



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

July 6, 2021
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

JULY 6, 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. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Board of Trustees. Public Comment is limited to 30 minutes total and 5 minutes per speaker.

5. PRESIDENT'S REPORT / COMMUNITY UPDATE

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

A. Oath of Office for Acting Treasurer Amy Sparkowski with Advice and Consent of the Board of Trustees

B. Senator McConchie Governor's Hometown Award Certificate

6. CONSENT AGENDA

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

A. Approval of Minutes of the Village Board Meeting, June 21, 2021

Attachment: [6a.pdf](#)

B. Approval of Semi-Monthly Warrant Register Dated July 6, 2021 Totaling \$644,034.97

Attachment: [6b.pdf](#)

C. Resolution Appointing Director Michael Duebner as the Village's Authorized Agent for the Illinois Municipal Retirement Fund (Assign Reso. # 2021-07-061)

Summary: This Resolution authorizes the current Innovation Director to serve as the Village's authorized agent in the Illinois Municipal Retirement Fund. The Village currently has 68 full-time employees participating in the IMRF.

Attachment: [6c.pdf](#)

D. Ordinance Approving and Authorizing the Termination and Release of Certain Restrictive Covenants for Tredegar Film Products at 351 Oakwood Road (Assign Ord. # 2021-07-419)

Summary: The owners of 351 Oakwood Road request the Village to terminate their Declaration of Restrictive Covenants established in 1995 that have either been fulfilled or are no longer required pursuant to any regulatory requirement of the Village. Terminating these will help Tredegar Film Products facilitate the sale of the property to an interested buyer who has indicated its intention to raze the existing buildings on completion of the purchase.

Attachment: [6d.pdf](#)

7. OLD BUSINESS - None at this time

8. NEW BUSINESS

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

A. Ordinance Approving a Special Use Permit for Knight Music Academy at 805 Telser Road (Assign Ord. #2021-07-420) (Trustee Bobrowski)

Summary: Knight Music Academy has filed a zoning application for the property at 805 Telser Road seeking a Special Use Permit for a Music School at 805 Telser Road in the Village's I -- Industrial Zoning District within an approximately 2,500 square-foot portion of an existing 20,000 square-foot industrial building. The Planning and Zoning Commission held a public hearing on June 16, 2021 and voted 5-0 in favor of approval of the requested Special Use Permit.

Recommended Action: A motion to approve Ordinance #2021-07-420 Approving a Special Use Permit for Knight Music Academy at 805 Telser Road.

Attachment: [8a.pdf](#)

9. TRUSTEE REPORTS

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

10. VILLAGE STAFF REPORTS

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

A. Alternative Water Source Study Presentation with Engineering Enterprises

11. Executive Session called for the purpose of:

*5 ILCS 120 / 2 (c) (21) approval of executive session minutes

*5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

12. ADJOURNMENT

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



AGENDA ITEM

6A

Monday, June 21, 2021 7:00 p.m.

1. **CALL TO ORDER** by Village Manager Ray Keller at 7.00pm.
2. **ROLL CALL:** Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Mayor Thomas Poynton was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Bane Thomey, Dir. of Innovation Michael Duebner, Acting Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, Park and Rec. Dir. Bonnie Caputo, H.R. Dir. Doug Gibson.
Motion was made by Trustee Spacone to appoint Trustee Jonathan Sprawka as Temporary Chairperson, seconded by Trustee Euker.
AYES: 6; NAYS: 0; ABSENT: 0. VOICE VOTE.
MOTION CARRIED.
Trustee Sprawka then continued the meeting.
3. **PUBLIC COMMENT**
Aran Connelly, 860 Surryse Drive, addressed the Board in support of the evening's proclamation recognizing LGBTQ Pride Month.
Emma Block, 380 Hidden Creek Road, addressed the Board in support of the evening's proclamation recognizing LGBTQ Pride Month.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
A. Proclamation Recognizing June 2021 as LGBTQ Pride Month in Lake Zurich
5. **CONSENT AGENDA**
A. Approval of Minutes of the Village Board Meeting, June 7, 2021
B. Approval of Semi-Monthly Warrant Register Dated June 21, 2021 Totaling \$384,332.27
C. Reduction of Letter of Credit for M/I Homes for Avery Ridge Subdivision on Midlothian Road to the Amount of \$395,859.90 and Reduction of Performance Bond to the Amount of \$299,158.50
Summary: M/I Homes has requested a reduction in the Letter of Credit and Performance Bond the Village is holding for its Avery Ridge residential subdivision off Midlothian Road. A Letter of Credit in the amount of \$1,148,869 was provided for performance and payment security for storm water, roadway, water mains, and sanitary sewer improvements and a Bond in the amount of

Village of Lake Zurich Board of Trustees Regular Meeting. Monday June 21st, 2021

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\$1,333,896.30 was provided as performance and maintenance security for earth work improvements, soil erosion, and sediment control. Village Staff concurs with the proposed reductions in the Letter of Credit and Bond amounts to the lower levels.

D. Intergovernmental Agreement for Cooperative Emergency Weather and Disaster Warning System by and Between Cuba Township, the Barrington Countryside Fire Protection District, and the Village of Lake Zurich

Summary: In 2016, Cuba Township and the Barrington Countryside Fire Protection District entered into an agreement to have the Village of Lake Zurich provide services related to activation of the Cuba Township early warning system. All entities desire to continue the arrangement and update the intergovernmental agreement to be effective until June 2025.

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

6. OLD BUSINESS

None at this time.

7. NEW BUSINESS

A. Special Event Approval for 2021 Alpine Carnival on July 23, July 24, and July 25 at Lions Park and Main Street

Summary: The Lake Zurich Lions Club has announced the planned return of Alpine Fest for 2021, which will be called Alpine Carnival this year to more accurately reflect a scaled-down event. This year's event will feature carnival rides, food vendors, and midway games but have no parade, no beer tent, and no water fights. All carnival rides will be inspected and approved by the State of Illinois and all food vendors are licensed and regulated through the Lake County Health Department.

This is not a Village event nor is it held on public property. Alpine Carnival will occur at Lions Park, which is owned by the Lions Club. Village Staff is recommending the closure of Main Street for the duration of the event as it has done in recent years in order to maximize public safety as a significant amount of pedestrian traffic crosses the street during the event and youth are frequently along the roadway. Village Staff will send notification letters to Main Street businesses notifying them of the road closures.

Recommended Action: A motion was made by Trustee Weider, seconded by Trustee Bobrowski, to approve the special event request for Alpine Carnival 2021 for July 23 through July 25 and close Main Street from the afternoon of July 23 until the evening of July 25.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

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8. **TRUSTEE REPORTS**

Trustee Spacone thanked the residents who spoke at Public Comment and offered to work with them in the future to ensure that their request be submitted in May.

9. **VILLAGE STAFF REPORTS**

A. **Police Department – 2021 Update on Lake Patrols:** Police Chief Husak gave an updated data on the marine patrol since Memorial Day weekend.

B. **Monthly Data Metric Reports**

The Board thanked Finance Director Bane Thomey and wished her well as this was her last Board Meeting.

10. **ADJOURNMENT**

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 7.22pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

Thomas M. Poynton, Village Mayor

Date.

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 7/06/2021
\$644,034.97

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 101 GENERAL				
Dept 00000				
101-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO	BD PAYMENT REF - PERMIT #PB21-0123	880.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO	BD PAYMENT REF - PERMIT #PB21-0532	880.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO	BD PAYMENT REF - PERMIT #PB20-1248	880.00
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	726.07
		Total For Dept 00000		3,366.07
Dept 11006 LEGISLATIVE MAYOR & BOARD				
101-11006-51654	MEMBERSHIPS & SUBSCRIP	METROPOLITAN MAYORS CAUCUS	MEMBERSHIP DUES FY 2020	883.40
101-11006-53211	OTHER SUPPLIES	JUMBOPOSTCARD.COM, INC	TRUSTEE BUSINESS CARDS	31.50
101-11006-53211	OTHER SUPPLIES	IL MUNICIPAL LEAGUE	IL HANDBOOK	50.00
		Total For Dept 11006 LEGISLATIVE MAYOR & BOARD		964.90
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-51652	TRAINING AND MEETINGS	JIMMY JOHNS # 770 - E 847-726-2	DEVELOPMENT MTG	45.48
101-12001-51652	TRAINING AND MEETINGS	PP*STOMPIN GROUNDS CA LAKE ZURI	STAFF MTG	114.30
101-12001-51652	TRAINING AND MEETINGS	TST* KOFFEE KUP RESTAU LAKE ZURI	COFFEE W/MAYOR	17.45
101-12001-51654	MEMBERSHIPS & SUBSCRIP	PIONEER PRESS	LZ COURIER NEWSPAPER - JULY 2022	128.30
101-12001-51654	MEMBERSHIPS & SUBSCRIP	ILLINOIS CITY COUNTY M 999-99999	ILCMA DUES ASST. VLG MGR	162.50
101-12001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - MARCH 2020	5,296.91
101-12001-52202	LITIGATION	KLEIN THORPE & JENKINS	LEGAL SERVICES - MARCH 2020	330.00
		Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION		6,094.94
Dept 13001 FINANCE ADMINISTRATION				
101-13001-51654	MEMBERSHIPS & SUBSCRIP	COSTCO MEMBERSHIP	MEMBERSHIP - 2021	35.00
101-13001-52111	OTHER PROFESSIONAL SVCS	GFOA	JOB POSTING - FINANCE DIRECTOR	150.00
101-13001-52704	MAINT-EQUIPMENT	PITNEY BOWES - LEASE	METER LEASE - 2ND QTR	173.04
101-13001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	WALL CALENDAR	18.99
101-13001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CREDIT - CALENDAR	(9.29)
		Total For Dept 13001 FINANCE ADMINISTRATION		367.74

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\$644,034.97

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-52111	OTHER PROFESSIONAL SVCS	DNH*GODADDY.COM 480-50588	DOMAIN RENEWAL	19.99
101-17001-52111	OTHER PROFESSIONAL SVCS	Dropbox*51S72558HD3W db.tt/cch	DROPBOX ANNUAL	119.88
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	INTERNET - 133 N OLD RAND	167.92
101-17001-53203	TELEPHONE & DATA SVCS	AT & T	VH ELEVATOR 540-9255	241.62
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - JUN/JUL	4,582.14
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	CABLES, JACK, PLUGS, MOUNT BOX, CASE	152.70
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	CREDITS - MOUNT BOX, JACK, IPAD CASE	(89.11)
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				5,506.95
Dept 24001 POLICE ADMINISTRATION				
101-24001-51652	TRAINING AND MEETINGS	IL TACTICAL OFFICERS ASSOCIATION	TRAINING - JOHNSON GRUNDER	130.00
101-24001-51652	TRAINING AND MEETINGS	ILACP	TRAINING - HUSAK	45.00
101-24001-52602	WASTE REMOVAL	STERICYCLE, INC	SHARPS REMOVAL - JUL	29.13
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	CABLE - PD	31.47
101-24001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	DVD'S, 9V BATTERIES	44.96
101-24001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	CREDITS - DVD'S, 9V BATTERIES	(44.96)
101-24001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	USBS, ENVELOPES, NOTE PADS	92.16
101-24001-53401	CUSTODIAL SUPPLIES	WAL-MART #1404 LAKE ZURI	CLEANING SUPPLIES	94.61
Total For Dept 24001 POLICE ADMINISTRATION				422.37
Dept 24210 POLICE OPERATIONS				
101-24210-51652	TRAINING AND MEETINGS	IACP	DAID CONF - FROST	375.00
101-24210-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY STATE'S ATTORNEY	FORENSIC LAB FEE	1,500.00
101-24210-52111	OTHER PROFESSIONAL SVCS	LC HEALTH DEPT-ANIMAL CARE & CONTRL	HOUSING - 3 CATS	105.00
101-24210-53209	UNIFORMS	BEIDELMAN, COLE	GUN PARTS	289.29
101-24210-53209	UNIFORMS	GALL'S, LLC	MARINE - DAVID NAME TAG	11.06
101-24210-53209	UNIFORMS	GALL'S, LLC	CREDIT - MARINE BELT	(15.29)
101-24210-53209	UNIFORMS	GALL'S, LLC	THIERGOOD - NAME TAG	28.82
101-24210-53209	UNIFORMS	GALL'S, LLC	KOURTEV - DANNER SIDE ZIP	109.73

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101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	SIEBER - PANTS	233.96
101-24210-53211	OTHER SUPPLIES	AXON ENTERPRISES, INC	TASER CARTRIDGES - TAX CREDIT	(278.40)
101-24210-53211	OTHER SUPPLIES	AXON ENTERPRISES, INC	TASER CARTRIDGES	3,990.40
101-24210-53211	OTHER SUPPLIES	PHOENIX SUPPLY, LLC	PRISONER PANTS	147.20
		Total For Dept 24210 POLICE OPERATIONS		6,496.77
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-51654	MEMBERSHIPS & SUBSCRIP	LAKE CO MAJOR CRIME TASK FORCE	ANNUAL DUES 2021 - 2022	1,500.00
		Total For Dept 24240 POLICE INTERGOVERNMENTAL		1,500.00
Dept 25001 FIRE ADMINISTRATION				
101-25001-51654	MEMBERSHIPS & SUBSCRIP	COSTCO MEMBERSHIP	MEMBERSHIP - 2021	80.00
101-25001-52203	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL SERVICES MAY 2021	1,105.00
101-25001-52707	MAINT-OTHER	INTL FIRE EQUIPMENT	MAINT OF FIRE EXTINGUISHERS - STA # 3	347.82
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - JUN/JUL	3,778.57
101-25001-53206	POSTAGE & SHIPPING	U S POSTMASTER	SHIPPING FEE FOR EMS SURVEY CARDS	90.24
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER - STA #3	31.99
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DETERGENT, PAPER TOWELS, TP - STA #1	255.90
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, T BOWL CLEANER - STA #3	77.90
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - STA #2	45.98
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, GLASS CLEANER - STA #1	73.97
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	BATH TISSUE - ST. 1	26.99
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	GRIDDLE & FRIGIDAIRE ULTRA PACK	60.61
101-25001-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	DELTA SHOWERHEAD - STA #3	32.23
101-25001-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	FILTERS FOR STATION	42.90
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	119.50
		Total For Dept 25001 FIRE ADMINISTRATION		6,169.60
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-51652	TRAINING AND MEETINGS	JONES & BARTLETT LEARN 800832003	TEXTBOOK ATFF - SPATA	80.52
101-25320-51652	TRAINING AND MEETINGS	UNIVERSITY OF ILLINOIS URBANA-CHAMP	FIRST IN OFFICER - ROTSTEIN	160.00
101-25320-51652	TRAINING AND MEETINGS	VILLAGE OF ROMEOVILLE	SWIFTWATER RESCUE TECHNICIAN - BENE	375.00

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101-25320-52704	MAINT-EQUIPMENT	FIREGROUND SUPPLY	LION STAYSAFE 7YR FOR 2 SETS OF GEAR	2,506.00
101-25320-53209	UNIFORMS	EAGLE ENGRAVING, INC	MABAS/FIREGROUND TAGS - APPARATUS/TEA	106.30
101-25320-53209	UNIFORMS	WITMER ASSOCIATES INC.	STREAMLIGHT SURVIVOR LOW PROFILE FACE C	60.94
101-25320-53209	UNIFORMS	AMAZON.COM SALES, INC	STREAMLIGHTS & BATTERIES	632.09
101-25320-53209	UNIFORMS	AMAZON.COM SALES, INC	FLASHLIGHTS	373.84
101-25320-53210	SMALL TOOLS & EQUIP	B&H PHOTO 800-606-6969 800-22157	REPL IPAD - FIRE DEPT	309.00
		Total For Dept 25320 FIRE FIRE SUPPRESSION		4,603.69
Dept 25330 FIRE EMS				
101-25330-52111	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING	AMBULANCE FEES - MAY 2021	2,138.21
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	62.48
101-25330-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	GRIDDLE & FRIGIDAIRE ULTRA PACK	9.99
		Total For Dept 25330 FIRE EMS		2,210.68
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-51652	TRAINING AND MEETINGS	FIRST LINE TECHNOLOGY 703-95575	HAZMAT CONF - KRAUS	300.00
101-25340-51652	TRAINING AND MEETINGS	FIRST LINE TECHNOLOGY 703-95575	HAZMAT CONF - BOOTH	100.00
		Total For Dept 25340 FIRE SPECIAL RESCUE		400.00
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-52604	SWEEPING & MOWING	MILIEU DESIGN LLC	BZ WEEDS 6/02	123.75
101-28001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW (MAY '21)	52.83
101-28001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW (APR '21)	52.83
		Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION		229.41
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51654	MEMBERSHIPS & SUBSCRIP	INTL SOCIETY OF ARBORICULTURE	ISA MEMBERSHIP	285.00
101-36001-51654	MEMBERSHIPS & SUBSCRIP	COSTCO MEMBERSHIP	MEMBERSHIP - 2021	30.00
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/24	31.80
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/17	28.88
101-36001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	ENGINEERING SERVICES	1,000.00
101-36001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	ENGINEERING SERVICES	1,172.50

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101-36001-52602	WASTE REMOVAL	SAFETY-KLEEN CORPORATION	WASTE OIL REMOVAL	217.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MANHARD CONSULTING LTD	NIPEDS	1,267.75
101-36001-52605	MOSQUITO ABATEMENT	CLARKE ENVIRON MOSQUITO MGMT	MOSQUITO CONTROL 2021 #3	10,586.25
101-36001-52701	MAINT-BLDGS & GROUNDS	AMERICAN BACKFLOW & FIRE PREVENTION	BACKFLOW REPAIR	505.00
101-36001-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	FIRE STA #1 PEST CONTROL - JUL	75.45
101-36001-52701	MAINT-BLDGS & GROUNDS	BUBBLES, LLC	WINDOW CLEANING	500.00
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/24	69.86
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/17	87.87
101-36001-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - JULY	3,030.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	HVAC REPAIR - PD	75.00
101-36001-52701	MAINT-BLDGS & GROUNDS	PRECISION LOCK & SAFE, INC	LOCK MAINT	60.00
101-36001-52702	MAINT-LAWN & LANDSCAPING	AMERICAN GREEN DBA:	NON EAB TREES	335.00
101-36001-52704	MAINT-EQUIPMENT	INTL FIRE EQUIPMENT	EXTINGUISHER MAINT	25.56
101-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW (MAY '21)	52.83
101-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW (APR '21)	52.83
101-36001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	IPAD CORD	16.95
101-36001-53208	OFFICE SUPPLIES	COSTCO WHOLESALE #378	CHAIR	199.99
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	BULLETIN, CLIPS	28.87
101-36001-53209	UNIFORMS	AMAZON.COM SALES, INC	FACE SHIELD ANTI FOG	17.99
101-36001-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	SUMP REPAIRS	10.87
101-36001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	BAGS	145.00
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	BABY STATIONS	359.90
101-36001-53405	BLDG & GROUNDS SUPPLIES	APPLIANCEPARTSPROS.COM 877-477-7	FD DISHWASHER REPAIR	34.22
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				20,302.37
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	AMERICAN BACKFLOW & FIRE PREVENTION	BACKFLOW REPAIR	625.00
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	PAULUS PK PEST CONTROL - JUL	76.40
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	BUFFALO CREEK PEST CONTROL -JUL	70.20
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/17	108.06
101-36420-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - JULY	1,815.00

