



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

April 4, 2022
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

APRIL 4, 2022
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

A. Advice and Consent of Trustees to Appoint Sean Glowacz to the Planning and Zoning Commission for a 4 Year Term to End April 30, 2026

B. Mayoral Proclamations

- Declaring April 10 -- 16, 2022 as Telecommunicators Week
- Declaring April 2022 as Sikh Awareness and Appreciation Month

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, March 31, 2022

Attachment: [6a.pdf](#)

B. Approval of Semi-Monthly Warrant Register Dated April 4, 2022 Totaling \$703,854.31

Attachment: [6b.pdf](#)

C. Agreement with McGinty Brothers, Inc. for Natural Areas Maintenance in the Amount Not-to-Exceed \$77,510

Summary: The Village has a comprehensive five-year plan for the maintenance and restoration of natural areas throughout Lake Zurich. For 2022, plans include maintenance to natural areas along Berkshire Lane, North Old Rand, Partridge Drive, Butterfield Road, Prairie Lane, Pleasant Road, Lake Zurich Pines, and Coventry Creek Lions Court and Lions Drive. Some of these areas are within established Special Service Areas that collect annual revenue for the specific purpose of natural area maintenance.

Staff facilitated a competitive bid opening for the maintenance of these areas on March 11, 2022. Six bids were received, with the proposal by McGinty Brothers of Long Grove being the most competitive bid.

The FY 2022 Village budget includes \$24,650 in the General Fund for the maintenance, analytics, and annual reporting requirements of Village-owned natural areas. Staff proposes using \$52,860 from four different Special Service Areas to fund this program.

Attachment: [6c.pdf](#)

7. NEW BUSINESS

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

A. Ordinance Approving a Final Plat for Route 12 and Main Re-subdivision at 444 South Rand Road (Assign Ord. # 2022-04-461) (Trustee Bobrowski)

Summary: Crosstown Real Estate Advisors, LLC and its land holding company, J2M-IV, LLC, has filed an application requesting

Final Plat Approval for the re-subdivision of Lots 1 and 2 of First Lake Zurich Partners subdivision at 444 South Rand Road on the southeast corner of Route 12 and Route 22.

The Applicants are proposing the re-subdivision of the two westerly lots in order to accommodate the sale of the existing office building site and create a separate outlot with the potential to be developed in the future. No development plan is being proposed at this time.

Since the future use of the new lot is currently unknown, any future development contemplated on the proposed new Lot 1 would need to be approved through an amendment of the PUD ordinances that provided for the original development. The Applicants have acknowledged that future land uses proposed on the new Lot 1 have the potential to be restricted based on the triangular shape of the proposed lot and lower availability of parking.

At its March 16, 2022 meeting, the Planning and Zoning Commission held a public meeting to consider this application and voted 6-0 in favor of recommending approval of this re- subdivision of lots. A Village Board courtesy review on development of the new proposed outlot is expected in the coming weeks.

Recommended Action: A motion to approve Ordinance #2022-04-461 Approving a Final Plat for Route 12 and Main Re-subdivision at 444 South Rand Road.

Attachment: [8a.pdf](#)

8. TRUSTEE REPORTS

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

9. VILLAGE STAFF REPORTS

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

10. ADJOURNMENT

**UNAPPROVED MINUTES
VILLAGE OF LAKE ZURICH**

Board of Trustees 70 East Main Street



Monday, March 21, 2022 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7 pm.
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. Also in attendance: Parks Director Caputo, Community Development Director Saher, Public Works Director Brown, Chief Husak, Director Gibson, Director Duebner, Village Manager Ray Keller.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Eric Dubiel, 25 North Pleasant Road, made false accusations towards the Village that the previous Board meeting on March 7, 2022 was in violation of the Open Meetings Act, claiming the agenda was not properly posted. Staff explained to Mr. Dubiel that the agenda for this meeting was actually posted properly in accordance with all Open Meetings Act requirements on March 1, 2022, a full six days before the meeting actually occurred.

Shortly after he was finished speaking, Mr. Dubiel returned to the podium for additional public comment, at which point Mayor Poynton informed him his public comment period has ended. Mr. Dubiel became belligerent and aggressive, at which point Mayor Poynton requested Police Chief Husak to escort Mr. Dubiel back to his seat.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - A. **Advice and Consent of Trustees to Appoint Brian McGill to the Fire Pension Board for a Three-Year Term to End April 30, 2025**

Mayor Poynton formally recommended Mr. McGill to a seat on the Fire Pension Board and reviewed his skills and qualifications to the Trustees and community. Mr. McGill is a 15-year resident of Lake Zurich and lives in the Braemar subdivision.

A motion was made by Trustee Sprawka, seconded by Trustee Euker, to appoint Brian McGill to a Three-Year Term on the Fire Pension Board.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED

ACCOMPLISHED

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B. Proclamation Recognizing Arbor Day in Lake Zurich on April 29, 2022

6. CONSENT AGENDA

- A. Approval of Minutes of the Village Board Meeting, February 22, 2022**
- B. Approval of Minutes of the Special Village Board Meeting, March 7, 2022**
- C. Ratification of Semi-Monthly Warrant Register Dated March 7, 2022 Totaling \$699,528.96**
- D. Approval of Semi-Monthly Warrant Register Dated March 21, 2022 Totaling \$358,920.54**
- E. Ordinance Authorizing Disposal of Surplus Property Owned by the Village of Lake Zurich Ord. #2022-03-458**
Summary: Staff has determined the items listed in this proposed Ordinance are no longer necessary, useful, or in the best interests of the Village to retain ownership. The Ordinance declares the property as surplus and authorizes the sale or disposal of the items.
- F. Agreement with Peter Baker & Son Company for 2022 Asphalt Materials in the Amount Not-to-Exceed \$27,000**
Summary: The Village's 2022 budget includes \$27,000 in the Non-Home Rule Sales Tax Fund to purchase asphalt materials for internal repairs on infrastructure projects and local streets. A competitive bid opening on February 24, 2022 resulted in four bids received, with the lowest responsible bid from Peter Baker & Son of Lake Bluff.
- G. Agreement with Patriot Pavement Maintenance for 2022 Crack Sealing Program in the Amount Not-to-Exceed \$50,000**
Summary: The Village's 2022 budget includes \$50,000 in the Motor Fuel Tax Fund for preventative street maintenance to address surface cracks and extend the life of asphalt streets. The Village has historically participated in a cooperative bid arrangement through the Municipal Partnering Initiative (MPI). The original MPI bid was on March 12, 2019 for a three-year contract with an option to extend the contract for two additional years. In January 2022, Patriot Pavement Maintenance proposed a ten-cents per pound increase for 2022 as a result of an increase in material costs. The MPI found the 8.26% increase from the original 2019 bid submittal to be fair and within the terms of the original contract.
- H. Agreement with Schroeder Asphalt Services for 2022 Patching Program in the Amount Not-to-Exceed \$100,000**
Summary: The Village's 2022 budget includes \$100,000 in the Non-Home Rule Sales Tax Fund for a street patching maintenance program. The Village has historically participated in a cooperative bid arrangement through the Municipal Partnering Initiative (MPI). The original MPI bid on March 24, 2021 was a three-year contract with an option to extend the contract for two additional years. The lowest responsible bid submitted was from Schroeder Asphalt Services of Huntley. This 2022 patching program is year two of this multi-year contract.
- I. Agreement with Patriot Pavement Maintenance for 2022 Seal Coating and Striping Program in the Amount Not-to-Exceed \$35,000**
Summary: The Village's 2022 budget includes \$35,000 in the Capital Projects Fund for a pavement maintenance program consisting of patching, seal coating, and crack filling. This year's program includes 13 locations consisting of

municipal parking facilities and walking paths throughout Lake Zurich. A competitive bid opening was held on February 25, 2022 with the lowest competitive bid received from Patriot Pavement Maintenance of Des Plaines.

J. Agreement for Three-Year Microsoft Enterprise Agreement in the Amount Not-to-Exceed \$111,000 per Year and Waiver of Competitive Bid Process

Summary: The Village uses Microsoft desktop, server, and office automation applications such as Word, Excel, PowerPoint, and Teams extensively throughout the organization, in conjunction with Microsoft's cloud-hosted email environment, Office 365. This Microsoft Enterprise agreement was previously approved in March 2013, 2016, 2019, and now is again subject to renewal for March 2022.

Staff is also requesting a waiver of the customary bid process since Dell Computers holds the Illinois State Master Contract as the Microsoft larger account reseller and thereby offers the lowest cost for Microsoft products.

K. Ordinance Approving the Alpha Tekniko Plat of Consolidation for 1400 Rose Road Ord. #2022-03-459

Summary: An application has been filed with the Village to consolidate two partially vacant lots within the Lake Zurich Industrial Park. Alpha Tekniko is currently located at 1290 Ensell Road and manufactures medical mattresses, cushions and pads for the medical industry. The company is looking to consolidate its operations and need more space to grow.

Alpha Tekniko proposes to construct a 78,400 square-foot manufacturing facility on the 5.58-acre vacant property at 1400 Rose Road. This vacant parcel was previously part of the former Peapod property and is now available for development. The proposed development is a permitted use within the *I - Industrial District*, does not require any zoning relief or modifications to the Code and can be approved administratively through the building permit and occupancy process.

L. Resolution Approving Stephen Siller Tunnel to Towers 5k Route on Sunday, June 12, 2022 Reso. #2022-03-063

Summary: The Stephen Siller Tunnel to Towers 5k event has already been approved by the Village Board. The proposed Resolution authorizes a request to the Illinois Department of Transportation to close a portion of Route 22 and Route 12 from the hours of 8 am – 10 am on June 12, 2022.

M. Resolution Approving Lake Zurich Triathlon Route on Sunday, July 10, 2022 Assign Reso. #2022-03-064

Summary: The Lake Zurich Triathlon event has already been approved by the Village Board. The proposed Resolution authorizes a request to the Illinois Department of Transportation to close a portion of Route 22 and Route 12 from the hours of 7 am – noon on July 10, 2022.

N. Resolution Approving Alpine Races Route on Sunday, August 21, 2022 Assign Reso. #2022-03-065

Summary: The Alpine Races event has already been approved by the Village Board. The proposed resolution authorizes a request to the Lake County Division of Transportation to close a portion of Old McHenry Road from the hours of 7 am – noon on August 21, 2022.

O. Three-Year Agreement with Stryker for Service of LifePak and LUCAS Emergency Medical Services Equipment in the Amount Not-to-Exceed \$13,382.40 per Year and Waiver of Competitive Bid Process

Summary: The Village's 2022 budget includes \$15,485 in the General Fund for a medical equipment maintenance agreement. Lake Zurich firefighter-paramedics use Lifepak and LUCAS equipment on a daily basis for patient care. Stryker is a sole-source vendor for the Physio-Control Lifepak equipment and LUCAS chest compression system. The proposed agreement with Stryker costs \$40,147.20 paid out over three annual installments.

P. Agreement with Metropolitan Pump Company for a Replacement Sanitary Lift Station Control Panel in the Amount Not-to-Exceed \$62,880.30 and Waiver of Competitive Bid Process

Summary: In September 2019, the Village Board approved an annexation and development agreement with Prestige Development LLC for the development of 12 duplex lots containing 24 duplex residences along the south side of Honey Lake Road to be known as *The Wildwood Estates* of Lake Zurich. The development agreement included funding from the developer to the Village for an upgrade to an aged lift station that would support the added sanitary flow produced from the future duplexes.

The Village's 2022 budget does not include dedicated funds for this infrastructure investment project, although the Village has received the contribution of \$85,000 from Prestige Development to proceed with the lift station upgrades. This lift station is on Honey Lake Road and was installed in 1999. The station cabinet has deteriorated and the control components are obsolete, which reduces operational reliability.

Metropolitan Pump Company is the Village's designated lift station manufacturer at 12 of the 14 lift stations in Lake Zurich and also the sole source vendor for the specific controls the Village has been utilizing in recent lift station upgrades that facilitates equipment standardization.

Q. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Spa / Salon Liquor Licenses for Tranquil Trends by Avalon, Inc. Doing Business as Avalon Salon Spa at 1201 South Rand Road Ord. #2022-03-450

Summary: Avalon Salon Spa at 1201 South Rand Road has requested a Class S liquor license to authorize the on-premises sale and service of beer, wine, and alcoholic beverages. The company has successfully completed the required background checks for a Village liquor license.

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED

7. NEW BUSINESS

A. Agreement with Peter Baker and Son Company for 2022 Road Program in the Amount Not-to-Exceed \$1,900,000

Summary: The Village's 2022 budget includes \$1.9 million in the Non-Home Rule Sales Tax Fund for the annual road resurfacing program. This year's program includes all the streets in Braemar subdivision as well as June

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Terrace and Rosehall Drive within Concord Village. The scope of work includes pavement resurfacing, concrete repairs, and utility infrastructure repairs. A competitive bid opening on February 17, 2022 resulted in five bids received, with the lowest responsible bid from Peter Baker and Son Company of Lake Bluff. The requested not-to-exceed amount of \$1.9 million includes the base bid amount of \$1,765,557 from Peter Baker plus \$134,443 in project contingency and materials testing.

Director Brown reviewed the 2022 road program, explaining that construction should begin by late April and should be complete by late August. He explained that the Braemar subdivision is also slated for parkway tree plantings later this year in autumn.

Trustee Bobrowski asked about the possibility of residents getting involved in contracted driveway resurfacing with Peter Baker and Son Company if they live on a street that is scheduled for resurfacing this year. Director Brown explained the Village does not get involved in coordinating price reductions for homeowners interested in using the same company for driveway work.

Trustee Spacone asked about June Terrace, with the heavy traffic volume, will Peter Baker and Son Company use different materials to handle the traffic volume? Director Brown answered the materials will be normal and the June Terrace resurfacing will be conducted like a normal residential street.

Recommended Action: A motion was made by Trustee Spacone and seconded by Trustee Sprawka to approve an agreement with Peter Baker and Son Company for the 2022 road program in the amount not-to-exceed \$1,900,000.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED

8. TRUSTEE REPORTS

There was none.

9. VILLAGE STAFF REPORTS

A. Monthly Data Metric Reports

There was nothing further.

10. EXECUTIVE SESSION called for the purpose of:

Motion was made by Trustee Weider seconded by Trustee Sprawka, to move to Executive Session for the purpose of: 5 ILCS 120 / 2 (c) (21) approval of executive session minutes from February 22, 2022 and 5 ILCS 120 / 2 (c) (11) pending or imminent litigation and 5 ILCA 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

AYES: Trustee Euker, Trustee Bobrowski, Trustee Weider, Trustee Sprawka, Trustee Spacone, Trustee Gannon,

NAYS: 0

ABSENT: 0

MOTION CARRIED

Meeting adjourned into Executive Session at 7:22 pm, with no further business being addressed in Open Session.

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11. **ADJOURNMENT** was made at the close of the Executive Session.

Motion to adjourn from Executive Session and Open Session was made by Trustee Sprawka seconded by Trustee Weider.

AYES: Trustee Euker, Trustee Bobrowski, Trustee Weider, Trustee Sprawka,
Trustee Spacone, Trustee Gannon,

NAYS: 0

ABSENT: 0

MOTION CARRIED

Meeting Adjourned at 7:34 pm.

Respectfully submitted:

Kyle Kordell, Deputy Village Clerk

Approved by:

Thomas M. Poynton, Mayor

Date

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GL Number	GL Desc	Vendor	Invoice Description	Amount	
Fund 101 GENERAL					
Dept 00000					
101-00000-21202	AMBULANCE FEES PAYABLE	UNITED HEALTHCARE	AMB REF - MODEER, M DOS 06/15/2018	352.94	
101-00000-21455	BUILDING DEPOSIT PAYABLES	R.T. MILORD COMPANY	BD PAYMENT REF - PB21-1197 - 1325 ENSELL RD	515.00	
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - MARCH 2022	800.00	
		Total For Dept 00000		1,667.94	
Dept 11006 LEGISLATIVE MAYOR & BOARD					
101-11006-54303	LEGAL NOTICE/PUBLISHING	STERLING CODIFIERS LLC	VILLAGE CODE UPDATES	1,531.00	
		Total For Dept 11006 LEGISLATIVE MAYOR & BOARD		1,531.00	
Dept 12001 VILLAGE ADMIN ADMINISTRATION					
101-12001-51652	TRAINING AND MEETINGS	TST* KOFFEE KUP RESTAU LAKE ZURI	COFFEE WITH THE MAYOR	22.31	
		Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION		22.31	
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES					
101-12120-53211	OTHER SUPPLIES	LABOR LAW CENTER 800-754-9	LABOR LAW POSTERS	38.90	
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		38.90	
Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT					
101-12180-51654	MEMBERSHIPS & SUBSCRIP	CRAINS CHIC SUBSCRIP 877-81215	ANNUAL CRAINS BUSINESS SUBSCRIPTION	169.00	
		Total For Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT		169.00	
Dept 13001 FINANCE ADMINISTRATION					
101-13001-52111	OTHER PROFESSIONAL SVCS	ILLINOIS GFOA	IGFOA ACCOUNTANT POSTING	250.00	
101-13001-52704	MAINT-EQUIPMENT	PITNEY BOWES - LEASE	METER LEASE - 1ST QUARTER	173.04	
		Total For Dept 13001 FINANCE ADMINISTRATION		423.04	
Dept 17001 TECHNOLOGY ADMINISTRATION					
101-17001-52111	OTHER PROFESSIONAL SVCS	AWS #140011104 aws.amazon	AWS CLOUD SVCS - FEB 2022	17.93	
101-17001-52111	OTHER PROFESSIONAL SVCS	LEADING IT SOLUTIONS INC	SUPPORT AGREEMENT	1,494.20	
101-17001-53203	TELEPHONE & DATA SVCS	RINGCENTRAL INC 650-47241	2022 ANNUAL FEE - HR VIRTUAL FAX	542.92	
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	PURCHASES - FEB POINTS	(21.80)	
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FINANCE COPIER LEASE - APRIL	192.31	
		Total For Dept 17001 TECHNOLOGY ADMINISTRATION		2,225.56	
Dept 24001 POLICE ADMINISTRATION					
101-24001-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND #3958-9465	P-TAX PENSION YE TRUE UP 2020 LEVY	462.84	
101-24001-51652	TRAINING AND MEETINGS	NORTHWEST POLICE ACADEMY	TRAINING - ILETSB AND NEMRT - HUSAK ANDERSON AND JOH	75.00	
101-24001-52602	WASTE REMOVAL	STERICYCLE, INC	BIOHAZARD WASTE REMOVAL - APRIL 22	30.43	

