



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

January 3, 2023
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

JANUARY 3, 2023
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. PRESIDENT'S REPORT / COMMUNITY UPDATE

A. Oath of Office for Firefighter / Paramedic Jacob Rowe

5. 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 up to 5 minutes per speaker.

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, December 5, 2022

Attachment: [6a.pdf](#)

B. Ratification of Semi-Monthly Warrant Register Dated December 19, 2022 Totaling \$636,523.72

Attachment: [6b.pdf](#)

C. Approval of Semi-Monthly Warrant Register Dated January 3, 2023 Totaling \$773,478.11

Attachment: [6c.pdf](#)

D. Agreement with Midwest Salt for Purchase of Bulk Water Conditioning Salt in the Amount Not-to-Exceed \$155,000

Summary: The FY 2023 budget includes \$155,000 for this purchase. Lake Zurich's existing contract with Midwest Salt for water conditioning salt expires on December 31, 2022. As in years past, Staff solicited the bulk water conditioning salt suppliers in the area and recommends another contract with Midwest Salt that will expire on December 31, 2023.

Attachment: [6d.pdf](#)

7. OLD BUSINESS

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

A. Ordinance Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Residential Subdivision by OSK Townhouse Development at 670 South Old Rand Road (Assign Ord. #2022-10-478) (Trustee Bobrowski)

Summary: OSK Capital Partners requests consideration of the proposed Planned Unit Development Ordinance to construct a new residential townhome subdivision at 670 South Old Rand Road.

The development proposal now includes 50 attached single-family townhouses in 12 separate buildings, including ten 4-unit buildings and two 5-unit buildings. The density of the development is now proposed at 5.37 units per acre. The original plan included 58 units or 6.32 units per acre.

After a Public Hearing on August 17, 2022, the Planning and Zoning Commission recommended approval of this development concept plan with conditions for approval included in the proposed Ordinance.

This development proposal was presented to the Village Board on October 3, 2022. Following the presentation by the Applicant and discussion of the proposed development, the Village Board voted to continue consideration of the proposed development to give the Applicant the opportunity to address the questions and comments of the Village Board and Staff with a revised proposal. Successive continuances were granted to January 3, 2023.

Recommended Actions: The Village Board has three options for this proposal:

- a) A motion to APPROVE Ordinance # 2022-10-478 Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Residential Subdivision by OSK Townhouse Development at 670 South Old Rand Road, with or without additional modifications and conditions to be accepted by the applicant as a condition of such approval.
- b) A motion to DENY the application for approval of the requested zoning change, relief and approvals, or
- c) REFER THE APPLICATION BACK to the Planning and Zoning Commission for further consideration of all specified matters recommended by the Board of Trustees.

Attachment: [1 Memo and Ordinance.pdf](#)

Attachment: [2 Narrative.pdf](#)

Attachment: [3 Bullet Point Site Plan.pdf](#)

Attachment: [4 Cover Letter.pdf](#)

Attachment: [5 ViewsElevationsFloorPlans.pdf](#)

Attachment: [6 SitePlan.pdf](#)

Attachment: [7 LandscapePlan.pdf](#)

Attachment: [8 ATAandCommitment.pdf](#)

Attachment: [9SubbdivisionPlat.pdf](#)

Attachment: [10 PrelinGradingDrainage.pdf](#)

Attachment: [11 PhotometricsLightFixtures.pdf](#)

Attachment: [12 Wetland Prelim Det.pdf](#)

Attachment: [13 TreeSurveyReport.pdf](#)

Attachment: [14 TrafficStudy Final.pdf](#)

Attachment: [15 EOPC.pdf](#)

Attachment: [16 EcoCat.pdf](#)

Attachment: [17 ZoningApplication.pdf](#)

Attachment: [18 PZC Findings.pdf](#)

Attachment: [19 OldRand Topo Views.pdf](#)

Attachment: [20 VB Staff Comments 221003.pdf](#)

8. NEW BUSINESS

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

A. Three Ordinances Designating, Approving, and Adopting TIF District #4 to Facilitate Future Infrastructure Investment and Economic Development in the Lake Zurich Industrial Park (Trustee Sprawka)

Summary: In May 2022, the Lake Zurich Village Board approved a resolution of intent to proceed with the setup process for a potential TIF district in the industrial park. Throughout the summer of 2022, the Village worked with TIF consultants at Teska & Associates to complete the required eligibility report and redevelopment plan for this potential new TIF district.

The proposed TIF project area is a 409-acre site generally bounded by Route 22 on the south, consisting of property along the north side of Route 22 and located on Oakwood Road, Rose Road, Ensell Road, and Telser Road. This TIF district is primarily intended to fund aging infrastructure in the industrial park that will need replacement in the coming years, as well as future economic development opportunities.

In October 2022, the Lake Zurich TIF Joint Review Board reviewed the eligibility report and redevelopment plan, ultimately recommending approval of the proposed TIF district. The Joint Review Bboard agreed with the Village's assessment that an industrial TIF district as proposed would stimulate new economic development and infrastructure investment, ultimately benefiting all local governments and the community as a whole.

A public hearing for this proposed TIF District was held on November 21, 2022 and no objections were received. The three ordinances proposed for approval tonight will complete the TIF setup process.

Recommended Action: Three separate motions and votes are required to approve the following three ordinances.

- a) Ordinance of the Village of Lake Zurich, Lake County, Illinois, Approving the Lake Zurich Industrial Center Tax Increment Financing

Redevelopment Project Area Redevelopment Plan and Program (Assign Ord. # 2023-01-491)

b) Ordinance of the Village of Lake Zurich, Lake County, Illinois, Designating the Proposed Village of Lake Zurich Industrial Center Tax Increment Financing District a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act (Assign Ord. # 2023-01-492)

c) Ordinance of the Village of Lake Zurich, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Village of Lake Zurich Industrial Center Tax Increment Financing District (Assign Ord. # 2023-01-493)

Attachment: [8a.pdf](#)

B. Ordinance Amending Title 13 Entitled "Comprehensive Fee Schedule" of the Village of Lake Zurich Municipal Code to Amend Water and Sewer Delivery Fees (Assign Ord. #2023-01-494)

Summary: The 2023 budget includes \$5.5 million in capital investments comprised of the continuation of the sewer lining project, water main replacements, and other projects intended to support investment in the Main Street District. The Village-controlled portion of the water rate has not been adjusted since 2020.

The proposed rate increase of 5.2% of the Village-controlled portion changes it from \$14.40 to \$15.50 per 1,000 gallons of water consumption. The Lake County Treatment Charge is increasing from \$4.54 to \$4.68 per 1,000 gallons. The new combined total rate will be \$19.83 per 1,000 gallons for Lake Zurich residents with a minimum monthly bill of \$39.66. These new rates are effective January 1, 2023.

Recommended Action: A motion to approve Ordinance #2023-01-494 Amending Title 13 Entitled "Comprehensive Fee Schedule" of the Village of Lake Zurich Municipal Code to Amend Water and Sewer Delivery Fees.

Attachment: [8b.pdf](#)

9. TRUSTEE REPORTS

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

10. VILLAGE STAFF REPORTS

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

11. ADJOURNMENT

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



AGENDA ITEM 6A

Monday, December 5, 2022 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Finance Dir. Amy Sparkowski, Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, Asst. to the Village Manager Kyle Kordell.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - A. **Fire Department Oaths of Office**
 - Captain Keith Hohs
 - Lieutenant Jeremiah Johnson

Fire Chief Dave Pilgard introduced Mike Hilt, Commissioner of the Police and Fire Commission, and the two officers. Cpt. Hohs was pinned by a retired LZFD officer and Lt. Johnson was pinned by his wife, Brittany, after Commissioner Hilt had administered the Oath of Office.

5. **PUBLIC COMMENT**

There were none.
6. **PUBLIC HEARING ON CONSIDERATION OF PROPOSED VILLAGE OF LAKE ZURICH ANNUAL BUDGET FOR FISCAL YEAR 2023**

Summary: As noticed in the Daily Herald on November 23, 2022 and on the Village website and in *Benchmarks*, this is a public hearing for the proposed annual budget for the Village of Lake Zurich's 2023 fiscal year, which will run January 1 through December 31, 2023. The proposed budget totals \$73.98 million to fund a full-service municipality with 163 full-time employees at Police and Fire, Public Works, Community Development, Parks and Recreation, Finance, and Administration.

The Village enjoys a stable financial position and as such, this budget is presented as a balanced operational plan for the next year with a projected operating surplus of almost \$8,000 for the General Fund. The 2023 budget includes \$11.15 million in funding for road and related infrastructure improvements, along with another \$3.55 million in land and building capital improvements and \$5.15 million in water and

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sewer-related improvements. The 2023 budget also includes about \$864,000 in vehicle and major equipment purchases for public safety and public works personnel.

The proposed 2023 budget totals \$73.98 million for all expenditures. Due to rising market costs for commodities and services, personnel adjustments, and funding for additional capital, this is a 20.7% increase from the 2022 budget. Total revenues and other financing sources for 2023 are budgeted to be at \$59.64 million, an increase of 2.4% over the 2022 budget.

A copy of the proposed budget has been available for public review at Village Hall, Elia Area Public Library, and on the Village website since November 11, 2022. All interested persons are invited to attend this public hearing and provide feedback to the Village Board on the proposed budget.

Recommended Action #1: A motion was made by Trustee Sprawka, seconded by Trustee Weider, to open the Public Hearing on the Fiscal Year 2023 Village Budget and receive into the record public comments. Voice Vote.

AYES: 6; NAYS: 0; ABSENT: 0 VOICE VOTE
MOTION CARRIED.

The hearing opened at 7.19pm.

PUBLIC COMMENT.

There were none.

Recommended Action #2: A motion was made by Trustee Euker, seconded by Trustee Bobrowski, to close the Public Hearing on the Fiscal Year 2023 Village Budget. Voice Vote.

AYES: 6; NAYS: 0; ABSENT: 0. VOICE VOTE
MOTION CARRIED.

The hearing closed at 7.20pm.

7. **CONSENT AGENDA**

- A. **Approval of Minutes of the Village Board Meeting, November 21, 2022**
- B. **Approval of Semi-Monthly Warrant Register Dated December 5, 2022 Totaling \$1,351,943.69**
- C. **Resolution Authorizing an Intergovernmental Agreement for Participation in the Mutual Aid Box Alarm System Master Agreement 2022 RES #2022-12-071**
Summary: The original Mutual Aid Box Alarm Systems (MABAS) agreement was adopted in the late 1980's and amended once in 2014 to address FEMA reimbursements. The framework for the MABAS structure allows fire service agencies to request and obtain resources for incidents that are of a size, complexity or length that exceeds the ability of any single fire service.
 With the growth and evolution of the MABAS structure to now include over 2,600 departments in six states, along with several other factors outlined in the attached staff memo, MABAS governing bodies recommend an update to the Master Agreement.
- D. **Ordinance Approving the Alpha Tekniko Second Re-subdivision at 1400 Rose Road ORD#12-12-488**
Summary: Premier Design + Build Group has filed an application on behalf of Alpha Tekniko for a Second Re-subdivision of the Alpha Tekniko Plat of

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Consolidation. The purpose of this second re-subdivision is to convey an approximately 1,400 square-foot triangular sliver of land from Lot 5 over to the lots owned and controlled by Alpha Tekniko to allow for access to their property at 1400 Rose Road.