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101-36420-52701	MAINT-BLDGS & GROUNDS	PRECISION LOCK & SAFE, INC	LOCK MAINT	190.00
101-36420-52702	MAINT-LAWN & LANDSCAPING	THE TREE MEDIX, LLC	FERT AND WEED CONTROL - BAL	5,000.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	WICKLOW	20.25
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	PAULUS - TEMP	170.11
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	PAULUS - TEMP II	594.37
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	200 S RAND RD	657.69
101-36420-53401	CUSTODIAL SUPPLIES	VALDES, LLC	BAGS	145.00
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	MARQUEE ELECTRICAL	222.46
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SKATE PARK ELECTRIC	41.28
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	LED LIGHT MOUNT	8.18
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	GATE HINGE	19.14
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PAULUS LED REPAIR	42.87
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CABLE TIES	27.98
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	FLOOR DRAIN COVER	15.55
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	DOOR CLOSER	109.65
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	BATHROOM SIGNS	148.96
101-36420-53405	BLDG & GROUND MAINT SUPP	WOODSTOCK LUMBER COMPANY	TREX	181.65
101-36420-53407	EQUIP MAINT PART&SUPPLIE	BUSHNELL INCORPORATED	SPRAY GROUND PLUMBING FITTINGS	346.31
101-36420-53407	EQUIP MAINT PART&SUPPLIE	HOME DEPOT CREDIT SERVICES	PIER REPAIR	67.94
101-36420-53407	EQUIP MAINT PART&SUPPLIE	HOME DEPOT CREDIT SERVICES	LIFEGUARD CHIR REPAIR	7.95
101-36420-54306	EQUIPMENT RENTAL	SERVICE SANITATION, INC	PORT-O-POTTY	127.45
101-36420-55254	MACHINERY & EQUIPMENT	THOMAS PUMP CO., INC	SPRAYGROUND PUMP SEAL	191.00
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		11,030.45
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-51652	TRAINING AND MEETINGS	MUNICIPAL FLEET MANAGERS ASSN.	CUMMINS TRAINING - MATHESON	1,400.00
101-36471-52111	OTHER PROFESSIONAL SVCS	IL STATE TOLLWAY HWY AUTHORITY	I-PASS REPLENISH	20.00
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/24	79.62
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/17	47.92
101-36471-52111	OTHER PROFESSIONAL SVCS	MIKE'S TOWING, INC	SAFETY INSPECTION	71.00
101-36471-52111	OTHER PROFESSIONAL SVCS	MIKE'S TOWING, INC	SAFETY INSPECTION 248	36.00
101-36471-52118	SOFTWARE MAINTENANCE	HELM-FORD DIAG SOFTWARE 800-635-8	FORD SOFTWARE RENEWAL	800.00

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101-36471-52701	MAINT-BLDGS & GROUNDS	PETROLEUM TECHNOLOGIES EQPT., INC	ANNUAL FUEL SYSTEM TESTING	3,739.00
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	HARDWARE	504.86
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	SWITCHES 247	4.98
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	SPOT BULB	40.49
101-36471-53406	AUTO PARTS & SUPPLIES	STROBES N MORE 401-34868	WARNING LIGHT 112	132.82
101-36471-53406	AUTO PARTS & SUPPLIES	THE ANTENNA FARM 406-224-3	ANTENNAS	117.60
101-36471-53406	AUTO PARTS & SUPPLIES	CHEVROLET OF PALATINE	ACTUATOR	45.50
101-36471-53406	AUTO PARTS & SUPPLIES	LEACH ENTERPRISES INC.	CREDIT - SCOT SEAL XL	(99.52)
101-36471-53406	AUTO PARTS & SUPPLIES	LEACH ENTERPRISES INC.	BRAKE PADS	500.28
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	THROTTLE CONTROL	538.21
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(76.67)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - FILTERS	(59.80)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	OIL FILTER	33.87
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTER	33.87
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CABIN AIR FILTER	13.24
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTERS	128.00
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	PLATE FRAME	16.48
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	PLUGS	10.36
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	ACTUATOR	58.90
101-36471-53406	AUTO PARTS & SUPPLIES	NORTHWEST TRUCKS, INC.	FILTERS 532	60.51
101-36471-53406	AUTO PARTS & SUPPLIES	POMP'S TIRE SERVICE	TIRES120	354.88
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	PULLEY	114.95
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	FILTER	148.79
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	FILTERS	47.93
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	OIL FILTER	10.48
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	OIL FILTER	12.54
101-36471-53407	EQUIP MAINT PART&SUPPLIE	STANDARD EQUIPMENT COMPANY	NOZZLE END 532	209.64
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	GOLF CART BALL JOINT	41.99
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	TAILGATE ASSIST SYSTEM	116.76
101-36471-53414	CHEMICALS	NAPA AUTO PARTS	EVAP CLEANER	21.49
101-36471-53415	FUELS	BELL FUELS INC.	FUEL - 1/29	5,236.85
101-36471-53415	FUELS	BELL FUELS INC.	FUEL - 1/29	4,139.16

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101-36471-53415	FUELS	BELL FUELS SERVICE CO	FUEL 6/25	8,711.06
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	FILTERS	95.88
101-36471-53418	LUBRICANTS & FLUIDS	AMAZON.COM SALES, INC	PD BOAT OIL	139.94
Total For Dept 36471 PUBLIC WORKS FLEET SERVICES				27,599.86
Dept 67001 RECREATION ADMINISTRATION				
101-67001-51654	MEMBERSHIPS & SUBSCRIP	COSTCO MEMBERSHIP	MEMBERSHIP - 2021	35.00
101-67001-53206	POSTAGE & SHIPPING	U S POSTMASTER	FAL / WINTER BROCHURE	1,328.45
101-67001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	LABEL MAKER, MARKERS, STICKY NOTES	100.98
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	TAPE FOR SIGNS	14.97
101-67001-53212	PROGRAM SUPPLIES	LAMINATOR.COM 800-323-4	OFFICE SUPPLIES LAMINATION	112.46
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	BANK & CREDIT CARD FEES	30.90
Total For Dept 67001 RECREATION ADMINISTRATION				1,622.76
Dept 67920 RECREATION SPECIAL RECREATION				
101-67920-52116	SRA PROGRAMS	HOMER INDUSTRIES INC.	SRA PROGRAMS 6/16	1,360.00
101-67920-52116	SRA PROGRAMS	HOMER INDUSTRIES INC.	SRA PROGRAMS 6/17	1,360.00
Total For Dept 67920 RECREATION SPECIAL RECREATION				2,720.00
Dept 67935 RECREATION DANCE				
101-67935-52115	RECREATION PROGRAM SERVICE	COSTCO WHOLESALE #378	APA RECITAL DAY OF FOOD	33.87
101-67935-52115	RECREATION PROGRAM SERVICE	DOLLAR TREE ECOMM 877-530-8	APA RECITAL DAY OF FOOD	9.00
101-67935-52115	RECREATION PROGRAM SERVICE	JEWEL #3485 LAKE ZURI	RECITAL FLOWERS	12.00
101-67935-53211	OTHER SUPPLIES	OFFICE DEPOT	APA RECITAL POSTER	16.11
101-67935-53212	PROGRAM SUPPLIES	COSTCO WHOLESALE #378	APA RECITAL DAY OF FOOD	117.90
101-67935-53212	PROGRAM SUPPLIES	CROWN AWARDS INC 800-227-1	APA END OF YEAR TROPHY	51.99
101-67935-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	RECITAL FLOWERS	5.00
101-67935-53212	PROGRAM SUPPLIES	JIMMY JOHNS # 770 - E 847-726-2	APA RECITAL DAY OF FOOD	67.62
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	EMBROIDERY FLOSS	37.98
101-67935-54306	EQUIPMENT RENTAL	PARTY PLUS EVENTS 847-70504	APA RECITAL RENTAL EQUIPMENT	3,258.50
Total For Dept 67935 RECREATION DANCE				3,609.97

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Dept 67940 RECREATION PRESCHOOL				
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	EMBROIDERY FLOSS	46.75
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	POM POMS GOOGLE EYES	25.83
Total For Dept 67940 RECREATION PRESCHOOL				72.58
Dept 67960 RECREATION CAMPS				
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	LANYARD STRING, EMBROIDERY FLOSS, FANNY	147.26
101-67960-53212	PROGRAM SUPPLIES	ELEGANT EMBROIDERY INC	CAMPER GIFT-DRAWSTRING BAGS	717.60
101-67960-53212	PROGRAM SUPPLIES	ELEGANT EMBROIDERY INC	TEEN CAMP T-SHIRTS	464.10
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	CHESS	25.98
Total For Dept 67960 RECREATION CAMPS				1,354.94
Dept 67970 RECREATION AQUATICS				
101-67970-51651	LICENSING/CERTIFICATIONS	HASTINGS LAKE YMCA LINDENHUR	REFUND FOR CLASS	(250.00)
101-67970-52111	OTHER PROFESSIONAL SVCS	DOLLAR TREE ECOMM 877-530-8	GEESE CONTROL	72.00
101-67970-52111	OTHER PROFESSIONAL SVCS	DOLLAR TREE ECOMM 877-530-8	GEESE CONTROL	5.00
101-67970-53211	OTHER SUPPLIES	ELEGANT EMBROIDERY INC	2021 AQUATIC COLD WEATHER UNIFORMS/SH	1,547.00
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	STORAGE BAGS	38.34
101-67970-53211	OTHER SUPPLIES	DRI*PRINTRUNNER 877-405-3	NON MOTORIZED FORMS	169.35
Total For Dept 67970 RECREATION AQUATICS				1,581.69
Dept 67985 RECREATION FITNESS				
101-67985-52115	RECREATION PROGRAM SERVICE	PANOU, ATHANASIA C	JAN - JUNE YOGA AND SUMMER SOLSTICE	261.10
Total For Dept 67985 RECREATION FITNESS				261.10
Total For Fund 101 GENERAL				108,488.84
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	319.78
202-36001-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	STREETLIGHT ELECTRIC	12,523.11

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202-36001-55253	INFRASTRUCTURE IMPROVEMT	TRAFFIC CONTROL & PROTECTION INC	SIGNS	267.35
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		13,110.24
		Total For Fund 202 MOTOR FUEL TAX		13,110.24
Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	4.17
		Total For Dept 00000		4.17
Dept 67601 RECREATION ROCK THE BLOCK				
207-67601-52115	RECREATION PROGRAM SERV	PARTY PLUS EVENTS 847-70504	RTB - TABLES	19.70
		Total For Dept 67601 RECREATION ROCK THE BLOCK		19.70
Dept 67603 RECREATION FARMERS MARKET				
207-67603-52115	RECREATION PROGRAM SERV	ALO, OLINDO	FRMS MKT '21 ENTERTAINMENT - FACE N TIME	225.00
207-67603-52115	RECREATION PROGRAM SERV	O'BRIEN, ROBERT C	FRMS MKT '21 ENTERTAINMENT - O'BRIEN 7/0	125.00
207-67603-54302	PUBLIC RELATIONS	U S POSTMASTER	FRMS MKT POST CARDS	682.71
207-67603-54302	PUBLIC RELATIONS	U S POSTMASTER	FRMS MKT POST CARDS	663.02
		Total For Dept 67603 RECREATION FARMERS MARKET		1,695.73
Dept 67699 RECREATION MISC SPECIAL EVENTS				
207-67699-52115	RECREATION PROGRAM SERV	DANCE PARTY DJS INC	MIP - JULY 16 FINAL PAYMENT	800.00
207-67699-53212	PROGRAM SUPPLIES	OFFICE DEPOT	APA RECITAL POSTER	5.97
		Total For Dept 67699 RECREATION MISC SPECIAL EVENTS		805.97
		Total For Fund 207 SPECIAL EVENTS FUND		2,525.57
Fund 227 DISPATCH CENTER				
Dept 00000				
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	74.38
		Total For Dept 00000		74.38

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Dept 24220 POLICE DISPATCH				
227-24220-53209	UNIFORMS	GALL'S, LLC	HARPER - BOOTS, POLO, PANTS	315.38
		Total For Dept 24220 POLICE DISPATCH		315.38
Total For Fund 227 DISPATCH CENTER				389.76
Fund 310 TIF #1 DEBT SERVICE				
Dept 10490 GENERAL GOVERNMENT TIF				
310-10490-56603	INTEREST	BANK OF NEW YORK MELLON	DEBT PAYMENTS 2016A	76,210.00
310-10490-56605	PAYING AGENT FEES	BANK OF NEW YORK MELLON	PAYING AGENT FEES 2021	428.00
		Total For Dept 10490 GENERAL GOVERNMENT TIF		76,638.00
Total For Fund 310 TIF #1 DEBT SERVICE				76,638.00
Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
401-36001-55251	LAND IMPROVEMENTS	PATRIOT PAVEMENT MAINTANENCE	2021 SEALCOATING	38,875.19
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		38,875.19
Total For Fund 401 VILLAGE CAPITAL PROJECTS				38,875.19
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-53416	CONCRETE & ASPHALT	PETER BAKER & SON COMPANY	BLACKTOP 6/10	849.80
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2021 ROAD RESURFACING	8,218.25
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		9,068.05
Total For Fund 405 NHR CAPITAL PROJECTS				9,068.05
Fund 501 WATER & SEWER				
Dept 00000				
501-00000-21206	WATER BILLING REFUNDS	REIDY, THOMAS	UB REF A/C #003718-04 FINAL	39.78
501-00000-21206	WATER BILLING REFUNDS	SCHOEDER, SHAUNA	UB REF A/C #002449-01 FINAL	31.63

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501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	80.42
		Total For Dept 00000		151.83
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-51654	MEMBERSHIPS & SUBSCRIP	AWWA	ANNUAL AWWA MAMB - SCHMITT	83.00
501-36001-52118	SOFTWARE MAINTENANCE	ADOBE INC	ADOBE SUBSCRIPTION	15.93
501-36001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - MARCH 2020	588.55
501-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW (APR '21)	388.55
501-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW (MAY '21)	388.55
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/24	28.94
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 06/17	26.52
501-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	LOGO SHIRTS/PEARSON	126.00
501-36001-56605	PAYING AGENT FEES	BANK OF NEW YORK MELLON	PAYING AGENT FEES 2021	750.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		2,396.04
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52701	MAINT-BLDGS & GROUNDS	PRECISION LOCK & SAFE, INC	DOOR LOCK INSTALL/WELL 7 NEW ENTRY DOO	265.00
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #12	124.35
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #7	152.86
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #8	148.82
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #9	95.75
501-36550-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	CORDLESS TOOL BATTERIES	169.00
501-36550-53210	SMALL TOOLS & EQUIP	USA BLUEBOOK	JULIE LOCATE MARKING SPRAY WANDS	99.69
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT PARTS	784.37
501-36550-53413	DISTRIBUTION SYS REPAIR	CORE & MAIN LP	REPAIR CLAMPS/BACK ORDERED ITEMS FROM	778.00
501-36550-53414	CHEMICALS	COMPASS MINERALS AMERICAN INC	BULK WTR COND SALT - WELL #8	2,316.55
501-36550-53414	CHEMICALS	VIKING CHEMICAL COMPANY	WATER TREATMENT CHEMICALS/CHLORINE	1,090.00
501-36550-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE/SIDEWALK REPAIR @ 138 W. HARB	335.50
501-36550-53417	SAND & GRAVEL	THELEN MATERIALS, LLC	SAND & GRAVEL	544.60
501-36550-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	WATER MAIN IMP - PAULUS PK	270.00
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		7,174.49

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Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD MONITORING/11 LIFT STATION:	360.00
501-36560-52701	MAINT-BLDGS & GROUNDS	PRECISION LOCK & SAFE, INC	DOOR LOCK INSTALL/WELL 7 NEW ENTRY DOO	45.00
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 805 CHURCH ST	24.64
501-36560-53417	SAND & GRAVEL	THELEN MATERIALS, LLC	SAND & GRAVEL	2,000.00
501-36560-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2021 SANITARY SEWER LINGING	10,902.50
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				13,332.14
Total For Fund 501 WATER & SEWER				23,054.50
Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	128.57
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - JUN 2021	102.00
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - JUN 2021	97.65
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	192,014.21
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE - AUGUST 2021	39,656.00
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				231,998.43
Total For Fund 601 MEDICAL INSURANCE				231,998.43
Fund 603 RISK MANAGEMENT				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	2.57
Total For Dept 00000				2.57
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	GRECO ELECTRIC	VLG HALL ELECTRIC SVC REPAIRS	165.69
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA MAY 2021 CLAIMS	506.70
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA APR 2021 CLAIMS	14,125.23
603-10001-52114	LIABILITY INSURANCE CLAIMS	RASCO MASON CONTRACTORS	MASONRY REPAIRS	14,032.00

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\$644,034.97

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
603-10001-52114	LIABILITY INSURANCE CLAIMS	MARTIN ENTERPRISES HEATING/AIR COND	VH EMERGENCY REPAIRS - HVAC	11,863.00
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		40,692.62
Dept 12125 RISK EVENT MANAGEMENT				
603-12125-53205	COMPUTER SUPPLIES	SP * DIGITAL LOGGERS HTTPSDIGIT	WEB POWER SWITCH	192.81
603-12125-53205	COMPUTER SUPPLIES	AMAZON.COM SALES, INC	DVD PLAYER, CABLE, WALL MOUNTS	94.99
603-12125-53205	COMPUTER SUPPLIES	AMAZON.COM SALES, INC	CREDITS -DVD PLAYER, CABLE, WALL MOUNTS	(94.99)
603-12125-53205	COMPUTER SUPPLIES	WHOLESALE TELECOM INC ST LOUIS	MITEL TELEPHONE	137.60
603-12125-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	PLUNGERS & TRASH CANS	264.75
		Total For Dept 12125 RISK EVENT MANAGEMENT		595.16
Total For Fund 603 RISK MANAGEMENT				41,290.35
Fund 615 EQUIPMENT REPLACEMENT				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
615-36001-55262	VEHICLES - FIRE	MUNICIPAL EMERGENCY SERVICES, INC	NEW ENGINE MOUNTS	4,444.17
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		4,444.17
Total For Fund 615 EQUIPMENT REPLACEMENT				4,444.17
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-18651	PROJECT FEES SUSPENSE	KLEIN THORPE & JENKINS	LEGAL SERVICES - MARCH 2020	506.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	AC HOME DESIGN	BD PAYMENT REF - PERMIT #PB21-0587	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ATLAS COMMERCIAL MAINTENANCE	BD PAYMENT REF - PERMIT #PB21-0375	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DE VOSS, JASON A	BD PAYMENT REF - PERMIT #PB21-0083	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DOWELL, BLAKE	BD PAYMENT REF - PERMIT #PB21-0371	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FELDCO FACTORY	BD PAYMENT REF - PERMIT #PB21-0383	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FELDCO FACTORY	BD PAYMENT REF - PERMIT #PB21-0024	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FIDELITY CONSTRUCTION CO, INC	BD PAYMENT REF - PERMIT #PB21-0803	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FIRST PRIORITY RESTORATION	BD PAYMENT REF - PERMIT #PB20-1054	1,125.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	GILKEY WINDOW COMPANY	BD PAYMENT REF - PERMIT #PB21-0187	105.00

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 7/06/2021
\$644,034.97

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
710-00000-21455	BUILDING DEPOSIT PAYABLES	HOME BUILD	BD PAYMENT REF - PERMIT #PB21-0346	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	KARAVOUZIS, JOHN & JAMIE	BD PAYMENT REF - PERMIT #PB21-0385	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO	BD PAYMENT REF - PERMIT #PB20-1448	100.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MALLAMPATI, UMAMAHESH	BD PAYMENT REF - PERMIT #PB21-0270	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MARINKOVIC, MAGDALENA	BD PAYMENT REF - PERMIT #PB21-0563	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MICHON SIDING & WINDOWS	BD PAYMENT REF - PERMIT #PB21-0457	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MULLER EXTERIORS	BD PAYMENT REF - PERMIT #PB21-0655	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MULLER EXTERIORS	BD PAYMENT REF - PERMIT #PB21-0620	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	PLATINUM DECKING	BD PAYMENT REF - PERMIT #PB21-0615	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	POWER HOME REMODELING GROUP, INC	BD PAYMENT REF - PERMIT #PB21-0621	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	R PROFESSIONAL GROUP, INC.	BD PAYMENT REF - PERMIT #PB20-1364	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD PAYMENT REF - PERMIT #PB21-0329	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SCARLET ENTERPRISES LLC	BD PAYMENT REF - PERMIT #PB20-0099	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB21-0587	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB21-0424	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB21-0507	105.00
710-00000-25502	PEG CABLE FEES	AMAZON.COM SALES, INC	PURCHASES - JUN	170.92
710-00000-25502	PEG CABLE FEES	AMAZON.COM SALES, INC	PURCHASE CREDITS - JUN	(170.92)
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - JUN/JUL	916.44
				5,872.44
Total For Fund 710 PERFORMANCE ESCROW				5,872.44
 Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - MAY 2021	66,752.75
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	STANDARD INS - JUNE 2021	8,568.08
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	VISION INSURANCE	1,789.69
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INS - MAY	6,430.88
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	NCPERS-IL IMRF - 0157	GROUP LIFE INS - JUL	156.00
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	IPBC INSURANCE COVERAGE JUNE 2021	1,141.23

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 7/06/2021
\$644,034.97

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
720-00000-22502	PAYROLL PAYABLE	KAUFFMAN, KAYLEE	PR030620 - REPL CK #114504137	447.80
		Total For Dept 00000		85,286.43
Total For Fund 720 PAYROLL CLEARING				85,286.43
Fund 735 SSA #13 CONVENTRY CRK SUB				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
735-10099-52603	LAKE/WATER QUALITY MGMT	MANHARD CONSULTING LTD	KILDEER CREEK	2,993.00
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		2,993.00
Total For Fund 735 SSA #13 CONVENTRY CRK SUB				2,993.00
Fund Totals:				
		Fund 101 GENERAL		108,488.84
		Fund 202 MOTOR FUEL TAX		13,110.24
		Fund 207 SPECIAL EVENTS FUND		2,525.57
		Fund 227 DISPATCH CENTER		389.76
		Fund 310 TIF #1 DEBT SERVICE		76,638.00
		Fund 401 VILLAGE CAPITAL PROJECTS		38,875.19
		Fund 405 NHR CAPITAL PROJECTS		9,068.05
		Fund 501 WATER & SEWER		23,054.50
		Fund 601 MEDICAL INSURANCE		231,998.43
		Fund 603 RISK MANAGEMENT		41,290.35
		Fund 615 EQUIPMENT REPLACEMENT		4,444.17
		Fund 710 PERFORMANCE ESCROW		5,872.44
		Fund 720 PAYROLL CLEARING		85,286.43
		Fund 735 SSA #13 CONVENTRY CRK SUB		2,993.00
Total for All Funds				\$ 644,034.97



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

6c

MEMORANDUM

Date: June 28, 2021
To: Ray Keller, Village Manager
From: Kyle Kordell, Assistant to the Village Manager
Copy: Michael Duebner, Innovation Director
Subject: **IMRF Authorized Agent**

Issue: This is a notice of appointment for the Village of Lake Zurich's authorized agent to the Illinois Municipal Retirement Fund (IMRF) to transition from outgoing Finance Director Bane Thomey to Director Duebner.