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-24001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - PD JAN 2022	305.95
101-24001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - PD FEB 2022	304.96
101-24001-53209	UNIFORMS	BUFFO, MARCY	BLACK RUNNING SHOES - BUFFO	148.74
101-24001-53401	CUSTODIAL SUPPLIES	AMAZON.COM SALES, INC	CLEANING WIPES	26.89
Total For Dept 24001 POLICE ADMINISTRATION				1,354.81
Dept 24210 POLICE OPERATIONS				
101-24210-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND #3958-9465	P-TAX PENSION YE TRUE UP 2020 LEVY	2,419.28
101-24210-53209	UNIFORMS	GALL'S, LLC	BELT KEEPERS - FROST	27.78
101-24210-53209	UNIFORMS	GALL'S, LLC	BIKE UNIT - SHORTS	63.25
101-24210-53209	UNIFORMS	GALL'S, LLC	BIKE UNIT - BELT KEEPER, PANTS, SUNGLASSES	140.58
101-24210-53209	UNIFORMS	GALL'S, LLC	PLATE CARRIER - PANIK	199.00
101-24210-53209	UNIFORMS	THE CYCLERY, INC	BIKE UNIT - HELMET - HEER	60.18
101-24210-53209	UNIFORMS	YOUNG, ADAM	FIREARM REIMBURSEMENT - YOUNG	712.99
101-24210-53210	SMALL TOOLS & EQUIP	THE CYCLERY, INC	BIKE UNIT - TUNE UP BIKE 5 AND 6	174.43
101-24210-53211	OTHER SUPPLIES	LIFESAVERS INC 973-244-9	AED PADS	225.00
Total For Dept 24210 POLICE OPERATIONS				4,022.49
Dept 24230 POLICE CRIME PREVENTION				
101-24230-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND #3958-9465	P-TAX PENSION YE TRUE UP 2020 LEVY	334.66
101-24230-52111	OTHER PROFESSIONAL SVCS	ELINEUP LLC	INVESTIGATIVE SEARCH ENGINE ANNUAL FEE 2022	350.00
101-24230-52111	OTHER PROFESSIONAL SVCS	LEADSONLINE LLC	INVESTIGATIVE SEARCH ENGINE ANNUAL FEE	2,395.00
101-24230-52111	OTHER PROFESSIONAL SVCS	TRANS UNION LLC	CREDIT CHECKS - FEBRUARY 2022	80.00
101-24230-53209	UNIFORMS	PILASKI, GREG	SHIRTS AND TIES - PILASKI	185.92
Total For Dept 24230 POLICE CRIME PREVENTION				3,345.58
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND #3958-9465	P-TAX PENSION YE TRUE UP 2020 LEVY	253.49
Total For Dept 24240 POLICE INTERGOVERNMENTAL				253.49
Dept 25001 FIRE ADMINISTRATION				
101-25001-50301	SWORN PENSION COSTS	LZ FIRE PENSION FUND #5199-0155	P-TAX PENSION YE TRUE UP 2020 LEVY	445.21
101-25001-51655	EMPLOYEE RECOGNITION	ROSATIS PIZZA - LAKE LAKE ZURI	NEW HIRE INTERVIEWS DINNER	87.24
101-25001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE FEB 2022	152.80
101-25001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE JAN 2022	158.70
101-25001-53206	POSTAGE & SHIPPING	UNITED PARCEL SERVICE	SHIPPING COSTS	13.53
101-25001-53206	POSTAGE & SHIPPING	UNITED PARCEL SERVICE	SHIPPING COSTS	14.95
101-25001-53207	PRINTING-STATIONERY/FORM	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS - CHRISTOPHERSON, KAMMIN	62.65
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWLES, KLEENEX - ST. 2	79.96
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DETERGENT, ZIPLOC BAGS - ST. 3	131.91

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	Z FOLDS, TOILET CLEANER, PAPER TOWELS - ST. 1	191.90
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - ST. 1	61.98
101-25001-53211	OTHER SUPPLIES	LEADING IT SOLUTIONS INC	SUPPORT AGREEMENT	1,729.80
101-25001-53405	BLDG & GROUND MAINT SUPP	THE WEBSTAIRANT STORE 717-392-7	WATER FILTERS FOR ICE MAKER	201.44
101-25001-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	CALCIUM, LIME & RUST REMOVER	15.96
101-25001-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	MOP BUCKET	79.82
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPHS - LEGGETT, FISHMAN, CALHOUN - FD	630.00
101-25001-54305	EMPLOYEE EXAMS	RESOURCE MANAGEMENT ASSOCIATES	PROMOTIONAL EXAMS - LIEUTENANT & CAPTAIN	20,653.93
		Total For Dept 25001 FIRE ADMINISTRATION		24,711.78
Dept 25310 FIRE EMERGENCY MANAGEMENT				
101-25310-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	HAND SANITIZER REFILLS	149.95
101-25310-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	SPOONS, SPATULA	50.43
		Total For Dept 25310 FIRE EMERGENCY MANAGEMENT		200.38
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-50301	SWORN PENSION COSTS	LZ FIRE PENSION FUND #5199-0155	P-TAX PENSION YE TRUE UP 2020 LEVY	3,924.39
101-25320-51652	TRAINING AND MEETINGS	ENDEAVOR BUSINESS MED 800-54773	FIRE STATION CONFERENCE TUITION X 3	1,050.00
101-25320-51652	TRAINING AND MEETINGS	METROPOLITAN FIRE CHIEFS ASSN.	METRO CHIEFS SYMPOSIUM TUITION - KELLY	35.00
101-25320-52707	MAINT-OTHER	CHUCK'S COMPRESSOR'S INC	FILTERS, OIL, CALIBRATION, THIRD STAGE RELIEF VALVE	1,239.00
101-25320-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE FEB 2022	296.89
101-25320-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE JAN 2022	308.36
101-25320-53209	UNIFORMS	AIR ONE EQUIPMENT INC	BAIRNS BLACK 880 HELMETS (4)	1,210.00
101-25320-53209	UNIFORMS	TAYLOR'S TINS LLC	HELMET FRONTS & PASSPORTS - FF, LT, CAPTAIN	527.00
101-25320-53210	SMALL TOOLS & EQUIP	AIR ONE EQUIPMENT INC	BATTERY OPERATED 14" RESCUE SAW	2,499.00
101-25320-53210	SMALL TOOLS & EQUIP	MUNICIPAL EMERGENCY SERVICES, INC	BORE TIPS FOR ENGINE	199.87
		Total For Dept 25320 FIRE FIRE SUPPRESSION		11,289.51
Dept 25330 FIRE EMS				
101-25330-51651	LICENSING/CERTIFICATIONS	IL DEPT OF PUBLIC HEALTH	VEHICLE LICENSES - 2022	100.00
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	83.69
		Total For Dept 25330 FIRE EMS		183.69
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-52707	MAINT-OTHER	INTL FIRE EQUIPMENT	SCBA HYDROTEST - DIVE TEAM	17.29
		Total For Dept 25340 FIRE SPECIAL RESCUE		17.29
Dept 25350 FIRE FIRE PREVENTION BUREAU				
101-25350-51652	TRAINING AND MEETINGS	IL FIRE INSPECTORS ASSOCIATION	INSPECTORS CONFERENCE TUITION - KLEINHEINZ	325.00
101-25350-51652	TRAINING AND MEETINGS	PAR-A-DICE HOTEL 702388264	FIRST NIGHT LODGING - INSPECTORS CONFERENCE	110.88

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101-25350-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE FEB 2022	189.50
101-25350-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE JAN 2022	196.83
		Total For Dept 25350 FIRE FIRE PREVENTION BUREAU		822.21
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-51652	TRAINING AND MEETINGS	MEYER, MARY	SBOC 67TH ANNUAL TRAINING INSTITUTE 2022	125.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	MAY WHITNEY SCHOOL	626.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	35 W MAIN ST	682.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDIVISION	268.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDIVISION - HOUSELINE	3,250.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	KILDEER CROSSINGS SUBDIVISION	6,927.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	MEADOW WOODS ROAD PROGRAM	125.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	WILDWOOD ESTATES	984.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	572 W MAIN STREET (STATE ROUTE 22)	1,848.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SANCTUARY OF LAKE ZURICH HOUSELINE	8,625.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SANCTUARY OF LAKE ZURICH EXTRA SERVICES	2,416.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	650 S RAND RD	733.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BUILDING PERMIT REVIEWS - 2022	375.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	15 S OLD RAND RD	1,433.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BLOCK G	537.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	CANTERBURY ESTATES - HOUSELINE	1,800.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SEC US 12 & N OLD RAND DEVELOPMENT	1,536.00
101-28001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW - FEB 2022	52.61
		Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION		32,345.11
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51652	TRAINING AND MEETINGS	DUNKIN #307271 Q35 LAKE ZURI	WATER STUDY COFFEE	75.21
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-10	30.68
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-17	65.16
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-24	32.76
101-36001-52701	MAINT-BLDGS & GROUNDS	ALL AMERICAN COMMERCIAL ROOFING INC	PD ROOF REPAIRS	782.00
101-36001-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	FIRE STA #1 PEST CONTROL - APRIL 2022	75.45
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-10	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-17	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-24	89.37
101-36001-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - MARCH	3,743.00
101-36001-52701	MAINT-BLDGS & GROUNDS	FLUORECYCLE INC.	FLUORESCENT LAMP DISPOSAL	58.95
101-36001-52701	MAINT-BLDGS & GROUNDS	INTL FIRE EQUIPMENT	MAINTENANCE OF FIRE EXTINGUISHERS - ST. 1	177.80
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	VH REPAIRS - HVAC	75.00
101-36001-52701	MAINT-BLDGS & GROUNDS	SAFETY-KLEEN CORPORATION	FD TRIPLE TRAP CLEANING	653.63

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101-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW - FEB 2022	52.61
101-36001-52704	MAINT-EQUIPMENT	INTL FIRE EQUIPMENT	MAINTENANCE OF FIRE EXTINGUISHERS - JOHNNYS/MY FLAVI	21.46
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	USB DRIVE	29.05
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CLEAR PROTECTIVE SHEETS	10.99
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DESK CALENDAR	6.23
101-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	T-SHIRTS AND HATS	838.00
101-36001-53209	UNIFORMS	FULLIFE SAFETY CENTER	PPE HIP BOOTS - SCHULER	215.84
101-36001-53209	UNIFORMS	R S HUGHES CO., INC.	PPE GLOVES	66.00
101-36001-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	LED LIGHT AND DIGITAL TAPE	49.97
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	DRYWALL	17.51
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	ROOF PATCH	82.75
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	CONSTRUCTION ADHESIVE	12.95
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	MAILBOX REPAIR	26.19
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	PD FOYER LIGHTS	91.80
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	LOCK AND ANTIFREEZE	23.22
101-36001-53405	BLDG & GROUNDS SUPPLIES	SHERWIN WILLIAMS CO	PAINT	78.28
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	TAGS	7.37
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	DRYER PARTS	20.16
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DEICER FITTING	22.44
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DEICER FITTING	61.40
101-36001-54306	EQUIPMENT RENTAL	RENTAL MAX LLC	MAN LIFT	163.52
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		7,863.41
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	PAULUS PK PEST CONTROL - APRIL 2022	73.05
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	BUFFALO CREEK PEST CONTROL - APRIL 2022	70.20
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-24	118.38
101-36420-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - MARCH	2,232.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	WICKLOW PARK SPRINKLER	19.41
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	BEV PAV - FEB 2022	49.22
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SASH AND PAINT ROLLERS	18.84
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELTER D PAINT	158.94
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELTER D PAINT	62.96
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CHALET VENT PAINT	9.96
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELTER D FRAMING	11.96
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CHALET SUPPLY LINE	11.82
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BREEZEWALD ELECTRIC SUPPLIES	502.53
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	MAILBOX CONCRETE	5.27
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	LED LIGHT AND DIGITAL TAPE	49.70
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	LOCK AND ANTIFREEZE	23.97

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101-36420-53405	BLDG & GROUND MAINT SUPP	MENARDS - LONG GROVE	SHELTER D REPAIRS	852.90
101-36420-53405	BLDG & GROUND MAINT SUPP	MENARDS - LONG GROVE	SHELTER D REPAIRS	64.19
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		<u>4,335.30</u>
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-51651	LICENSING/CERTIFICATIONS	PAULUS, STEVE	CDL REIMBURSEMENT	50.00
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-10	47.30
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-17	155.07
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-24	47.30
101-36471-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	METER BATTERY	11.77
101-36471-52703	MAINT-VEHICLES	ALPINE AUTOMOTIVE INC.	ALIGNMENT 295	121.54
101-36471-52703	MAINT-VEHICLES	WICKSTROM AUTO GROUP, INC	FORD F550 SUPER DUTY ENGINE REPAIR	1,233.80
101-36471-53206	POSTAGE & SHIPPING	TNK SHIPPING, INC	SHIPPING - GROUND COMMERCIAL	13.58
101-36471-53210	SMALL TOOLS & EQUIP	GEIB INDUSTRIES INC	CRIMP DIE	472.60
101-36471-53210	SMALL TOOLS & EQUIP	MOTOR PARTS & EQUIPMENT CORP	AIR CHUCK	11.65
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	TORCH GAS	141.32
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	AIR FILTERS	92.38
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	WIPER BLADES	109.80
101-36471-53406	AUTO PARTS & SUPPLIES	FIND IT PARTS 888-312-8	COLUMN PARTS 532	63.66
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	ALTERNATOR	371.39
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	ALTERNATOR	192.97
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	ALTERNATOR 432	206.26
101-36471-53406	AUTO PARTS & SUPPLIES	GRAINGER	POWER INLET	89.27
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	AIR FILTERS	345.09
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CREDIT - CORE RETURN	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BRAKE ROTORS	155.52
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	WIPER BLADES	26.98
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	AIR VALVE CONTROL KNOB	9.70
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BRAKE ROTORS	179.44
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BATTERY	269.98
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	OIL AND AIR FILTERS	124.11
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	VALVE KNOB	22.74
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CORE CREDIT	(36.00)
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	AUTOMOTIVE BULBS	23.20
101-36471-53406	AUTO PARTS & SUPPLIES	O'REILLY AUTOMOTIVE STORES, INC	TIE ROD 295	62.78
101-36471-53406	AUTO PARTS & SUPPLIES	O'REILLY AUTOMOTIVE STORES, INC	TIE ROD 295	159.47
101-36471-53406	AUTO PARTS & SUPPLIES	RUBBER INC.	10 OZ AND 20 OZ COUNTER BALANCE	167.23
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	CREDIT PARTS RETURN - GASKET	(20.11)
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	TRAILER HITCH	133.42
101-36471-53407	EQUIP MAINT PART&SUPPLIE	SONETICS CORPORATION 800-833-4	HEADSET PARTS	75.12

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101-36471-53407	EQUIP MAINT PART&SUPPLIE	ARLINGTON POWER EQUIPMENT	GEAR HEAD	173.43
101-36471-53407	EQUIP MAINT PART&SUPPLIE	FORCE AMERICA	CONTROL UNIT 319	308.89
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	AIR FILTERS	58.57
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	OIL FILTER	5.76
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	AIR FILTER	17.51
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	ADHESIVE REFLECTOR	10.20
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	AIR AND OIL FILTERS	25.75
101-36471-53407	EQUIP MAINT PART&SUPPLIE	TASK FORCE 1, INC	VALVE REPAIR KITS	305.50
101-36471-53407	EQUIP MAINT PART&SUPPLIE	TASK FORCE 1, INC	VALVE REPAIR KITS	89.87
101-36471-53415	FUELS	BELL FUELS SERVICE CO	FUEL - 03/09	11,896.23
101-36471-53415	FUELS	BELL FUELS SERVICE CO	FUEL - CLEAR 3/09	9,206.71
101-36471-53418	LUBRICANTS & FLUIDS	KELLER-HEARTT OIL., INC	5/30 TG SYN BLEND OIL	2,092.90
		Total For Dept 36471 PUBLIC WORKS FLEET SERVICES		29,303.65
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	SCISSORS AND PAPER	197.94
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	CORK BOARD	61.00
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	DESK ORGANIZERS	44.04
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	DRY ERASE BOARD	168.90
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	INDEX CARD GUIDES	16.14
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	TAPE DISPENSER & POST IT NOTES	53.73
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	COAT HOOKS	57.70
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	CLEAR ACRYLIC SHEET	64.12
101-67001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	WHITEBOARD, KEY BOX	193.77
101-67001-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MAGNETIC KEY HOLDER	5.99
101-67001-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	WINDOW COVERINGS	0.00
101-67001-53212	PROGRAM SUPPLIES	FRANKENSTITCH PROMOTIONS, LLC	CAUTION ICE - BREEZEWALD PARK	80.00
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	BANK & CREDIT CARD FEES	30.00
		Total For Dept 67001 RECREATION ADMINISTRATION		973.33
Dept 67935 RECREATION DANCE				
101-67935-52115	RECREATION PROGRAM SERVICE	GLOBAL EQUIPMENT COMPANY, INC	SHOWER PAN LINER	1,516.65
101-67935-52115	RECREATION PROGRAM SERVICE	ZOOM.US 888-799-9	VIRTUAL DANCE - ANNUAL	299.80
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	MAGNETIC KEY HOLDER	31.96
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	WINDOW COVERINGS	341.02
101-67935-53211	OTHER SUPPLIES	BODY WRAPPERS HTTPSDANCE	RECITAL COSTUMES	45.67
101-67935-53211	OTHER SUPPLIES	NIMBLY	RECITAL COSTUMES	154.05
101-67935-53211	OTHER SUPPLIES	REVDANCE.TENTH HOUSE 800-806-1	RECITAL COSTUMES	301.25
101-67935-53211	OTHER SUPPLIES	WEISSMAN DESIGNS FOR D 314-773-9	RECITAL COSTUMES	43.15
101-67935-53211	OTHER SUPPLIES	WEISSMAN DESIGNS FOR D 314-773-9	RECITAL COSTUMES	103.70
101-67935-53211	OTHER SUPPLIES	NIMBLY	DANCE COSTUMES	367.50
101-67935-53211	OTHER SUPPLIES	WEISSMAN DESIGNS FOR D 314-773-9	DANCE ATTIRE - CANCELED ORDER	(584.41)