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

8. OLD BUSINESS

A. Request to Continue Consideration of OSK Capital Partners Proposed Townhome Development at 670 South Old Rand Road

Summary: OSK Capital Partners has requested approval of a Planned Unit Development, Zoning Map Amendment, and Preliminary Plat of Subdivision to construct a new residential townhome subdivision at 670 South Old Rand Road. During the October 3, 2022 Village Board meeting, Trustees voted to continue consideration of the proposed development to November 7, 2022 to give the applicant the opportunity to address questions and concerns of the Village Board within a revised proposal.

The Applicant has requested additional time to revise the proposed development plans and requested further continuance of consideration to the next scheduled Board meeting on January 3, 2023.

Dir. Of Community Development Sarosh Saher gave background information on this request.

Recommended Action: A motion was made by Trustee Bobrowski, seconded by Trustee Euker, to continue consideration of the proposed residential subdivision by OSK Capital Partners at 670 South Old Rand Road to January 3, 2023.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

9. NEW BUSINESS

A. Ordinance Adopting the Annual Budget of the Village of Lake Zurich for All Corporate Purposes for the Fiscal Year Commencing January 1, 2023 and Ending December 31, 2023 ORD#2022-12-489

Summary: At the November 16, 2022 Committee of the Whole budget workshop meeting, Mayor Poynton and Trustees reviewed with Village Staff the proposed budget for Fiscal Year 2023, which begins January 1.

The Fiscal Year 2023 budget is presented as a balanced operational plan for the next year with a projected operating surplus of almost \$8,000 for the Village General Fund. Expenditures in the General Fund next year are expected to total \$33.52 million, ending 2023 with a 35% fund balance.

The 2023 budget includes a reduction of the Village's bond debt by \$3.6 million. Ten years ago, in 2012, this bonded debt level was at \$36.4 million. At the end of next year, this total debt is projected to be \$20.67 million. An impressive

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reduction of 43% over a decade. This is a significant accomplishment that allows for AAA bond ratings and lower interest rates for tax payers.

Among all Village Funds, the 2023 budget totals \$73.9 million to fund a full-service municipality with 163 full-time employees. This budget blueprint was created with an eye on sustaining multi-year progress towards strategic goals and includes \$19.8 million in infrastructure improvements and major equipment replacements for public safety and public works services.

Finance Dir. Amy Sparkowski said she would entertain questions but there were none. Village Manager Ray Keller thanked Dir. Sparkowski and her department for their work on the proposed 2023 budget.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Weider, to approve Ordinance #2022-12-489 Adopting the Annual Budget of the Village of Lake Zurich for All Corporate Purposes for the Fiscal Year Commencing January 1, 2023 and Ending December 31, 2023.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

10. TRUSTEE REPORTS

Trustee Weider thanked the many volunteers who made the recent Miracle on Main Street a success.

11. VILLAGE STAFF REPORTS

There were none.

12. ADJOURNMENT

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 7.33pm.

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

Mayor Thomas M. Poynton

Date.

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WARRANT REPORT - 12/19/2022

\$636,523.72

GL Number	GL Desc	Vendor	Invoice Description	Amount
Fund 101 GENERAL				
Dept 00000				
101-00000-15001	PREPAID EXPENDITURES	EARTHCHANNEL COMMUNICATIONS, INC	2023 WEB STREAMING	7,495.00
101-00000-15001	PREPAID EXPENDITURES	E S R I INC.	ARCGIS LIC RENEWAL 2023	2,841.67
101-00000-21201	OTHER ACCOUNTS PAYABLE	MANHARD CONSULTING LTD	COMED TDC248 - OAKWOOD	179.00
101-00000-21201	OTHER ACCOUNTS PAYABLE	MANHARD CONSULTING LTD	670 S OLD RAND RD DEVELOPMENT	626.50
101-00000-21203	RECREATION CREDIT PAYABLE	GIOVANNINI, AGGIE	PRG CXL - DANCE COMPETITION	50.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND REF - 455 S RAND RD	330.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	845 OAKWOOD RD	374.00
		Total For Dept 00000		<u>11,896.17</u>
Dept 11006 LEGISLATIVE MAYOR & BOARD				
101-11006-51652	TRAINING AND MEETINGS	PETTY CASH - FINANCE	COW BUDGET WORKSHOP	24.27
101-11006-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	IPAD FOLIO STAND COVER	79.96
		Total For Dept 11006 LEGISLATIVE MAYOR & BOARD		<u>104.23</u>
Dept 11008 LEGISLATIVE BOARD & COMMISSIONS				
101-11008-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY CLERK	COUNTY RECORDING SERVICES	4.00
		Total For Dept 11008 LEGISLATIVE BOARD & COMMISSIONS		<u>4.00</u>
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-52111	OTHER PROFESSIONAL SVCS	KATHLEEN FIELD ORR & ASSOCIATES	LEGAL SERVICES - NOV 2022	132.00
101-12001-52111	OTHER PROFESSIONAL SVCS	KATHLEEN FIELD ORR & ASSOCIATES	LEGAL SERVICES - NOV 2022	77.00
101-12001-52111	OTHER PROFESSIONAL SVCS	TESKA ASSOCIATES	INDUSTRIAL TIF RESEARCH - OCT 2022	643.13
101-12001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - OCT 2022	5,175.00
101-12001-53208	OFFICE SUPPLIES	K & M PRINTING	2023 GOAL POSTERS	330.00
101-12001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, CLASP ENVELOPES	41.99
		Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION		<u>6,399.12</u>
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
101-12120-52203	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL SERVICES NOV 2022	2,087.50
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		<u>2,087.50</u>
Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT				
101-12180-52111	OTHER PROFESSIONAL SVCS	JMK DESIGN, LTD	AVAILABLE SITES BROCHURE	1,800.00
101-12180-54308	TAX REBATES	BRADFORD LAKE ZURICH 5 LLC	TAX REBATE - JULY 2022	16,061.46
101-12180-54308	TAX REBATES	VILLAGE OF HAWTHORN WOODS	TAX REBATE - JULY 2022	4,930.00
101-12180-54308	TAX REBATES	VILLAGE OF KILDEER	TAX REBATE - JULY 2022	15,988.91
101-12180-54308	TAX REBATES	BRADFORD LAKE ZURICH 5 LLC	TAX REBATE - AUGUST 2022	18,828.48
101-12180-54308	TAX REBATES	VILLAGE OF HAWTHORN WOODS	TAX REBATE - AUGUST 2022	5,626.19

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GL Number	GL Desc	Vendor	Invoice Description	Amount
101-12180-54308	TAX REBATES	VILLAGE OF KILDEER	TAX REBATE - AUGUST 2022	11,252.38
		Total For Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT		74,487.42
Dept 13001 FINANCE ADMINISTRATION				
101-13001-53206	POSTAGE & SHIPPING	PETTY CASH - FINANCE	POSTAGE	54.00
101-13001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	LABELS, CARDSTOCK	46.63
101-13001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, CLASP ENVELOPES	102.25
101-13001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	CREDIT - PAPER SHREADER, MONEY COUNTER	(1,035.51)
101-13001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	PAPER SHREADER, MONEY COUNTER	1,035.51
		Total For Dept 13001 FINANCE ADMINISTRATION		202.88
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-52118	SOFTWARE MAINTENANCE	E S R I INC.	ARCGIS LIC RENEWAL 2023	100.00
101-17001-53203	TELEPHONE & DATA SVCS	AT & T	VH ELEVATOR 540-9255	450.81
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	INTERNET - 133 N OLD RAND - NOV '22	109.90
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - NOV/DEC '22	4,456.13
101-17001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - NOV '22	239.12
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	HARDDRIVE, WALL ADAPTER	62.96
101-17001-55255	COMPUTER SOFTWARE	ADOBE INC	ACROBAT PRO	17.84
101-17001-55255	COMPUTER SOFTWARE	E S R I INC.	ARCGIS LIC RENEWAL 2023	158.33
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & PD - COPIER LEASE	164.71
		Total For Dept 17001 TECHNOLOGY ADMINISTRATION		5,759.80
Dept 24001 POLICE ADMINISTRATION				
101-24001-51652	TRAINING AND MEETINGS	NORTHWEST POLICE ACADEMY	CHIEF TRAINING	100.00
101-24001-51652	TRAINING AND MEETINGS	PETTY CASH - POLICE DEPARTMENT	TRAINING SUPPLIES	123.53
101-24001-52111	OTHER PROFESSIONAL SVCS	GATSO USA, INC	RED LIGHT CAMERA FEE	8,610.00
101-24001-52701	MAINT-BLDGS & GROUNDS	STANLEY CONVERGENT SECURITY SOL INC	BOOKING ROOM CAMERA REPLACEMENT	4,044.38
101-24001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - PD NOV 2022	401.73
101-24001-53206	POSTAGE & SHIPPING	PETTY CASH - FINANCE	POSTAGE	38.55
101-24001-53208	OFFICE SUPPLIES	PETTY CASH - POLICE DEPARTMENT	SUPPLIES - VELCRO	23.81
101-24001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DESKPAD, USB, TAPE	137.13
101-24001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER	379.10
101-24001-53209	UNIFORMS	ANDERSON, DAVID	PANTS, BELT, SHIRT, BOOTS - ANDERSON	448.20
101-24001-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SOCKS - ANDERSON	73.38
101-24001-53401	CUSTODIAL SUPPLIES	PETTY CASH - POLICE DEPARTMENT	BLDG SUPPLIES	18.18
101-24001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	GARBAGE BAGS	34.00
		Total For Dept 24001 POLICE ADMINISTRATION		14,431.99

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GL Number	GL Desc	Vendor	Invoice Description	Amount
Dept 24210 POLICE OPERATIONS				
101-24210-52111	OTHER PROFESSIONAL SVCS	MOTOROLA SOLUTIONS, INC	STARCOM RADIO FEES - DEC	1,530.00
101-24210-52204	OTHER LEGAL	ALBARRAN, LUIS	LOCAL PROSECUTOR FEES - NOV	6,666.67
101-24210-52204	OTHER LEGAL	ETERNO, DAVID G	ADJUDICATION HEARING FEE - NOV	150.00
101-24210-53209	UNIFORMS	ELEGANT EMBROIDERY INC	JACKET - MARRA	64.00
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	CREDIT POLOS - MCCORMACK	(243.24)
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SHIRTS - ALBER	110.89
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	BEANIE - ALBER	35.50
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SOCKS - FROST	41.69
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SHIRTS - GAFFNEY	156.95
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	STREAMLIGHT PROTAC - MAHANNA	46.28
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	POLO - MAHANNA	42.75
101-24210-53209	UNIFORMS	PETTY CASH - POLICE DEPARTMENT	PATCH REPLACEMENT	6.00
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	NEW OFFICER UNIFORM - EBBING	2,003.05
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	SHIRTS, CUFF CASE - EBBING	324.77
101-24210-53209	UNIFORMS	SIEMERS, COLLEEN	HAND WARMERS - SIEMERS	68.94
101-24210-53211	OTHER SUPPLIES	PETTY CASH - POLICE DEPARTMENT	TRAFFIC, SAFE - BOOKING	17.78
101-24210-54305	EMPLOYEE EXAMS	ALAN F. FRIEDMAN, PH.D., INC	PSYCH PARLBERG	828.05
Total For Dept 24210 POLICE OPERATIONS				11,850.08
Dept 24230 POLICE CRIME PREVENTION				
101-24230-52111	OTHER PROFESSIONAL SVCS	TLO LLC	INVESTIGATIVE SEARCH ENGINE - NOV	90.80
101-24230-52111	OTHER PROFESSIONAL SVCS	TRANS UNION LLC	CREDIT CHECKS - NOV	158.87
101-24230-52111	OTHER PROFESSIONAL SVCS	WEST PUBLISHING GROUP	INVESTIGATIVE SEARCH ENGINE	228.75
101-24230-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	CREDIT PANTS - WITT	(128.35)
101-24230-53211	OTHER SUPPLIES	SIRCHIE	EVIDENCE BAGS	260.20
Total For Dept 24230 POLICE CRIME PREVENTION				610.27
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-53209	UNIFORMS	FREY, MARK	SHOES, BELT - FREY	156.19
101-24240-53209	UNIFORMS	FREY, MARK	CID SHIRTS, HOODIE - FREY	520.20
101-24240-53209	UNIFORMS	FREY, MARK	HOLSTER - FREY	159.91
Total For Dept 24240 POLICE INTERGOVERNMENTAL				836.30
Dept 25001 FIRE ADMINISTRATION				
101-25001-52701	MAINT-BLDGS & GROUNDS	HASTINGS AIR-ENERGY CONTROL, INC	EMERGENCY REPAIRS TO VEHICLE EXHAUST SYSTEM	1,035.00
101-25001-52701	MAINT-BLDGS & GROUNDS	SCHWARTZ, CRAIG	MAINT. ON GARAGE DOORS - STATION 1	1,115.00
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - NOV/DEC 2022	3,564.91
101-25001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - NOV 2022	28.77
101-25001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE	36.62