Analysis: IMRF was created in 1939 by the Illinois General Assembly and began operating in 1941 with five participating employers and \$5,000 in assets. Over the decades, IMRF has proven to be a sound and efficient system of the payment of retirement, disability, and death benefits. Today, IMRF serves almost 3,000 employers and has approximately \$41 billion in assets.

Each IMRF employer appoints one of its employees to serve as an authorized agent. This person handles the operation of the plan locally. Currently, the Village has 68 full time employees participating in IMRF.

Recommendation: Approval of the attached resolution.

w/Attachments: Resolution Appointing IMRF Authorized Agent

VILLAGE OF LAKE ZURICH
RESOLUTION NO. 2021-07-061



**RESOLUTION APPOINTING DIRECTOR MICHAEL DUEBNER AS THE
VILLAGE OF LAKE ZURICH'S AUTHORIZED AGENT FOR THE ILLINOIS
MUNICIPAL RETIREMENT FUND**

WHEREAS, the Village Board of the Village of Lake Zurich has the authority to designate an authorized agent as the Village's official representative for the purposes of conducting business with the Illinois Municipal Retirement Fund (IMRF); and

WHEREAS, the Village Manager recommends that Director Michael Duebner be designated as authorized agent for the Village of Lake Zurich:

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

SECTION ONE: That Michael Duebner be designated to act as the authorized agent on behalf of the Village of Lake Zurich in all matters affecting the administration of the IMRF.

SECTION TWO: That such powers and duties of Michael Duebner, as the authorized agent, shall include: a) the filing of petitions for nominations of an Executive Trustee of IMRF; and b) the authority to cast a ballot for the election of an Elective Trustee of IMRF.

SECTION THREE: That any and all previous designations are hereby revoked.

SECTION FOUR: That the foregoing recitals are hereby found as fact and made a part hereof.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval, in the manner provided by law.

Approved this ____ day of July, 2021.

AYES:

NAYS:

ABSENT

BY: _____
Thomas Poynton, Village President

Kathleen Johnson, Village Clerk



NOTICE OF APPOINTMENT OF AUTHORIZED AGENT

IMRF Form 2.20 (Rev. 10/2014)

INSTRUCTIONS

- The governing body of an IMRF employer (including townships) can appoint any qualified party as the employer's IMRF Authorized Agent.
- The governing body makes the appointment by adopting a resolution.
- The clerk or secretary of the governing body must certify the appointment (see Certification below).
- Mail the completed form to the Illinois Municipal Retirement Fund.
- A copy of the completed form should be retained by the employer.
- The new Authorized Agent will need to register for a new User ID on IMRF Employer Access.

EMPLOYER NAME		EMPLOYER IMRF I.D. NUMBER	
AUTHORIZED AGENT'S SALUTATION	LAST NAME	FIRST NAME	MIDDLE INITIAL JR., SR., II, ETC.
<input type="checkbox"/> Dr. <input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms.			
TYPE OF GOVERNING BODY			
DATE APPOINTMENT MADE (MM/DD/YYYY)	EFFECTIVE DATE OF APPOINTMENT (MM/DD/YYYY)	POSITION TITLE	
Powers and duties delegated to Authorized Agent pursuant to Sec. 7-135 of Illinois Pension Code by governing body (P.A. 97-0328 removed the requirement that the Authorized Agent be a participant in IMRF to file a petition or cast a ballot):			
To file Petition for Nominations of an Executive Trustee of IMRF		<input type="checkbox"/> Yes <input type="checkbox"/> No	
To cast a Ballot for Election of an Executive Trustee of IMRF		<input type="checkbox"/> Yes <input type="checkbox"/> No	
X SIGNATURE OF AUTHORIZED AGENT NAMED ABOVE		DATE (MM/DD/YYYY)	
CERTIFICATION			
I, _____, do hereby certify that I am _____ <div style="display: flex; justify-content: space-between;"> NAME CLERK OR SECRETARY </div> of the _____ <div style="display: flex; justify-content: space-between;"> NAME OF EMPLOYER </div> and the keeper of its books and records and the foregoing appointment and delegation were made by resolution duly adopted on the date indicated.			
SEAL		SIGNATURE OF CLERK OR SECRETARY	
BUSINESS ADDRESS			
All correspondence and communications with the Authorized Agent are to be addressed as follows:			
NAME (IF DIFFERENT FROM ABOVE)			
<input checked="" type="checkbox"/> Ms. <input type="checkbox"/> Mr. <input type="checkbox"/> Ms.			
BUSINESS ADDRESS			
CITY STATE AND ZIP + 4			
DAYTIME TELEPHONE NO. (with Area Code)		ALTERNATE TELEPHONE NUMBER (with Area Code)	
FAX NO. (with Area Code)		EMAIL ADDRESS	

IMRF

2211 York Road Suite 500 Oak Brook, IL 60523-2337

Employer Only Phone: 1-800-728-7971 Member Services Representatives 1-800-ASK-IMRF (1-800-275-4673) Fax (630) 706-4289

IMRF Form 2.20 (Rev. 10/2014)

www.imrf.org



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

AGENDA ITEM

6D

MEMORANDUM

Date: July 6, 2021
To: Ray Keller, Village Manager
From: Sarosh Saher, Community Development Director
CC: Mary Meyer, Building Services Supervisor
Re: **351 Oakwood Road – Tredegar Film Products, Lake Zurich Inc.
Termination and Release of Restrictive Covenants**

Issue

The owners of the property at 351 Oakwood Road request the village to terminate their Declaration of Restrictive Covenants established in 1995 that have either been fulfilled or are no longer required pursuant to any regulatory requirement of the Village. The declarations are incorporated within Ordinance No. 95-02-708 and can only be released upon written approval of the Village of Lake Zurich.

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

- Become more business friendly and customer oriented

Background

The “Declaration of Restrictive Covenants for Exxon Chemical Company Property in Lake Zurich, Illinois” was undertaken in 1995 when Exxon Chemical Company’s Plastic Film Business acquired the property and intended to expand the existing buildings for their operations. Exxon operated at the property until 1999/2000 after which their plastics film division was acquired by Tredegar Film Products. Tredegar conducted all its operations on the property until 2015 when it began downsizing its operations at the property over a period of two years as its operations were transferred to its other film products manufacturing facilities.

Tredegar is in contract (still in the due diligence phase) to sell the property to a buyer that has indicated its intention to raze the existing buildings on completion of the purchase. The buyer’s attorneys have objected to the declaration as an unpermitted exception to title that may impede the

351 Oakwood Road – Release of Restrictive Covenants (Tredegar Film Products)
July 6, 2021

acquisition of the property. The sellers are therefore seeking the village's approval to release these covenants.

Analysis

In 1995, Exxon Chemical Company was granted approval for a three-phase expansion of the buildings on the property to establish and operate their plastics film division through Ordinance No. 95-02-708, entitled "An Ordinance Granting Certain Variations, Site Plan Approval, and Exterior Appearance Approval for an Exxon Chemical Site Project." The variations allowed for reduced fire rating on certain exterior walls deemed to be temporary in anticipation of future expansion, use of metal as an exterior wall material (instead of masonry), increased height of the new buildings and reduced number of parking spaces in lieu of land banking spaces required by the code.

A condition of the Ordinance required that the terms of the variations be memorialized and recorded in a declaration of restrictive covenants, the document for which was made an exhibit and attached to such ordinance.

Since its approval and from available documentation, it appears that only Phases I and II were implemented on the property in accordance with the terms of the ordinance. The declarations are therefore no longer required pursuant to any regulatory requirement of the Village.

Recommendation

Staff recommends terminating and releasing the Restrictive Covenants contained within the document entitled "Declaration of Restrictive Covenants for Exxon Chemical Company Property in Lake Zurich, Illinois" recorded as Document No. 3694339, and directing the Recorder of Deeds, Lake County Recorder, Lake County, Illinois, to cancel same of record.

Attachments:

- Approval Ordinance with the following exhibits:
 - Exhibit B – Termination and Release of Restrictive Covenant
 - Exhibit C – "Declaration of Restrictive Covenants for Exxon Chemical Company Property in Lake Zurich, Illinois" recorded in 1995 as Document No. 3694339

VILLAGE OF LAKE ZURICH

ORDINANCE NO. 2021-07-419



**AN ORDINANCE APPROVING AND AUTHORIZING THE
TERMINATION AND RELEASE OF CERTAIN RESTRICTIVE COVENANTS
(351 Oakwood Road)**

WHEREAS, Tredegar Film Products, Lake Zurich Inc., is the owner of property ("Owner") legally described in Exhibit A attached hereto and made a part hereof, (the "Property"); and

WHEREAS, Owner's predecessor in title to the Property, Exxon Chemical Company (the "Prior Owner") recorded with the Recorder of Deeds, Lake County, Illinois, a "DECLARATION OF RESTRICTIVE COVENANTS FOR EXXON CHEMICAL COMPANY PROPERTY IN LAKE ZURICH, ILLINOIS" (the "Restrictive Covenant"), on February 16, 1995, as Document No. 3694339 against the Property in connection with Prior Owner's plans to develop the Property in conformance with certain development requirements of the Village; and

WHEREAS, paragraph 7 of the Restrictive Covenant provides that the covenants are binding on the Prior Owner and its heir, successors and assigns and that the covenants shall inure to the benefit of, and be enforceable by, the Village of Lake Zurich; and

WHEREAS, paragraph 9 of the Restrictive Covenant provides that it shall be terminated or released only with the prior written approval of the Board of Trustees of Lake Zurich, which approval shall be in the form of an ordinance of the Board of Trustees properly passed and approved; and

WHEREAS, the terms of the Restrictive Covenant have been fulfilled, are an impediment to development of the Property and are no longer necessary or required pursuant to any regulatory requirement of the Village; and

WHEREAS, Owner now desires to terminate the Restrictive Covenant, which by its terms cannot be terminated or released without the prior written approval of the Board of Trustees of the Village of Lake Zurich, by Ordinance; and

WHEREAS, the Village hereby determines that it is in the best interests of the Village, its residents and the Owner of the Property, to facilitate the proper development and use of the Property by approving the termination, release and discharge of the Restrictive Covenant.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE. Recitals. The foregoing recitals are hereby incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees of the Village of Lake Zurich upon which this termination and release is based.

SECTION TWO. Termination and Release of Restrictive Covenant. That effective as of the date hereof, that DECLARATION OF RESTRICTIVE COVENANTS FOR EXXON CHEMICAL COMPANY PROPERTY IN LAKE ZURICH, ILLINOIS (the "Restrictive Covenant"), recorded on February 16, 1995, as Document No. 3694339 against that real property legally described on Exhibit "A", attached hereto and made a part hereof, is hereby terminated, released and discharged in its entirety; shall be of no further force or effect; and no longer a burden or encumbrance on title to the Property. Upon the recordation of that "Termination and Release of Restrictive Covenant" attached hereto and made a part hereof as Exhibit B, the Village hereby directs the Recorder of Deeds, Lake County Recorder, Lake County, Illinois, to cancel same of record.

SECTION THREE. Recordation. The Village Clerk shall be, and is hereby, authorized and directed to record a certified copy of this Ordinance, as approved, and accompanying attachments on behalf of the Village.

SECTION FOUR: Superseder. This Ordinance shall supersede any prior or current Village Code provisions or ordinance which contain any conflicting or inconsistent provisions hereto.

SECTION FIVE. Effective Date. This Ordinance shall be in effect upon passage by the President and Board of Trustees of the Village of Lake Zurich by a majority vote of the corporate authorities then holding office, in the manner required by law.

PASSED THIS ____ day of July, 2021.

Ayes:

Nays:

Absent:

EFFECTIVE on this ____ day of July, 2021.

Mayor Tom Poynton

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal Description

A parcel of land situated in the southwest quarter of Section 16, Township 43 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois. And being more particularly described as follows: Commencing at the point of intersection of the west line of said Section 16 and the southeasterly right of way line of the Elgin, Joliet and Eastern Railway Company: Thence south, along the west line of Section 16, 407.22 feet, more or less, to a point 33 feet north of the south line of Lot 12 in school trustees subdivision of Section 16, measured at right angles thereto; Thence easterly along a line parallel to the south line of said Lot 12 which forms an interior angle of 90 degrees, 13 minutes, 30 seconds to the last described course, 1,290 feet, more or less, to a point 1,354 feet west of the north and south centerline of said Section 16, said point being the point of beginning; Thence continuing easterly along said line, 21 feet to point on the west line of the land conveyed to Extrudo by the railway company by Quit Claim Deed dated January 9, 1963; Thence north along the said west line of land conveyed to Extrudo which forms an interior angle of 89 degrees, 40 minutes, 30 seconds to the last described course, 642 feet to a point; thence westerly - along a line parallel to the south line of aforesaid Lot 12, 21 feet to a point; Thence south, along a line parallel to the aforesaid west line of land conveyed to Extrudo, 642 feet to the point and place of beginning, comprising 13,482 square feet, more or less, or 0.3095 acres, more or less.

A parcel of land situated in the southwest quarter of Section 16, Township 43 north, range 10 east of the Third Principal Meridian in Lake County, Illinois, and being more particularly described as follows: Commencing at the point of intersection of the west line of said Section 16, and the southeasterly right of way line of the Elgin, Joliet and Eastern Railway Company; Thence south, along said west line of Section 16, 440.22 feet to the southwest corner of Lot 12 in school trustees subdivision of Section, Thence easterly, along the south line of said Lot 12 which forms an interior angle of 90 degrees, 13 minutes, 30 seconds to the last described course, 1,262 feet, more or less, to a point 1,333 feet west of the north and south centerline of said Section 16 measured along the south line of Lots 11 and 12 in aforesaid school trustees subdivision, said point being the point of beginning; Thence continuing easterly along the south line of said Lots 11 and 12, 1,300 feet to a point on the westerly right of way line of Oakwood Road; Thence north, along said westerly right of way line of Oakwood Road, 675 feet to a point; Thence west, along a line parallel to the south line of said Lots 11 and 12, 1,300 feet to a point; Thence south, parallel to said westerly right of way line of Oakwood Road, 675 feet to the point and place of beginning, comprising 877,500 square feet, more or less, or 20.144 acres, more or less.

Pin No. 14-16-300-008

Exhibit B

Termination and Release of Restrictive Covenant

Exhibit C

DECLARATION OF RESTRICTIVE COVENANTS FOR EXXON CHEMICAL COMPANY
PROPERTY IN LAKE ZURICH, ILLINOIS (the "Restrictive Covenant"), on February 16,
1995, as Document No. 3694339

This Instrument Prepared by (and after recording) should be returned to:

Village Clerk
Village of Lake Zurich
70 East Main Street
Lake Zurich, IL 60047

Space Above for Recorder Use

TERMINATION AND RELEASE OF RESTRICTIVE COVENANT

THIS TERMINATION AND RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS FOR EXXON CHEMICAL COMPANY PROPERTY IN LAKE ZURICH, ILLINOIS (the "Restrictive Covenant") is made as of the _____ day of _____, 2021, by Tredegar Film Products, Lake Zurich Inc, having an address of 351 Oakwood Road, Lake Zurich, IL 60047 (the "Owner") and Village of Lake Zurich, an Illinois Municipal Corporation, having an address of 70 East Main Street, Lake Zurich, IL 60047 (the "Village"), for the express purpose of terminating and forever releasing and discharging the "Restrictive Covenant" (as hereinafter defined).

RECITALS:

WHEREAS, Owner holds title in fee simple in and to the real property legally described on Exhibit "1", attached hereto and made a part hereof (the "Property"); and

WHEREAS, Owner's predecessor in title to the Property, Exxon Chemical Company (the "Prior Owner") recorded with the Recorder of Deeds, Lake County, Illinois, a DECLARATION OF RESTRICTIVE COVENANTS FOR EXXON CHEMICAL COMPANY PROPERTY IN LAKE ZURICH, ILLINOIS (the "Restrictive Covenant"), on February 16, 1995, as Document No. 3694339 against the Property in connection with Prior Owner's plans to develop the Property in conformance with certain development requirements of the Village; and

WHEREAS, Prior Owner obtained various approvals including site plan approval, exterior appearance approval, and variations from the applicable Zoning and Building Codes from the Village to be able to develop the Property as it proposed for certain industrial uses in accordance with the terms and conditions of such Restrictive Covenant and pursuant to Lake Zurich Ordinance No. 95-02-708 passed and approved on February 6, 1995; and

WHEREAS, paragraph 7 of the Restrictive Covenant provides that the covenants are binding on the Prior Owner and its heir, successors and assigns and that the covenants shall inure to the benefit of, and be enforceable by, the Village of Lake Zurich; and

WHEREAS, paragraph 9 of the Restrictive Covenant provides that it shall be terminated or released only with the prior written approval of the Board of Trustees of Lake Zurich, which approval shall be in the form of an ordinance of the Board of Trustees properly passed and approved; and

WHEREAS, the terms of the Restrictive Covenant have been fulfilled and are no longer required pursuant to any regulatory requirement of the Village; and

WHEREAS, Owner now desires to terminate the Restrictive Covenant, which by its terms cannot be terminated or released without the prior written approval of the Board of Trustees of the Village of Lake Zurich; and

WHEREAS, the Village has agreed to consent and allow the termination, release and discharge of the Restrictive Covenant.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Village, intending to be legally bound, do hereby agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference as if repeated at length.
2. Effective as of the date hereof, that DECLARATION OF RESTRICTIVE COVENANTS FOR EXXON CHEMICAL COMPANY PROPERTY IN LAKE ZURICH, ILLINOIS (the "Restrictive Covenant"), recorded on February 16, 1995, as Document No. 3694339 against that real property legally described on Exhibit "1", attached hereto and made a part hereof, is hereby terminated, released and discharged in its entirety; shall be of no further force or effect; and no longer a burden or encumbrance on title to the Property. The Village hereby directs the Recorder of Deeds, Lake County Recorder, Lake County, Illinois, to cancel same of record.
3. Notices.