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101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	BCA/BCB FLOOR	62.70
101-67935-54306	EQUIPMENT RENTAL	PALATINE PARK DISTRICT 847-496-6	RECITAL RENTAL SPACE	158.00
		Total For Dept 67935 RECREATION DANCE		2,841.04
Dept 67940 RECREATION PRESCHOOL				
101-67940-53211	OTHER SUPPLIES	BGIRLZWORLD BGIRLZWORL	TEACHER CABINET	910.15
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	DOT STICKERS	28.51
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	HEART DOILIES, STICKERS, PRIZE MEDALS	58.29
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	LARGE STORAGE BAGS	75.98
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	LYSOL SPRAY	11.29
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	CORK BOARD	25.64
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	INDEX CARD GUIDES	31.98
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	CLEAR ACRYLIC SHEET	13.29
		Total For Dept 67940 RECREATION PRESCHOOL		1,155.13
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SERVICE	CRICKET THEATRE COMPANY	101 DALMATIONS	5,075.00
		Total For Dept 67945 RECREATION YOUTH PROGRAMS		5,075.00
Dept 67960 RECREATION CAMPS				
101-67960-53212	PROGRAM SUPPLIES	NATIONAL TICKET CO. 570-672-2	CAMP WRISTBANDS	126.50
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	DOT STICKERS	21.99
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	LARGE STORAGE BAGS	69.49
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	REFUND FOR LYSOL SPRAY	(69.49)
101-67960-53212	PROGRAM SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	WHITEBOARD, KEY BOX	179.33
		Total For Dept 67960 RECREATION CAMPS		327.82
Dept 67970 RECREATION AQUATICS				
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	MAGNETIC KEY HOLDER	(23.99)
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BEACH SAFES	509.47
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BEACH RAKES	174.90
101-67970-53211	OTHER SUPPLIES	FRANKENSTITCH PROMOTIONS, LLC	NONMOTORIZED STICKERS	202.50
101-67970-53211	OTHER SUPPLIES	GLOBAL EQUIPMENT COMPANY, INC	BEACH SAFES	274.51
101-67970-53211	OTHER SUPPLIES	GLOBAL EQUIPMENT COMPANY, INC	BEACH SAFES	(124.95)
101-67970-53211	OTHER SUPPLIES	NATIONAL TICKET CO. 570-672-2	CAMP WRISTBANDS	378.73
101-67970-53211	OTHER SUPPLIES	NATIONAL TICKET CO. 570-672-2	BEACH WRISTBANDS	55.20
		Total For Dept 67970 RECREATION AQUATICS		1,446.37
Dept 67985 RECREATION FITNESS				
101-67985-52115	RECREATION PROGRAM SERVICE	KONDIC, JENNIFER	YOGA	80.00
		Total For Dept 67985 RECREATION FITNESS		80.00

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GL Number	GL Desc	Vendor	Invoice Description	Amount	
Total For Fund 101 GENERAL				138,025.14	
Fund 202 MOTOR FUEL TAX					
Dept 36001 PUBLIC WORKS ADMINISTRATION					
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	416.70	
202-36001-53405	BLDG & GROUND MAINT SUPP	COMPASS MINERALS AMERICAN INC	ROAD SALT	4,185.01	
202-36001-53405	BLDG & GROUND MAINT SUPP	COMPASS MINERALS AMERICAN INC	ROAD SALT	8,940.09	
202-36001-53405	BLDG & GROUND MAINT SUPP	COMPASS MINERALS AMERICAN INC	ROAD SALT	4,425.38	
202-36001-55253	INFRASTRUCTURE IMPROVEMT	TRAFFIC CONTROL & PROTECTION INC	CREDIT ON ESTIMATE 23009 (INV 111040)	(98.35)	
202-36001-55253	INFRASTRUCTURE IMPROVEMT	TRAFFIC CONTROL & PROTECTION INC	SIGNS - DO NOT STOP ON TRACKS / STREET NAMES	312.70	
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				18,181.53	
Total For Fund 202 MOTOR FUEL TAX				18,181.53	
Fund 203 HOTEL TAX					
Dept 10160 GENERAL GOVERNMENT MARKETING & TOURISM					
203-10160-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY, ILLINOIS CVB	2022 MEMBERSHIP TO COUNTY CVB	13,000.00	
Total For Dept 10160 GENERAL GOVERNMENT MARKETING & TOURISM				13,000.00	
Total For Fund 203 HOTEL TAX				13,000.00	
Fund 207 SPECIAL EVENTS FUND					
Dept 00000					
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - MARCH 2022	4.60	
Total For Dept 00000				4.60	
Dept 67601 RECREATION ROCK THE BLOCK					
207-67601-53212	PROGRAM SUPPLIES	NATIONAL TICKET CO. 570-672-2	CAMP WRISTBANDS	113.37	
Total For Dept 67601 RECREATION ROCK THE BLOCK				113.37	
Dept 67699 RECREATION MISC SPECIAL EVENTS					
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	CORK BOARD	91.94	
Total For Dept 67699 RECREATION MISC SPECIAL EVENTS				91.94	
Total For Fund 207 SPECIAL EVENTS FUND				209.91	

<div>VILLAGE OF LAKE ZURICH</div> <div>WARRANT REPORT - 04/04/2022</div> <div><u>\$703,854.31</u></div>					Page 10 of 14
GL Number	GL Desc	Vendor	Invoice Description	Amount	
Fund 227 DISPATCH CENTER					
Dept 00000					
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - MARCH 2022	81.95	
Total For Dept 00000				81.95	
Dept 24220 POLICE DISPATCH					
227-24220-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND #3958-9465	P-TAX PENSION YE TRUE UP 2020 LEVY	51.35	
227-24220-51651	LICENSING/CERTIFICATIONS	NATIONAL ACADEMIES OF 801-363-9	EMD RECERTIFICATIONS	376.50	
227-24220-51652	TRAINING AND MEETINGS	GAYLORD OPRY RESORT NASHVILLE	HOTEL - IAED CONFERENCE KROLL SEVERINO	263.92	
227-24220-51652	TRAINING AND MEETINGS	NATIONAL ACADEMY OF EM 800-36391	IAED CONFERENCE REG. - KROLL SEVERINO	1,290.00	
227-24220-51652	TRAINING AND MEETINGS	NENA 703-812-4	TRAINING COURSE - KULIG	199.00	
227-24220-51652	TRAINING AND MEETINGS	SPANISHONPATROL.COM	TRAINING COURSE - WILSON	99.00	
227-24220-53210	SMALL TOOLS & EQUIP	AMAZON.COM SALES, INC	DISPATCH VACUUM	149.99	
227-24220-53210	SMALL TOOLS & EQUIP	CDW GOVERNMENT LLC	TELECOMMUNICATOR HEADSETS	281.63	
Total For Dept 24220 POLICE DISPATCH				2,711.39	
Total For Fund 227 DISPATCH CENTER				2,793.34	
Fund 401 VILLAGE CAPITAL PROJECTS					
Dept 36001 PUBLIC WORKS ADMINISTRATION					
401-36001-55251	LAND IMPROVEMENTS	HITCHCOCK DESIGN INC	PAULUS PARK PLANNING - OSLAD	150.00	
401-36001-55251	LAND IMPROVEMENTS	PADDOCK PUBLICATIONS INC.	BASKETBALL RESURFACE BID AD 1652872	89.70	
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				239.70	
Total For Fund 401 VILLAGE CAPITAL PROJECTS				239.70	
Fund 405 NHR CAPITAL PROJECTS					
Dept 36001 PUBLIC WORKS ADMINISTRATION					
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MOBOTREX, INC	LEFT AND RIGHT DIAGONAL ARROW SIGNS	248.00	
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				248.00	
Total For Fund 405 NHR CAPITAL PROJECTS				248.00	
Fund 501 WATER & SEWER					
Dept 00000					
501-00000-21206	WATER BILLING REFUNDS	DE ANDA, BETH	UB REFUND FOR ACCOUNT: 003286-02 126 POTAWATOMI TF	41.67	
501-00000-21206	WATER BILLING REFUNDS	KAMMAN, SUSAN E	UB REF A/C #002698-01 OVERPAYMENT	259.77	
501-00000-21206	WATER BILLING REFUNDS	THER, MARGARET W	UB REF - FINAL 341 WHITNEY RD	90.66	
501-00000-21455	LC CONNECTION FEE PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT	BD BOND REF - 1044 AVERY RIDGE CIR	4,030.00	

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - MARCH 2022	88.61
		Total For Dept 00000		4,510.71
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW - FEB 2022	386.95
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-10	75.15
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-17	35.88
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 03-24	38.30
501-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	T-SHIRTS AND HATS	838.00
501-36001-53209	UNIFORMS	R S HUGHES CO., INC.	PPE GLOVES	66.00
501-36001-53209	UNIFORMS	REDWING BUSINESS ADVANTAGE A/CS	SAFETY WORK BOOTS - FILA	188.99
501-36001-53209	UNIFORMS	REDWING BUSINESS ADVANTAGE A/CS	SAFETY WORK BOOTS - FITCH	200.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		1,829.27
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL 9	413.60
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL 7	647.57
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL 12	469.50
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL 8	504.29
501-36550-53210	SMALL TOOLS & EQUIP	USA BLUEBOOK	HARDNESS ANALYZER & REAGENTS	478.80
501-36550-53211	OTHER SUPPLIES	USA BLUEBOOK	HARDNESS ANALYZER & REAGENTS	96.00
501-36550-53211	OTHER SUPPLIES	WATER PRODUCTS COMPANY OF AURORA	HYDRANT PARTS	215.00
501-36550-53409	PUMP REPAIR SUPPLIES	PUMPBIZ INC.	BRINE PUMP MOTOR/WELL 12	581.40
501-36550-53410	METERS PARTS & SUPPLIES	HOME DEPOT CREDIT SERVICES	METER RADIO INSTALLATION SUPPLIES	27.52
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL # 8	2,650.23
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL 10	2,596.52
501-36550-55254	MACHINERY & EQUIPMENT	USA BLUEBOOK	HARDNESS ANALYZER & REAGENTS	35.57
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		8,716.00
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD MONITORING/8 LIFT STATIONS	360.00
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD MONITORING/8 LIFT STATIONS	360.00
501-36560-52113	ENGR/ARCHITECTURAL	BAXTER & WOODMAN, INC	2022 PRETREATMENT REVIEW	493.75
501-36560-52607	WATER SAMPLE ANALYSIS	FIRST ENVIRONMENTAL LABORATORIES, I	QUENTIN 1ST QTR EFFLUENT SAMPLING	400.50
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	ELECTRICITY - 805 CHURCH ST	23.32
501-36560-55254	MACHINERY & EQUIPMENT	USA BLUEBOOK	HARDNESS ANALYZER & REAGENTS	3,894.00
		Total For Dept 36560 PUBLIC WORKS SEWER SERVICE		5,531.57
Total For Fund 501 WATER & SEWER				20,587.55

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	NEW EMPL HEALT INS ADJ - FITCH, FILA	1,598.00
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE PREIMUM - MAY 2022	44,997.00
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - MARCH 22	102.30
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - MARCH 22	102.00
601-10001-52340	MEDICAL ADMIN FEE	I P B C	IPBC INSURANCE - MARCH 2022	288.08
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INSURANCE - MARCH 2022	199,024.94
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				246,112.32
Total For Fund 601 MEDICAL INSURANCE				246,112.32
Fund 603 RISK MANAGEMENT				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - MARCH 2022	2.84
Total For Dept 00000				2.84
Total For Fund 603 RISK MANAGEMENT				2.84
Fund 615 EQUIPMENT REPLACEMENT				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
615-10001-55254	MACHINERY & EQUIPMENT	DELL USA LP	MONITORS	1,109.96
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				1,109.96
Dept 36001 PUBLIC WORKS ADMINISTRATION				
615-36001-55254	MACHINERY & EQUIPMENT	WEST SIDE TRACTOR SALES	2021 JOHN DEERE 544P	180,646.84
615-36001-55261	VEHICLES - POLICE	RAY O'HERRON COMPANY INC.	2022 SQUAD CAR EQUIPMENT QUOTE#3103189	332.01
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				180,978.85
Total For Fund 615 EQUIPMENT REPLACEMENT				182,088.81
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-21455	BUILDING DEPOSIT PAYABLES	ARS OF ILLINOIS	BD BOND REF - 1083 WESTBERRY CT	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	BLUE LINE DESIGN & CONSTRUCTION	BD BOND REF - 555 AMERICA CT	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	COMET NEON INC.	BD PAYMENT REF - PB21-0758 - 742 S RAND RD	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	CONTE, BONNIE	BD BOND REF - 1201 S RAND RD	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FELDCO FACTORY	BD BOND REF - 10 FERN CT	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	HUGHES, JAMES	BD PAYMENT REF - PERMIT PB21-1190	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	INSIGNIA KITCHEN AND BATH	BD BOND REF - 556 REGENCY DR	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	LANDON, STEVEN	BD PAYMENT REF - PERMIT PB21-0227	105.00

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
710-00000-21455	BUILDING DEPOSIT PAYABLES	PARAGON DEVELOPMENT	BD PAYMENT REF - PB21-0792 - 1107 WESTBERRY CT	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	POWERS ELECTRIC LLC	BD BOND REF - 45 LAKEVIEW PL	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	R.T. MILORD COMPANY	BD PAYMENT REF - PB21-1197 - 1325 ENSELL RD	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	WINDOW WORKS	BD BOND REF - 1078 PEARLMAN DR	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	WINDOW WORLD OF WESTERN CHICAGO	BD BOND REF - 379 KIM TRAIL	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	WINDOWS AND EXTERIORS BY OLSON, IN	BD BOND REF - 1176 PHEASANT RIDGE DR	105.00
710-00000-25502	PEG CABLE FEES	APPLE STORE #R258 DEER PARK	PEG CONFIGURATION FILES	2.99
710-00000-25502	PEG CABLE FEES	MATTISON, JUSTIN N	MEDIA CREW - MARCH 2022	45.00
710-00000-25502	PEG CABLE FEES	VIRGILIO, OLIVIA C	MEDIA CREW - MARCH 2022	75.00
Total For Dept 00000				2,402.99
Total For Fund 710 PERFORMANCE ESCROW				2,402.99
Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - MARCH 2022	61,096.65
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	DENTAL INSURANCE COVERAGE - MARCH 2022	9,730.52
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	VISION INSURANCE - MARCH 2022	1,936.37
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INSURANCE - FEBRUARY 2022	6,084.56
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	IPBC INSURANCE - MARCH 2022	1,114.08
Total For Dept 00000				79,962.18
Total For Fund 720 PAYROLL CLEARING				79,962.18

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund Totals:				
			Fund 101 GENERAL	138,025.14
			Fund 202 MOTOR FUEL TAX	18,181.53
			Fund 203 HOTEL TAX	13,000.00
			Fund 207 SPECIAL EVENTS FUND	209.91
			Fund 227 DISPATCH CENTER	2,793.34
			Fund 401 VILLAGE CAPITAL PROJECTS	239.70
			Fund 405 NHR CAPITAL PROJECTS	248.00
			Fund 501 WATER & SEWER	20,587.55
			Fund 601 MEDICAL INSURANCE	246,112.32
			Fund 603 RISK MANAGEMENT	2.84
			Fund 615 EQUIPMENT REPLACEMENT	182,088.81
			Fund 710 PERFORMANCE ESCROW	2,402.99
			Fund 720 PAYROLL CLEARING	79,962.18
Total for All Funds				<u><u>\$703,854.31</u></u>

*At the Heart of Community*

PUBLIC WORKS DEPARTMENT

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

MEMORANDUM

AGENDA ITEM: 6C

Date: March 25, 2022

To: Ray Keller, Village Manager

From: Michael J. Brown, Public Works Director

Subject: **Natural Area Maintenance Program Award Recommendation**

Issue: The FY 2022 budget includes \$40,000 for the maintenance, analytics, and annual reporting requirements of Village-owned natural areas. In addition, the Village collects annual revenue from special service areas (SSA) for maintenance to designated areas throughout each specific subdivision associated with an SSA.

Background: The Village of Lake Zurich is proactively assessing and planning for the short term and long term needs of our many natural areas. Natural areas located within Village limits are inspected and evaluated during the fall season. Village staff partnered with Integrated Lakes Management to formulate a comprehensive five (5) year plan for maintenance and restoration of natural areas throughout the Village of Lake Zurich.

The 2022 program includes maintenance to the following areas:

<u>Job Name</u>	<u>Location</u>
Braemar Unit 2	Berkshire Lane
Breezewald	North Old Rand
Lions Ct	Lions Court
Lot 42	Partridge Drive
Oak Ridge Marsh	Lions Drive
Zurich Estates	Butterfield Road

SSA 8 (711-10099 52603)	Prairie Lane
SSA 9 (732-10099-52603)	Pleasant Road
SSA 11 (734-10099-52603)	Lake Zurich Pines
SSA 13 (735-10-099-52603)	Coventry Creek

Village Strategic Plan: This agenda item progresses the following Goal and Objective of the Strategic Plan.

- Goal #3 – Infrastructure Investment:
 - Address storm water management issue.
 - Identify means to enhance pedestrian mobility (paths and trails)

Analysis: Staff solicited bids in February for the 2022 Natural Area Maintenance Program. The opening was on March 11, 2022. The Village received six (6) submittals in response to the request for bids.

Staff review of each individual proposal concentrated on the tasks performed at each location, pricing for tasks, and the ability to maximize allocated funding. Review of all documents has provided staff the ability to choose a program, which maximizes the Villages available funding while continuing towards long term goals of each site.

The proposal submitted by McGinty Bros. INC. has been determined to address each location's current needs most comprehensively, balancing possible future maintenance of each natural area, and maximizing available funding.

<u>Vendor</u>	<u>VLZ</u>	<u>SSA</u>	<u>Total</u>
McGinty Bros. Inc	\$24,650	\$52,860	\$77,510
Integrated Lakes Management	\$33,520	\$59,405	\$92,925
Bluestem Ecological Services	\$45,235	\$58,030	\$103,265
RES Great Lakes, LLC	\$35,800	\$107,700	\$143,500
V3 Companies	\$46,820	\$106,810	\$153,630
Pizzo & Associates, Ltd	\$38,675	\$121,010	\$159,685

Recommendation: Award a contract for the 2022 Natural Area Maintenance Program to McGinty Bros. Inc, Long Grove, Illinois in an amount not-to-exceed \$77,510.00, in which \$24,650 would be expended from the Village's general fund, and \$52,860 would be expended through Special Service Areas.

W/Attachments:

1. Proposal Tabulation Summary
2. Proposal Submittal – McGinty Bros. Inc. Long Grove, Illinois

BID: NATURAL AREAS MGMT

Due: March 11, 2022 10:00 a.m.

BIDDER	BID AMOUNT	BOND
McGinty Bros, Inc 3744 E Cuba Rd Long Grove, IL 60047	\$77,510.00	Yes 3/11/2022 9:14 a.m.
Integrated Lakes Management, Inc 110 Le Baron St Waukegan, IL 60085	\$92,925.00	Yes 3/11/2022 8:31 a.m.
Bluestem Ecological Services 19812 w Coral Rd Marengo, IL 60152	\$103,265.00	Yes 3/10/2022 2:08 p.m.
RES Great Lakes, LLC 17921 w Smith Rd Brodhead, WI 53520	\$143,500.00	Yes 3/11/2022 8:27 a.m.
V3 Construction Group, Ltd. 7325 Janes Ave Woodridge, IL 60517	\$153,630.00	Yes 3/11/2022 8:52 a.m.
Pizzo & Associates, Ltd. 10729 Pine Rd Leland, IL 60531	\$159,685.00	Yes 3/10/2022 11:33 a.m.