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101-25001-53206	POSTAGE & SHIPPING	UNITED PARCEL SERVICE INC	SHIPPING COSTS	8.21
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	SHARPIE MARKERS - ST. 3	7.99
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	SHARPIE MARKERS, TAPE	32.77
101-25001-53209	UNIFORMS	EAGLE ENGRAVING, INC	PASSPORT TAGS	51.70
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	TROUSERS, PANTS, TSHIRTS - MICHEHL	288.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	BELT, TROUSERS - KINSLEY	170.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS - KEMPF	175.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS - STAPLETON	120.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	ALTERATIONS:CAP, NAMEPLATE, SHIRTS, BELT - HOHS	207.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRT - HOHS	43.50
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	LT. BRASS, NAMEPLATE, SHIRTS - JOHNSON	206.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	NAMEPATCH, INSIGNIA - HOHS	42.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CLASS A CAP, BADGE ROSETTE, COAT - JOHNSON	284.00
101-25001-53210	SMALL TOOLS & EQUIP	INTL FIRE EQUIPMENT	WATER PRESSURE FIRE EXTINGUISHER	261.40
101-25001-53210	SMALL TOOLS & EQUIP	LZ ACE LLC	WOOD SCREWS (2)	15.28
101-25001-53210	SMALL TOOLS & EQUIP	LZ ACE LLC	INFLATOR, AIR COUPLER, THREAD SEAL TAPE	30.91
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS & REHAB SUPPLIES	86.97
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TRASH BAGS, TOILET PAPER, REHAB SUPPLIES	386.93
101-25001-53405	BLDG & GROUND MAINT SUPP	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	FURNACE FILTERS - ST. 1	63.92
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPHS - MUNOZ - FD	210.00
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPH - CARMODY - FD	210.00
101-25001-54305	EMPLOYEE EXAMS	HEALTH ENDEAVORS, SC	MEDICAL EVALUATIONS - PENTEK, ROWE	1,205.00
101-25001-54305	EMPLOYEE EXAMS	PERSONNEL STRATEGIES, LLC	PSYCHOLOGICAL ASSESSMENTS - PENTEK, ROWE	1,400.00
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & PD - COPIER LEASE	164.76
		Total For Dept 25001 FIRE ADMINISTRATION		11,451.64
Dept 25310 FIRE EMERGENCY MANAGEMENT				
101-25310-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	MOM '22 DECOR - UTILITY VEH.	261.78
		Total For Dept 25310 FIRE EMERGENCY MANAGEMENT		261.78
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-52111	OTHER PROFESSIONAL SVCS	MOTOROLA SOLUTIONS, INC	FIRE STARCOM FEES - DEC	1,512.00
101-25320-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	REHAB SUPPLIES - ST. 1	64.74
101-25320-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS & REHAB SUPPLIES	29.97
101-25320-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TRASH BAGS, TOILET PAPER, REHAB SUPPLIES	9.99
101-25320-53211	OTHER SUPPLIES	WAREHOUSE DIRECT, INC	CAR WASH, LAUNDRY DETERGENT - ST. 1	211.45
101-25320-55254	MACHINERY & EQUIPMENT	AIR ONE EQUIPMENT INC	1000 FT 2 1/4 INCH KEY HOSE - NEW SQUAD	5,450.00
		Total For Dept 25320 FIRE FIRE SUPPRESSION		7,278.15

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Dept 25330 FIRE EMS				
101-25330-51651	LICENSING/CERTIFICATIONS	GLASDER, KEVIN	REIMB: PARAMEDIC LICENSE - GLASDER	40.00
101-25330-51652	TRAINING AND MEETINGS	NORTHWEST COMMUNITY HOSPITAL	INSTATION AND ADMIN FEES	3,885.00
101-25330-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - NOV	54.19
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	95.89
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	145.82
101-25330-53211	OTHER SUPPLIES	GALL'S PARENT HOLDINGS LLC	POINT BLANK ID LABEL - YEE	55.57
		Total For Dept 25330 FIRE EMS		4,276.47
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-53211	OTHER SUPPLIES	AFC INTERNATIONAL, INC	GAS MONITOR SUPPLIES - TEST GAS	377.62
		Total For Dept 25340 FIRE SPECIAL RESCUE		377.62
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-52111	OTHER PROFESSIONAL SVCS	KLEIN THORPE & JENKINS	WILDWOOD ESTATES, 910 RAND RD	806.00
101-28001-52111	OTHER PROFESSIONAL SVCS	KLEIN THORPE & JENKINS	545 BUESCHING RD	352.00
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY CLERK	COUNTY RECORDING SERVICES	100.00
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	OCTOBER 2022 BUILDING SERVICES	12,355.40
101-28001-52113	ENGR/ARCHITECTURAL	PADDOCK PUBLICATIONS INC.	LEGAL NOTICE: 300 RAND RD #4587983	331.20
101-28001-52113	ENGR/ARCHITECTURAL	CHRISTOPHER B. BURKE ENG., LTD	LIFETIME PROJECT OCT THRU NOV '22	1,022.01
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	WILDWOOD ESTATES	805.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SCHOOL DIST NO 95 PROJECTS	821.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SARAH ADAMS SCHOOL	268.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SANCTUARY OF LZ EXTRA SERVICES	895.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	OAKWOOD BEACH HOA	322.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	JANKE SUBDIVISION	1,187.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	COMMUNITY DEVELOPMENT ENG	1,109.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	CANTERBURY ESTATES - HOUSELINE	2,000.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BUILDING PERMIT REVIEWS - 2022	4,270.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BLOCK G	357.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDIVISION	414.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	650 S RAND RD	652.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	634 N OLD RAND RD	1,192.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	550 ENTERPRISE	1,474.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	495 ENTERPRISE PKWY	179.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	454 N OLD RAND RD	26.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	255 QUENTIN RD - HERITAGE CHURCH	179.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	17 S OLD RAND RD	4,753.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1265 COUNTRY CLUB	437.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	115 OAKWOOD	179.00

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101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SEC US 12 & N OLD RAND DEVELOPMENT	577.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	LZ COMMERCE CENTER - 1400 ROSE RD	2,430.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1275 ENSELL	1,880.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1110 HONEY LAKE RD	294.75
		Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION		41,674.61
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51654	MEMBERSHIPS & SUBSCRIP	IL PUBLIC WORKS MUTUAL AID NETWORK	MUTUAL AID MEMBERSHIP 2023	250.00
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 11-28	32.76
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-02	32.76
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-08	32.76
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	NATURAL BURN OAK RIDGE	2,800.00
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 11-28	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-02	89.37
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-08	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - NOV	3,743.00
101-36001-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	VH BATTERY	47.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	FD UV UNIT REPAIRS	326.00
101-36001-52701	MAINT-BLDGS & GROUNDS	METRO DOOR & DOCK, INC	505 WEST DOOR CABLE	421.52
101-36001-52701	MAINT-BLDGS & GROUNDS	SMITHEREEN PEST MANAGEMENT SERVICES	PD PEST CONTROL - DEC	93.00
101-36001-52701	MAINT-BLDGS & GROUNDS	SMITHEREEN PEST MANAGEMENT SERVICES	PW PEST CONTROL - DEC	49.00
101-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	1043 PARTRIDGE LN	32.37
101-36001-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - NOV	1.85
101-36001-53206	POSTAGE & SHIPPING	PETTY CASH - FINANCE	POSTAGE	61.68
101-36001-53209	UNIFORMS	CUTLER WORKWEAR	WINTER GEAR - JACKET	125.99
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	SMOKE DETECTORS	72.29
101-36001-53405	BLDG & GROUNDS SUPPLIES	TERMINAL SUPPLY INC	CABLE TIE MOUNTING	32.77
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DEICER FITTINGS	40.57
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DEICER FITTINGS	47.07
101-36001-54305	EMPLOYEE EXAMS	NORTHWEST COMMUNITY HOSPITAL	DOT TESTING	165.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		8,603.42
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	BUFFALO CREEK PEST CONTROL - DEC	70.20
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	PAULUS PK PEST CONTROL - DEC	73.05
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-02	103.05
101-36420-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - NOV	2,232.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	7 E MAIN ST	49.75
101-36420-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	COUNTERSINK	12.47
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BULBS	90.00

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101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PEST CONTROL	62.25
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BALLAST	36.97
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	MOUNTING HARDWARE	6.30
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BREEZEWALD WINTERIZING	27.88
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BATTERIES	111.90
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	DUCT TAPE	11.98
101-36420-53405	BLDG & GROUND MAINT SUPP	LZ ACE LLC	HINGES	7.64
101-36420-53405	BLDG & GROUND MAINT SUPP	LZ ACE LLC	UPLIGHTING CLAMPS	6.78
101-36420-53405	BLDG & GROUND MAINT SUPP	MENARDS - LONG GROVE	WINDOW SEAL	73.89
101-36420-53407	EQUIP MAINT PART&SUPPLIE	PLAYCORE WISCONSIN INC	BRAEMAR SLIDE	3,241.39
101-36420-54306	EQUIPMENT RENTAL	SERVICE SANITATION, INC	PAULUS PARK PORT-O-POTTY	160.44
101-36420-54306	EQUIPMENT RENTAL	SERVICE SANITATION, INC	CHESTNUT PORT-O-POTTY	127.33
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		6,505.27
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-51651	LICENSING/CERTIFICATIONS	NEYFELDT, PETER	ASE REIMBURSEMENT - NEYFELDT	134.00
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 11-28	43.26
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-02	43.26
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-08	43.26
101-36471-52703	MAINT-VEHICLES	ALPINE AUTOMOTIVE INC.	ALIGNMENT 107	112.27
101-36471-52703	MAINT-VEHICLES	CET COMMERCIAL DEVELOPMENT	PD BOAT SERVICE	408.80
101-36471-52703	MAINT-VEHICLES	YAGGIE, LAWRENCE D	PLACARDS 212	483.00
101-36471-53206	POSTAGE & SHIPPING	TNK SHIPPING, INC	SHIPPING CHARGES	11.68
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	TORCH GAS	161.13
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	HARDWARE	574.80
101-36471-53211	OTHER SUPPLIES	LZ ACE LLC	FASTENERS	1.08
101-36471-53211	OTHER SUPPLIES	LZ ACE LLC	FASTENERS	8.48
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	TIE ROD	78.56
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	HALF SHAFTS	355.21
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	MOLDING	112.18
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	DOOR PARTS 215	180.74
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	STRUTS 107	430.91
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BELT	18.49
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FILTERS	70.89
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CREDIT-PARTS RETURN	(53.47)
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FUSE HOLDER	53.88
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BATTERY 294	151.94
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BELT 7494	18.49
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	DEF	42.94
101-36471-53406	AUTO PARTS & SUPPLIES	O'REILLY AUTOMOTIVE STORES, INC	BULB	7.99