As to the Owner:

Tredeggar Film Products, Lake Zurich Inc
351 Oakwood Road
Lake Zurich, IL 60047
Attention: _____

As to the Village of Lake Zurich

Village of Lake Zurich
70 East Main Street
Lake Zurich, IL 60047
Attention: Village Manager

IN WITNESS WHEREOF, this TERMINATION AND RELEASE OF RESTRICTIVE COVENANT has been executed as of the day and year first written above.

TREDEGAR FILM PRODUCTS,
LAKE ZURICH INC

ATTEST:

By: _____

Its: _____

By: _____

Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2021 by _____, as _____ of Tredegar Film Products, Lake Zurich Inc. They are personally known to me or have produced _____ as identification.

Notary Public

SEAL

My Commission expires on: _____

VILLAGE OF LAKE ZURICH:

ATTEST:

Thomas Poynton
Village President

Kathleen Johnson
Village Clerk

ACKNOWLEDGMENTS

STATE OF ILLINOIS)

) SS

COUNTY OF LAKE)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2021 by Thomas Poynton and Kathleen Johnson, the Village President and Village Clerk of the Village of Lake Zurich, an Illinois municipal corporation. They are personally known to me or have produced _____ as identification.

Notary Public

SEAL

My Commission expires on: _____

Exhibit "1"
Legal Description of Property

A parcel of land situated in the southwest quarter of Section 16, Township 43 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois. And being more particularly described as follows: Commencing at the point of intersection of the west line of said Section 16 and the southeasterly right of way line of the Elgin, Joliet and Eastern Railway Company; Thence south, along the west line of Section 16, 407.22 feet, more or less, to a point 33 feet north of the south line of Lot 12 in school trustees subdivision of Section 16, measured at right angles thereto; Thence easterly along a line parallel to the south line of said Lot 12 which forms an interior angle of 90 degrees, 13 minutes, 30 seconds to the last described course, 1,290 feet, more or less, to a point 1,354 feet west of the north and south centerline of said Section 16, said point being the point of beginning; Thence continuing easterly along said line, 21 feet to point on the west line of the land conveyed to Extrudo by the railway company by Quit Claim Deed dated January 9, 1963; Thence north along the said west line of land conveyed to Extrudo which forms an interior angle of 89 degrees, 40 minutes, 30 seconds to the last described course, 642 feet to a point; thence westerly - along a line parallel to the south line of aforesaid Lot 12, 21 feet to a point; Thence south, along a line parallel to the aforesaid west line of land conveyed to Extrudo, 642 feet to the point and place of beginning, comprising 13,482 square feet, more or less, or 0.3095 acres, more or less.

A parcel of land situated in the southwest quarter of Section 16, Township 43 north, range 10 east of the Third Principal Meridian in Lake County, Illinois, and being more particularly described as follows: Commencing at the point of intersection of the west line of said Section 16, and the southeasterly right of way line of the Elgin, Joliet and Eastern Railway Company; Thence south, along said west line of Section 16, 440.22 feet to the southwest corner of Lot 12 in school trustees subdivision of Section, Thence easterly, along the south line of said Lot 12 which forms an interior angle of 90 degrees, 13 minutes, 30 seconds to the last described course, 1,262 feet, more or less, to a point 1,333 feet west of the north and south centerline of said Section 16 measured along the south line of Lots 11 and 12 in aforesaid school trustees subdivision, said point being the point of beginning; Thence continuing easterly along the south line of said Lots 11 and 12, 1,300 feet to a point on the westerly right of way line of Oakwood Road; Thence north, along said westerly right of way line of Oakwood Road, 675 feet to a point; Thence west, along a line parallel to the south line of said Lots 11 and 12, 1,300 feet to a point; Thence south, parallel to said westerly right of way line of Oakwood Road, 675 feet to the point and place of beginning, comprising 877,500 square feet, more or less, or 20.144 acres, more or less.

Pin No. 14-16-300-008

Page 1 of 7

3694339

DECLARATION OF RESTRICTIVE COVENANTS
FOR EXXON CHEMICAL COMPANY PROPERTY IN LAKE ZURICH, ILLINOIS

THIS DECLARATION, made as of this 16th day of Feb. 1995, by Exxon
Chemical Company, a New Jersey corporation;

WITNESSETH:

WHEREAS, Exxon is the owner and developer of the property located in Lake Zurich,
Illinois, legally described as follows:

A parcel of land situated in the southwest quarter of Section 16, Township 43 North, Range 10 East of the Third Principal Meridian in Lake County, Illinois. And being more particularly described as follows: Commencing at the point of intersection of the west line of said Section 16 and the southeasterly right of way line of the Elgin, Joliet and Eastern Railway Company; Thence south, along the west line of Section 16, 407.22 feet, more or less, to a point 33 feet north of the south line of Lot 12 in school trustees subdivision of Section 16, measured at right angles thereto; Thence easterly along a line parallel to the south line of said Lot 12 which forms an interior angle of 90 degrees, 13 minutes, 30 seconds to the last described course, 1,290, feet, more or less, to a point 1,354 feet west of the north and south centerline of said Section 16, said point being the point of beginning; Thence continuing easterly along said line, 21 feet to point on the west line of the land conveyed to Extrudo by the railway company by Quit Claim Deed dated January 9, 1963; Thence north along the said west line of land conveyed to Extrudo which forms an interior angle of 89 degrees, 40 minutes, 30 seconds to the last described course, 642 feet to a point; thence westerly - along a line parallel to the south line of aforesaid Lot 12, 21 feet to a point; Thence south, along a line parallel to the aforesaid west line of land conveyed to Extrudo, 642 feet to the point and place of beginning, comprising 13,482 square feet, more or less, or 0.3095 acres, more or less.

A parcel of land situated in the southwest quarter of Section 16, Township 43 north, range 10 east of the Third Principal Meridian in Lake County, Illinois, and being more particularly described as follows: Commencing at the point of intersection of the west line of said Section 16, and the southeasterly right of way line of the Elgin, Joliet and Eastern Railway Company; Thence south, along said west line of Section 16, 440.22 feet to the southwest corner of Lot 12 in school trustees subdivision of Section, Thence easterly, along the south line of said Lot 12 which forms an interior angle of 90 degrees, 13 minutes, 30 seconds to the last described course, 1,262 feet, more or less, to a point 1,333 feet west of the north and south centerline of said Section 16 measured along the south line of Lots 11 and 12 in aforesaid school trustees subdivision, said point being the point of beginning; Thence continuing easterly along the south line of said Lots 11 and 12, 1,300 feet to a point on the westerly right of way line of Oakwood Road; Thence north, along said westerly right of way line of Oakwood Road, 675 feet to a point; Thence west, along a line parallel to the south line of said Lots 11 and 12, 1,300 feet to a point; Thence south, parallel to said westerly right of way line of Oakwood Road, 675 feet to

Page 1 of 5

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Company Drawing A-4 Revision B, Elevations warehouse and Fire Pump House Addition, dated January 20, 1995, a copy of which is attached to, and by this reference incorporated into, this Declaration as Exhibit A.

- B. Exterior wall materials of construction shall match the existing structure as closely as possible. The same earth tone color scheme shall be used throughout the development of the Subject Property, i.e. light tan with dark brown accents. No changes shall be made to any such colors without the prior express written approval of the Village of Lake Zurich.
- C. All open space areas on the Subject Property shall be well maintained with vegetation, consisting principally of groomed grassy areas. Such areas shall be mowed and otherwise maintained in good condition.

2. Construction Materials for Future Improvements. Exterior construction and appearance on structures on the Subject Property shall be made in accordance with Exxon Chemical Company Drawing C-4 Revision C, Master Site Plan, dated January 25, 1995, a copy of which is attached to, and by this reference incorporated into, this Declaration as Exhibit B, and as follows. The south exterior wall of Phase 1A, the south and east exterior walls of Phase 3, and all exterior walls of the Phase 3 Office shall be of face brick, stone, pre-cast concrete, stucco over masonry or any combination of these materials. The north and east exterior walls of Phase 1A, the north exterior wall of Phase 3, and all exterior walls of Phase 2 shall continue to be similar construction and appearance to the existing building. These walls thus shall be constructed without a two-hour fire rating and shall have metal exteriors.

3. Performance of Work. All work on the Subject Property, including without limitation construction of all structures, shall be undertaken only in strict conformance with plans and specifications approved in advance by the Village of Lake Zurich.

4. Landbanking of Required Parking Spaces. Fifty of the parking spaces required for the development on the Subject Property shall be placed in a land bank and maintained as landscaped open space. Such spaces shall be maintained in perpetuity as landscaped open space until otherwise directed by the Village of Lake Zurich. If at any time for any reason the Village of Lake Zurich shall direct that such landbanked parking spaces shall be constructed, then Exxon shall cause such spaces to be constructed immediately on such direction from the Village, within a time period mutually acceptable to Exxon and the Village but under no circumstances exceeding six months. Such parking spaces shall be constructed in general accordance with Exxon Chemical Company Drawing C-1 Revision D, Site Plan Warehouse and Fire Pump House Addition, dated January 25, 1995, a copy of which is attached to, and by this reference incorporated into, this Declaration as Exhibit C, and with Exxon Chemical Company Drawing C-4 Revision C, Master Site Plan, dated January 25, 1995, attached to this Declaration as Exhibit B.

5. Village Remedies. If the Village of Lake Zurich, in its sole and absolute discretion, determines at any time that maintenance of the Subject Property has not been undertaken as required herein, then the Village of Lake Zurich, after 10 days prior written notice to Exxon, may, but shall not be obligated to, enter upon any or all of the Subject Property for the purpose of correcting or curing any violation of the terms, obligations, or restrictions set forth in this Declaration or in said Lake Zurich Ordinance No. 95-02-708.

Page 5 of 7

IN WITNESS WHEREOF, Exxon has signed this Declaration of Restrictive Covenants as of the date first written above.

EXXON CHEMICAL COMPANY:

By: *R. Mansueti*Title: *Area General Manager*

EXXON ATTEST:

By: *J. W. Schaeffer*Title: *MAINTENANCE & ENGINEERING MGR.*

Frank R. Rivera
RECORDER
LAKE COUNTY, ILLINOIS
95 JUL 12 AM 9:51

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CERTIFICATION

At a meeting of the Board of Directors of Exxon Corporation, duly called and held at 2200 Cedar Springs, Dallas, Texas, on April 27, 1994, at which a quorum was present and voting, the following resolution was presented and, on motion made and seconded, duly adopted.

"RESOLVED, that effective April 27, 1994, without limitation upon the authority and power of the President of Exxon Chemical Company to establish divisions and to designate positions in Exxon Chemical Company and in such divisions, to delegate authorities and assign responsibilities to persons who fill such positions, and to provide for the selection and removal of persons to or from such positions, each of the following officials of Exxon Chemical Company:

President of Exxon Chemical Company;
Executive Vice President of Exxon Chemical Company;
Senior Vice Presidents of Exxon Chemical Company; and
President of Exxon Chemical Americas, a division of
Exxon Chemical Company

shall have full power and authority in the name of the Corporation to execute and deliver any and all instruments and documents which may be required or appropriate in the conduct of the business, operations and affairs of Exxon Chemical Company, including without limitation except as herein provided, instruments pledging the credit of the Corporation, bonds of indemnity, other indemnities, guarantees, affidavits permits, licenses, applications for permits or licenses, other governmental documents bids, contracts, deeds of conveyance, encumbrances, leases, releases, discharges of mortgages or deeds of trust, assignments, transfers of leasehold estates or other interests in real or personal property, powers of attorney (including Bureau of Customs powers of attorney and other delegations of authority, and other instruments or documents, provided, however, that nothing herein shall authorize such officials of Exxon Chemical Company to execute or issue corporate bonds of indebtedness (secured or unsecured) or capital shares of the Corporation, or any instruments or document effecting any change in the capital structure of the Corporation."

I CERTIFY that the foregoing is a true, complete and accurate copy of the resolution adopted by the Board of Directors of the said Corporation; and

THAT this resolution has not been altered, amended, except as noted, repealed or rescinded and is now in full force and effect.

I FURTHER CERTIFY that G.A. Rizzo is a Senior Vice President of Exxon Chemical Company, a division of Exxon Corporation.

IN WITNESS WHEREOF, I hereunto affix my hand and the Corporate Seal of EXXON CORPORATION at Houston, Texas on this the 14 day of June, 1995.


P.D. Murphy, Assistant Secretary

117C7021695

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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

8A

MEMORANDUM

Date: July 6, 2021
To: Ray Keller, Village Manager
From: Sarosh Saher, Community Development Director
CC: Tim Verbeke, Planner
Mary Meyer, Building Services Supervisor
Re: **Zoning Application for a Special Use Permit – 805 Telser Road
Knight Music Academy**

Issue

Ms. Laura Knight of Knight Music Academy, (the “Applicant”), has filed a zoning application for the property at 805 Telser Road (the “Subject Property”). Specifically, the applicant is seeking:

- Special Use Permit approval for a Music School (SIC #8299)

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

Music Schools, classified under “Schools and education services, not elsewhere classified (829)” are allowed as a Special Use Permit under Chapter 9-6-3 of the land use list of the I-Industrial District. Special uses are those uses requiring a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site.

The Subject Property is located within the Village’s I-Industrial Zoning District. The Applicant desires to establish a music school within an approximately 2,500 square-foot portion of the existing 20,000 square-foot industrial building, to offer private music instruction to students of various age groups. The industrial building is one of four buildings within the Sumka Development Industrial Condominium complex. The remaining approximately 17,500 square feet

Special Use Permit – Knight Music Academy
July 6, 2021

of the building will continue to remain in operation by the current owner of the building, Sunny Du LLC d/b/a Howe Precision Industrial, Inc., a medical equipment & supply wholesaler with 5 employees. The owner acquired the building in 2016 and completed the office upgrades to the front approximately 5,000 square-foot portion at the easterly side of the building.

The Planning and Zoning Commission (PZC) held a public hearing on June 16, 2021 to consider the application. Public comment was provided by objectors to and supporters of the business. The objectors to the special use permit stated that the proposed use is not appropriate for an industrial park and in addition to concerns related to issues of safety and traffic conflict (with trucks), also cited concerns such as violation of the zoning code, violation of the declaration of condominium ownership association. Staff clarified these statements as follows:

- The proposed land use is allowed as a Special Use Permit under Chapter 9-6-3 of the land use list of the I-Industrial District.
- The declaration of condominium ownership association is a private agreement containing the rules of ownership collectively agreed upon by the owners of the property. The village does not enforce the provisions of such document by individual owners. Additionally, the PZC advised the condo association to pursue other remedies if they believe that the declarations are being violated by the property owner.

The supporters of the special use encouraged the PZC to consider allowing a successful business to continue to remain in the community and serve students from Lake Zurich and surrounding areas.

An equivalent number of letters objecting to and in support of the application were also submitted to the PZC prior to the hearing and are made a part of the record.

On completion of the hearing and deliberation, the PZC 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/27>

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 June 16, 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:

Special Use Permit – Knight Music Academy
July 6, 2021

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated May 24, 2021, and prepared by Ms. Laura Knight
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site Plan/Plat of Survey of the Subject Property prepared by VSI, Inc. dated January 21, 2003
 - d. Floor Plans delineating the extent of the proposed use within the building prepared by Ray Fang & Associates, last dated May 4, 2016.
 - e. Concept plan and photographs prepared by Applicant, Laura Knight submitted as part of application dated May 24, 2021.
 2. Noise attenuation measures shall be implemented to the satisfaction of the village staff to ensure that no extraordinary noise is allowed to permeate the adjacent units.
 3. All activity related to the operation of the business shall be conducted within the enclosed condominium space. The special use constituting this music school shall be located within approximately 2,500 square feet of office space within the industrial tenant space addressed at 805 Telser Road as depicted on the Site and Floor Plans submitted by Ms. Laura Knight, dated May 24, 2021, and shall expire if this music school business ceases operating at the Subject Property.
 4. 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 – June 16, 2021 staff report and planning and zoning commission recommendation/conditions

ORDINANCE NO. 2021-07-420

AN ORDINANCE APPROVING A SPECIAL USE PERMIT
Knight Music Academy – 805 Telser Road

WHEREAS, Ms. Laura Knight of Knight Music Academy is the applicant (the "Applicant") for a special use permit for that property at 805 Telser Road (the "Subject Property"), legally described in Exhibit A hereto; and

WHEREAS, the Applicant has filed zoning application PZC 2021-07, dated May 24, 2021 (the "Application") seeking the approval of the following:

- Special Use Permit approval for a Music School (SIC #8299)

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

WHEREAS, Applicant proposes to occupy an approximately 2,500 square-foot portion of the existing 20,000 square-foot industrial building on the Subject Property to accommodate said music school on 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 June 1, 2021, in The Daily Herald, and the Village of Lake Zurich posted a public hearing sign on the Subject Property on June 1, 2021, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission (the "PZC") on June 16, 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 June 16, 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 July 6, 2021, and considered the findings and recommendations of the PZC, including the

STAFF REPORT dated June 16, 2021, all consisting of 9 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 (Section 9-19-3) 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 June 16, 2021, and final findings and recommendations of the PZC, all consisting of 9 pages, attached hereto as Exhibit B:

Special Use Permit to allow a Music School (SIC #8299) and subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated May 24, 2021, and prepared by Ms. Laura Knight
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site Plan/Plat of Survey of the Subject Property prepared by VSI, Inc. dated January 21, 2003
 - d. Floor Plans delineating the extent of the proposed use within the building prepared by Ray Fang & Associates, last dated May 4, 2016.
 - e. Concept plan and photographs prepared by Applicant, Laura Knight submitted as part of application dated May 24, 2021.
2. Noise attenuation measures shall be implemented to the satisfaction of the village staff to ensure that no extraordinary noise is allowed to permeate the adjacent units.
3. All activity related to the operation of the business shall be conducted within the enclosed condominium space. The special use constituting this music school shall be located within approximately 2,500 square feet of office space within the industrial tenant space addressed at 805 Telser Road as depicted on the Site and Floor Plans submitted by Ms. Laura Knight, dated

May 24, 2021, and shall expire if this music school business ceases operating at the Subject Property.

4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated June 16, 2021, and the PZC recommendations, all consisting of 9 pages, along with the filings provided to the PZC, Chapter 6 (Section 9-6-3) and Chapter 19 (Section 9-19-3) 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 July, 2021.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this ____ day of July, 2021.

Mayor Tom Poynton

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of Subject Property

UNIT C IN SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF LOT 2 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP
43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH
SURVEY IS ATTACHED AS EXHIBITED "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NO. 5116240, AS AMENDED FROM
TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS IN LAKE COUNTY, ILLINOIS

Parcels Involved: 14-16-200-075

EXHIBIT B

June 16, 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 2021-07
PZC Hearing Date: June 16, 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: June 16, 2021

Re: PZC 2021-07 Zoning Application for 805 Telser Road – Knight Music Academy
Special Use Permit for a Music School

SUBJECT

Laura Knight (the “Applicant”) requests a Special Use Permit to allow a music School (SIC #8299) to operate at the property commonly known as 805 Telser Road, which is Unit C within the Sumka Development Industrial Condominium, an industrial condominiums complex, 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>
Existing Use	<u>Vacant Unit in Existing Industrial Condo Complex</u>
Proposed Uses:	<u>Music School (SIC #8299)</u>
Property Location:	<u>805 Telser Road</u>
Applicant:	<u>Laura Knight d/b/a Knight Music Academy</u>
Owner:	<u>Sunny Du LLC</u>
Staff Coordinator:	<u>Tim Verbeke, Planner</u>

Staff Report
APPLICATION PZC 2021-07

Community Development Department
PZC Hearing Date: June 16, 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

Laura Knight d/b/a Knight Music Academy (the “Applicant”), with the consent of the owner, Ms. Sunny Du, is proposing a music school and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich dated May 24, 2021 (the “Application”) seeking:

- Special Use Permit approval for a Music School (SIC #8299)

Music Schools (8299) are classified under “Schools and education services, not elsewhere classified (829)” and allowed as a Special Use Permit under Chapter 9-6-3 of the land use list of the I-Industrial District.