03-11-22 10:02 a.m.

Village Hall 1st Floor Conference Room

Bea Corral, Finance
Mike Cernock, General Services
Jason Schuler, General Services
Keli Amato, Office Manager

Village of Lake Zurich
Natural Areas Management

Form of Proposal

To: Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

From:
McGinty Bros., Inc

Contractor

3744 East Cuba Road

Address

Long Grove, IL 60047

City, State, Zip Code

847-438-5161

Phone Number

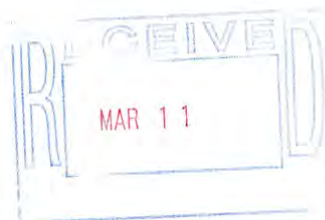
Noel Street

Contractor's Contact for this Bid

nstreet@mcgintybros.com

E-mail Address

847-456-3366



Having examined the Plans, Specifications, Instructions to Bidders, Form of Contract and having thoroughly examined the site and pertinent areas adjacent thereto, acknowledging the same to be accurate and complete insofar as pertinent details are concerned, we the undersigned agree to furnish all labor, materials, equipment, tools and services or whatever else is required for construction as enumerated below, all in accordance with Plans, Specifications and Contract Documents, and entitled:

Village of Lake Zurich
Natural Areas Management

Bid Proposal

McGinty Bros., Inc

Company name

3744 East Cuba Road

Address

Long Grove, IL 60047

City, State, Zip code

3744 East Cuba Road

Business Address

Long Grove, IL 60047

Email Address

nstreet@mcgintybros.com

Village of Lake Zurich
Natural Areas Management

The Bid Proposal sheet shall be used as a summary to accompany individual proposals for each location. **The yellow highlighted cells denote where an amount is required.**

<i>Job Name</i>	<i>Location</i>	<i>Survey/Summary</i>	<i>Stewardship</i>	<i>Woody Removal</i>		
Bramar Unit 2	Berkshire	\$800.00	\$1,360.00	\$1,800.00	\$3,960.00	\$0.00
Breezewald	North Old Rand	\$600.00	\$1,360.00		\$1,960.00	\$0.00
Lions Ct	Lions Ct	\$200.00	\$340.00		\$540.00	\$0.00
Lot 42	Partridge	\$500.00	\$1,120.00		\$1,620.00	\$0.00
Oak Ridge Marsh	Lions Dr	\$1,900.00	\$8,800.00	\$4,250.00	\$14,950.00	\$0.00
Zurich Estates	Butterfield	\$500.00	\$1,120.00		\$1,620.00	\$0.00
Total					24,650.00	
SSA 8 (711-10099-52603)	Prairie	\$1,700.00	\$6,400.00	\$6,900.00	\$15,000.00	\$0.00
SSA 9 (732-10099-52603)	Pleasant	\$2,400.00	\$8,800.00	\$8,100.00	\$19,300.00	\$0.00
SSA 11 (734-10099-52603)	LZ Pines	\$300.00	\$560.00	\$1,200.00	\$2,060.00	\$0.00
SSA 13 (735-10-099-52603)	Coventry Creek	\$1,900.00	\$8,800.00	\$5,800.00	\$16,500.00	\$0.00
Total					\$52,860.00	

Survey and Summary Report: Conduct a survey of the species (native and non-native) present at various points throughout the growing season to establish a baseline for measuring site progress. Minimum of 3 visits including end of year report, utilizing the Universal FQA Calculator.

Stewardship: Regular maintenance visits to manage invasive, non-native vegetation. 4 Visits Annually

Removal of Woody Vegetation: Remove woody species throughout the unit and apply stump herbicide. Removal to be completed primarily by hand cutting. Forestry mulching machinery may be utilized in approved locations under frozen ground conditions.

Prescribed Burn: Perform a prescribed burn to reduce competition from invasive species, assist with nutrient recycling and stimulate the growth of native plants.

G-23208-B

ss.

STATE OF IllinoisCOUNTY OF Cook

I, Laura Priester Notary Public of Cook County,
 in the State of Illinois, do hereby certify that William P. Maher
 Attorney-in-Fact, of the Washington International Insurance Company
 who is personally known to me to be the same person whose name is
 subscribed to the foregoing instrument, appeared before me this day in person, and
 acknowledged that he signed, sealed and delivered said instrument, for and on behalf of the
Washington International Insurance Company
 for the uses and purposes therein set forth.

Given under my hand and notarial seal at my office in the City of Palatine
 in said County, this 11th day of March A.D., 2022


 Notary Public Laura Priester

My Commission expires: May 13, 2025



SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Overland Park, Kansas, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Overland Park, Kansas, each does hereby make, constitute and appoint: William P. Maher

Principal: McGinty Bros., Inc.

Bond Number: Bid Bond

Obligee: Village of Lake Zurich

Bond Amount: See Bond Form

Bond Description: 2022 Natural Areas Management

Its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature]
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By [Signature]
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company



IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 14th day of December, 2021.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook SS:

On this 14th day of December, 2021, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



[Signature]
Yasmin A. Patel, Notary

I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 11th day of March, 2022.

[Signature]
Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310 Bid Bond

KNOW ALL MEN BY THESE PRESENTS, THAT WE McGinty Bros., Inc.

3744 E Cuba Road Lake Zurich, IL 60047

as Principal, hereinafter called the Principal, and Washington International Insurance Company

1200 Main Street, Suite 800, Kansas City, MO 64105

a corporation duly organized under the laws of the State of NH

as Surety, hereinafter called the Surety, are held and firmly bound unto Village of Lake Zurich

70 East Main St. Lake Zurich, IL 60047

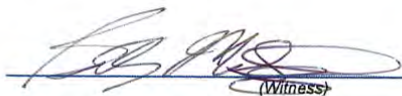
as Obligor, hereinafter called the Obligor, in the sum of Ten Percent of Amount Bid

Dollars (\$ 10%),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs,
executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for 2022 Natural Areas Management

NOW, THEREFORE, if the Obligor shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligor in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligor the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligor may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 11th day of March, 2022


(Witness)

McGinty Bros., Inc.

(Principal)

(Seal)

By:


(Title)


(Witness)

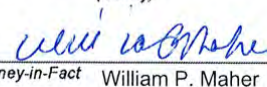


Washington International Insurance Company

(Surety)

(Seal)

By:


Attorney-in-Fact William P. Maher

(Title)

AIA DOCUMENT A310 • BID BOND • AIA • FEBRUARY 1970 ED. • THE AMERICAN
INSTITUTE OF ARCHITECTS, 1735 N.Y. AVE., N.W., WASHINGTON, D.C. 20006

Village of Lake Zurich
Natural Areas Management


Compliance with Article 33
of the
Criminal Code of 1961

I have completed the certificate included as part of this Bid Form regarding compliance with Article 33 of the Criminal code of 1961.

RESPECTFULLY SUBMITTED, signed and sealed this 11th day of March 2022.

McGinty Bros., Inc

Contractor

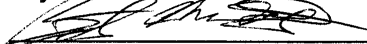


By
President

Title
3744 East Cuba Road

Business Address
Long Grove, IL 60047

City/State



Attest

Seal

2022 Contract Documents
for
Natural Area Management
Village of Lake Zurich

The undersigned Bidder declares that he/they understands that where quantities are mentioned, they are approximate only, subject to increase or decrease that in such cases, Bidder will take in full payment therefore the amount of the summation of the actual quantities, as finally determined, multiplied by the unit price shown on the Schedule of Prices contained herein.

The undersigned further agrees that if the Owner decides to increase or decrease the improvements or otherwise alter it by extras, additions or deductions, including the elimination of any one or more of the items by the amount not to exceed twenty-five percent (25%) of the total money value of the original contract prices, Bidder will perform the work as altered, increased, or decreased at the contract unit prices. Furthermore, all such work and materials as do not appear in the Proposal or Contract as a specific item accompanied by a unit price, and which are not included under the bid price for other items in this Contract, shall be performed as extra work. Bidder will accept as full compensation therefore a fixed price negotiated with the Owner prior to performing extra work or at a unit price determined in the same manner.

The undersigned further agrees to execute a Contract for this work and present the same to the Owner within ten (10) calendar days after the date of written notice of the award of the Contract to him.

The undersigned further agrees that he will commence work not later than ten (10) calendar days after written notice to proceed and execution and approval of the Contract and the Contract Bond, unless otherwise provided, and will diligently prosecute the work in such manner and with such materials, equipment, and labor as will insure its completion within the time limit specified herein, it being understood and agreed that the completion within the time limit is an essential part of the Contract. In case of failure to complete the work within the time stated herein or within such extra time as may have been allowed by extensions, the undersigned agrees that the Owner shall withhold from such sums as may be due him under the terms of this Contract the costs (which costs shall be considered and treated not as a penalty but as damages due the Owner) of additional engineering and observation, maintenance of detours, interest, and other items have caused an expenditure of funds resulting from the failure of the undersigned to complete the work within the time specified in the contract.

The undersigned agrees to complete the work by **December 31, 2022** unless granted additional time in writing by the Owner.

Accompanying this Proposal is a bank draft, cashier's check, bid bond or certified check complying with the requirements of the Specifications, for 10% of the bid total, made payable to the Village of Lake Zurich.

Village of Lake Zurich
Natural Areas Management

The amount of the check or draft is:

Seven Thousand Seven Hundred Fifty-One (\$ 7,751.00).

(Fill in Amount)

Contractor to fill in Amount

If this Proposal is accepted and the undersigned fails to execute a Contract as required herein, it is hereby agreed that the amount of the check or draft shall become the property of the Owner and shall be considered as payment of damages due to delay and other causes suffered by the Owner because of failure to execute said Contract or Contract Bond; upon the undersigned properly executing a contract and furnishing a Contract Bond, said check or draft shall be returned to the undersigned.

The undersigned submits herewith his schedule of prices covering the work to be performed under the Contract; he understands that he must show in the schedule the unit prices where applicable for which he proposes to perform each item of work; that the extension must be made by him and that if not so done, his Proposal may be rejected as irregular.

Submitted

3/11/2022

Date

3744 East Cuba Road, Long Grove, IL 60047

Business Address

847-438-5161

Phone Number

Attest: Secretary

McGinty Bros., Inc

Contractor

McGinty Bros., Inc

Corporate Name

Corporate Seal

Signed By

Brian McGinty

President

Village of Lake Zurich
Natural Areas Management

Certificate of Compliance with Article 33E
of the
Criminal Code of 1961

The undersigned, Brian McGinty, being the Contractor submitting a bid for the public project as described in these bid documents, hereby certifies that the undersigned is not barred from bidding on the public contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, approved July 28, 1961, as amended.

3/11/2022

Date

McGinty Bros., Inc

Contractor

Brian McGinty

By

[Signature]

Attest



Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:	Service Address:
Company: Village of Lake Zurich	Job Name: Braemar 2
Attn: Mike Cernock	Address: Yorkshire Ln. & Chesterfield Ln.
Address: 70 E Main Street	City/State: Lake Zurich, IL 60047
City/State: Lake Zurich, IL 60047	Mobile:
Phone: 847.540.1696 ext. 8008	Email: mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive \$340.00

Species e.g. Reed Canary Grass, Red Clover, etc.

June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species \$340.00

e.g. Garlic Mustard, Queen Anne's Lace, etc.

July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive \$340.00

Species e.g. Thistle, Teasel, etc.

Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial \$340.00

Invasive Species e.g. Cattail, Phragmites, etc.

Natural Areas Monitoring & Reporting \$800.00

Clearing: Invasive Trees and Shrubs $\leq 8"$ dbh and Stump Treatment \$1,800.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Economy Prairie (0.75 Acres) \$1,080.00

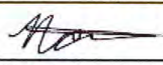
We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
Noel A Street	3/10/2022	Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date	Acceptance of Proposal Signature Date of Acceptance	
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.			

* Services will be invoiced once the work is completed. Once the invoice is received, please send payment in return envelope or call our Long Grove office so they can process a credit card payment 847-438-5161 *



Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:	Service Address:
Company: Village of Lake Zurich	Job Name: Breezewald
Attn: Mike Cernock	Address: North Old Rand Rd.
Address: 70 E Main Street	City/State: Lake Zurich, IL 60047
City/State: Lake Zurich, IL 60047	Mobile:
Phone: 847.540.1696 ext. 8008	Email: mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive \$340.00

Species e.g. Reed Canary Grass, Red Clover, etc.

June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species \$340.00

e.g. Garlic Mustard, Queen Anne's Lace, etc.

July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive \$340.00

Species e.g. Thistle, Teasel, etc.

Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial \$340.00

Invasive Species e.g. Cattail, Phragmites, etc.

Natural Areas Monitoring & Reporting \$600.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Economy Prairie (0.25 Acres) \$416.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
Authorized Customer Care Representative Signature			
Noel A Street	3/10/2022	Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date		
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.		Acceptance of Proposal Signature	Date of Acceptance

* Services will be invoiced once the work is completed. Once the invoice is received, please send payment in return envelope or call our Long Grove office so they can process a credit card payment 847-438-5161 *



Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	Lions Court
Attn:	Mike Cernock	Address:	Lions Ct.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive Species e.g. Reed Canary Grass, Red Clover, etc.	\$85.00
June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species e.g. Garlic Mustard, Queen Anne's Lace, etc.	\$85.00
July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive Species e.g. Thistle, Teasel, etc.	\$85.00
Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial Invasive Species e.g. Cattail, Phragmites, etc.	\$85.00
Natural Areas Monitoring & Reporting	\$200.00
Optional:	
Overseeding of Bare or Low Diversity Areas Using Shortgrass Economy Prairie (2,000 Sq Ft)	\$150.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
Noel A Street	3/10/2022	Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date	Acceptance of Proposal Signature Date of Acceptance	
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.			

* Services will be invoiced once the work is completed. Once the invoice is received, please send payment in return envelope or call our Long Grove office so they can process a credit card payment 847-438-5161 *



Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:	Service Address:
Company: Village of Lake Zurich	Job Name: Lot 42
Attn: Mike Cernock	Address: Partridge Ln.
Address: 70 E Main Street	City/State: Lake Zurich, IL 60047
City/State: Lake Zurich, IL 60047	Mobile:
Phone: 847.540.1696 ext. 8008	Email: mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive \$280.00

Species e.g. Reed Canary Grass, Red Clover, etc.

June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species \$280.00

e.g. Garlic Mustard, Queen Anne's Lace, etc.

July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive \$280.00

Species e.g. Thistle, Teasel, etc.

Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial \$280.00

Invasive Species e.g. Cattail, Phragmites, etc.

Natural Areas Monitoring & Reporting \$500.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Economy Prairie (0.25 Acres) \$416.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE),

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
Noel A Street	3/10/2022	Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date		
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.		Acceptance of Proposal Signature	Date of Acceptance

* Services will be invoiced once the work is completed. Once the invoice is received, please send payment in return envelope or call our Long Grove office so they can process a credit card payment 847-438-5161 *



Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	Oak Ridge Marsh
Attn:	Mike Cernock	Address:	Lions Dr.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive \$2,200.00

Species e.g. Reed Canary Grass, Red Clover, etc.

June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species \$2,200.00

e.g. Garlic Mustard, Queen Anne's Lace, etc.

July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive \$2,200.00

Species e.g. Thistle, Teasel, etc.

Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial \$2,200.00

Invasive Species e.g. Cattail, Phragmites, etc.

Natural Areas Monitoring & Reporting \$1,900.00

Clearing: Invasive Trees and Shrubs ≤ 6" dbh and Stump Treatment \$4,250.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Savannah Woodland Edge (1.0 Acres) \$2,581.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
Noel A Street	3/10/2022	Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date	Acceptance of Proposal Signature Date of Acceptance	
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Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	Zurich Estates
Attn:	Mike Cernock	Address:	Butterfield Rd.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive \$280.00

Species e.g. Reed Canary Grass, Red Clover, etc.

June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species \$280.00

e.g. Garlic Mustard, Queen Anne's Lace, etc.

July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive \$280.00

Species e.g. Thistle, Teasel, etc.

Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial \$280.00

Invasive Species e.g. Cattail, Phragmites, etc.

Natural Areas Monitoring & Reporting \$500.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Economy Prairie (0.25 Acres) \$416.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
Noel A Street	3/10/2022	Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date	Acceptance of Proposal Signature Date of Acceptance	
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.			

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Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	SSA #8
Attn:	Mike Cernock	Address:	Prairie Ln.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive Species e.g. Reed Canary Grass, Red Clover, etc.	\$1,600.00
June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species e.g. Garlic Mustard, Queen Anne's Lace, etc.	\$1,600.00
July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive Species e.g. Thistle, Teasel, etc.	\$1,600.00
Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial Invasive Species e.g. Cattail, Phragmites, etc.	\$1,600.00
Natural Areas Monitoring & Reporting	\$1,700.00
Clearing: Invasive Trees and Shrubs \leq 6" dbh and Stump Treatment	\$6,900.00
Optional:	
Overseeding of Bare or Low Diversity Areas Using Shortgrass Economy Prairie (1.0 Acres)	\$1,584.00

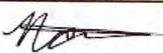
We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note:	
Noel A Street	3/10/2022	All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance. Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date		
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.		Acceptance of Proposal Signature	Date of Acceptance

* Services will be invoiced once the work is completed. Once the invoice is received, please send payment in return envelope or call our Long Grove office so they can process a credit card payment 847-438-5161 *



Natural Area Restoration and
Erosion Control Services

Over 30 Years of Environmental Service

3744 Cuba Road
Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	SSA #9
Attn:	Mike Cernock	Address:	S Pleasant Rd.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive Species e.g. Reed Canary Grass, Red Clover, etc.	\$2,200.00
June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species e.g. Garlic Mustard, Queen Anne's Lace, etc.	\$2,200.00
July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive Species e.g. Thistle, Teasel, etc.	\$2,200.00
Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial Invasive Species e.g. Cattail, Phragmites, etc.	\$2,200.00
Natural Areas Monitoring & Reporting	\$2,400.00
Clearing: Invasive Trees and Shrubs $\leq 6"$ dbh, In Select Areas, and Stump Treatment	\$8,100.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Shortgrass Economy Prairie (1.0 Acres)	\$1,584.00
Overseeding of Bare or Low Diversity Areas Using Swale Mix (1.0 Acres)	\$1,834.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
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Please print name	Date	Acceptance of Proposal Signature Date of Acceptance	
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.			