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101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	CREDIT-CORE RETURN	(1,330.00)
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	ABS PUMP 243	6,110.00
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	FILTER ASSB	837.43
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	CONNECTORS	26.83
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	TUBE ASSB	138.58
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ALEXANDER EQUIPMENT CO., INC	AIR CLEANER	490.95
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ARLINGTON POWER EQUIPMENT	THROTTLE CONTROL	7.17
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	FILTERS	476.42
101-36471-53407	EQUIP MAINT PART&SUPPLIE	LZ ACE LLC	FLANGE	8.49
101-36471-53407	EQUIP MAINT PART&SUPPLIE	LZ ACE LLC	BUSHING	4.36
101-36471-53407	EQUIP MAINT PART&SUPPLIE	SPRAYER SPECIALTIES INC.	ANTI-ICE PUMP	1,055.77
101-36471-53415	FUELS	AL WARREN OIL CO, INC	FUEL #1718027 11/18/22	12,097.51
101-36471-53415	FUELS	AL WARREN OIL CO, INC	FUEL #1718026 11/18/22	5,335.46
101-36471-53418	LUBRICANTS & FLUIDS	MOTOR PARTS & EQUIPMENT CORP	BRAKE FLUID 243	34.99
101-36471-53418	LUBRICANTS & FLUIDS	MOTOR PARTS & EQUIPMENT CORP	BRAKE FLUID 243	34.99
101-36471-53418	LUBRICANTS & FLUIDS	MOTOR PARTS & EQUIPMENT CORP	DEF	227.88
		Total For Dept 36471 PUBLIC WORKS FLEET SERVICES		29,050.60
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - NOV	5.53
		Total For Dept 67001 RECREATION ADMINISTRATION		5.53
Dept 67935 RECREATION DANCE				
101-67935-53211	OTHER SUPPLIES	NIMBLY	RTN - DANCE ATTIRE	(45.04)
101-67935-53211	OTHER SUPPLIES	NIMBLY	RTN - DANCE ATTIRE	(17.80)
101-67935-53213	FUNDRAISING EXPENSES	WEISSMAN DESIGNS FOR D 314-773-9	APA COMPETITION COSTUMES FY23	8,225.53
		Total For Dept 67935 RECREATION DANCE		8,162.69
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SERVICE	BARNETT, JENA	FALL WORKSHOP - 4 PICASSOS	140.00
101-67945-52115	RECREATION PROGRAM SERVICE	MASTER HAPPINESS LLC	FALL II - DEBATE W/O HATE PARTICIPANTS	630.00
		Total For Dept 67945 RECREATION YOUTH PROGRAMS		770.00
Dept 67960 RECREATION CAMPS				
101-67960-52115	RECREATION PROGRAM SERVICE	BARRINGTON TRANSPORTATION CO.	2022 DAY CAMP FIELD TRIP TRANSPORT	5,772.10
		Total For Dept 67960 RECREATION CAMPS		5,772.10

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Dept 67965 RECREATION ATHLETICS				
101-67965-52115	RECREATION PROGRAM SERVICE	NFRONT ATHLETICS LLC	YOUTH & FIELD FALL II 2022	331.80
		Total For Dept 67965 RECREATION ATHLETICS		331.80
Total For Fund 101 GENERAL				253,191.44
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-52701	MAINT-BLDGS & GROUNDS	MEADE, INC	MN STREET SIGNAL MAINT	200.00
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	280 CLAIRVIEW DR	31.20
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	45 S OLD RAND RD	27.86
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		259.06
Total For Fund 202 MOTOR FUEL TAX				259.06
Fund 207 SPECIAL EVENTS FUND				
Dept 67605 RECREATION WINTER FESTIVAL				
207-67605-53212	PROGRAM SUPPLIES	KLOSS DISTRIBUTING COMPANY, INC	MOM '22 BEVERAGES	641.75
207-67605-53212	PROGRAM SUPPLIES	LOUIS GLUNZ WINES, INC	GLOGG FOR MOM 2022	479.84
207-67605-53212	PROGRAM SUPPLIES	RENTAL MAX LLC	MOM '22 GENERATOR	143.36
		Total For Dept 67605 RECREATION WINTER FESTIVAL		1,264.95
Total For Fund 207 SPECIAL EVENTS FUND				1,264.95
Fund 214 TIF #2 DOWNTOWN				
Dept 10490 GENERAL GOVERNMENT TIF				
214-10490-54304	ENHANCEMENT REIMBURSEMENT	KININMONTH, KERRY	FACADE IMPROVE FUND - 45 S OLD RAND RD	3,250.00
		Total For Dept 10490 GENERAL GOVERNMENT TIF		3,250.00
Total For Fund 214 TIF #2 DOWNTOWN				3,250.00
Fund 227 DISPATCH CENTER				
Dept 24220 POLICE DISPATCH				
227-24220-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SHOES - SEVERINO	132.75
		Total For Dept 24220 POLICE DISPATCH		132.75
Total For Fund 227 DISPATCH CENTER				132.75

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Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
401-36001-55251	LAND IMPROVEMENTS	AGS CHICAGO INC	EPOXY COATING	500.00
401-36001-55251	LAND IMPROVEMENTS	HITCHCOCK DESIGN INC	PAULUS PARK PLANNING - OSLAD	1,083.10
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS	81.94
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS	1,194.38
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS	212.38
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS	380.52
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS RETURN	(4,964.28)
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK T BEVEL	28.97
401-36001-55252	BLDG & BLDG IMPROVEMENTS	UNITED STRUCTURAL SYSTEMS OF IL INC	CHALET FOUNDATION EXTERIOR REPAIR	16,970.00
401-36001-55252	BLDG & BLDG IMPROVEMENTS	MC CANN INDUSTRIES INC.	CHALET DECK CONCRETE FORMING	1,380.17
401-36001-55252	BLDG & BLDG IMPROVEMENTS	RENTAL MAX LLC	CHALET DECK AUGER BIT	110.88
401-36001-55252	BLDG & BLDG IMPROVEMENTS	RENTAL MAX LLC	CHALET DECK AUGER BIT	70.56
401-36001-55252	BLDG & BLDG IMPROVEMENTS	RENTAL MAX LLC	CHALET CONCRETE VIBRATOR	77.28
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				17,125.90
Total For Fund 401 VILLAGE CAPITAL PROJECTS				17,125.90
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-55253	INFRASTRUCTURE IMPROVEMT	PETER BAKER & SON COMPANY	ROAD RESURFACING	251,337.34
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				251,337.34
Total For Fund 405 NHR CAPITAL PROJECTS				251,337.34
Fund 501 WATER & SEWER				
Dept 00000				
501-00000-15001	PREPAID EXPENDITURES	US BANK NATIONAL ASSOC.	WATER METER LEASE PAYMENT #18	55,247.58
501-00000-21205	LC TREATMENT CHARGE PAYABLE	ANDERSON, STEVEN	UB REF: A/C #005143-00	10.55
501-00000-21206	WATER BILLING REFUNDS	ANDERSON, STEVEN	UB REF: A/C #005143-00	33.41
Total For Dept 00000				55,291.54
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - OCT 2022	575.00
501-36001-53203	TELEPHONE & DATA SVCS	LINGO TELECOM LLC	ANALOG LINES - DEC 2022	312.00
501-36001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - NOV 2022	19.81
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 11-28	39.56

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501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-02	39.56
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-08	39.56
501-36001-53209	UNIFORMS	PRO-SAFETY, INC	SAFETY TOE HIP BOOTS - ROGERS	137.95
501-36001-53209	UNIFORMS	REDWING BUSINESS ADVANTAGE A/CS	BOOTS - PEARSON, ABBOTT, HOLUB, WIERER, STEFKA, REUSCH	1,200.00
501-36001-54305	EMPLOYEE EXAMS	NORTHWEST COMMUNITY HOSPITAL	DOT TESTING	75.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		2,438.44
Dept 36530 PUBLIC WORKS WATER BILLING				
501-36530-52111	OTHER PROFESSIONAL SVCS	DATAPROSE, LLC	WATER BILL PROCESSING - NOV 2022	675.70
501-36530-53206	POSTAGE & SHIPPING	DATAPROSE, LLC	WATER BILL PROCESSING - NOV 2022	2,588.97
		Total For Dept 36530 PUBLIC WORKS WATER BILLING		3,264.67
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52111	OTHER PROFESSIONAL SVCS	BAXTER & WOODMAN, INC	GIS JUMP START IMPLEMENTATION SUPPORT	1,500.00
501-36550-52111	OTHER PROFESSIONAL SVCS	MEADE, INC	ST LIGHT POLE SUPPORT - HYDRANT REPLACE 1485 CORAL REEF	1,375.32
501-36550-52607	WATER SAMPLE ANALYSIS	SUBURBAN LABORATORIES, INC.	WATER SAMPLE ANALYSIS	582.00
501-36550-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	FURNACE REPAIR/WELL 8 PUMPHOUSE	396.41
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #8	2,789.01
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #12	2,119.08
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #11	1,834.45
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #7	1,720.80
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #9	2,330.62
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #10	2,869.23
501-36550-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	ASST SMALL TOOLS & EQUIP	1,660.01
501-36550-53210	SMALL TOOLS & EQUIP	USA BLUEBOOK	HYDRANT WRENCHES	247.35
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	WELL 12 & MIONSKE LIFT SUMP PUMP REPLACEMENT	179.00
501-36550-53410	METERS PARTS & SUPPLIES	CORE & MAIN LP	4" OMNI WATER METER REGISTER	1,378.05
501-36550-53413	DISTRIBUTION SYS REPAIR	JOSEPH D FOREMAN & COMPANY, INC	DISTRIBUTION SYS/ROUNDWAYS	1,250.00
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #8	2,722.25
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #10	2,818.98
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		27,772.56
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	BAXTER & WOODMAN, INC	2022 PRETREATMENT ASSISTANCE	1,797.50
501-36560-53201	ELECTRICITY	COMMONWEALTH EDISON	ELECTRICITY- VACUUM PRIMING STRUCTURES	26.25
501-36560-53201	ELECTRICITY	COMMONWEALTH EDISON	ELECTRICITY- FLOW CONTROL	45.83
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1160 THORNDAL LN	110.81
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1160 BRISTOL TRAIL	84.70
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 700 OLD MILL GROVE RD	39.82
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 620 CHURCH ST	151.11