The Applicant desires to establish a music school within an approximately 2,500 square-foot portion of the existing 20,000 square-foot industrial building, to offer private music instruction to students of various age groups. The industrial building is one of four buildings within the Sumka Development Industrial Condominium complex. The remaining approximately 17,500 square feet of the building will continue to remain in operation by the current owner of the building, Sunny Du LLC d/b/a Howe Precision Industrial, Inc.

The tenant space is currently set up as office space that will be used to offer ensemble classes, group classes with adjacent rooms to be used as private individual music instruction studios and office space. The tenant space is also set up with two ADA compliant restrooms. No recitals involving larger groups and visitors are proposed at the subject property, rather are conducted at off-site locations in local churches and a venue in Palatine. The Applicant does not intend to remodel or reconfigure the existing space as offered by the current owner.

The Applicant currently has one (1) full-time employee, one (1) part-time employee, and eleven (11) part-time independent contractors. Main hours of operation are weekday evenings Monday through Friday from 3:00 p.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 2:00 p.m. The premises will remain closed on Sundays. These hours are not intended to conflict with the standard hours of operation or traffic flow of the industrial park, rather to cater to students after work/school. Generally, on any given day, there will be three to five instructors giving lessons serving roughly six to ten students per hour or, from a traffic standpoint, six to ten cars per hour during hours of operation.

Staff Report
APPLICATION PZC 2021-07

Community Development Department
PZC Hearing Date: June 16, 2021

Pursuant to public notice published on June 1, 2021, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 16, 2021, to consider the Application. On June 1, 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 Sumka Development Industrial Condominium complex, Unit C, which is addressed at 805 Telser Road. The building was constructed in 2003. Its first occupant was Gere Marie Corporation that operated on the premises until 2015 when the company moved to its present location at 1275 Ensell Road also in the Lake Zurich Corporate Industrial Park.

The current owner/operator of the building, Howe Precision Industrial, Inc. acquired the building in 2016 and completed the office upgrades to the front (easterly) approximately 5,000 square-foot portion of the building at that time. The company is a medical equipment & supply wholesaler and has 5 employees.

- C. Surrounding Land Use and Zoning.** The subject property is located at the northern end of the Industrial Park, at the intersection of Telser Road and Commerce Drive. The building is one of four industrial buildings within the complex. All surrounding land is zoned within I-Industrial District and is improved with both multi-tenant and single user industrial buildings.
- D. Trend of Development.** The subject property is located within Lake Zurich's thriving Corporate Industrial Park. The industrial park allows for the establishment of a number of offices, research, industrial and manufacturing uses, as well as service uses that include automotive repair, physical fitness and certain educational uses.

The proposed Music School is allowed as a Special Use within the Industrial District.

- E. Zoning District.** The I industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

Music Schools and other schools and education services, not elsewhere classified are classified as a special use requiring a careful review of their location, design, configuration,

Staff Report
APPLICATION PZC 2021-07

Community Development Department
PZC Hearing Date: June 16, 2021

and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special uses are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

GENERAL FINDINGS

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

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

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

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

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

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

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

Staff Response: Standard somewhat met. There has been substantial objection to locating the proposed music school at the subject property, specifically by business owners within the industrial park. The objectors have cited a number of concerns such as violation of the zoning code, violation of the declaration of condominium ownership association, and that the dissimilar land uses will pose safety risks and conflicts on the property and within the corporate industrial park.

Clarification on these objections is provided below:

1. **The proposed land use is allowed as a Special Use Permit under Chapter 9-6-3 of the land use list of the I-Industrial District.**

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2. The declaration of condominium ownership association is a private agreement containing the rules of ownership collectively agreed upon by the owners of the property. The village does not enforce the provisions of such document by individual owners.
3. No evidence has been submitted to demonstrate that the proposed use will pose safety risks and conflicts on the property and within the corporate industrial park.

The proposed use is a service use involving the musical education of students. Based on the fact that it is being operated with smaller class sizes of 6-10 students per hour, primarily during evening and weekend hours, it will not have any substantial or undue adverse effect upon any adjacent properties.

The immediately adjacent tenant to the proposed use is operated by the owner of the building and operator of the remaining industrial space who has consented to the use of the subject space by the Applicant.

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

Staff Response: Standard met. The entirety of the land use and its operation is proposed to be conducted within a portion of the existing approximately 2,500 square-foot tenant space in Lake Zurich Business Center Industrial Condominiums complex.

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

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

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

Staff Response: Standard Met. There are two access points along Telser Road one of which is located directly in front of the proposed tenant space for the school. A third access point is located along Commerce Drive and serves as access for the rear building and loading dock areas on the property.

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The Applicant is estimating 6-10 vehicles arriving at the facility per hour of operation, resulting in minimal related automobile traffic arriving to and leaving this location. The traffic will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school.

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

The parking requirement for vocational and similar schools is 1 for each 200 square feet of net floor area – or 13 spaces. There are currently 12 parking spaces directly in front of the building with additional “shared” parking spaces along the front of the property and at the rear of the building.

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

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

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

Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes as they relate to the type of activity being proposed – musical instruction within an office interior space.

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 land use will continue to have a positive effect on the zoning district by utilizing the available list of special uses within the I-Industrial district to fill an otherwise vacant tenant space.

- 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.

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Staff Response: Standard met. There are no additional standards for the proposed special use. Staff will ensure that compliance is established before any additional occupancy 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 allow an existing use within the community to continue to offer its services within the boundaries of the village. Residents of the village will be provided with a convenient music school for the private instruction of students.

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 partially met. Even though Music Schools (8299), classified under "Schools and education services, not elsewhere classified (829)" are an allowed use within the Village's Industrial district as a special use, the proposed use currently occupies a tenant space on another property within the community at 525 N Rand Road (within the B-3 District).

The applicant has indicated that the reason for the move to the subject property is for economic reasons only. Their present or any alternative location in either a business district or another property in the industrial district would involve additional costs and would be subject to requirements that are no different from the current location.

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

Staff Response: Standard met. The music school will be established and operated in a manner to prevent any undue adverse effect on itself or on adjacent surrounding property in relation to its location, design and operation. All primary activities of the proposed use are to be located within the enclosed 2,500 square-foot tenant space.

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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 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and/or clarified 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 2021-07, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated May 24, 2021, and prepared by Ms. Laura Knight
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site Plan/Plat of Survey of the subject property prepared by VSI, Inc. dated January 21, 2003
 - d. Floor Plans delineating the extent of the proposed use within the building prepared by Ray Fang & Associates, last dated May 4, 2016.
 - e. Concept plan and photographs prepared by Applicant, Laura Knight submitted as part of application dated May 24, 2021.
2. Noise attenuation measures shall be implemented to the satisfaction of the village staff to ensure that no extraordinary noise is allowed to permeate the adjacent units.
3. All activity related to the operation of the business shall be conducted within the enclosed condominium space. The special use constituting this music school shall be located within approximately 2,500 square feet of office space within the industrial tenant space addressed at 805 Telser Road as depicted on the Site and Floor Plans submitted by Ms. Laura Knight, dated May 24, 2021, and shall expire if this music school business ceases operating at the subject property.
4. 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 2021-07

Community Development Department
PZC Hearing Date: June 16, 2021

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

**FOR 805 TELSER ROAD
June 16, 2021**

The Planning & Zoning Commission recommends approval of Application PZC 2021-07, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **June 16, 2021** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated May 24, 2021, and prepared by Ms. Laura Knight
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site Plan/Plat of Survey of the subject property prepared by VSI, Inc. dated January 21, 2003
 - d. Floor Plans delineating the extent of the proposed use within the building prepared by Ray Fang & Associates, last dated May 4, 2016.
 - e. Concept plan and photographs prepared by Applicant, Laura Knight submitted as part of application dated May 24, 2021.
 2. Noise attenuation measures shall be implemented to the satisfaction of the village staff to ensure that no extraordinary noise is allowed to permeate the adjacent units.
 3. All activity related to the operation of the business shall be conducted within the enclosed condominium space. The special use constituting this music school shall be located within approximately 2,500 square feet of office space within the industrial tenant space addressed at 805 Telser Road as depicted on the Site and Floor Plans submitted by Ms. Laura Knight, dated May 24, 2021, and shall expire if this music school business ceases operating at the subject property.
 4. 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 2021-07

Community Development Department
PZC Hearing Date: June 16, 2021

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

UNIT C IN SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBITED "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 5116240, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE COUNTY, ILLINOIS

Parcels Involved: 14-16-200-075

Staff Report
APPLICATION PZC 2021-07

Community Development Department
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EXHIBIT B
PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY



8/28/2020

<https://export.amlegal.com/api/export-requests/dcf4f316-11bd-4361-93d2-90b5e49b5943/download/>**9-6-3: SPECIAL USES:**

Except as specifically limited, the uses listed in the following table may be permitted in the industrial district subject to the issuance of a special use permit as provided in chapter 19 of this title. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual", the North American industry classification system, and chapter 15 of this title. SIC codes and NAICS codes, where applicable, are given in parentheses following each use listing.

	I
A. Agricultural services:	
1. Veterinary services for animal specialties (0742)	S
2. Animal specialty services, except veterinary services, limited to the following uses (0752):	
Boarding kennels	
Animal grooming	S
Shelter/pound for homeless/abandoned animals	
Showing of pets and other animals	
Training of pets and other animals	
3. Medical cannabis cultivation centers	S
B. Construction:	
1. General building contractors (15) with outdoor storage	S
2. Heavy construction contractors (16) with outdoor storage	S
3. Special trade contractors (17) with outdoor storage	S
C. Manufacturing:	
1. Dairy products (202)	S
2. Canned, frozen, and preserved fruits, vegetables, and food specialties (203)	S
3. Grain mill products (204), but not including dog and cat food (2047) or prepared foods and feed ingredients for animals, etc. (2048)	S
4. Bakery products (205)	S
5. Sugar and confectionery products (206), but not including cane sugar refining (2062)	S
6. Beverages (208)	S
7. Miscellaneous food preparations and kindred products (209)	S
8. Wood containers (244)	S
9. Wood products, not elsewhere classified (2499)	S
10. Chemicals and allied products (28), but not including agricultural chemicals (287) or explosives (2892)	S
11. Stone, clay, glass, and concrete products (32), but not including cement, hydraulic (324), concrete, gypsum, and plaster products (327), or asbestos products (3292)	S
12. Coating, engraving, and allied services (347)	S
D. Transportation and public utilities:	
1. Local and interurban transit companies, yards, and maintenance facilities	S
2. Facilities and studios of communication services with permitted antennas	S
3. Miniwarehouse warehousing and self-storage warehousing (4225)	S
4. Miniwarehouse warehousing and self-storage warehousing with	S

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outdoor storage (4225), subject to the following standards:

The use of an outdoor storage yard shall only accompany the land use of miniwarehouse warehousing and self-storage warehousing, and be restricted to the storage of automobiles, recreational vehicles,

- a. boats and other similar vehicles as approved by the Development Administrator. Such vehicles must be maintained in good repair and a slightly condition and no vehicles shall be allowed to remain indefinitely or in an abandoned state within the storage area

- b. No storage of merchandise or equipment shall be permitted within such outdoor storage area

The establishment of an outdoor storage yard accompanying miniwarehouse warehousing and self-storage warehousing shall be prohibited on properties with frontage along Route 12 and Route 22

- d. The outdoor storage area shall be located only within the side and rear interior yards of a property approved for such use

- e. The area proposed for outdoor storage shall be clearly defined by an area that is paved in compliance with the standards provided for in title 10 of the Lake Zurich Municipal Code

Notwithstanding the provisions of subsection 9-6-10A of this chapter, the maximum height of permitted items stored, warehoused or placed within the designated outdoor storage area shall not exceed the height of the principal building on the zoning lot

- g. The designated outdoor storage area shall be screened on all sides with a fence in conformance with the provisions of subsection 8-11-1F4 of the Lake Zurich Municipal Code and with landscape material in conformance with the provisions of chapter 8, article A of this title. Such landscaping must be maintained and replaced as needed to conform to the requirements of the landscaping screening for the site

5. Special warehousing and storage, not elsewhere classified (4226) S
- E. Finance, insurance and real estate:
 1. Limited financial services facilities (see subsection 9-6-9J of this chapter) S
 2. Tax preparation services (7291) S

Services, as follows, but only if the maintenance of any such service does not require or actually include routine attendance of clients, customers, patients, patrons, or other clientele:
- F.
 1. Dry cleaning plants, except rug cleaning (7216) S
 2. Carpet and upholstery cleaning (7217) S
 3. Laundry and garment services, not elsewhere classified (7219) S
 4. Heavy construction equipment rental and leasing (7353) -
 5. Automotive repair, services, and parking (75) S
 6. Miscellaneous repair services (76) S
 7. Physical fitness facilities (7991) S
 8. Membership sports and recreation clubs (7997) S
 9. Gymnastics instructions (7999) S
 10. Legal services (811) S
 11. Vocational schools (824) S
 12. Schools and education services, not elsewhere classified (829) S
 13. Adult daycare centers (8322) as an accessory use S

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8/28/2020

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- | | | |
|-----|--|---|
| 14. | Childcare centers (8351) as an accessory use | S |
| 15. | Adult entertainment establishments | S |
| 16. | Medical cannabis dispensaries | S |
| G. | Miscellaneous: | |
| 1. | Land banking of required parking | S |
| H. | Planned unit developments | S |

(Ord. 2016-12-169, 12-19-2016; amd. Ord. 2018-7-263, 7-2-2018)

<https://export.amlegal.com/api/export-requests/dcf4f316-11bd-4361-93d2-90b5e49b5943/download/>

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805 Telser



Map Printed on 6/11/2021



☐ Tax Parcel Lines
Tax Parcel
Information

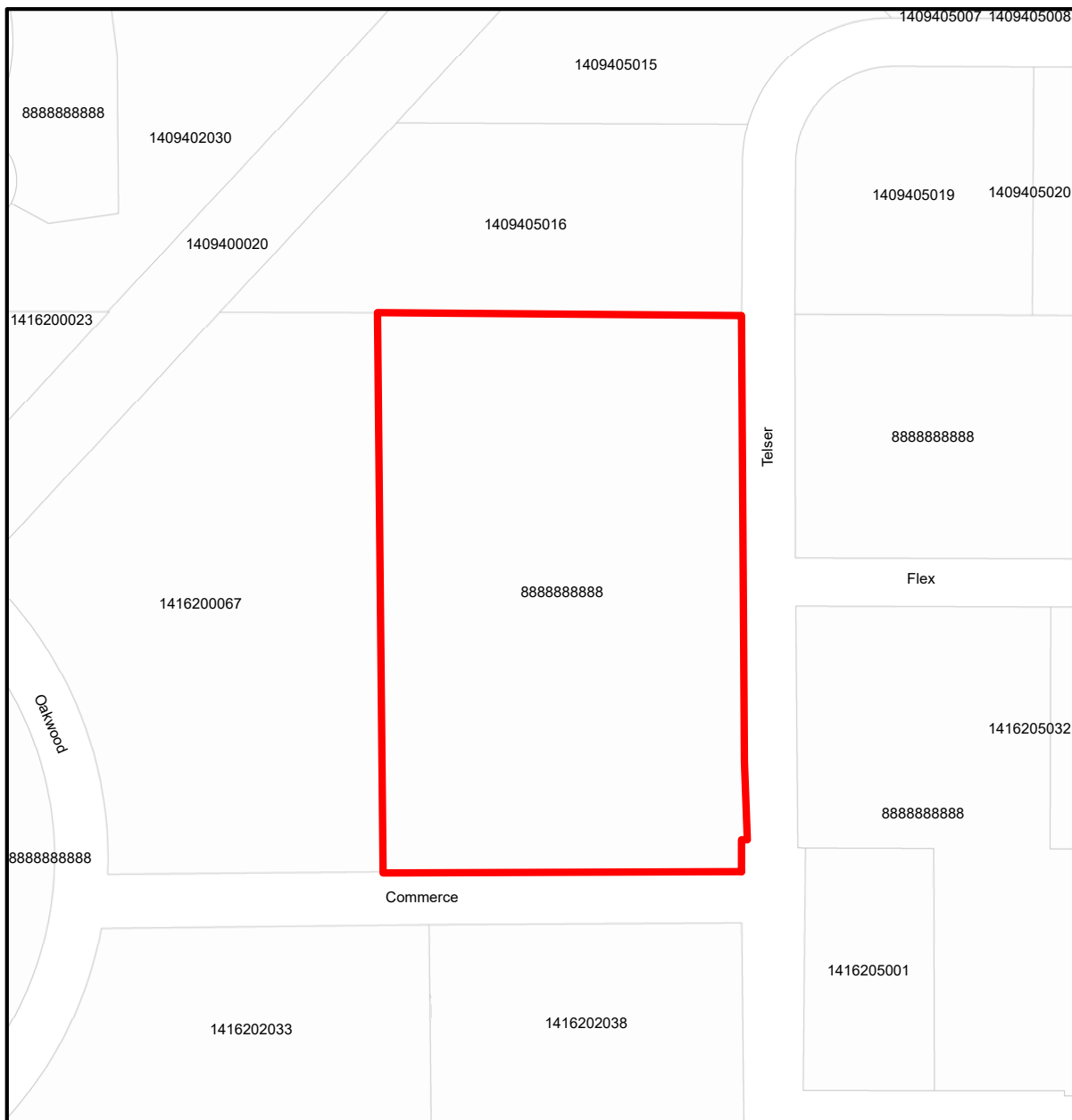
Disclaimer:

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.



Knight Music Academy

805 Telser Road



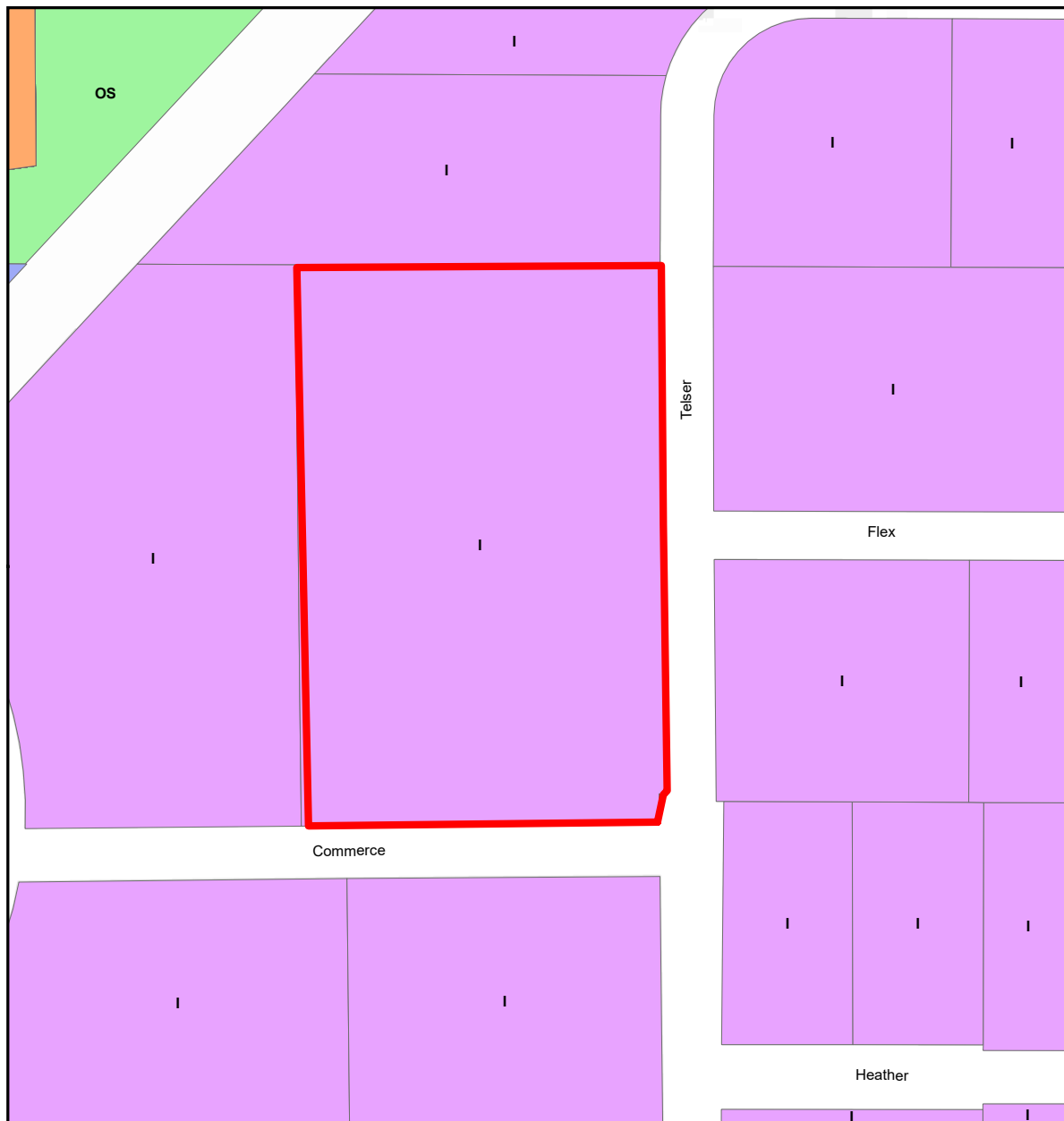
COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

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



Knight Music Academy

805 Telser Road



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

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

From: jimbiel1@aol.com
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)
Cc: laura@knightmusicacademy.com
Subject: Support Knight Music Academy!
Date: Thursday, June 10, 2021 3:05:56 PM

Tim, Ray, Orlando, Sarosh, Tom -

Next Wednesday evening, the Zoning Commission will be considering a special use permit for Knight Music Academy. I'd like to strongly advocate for approval of the permit.