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Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	SSA #11
Attn:	Mike Cernock	Address:	Lea Ln.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive Species e.g. Reed Canary Grass, Red Clover, etc.	\$140.00
June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species e.g. Garlic Mustard, Queen Anne's Lace, etc.	\$140.00
July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive Species e.g. Thistle, Teasel, etc.	\$140.00
Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial Invasive Species e.g. Cattail, Phragmites, etc.	\$140.00
Natural Areas Monitoring & Reporting	\$300.00
Clearing: Invasive Trees and Shrubs $\leq 6"$ dbh, In Select Areas, and Stump Treatment	\$1,200.00
Optional:	
Overseeding of Bare or Low Diversity Areas Using Shortgrass Economy Prairie (5,000 Sq Ft)	\$215.00

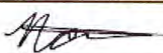
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AS ABOVE

(AS ABOVE).

Payment to be made as follows: Net due upon completion of work

Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note:	
Noel A Street	3/10/2022	All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance. Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Please print name	Date		
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> days.		Acceptance of Proposal Signature	Date of Acceptance

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Long Grove, Illinois 60047-7958
Phone: 847-526-9322
Fax: 847-526-7240
www.McGintyBros.com

Proposal

Submit To:		Service Address:	
Company:	Village of Lake Zurich	Job Name:	SSA #13
Attn:	Mike Cernock	Address:	Lea Ln.
Address:	70 E Main Street	City/State:	Lake Zurich, IL 60047
City/State:	Lake Zurich, IL 60047	Mobile:	
Phone:	847.540.1696 ext. 8008	Email:	mike.cernock@lakezurich.org

We hereby submit specifications and estimates for:

Prairie Stewardship 2022

April/May Stewardship: Selective Herbicide Application Targeting Cool Season Invasive Species e.g. Reed Canary Grass, Red Clover, etc. \$2,200.00

June Stewardship: Selective Mowing Targeting Annual and Biennial Invasive Species e.g. Garlic Mustard, Queen Anne's Lace, etc. \$2,200.00

July Stewardship: Selective Herbicide Application Targeting Biennial/Perennial invasive Species e.g. Thistle, Teasel, etc. \$2,200.00

Aug./Sept. Stewardship: Selective Herbicide Application Targeting Biennial/Perennial Invasive Species e.g. Cattail, Phragmites, etc. \$2,200.00

Natural Areas Monitoring & Reporting \$1,900.00

Clearing: Invasive Trees and Shrubs $\leq 6"$ dbh, In Select Areas, and Stump Treatment \$5,800.00

Optional:

Overseeding of Bare or Low Diversity Areas Using Shortgrass Economy Prairie (1.0 Acres) \$1,584.00

Overseeding of Bare or Low Diversity Areas Using Swale Mix (0.50 Acres) \$975.00


We Propose hereby to furnish material and labor- complete in accordance with above specifications, for the sum of:

AS ABOVE

(AS ABOVE).

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Monthly Finance Charges of 1.5% applied to all unpaid invoices after thirty days.

 Authorized Customer Care Representative Signature		Note: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Our workers are fully covered by Workmen's Compensation Insurance. Our work is fully covered by General Liability Insurance.	
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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: April 4, 2022

To: Ray Keller, Village Manager

From: Sarosh Saher, Community Development Director

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

Re: **Plat of Subdivision for Route 12 and Main Resubdivision – 444 South Rand Road**

Issue: Mr. Thomas E. Jordan of Graft & Jordan (the “Applicant”), Attorney on behalf of Crosstown Real Estate Advisors, LLC, an Illinois limited liability company, and its land holding company, J2M-IV LLC, a Delaware limited liability company, the agent and owner (the “Owner”), has filed an application requesting Final Plat Approval for the resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision at the property commonly known as 444 South Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”). The Subject Property is located within the Village’s B-3 Regional Shopping Business District. Specifically, the applicant is seeking:

- Final Plat Approval of Route 12 and Main Resubdivision being a resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision

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

- Expand the Village’s role as a major regional economic hub in Lake County
- Continue Route 22 Corridor Development
- Continue Route 12 Corridor Development
- Become more business friendly and customer oriented

Analysis: The Applicant, is proposing the resubdivision of the two westerly lots of the current subdivision for the following purpose:

- Accommodate the sale of the existing office building site; and
- Create a separate outlot with the potential to be developed in the future. No development plan is submitted at this time.

Beech Drive Subdivision – 1240 Honey Lake Road
February 1, 2021

The proposal is a resubdivision of two of the four lots within the Lake Zurich Partners Subdivision. The property is currently served adequately with essential public facilities and services such as streets, utilities, drainage and other municipal services. No changes to streets or public amenities are proposed.

Since the future use of the new lot is currently unknown, new development contemplated on proposed new Lot 1 will need to be approved through an amendment of the PUD ordinances that provided for the original development. The applicant has acknowledged that future land uses proposed on the new Lot 1 have the potential to be restricted based on the geometry (triangular shape) of the proposed lot and lower availability of parking.

The Planning and Zoning Commission (PZC) held a public meeting on March 16, 2022 to consider the application and voted 6-0 in favor of recommending approval of the resubdivision with no further conditions. The video stream from the PZC meeting can be accessed via the link:

<https://play.champds.com/lakezurichil/event/50>

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 March 16, 2022, the Planning and Zoning Commission recommended approval of the Final Plat 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 the approval ordinance:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Application and cover letter prepared by Thomas E. Jordan, Esq. of Graft and Jordan, dated February 16, 2022.
 - b. Final Plat for the Route 12 and Main Resubdivision Sheets 1 and 2, Resub-Rev 3, prepared by Gentile & Associates, Inc., dated March 28, 2016 and last revised on January 27, 2022.
 - c. Declaration of Access, Easements and Restrictions, currently in Draft Form dated December 15, 2021, prepared by William C. Graft, Esq. of Graft and Jordan.
2. Future new development contemplated on Lot 1 of Route 12 and Main Resubdivision shall only be approved through an amendment of PUD Ordinances No. 1002-80 and No. 1048-81, and further amended through Ordinance No. 84-05-117. Such amendment will require submittal of a complete development plan in accordance with the provisions of the Lake Zurich Municipal Code, with requested departures or modifications to the codes, mitigation measures or compensating amenities to be approved by the Village Board

Beech Drive Subdivision – 1240 Honey Lake Road
February 1, 2021

following the consideration and recommendations of the Planning and Zoning Commission (PZC).

3. The recording of the plat of resubdivision shall not relieve the Applicant of any of the Land Development Code requirements or applicable development requirements for the Subject Property. All resubdivision of lots and development of the Subject Property shall be and shall remain 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 – Final Plat for the Route 12 and Main Resubdivision
 - Exhibit C – March 16, 2022 staff report and planning and zoning commission recommendation/findings and attachments

ORDINANCE NO. 2022-04-461

**AN ORDINANCE APPROVING A FINAL PLAT FOR
ROUTE 12 AND MAIN RESUBDIVISION
*444 South Rand Road***

WHEREAS, Crosstown Real Estate Advisors, LLC, an Illinois limited liability company is the applicant ("Applicant") for a resubdivision at the property commonly known as 444 South Rand Road, said property legally described in **Exhibit A** hereto ("Subject Property"); and

WHEREAS, J2M-IV LLC, a Delaware limited liability company is the owner ("Owner") of the Subject Property, and has granted consent to Applicant to petition the Village for the requested Final Plat; and

WHEREAS, the Applicant has filed an application PZC 2022-01, dated February 16, 2022 (the "Application") seeking the approval under the Land Development Code of the Village of Lake Zurich ("Village") of a resubdivision entitled "Route 12 and Main Resubdivision" attached hereto as **Exhibit B**; and

WHEREAS, in compliance with the law and the requirements of the Land Development Code of the Village of Lake Zurich, notice of a public meeting was published on March 2, 2022, in The Daily Herald, and the Village posted a sign on the Subject Property on March 2, 2022, both the newspaper and sign notices informing the public of a public meeting to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on March 16, 2022, to consider the Application for this requested action; and

WHEREAS, the current zoning of the Subject Property is B-3 Regional Shopping Business district; and

WHEREAS, the PZC received and considered the STAFF REPORT dated March 16, 2022, which was provided to the PZC for the meeting, addressing the request for approval of said resubdivision, to allow for the reconfiguration of two lots within the subdivision to create a developable outlot; and considered all information presented by the Applicant, and the applicable factors required under the Land Development Code; and recommended that the Board of Trustees approve the resubdivision requested in this Application, with those conditions of approval recommended by Village staff; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on April 4, 2022, and considered the findings and recommendations of the PZC, including

the STAFF REPORT dated March 16, 2022, all consisting of 7 pages, said required standards under the Land Development Code, and the findings and recommendations attached hereto as **Exhibit C** and having considered all of the facts and circumstances affecting the Application and these recommended approvals, the President and Board of Trustees have determined that the applicable standards related to this resubdivision approval have 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 President and Board of Trustees, and **Exhibits A, B and C**, referenced herein are made a part of and incorporated into this Ordinance and related approvals, except as otherwise provided below.

SECTION 2: GRANT OF RESUBDIVISION. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Section 10-4-8 and the related provisions of the Lake Zurich Land Development Code, hereby grant the following approval, as shown and provided in the STAFF REPORT dated March 16, 2022, and final findings and recommendations of the PZC, all consisting of 7 pages,

- Final Plat Approval of Route 12 and Main Resubdivision being a resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision

and subject to the following additional conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Application and cover letter prepared by Thomas E. Jordan, Esq. of Graft and Jordan, dated February 16, 2022.
 - b. Final Plat for the Route 12 and Main Resubdivision Sheets 1 and 2, Resub-Rev 3, prepared by Gentile & Associates, Inc., dated March 28, 2016 and last revised on January 27, 2022.
 - c. Declaration of Access, Easements and Restrictions, currently in Draft Form dated December 15, 2021, prepared by William C. Graft, Esq. of Graft and Jordan.
2. Future new development contemplated on Lot 1 of Route 12 and Main Resubdivision shall only be approved through an amendment of PUD Ordinances No. 1002-80 and No. 1048-81, and further amended through Ordinance No. 84-05-117. Such amendment will require submittal of a complete development plan in accordance with the provisions of the Lake Zurich Municipal Code, with requested departures or modifications to the codes, mitigation measures or compensating amenities to be approved by

the Village Board following the consideration and recommendations of the Planning and Zoning Commission (PZC).

3. The recording of the plat of resubdivision shall not relieve the Applicant of any of the Land Development Code requirements or applicable development requirements for the Subject Property. All resubdivision of lots and development of the Subject Property shall be and shall remain in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF RESUBDIVISION PLAT. The findings, conditions and recommendations as set forth in the STAFF REPORT dated March 16, 2022, and the PZC recommendations, all consisting of 7 pages, along with the filings provided to the PZC, are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

SECTION 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 only 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 April, 2022.

Ayes:
Nays:
Absent:
Abstain:

APPROVED this _____ day of April, 2022.

Mayor Tom Poynton

Village Clerk Deputy
Kyle Kordell

EXHIBIT A

Legal description of Property

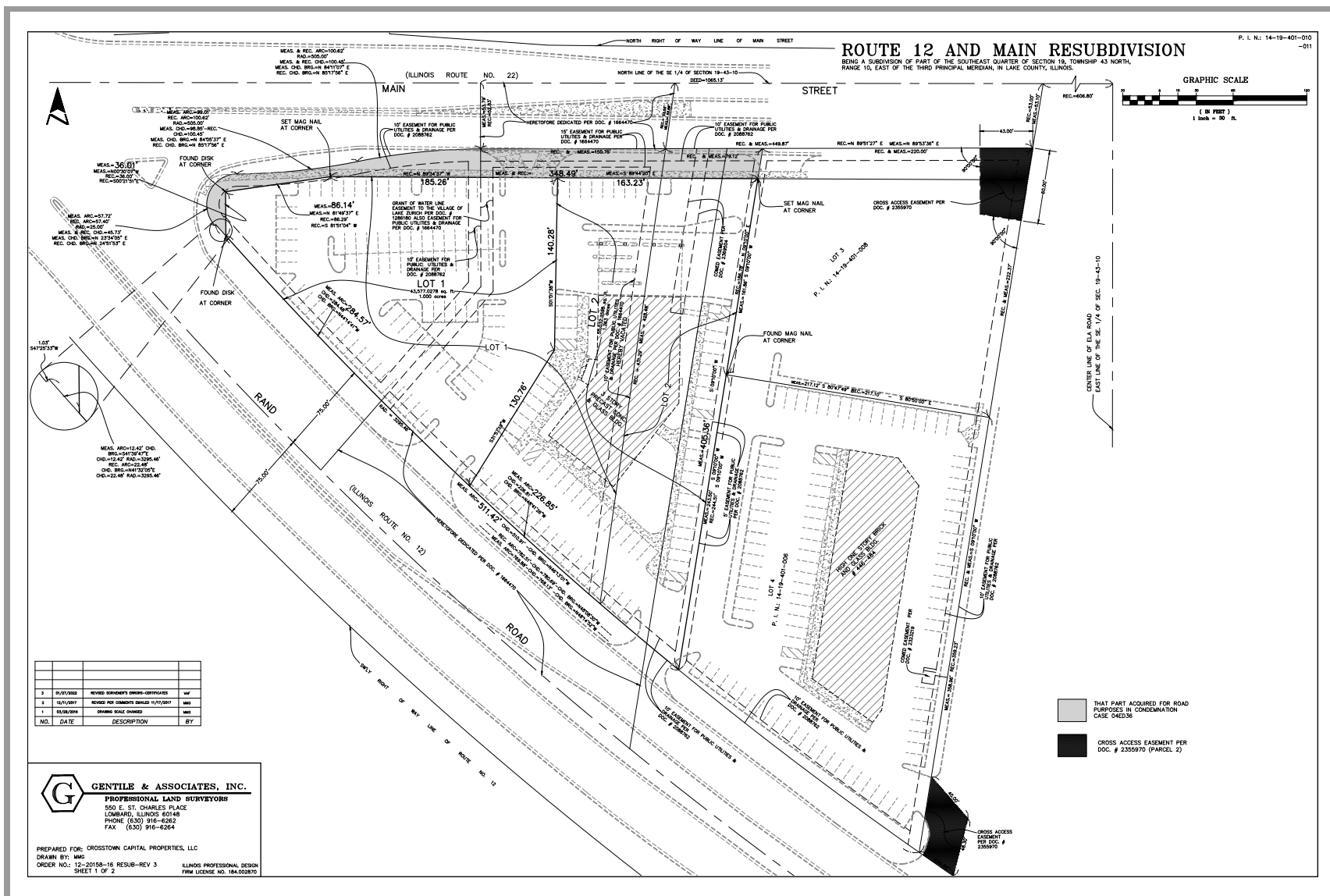
LOTS 1 AND 2 IN FIRST LAKE ZURICH PARTNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1980 AS DOCUMENT 2088762, EXCEPTING THEREFROM THAT PART OF LOTS 1 AND 2 AFORESAID ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 04ED36, IN LAKE COUNTY, ILLINOIS.

Exhibit B

Final Plat for the "Route 12 and Main Resubdivision"