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501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 61 W MAIN ST	36.50
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1100 QUENTIN RD	525.07
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1005 MARCH ST	52.16
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 805 CHURCH ST	22.99
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 115 BETTY DR	26.32
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1297 BERKSHIRE LN	106.48
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 719 CYPRESS BRIDGE RD	36.13
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1150 DEERPATH RD	35.40
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 90 S PLEASANT RD	56.95
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 750 N RAND RD	681.93
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 825 W MAIN ST	193.10
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1080 HONEY LAKE RD	29.33
501-36560-53408	LIFT STATION PARTS & SUP	HOME DEPOT CREDIT SERVICES	WELL 12 & MIONSKE LIFT SUMP PUMP REPLACEMENT	279.24
501-36560-53414	CHEMICALS	UNITED LABORATORIES, INC	BIO BLOCKS/LIFT STATION DEGREASER	5,913.00
501-36560-55254	MACHINERY & EQUIPMENT	XYLEM WATER SOLUTIONS USA, INC	PUMP REPLACE - QUENTIN/ NW PUMPING STS	1,496.00
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				11,746.62
Total For Fund 501 WATER & SEWER				100,513.83
Fund 603 RISK MANAGEMENT				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	GRAINGER	HARD HATS	590.25
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA AUGUST/OCTOBER 2022	242.99
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				833.24
Total For Fund 603 RISK MANAGEMENT				833.24
Fund 615 EQUIPMENT REPLACEMENT				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
615-10001-55254	MACHINERY & EQUIPMENT	AMAZON.COM SALES, INC	SQUARE READER, IPAD CASE, IPAD MINI	466.97
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				466.97
Total For Fund 615 EQUIPMENT REPLACEMENT				466.97
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-21455	BUILDING DEPOSIT PAYABLES	AES MECHANICAL SERVICES GROUP INC	BD PAYMENT REF - PERMIT #PB21-1178	155.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #PB21-1449	3,060.00
710-00000-25201	BUILDING PERMIT DEPOSITS	AARON & TRECKER HEATING & A/C	BD BOND REF - PERMIT #BBD22-0664	105.00

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710-00000-25201	BUILDING PERMIT DEPOSITS	ABC	BD BOND REF - PERMIT #BBD22-0652	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	ALLIANCE MECHANICAL SERVICES	BD BOND REF - PERMIT #BBD22-0015	155.00
710-00000-25201	BUILDING PERMIT DEPOSITS	BERNARDONI ELECTRIC INC	BD BOND REF - PERMIT #BBD22-0534	155.00
710-00000-25201	BUILDING PERMIT DEPOSITS	CB CONSTRUCTION AND DESIGN LLC	BD BOND REF - PERMIT #BBD22-0586	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	CHICAGO BATH SYSTEMS, LLC	BD BOND REF - PERMIT #BBD22-0650	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	CHICAGOLAND REMODELING	BD BOND REF - PERMIT #BBD22-0608	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	COE, RICHARD	BD BOND REF - PERMIT #BBD22-0591	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	FARRELL, CHAR	BD BOND REF - PERMIT #BBD22-0304	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	HETMAN ENTERPRISES INC	BD BOND REF - PERMIT #BBD22-0558	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	HOME DEPOT USA INC	BD BOND REF - PERMIT #BBD22-0516	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	HOME DEPOT USA INC	BD BOND REF - PERMIT #BBD22-0522	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	LAVALLIE, RYAN	BD BOND REF - PERMIT #BBD22-0621	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	M/I HOMES OF CHICAGO, LLC	BD BOND REF - PERMIT #BBD21-0006	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	MULLER EXTERIORS	BD BOND REF - PERMIT #BBD22-0578	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0233	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	REGENCY HOME REMODELING	BD BOND REF - PERMIT #BBD22-0242	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	REMODEX, INC.	BD BOND REF - PERMIT #BBD21-0083	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	RENEWAL BY ANDERSON	BD BOND REF - PERMIT #BBD22-0562	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	RENEWAL BY ANDERSON	BD BOND REF - PERMIT #BBD22-0548	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	SUN BERRY ORCHARD INC.	BD BOND REF - PERMIT #BBD22-0092	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	TOTAL MIDWEST CONSTRUCTION	BD BOND REF - PERMIT #BBD22-0526	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	TREBLUM SOLUTIONS GROUP, INC	BD BOND REF - PERMIT #BBD22-0486	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	WINKLER AND SON LLC	BD BOND REF - PERMIT #BBD22-0431	155.00
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - NOV/DEC 2022	891.24
		Total For Dept 00000		6,776.24
		Total For Fund 710 PERFORMANCE ESCROW		6,776.24
Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	NCPERS-IL IMRF - 0157	GROUP LIFE INSURANCE - DEC	172.00
		Total For Dept 00000		172.00
		Total For Fund 720 PAYROLL CLEARING		172.00

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Fund 734 SSA #11 LZ PINES SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
734-10099-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - JOHN CT	1,200.00
Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				1,200.00
Total For Fund 734 SSA #11 LZ PINES SUBDV				1,200.00

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Fund Totals:				
			Fund 101 GENERAL	253,191.44
			Fund 202 MOTOR FUEL TAX	259.06
			Fund 207 SPECIAL EVENTS FUND	1,264.95
			Fund 214 TIF #2 DOWNTOWN	3,250.00
			Fund 227 DISPATCH CENTER	132.75
			Fund 401 VILLAGE CAPITAL PROJECTS	17,125.90
			Fund 405 NHR CAPITAL PROJECTS	251,337.34
			Fund 501 WATER & SEWER	100,513.83
			Fund 603 RISK MANAGEMENT	833.24
			Fund 615 EQUIPMENT REPLACEMENT	466.97
			Fund 710 PERFORMANCE ESCROW	6,776.24
			Fund 720 PAYROLL CLEARING	172.00
			Fund 734 SSA #11 LZ PINES SUBDV	1,200.00
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Fund 101 GENERAL				
Dept 00000				
101-00000-15001	PREPAID EXPENDITURES	AMERICAN CAMPING ASSOC 765-34284	DAY CAMP LICENSE/CERTIFICATION-ACA MEMBERSHIP 2023	1,939.00
101-00000-15001	PREPAID EXPENDITURES	COMPUTERIZED FLEET ANALYSIS INC	SOFTWARE SUPPORT	1,795.00
101-00000-15001	PREPAID EXPENDITURES	IPRA 708-588-2	PARK & REC MEMBERSHIPS AND SUBSCRIPTIONS 2023	264.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	AMERICAN FENCE PROFESSIONALS	BD PAYMENT REF - PERMIT #PB21-1524	137.60
101-00000-21455	BUILDING DEPOSIT PAYABLES	MANHARD CONSULTING LTD	2275 N LAKEWOOD - MIDLOTHIAN MANOR	626.50
101-00000-21455	BUILDING DEPOSIT PAYABLES	MANHARD CONSULTING LTD	444 S RAND RD	89.50
101-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB21-1326	137.60
101-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB22-0324	137.60
101-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB22-0110	137.60
101-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB21-1521	137.60
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - DEC 2022	778.52
		Total For Dept 00000		6,180.52
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-51652	TRAINING AND MEETINGS	JIMMY JOHNS # 770 - E 847-726-2	BUDGET WORKSHOP DINNER	159.98
101-12001-51652	TRAINING AND MEETINGS	TST* KOFFEE KUP RESTAU LAKE ZURI	COFFEE W/MAYOR	41.87
101-12001-52111	OTHER PROFESSIONAL SVCS	MANHARD CONSULTING LTD	TIF #4 EOPC	7,248.50
		Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION		7,450.35
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
101-12120-52203	LABOR ATTORNEY	CLARK HILL PLC	LEGAL SERVICES - OCT	319.50
101-12120-53211	OTHER SUPPLIES	LABOR LAW CENTER 800-754-9	LABOR LAW POSTERS	360.13
101-12120-54305	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	NEW EMPLOYMENT SCREENING - OCT	717.00
101-12120-54305	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	NEW EMPLOYMENT SCREENING - NOV	950.00
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		2,346.63
Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT				
101-12180-51652	TRAINING AND MEETINGS	INTERNATIONAL TRADE AS CHICAGO	INT'L TRADE ASSOC NETW RECEPT	38.77
101-12180-51652	TRAINING AND MEETINGS	PAYPAL *SELECTCHGO 402-935-7	SELECT CHICAGO/CHILE RECEPTION	22.85
101-12180-51656	MILEAGE REIMBURSEMENT	NAVY PIER PARKING CHICAGO	ICSC NAVY PIER RETAIL EVENT	111.00
101-12180-52111	OTHER PROFESSIONAL SVCS	JMK DESIGN, LTD	STATE OF THE VILLAGE DESIGN	800.00
101-12180-53211	OTHER SUPPLIES	PARTY CITY 433 LAKE ZURI	ICSC NAVY PIER EVENT SUPPLIES	6.45
		Total For Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT		979.07
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-52111	OTHER PROFESSIONAL SVCS	DOCUSIGN 866-219-4	E-SIGNATURE	150.00
101-17001-52111	OTHER PROFESSIONAL SVCS	GOOGLE	GOOGLE SERVICE - DEC 2022	24.00
101-17001-52111	OTHER PROFESSIONAL SVCS	ONLINE JOB ADS INDEED 512-45953	INDEED JOB POSTING	60.00

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101-17001-52111	OTHER PROFESSIONAL SVCS	WEB*NETWORKSOLUTIONS 888-64296	LAKEZURICH.ORG DOMAIN REGISTRATION	83.98
101-17001-52118	SOFTWARE MAINTENANCE	QNAP HK LIMITED HONG KONG	SOFTWARE LICENSE	3.99
101-17001-52118	SOFTWARE MAINTENANCE	QNAP HK LIMITED-FRGN TRANS FEE	SOFTWARE LICENSE	0.07
101-17001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - DEC 2022	1,040.93
		Total For Dept 17001 TECHNOLOGY ADMINISTRATION		1,362.97
Dept 24001 POLICE ADMINISTRATION				
101-24001-51652	TRAINING AND MEETINGS	ILACP	SAFE-T ACT TRAINING JOHNSON GRUNDER	40.00
101-24001-51652	TRAINING AND MEETINGS	IPAC	IPAC TRAINING LUNCHEON	74.00
101-24001-51654	MEMBERSHIPS & SUBSCRIP	IL FIRE & POLICE COMMISSION	F&P MEMBERSHIP DUES	375.00
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARPS REMOVAL	256.03
101-24001-52701	MAINT-BLDGS & GROUNDS	AMAZON.COM SALES, INC	WATER FILTERS	125.59
101-24001-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - 200 MOHAWK TRL	2,065.01
101-24001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	TAPE	29.21
101-24001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	JACKET - SMITH	80.00
101-24001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	DIGITIZING FEE	25.00
101-24001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BATTERIES	30.50
		Total For Dept 24001 POLICE ADMINISTRATION		3,100.34
Dept 24210 POLICE OPERATIONS				
101-24210-51652	TRAINING AND MEETINGS	NORTHEAST MULTI-REGIONAL TRNG.	TRAINING COURSES - MAHANNA	125.00
101-24210-51652	TRAINING AND MEETINGS	NORTHEAST MULTI-REGIONAL TRNG.	TRAINING COURSES - MARRA	150.00
101-24210-53207	PRINTING-STATIONERY/FORM	JUMBOPOSTCARD.COM, INC	OFFICER MARRA BUSINESS CARDS	25.00
101-24210-53209	UNIFORMS	ELEGANT EMBROIDERY INC	VESTS, JACKETS, POLO, FLEECE, SWEATER	100.00
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SHIRTS - HOOPS	82.50
101-24210-53209	UNIFORMS	LONSKI, ANGELA	HAND WARMERS - LONSKI	75.66
101-24210-54305	EMPLOYEE EXAMS	ROSATIS PIZZA - LAKE LAKE ZURI	F&P INTERVIEWS - DINNER	66.77
		Total For Dept 24210 POLICE OPERATIONS		624.93
Dept 24230 POLICE CRIME PREVENTION				
101-24230-52111	OTHER PROFESSIONAL SVCS	ELINEUP LLC	PHOTO LINE-UP SOFTWARE	350.00
101-24230-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BODY CAMERA	139.99
		Total For Dept 24230 POLICE CRIME PREVENTION		489.99
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-53209	UNIFORMS	BEIDELMAN, COLE	PANTS - BEIDELMAN	96.37
		Total For Dept 24240 POLICE INTERGOVERNMENTAL		96.37
Dept 25001 FIRE ADMINISTRATION				
101-25001-51652	TRAINING AND MEETINGS	THE HUNGRY MULE LAKE ZURI	DINNER FOR BOFPC COMMISSIONERS	76.49