Knight Music is a Lake Zurich success story. The business started in Lake Zurich, has built deep roots in the community, and grown to educate many of our children. Our family has enjoyed five years of music lessons for two kids at Knight Music. It's genuinely a well run business that attracts families from many surrounding communities.

This business also contributes to surrounding businesses. Our family has eaten in Lake Zurich restaurants weekly for five years following our kids' music lessons. We've run errands to LZ grocery stores and other retailers. If Knight Music moves to another town, we'll eat our dinners and run our errands in that town due to the convenience to the music school.

Please support this local business and help it stay within the Lake Zurich Community!!

Jim Biel

From: [Pamela Yaneza Schneider](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)
Subject: Appeal for Knight Music Academy
Date: Friday, June 11, 2021 6:16:47 AM

Dear Mr. Stratman,

I am writing to appeal on behalf of Knight Music Academy, requesting that you grant them a special use permit in the Industrial Park on Tesler Rd.

Our 8 year old son has been taking piano lessons there for the past 3 years. He and we love the academy, his instructors, and Laura. Laura has created an intellectually and emotionally stimulating place for children, and our son has flourished there. In addition to getting quality music lessons, he is part of a musical community and enjoys the recitals with fellow students, which Laura always makes enjoyable. The talent of all the children is amazing to watch.

We live in the area and the space and location seem perfect for the music center. To me it is a business that serves a meaningful purpose, so I am confused why other businesses in the business park are opposing it. If they are worried about noise from the instruments, there is a soundproofing solution.

I hope all can come to an agreement that is in the best interest of the children and the businesses, including Laura's business which is respectable and successful because of the work and love she and the instructors put into it.

Regards,
Pamela and Aaron Schneider

From: [James Koch](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)
Subject: Knight Music Academy Special Use Permit
Date: Friday, June 11, 2021 9:18:16 AM

Members of the Zoning Commission,

It has come to my attention that the Village is requiring Laura Knight to obtain a special use permit in order to move her music academy to the larger, more adequate facility on Telser. I respectfully ask that you grant this permit without reservation.

Quality music education is increasingly difficult to find, and as a father of two children who are students at Knight Music Academy, I can attest that Knight Music Academy is an asset to the Village of Lake Zurich. The professionals at Knight Music Academy, who come from throughout the Chicagoland area, are dedicated to enriching the lives of children. These professionals bring in students from Lake Zurich and various neighboring communities, which only increases the appeal of all the village has to offer.

It has also come to my attention that some of the businesses in the area in which Knight Music Academy is seeking a special use permit have come out against granting such a permit. That is absolutely appalling. Why would anyone be against a business that seeks to enrich the lives of children?

I trust you will make the right decision in granting this special use permit, and continue to keep Lake Zurich as a destination for quality education, both inside and outside the classroom.

Thank you for your time and consideration. If any members of the zoning commission would like to discuss this further, please do not hesitate to contact me.

Jim Koch
847.532.0919
koch.james@gmail.com

From: [Brian McGill](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); laura@knightmusicacademy.com
Subject: Knight Music Academy
Date: Friday, June 11, 2021 11:38:29 AM

Good Afternoon Planning and Zoning Commission.

I want to offer my support for the Knight Music Academy request for the special use permit. My daughter Abby has attended Knight Music academy for about 4 years. Knight Music academy is an asset to this town and to the school district. Knight Music academy continued to provide education while the schools were closed. D95 had very limited band and music programs, but we saw Knight Music academy students continue to make progress. Knight music also holds multiple recitals and in locations in Lake Zurich.

As a parent I always appreciate the opportunity to drop off a child for a positive education experience that is local. The music lessons offer the perfect opportunity to to run a few errands and spend some money locally. I am excited to see this location, as it will afford me the opportunity to utilize business along the route 22 corridor and downtown Lake Zurich. It's always sad when we have to take our children to services outside of Lake Zurich, as we normally then also spend money outside of Lake Zurich, as time is always the greatest obstacle to a parent.

I'd like to add I believe Knight Music has been a good neighbor to Zin and the Saloon nearby. I've never had any parking issues, even when the Saloon is crowded on a Saturday, nor have I seen Zin have any issues with parking.

In summary Knight Music Academy has been an asset to Lake Zurich, and will continue to be an asset where ever they locate! Let's keep them local.

Best Regards,

Brian McGill
549 Braemar.
mcgillb2000@yahoo.com

From: [Lauren Weiner](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)
Cc: [Laura Knight](#)
Subject: Special Use Permit for Knight Music Academy
Date: Friday, June 11, 2021 12:50:55 PM

To members of the Lake Zurich Zoning Commission:

I am writing in support of a special use permit for Knight Music Academy. I recognize that this permit is only awarded in exceptional cases; I strongly advocate that Knight Music Academy is such an exceptional case. It is an exemplary school and a true asset to the community.

My family has been a steady patron of the Academy--attending classes regularly each week--for nearly 6 years. Each time we have attended Knight Music Academy, it has provided an ideal environment for children to learn: a serene, well-designed space where students can focus and teachers can provide full attention to their craft. It is notably different from any other music school I researched or visited when selecting music education for my children--it's truly a one-of-a-kind, remarkable place.

Because of the nature of the classes, I have had the privilege to not only watch my children grow to love music and find joy in studying an instrument, but also to observe other children flourish in the same way. Knight Music Academy inspires children who love music to become *musicians*--practicing discipline, poise, respect and professionalism, even at very young ages. I have received countless referral requests from other parents who have heard my children play their instruments and want to see their own children learn in a similar manner. I'm sure I'm far from the only parent who has received such requests. The Academy's success and growth, therefore, generated by the quality of the instruction and the longevity of the enrollment of the students who study there, necessitates that the Academy expand to a larger space, zoned for industrial use. A smaller, commercially-zoned space would simply not allow for the increasing student enrollment while still maintaining the environment that facilitates so many students to thrive.

A music school cannot function well in a cramped space. Acoustics make a tremendous difference in the ability for students to hear themselves and improve their performance with their instruments. The quality of the instruction at Knight Music Academy paired with an appropriately sized space would certainly enhance the education and experience of the students enrolled at the school.

In my years of attending Knight Music Academy, on multiple occasions, I have exchanged smiles with the neighboring business owners at the Academy's current location, as they have noted how happy my kids seem about being there. I have absolute confidence that, if granted the opportunity to move into its new location, Knight Music Academy will continue to foster an environment that not only benefits its students, but also uplifts the businesses surrounding it, making the neighboring business owners--and patrons--smile when they see the families and children who learn there.

Knight Music Academy is a beloved establishment in Lake Zurich, and the fact that the school has grown beyond a commercially-sized space is a testament to its value to our community. If there is any business that warrants a special use permit, Knight Music Academy should place at the top of the list.

Thank you so much for your time and consideration.

Sincerely,

Lauren Weiner

**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: 805 Telser Rd.
2. Please attach complete legal description
3. Property Identification number(s): 14-16-200-075
4. Owner of record is: Sunny Du Phone: 830-281-7018
E-Mail sunny6310@gmail.com Address: 805 Telser Rd.
5. Applicant is (if different from owner): Laura Knight Phone: 773-350-4264
E-Mail laura@knightmusicacademy.com Address: 575 N. Rand Rd., Lake Zurich, IL 60047
6. Applicant's interest in the property (owner, agent, realtor, etc.): Tenant
7. All existing uses and improvements on the property are: owner's business
8. The proposed uses on the property are: Music School
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:
None known
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.

Laura Knight
(Name of applicant)

[Signature]
(Signature of applicant)

Subscribed and sworn to before me this 24th day of May, 2021.

Tanya L. Kettle
(Notary Public)

My Commission Expires 12/9/2024

Xiang Sun
(Name of Owner, if different)

[Signature]
(Signature of Owner, if different)

Subscribed and sworn to before me this 24 day of May, 2021.

Tanya L. Kettle
(Notary Public)

My Commission Expires 12/9/2024



TANYA L. KITTLE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 09, 2024

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 _____

(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 _____



Laura Knight
 Knight Music Academy
 575 N. Rand Rd.
 Lake Zurich, IL 60047

May 24, 2021

Mr. Orlando Stratman
 Village of Lake Zurich
 505 Telser Rd.
 Lake Zurich, IL 60047

Dear Mr. Stratman:

I am hereby applying for a Special Use Permit for Knight Music Academy. We are currently located at 575 N. Rand Rd., but seek to move, in the capacity of tenant, to 805 Telser Rd. which is owned by Ms. Sunny Du (SUNNYDU LLC). Ms. Du has a vacant unit that is fully built out that would suit the needs of Knight Music Academy perfectly.

For your consideration in this matter, I submit the following:

- Knight Music Academy, a community music school serving ages 1 through adult, opened its doors in Lake Zurich in August 2010.
- We have one full-time employee, one part-time employee, and eleven part-time independent contractors.
- Our main hours of operation are Monday through Friday from 3:00 p.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 2:00 p.m. Generally, on any given day, there are three to five instructors giving lessons. This translates to serving roughly six to ten students per hour or, as pertains to traffic, six to ten cars per hour during our hours of operation.

Please be advised that I have spent four years working with a commercial real estate broker who is intimately familiar with the area in finding a new space for Knight Music Academy. The spaces available in the business district have not been, and are currently not, suitable for Knight Music Academy for a variety of reasons including, but not limited to, the following: the poor condition of some properties, the cost associated with build-out is cost prohibitive, the cost per square foot based on the square footage we need is out of our price range, and the nature of some businesses is not family-friendly and therefore not suitable as a neighbor for a family-friendly business such as Knight Music Academy.

Attached please find the following: plat of survey, legal description of the subject property, proof of ownership of the subject property, a general concept plan, the completed, signed, notarized application, and fees.

I have been very proud to call Lake Zurich home to Knight Music Academy these last ten, almost eleven years. Please know that my current lease expires on August 31, 2021. Without approval of the special use permit, Knight Music Academy would be temporarily homeless, and force us to move out of Lake Zurich. I humbly ask for a favorable decision in this matter.

Thank you for your time and consideration.

Sincerely,

Laura Knight
President
Knight Music Academy



ABOUT KNIGHT MUSIC ACADEMY...

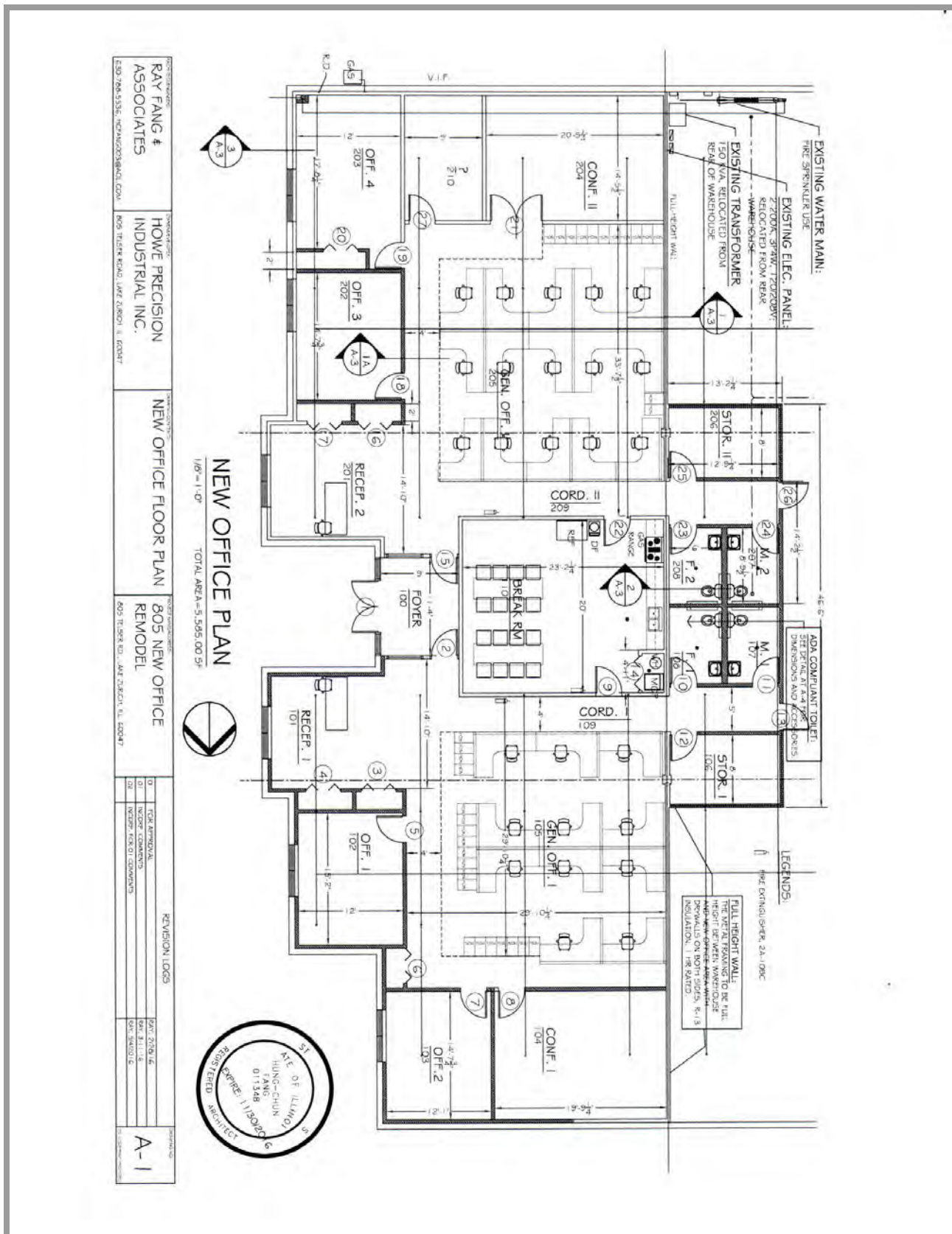
- Knight Music Academy is unique to the area in many ways. As a community music school, we offer a wide range of courses for ages 1 through adult, beginner to advanced.
- Our curriculum includes early childhood classes for ages 1-4. For ages 5 through adult, we offer private instruction in both Suzuki and traditional methods for violin, viola, cello, and classical guitar, and traditional instruction is available for the aforementioned, as well as piano, voice, and flute.
- We also offer enrichment courses such as ensembles and workshops.
- We offer multiple performance opportunities throughout the year including our Halloween recital where students and faculty are encouraged to wear costumes, a Holiday Concert which is a sight and sound spectacular because it's largely an ensemble performance, and a Spring Solo Recital. These performances take place off-site as our facilities are too small to house these events. Local churches and Cutting Hall in Palatine have been venues used in the past.
- All of our instructors have a *minimum* of a bachelor's degree in music; most have master's degrees, and many have additional credentials including, but not limited to, Suzuki and Orff training. They also have years of teaching and performing experience, so they're uniquely qualified to work with all levels of students, rank beginner through advanced. As a result of this level of expertise, we have produced students who have gone on to win competitions and become music majors in college.
- For the convenience of our clients, we have a modest boutique where we stock quality classical guitars in a variety of sizes, have curated a fleet of quality violins and violas for rental, and a dynamic assortment of books and accessories our students need for their studies.
- As a result of the above, Knight Music Academy draws students not only from the 60047 and 60010 towns, but also from Fox River Grove, Buffalo Grove, Palatine, Wauconda, Volo, Mundelein, Hainesville, and Kenosha, WI!
- Knight Music Academy has also historically offered employment to its high school students in the capacity of administrative assistant.

EXHIBIT ALEGAL DESCRIPTION

UNIT C IN SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 5116240, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE COUNTY, ILLINOIS.

Unit C.

Commonly Known Address: 805 Telser Road, Lake Zurich, Illinois 60047
P.I.N.: 14-16-200-075





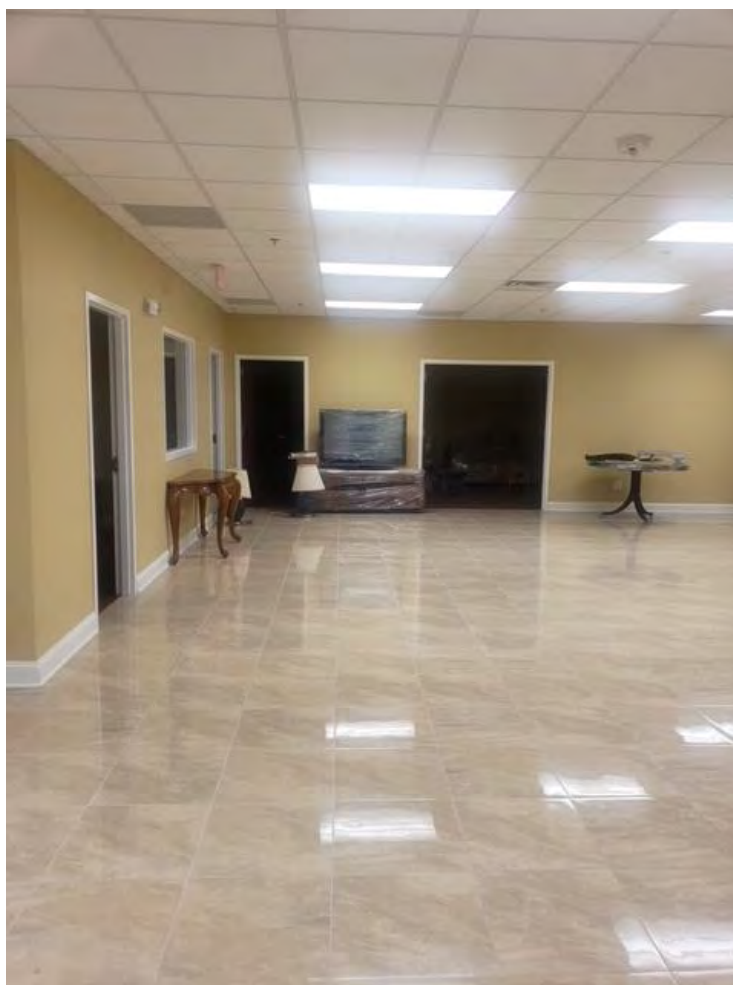
CONCEPT PLAN



The exterior of 805 Telser Rd. The suite in the forefront of the photo is the proposed future home of Knight Music Academy.



This open space will serve as the room in which we will offer ensemble classes, as well as group classes. Where the console table is in this photo will serve as the area for our modest boutique (books and accessories that our students purchase for their studies). The upper right quadrant of this photo demonstrates where the reception area will be located, and where the entrance into the suite is located.