EXHIBIT C

March 16, 2022 Staff Report and PZC findings and recommendation



<div style="text-align: center;"> GRAPHIC SCALE <small>(IN FEET)</small> <small>1 Inch = 30 Ft.</small> </div>	<h2 style="margin: 0;">ROUTE 12 AND MAIN RESUBDIVISION</h2> <p style="font-size: small; margin: 0;">BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.</p>	<p style="font-size: x-small; margin: 0;">P. I. N.: 14-19-401-010 -011</p>																
<p style="text-align: center; font-size: small;">SCHOOL DISTRICT BOUNDARY STATEMENT</p> <p>STATE OF ILLINOIS } COUNTY OF _____ } SS</p> <p>THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:</p> <p>1. THAT HE/SHE/THEY IS/ARE THE OWNER(S) OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF (RE)SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND</p> <p>2. TO THE BEST OF THE KNOWLEDGE OF THE OWNER(S), THE SCHOOL DISTRICT(S) IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED (RE)SUBDIVISION LIES IS/ARE:</p> <p>UNIT SCHOOL DISTRICT # 95: 400 S. OLD RAND RD. LAKE ZURICH, IL 60047-2459 COLLEGE OF LAKE COUNTY DISTRICT # 532: 19351 W. WASHINGTON ST. GRAYSLAKE, IL 60030</p> <p>BY: _____ BY: _____ OWNER OWNER</p>	<p style="text-align: center; font-size: small;">I.D.O.T. CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF _____ } S.S.</p> <p>THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.</p> <p>----- DISTRICT ENGINEER ILLINOIS DEPARTMENT OF TRANSPORTATION</p> <p style="text-align: center; font-size: small;">VILLAGE ENGINEER</p> <p>STATE OF ILLINOIS } COUNTY OF _____ } S.S.</p> <p>I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE.</p> <p>GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, A.D. 20____</p> <p>----- VILLAGE ENGINEER</p> <p style="text-align: center; font-size: small;">DESIGN ENGINEER'S CERTIFICATE AS TO DRAINAGE</p> <p>STATE OF ILLINOIS } COUNTY OF _____ } SS</p> <p>THIS IS TO CERTIFY THAT I, REGISTERED PROFESSIONAL ENGINEER, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAIN, WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.</p> <p>DATED THIS _____ DAY OF _____, A.D. 20____</p> <p>BY: _____ BY: _____ ENGINEER OWNER OR ATTORNEY</p> <p style="text-align: center; font-size: small;">COUNTY CLERK'S CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF _____ } SS</p> <p>I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.</p> <p>GIVEN UNDER MY HAND AND SEAL AT WAUKEGAN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____</p> <p>----- LAKE COUNTY CLERK</p>	<p style="text-align: center; font-size: small;">PLAN COMMISSION CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF LAKE } S.S.</p> <p>THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION HAVE REVIEWED AND APPROVED THE ANNEXED PLAT.</p> <p>DATED AT LAKE ZURICH, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____</p> <p>----- CHAIRMAN</p> <p>----- SECRETARY</p> <p style="text-align: center; font-size: small;">VILLAGE CLERK CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF LAKE } S.S.</p> <p>I, _____, VILLAGE CLERK OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY BOARD OF TRUSTEES, OF SAID VILLAGE AT ITS MEETING HELD ON _____ A.D. 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS POSTED FOR COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATION OF SAID VILLAGE.</p> <p>IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____</p> <p>----- VILLAGE CLERK</p> <p style="text-align: center; font-size: small;">VILLAGE COLLECTOR CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF LAKE } S.S.</p> <p>I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST TRACT OF LAND INCLUDED IN THIS PLAT.</p> <p>DATED AT LAKE ZURICH, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____</p> <p>----- VILLAGE COLLECTOR</p> <p style="text-align: center; font-size: small;">LAND SURVEYOR'S AUTHORIZATION</p> <p>STATE OF ILLINOIS } COUNTY OF DUPAGE } SS</p> <p>I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER _____, DO HEREBY AUTHORIZE THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.</p> <p>GIVEN UNDER MY HAND AND SEAL AT LOWBARD, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____</p> <p>----- ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____</p> <p style="text-align: center; font-size: small;">SURVEYOR'S CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF DUPAGE } S.S.</p> <p>THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF SUBDIVISION:</p> <p>LOTS 1 AND 2 IN FIRST LAKE ZURICH PARTNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1980 AS DOCUMENT 208969, EXCEPTING THEREFROM THAT PART OF LOTS 1 AND 2 AFORESAID ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 04ED36, IN LAKE COUNTY, ILLINOIS.</p> <p>ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.</p> <p>I ALSO CERTIFY THAT THE LAND IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LAKE ZURICH WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.</p> <p>UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17007C0228K, COMMUNITY NUMBER 170376, EFFECTIVE DATE SEPTEMBER 8, 2013, I FURTHER CERTIFY THAT ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).</p> <p>GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF JANUARY, A.D. 2022.</p> <p>----- ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925 MY LICENSE EXPIRES NOVEMBER 30, 2022</p>																
<p style="text-align: center; font-size: small;">NOTARY CERTIFICATE</p> <p>STATE OF ILLINOIS } COUNTY OF _____ } S.S.</p> <p>I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.</p> <p>GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____</p> <p>----- NOTARY PUBLIC</p> <p>COMMISSION EXPIRES _____</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>11/17/2022</td> <td>REVISED TOWNSHIP'S BOUNDARY SERVICES</td> <td>WJ</td> </tr> <tr> <td>2</td> <td>12/1/2021</td> <td>REVISED FOR COMMENTS DATED 11/1/2021</td> <td>WJG</td> </tr> <tr> <td>3</td> <td>12/28/2024</td> <td>SHARED SCALE NUMBER</td> <td>WJG</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1	11/17/2022	REVISED TOWNSHIP'S BOUNDARY SERVICES	WJ	2	12/1/2021	REVISED FOR COMMENTS DATED 11/1/2021	WJG	3	12/28/2024	SHARED SCALE NUMBER	WJG	<p style="text-align: center; font-size: small;">CROSS ACCESS AND PARKING EASEMENT</p> <p>"A NON-EXCLUSIVE, PERPETUAL CROSS ACCESS AND PARKING EASEMENT IS GRANTED TO AND FROM EACH OWNER OF LOTS 1 AND 2 IN ROUTE 12 AND MAIN RESUBDIVISION, INCLUSIVE OVER THE DRIVEWAYS, ENTRANCES AND EXITS, PARKING AREAS, SIDEWALKS AND WALKWAYS, AS EXIST ON EACH LOT FROM TIME TO TIME, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND CIRCULATION WITHIN AND ABOUT THE ROUTE 12 AND MAIN RESUBDIVISION AND FOR PARKING OF MOTOR VEHICLES UPON SUCH RESUBDIVISION, ALL FOR THE USE AND BENEFIT OF EACH LOT OWNER AND ITS BENEFICIARIES, EMPLOYEES, AGENTS, TENANTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS, AND THE BENEFICIARIES, EMPLOYEES, AGENTS, TENANTS, LICENSEES AND INVITEES THEREOF, THIS GRANT OF EASEMENT SHALL BE GOVERNED BY THE TERMS AND PROVISIONS OF A DECLARATION TO BE RECORDED AGAINST THE RESUBDIVISION."</p>	<p style="text-align: center; font-size: small;">COMMONWEALTH EDISON COMPANY</p> <p>BY: _____ DATE: _____</p> <p>TITLE: _____</p> <p>----- AMERITECH</p> <p>BY: _____ DATE: _____</p> <p>TITLE: _____</p> <p>----- NICOR</p> <p>BY: _____ DATE: _____</p> <p>TITLE: _____</p> <p>----- CABLE TV</p> <p>BY: _____ DATE: _____</p> <p>TITLE: _____</p>
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GENTILE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOWBARD, ILLINOIS 60148
PHONE: (630) 916-6262
FAX: (630) 916-6264

PREPARED FOR: CROSSTOWN CAPITAL PROPERTIES, LLC
DRAWN BY: WJG
ORDER NO.: 12-20159-16 RESUB-REV 3
SHEET 2 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184-000070

RECORDING REQUESTED BY AND,
WHEN RECORDED, RETURN TO:

William C. Graft, Esq.
Graft & Jordan
2500 W. Higgins Road, Suite 1080
Hoffman Estates, Illinois 60169

(Space above this line for recorder's use only)

DECLARATION OF ACCESS, EASEMENTS AND RESTRICTIONS

THIS DECLARATION OF ACCESS, EASEMENTS AND RESTRICTIONS (this "Declaration") is made and entered into this _____ day of _____, 2022, by J2M-IV LLC, a Delaware limited liability company ("Declarant").

RECITALS:

A. Declarant is the owner of that certain real property situated in the Village of Lake Zurich, County of Lake, State of Illinois, which real property is made up of two parcels more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference and referred to herein individually as "Lot 1" and "Lot 2" and collectively as the "Parcels".

B. Subsequent to the recordation of this Declaration, Declarant intends to redevelop, or allow or cause the redevelopment of, Lot 1 as a separate retail/commercial site.

C. Declarant has determined that it is in the best interests of the Owners and Permittees of the Parcels to establish certain covenants, conditions and restrictions with respect to said Parcels, for the mutual and reciprocal benefit and complement of Lot 1 and Lot 2 and the present and future Owners and Permittees thereof, on the terms and conditions herein set forth.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, Declarant does hereby declare that the Parcels and all present and future Owners and Permittees of the Parcels shall be and hereby are subject to the terms, covenants, easements, restrictions, and conditions hereinafter set forth in this Declaration, so that said Parcels shall be maintained, kept, sold and used in full compliance with and subject to this Declaration and, in connection therewith, Declarant covenants and agrees as follows:

1. Definitions. For purposes hereof:

(a) The term “Access Openings” shall mean the opening(s) and access point(s) contemplated between the Parcels for use of the Driveways as shown on the Plat of Resubdivision and which Access Openings may be modified as approved by the Village of Lake Zurich for the initial redevelopment of Lot 1, and thereafter, from time to time upon the approval of the Owners of the Parcels.

(b) The term “Allocable Share” shall mean the Owner(s) of Lot 1’s and Lot 2’s respective shares of the Common Area Maintenance Costs expressed as a percentage determined by dividing the respective acreage of Lot 1 or Lot 2, as the case may be, by the then combined total acreage of Lot 1 and Lot 2.

(c) The term “Common Area” shall mean those portions of the Parcels that are outside of the interior perimeter curbing surrounding the building areas from time to time located on the Parcels, and which are either unimproved or improved with (without limitation) landscaped areas, parking areas, driveways, roadways, walkways, light standards, curbing, paving, entrances, exits and other similar exterior site improvements. Drive-through areas and related facilities in connection with any building on a Parcel shall not, however, be deemed part of the Common Area of any of the Parcels.

(d) The term “Common Area Maintenance Costs” shall mean the reasonable and actual out-of-pocket costs incurred by the Owner of Lot 2 (or its Permittee) in connection with maintaining, repairing, repaving and replacing the portions of the Common Maintenance Area, including without limitation snow and ice removal from and periodically sweeping the Common Maintenance Area, and the repair, maintenance and replacement of exterior lighting standards, light fixtures and equipment illuminating the Common Maintenance Area, including electricity costs whether or not that common electricity cost shall be sub-metered for the lighting facilities serving the Common Maintenance Area, and the Monument Signs.

(e) The term “Common Maintenance Area” shall mean the Driveways and Monument Signs.

(f) The term “Driveways” shall mean the driveways and related driveway improvements, paving, curbing, entrances and exits, in the locations within the Parcels as shown on the Plat of Resubdivision or as same may be constructed on the Parcels.

(g) The term “Monument Signs” shall mean the two (2) monument signs that serve the Parcels.

(h) The term “Owner” or “Owners” shall mean the Declarant and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee’s sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

(i) The term “Parcel” or “Parcels” shall mean each separately identified parcel of real property now constituting a part of the real property subjected to this Declaration, as described on Exhibit “A” attached hereto, that is, Lot 1 and Lot 2 and any future subdivisions thereof.

(j) The term “Permittees” shall mean the tenants or occupants of a Parcel, and the respective employees, agents, contractors, customers, invitees and licensees of the Owner of such Parcel and/or such tenants or occupants of such Parcel.

(k) The term “Plat of Resubdivision” shall mean that certain Plat of Route 12 and Main Resubdivision prepared by Gentile and Associates, Inc. on _____, 2022, and recorded in the office of the Lake County, Illinois Recorder of Deeds on _____, 2022, as Document Number _____, and attached hereto as Exhibit “B” and by reference made a part hereof.

2. Easements.

(a) Grant of Reciprocal Access and Parking Easements. Subject to any express conditions, limitations or reservations contained herein, the Owners hereby grant, establish, covenant and agree that the Parcels, and all Owners and Permittees of the Parcels, shall be benefited and burdened by (i) a non-exclusive and perpetual easement for reasonable access, ingress and egress over the Driveways, so as to provide for the passage of motor vehicles and pedestrians between all portions of the Common Area of the Parcels intended for such purposes, and to and from all abutting roadways, driveways, or rights-of-way furnishing access to such Parcels, which easement is hereby imposed upon the Parcels and all present and future Owners and Permittees of the Parcels; and (ii) a non-exclusive and perpetual easement for parking in the designated parking spaces within the Common Area of the Parcels, as such area may be modified from time to time.

(b) Indemnification. Each Owner having rights with respect to an easement granted hereunder shall indemnify and hold the Owner whose Parcel is subject to the easement and the Permittees of such Owner, harmless from and against all claims, liabilities, and expenses (including reasonable attorneys’ fees) relating to accidents, injuries, loss or damage of or to any person or property arising from negligent, intentional or willful acts or omissions of such Owner, its contractors, employees, agents or others acting on behalf of such Owner.

(c) Access Openings. The Access Openings shall in no event be blocked, closed, altered, changed or removed and shall at all times remain in place as shown on the Plat of Resubdivision or as modified in accordance with this Declaration. There shall be maintained between the Access Openings a smooth and level grade transition to allow the use of the Driveways for pedestrian and vehicular ingress and egress as set forth in Subsection 2(a) above. No Owner shall be permitted to maintain a fence, curbing, landscaping or other improvements along the boundary line of its Parcel and that of another Parcel or portions of a Parcel adjacent to the roadways and rights-of-way.

(d) Reasonable Use of Easements.

(i) The easements hereinabove granted shall be used and enjoyed by each Owner and its Permittees in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the business of any other Owner or its Permittees at any time, conducted on its Parcel, including, without limitation, public access to and from said business, and the receipt or delivery of merchandise in connection therewith.

(ii) Once commenced, any construction undertaken in reliance upon an easement granted herein shall be diligently prosecuted to completion, so as to minimize any interference with the business of any other Owner and its Permittees. Except in cases of emergency, the right of any Owner to enter upon a Parcel of another Owner for the exercise of any right pursuant to the easements set forth herein, or to prosecute work on such Owner's own Parcel if the same interferes with easements of ingress, egress or access to or in favor of another Parcel shall be undertaken only in such a manner so as to minimize any interference with the business of the other Owner and its Permittees. In such case, no affirmative monetary obligation shall be imposed upon the other Owner, and the Owner undertaking such work shall with due diligence repair at its sole cost and expense any and all damage caused by such work and restore the affected portion of the Parcel upon which such work is performed to a condition which is equal to or better than the condition which existed prior to the commencement of such work. In addition, the Owner undertaking such work shall pay all costs and expenses associated therewith and shall indemnify and hold harmless the other Owner(s) and its Permittees from all damages, losses, liens or claims attributable to the performance of such work.

(e) Operation and Maintenance of Common Areas. The Owner of Lot 2 (or its Permittee on such Owner's behalf) as to the Common Maintenance Area, and each Owner of each Parcel as to the Common Areas on a Parcel outside of the Common Maintenance Area, covenant at all times during the term hereof to operate and maintain or cause to be operated or maintained at its expense the applicable Common Areas and/or Common Maintenance Area, as the case may be, in good order, condition and repair. Following the construction of improvements thereon, maintenance of Common Areas shall include, without limitation, maintaining and repairing all of the sidewalks and parking areas on a Parcel, removing all papers, debris and other refuse, including snow and ice from and periodically sweeping all parking areas and sidewalks to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining and keeping lit appropriate lighting fixtures for the adequate lighting of the Driveways and parking areas during such normal business hours as any business on a Parcel may be open and also from dusk to dawn, maintaining marking, directional signs, lines and striping as needed, maintaining landscaping within the Common Areas, maintaining signage in good condition and repair, maintaining the water detention and drainage facilities located within a Parcel, if any, and performing any and all such other duties as are necessary to maintain such Common Areas in a clean, safe and orderly condition. In the event that occupants of one Parcel should remain open for business hours or days that all or some of the other occupants of the other Parcels are not open for business, each Owner shall cause the illumination of those portions of the Driveways and parking areas within a Parcel to be lighted during all

times an Owner or its Permittee of any of the Parcels are open for business. Except as otherwise expressly provided in this Declaration, once constructed, in the event of any damage to or destruction of all or a portion of the Common Areas on any Parcel, the Owner of Lot 2 as to the Common Maintenance Area, and each Owner of each Parcel (or its Permittee) as to the Common Area on a Parcel outside of the Common Maintenance Area, shall with due diligence repair, restore and rebuild such applicable Common Areas to its condition prior to such damage or destruction (or with such changes as shall not conflict with this Declaration), the cost of which shall be a Common Area Maintenance Cost as to the Common Maintenance Area. Each Owner reserves the right to alter, modify, reconfigure, relocate and/or remove the Common Areas or building areas on its Parcels, subject to the following conditions: (i) the reciprocal easements between the Parcels pursuant to Subsection 2(a) shall not be closed or materially impaired; (ii) the Driveways and ingress and egress thereto, and to and from the Parcels and adjacent streets and roads, shall not be so altered, modified, relocated, blocked and/or removed without the express written consent of all Owners; (iii) the same shall not violate any of the provisions and easements granted in Section 2; and (iv) the same shall not interfere with, or change, the Driveways without the express written consent of all Owners. Notwithstanding the above, as it is understood that Declarant intends to redevelop, or allow or cause redevelopment of, Lot 1 as a separate retail/commercial site, the Common Areas and Common Maintenance Areas on Lot 1 may be modified as approved by the Village of Lake Zurich of the initial redevelopment of Lot 1 hereafter without the express written consent of all Owners. Common Area Maintenance Costs shall specifically exclude the installation and maintenance of landscaping on any Parcel and each Parcel Owner shall maintain all landscaped areas on its own Parcel. Notwithstanding the foregoing, the Owner of Lot 2 (or its Permittee) shall have the right to engage a third-party property manager to perform the obligations of the Lot 2 Owner under the terms of this Declaration relating to the Common Maintenance Areas, and any fees paid to such third-party property manager shall be included as a Common Area Maintenance Cost.

(f) Payment of Allocable Share of Common Area Maintenance Costs. Each Owner of Lot 1 and Lot 2 (or its Permittee under the terms of a Lease) shall at all times during the term hereof pay its Allocable Share of the Common Area Maintenance Costs reasonably and fairly assessed by the Owner of Lot 2, or its grantees, successors, agents or assigns, within thirty (30) days following receipt of an invoice from the Owner of Lot 2 describing such Common Area Maintenance Costs.

3. Construction of Improvements. There shall be no changes in the grade elevations within the Parcels which exceed five percent (5%), and the Parcels shall each be suitably paved and drained.

4. Drive-Throughs. No facility on a Parcel for vehicular drive-up or drive-through in which the stopping or standing of motor vehicles in line at a location for drop-off and/or pickup is intended (as, for example, at a restaurant, car wash or bank) shall be assigned, constructed, used or operated in any manner such that motor vehicles in line at such facility stop or stand onto another Parcel or otherwise interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across an adjacent Parcel. Nothing contained herein shall be deemed to affect the

drive-through serving the building for Lot 2, which is hereby expressly approved. In addition, valet parking on a Parcel, in which the stopping or standing of motor vehicles at a location for drop-off and/or pickup of passengers is intended, shall not be operated in any manner such that motor vehicles shall stop or stand on an adjacent Parcel and/or the Driveways so as to interfere with the normal pattern and flow of pedestrian or vehicular traffic on and across another Parcel and/or the Driveways.

5. Notices. Each notice, approval, consent or demand which any Owner desires or is required to serve upon any other Owner pursuant to this Declaration must be in writing and shall be delivered or mailed as provided herein to the following addresses:

If to Declarant, at: J2M-IV LLC
Attn.: Matthew D. Baumann and Jonathan L. Janas, its Managers
3543 North Pulaski
Chicago, IL 60641

With copy to: William C. Graft, Esq.
Graft & Jordan
2500 W. Higgins Road, Suite 1080
Hoffman Estates, IL 60169

All notices hereunder shall be in writing and given by (a) established express delivery service which maintains delivery records, (b) hand delivery, or (c) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or impossible because of failure to provide a reasonable means for accomplishing delivery. Notices may be given by a party by their attorney on such party's behalf.

6. General Provisions.

(a) Covenants Run with the Land. The easements, rights, privileges, benefits, covenants, conditions, obligations and restrictions contained herein shall be deemed to be covenants running with the land. If any Parcel is hereinafter divided into two or more Parcels, all of the Owners of said Parcels shall be entitled to the benefits of the easements, rights and privileges granted hereunder and all of said Owners shall be burdened by the easements, covenants, conditions and restrictions established hereunder, provided, however, that upon the transfer of ownership of a Parcel, the liability of the transferor for the subsequent breach of any covenant or obligation occurring thereafter shall automatically terminate.

(b) Duration. Except as otherwise provided herein, each easement, covenant, restriction and undertaking of this Declaration shall be perpetual.

(c) Injunctive Relief. In the event of any violation or threatened violation by any Parcel Owner or occupant of the terms, covenants, and conditions herein contained, in addition to the other remedies herein provided, or available at law or in equity, any other Parcel Owner or

occupant shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

(d) Modification Provisions. This Declaration may not be modified in any respect whatsoever, or rescinded in whole or in part, except with the consent of all Owners of all the Parcels, as evidenced by a written instrument that is duly recorded in the office of the Lake County, Illinois Recorder of Deeds.

(e) Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed.

(f) Breach Shall Not Permit Termination. No breach of this Declaration shall entitle any Parcel Owner to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies that such Parcel Owner may have hereunder by reason of any breach of this Declaration. Any breach of any of said covenants or restrictions, however, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value but such covenants or restrictions shall be binding upon and effective against such Parcel Owner of any said property or any portion thereof whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

(g) Validity and Severance. If any clause, sentence or other portion of this Declaration shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions hereof shall remain in full force and effect.