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101-25001-51654	MEMBERSHIPS & SUBSCRIP	INTL ASSN OF ARSON INVES	ANNUAL MEMBERSHIP DUES	130.00
101-25001-51655	EMPLOYEE RECOGNITION	DUNKIN #307271 Q35 LAKE ZURI	RETIRE COFFEE/DONUTS - GRANT	104.52
101-25001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - DEC 2022	125.24
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	RUBBERBANDS, PENS, FILE FOLDERS	132.89
101-25001-53209	UNIFORMS	EAGLE ENGRAVING, INC	PASSPORT TAGS	46.60
101-25001-53209	UNIFORMS	HAIX 859-281-1	CREDIT - RETURNED DUTY BOOTS	(243.00)
101-25001-53209	UNIFORMS	HAIX 859-281-1	DUTY BOOTS	243.00
101-25001-53209	UNIFORMS	HAIX 859-281-1	DUTY BOOTS	872.90
101-25001-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	GRAY PRIMER, CAB & TRIM, TAPEGUN	98.94
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	STORAGE CONTAINERS - ST. 1	131.08
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	SQUEEGEES FOR STATIONS	111.96
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	SQUEEGEES FOR STATIONS	107.84
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TIDE WASHING CLEANER - ST. 2	33.90
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - ST 3	65.98
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	Z FOLDS, TRASH BAGS - ST. 1	184.97
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	BOUNCE CLEANER - ST. 4	25.08
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	Z FOLDS, PAPER TOWELS - ST. 2	248.94
101-25001-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	HUMIDIFIER CLEANERS	43.96
101-25001-53405	BLDG & GROUND MAINT SUPP	COSTCO WHOLESALE #378	VACCUM FOR STATION 1	308.11
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	239.00
		Total For Dept 25001 FIRE ADMINISTRATION		3,088.40
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	HUMIDIFIER CLEANERS	176.97
101-25320-53211	OTHER SUPPLIES	U.S. SAFETY & SUPPLY C 162-633-6	FALL PROTECTION BELTS	106.20
		Total For Dept 25320 FIRE FIRE SUPPRESSION		283.17
Dept 25330 FIRE EMS				
101-25330-51652	TRAINING AND MEETINGS	IL TACTICAL OFFICERS ASSOCIATION	CR TUITION - REGISTRATION CXLD	(190.00)
101-25330-52111	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING	AMBULANCE FEES - NOV 2022	2,787.03
101-25330-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	CHARGERS FOR EMS IPADS	69.95
		Total For Dept 25330 FIRE EMS		2,666.98
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-51652	TRAINING AND MEETINGS	HOLIDAY INN CHAMPAIGN CHAMPAIGN	LODGING CONFINED SPACE TECH	480.25
101-25340-53210	SMALL TOOLS & EQUIP	SP RZ MASK LLC HTTPSRZMAS	FIRE INVESTIGATION RESPIRATOR	64.40
		Total For Dept 25340 FIRE SPECIAL RESCUE		544.65
Dept 25350 FIRE FIRE PREVENTION BUREAU				

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101-25350-53211	OTHER SUPPLIES	PROMOS 911, INC.	FIRE HELMETS, STICKER BADGES	870.89
		Total For Dept 25350 FIRE FIRE PREVENTION BUREAU		870.89
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-51652	TRAINING AND MEETINGS	NAVY PIER PARKING CHICAGO	ICSC TRADE SHOW PARKING	42.00
101-28001-52111	OTHER PROFESSIONAL SVCS	FEDERAL EXPRESS CORPORATION	SHIPPING - PREMIER DESIGN BUILD GROUP	10.80
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	NOVEMBER 2022 BUILDING SERVICES	10,538.17
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	WILDWOOD ESTATES	1,577.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SCHOOL DISTRICT NO 95 PROJECTS	1,701.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SANCTUARY OF LZ EXTRA SERVICES	716.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	MAY WHITNEY SCHOOL	960.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1265 COUNTRY CLUB	358.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SEC US 12 & N OLD RAND DEVELOPMENT	1,202.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	550 ENTERPRISE	2,705.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	50 BEECH DR	630.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	474 N OLD RAND RD	105.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	440 TELSER	179.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	255 QUENTIN RD - HERITAGE CHURCH	1,430.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	17 S OLD RAND RD	975.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1275 ENSELL	537.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDIVISION	650.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	935 S RAND PLANET FITNESS	398.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	634 N OLD RAND RD	1,040.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	602 N OLD RAND RD	661.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	572 W MAIN ST - STATE ROUTE 22	531.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	LZ COMMERCE CENTER - ROSE RD LOTS 6 & 7	1,969.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	JANKE SUBDIVISION	1,747.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	COMMUNITY DEVELOPMENT ENGINEERING	179.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BUILDING PERMIT REVIEWS - 2022	6,575.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BLOCK G	715.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDIVISION - HOUSELINE	1,000.00
		Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION		39,136.72
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51652	TRAINING AND MEETINGS	APWA	NOV APWA MEETING	65.00
101-36001-51652	TRAINING AND MEETINGS	APWA	DEC APWA MEETING	45.00
101-36001-51652	TRAINING AND MEETINGS	APWA	APWA VETERANS	(125.28)
101-36001-51652	TRAINING AND MEETINGS	APWA	APWA CONST GUIDE	16.25
101-36001-51652	TRAINING AND MEETINGS	APWA	APWA VETERANS	135.00
101-36001-51652	TRAINING AND MEETINGS	EVEN HOTEL TINLEY PARK TINLEY PA	FENTON LODGING	339.72

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101-36001-51652	TRAINING AND MEETINGS	NATIONAL SAFETY COUNCIL	FLAG INSTRUCT REFUND	(881.34)
101-36001-51654	MEMBERSHIPS & SUBSCRIP	BAMWX LLC - WXPORHOLE 131-75608	RADAR SITE	20.00
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-15	32.76
101-36001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	2022 LZ GENERAL ENGINEERING	2,804.25
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - ZURICH ESTATES	280.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - PARTRIDGE & PHEASANT	280.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - LIONS CT	6,450.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - LIONS CT	85.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - BRAEMAR	2,140.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - BREEZEWALD PK	340.00
101-36001-52603	LAKE/WATER QUALITY MGMT	WILDLIFE & WATERFOWL SOLUTIONS LLC	BRAEMAR BEAVER REMOVAL	900.00
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-15	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - DEC	3,743.00
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	MOUSE PAD	24.80
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CALENDAR	37.92
101-36001-53209	UNIFORMS	CUTLER WORKWEAR	WINTER GEAR	402.26
101-36001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	CHALK LINE	33.00
101-36001-53211	OTHER SUPPLIES	SMARTSIGN 718-797-1	SIGNS	167.31
101-36001-53211	OTHER SUPPLIES	TRAFFIC SAFETY STORE I 800-42990	BARRICADES	1,599.25
101-36001-53211	OTHER SUPPLIES	TRAFFIC SAFETY STORE I 800-42990	TRAFFIC CONES	1,468.50
101-36001-53404	RIGHT OF WAY SUPPLIES	AMAZON.COM SALES, INC	CONES	21.78
101-36001-53404	RIGHT OF WAY SUPPLIES	AMAZON.COM SALES, INC	C9 LED	92.98
101-36001-53404	RIGHT OF WAY SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	SEWER FITTINGS	240.00
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	BALLASTS	181.92
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	CONES	15.95
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES	39.84
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	PD BALLASTS	22.47
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	PD BALLASTS	97.41
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	ELECTRIC REPAIRS	120.50
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	LOCK DEICER	11.74
101-36001-53405	BLDG & GROUNDS SUPPLIES	SHERWIN WILLIAMS CO	505 PAINT	301.52
101-36001-53405	BLDG & GROUNDS SUPPLIES	SHERWIN WILLIAMS CO	505 PAINT	561.40
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DEICER FITTINGS	101.91
101-36001-55254	MACHINERY & EQUIPMENT	AMAZON.COM SALES, INC	AIR COMPRESSOR	515.99
101-36001-55254	MACHINERY & EQUIPMENT	AMAZON.COM SALES, INC	CREDIT - AIR COMPRESSOR	(499.99)
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		22,281.15
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - DEC	2,232.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	972 MARCH ST	19.25

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101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	PARK FACILITY GAS - 351 LIONS DR	960.07
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	PARK FACILITY GAS - 200 S RAND RD	417.20
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	PARK FACILITY GAS - 125 N OLD RAND RD	49.69
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	PARK FACILITY GAS - 675 OLD MILL GROVE	943.64
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	PARK FACILITY GAS - 180 S RAND RD	527.95
101-36420-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	NEW OFFICE IMPROVEMENT HARDWARE	125.00
101-36420-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	LIGHTNING WIRE	39.98
101-36420-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	C9 LED	340.42
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	BOLLARD BULBS	12.20
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	SPREADER	17.40
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	LIGHTNING BATT	142.45
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	BALLASTS	22.03
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	HPDE MOUNTING BOARD	48.49
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	LIGHTNING WIRE	119.88
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	NEW OFFICE IMPROVEMENT HARDWARE	74.98
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CHRISTMAS LIGHT MOUNTING HARDWARE	16.40
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	NEW OFFICE IMPROVEMENT HARDWARE	9.98
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PEST CONTROL	7.97
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BARN LIGHTING REPAIR	97.87
101-36420-53405	BLDG & GROUND MAINT SUPP	TRAFFIC SAFETY STORE I 800-42990	TRAFFIC CONES	545.85
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		6,770.70
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-15	43.26
101-36471-52111	OTHER PROFESSIONAL SVCS	IL STATE TOLLWAY HWY AUTHORITY	TOLL	1.90
101-36471-52111	OTHER PROFESSIONAL SVCS	MIKE'S TOWING, INC	SAFETY INSPECTION	107.00
101-36471-52111	OTHER PROFESSIONAL SVCS	MIKE'S TOWING, INC	SAFETY INSPECTIONS	72.00
101-36471-52703	MAINT-VEHICLES	CIVITAS CIRCLE INC	SEAT REPAIR 247	290.00
101-36471-52703	MAINT-VEHICLES	RUSH TRUCK CENTER	ABS PROGRAMMING	250.00
101-36471-53206	POSTAGE & SHIPPING	TNK SHIPPING, INC	SHIPPING	14.56
101-36471-53210	SMALL TOOLS & EQUIP	AMAZON.COM SALES, INC	TRUCK CODE READER	179.99
101-36471-53210	SMALL TOOLS & EQUIP	GRAINGER	BLEED KIT	406.55
101-36471-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	GLOVES	49.92
101-36471-53211	OTHER SUPPLIES	INTERSTATE ALL BATTERY CENTER	UPS BATTERY	31.15
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	CONTACTS	118.91
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	FUEL FILTERS	119.86
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	CAB FILTER	81.93
101-36471-53406	AUTO PARTS & SUPPLIES	FORCE AMERICA DISTRIBUTING LLC	PRECISE UNITS	2,042.53
101-36471-53406	AUTO PARTS & SUPPLIES	LAKESIDE INTERNATIONAL LLC	CONTAINER	125.88
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	HOOD SUPPORT	58.64