View from door entering into the unit.



Located near the entrance to the suite and adjacent to the reception area, this office would be utilized as a piano studio. (14' 7 3/4 " x 12')



This office would serve as the guitar studio and owner's office. (17' 8 ¼ " x 12')

There are three other offices that are identical to the two offices highlighted in this concept plan. They only vary in size. Specifically, they are 9' x 14' 5 ½ " (future violin and flute studio), 20'5 ¼" x 14' 5 ½" (cello and piano studio), and 12'9 ¼"x 8' (piano studio). Additionally, the suite has two ADA compliant restrooms that feature the same gorgeous marble flooring as featured in the great room.

AFFIDAVIT OF TITLE

The undersigned affiant ("**Grantor**"), being first duly sworn on oath, states and warrants to **SUNNYDU LLC**, of 805 Telser Road, Lake Zurich, Illinois 60047 (the "**Grantee**"), that affiant has an interest in the property described below or in the proceeds thereof, or is the grantor in the deed dated December 22, 2015 to the Grantee, conveying the interest of the grantor in the property legally described on **Exhibit A** attached hereto.

Affiant further states that no labor or materials have been furnished for the property within the last four months that are not fully paid for, and that since the date of that certain commitment for title insurance policy issued by Chicago Title Insurance Company, with an effective date of November 11, 2015, and known as Commitment No. 15WNW113059WH, affiant has not done, or suffered to be done, anything that could in any way affect the title to the property, and no proceedings have been filed by or against the affiant nor has any judgment or decree been rendered against the affiant, nor is there any judgment note or other instrument that can result in judgment against the affiant within five (5) days from the date hereof.

To the best of his knowledge, all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

This instrument is made to induce, and in consideration of the said grantee's consummation of the purchase of the premises.

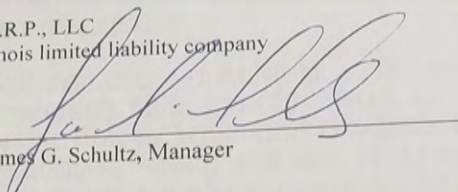
Affiant further states: Naught.

[SIGNATURE PAGE FOLLOWS]

Dated this 22nd day of December, 2015.

GRANTOR:

J.T.M.R.P., LLC
an Illinois limited liability company

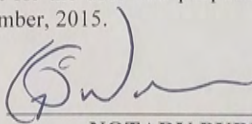
By: 
James G. Schultz, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

ACKNOWLEDGMENT

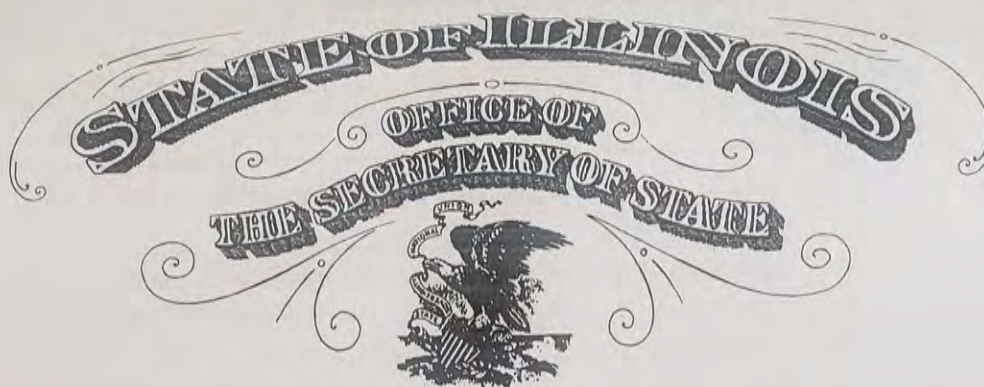
The undersigned, being a Notary Public in and for said County, in the State aforesaid, does hereby certify that James G. Schultz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and notarial seal this 22 day of December, 2015.

[SEAL]



NOTARY PUBLIC

OFFICIAL SEAL
GEORGE S WEEMS
Notary Public - State of Illinois
My Commission Expires May 7, 2018



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 1 PAGE(S), AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR SUNNYDU LLC.



Authentication #: 1535702059 verifiable until 12/23/2016.
Authenticate at: <http://www.cyberdriveillinois.com>

In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 23RD
day of DECEMBER A.D. 2015 .

Jesse White

SECRETARY OF STATE

Knight Music Academy
805 Telser Road

Letters of Objection

SUMKA ASSOCIATION

P.O. BOX 518
LAKE ZURICH, IL 60047

June 7, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

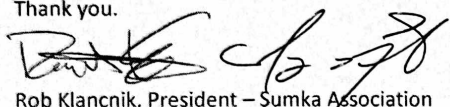
Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

The Board of the Sumka Association which governs the parcel of land that the northwest corner of Commerce and Telser Roads objects to the request for Special Use for the Music School at 805 Telser Road and requests that the Village of Lake Zurich Planning and Zoning commission denies the request.

The Sumka Association declaration which has been provided to the Village of Lake Zurich states specifically that no part of the property shall be used for any other purpose than that permitted by current zoning for the parcel.

Thank you.



Rob Klancnik, President – Sumka Association
George Nikas, Vice President – Sumka Association

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

LAW OFFICES OF

Robert A. Motel, P.C.

4433 West Touhy Avenue
Lincolnwood, Illinois 60712

Telephone: (847) 674-3330
Facsimile: (847) 674-2590
Email: ram@ramotellaw.com
Website: www.ramotellaw.com

June 9, 2021

Via email: info@lakezurich.org

Village of Lake Zurich
Orlando Stratman
Chairperson,
Planning and Zoning Commission
505 Telser Road
Lake Zurich, Illinois 60047

Re: Application for a Special Use Permit (the "Application")
filed by Sunny Du (the "Applicant")

Dear Mr. Stratman:

Please be advised that I represent Sumka Development Industrial Condominium Association (the "Association").

It has come to my attention that Sunny Du filed a Zoning Application with the Village requesting approval of a Special Use Permit regarding the Property commonly known as 805 Telser Rd., Lake Zurich, Illinois 60047 (the "Property"). The Association hereby requests that the Application be denied.

The Declaration of Condominium Ownership for the Association states, in part, that no part of the Property shall be used for any other purpose than that permitted by current zoning for the Property; attached is a copy of the Declaration (see page 23). The Property is zoned for Industrial-1 for manufacturing, warehousing, etc.

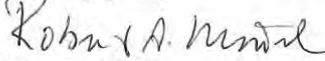
June 9, 2021
Page 2

The request of the Applicant to conduct a music school at the Property will be contrary to the current Village Ordinance, Declaration of the Association and would create a dangerous and hazardous condition for ingress and egress to the music school. There are dozens of trucks and vehicles that enter and exit the common area on a daily basis with at least one (1) business operating three (3) shifts.

In consideration of the above, the Applicant shall locate said music school at a commercial, business or retail location and the Special Use Permit should be denied.

Thank you for your cooperation.

Very truly yours,



Robert A. Motel

RAM.cr

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich –
sarosh.saher@lakezurich.org, Kelly Sheehan- ksheehan3411@gmail.com

Page 23

ARTICLE IX
BOARD'S RIGHT OF ENTRY

The Board or its agents, in the case of an emergency, without notice, shall have the right to enter any Building, including any of the appurtenant Limited Common Elements, when necessary in exercise of its authority herein, in connection with any maintenance, repair and replacement for which the Board is responsible. Such entry shall be made with as little inconvenience to the Owners as practicable, and any damage caused thereby shall be repaired by the Board, as a Common Expense.

ARTICLE X
REAL ESTATE TAXES

Real estate taxes, special assessments, and any other special taxes or charges of the State of Illinois or any duly authorized subdivision or agency thereof, are to be separately taxed to each Owner for his Building Ownership, as provided in the Act. Upon the affirmative vote of Voting Members representing a majority of the votes in the Association or the affirmative vote of three-fourths (3/4) of the members of the Board, the Board, on behalf of all the Owners, shall have the authority to seek relief for the Owners from any such taxes, special assessments of charges, and any expenses incurred in connection therewith shall be Common Expenses.

ARTICLE XI
USE, OCCUPANCY AND MAINTENANCE OF UNITS
AND COMMON ELEMENTS

11.01 **Use and Occupancy.** No part of the Property shall be used for any other purpose than that permitted by current zoning for the Parcel. The use and occupancy of each Building shall at all times be subject to and in compliance with all applicable laws, ordinances and regulations, including but not limited to zoning, building, fire and health codes and regulations. No Building shall be used as a residence. No auto repair work may be performed on the Property. No industrial hazardous material shall be stored on the Property. That part of the Common Elements separating any two or more Buildings used together may be altered to afford ingress and egress to and from such Buildings in such manner and upon such conditions as shall reasonably be determined by the Board.

11.02 **Maintenance, Repair and Replacement of Common Elements.** Except as otherwise specifically provided in this Declaration, decorating, maintenance, repair and replacement of the Common Elements shall be furnished by the Board on behalf of the Association as part of the Common Expenses. The Association shall maintain the Common Elements in a first-class condition and promptly repair any damage to the Common Elements.

23



June 7, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at phone number 847/420-2421.

Sincerely,

A handwritten signature in cursive script that reads "Theodore Meyers".

Ted Meyers
President

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

Tuf-Tite® Inc., 1200 Flex Court, Lake Zurich, Illinois 60047 Phone 847-550-1011 Fax 847-550-8004
Toll-Free 800-382-7009



SCREENFLEX

The World's Highest Quality Portable Room Dividers!

June 7, 2021

Village of Lake Zurich
Building and Zoning Commission
200 E. Main Street
Lake Zurich, IL 60047

Re: Special Use Permit Request for 805 Telser Road

Dear Lake Zurich Building Department:

I write this letter to you as a representative for the following entities:

- President-Screenflex Portable Partitions at 585 Capital Drive
- President-Lake Zurich Corporate Park Owners Association

Unfortunately, I find myself again trying to explain the zoning rules already establish by the Village of Lake Zurich. Screenflex has been in the industrial park for 22 years now and we enjoy our "industrial" business neighbors. Screenflex will also continue to protect its neighborhood of "industrial" operations. More than anything else Screenflex love trucks – trucks bring us raw materials and trucks move our finished products to our customers. Not to overstate the obvious – someone bringing their child to a music lesson is not the proper mix with our business and truck traffic. Zoning districts in a village are establish for this reason.

Finally, I will state another obvious point about this request – this location is all about "cheaper" rent. We all know that the rent in the industrial park is less expensive than it is along Route 12. Screenflex is located in I-2 zoning because we are a manufacturing operation – we belong here. There are plenty of other locations throughout our village, please ask the Lake Zurich village staff, they can direct this business there.

Please reject this request for a special use at 805 Telser Road. Please let us run our businesses without the unwanted these distractions of village business.

Thank you.

John Maas

585 CAPITAL DRIVE • LAKE ZURICH, IL 60047 • 800-553-0110 • 847-726-2990 FAX • SCREENFLEX.COM

Lake Zurich Lot 1, LLC
947 Franklin Avenue
River Forest, Illinois 60305
708-363-3201
carl@pfventures.com

June 8, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners:

As an owner of property located at 1411 Ensell Road in the Lake Zurich Industrial Park, and as a representative of the building occupant, I am unable to support the consideration of a special use exemption to allow the proposed music school to occupy and operate from a space at 805 Telser Road, or at any other address in the industrial park.

The guidelines for uses of properties in the park were established for the purpose of protecting us from uses such as this. Please strongly and seriously consider denying this application for the sake of protecting the financial and lifestyle interest of the owners and building occupants of the park.

If there is a need to discuss my objections, I can be reached almost anytime via any of the communication methods identified in the heading of this letter.

Thank you for your time and considerations.

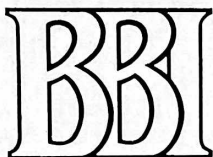
Sincerely.

Lake Zurich Lot 1, LLC

Carl A. Przyborowski

Managing Member

cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org



Bearing
Brokers
Inc.

June 8, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at (847) 540-6113 or jgnikas@gmail.com

Sincerely,

A handwritten signature in black ink, appearing to read 'John Nikas', is written over a faint, circular official seal of the Village of Lake Zurich.

John Nikas
Bearing Brokers Inc.
1010 Commerce Drive
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

1010 Commerce Drive • Lake Zurich, Illinois 60047 • 847/540-5596 • Fax: 847/540-6142

June 8, 2021

Village of Lake Zurich
Building and Zoning Division
505 Telser Road
Lake Zurich, IL 60047

Re: Special Use Permit Request for 805 Telser Road

Dear Chairman and Commissioners of the Planning and Zoning Commission:

This letter is regarding the matter of your review of a request for a Special Use Permit to allow a music school to operate in the Industrial Zoning District. As President of the Lake Zurich Industrial Council, on behalf of the membership, I respectfully ask that the PZC deny this application for a special use at 805 Telser Road.

The property / building owners in the Industrial Zoning District once again find ourselves defending the Lake Zurich Zoning Codes against non industrial businesses trying to operate "retail" type businesses in the Industrial Zoning District. The Village of Lake Zurich has well defined zoning guidelines that need to be followed to ensure safety and continuity of land use, for all of the residents of Lake Zurich.

Music schools, day care facilities, and personal training studios are not even remotely related to industrial business operations and as such, they have no place in an industrial zoning. We respectfully ask that you respect the guidelines of the industrial zoning code and deny this special use application.

Lake Zurich has zoning districts that already meet the needs of a music school without the need for a special use permit. This business should be located there; where it fits.

Sincerely,

Michael Hilt
Lake Zurich Industrial Council – President

AFCO PRODUCTS, INC.

Precision Machined Components...



P: 847-299-1055

F: 847-299-8455

**1030 Commerce Drive
Lake Zurich, IL 60047
www.afco-products.com**

June 7, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community, a Lake Zurich Industrial Council member and a property owner in the Lake Zurich Industrial Park (on the same parcel of property as the applicant) I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I would like to formally request that the Planning and Zoning Commissioners deny this application.

The Lake Zurich Industrial Park, and our property specifically, is zoned I for Manufacturing, Warehousing, etc. This is not the place for a music school with students coming and going every hour as classes start and stop. Traffic within the park is almost exclusively commercial and it is not the place for this type of consumer business. There is a reason manufacturing companies come to an industrial park and that is to be among businesses that are like-minded and carry out business in a manner that is consistent with one another. This application is a complete departure from this and will result in added traffic and potentially unsafe circumstances.

The above aside, each of us property owners at this site, as a part of our purchase conditions have signed an association declaration that does not allow the property to be used for any purpose other than what it is currently zoned for. This condition also extends to any person who leases an individual building or space. Again, this application should be denied.

Thank you for your consideration. Should you wish to contact me I can be reached at cklancnik@afco-products.com or the address/phone number listed above.

Sincerely,



Chris Klancnik
President

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

From: [Anthony iND](#)
To: [Tim Verbeke](#); [Tom Poynton](#); [Ray Keller](#); [Sarosh Saher](#)
Subject: Music School
Date: Wednesday, June 9, 2021 12:13:49 AM

A&L Ventures LLC / iND-Distribution
904 Donata Court
908 Donata Court
Lake Zurich, IL 60047

June 7, 2021

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and an owner of multiple properties in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To allow a musical school via a special use would be a great disservice to the Lake Zurich Industrial Community. We have seen far too much non commercial and non industrial business in the park. Inviting folks to gather in any sort of crowds in the industrial areas is not beneficial to the intended use of these properties. An industrial condominium is certainly no place for a school of any kind.

Thank you for your consideration. Should you wish to contact me I can be reached by email at anthony@ind-distribution.com or by phone at 847.736.9391.

Regards,

Anthony Palella

Schaff

PIANO SUPPLY CO.

1370 Ensell Road, Lake Zurich, IL 60047

Tel: 847-438-4556 Fax 847-320-1390 800-747-4266 www.schaffpiano.com

June 7, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at (847)438-4556 or hjohnson@schaffpiano.com.

Sincerely,


Herb Johnson
1370 Ensell Rd.
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

The House Dedicated To Service

For Professional Piano Technicians and Music Merchants

**Energy Light, Inc.
1881 Rose Road
Lake Zurich, IL 60047**

June 7, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a business owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

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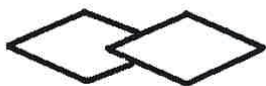
Thank you for your consideration. Should you wish to contact me I can be reached per below.

Sincerely,



Sam Ozgen
Vice President of Operations
Direct:224-539-8017
sozgen@lightmart.com

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org



GPM MFG., INC.

PRECISION CNC MACHINING 1199 FLEX CT • LAKE ZURICH, IL 60047 • TEL (847) 550-8200 • FAX (847) 550-8204

June 9, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at sgodek@gpmmfg.com or 847-550-8200.

Sincerely,

Steven Godek
GPM Mfg., Inc.
1199 Flex Ct.
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich –
sarosh.saher@lakezurich.org

Designcraft

850 Telser Road • Lake Zurich, IL 60047 • Phone: 847-719-2500 • FAX: 847-719-2501 • www.designcraft.com

June 9, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I would like to take this opportunity to bring to your attention that I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To allow a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached via the information below.

Sincerely,



Eric Stern
President
Designcraft, Inc.
850 Telser Road
Lake Zurich, IL 60047
847-404-8853

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

From: [Ed Stoffels](#)
To: [Tim Verbeke](#)
Cc: [Tom Poynton](#); [Ray Keller](#); [Sarosh Saher](#)
Subject: Special use permit for 805 Telser Rd,
Date: Thursday, June 10, 2021 11:00:09 AM

To: The Chairperson and the Planning and Zoning Commissioners

I am a business man and property owner in the Lake Zurich Industrial Park. I am writing to object to the Special Use request for a music school at 805 Telser Rd.

I formally request that the Planning and Zoning Commissioners deny this application.

The Lake Zurich Industrial Park is a valuable asset to the Village. It is well run and is primarily zoned industrial. To grant a music school a special use permit in our industrial zone will create problems in the future. I believe that the Lake Zurich Zoning Code allows for a music school in its business, commercial and retail designations. The music school would be a much better fit in that zoning classification.

Thank you for your consideration. Should you wish to contact me I can be reached at 847-431-8410.

Sincerely yours,

Edgar O. Stoffels
estoffels@ameritech.net
JSJS LLC.
510 Telser Rd
Lake Zurich, IL 60047

Heidts Automotive LLC

June 10, 2021

Tim Verbeke
Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park adjacent to the subject property, I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL. I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I1 for Manufacturing, Warehousing, etc., given its dedicated commercial activity, heavy vehicle traffic and restricted manufacturing areas, and intentionally segregated from residential and public retail Village community areas. To elect to have a music school, with its commercial, business and retail designations, begin operating in the midst of this Industrial Park Zone via a special use is contrary to Lake Zurich Zoning Code intent and its recognition of venue risks and a disservice to the Lake Zurich Industrial Community, which has supported you and the Village.

Thank you for the opportunity to share my views. Should you wish to contact me I can be reached at wallace@heidts.com or 847.487.3715.

Kind regards,



Wallace Leyshon
CEO/Property Owner
Heidts Automotive

Cc: Tom Poynton, Mayor, Village of Lake Zurich
Ray Keller, Village Manager,
Sarosh Saher, Community Development,

800 Oakwood Road, Lake Zurich, IL 60047
Phone: 800.841.8188



June 7, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson
Planning and Zoning Commission
Village of Lake Zurich
200 Telser Road
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at 847-726-9580.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Hatz", is written over the typed name and address.

Greg Hatz
ATTs Logistics LP
290 Telser Rd
Lake Zurich IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org

Knight Music Academy
805 Telser Road

Letters in Support

From: jimbiel1@aol.com
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)
Cc: laura@knightmusicacademy.com
Subject: Support Knight Music Academy!
Date: Thursday, June 10, 2021 3:05:56 PM

Tim, Ray, Orlando, Sarosh, Tom -

Next Wednesday evening, the Zoning Commission will be considering a special use permit for Knight Music Academy. I'd like to strongly advocate for approval of the permit.