(h) Self-Help: Lien Rights. In addition to all other remedies available in law or in equity, upon the failure of any Owner (a "Defaulting Owner") to perform any of its obligations under this Declaration within ten (10) days following written notice thereof by any other Owner (a "Non-Defaulting Owner") (unless with respect to any such breach the nature of which cannot reasonably be cured within such 10-day period, the Defaulting Owner shall commence to cure to completion), any Non-Defaulting Owner shall have the right to perform such obligation on behalf of the Defaulting Owner and to be reimbursed by such Defaulting Owner upon demand for the reasonable costs thereof together with interest at eighteen percent (18%) per annum, compounded monthly, or the maximum rate of interest allowed by law (whichever is less). This Declaration does hereby grant to each Owner an irrevocable non-exclusive easement upon, through and across the Parcel of a Defaulting Owner so that a Non-Defaulting Owner can exercise the self-help rights and remedies stated in this Subsection 6(h). If any Defaulting Owner fails to pay any amount owed to any Non-Defaulting Owner pursuant to this Subsection 6(h) within thirty (30) days of its receipt of notice of a demand thereof, such amount shall be secured by a lien upon the Defaulting Owner's Parcel, effective upon the recording thereof in the office of the Lake County, Illinois Recorder of Deeds, which lien may be foreclosed upon in the same manner as provided for enforcement of mechanics liens or liens securing mortgage indebtedness;

provided, however, that the liens arising under this Subsection 6(h) shall be subject and subordinate in all respects to the lien and effect of any first priority mortgage or deed of trust encumbering the affected Parcel which is recorded prior to the recordation of the statement of lien arising hereunder.

(i) Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

(j) Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made between residents of and to be performed wholly within such state.

(k) Counterparts. It is specifically agreed that this Declaration may be executed in one or more counterparts, all of which shall be taken together to constitute one and the same instrument and shall be binding upon each party who may sign a counterpart of this instrument.

(l) Entire Agreement. This Declaration constitutes the entire agreement between the parties hereto. The parties do not rely upon any statement, promise or representation not herein expressed.

(m) Litigation. If any party brings an action or proceeding (including any cross-complaint, counterclaim, or third-party claim) against the other party by reason of a default by the other party or otherwise arising out of this Declaration, the non-prevailing party shall pay to the prevailing party in such action or proceeding all of the prevailing party's costs and expenses of suit, including reasonable attorneys' fees, which shall be payable whether or not such action is prosecuted to judgement. "Prevailing party" within the meaning of this Declaration includes a party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action.

(n) Estoppel Certificate. Each Owner shall, within twenty (20) days after written request from any other Owner, which request shall quote this Subsection 6(n), execute and deliver to the requesting Owner a written statement certifying, to its actual knowledge, whether or not this Declaration is modified and whether or not this Declaration is in full force and effect (or, if there have been modifications, stating those modifications), and whether or not any Owner has failed to perform an obligation under this Declaration, and if so, the nature of the failure. No Owner shall be obligated to respond to a request to execute a statement which attempts to modify any of the terms or conditions of this Declaration. A statement executed by any Owner may be relied upon by an Owner or any transferee, mortgagee, or encumbrancer, without knowledge to the contrary, to which such statements address so as to stop the party executing the statement from asserting the contrary, but the Owner executing the statement shall not be liable for any erroneous information contained therein. Such certificate may provide that in the event of a conflict, the provisions of this Declaration shall control. A statement hereunder may be requested by any Owner from any other Owner at any time and from time to time.

(o) Force Majeure. In the event any Owner is delayed, hindered in or prevented from the performance of any act required under this Declaration by reason of a cause beyond the reasonable control of the obligated Owner, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay. Such a cause shall include “acts of God”; strikes; lockouts; weather in which work cannot proceed (even if normal); protests; riots; insurrection; war; unavailability of materials from normal sources; acts of governmental authority, including courts; or acts of conduct of another Owner, its contractors, employees or agents, in violation of this Declaration, but it shall not include delays due to inability or failure to obtain financing or inadequate financial resources.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first written above.

J2M-IV LLC,
a Delaware limited liability company

By: _____
Matthew D. Baumann, its Manager

By: _____
Jonathan L. Janas, its Manager

STATE OF ILLINOIS)
) ss.
 COUNTY OF _____)

Before me, _____, a Notary Public, on this day personally appeared Matthew D. Baumann, as Manager, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed and delivered the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and notarial seal this ____ day of _____, 2022.

My commission expires: _____

 Notary Public

STATE OF ILLINOIS)
) ss.
 COUNTY OF _____)

Before me, _____, a Notary Public, on this day personally appeared Jonathan L. Janas, as Manager, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged that he executed and delivered the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and notarial seal this ____ day of _____, 2022.

My commission expires: _____

 Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1:

[INSERT LEGAL DESCRIPTION HERE]

PIN:

Street address:

Lot 2:

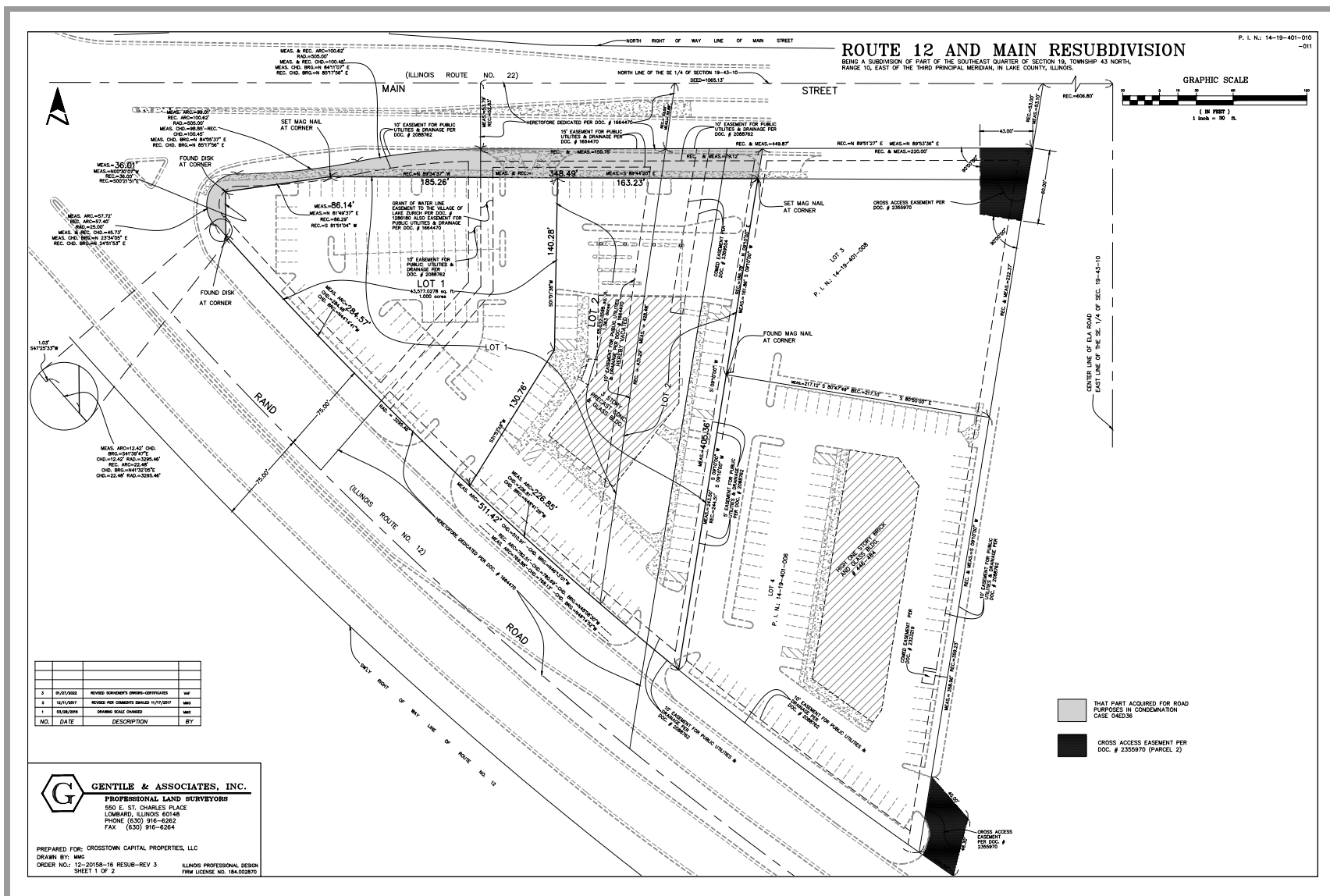
[INSERT LEGAL DESCRIPTION HERE]

PIN:

Street Address:

EXHIBIT "B"
PLAT OF RESUBDIVISION

See Attached.



General Attachment: 8a.pdf (Page 25 of 47)



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 2022-01
PZC Meeting Date: March 16, 2022

AGENDA ITEM 3.A

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

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

Date: March 16, 2022

Re: PZC 2022-01 – Plat of Resubdivision – Route 12 and Main Resubdivision

SUBJECT

Mr. Thomas E. Jordan of Graft & Jordan (the “Applicant”), Attorney on behalf of Crosstown Real Estate Advisors, LLC, an Illinois limited liability company, and its land holding company, J2M-IV LLC, a Delaware limited liability company, the agent and owner (the “Owner”), requests Final Plat approval for the resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision at the property commonly known as 444 South Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Final Plat Approval of Route 12 and Main Resubdivision</u>
Current Zoning:	<u>B-3 Regional Shopping Business District</u>
Current Use	<u>3-story Commercial Building, Bank Drive-through Facility and Parking Lot</u>
Proposed Use:	<u>Creation of new outlot for future development</u> <u>Maintain the 3-story Commercial Building, Drive-through Facility</u>
Property Location:	<u>444 South Rand Road</u>
Applicant	<u>Mr. Thomas E. Jordan of Graft & Jordan</u>

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

Owner: Crosstown Real Estate Advisors, LLC, and its
land holding company, J2M-IV LLC

Staff Coordinator: Sarosh Saher, Community Development Director

LIST OF EXHIBITS

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

BACKGROUND

Mr. Jordan, (the “Applicant”), the Applicant, is proposing the resubdivision of the two westerly lots of the current subdivision for the following purpose:

- Accommodate the sale of the existing office building site; and
- Create a separate outlot with the potential to be developed in the future. No development plan is submitted at this time.

The property is located at the Southeast corner of Rand Road (IL Route 12) and IL Route 22, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on February 16, 2022, (the “Application”) seeking:

- Final Plat Approval of Route 12 and Main Resubdivision being a resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision

Pursuant to public notice published on March 2, 2022, in the Daily Herald, a Public Meeting has been scheduled with the Lake Zurich Planning & Zoning Commission for March 16, 2022, to consider the Application. On March 2, 2022, the Village posted a public meeting 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.

It should be noted that a similar request was presented to the Village Board on September 17, 2018, at a Courtesy Review for the creation of an outlot to allow for the construction

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

of a new approx. 4,000 sq.ft. building with drive-through facilities. The project did not proceed any further since that time.

- B. Zoning History.** The property is zoned within the B-3 Regional Shopping Business District. It was developed under the requirements of a Planned Unit Development (PUD) in 1980 and 1981 under Ordinances No. 1002-80 and No. 1048-81, and further amended in 1984 through Ordinance No. 84-05-117.

The PUD provided for the development of the property consisting of 4 lots – Lots 1 and 2 at 444 S Rand Road, Lot 3 at 561 W Rt 22 and Lot 4 at 466 S Rand Road. The PUD provided entitlements for setbacks, parking, landscaped areas and building location, design and operation among others. Such development was contemplated to be able to maximize the use and operation of the property.

- C. Surrounding Land Use and Zoning.** The Subject property is surrounded on three sides by properties zoned within the B-3 Regional Shopping Business district. These properties are improved with large lot commercial shopping centers supporting retail, office and service uses. The property to the north across Rt 22 is zoned within the B-1 Local and Community Business District and was the earliest of Lake Zurich's commercial development to be established along the Rand Road corridor and outside of the downtown Main Street area. The lots here are smaller in land area and improved with commercial establishments, many of them locally owned.
- D. Trend of Development.** The property is located at the intersection of the community's two major arterial corridors – Rand Road and IL Rt 22. The commercial land uses within these corridors have been serving the Lake Zurich and surrounding area since the 1980s.
- E. Zoning District.** The B-3 Regional Shopping District is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

GENERAL FINDINGS

Staff of the Village's Development Review Team (DRT) has evaluated the proposed resubdivision against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code. Staff has additionally made the Applicant aware of potential ramifications due to the creation of the new outlot.

10-4-1: PLAN COMMISSION GUIDELINES.

Staff has reviewed the plan and found that the proposed resubdivision will continue to remain in substantial conformance with the standards for Subdivision Approval as outlined below.

- A.** The Plan Commission, in the examination of the subdivision plans for approval, and in the application of this Title, shall take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to width

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

and location of streets, suitable sanitary utilities, storm water drainage, lot sizes and arrangements, as well as local requirements such as parks and playgrounds, schools and recreation sites and other public uses.

Staff Response: Standard met. The proposal is a resubdivision of two of the four lots within the Lake Zurich Partners Subdivision. The purpose of the resubdivision is to create an outlot at the corner that is suitable for development. The property is currently served adequately with essential public facilities and services such as streets, utilities, drainage and other municipal services. No changes to streets or public amenities are proposed.

The proposed resultant lots will continue to meet the bulk requirements of the provision of the PUD approved through Ordinances No. 1002-80 and 1048-81, and further amended in 1984 through Ordinance 84-05-117.

The Applicant has additionally proposed a “Declaration of Access, Easements and Restrictions” that allow for the properties within the resubdivision to be used collectively for cross access and parking.

At this time, the Applicant has not proposed any development within the outlot. Any future development of the outlot will require amendment of the PUD.

- B. Conformity with Comprehensive Plan: The Plan Commission shall especially require that all subdivisions conform to the provisions and conditions of the Comprehensive Plan. Plat approval may be withheld if a subdivision does not conform to the provisions of the Comprehensive Plan.

Staff Response: Standard met. The proposed resubdivision and resultant development will continue to remain in substantial conformance with the purpose and intent of the B-3 Regional Shopping District Zoning District, and the “Commercial” designation of the adopted Comprehensive Plan.

- C. Conformity with Conservancy Districts: No building shall be constructed on any site in the Village which lies in the Conservancy Districts. The conservancy area is based on soil types and flood-prone areas.

Staff Response: Not Applicable. No portion of the property is currently designated within a conservancy district. The Resubdivision is being proposed on a property that has been fully developed since the 1980s.

- D. Area Plan Required: Where a tract of land proposed for subdivision is part of a larger, logical subdivision unit in relation to the Village as a whole, the Plan Commission may, before recommending approval, cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the Plan Commission as an aid in judging the proposed plat.

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

Staff Response: Standard partially met. The proposed resubdivision plat is presently wholly within land owned and controlled by one property owner. However, the owner's purpose of the resubdivision is to achieve the following two objectives:

- 1. Accommodate the sale of the existing office building site; and**
- 2. Create a separate outlot with the potential to be developed in the future. No development plan is submitted at this time.**

While the matter subject to this consideration is for a Plat of Resubdivision only, the proposed creation of the new outlot has generated comments from staff on the future utilization of the lot.

Particularly, since the future use of the new lot is currently unknown, new development contemplated on proposed new Lot 1 will need to be approved through an amendment of the PUD ordinances referenced within this report. Such amendment will require submittal of a complete development plan, with any departures or modifications to the codes, mitigation measures or compensating amenities as required and approved by the Village Board following the consideration and recommendations of the Planning and Zoning Commission. The applicant will need to acknowledge that future land uses proposed on the new Lot 1 have the potential to be greatly restricted based on the geometry (triangular shape) of the proposed lot and lower availability of parking.

As such, grant of approval of this requested plat of resubdivision will not grant approval of zoning entitlements for future development on the new outlot.

- E. Storm Water Detention Required: The Plan Commission shall not recommend for approval by the Village Board any plat of subdivision which does not make adequate provision for storm or floodwater runoff channels, basins and detentions.**

Staff Response: Not Applicable at this time. Any new development will be required to conform with the Lake County Watershed Development Ordinance (Stormwater Ordinance).

- F. Preservation of Natural Features: In all subdivisions, due regard shall be given to the preservation of natural features such as large trees, watercourses, historical sites or structures, and similar features. (Ord. 89-08-335, 8-21-89)**

Staff Response: Not Applicable. There no natural features such as watercourses, historical sites or structures, vegetation and similar features on the lots.

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

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 10-4-1: Plan Commission Guidelines for Subdivision Approval

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

Staff of the Community Development Department therefore recommends the approval of Application PZC 2022-01, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Application and cover letter prepared by Thomas E. Jordan, Esq. of Graft and Jordan, dated February 16, 2022.
 - b. Final Plat for the Route 12 and Main Resubdivision Sheets 1 and 2, Resub-Rev 3, prepared by Gentile & Associates, Inc., dated March 28, 2016 and last revised on January 27, 2022.
 - c. Declaration of Access, Easements and Restrictions, currently in Draft Form dated December 15, 2021, prepared by William C. Graft, Esq. of Graft and Jordan.
2. Future new development contemplated on Lot 1 of Route 12 and Main Resubdivision shall only be approved through an amendment of PUD Ordinances No. 1002-80 and No. 1048-81, and further amended through Ordinance No. 84-05-117. Such amendment will require submittal of a complete development plan in accordance with the provisions of the Lake Zurich Municipal Code, with requested departures or modifications to the codes, mitigation measures or compensating amenities to be approved by the Village Board following the consideration and recommendations of the Planning and Zoning Commission (PZC).
3. The recording of the plat of resubdivision shall not relieve the Applicant of any of the Land Development Code requirements or applicable development requirements for the Subject Property. All resubdivision of lots and development of the Subject Property shall be and shall remain in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Sarosh Saher
 Community Development Director

Staff Report
APPLICATION PZC 2022-02

Community Development Department
PZC Hearing Date: March 16, 2022

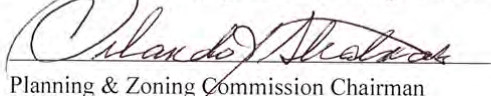
**LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS**

545 BUESCHING ROAD

March 16, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-02, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **March 16, 2022** for this Application and subject to any changes or approval conditions as listed below:

6. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - f. Plat of Subdivision for Solowiej Subdivision Sheets 1 prepared Polena Engineering, dated February 1, 2022.
 - g. Landscape Plan prepared Polena Engineering, dated February 1, 2022.
 - h. Site Plan and building foundation concept plan, prepared Polena Engineering, dated February 1, 2022
 - i. Response letter submitted Polena Engineering, dated February 1, 2022
 - j. Home product elevations prepared Polena Engineering, dated February 1, 2022
 7. The subject property intends to construct public utilities in conjunction with a development to the north located at 670 South Old Rand Road. However, if that project does not move forward (it is still in conceptual stage), the Applicant shall bring utilities to the subject properties at its own cost.
 8. The Applicant shall enter into a binding development agreement with the Village agreeing to install all the required utility improvements and providing surety for such improvements, in a format as approved by the Village, to ensure water and sanitary sewer service is delivered to both properties.
 9. The Developer shall be responsible for payment of the all Impact Fees and as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building.
 10. The Development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.
- ☐ 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 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS 1 AND 2 IN FIRST LAKE ZURICH PARTNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1980 AS DOCUMENT 2088762, EXCEPTING THEREFROM THAT PART OF LOTS 1 AND 2 AFORESAID ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 04ED36, IN LAKE COUNTY, ILLINOIS.