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101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CREDIT-HOOD SUPPORT RETURN	(58.64)
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	STRUTS 109	430.91
101-36471-53406	AUTO PARTS & SUPPLIES	PARTS ID INC. 800-505-3	TRUCK STEP	302.80
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	ABS SENSOR	77.90
101-36471-53406	AUTO PARTS & SUPPLIES	THERO* RUNNING BOARD W WWW.REALT	CREDIT - TRUCK STEP	(280.58)
101-36471-53406	AUTO PARTS & SUPPLIES	THERO* RUNNING BOARD W WWW.REALT	TRUCK STEP	280.58
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	REMOTE	54.66
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	HUB	488.78
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	HOOD LIFT 109	53.14
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	START MODULE 7490	210.56
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	BLOWER THROTTLE	38.81
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	FILTERS	190.58
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	FILTERS	624.34
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	CREDIT-CORE RETURN	(18.00)
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	BELT PW1	45.22
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	BATTERY TRACK	151.94
101-36471-53415	FUELS	AL WARREN OIL CO, INC	FUEL #1721888 12/8	6,384.20
		Total For Dept 36471 PUBLIC WORKS FLEET SERVICES		12,953.28
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CALENDAR	19.18
101-67001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DESK, CREDENZA, DRAWER, CHAIR, CABINET	4,078.37
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	BANK AND CREDIT CARD FEES	30.00
		Total For Dept 67001 RECREATION ADMINISTRATION		4,127.55
Dept 67935 RECREATION DANCE				
101-67935-52115	RECREATION PROGRAM SERVICE	APPLAUSE TALENT PRESENTATIONS	2023 COMPETITION DEPOSIT	500.00
101-67935-53211	OTHER SUPPLIES	A.R. REFAEL TRADE LTD TEL AVIV	APA LEOS	219.26
101-67935-53211	OTHER SUPPLIES	NIMBLY	REFUND COSTUMES	(3.95)
101-67935-53211	OTHER SUPPLIES	NIMBLY	REFUND COSTUMES	(7.90)
101-67935-53211	OTHER SUPPLIES	NIMBLY	REFUND COSTUMES	(19.75)
101-67935-53211	OTHER SUPPLIES	NIMBLY	REFUND COSTUMES	(11.95)
101-67935-53211	OTHER SUPPLIES	NIMBLY	REFUND COSTUMES	(27.65)
101-67935-53211	OTHER SUPPLIES	RAINDANCE 310-41495	BELTS	97.22
101-67935-53211	OTHER SUPPLIES	SPIRIT HALLOWEEN ECOMM 609-645-5	COMPETITION COSTUMES	51.71
101-67935-53211	OTHER SUPPLIES	SPIRIT HALLOWEEN ECOMM 609-645-5	COMPETITION COSTUMES	91.43
101-67935-53212	PROGRAM SUPPLIES	ELEGANT EMBROIDERY INC	APA INSTRUCTOR PANTS	366.00
		Total For Dept 67935 RECREATION DANCE		1,254.42

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Dept 67940 RECREATION PRESCHOOL				
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	HALLOWEEN FAVORS	21.49
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	ORANGE PAPER PLATES	11.25
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	YELLOW CONSTRUCTION PAPER	65.14
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MEMORY CARDS	19.09
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PUMP SOAP	8.99
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MATHLINK CUBES	7.64
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	GEL CRAYONS	11.98
101-67940-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	PUMPKINS	56.82
101-67940-53212	PROGRAM SUPPLIES	OTC BRANDS INC. 800-22804	STRESS BALLS & ORNAMENTS	85.44
101-67940-53212	PROGRAM SUPPLIES	TEACHERSPAYTEACHERS.CO 646-588-0	OUTER SPACE CURRICULUM	4.00
Total For Dept 67940 RECREATION PRESCHOOL				291.84
Dept 67965 RECREATION ATHLETICS				
101-67965-52115	RECREATION PROGRAM SERVICE	LZ FAMILY MARTIAL ARTS ACADEMY	SUMMER/FALL LZFMA	172.80
Total For Dept 67965 RECREATION ATHLETICS				172.80
Dept 67970 RECREATION AQUATICS				
101-67970-51651	LICENSING/CERTIFICATIONS	CORDES, ANN	LGI STAFF TRAINING - 2 MGRS	600.00
101-67970-53209	UNIFORMS	SWIMOUTLET.COM WWW.SWIMOU	AQUATIC UNIFORMS	921.59
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	NONSWIM AREA TAPE	37.96
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	MARINE ROPE	151.98
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	C9 LED	32.46
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	ROPE THIMBLE	25.99
Total For Dept 67970 RECREATION AQUATICS				1,769.98
Total For Fund 101 GENERAL				118,843.70
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-53201	ELECTRICITY	AEP ENERGY, INC	STREETLIGHT ELECTRIC	12,764.35
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	335.75
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				13,100.10
Total For Fund 202 MOTOR FUEL TAX				13,100.10
Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
207-00000-15001	PREPAID EXPENDITURES	ZOOS ARE US, INC	MOM '23 - REINDEER	2,590.00
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - DEC 2022	4.47

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Total For Dept 00000				2,594.47
Dept 67600 RECREATION SPECIAL EVENTS ADMIN				
207-67600-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM '23 - TISSUE PAPER & BAGS	50.72
207-67600-53212	PROGRAM SUPPLIES	SIGNUPGENIUS WWW.SIGNUP	RECREATION SIGN UP - DEC	9.99
Total For Dept 67600 RECREATION SPECIAL EVENTS ADMIN				60.71
Dept 67601 RECREATION ROCK THE BLOCK				
207-67601-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM '23 - TISSUE PAPER & BAGS	17.99
Total For Dept 67601 RECREATION ROCK THE BLOCK				17.99
Dept 67605 RECREATION WINTER FESTIVAL				
207-67605-52115	RECREATION PROGRAM SERV	TAYLOR RENTAL/PARTY PLUS	MOM '22 - RENTAL BURNER & STOCK POT	45.00
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM '22 - GNOME ORNAMENTS	69.95
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	YELLOW CONSTRUCTION PAPER	88.48
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM '22 - MINI ZIP LOCK BAGS	573.95
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PUMP SOAP	13.99
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM '23 - TISSUE PAPER & BAGS	16.15
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM FOAM CUPS	64.96
207-67605-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	MOM DECORATIONS	139.51
207-67605-53212	PROGRAM SUPPLIES	DOLLAR TREE ECOMM 877-530-8	MOM '22 - OATS & GARLAND	23.75
207-67605-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	MOM EXTENSION CORDS, GRINCH	278.24
207-67605-53212	PROGRAM SUPPLIES	MICHAELS #9490 800-642-4	MOM '22 - LANTERNS	99.92
207-67605-53212	PROGRAM SUPPLIES	WAL-MART #1404 LAKE ZURI	MOM DECORATIONS	84.98
207-67605-53212	PROGRAM SUPPLIES	WAL-MART #1404 LAKE ZURI	MOM DECORATIONS	328.85
Total For Dept 67605 RECREATION WINTER FESTIVAL				1,827.73
Total For Fund 207 SPECIAL EVENTS FUND				4,500.90
Fund 214 TIF #2 DOWNTOWN				
Dept 10490 GENERAL GOVERNMENT TIF				
214-10490-54315	ECOMONIC DEVELOPMENT EXPENSE	VELA CARINA LLC	MAIN ST REDEVELOPMENT AGMT	9,651.50
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BLOCK A LAKE, MIONSKE PUBLIC IMPROVE	3,347.50
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	S OLD RAND RD INFRASTRUCTURE	518.50
Total For Dept 10490 GENERAL GOVERNMENT TIF				13,517.50
Total For Fund 214 TIF #2 DOWNTOWN				13,517.50
Fund 227 DISPATCH CENTER				

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Dept 00000				
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - DEC 2022	79.75
		Total For Dept 00000		79.75
Dept 24220 POLICE DISPATCH				
227-24220-51652	TRAINING AND MEETINGS	APCO INTERNATIONAL	CTO TRAINING CLASS - KULIG	484.00
227-24220-53209	UNIFORMS	ELEGANT EMBROIDERY INC	VESTS, JACKETS, POLO, FLEECE, SWEATER	144.00
227-24220-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	SHOES - MORGAN	106.41
		Total For Dept 24220 POLICE DISPATCH		734.41
		Total For Fund 227 DISPATCH CENTER		814.16
Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
401-36001-55251	LAND IMPROVEMENTS	MANHARD CONSULTING LTD	2022 PARKING LOTS - VH & BUFFALO CREEK	4,350.75
401-36001-55252	BLDG & BLDG IMPROVEMENTS	FISCHER BROS FRESH CONCRETE, INC.	CHALET CONCRETE #119005/119007	2,940.00
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS	123.52
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK MATERIALS	269.57
401-36001-55252	BLDG & BLDG IMPROVEMENTS	UNITED STRUCTURAL SYSTEMS OF IL INC	CHALET FOUNDATION INTERIOR REPAIR	25,650.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		33,333.84
Dept 36470 PUBLIC WORKS STORM WATER CONTROL				
401-36470-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BUFFALO CREEK IMPROV - BRISTOL TRAILS	7,233.31
		Total For Dept 36470 PUBLIC WORKS STORM WATER CONTROL		7,233.31
		Total For Fund 401 VILLAGE CAPITAL PROJECTS		40,567.15
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2023 LAKE ZURICH ROAD PROGRAM	1,285.00
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 LAKE ZURICH ROAD PROGRAM	5,581.75
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		6,866.75
		Total For Fund 405 NHR CAPITAL PROJECTS		6,866.75
Fund 501 WATER & SEWER				
Dept 00000				
501-00000-21455	LC CONNECTION FEE PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT	LC CONNECTION - 1400 ROSE RD	42,556.80
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - DEC 2022	86.23

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501-00000-27102	IEPA LOAN PAYABLE	IL EPA	2006 IEPA LOAN PRINCIPAL AND INTEREST	58,368.82
		Total For Dept 00000		101,011.85
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - DEC 2022	86.22
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 12-15	39.56
501-36001-53209	UNIFORMS	REDWING BUSINESS ADVANTAGE A/CS	SAFETY WORK BOOTS - FITCH	200.00
501-36001-53209	UNIFORMS	SUMMIT RACING MAIL ORD 800-230-3	FACE SHIELD	77.36
501-36001-53211	OTHER SUPPLIES	AIRGAS USA, LLC	SEWER VENT TUBE	161.25
501-36001-56603	INTEREST	IL EPA	2006 IEPA LOAN PRINCIPAL AND INTEREST	6,738.48
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		7,302.87
Dept 36530 PUBLIC WORKS WATER BILLING				
501-36530-52111	OTHER PROFESSIONAL SVCS	DOCUSIGN 866-219-4	E-SIGNATURE	150.00
		Total For Dept 36530 PUBLIC WORKS WATER BILLING		150.00
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52607	WATER SAMPLE ANALYSIS	ENVIRONMENTAL INC. MIDWEST LAB	WATER SAMPLE ANALYSIS (RADIUM)	2,144.52
501-36550-52607	WATER SAMPLE ANALYSIS	ENVIRONMENTAL INC. MIDWEST LAB	WATER SAMPLE ANALYSIS (RADIUM)	500.00
501-36550-52607	WATER SAMPLE ANALYSIS	ENVIRONMENTAL INC. MIDWEST LAB	WATER SAMPLE ANALYSIS (RADIUM)	760.68
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #7	814.55
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #9	577.30
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #8	1,124.29
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #10	417.20
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #12	495.42
501-36550-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	QUENTIN SAMPLE PIPING, CLEANING SUPPLIES, SNOW SHOVELS	77.88
501-36550-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	SHORING MATERIALS	100.44
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	QUENTIN SAMPLE PIPING, CLEANING SUPPLIES, SNOW SHOVELS	158.34
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #9	2,821.50
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #10	2,824.01
501-36550-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	FLINT CREEK ESTATES WATER MAIN REPLAC	18,022.00
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		30,838.13
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52701	MAINT-BLDGS & GROUNDS	HOME DEPOT CREDIT SERVICES	QUENTIN SAMPLE PIPING, CLEANING SUPPLIES, SNOW SHOVELS	29.10
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 805 CHURCH ST	23.05
501-36560-53211	OTHER SUPPLIES	TRAFFIC SAFETY STORE I 800-42990	TRAFFIC CONES	486.92
		Total For Dept 36560 PUBLIC WORKS SEWER SERVICE		539.07
Total For Fund 501 WATER & SEWER				139,841.92