Knight Music is a Lake Zurich success story. The business started in Lake Zurich, has built deep roots in the community, and grown to educate many of our children. Our family has enjoyed five years of music lessons for two kids at Knight Music. It's genuinely a well run business that attracts families from many surrounding communities.

This business also contributes to surrounding businesses. Our family has eaten in Lake Zurich restaurants weekly for five years following our kids' music lessons. We've run errands to LZ grocery stores and other retailers. If Knight Music moves to another town, we'll eat our dinners and run our errands in that town due to the convenience to the music school.

Please support this local business and help it stay within the Lake Zurich Community!!

Jim Biel

From: [Pamela Yaneza Schneider](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)
Subject: Appeal for Knight Music Academy
Date: Friday, June 11, 2021 6:16:47 AM

Dear Mr. Stratman,

I am writing to appeal on behalf of Knight Music Academy, requesting that you grant them a special use permit in the Industrial Park on Tesler Rd.

Our 8 year old son has been taking piano lessons there for the past 3 years. He and we love the academy, his instructors, and Laura. Laura has created an intellectually and emotionally stimulating place for children, and our son has flourished there. In addition to getting quality music lessons, he is part of a musical community and enjoys the recitals with fellow students, which Laura always makes enjoyable. The talent of all the children is amazing to watch.

We live in the area and the space and location seem perfect for the music center. To me it is a business that serves a meaningful purpose, so I am confused why other businesses in the business park are opposing it. If they are worried about noise from the instruments, there is a soundproofing solution.

I hope all can come to an agreement that is in the best interest of the children and the businesses, including Laura's business which is respectable and successful because of the work and love she and the instructors put into it.

Regards,
Pamela and Aaron Schneider

From: [James Koch](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)
Subject: Knight Music Academy Special Use Permit
Date: Friday, June 11, 2021 9:18:16 AM

Members of the Zoning Commission,

It has come to my attention that the Village is requiring Laura Knight to obtain a special use permit in order to move her music academy to the larger, more adequate facility on Telser. I respectfully ask that you grant this permit without reservation.

Quality music education is increasingly difficult to find, and as a father of two children who are students at Knight Music Academy, I can attest that Knight Music Academy is an asset to the Village of Lake Zurich. The professionals at Knight Music Academy, who come from throughout the Chicagoland area, are dedicated to enriching the lives of children. These professionals bring in students from Lake Zurich and various neighboring communities, which only increases the appeal of all the village has to offer.

It has also come to my attention that some of the businesses in the area in which Knight Music Academy is seeking a special use permit have come out against granting such a permit. That is absolutely appalling. Why would anyone be against a business that seeks to enrich the lives of children?

I trust you will make the right decision in granting this special use permit, and continue to keep Lake Zurich as a destination for quality education, both inside and outside the classroom.

Thank you for your time and consideration. If any members of the zoning commission would like to discuss this further, please do not hesitate to contact me.

Jim Koch
847.532.0919
koch.james@gmail.com

From: [Brian McGill](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); laura@knightmusicacademy.com
Subject: Knight Music Academy
Date: Friday, June 11, 2021 11:38:29 AM

Good Afternoon Planning and Zoning Commission.

I want to offer my support for the Knight Music Academy request for the special use permit. My daughter Abby has attended Knight Music academy for about 4 years. Knight Music academy is an asset to this town and to the school district. Knight Music academy continued to provide education while the schools were closed. D95 had very limited band and music programs, but we saw Knight Music academy students continue to make progress. Knight music also holds multiple recitals and in locations in Lake Zurich.

As a parent I always appreciate the opportunity to drop off a child for a positive education experience that is local. The music lessons offer the perfect opportunity to to run a few errands and spend some money locally. I am excited to see this location, as it will afford me the opportunity to utilize business along the route 22 corridor and downtown Lake Zurich. It's always sad when we have to take our children to services outside of Lake Zurich, as we normally then also spend money outside of Lake Zurich, as time is always the greatest obstacle to a parent.

I'd like to add I believe Knight Music has been a good neighbor to Zin and the Saloon nearby. I've never had any parking issues, even when the Saloon is crowded on a Saturday, nor have I seen Zin have any issues with parking.

In summary Knight Music Academy has been an asset to Lake Zurich, and will continue to be an asset where ever they locate! Let's keep them local.

Best Regards,

Brian McGill
549 Braemar.
mcgillb2000@yahoo.com

From: [Lauren Weiner](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)
Cc: [Laura Knight](#)
Subject: Special Use Permit for Knight Music Academy
Date: Friday, June 11, 2021 12:50:55 PM

To members of the Lake Zurich Zoning Commission:

I am writing in support of a special use permit for Knight Music Academy. I recognize that this permit is only awarded in exceptional cases; I strongly advocate that Knight Music Academy is such an exceptional case. It is an exemplary school and a true asset to the community.

My family has been a steady patron of the Academy--attending classes regularly each week--for nearly 6 years. Each time we have attended Knight Music Academy, it has provided an ideal environment for children to learn: a serene, well-designed space where students can focus and teachers can provide full attention to their craft. It is notably different from any other music school I researched or visited when selecting music education for my children--it's truly a one-of-a-kind, remarkable place.

Because of the nature of the classes, I have had the privilege to not only watch my children grow to love music and find joy in studying an instrument, but also to observe other children flourish in the same way. Knight Music Academy inspires children who love music to become *musicians*--practicing discipline, poise, respect and professionalism, even at very young ages. I have received countless referral requests from other parents who have heard my children play their instruments and want to see their own children learn in a similar manner. I'm sure I'm far from the only parent who has received such requests. The Academy's success and growth, therefore, generated by the quality of the instruction and the longevity of the enrollment of the students who study there, necessitates that the Academy expand to a larger space, zoned for industrial use. A smaller, commercially-zoned space would simply not allow for the increasing student enrollment while still maintaining the environment that facilitates so many students to thrive.

A music school cannot function well in a cramped space. Acoustics make a tremendous difference in the ability for students to hear themselves and improve their performance with their instruments. The quality of the instruction at Knight Music Academy paired with an appropriately sized space would certainly enhance the education and experience of the students enrolled at the school.

In my years of attending Knight Music Academy, on multiple occasions, I have exchanged smiles with the neighboring business owners at the Academy's current location, as they have noted how happy my kids seem about being there. I have absolute confidence that, if granted the opportunity to move into its new location, Knight Music Academy will continue to foster an environment that not only benefits its students, but also uplifts the businesses surrounding it, making the neighboring business owners--and patrons--smile when they see the families and children who learn there.

Knight Music Academy is a beloved establishment in Lake Zurich, and the fact that the school has grown beyond a commercially-sized space is a testament to its value to our community. If there is any business that warrants a special use permit, Knight Music Academy should place at the top of the list.

.
Thank you so much for your time and consideration.

Sincerely,

Lauren Weiner

From: [Thomas Bronk](#)
To: [Tim Verbeke](#)
Cc: [Ray Keller](#)
Subject: Knight Academy Relocation
Date: Friday, June 11, 2021 2:06:38 PM

Hello,

I'm writing this to ask you to allow Knight Academy to relocate as requested. We have been going to them for years and it would become very difficult to continue if they are required to move to another city.

Thank you in advance for your cooperation on this matter.

Best Regards,

Tom and Celine Bronk

Sent from my iPhone

Heather Zimmerman
200 Sunset Ct.
Lake Zurich, IL 60047

June 12, 2021

Lake Zurich Planning &
Zoning Commission
70 East Main St.
Lake Zurich, IL 60047

Re: Knight Music Academy/
Special Use Permit

Dear Commission Chair Stratman and Members:

As a resident of Lake Zurich for the past 8 years and a family of the Knight Music Academy (KMA) for more than 5 years, I respectfully request that the Commission approve KMA's Special Use Permit request. Failure to approve the permit will certainly harm the ability of our young residents to access premier music education, particularly those with transportation or financial constraints, and diminish the reputation of our community as home to premier music instruction.

KMA has been providing unparalleled, high quality music education to residents (young and old) of Lake Zurich and beyond for more than 10 years. In fact, KMA's stellar reputation in the Lake Zurich and surrounding communities has resulted in the phenomenal growth that I've personally witnessed in the 5 years that my daughter has been attending. It is as a result of that growth that KMA needs to relocate to a larger facility and in a location that will not materially impact student tuition costs. KMA would prefer to remain in the community that has embraced and supported it from its inception – Lake Zurich. As a parent who has witnessed many students' confidence and musical talents blossom as a result of KMA, I implore you to approve the Special Use Permit Request that will keep this fine institution rooted in our community.

Sincerely,

H. Zimmerman

Heather Zimmerman

From: [Art Barrett, CPA](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Tom Poynton](#); [Sarosh Saher](#)
Cc: [Ms. Laura Knight](#); [BAATAdmin.Barrett](#)
Subject: Zoning permit for Knight Music Academy- proposed on Telser Road
Date: Saturday, June 12, 2021 11:09:45 AM

Mr. Stratman and other Lake Zurich Village officials, thank you in advance for the consideration of my email.

I am writing on behalf of Mrs. Laura Knight, the owner of Knight Music Academy, currently located at 575 N Rand Road in Lake Zurich. I have personally and professionally known Laura since 2010, and much like myself, once a small and struggling business in a community that desires such businesses, have since watched her work in and on her business through careful and thoughtful consideration. As a result, I would hope the "Zoning Commission" and the Village leadership embrace another small and thriving business that wants to grow in a location that would leave them unencumbered and unbothered from the location they are currently located at - next to Zin Gastro Pub to a location that offers greater space and improved sound protection that will enhance the teacher and student experience and another business would remain in Lake Zurich!

Additionally, as a parent who has personally seen the benefits that a Music Academy can offer to student's, this relocation might even allow further musical development of students that are closely located to the proposed location on Telser Ave- think elementary and high school!

In closing, I want to thank you for your consideration and if there are any additional follow-ups-feel free to reach me at our office- 847-550-0788.

Respectfully submitted,

Art Barrett, CPA
Barrett Accounting and Tax, LLC
67 South Old Rand Road, Ste A
Lake Zurich, Illinois 60047

From: adrian.quinones@comcast.net
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)
Cc: tsields@pioneerlocal.com; laura@knightmusicacademy.com; "Representative Lauren Underwood"; "Adriana"
Subject: Approve zoning permit to Knight academy
Date: Saturday, June 12, 2021 6:51:45 PM

Dear Mr. Orlando Stratman, et al,

Very few institutions can be considered a cultural and social pillar to a community, Knight Academy is one of those few which sustain and enhance the values of culture, discipline and education through their music formation to the whole Lake Zurich community and surrounding cities.

Lake Zurich has now an opportunity to retain such a cultural magnet in a larger facility down Tesler Rd. and apparently some businesses there wrote notes to not grant the zoning permit for the academy to operate certainly not realizing that Knight academy actually will increase the equity value of the operations there, including the precedent of the MVP Sports academy that already operates in the zone (www.gomvpsports.com).

With your vast experience in the village codes and ordinances, I am sure you will have no problem in recommending the village board to agreeably approve the zone permit and start operations as soon as this August.

Thanks in advance for your prompt and positive action,

Adrian Quinones MBA, MMM
<http://www.linkedin.com/in/AdrianQuinones>
Cell (224) 358-8017

June 14, 2021

Orlando Stratman

Planning and Zoning Commission Chair

CC:

Tim Verbeke, Senior Planner

Ray Keller, Village Manager

Sarosh Saher, Community Development

Tom Poynton, Mayor

Laura Knight

Dear Chair Stratman,

We are writing to request the zoning board grant the Knight Music Academy the special use permit which would allow the school to move into the industrial park on Telser.

Laura Knight and the Knight Music Academy have been a part of this community since 2010 and have been instrumental in the growth of all the children who have passed through her doors.

As the parents of a student of the Knight Music Academy, we can personally speak to the positive impact that Mrs. Knight and her school have had on the children in our community.

For the Knight Music Academy to expand and prosper, it is important to have an adequate space.

Mrs. Knight has found the perfect space in the industrial park on Telser Rd. and we would ask that you grant the school the special use permit that has been requested.

The Knight Music Academy has had a home in Lake Zurich for many, many years and it is our hope that it will continue to have a home here for many years to come.

Sincerely yours,

Laura Ludika and Janis Bibers

parents of guitar student Luize Bibere

From: [Subbarao Mandavilli](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)
Cc: [Yahoo](#)
Subject: Request for Special Permit Grant - Knight Music Academy
Date: Monday, June 14, 2021 8:35:20 PM

Orlando Stratman,

This letter is in request for a Special use permit for Knight Music Academy at Lake Zurich. We have known Laura and the institute for many years. They have an excellent academy whose goal is to train and create talent in music for the future. Their staff and administration is incredibly excellent and professional. We should ensure to not lose them out of the Lake Zurich area.

As parents of children who are students at Knight Music academy, Rotary member for Lake Zurich whose goal is to get the best for Lake Zurich, we sincerely request the special use permit for Knight music academy at the industrial park.

If there is anything we could do to provide additional information, please let me know.

Thanks and Regards,
Subbarao Mandavilli

From: [Nirzari Patel](#)
To: [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)
Subject: Request Special Permission for Knight Music Academy
Date: Monday, June 14, 2021 10:16:34 PM

Dear Board Members,

My two sons have been attending Knight Music Academy (KMA) in Lake Zurich for the past 5 years. There are many music academies in the Barrington area, where we reside, but none of them are as great as KMA. KMA is not only a place where kids learn music but it has great cultural values. We have developed great relations with Laura, music teachers, and other parents at the academy. It would be very disappointing if KMA has to move out of the Lake Zurich area.

We would kindly request to grant a special permission for Knight Music Academy at the facility so our kids can continue to have their music lessons from the teachers they love.

Sincerely,



Nir Patel
Real Estate Broker

Cell: 224-633-9177
nirpatelrealtor@gmail.com

[Find Out What Your Home Is Worth By Clicking Here!](#)



From: [Mary C. Dalton](#)
To: [Tim Verbeke](#)
Cc: [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)
Subject: Re: Knight Music Academy special use permit
Date: Tuesday, June 15, 2021 1:19:00 PM

To Whom It May Concern,

I'm writing to request that the zoning commission for Lake Zurich issue a special use permit to Knight Music Academy for its proposed new location.

As the mother of a boy who has been a piano student at Knight Music Academy for seven years, I can assure you that Laura Knight has always run a model business -- clean, orderly, and professional. Because the school has to ensure an environment where students can focus, the KMA is relatively quiet. I've never seen a crowd of people or cars in the parking lot at any one time.

Frankly, I'm puzzled over what the objections can be to the school. I was excited to hear that Laura had found a better location for us (the rooms currently used are small and a little cramped), and I hope that the commission will find a way forward so that everyone involved can be satisfied.

Many thanks for your consideration,

Mary Dalton

From: [Eric Wurtel](#)
To: [Tim Verbeke](#)
Subject: FW: Special Use Permit, Knight Music Academy
Date: Tuesday, June 15, 2021 3:17:15 PM

Sorry for the misspelling

From: Eric Wurtel <ericwurtel@mindspring.com>
Sent: Tuesday, June 15, 2021 3:04 PM
To: tim.berbeke@lakezurich.org; Ray.keller@lakezurich.org; sarosh.saher@lakezurich.org; tom.poynton@lakezurich.org
Cc: 'Laura Knight' <laura@knightmusicacademy.com>
Subject: Special Use Permit, Knight Music Academy

June 15, 2021

To: Orlando Stratman, Planning and Zoning Commission Chair.

Hi, my name is Eric Wurtel, I am a CPA in Kildeer, and have been taking lessons at Knight Music Academy for over 5 years. I have had lessons with several different instructors over the time for piano and guitar. Each of the instructors is highly educated and motivated to create a positive and fun learning environment. My skill level has grown tremendously over this time.

Please allow a Special Use permit for the Academy. I have personally visited the site that has been vacant quite some time. It is especially conducive to musical instrument classes. It has sufficient space for each student lesson and the appropriate sound proofing. It also has a large area for ensembles. It is a *much* more suitable space for the Academy.

The proposed location is much safer for children as they enter and exit the building.

The Academy does not bring anything detrimental to the business park.

It would be a shame to lose the culture and the top-notch education for children in Lake Zurich. The students (adults and children) and their parents conduct other business in the local area before and after lessons. There would be a large loss of revenue for Lake Zurich affecting other businesses as well.

That makes Knights Music Academy a valuable asset for Lake Zurich.

Please feel free to contact me if you need anything further.

Regards,

Eric S. Wurtel CPA

From: [Carolyn Guernsey](#)
To: [Tim Verbeke](#)
Cc: [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#); [Tim Guernsey](#)
Subject: Support for Special Permit - Knight Music Academy
Date: Tuesday, June 15, 2021 7:52:24 PM

Dear Mr. Stratman,

I'm writing to you about granting a special use permit to allow the Knight Music Academy to relocate to the Lake Zurich Industrial park. The Knight Music Academy is the type of business that strengthens the close community that is one of the best parts of living in Lake Zurich. Both of my daughters have gained an appreciation of music and so much more from their wonderful teachers at the Academy. I see my friends and neighbors when I bring my daughter to class or attend a recital and this really reinforces the feeling of being part of a great community. It would be a big loss to have Knight Music Academy leave Lake Zurich and I'm asking you to consider all that this business brings to our town when making this decision.

Thank you,
Carolyn and Tim Guernsey
248 Sebby Lane
Lake Zurich
(773) 882-6502

From: [John Brodersen](#)
To: [Tim Verbeke](#)
Cc: [Sarosh Saher](#); [Ray Keller](#); [Tom Poynton](#); laura@knightmusicacademy.com
Subject: Special permit Knight Academy
Date: Tuesday, June 15, 2021 8:22:23 PM

Dear Mr. Stratman,

I am writing about Knight Academy moving to the industrial park. Knight Academy should be allowed to relocate in this space because it serves a great purpose in the community, not only to the Lake Zurich school district and the kids, but also to the art community of Lake Zurich. Just as with young athletes who need extra practice and preparation to excel, music students need extra practice and skill refinement outside of school. When my family was relocating to the area 3 years ago, it was important to our family that a string studio was local and convenient. As you know, our excellent Lake Zurich school district competes with the Stevenson School district and we were informed by our real estate agent that the Stevenson school district. One of the factors that helped us decide on the local area was the availability of the Knight Academy.

Furthermore, denying Knight Academy this opportunity works against the overall business environment of Lake Zurich. Communities like to advertise they are for small business owners, for children, and for the arts; here is a chance for Lake Zurich to stand for all those things while also supporting a female entrepreneur, the enrichment of children, and the growth of the arts in the community.

Finally, this situation presents an opportunity for the Lake Zurich business community to support one of its own. The pandemic made all small businesses suffer. We all experienced a few months in March and April 2020 where we wondered if we would ever make it and ever be the same. Not all businesses survived. Laura survived because she's dedicated and provides a wonderful service. It is such businesses our community should be looking to support, especially as we come out of the pandemic.

Please allow Knight Academy to move to the industrial park. Not allowing the academy would only hurt Lake Zurich as a whole.

Thank you for your consideration,
Christine Brodersen

Sent from my iPad

From: [Paul Boieriu](#)
To: [Tim Verbeke](#)
Cc: [Tom Poynton](#); [Ray Keller](#); [Sarosh Saher](#)
Subject: special permit for Knight Music Academy
Date: Wednesday, June 16, 2021 8:00:23 AM

Dear Mr. Stratman,

I am the parent of one of the students taking music lessons at the Knight Music Academy and I am writing to let you know how fortunate my family feels that we have Knight Music Academy in Lake Zurich and how important it is to keep this business in our village. The academy is growing and needs to move to an appropriate space. It is my understanding that the space was found, however a special use permit is necessary due to the zoning. Would you be kind to show appreciation for a growing business in our village and recommend the permit? In a time where many businesses do not do very well, this would ensure that the music academy will remain in Lake Zurich. I know that my family and many others will be disappointed and unhappy if we lose this way of enrichment for our children and community in general and our village will be the lesser for this reason. I was informed you received letters expressing concerns about the music school moving in the desired space. Could you please provide Knight Music Academy with the concerns so they can be addressed. Thank you for reading my note and I appreciate the work you do for our village.

Have a great day,
Ana Mazilu