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

EXHIBIT B
PUBLIC MEETING SIGN PRESENT AT SUBJECT PROPERTY

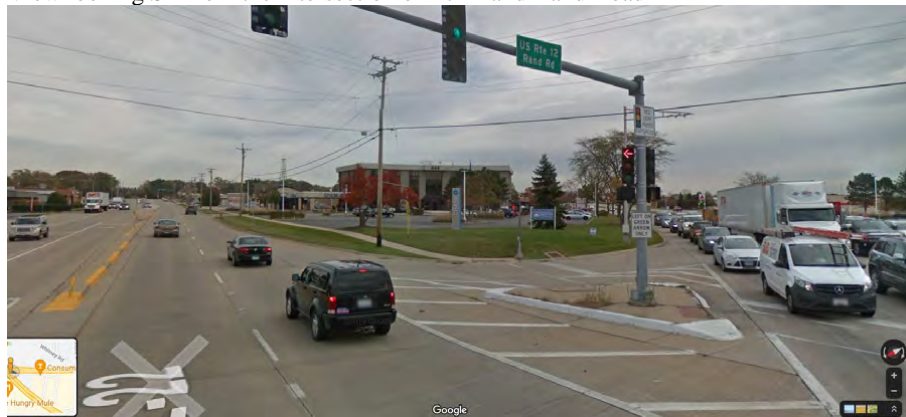


Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

EXHIBIT C
PHOTOS OF THE SUBJECT PROPERTY
(Photographs Courtesy "Google Maps/Google Earth" 2020)

View looking SE from the intersection of Rt 22 and Rand Road



Photograph courtesy of Google Streetview

View of outlot from Rt 22



Photograph courtesy of Google Streetview

Staff Report
APPLICATION PZC 2022-01

Community Development Department
PZC Meeting Date: March 16, 2022

View of outlot from Rand Road



Photograph courtesy of Google Streetview

444 S Rand



Map Printed on 3/11/2022



- Tax Parcel Lines
- Subject Property

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

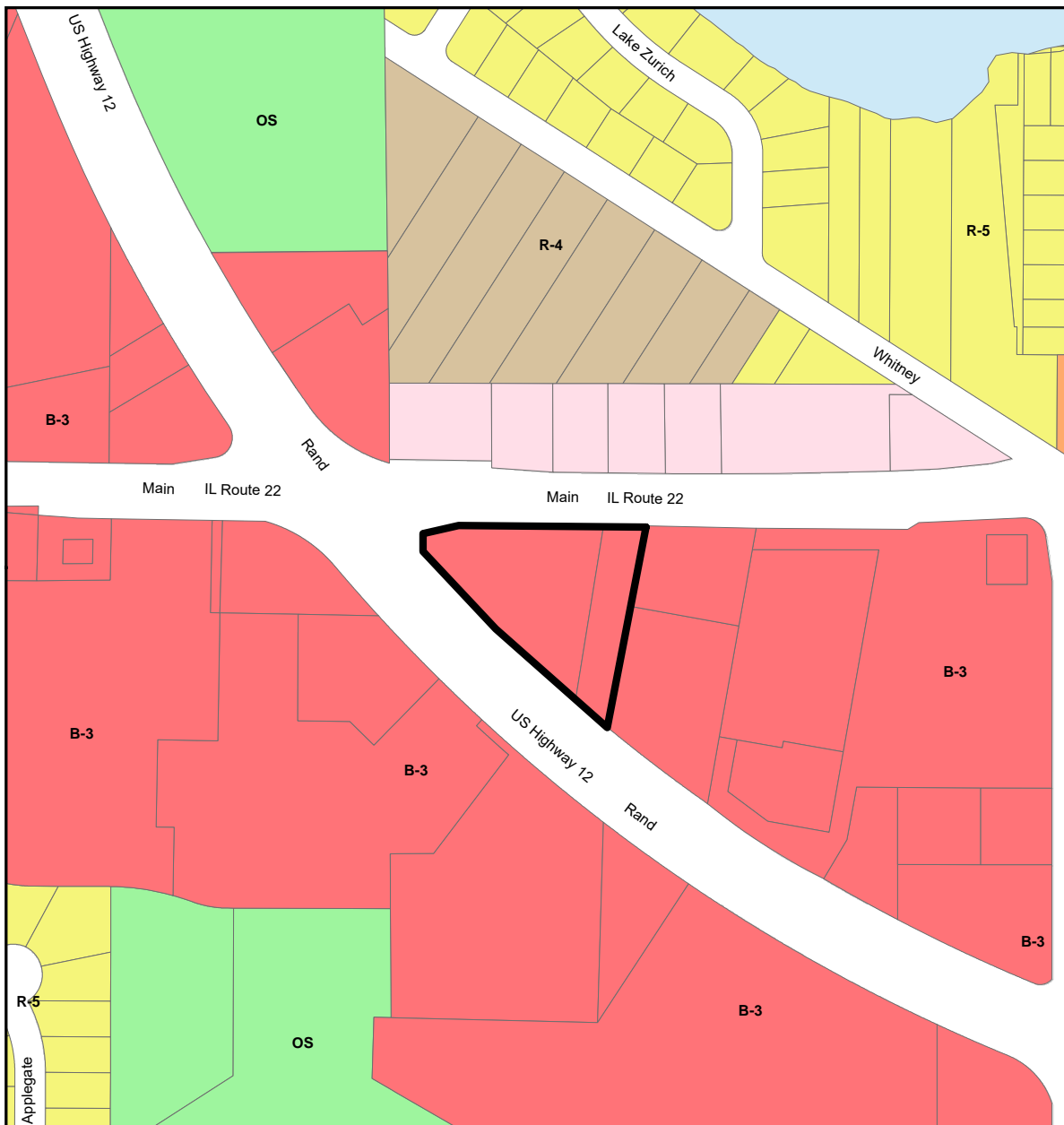
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(847) 540-1696
Fax: (847) 726-2182
LakeZurich.org



New Subdivision

444 S Rand Road



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

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

GRAFT & JORDAN

ATTORNEYS AT LAW

WILLIAM C. GRAFT
THOMAS E. JORDAN

2500 WEST HIGGINS ROAD, SUITE 1080
HOFFMAN ESTATES, ILLINOIS 60169
TELEPHONE (847) 519-7300
FACSIMILE (847) 519-7301

OF COUNSEL
J. WILLIAM BRAITHWAITE
ROBERT J. TOOTELIAN, JR.
JEFFREY K. GUTMAN

January 28, 2022

VIA HAND DELIVERY

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

RE: 44 South Rand Road – Route 12 and Main Resubdivision and Declaration of Access, Easements and Restrictions

Dear Mr. Saher:

We represent Crosstown Real Estate Advisors, LLC, an Illinois limited liability company, and its land holding company, J2M-IV LLC, a Delaware limited liability company (together, "Crosstown"), the owner and/or operator of the commercial property at the southeast corner of IL Route 22 and IL Route 12 in Lake Zurich, IL (the "Subject Property"). The Subject Property is within the Village's B-3 Regional Shopping District and is subject to a PUD. As we have discussed over the last several years, Crosstown is requesting now a resubdivision of the Subject Property to accommodate the sale of the existing office building site as separate from the future outlot. We understand in the future the new outlot created will require amendment to the PUD for land use control. The office building can be conveyed separately upon Village approval of this first step, the Plat of Resubdivision.

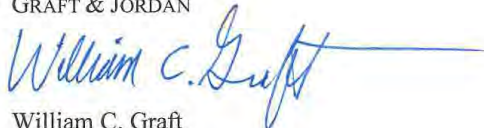
On behalf of Crosstown, we are honored to submit to you the following documents:

- (a) seven (7) large format copies of the draft Route 12 and Main Resubdivision, as prepared by Gentile & Associates, Inc., and last revised January 27, 2022; and
- (b) seven (7) copies of the draft Declaration of Access, Easements and Restrictions.

We respectfully request an expedited review and subsequent comment from you and your staff so we can formally submit and have our matter placed on the earliest Planning and Zoning Commission agenda.

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

Very truly yours,
GRAFT & JORDAN



William C. Graft

WCG/ans
Enclosures
cc: Matthew D. Baumann, CCIM, via email at matt@crosstownrea.com
21400

GRAFT & JORDAN

ATTORNEYS AT LAW

WILLIAM C. GRAFT
THOMAS E. JORDAN

2500 WEST HIGGINS ROAD, SUITE 1080
HOFFMAN ESTATES, ILLINOIS 60169
TELEPHONE (847) 519-7300
FACSIMILE (847) 519-7301

OF COUNSEL
J. WILLIAM BRAITHWAITE
ROBERT J. TOOTELIAN, JR.
JEFFREY K. GUTMAN

February 16, 2022

**VIA HAND DELIVERY AND
EMAIL AT sarosh.saher@lakezurich.org**

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

**RE: 444 South Rand Road – Route 12 and Main Resubdivision and
Declaration of Access, Easements and Restrictions**

Dear Mr. Saher:

On behalf of Crosstown Real Estate Advisors, LLC, an Illinois limited liability company, and its land holding company, J2M-IV LLC, a Delaware limited liability company, the agent and owner of the commercial property at the southeast corner of IL Route 22 and IL Route 12 in Lake Zurich, IL (the "Subject Property"), we are pleased to submit to you the following documents as requested in your February 2, 2022, email to William C. Graft of this firm:

1. Completed, signed, and notarized Zoning Application;
2. Legal description of the Subject Property;
3. Application Fee for Final Plat Approval in the amount of Two Hundred Fifty-Five and No/100 Dollars (\$255.00) paid by Graft & Jordan Check No. 11271; and
4. Escrow deposit in the amount of Five Thousand and No/100 Dollars (\$5,000.00) paid by Graft & Jordan Check No. 11272.

If you have any questions or comments, please let us know. We look forward to working with you and your staff as we proceed through the Final Plat Approval process.

Very truly yours,
GRAFT & JORDAN



Thomas E. Jordan

TEJ/ans
Enclosures
cc: Matthew D. Baumann, CCIM, via email at matt@crosstownrea.com

21409



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: 444 S. Rand Road, Lake Zurich, IL 60047
2. Please attach complete legal description _____
3. Property Identification number(s): 14-19-401-010 and 14-19-401-011
4. Owner of record is: J2M-IV LLC Phone: (773) 293-6901
E-Mail matt@crosstownrea.com Address: 3543 N. Pulaski Road, Chicago, IL 60641
5. Applicant is (if different from owner): Crosstown Real Estate Advisors, LLC Phone: (773) 293-6901
E-Mail matt@crosstownrea.com Address: 3543 N. Pulaski Road, Chicago, IL 60641
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner/Agent
7. All existing uses and improvements on the property are: Approximately 10,000 square foot, three-story office building and a drive-through for banking operations.
8. The proposed uses on the property are: Resubdivision of two existing platted lots into two resubdivided lots to accommodate the sale of the existing office building site separate from a future outlot.
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: Part of an existing planned unit development.
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property: Proposed sale of existing office building site as separate from future outlot.
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.

Crosstown Real Estate Advisors, LLC

an Illinois limited liability company

(Name of applicant)

(Signature of applicant)

William C. Graft
Attorney and Agent-in-Fact for Applicant

Subscribed and sworn to before me this 16 day of February, 2022.

(Notary Public)

J2M-IV LLC

a Delaware limited liability company

(Name of Owner, if different)

My Commission Expires 2/25/2025

(Signature of Owner, if different)

William C. Graft
Attorney and Agent-in-Fact for Owner

Subscribed and sworn to before me this 16 day of February, 2022.

(Notary Public)

My Commission Expires 2/25/2025

OFFICIAL SEAL

ALEXANDRIA N SCHULTZ

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 2/25/2025

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 _____



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

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LakeZurich.org

PLAT REVIEW

PROJECT: Route 12 and Main Resubdivision and
Declaration of Access, Easements and Restrictions

LOCATION: 444 South Rand Road

REVIEWED BY: Village of Lake Zurich Development Review Team (DRT)

DATE: March 3, 2022

The Lake Zurich Development Review Team (DRT) has received the following documents for review:

- 1) Final Plat of ROUTE 12 AND MAIN RESUBDIVISION prepared by Gentile & Associates; dated, latest revision January 27, 2022
- 2) Declaration of Access, Easements and Restrictions (undated or signed).

We offer the following comments:

The proposal contemplates the resubdivision of the existing approx. 2.3-acres comprising of two lots into two new lots (herein referred to as New Lot 1 and New Lot 2):

New Lot 1 – approx. 1 acre. The lot is the easterly lot and is currently improved with a parking lot that serves the commercial building on the property.

New Lot 2 – approx. 1.263 acres. The lot is improved with the existing 3-story commercial building, a bank drive-through facility and parking lot.

Plat of Subdivision Page 2 (Certificates)

- School District Boundary Statement
 - Change address of the district offices to: 832 South Rand Road, Lake Zurich, IL 60047
- Vacation of Easement
 - Change AMERITECH to AT&T
 - Change CABLE TV to COMCAST
- Plan Commission Certificate
 - Remove Secretary signature line
- Village Collector
 - Change Village Collector to Finance Director's Certificate

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- Mayors Certificate
 - Needs to be added

Please refer to Section 10-5-9: Procedure For Approval Of Final Plat: Paragraph E.2 “Certification Required” of the LZ Municipal Code to obtain the language required for the certificates.

Public Works Utilities Review

1. There is an existing public water main/utility easement (indicated) within the boundary of the proposed outlot (New Lot 1). This easement needs to be preserved and has the potential to affect and/or restrict future development of such outlot. Alternately, the easement and utility may be modified or relocated to accommodate new development and to the satisfaction of the Village. Any costs related to modification and/or relocation would be the obligation of future development.

Engineering Review

1. We recommend that the drainage certificate shown on the plat be revised to include additional language from 765 ILSC 205.
2. Provide a copy of Doc #1664470 to confirm that all grantees are listed on approval for easement vacation. We recommend confirmation from Lake Zurich Public Works that vacation of the easement is acceptable to the Village, assuming the Village is a grantee.

Police Department

1. No comments at this time as it doesn't look like any entry/exit points are changing in the current plan.

General Zoning Comments

Even though the application under consideration is for a Plat of Subdivision, the proposed subdivision of the lot has generated comments on the underlying zoning of the property, which the Village wishes to make the applicant aware of at this time.

The property is zoned within the B-3 Regional Shopping Business District. It was developed under the requirements of a Planned Unit Development (PUD) in 1980 and 1981 under Ordinances No. 1002-80 and 1048-81, and further amended in 1984 through Ordinance 84-05-117.

The PUD provided for the development of the property consisting of 4 lots – Lots 1 and 2 at 444 S Rand Road, Lot 3 at 561 W Rt 22 and Lot 4 at 466 S Rand Road. The PUD provided entitlements for setbacks, parking, landscaped areas and building location, design and operation among others. Such development was contemplated to be able to maximize the use and operation of the property.

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The resubdivision of former Lots 1 and 2 into their proposed New Lots 1 and 2 is proposed so as to:

- Accommodate the sale of the existing office building site; and
- Create a separate outlot with the potential to be developed in the future. No development plan is submitted at this time.

In light of the nature of this request, staff will require that any new development contemplated on proposed new Lot 1 be approved through an amendment of the above referenced PUD ordinances, requiring submittal of a complete development plan, with any departures or modifications to the codes, mitigation measures or compensating amenities as required and approved by the Village Board following the consideration and recommendations of the Planning and Zoning Commission. The applicant will need to understand and acknowledge that future land uses proposed on the new Lot 1 have the potential to be greatly restricted based on the geometry of the proposed lot and lower availability of parking. As such, grant of approval of the plat does not grant approval of zoning entitlements for future development on the new outlot.

Proposed Use of New Lot 1: Currently unknown. Future land uses proposed on the new Lot 1 have the potential to be greatly restricted based on the geometry (triangular shaped lot) and lower availability of parking.

Current Parking:

Required Parking Spaces: 207

Retail Building Area: 11,944 feet - 1 space for 200 square feet resulting in 60 parking spaces

Business Office Building Area: 40,244 feet - 1 space for 275 square feet resulting in 147 parking spaces

Proposed Parking

New Lot 1: 92 parking spaces, and no building.

While a proposed building is not designed yet it will dramatically reduce the parking on the lot, and generate its own parking demand. It is estimated that a new building will likely eliminate 50 parking spaces.

New Lot 2: 73 parking spaces

Business Office Building Area: 40,244 feet - 1 space for 275 square feet would result in 147 required parking spaces resulting in a deficiency of 74 parking spaces on the proposed plan.

Lot 3: No parking information provided or noted.

Lot 4: 98 parking spaces

Retail Building Area: 11,944 feet - 1 space for 200 square feet resulting in 60 parking spaces resulting in an excess of 38 parking spaces.

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Lots 1 through 4 currently benefit from shared parking within the development to meet the demand of the established land uses within the existing buildings. Considering that the parking demand for new Lot 1 will increase with the establishment of a new future use, we suggest that the available parking spaces on Lot 4 be utilized to cover any deficiency in parking spaces.

Vehicular Access

New Lot 1 is the only lot that will have direct access to both Route 22 and Rand Road.

New Lot 2 is only accessible from Rand Road. It will require a cross-access agreement to access Route 22.

Lot 3 – no information is provided.

Lot 4 is not directly accessible from either Rand Road or Route 22 and will require a cross-access agreement to be provided with access.

Cross access is currently enjoyed between Lots 1-4. Please verify if there is a document that already addresses this.

Cross access provisions are currently proposed through the submitted declaration of access, easement and restrictions. However, the document only addresses cross access and parking between New Lots 1 and 2.

Consideration of an updated cross access, parking, and easement agreement covering New Lots 1 and 2; and Lots 3 and 4 is strongly recommended.

Any future development on New Lot 1 will be required to address the following through amendment of the PUD including but not limited to:

- Outdoor Seating
- Drive-through facilities
- Exterior Lighting
- Exterior Landscaping
- Signage
- Building design and materials
- Stormwater management
- Traffic generation and vehicular access