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Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - DEC	102.30
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - DEC	102.00
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INSURANCE - DEC	215,441.71
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				215,646.01
Total For Fund 601 MEDICAL INSURANCE				215,646.01
Fund 603 RISK MANAGEMENT				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE - DEC	2.76
Total For Dept 00000				2.76
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA CLAIMS - NOVEMBER 2022	823.88
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				823.88
Total For Fund 603 RISK MANAGEMENT				826.64
Fund 615 EQUIPMENT REPLACEMENT				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
615-10001-55254	MACHINERY & EQUIPMENT	APPLE STORE #R258 DEER PARK	TRUSTEE IPADS	1,196.00
615-10001-55254	MACHINERY & EQUIPMENT	DELL MARKETING LP	OPTIPLEX 3000 SMALL FORM FACTOR	4,469.46
615-10001-55254	MACHINERY & EQUIPMENT	ESSCOE LLC	PARK BARN ACCESS CONTROL	6,302.95
615-10001-55254	MACHINERY & EQUIPMENT	INSIGHT PUBLIC SECTOR, INC	LENOVO THINKBOOK 15 G4	938.89
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				12,907.30
Dept 24001 POLICE ADMINISTRATION				
615-24001-55254	MACHINERY & EQUIPMENT	ESSCOE LLC	CCTV UPDATE AT POLICE DEPT	30,006.90
Total For Dept 24001 POLICE ADMINISTRATION				30,006.90
Total For Fund 615 EQUIPMENT REPLACEMENT				42,914.20
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-21455	BUILDING DEPOSIT PAYABLES	ABC	BD BOND REF - PERMIT #BBD22-0568	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ABSOLUTE CONSTRUCTION	BD BOND REF - PERMIT #BBD22-0598	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ANDERSON, DIANA	BD BOND REF - PERMIT #BBD22-0073	105.00

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710-00000-21455	BUILDING DEPOSIT PAYABLES	ANGILERI, JOSEPH & CONDELLO, ANDREA	BD BOND REF - PERMIT #BBD22-0612	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DOYLE SIGNS, INC.	BD BOND REF - PERMIT #BBD22-0172	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	HOME DEPOT USA INC	BD BOND REF - PERMIT #BBD22-0342	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MR FLOOR COMPANIES	BD BOND REF - PERMIT #PB22-1228	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	NORMANDY CONSTRUCTION CO INC	BD PAYMENT REF - PERMIT #PB21-0844	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	NORTHERN ILLINOIS WATERPROOFING & C	BD BOND REF - PERMIT #BBD22-0408	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD BOND REF - PERMIT #BBD22-0569	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SCENT HOUND	BD BOND REF - PERMIT #BBD22-0674	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0592	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0468	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0470	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB21-1326	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0208	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0069	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0035	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0033	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	WINDOW NATION	BD BOND REF - PERMIT #BBD22-0609	105.00
710-00000-25501	RECORDS MGMT CONSORT	TYLER TECHNOLOGIES, INC	RECORDS MGMT PROJ	67,764.60
710-00000-25502	PEG CABLE FEES	APPLE STORE #R258 DEER PARK	CONFIGURATION CLOUD STORAGE	2.99
710-00000-25502	PEG CABLE FEES	BOZIOFF, ADRIAN T	MEDIA CREW - DEC 2022	60.00
710-00000-25502	PEG CABLE FEES	MATTISON, JUSTIN N	MEDIA CREW - DEC 2022	30.00
710-00000-25502	PEG CABLE FEES	VIRGILIO, OLIVIA C	MEDIA CREW - DEC 2022	30.00
		Total For Dept 00000		69,987.59
		Total For Fund 710 PERFORMANCE ESCROW		69,987.59
Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - NOV	58,893.10
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	DENTAL INSURANCE COVERAGE - DEC	10,817.76
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	EYE INSURANCE COVERAGE - DEC	1,951.29
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INSURANCE COVERAGE - DEC	5,705.86
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	IPBC INSURANCE - DEC	1,143.48
		Total For Dept 00000		78,511.49
		Total For Fund 720 PAYROLL CLEARING		78,511.49
Fund 731 SSA #8 HEATHERLEIGH SUBDV				

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Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
731-10099-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT SSA 8 - HANDLEY CT	6,900.00
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		6,900.00
		Total For Fund 731 SSA #8 HEATHERLEIGH SUBDV		6,900.00
Fund 732 SSA #9 WILLOW PONDS SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
732-10099-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT SSA - PLEASANT RD	12,500.00
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		12,500.00
		Total For Fund 732 SSA #9 WILLOW PONDS SUBDV		12,500.00
Fund 734 SSA #11 LZ PINES SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
734-10099-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT - JOHN CT	140.00
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		140.00
		Total For Fund 734 SSA #11 LZ PINES SUBDV		140.00
Fund 735 SSA #13 CONVENTRY CRK SUB				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
735-10099-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2022 NATURAL AREA MAINT SSA 13 - COVENTRY CREEK	8,000.00
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		8,000.00
		Total For Fund 735 SSA #13 CONVENTRY CRK SUB		8,000.00

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Fund Totals:				
			Fund 101 GENERAL	118,843.70
			Fund 202 MOTOR FUEL TAX	13,100.10
			Fund 207 SPECIAL EVENTS FUND	4,500.90
			Fund 214 TIF #2 DOWNTOWN	13,517.50
			Fund 227 DISPATCH CENTER	814.16
			Fund 401 VILLAGE CAPITAL PROJECTS	40,567.15
			Fund 405 NHR CAPITAL PROJECTS	6,866.75
			Fund 501 WATER & SEWER	139,841.92
			Fund 601 MEDICAL INSURANCE	215,646.01
			Fund 603 RISK MANAGEMENT	826.64
			Fund 615 EQUIPMENT REPLACEMENT	42,914.20
			Fund 710 PERFORMANCE ESCROW	69,987.59
			Fund 720 PAYROLL CLEARING	78,511.49
			Fund 731 SSA #8 HEATHERLEIGH SUBDV	6,900.00
			Fund 732 SSA #9 WILLOW PONDS SUBDV	12,500.00
			Fund 734 SSA #11 LZ PINES SUBDV	140.00
			Fund 735 SSA #13 CONVENTRY CRK SUB	8,000.00
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At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

AGENDA ITEM

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MEMORANDUM

Date: December 16, 2022
To: Ray Keller, Village Manager *RK*
From: Steve Schmitt, Utilities Superintendent
Copy: Michael J. Brown, Public Works Director
Subject: Purchase of Bulk Water Conditioning Salt

Issue: The Village's contract with Midwest Salt for bulk water conditioning salt expires on December 31, 2022. The 2022 contract price is \$116.75 per ton, for controlled dump or pneumatic delivered. Water conditioning salt, purchased in bulk, is used during the regeneration process of the Ion Exchange filter resin at the Village's five water treatment plants. Four of our water treatment plants require a controlled dump delivery method and one requires the pneumatic delivery method.

Analysis: As in years past, staff solicited the bulk water conditioning salt suppliers in the area. Listed below are bid unit prices per ton effective January 1, 2023 to December 31, 2023.

1. **Midwest Salt** - \$134.00 per ton, controlled dump or pneumatic delivered.
2. **Compass Minerals** - \$134.08 per ton, controlled dump & \$139.00 pneumatic delivered.
3. **Cargill Salt** – Declined to bid (no rock salt availability).
4. **Morton Salt** – Declined to bid (no rock salt availability).
5. **U.S. Salt** – \$173.94 per ton, controlled dump & \$181.92 per ton, pneumatic delivered (300 tons of Bulk White High Purity Regular Unscreened Coarse Salt).
6. **State of Illinois CMS** – TBD-Award in Process (previously awarded contract cancelled).

Based on past water production trends, the total estimated amount of salt needed for the Village's five Ion Exchange Water Treatment Plants between January 1, 2023 and December 31, 2023 is 1000 to 1200 tons.

The FY 2023 budget includes \$155,000 for this commodity purchase.

Recommendation: Approve the unit price quote from Midwest Salt of \$134.00 per ton, controlled dump or pneumatic delivered, for the period effective January 1, 2023 to December 31, 2023.

W/Attachments:

Compass Minerals proposal dated 12/3/22 (1 page)

Midwest Salt proposal #2133725000066678277 (1 page)

U.S Salt proposal dated 12/7/22 (1 page)

Cargill Salt e-mail (2 pages)

Morton Salt letter dated 12/5/22 (1 page)

Illinois Bid Solicitation 21-416CMS-BOSS4-B-18690 (5 pages)



Compass Minerals
9900 West 109th Street
Suite 100
Overland Park, Kansas 66210
www.compassminerals.com
913-344-9200

12/3/2022

Village of Lake Zurich
505 Tesler Road
Lake Zurich, IL 60047

Dear Steve Schmitt-Utilities Superintendent:

This letter will serve as our quote on your request for bid for bulk water softener salt (Southern Coarse Rock Salt).

Product will be delivered to Lake Zurich, IL 5 addresses (four dump, and one Pneumatic) with freight and fuel included per ton price.

Your delivered price via dump is \$134.08/ton and pneumatic \$139.00/ton. Should you accept the quoted price, the price will be valid for one year starting on 1/1/2023 through 12/31/2023.

This quote is good for 30 days from date of this letter. If you accept the pricing, please sign below and return a copy along with a signed copy of the agreement at your earliest convenience.

If you have any questions, please feel free to contact me (913) 231-0794.

Regards,

Bruce Jardon
National Sales Manager- Industrial
Compass Minerals America Inc.
(913) 231-074 jardonb@compassminerals.com

Agreed: _____



1300 W. Washington St.
West Chicago, IL 60185
Phone: 630-513-7575 - Fax: 630-513-8546
www.MidwestSalt.com

Quote

Valid Till: Dec 31, 2023

Quote Number: 2133725000066678277

BILL TO: Village of Lake Zurich 505 Telser Road Lake Zurich, IL, 60047		SHIP TO: Village of Lake Zurich 505 Telser Road Lake Zurich, IL 60047		
Contact Name: Steve Schmitt Contact Phone: 847-540-1696 Ext.8006 Contact Email: steve.schmitt@lakezurich.org Contact Fax: 847-726-2182		Sales Person: Jason Kane Sales Person Phone: 630-206-4434 Sales Person Email: jason.kane@midwestsalt.net Payment Terms: Net 30		
S.No.	Product Details	Qty	Unit Price	Total
1.	MVP - Industrial Southern 986CM Spec Provided.	1100	\$ 134.00	\$ 147,400.00
Based on 1000-1200 annual tons +/- 50 either side.				
Delivery Via Control flow dump truck or Pneumatic				
from time to time we need the ability to deliver around 4pm, can we drop a scale ticket. If you need somebody there, or not we can come up with a method to leave tickets behind, lock box for opening the lock etc.				
Tax				\$ 0.00
Grand Total				\$ 147,400.00

Terms and Conditions

- Prices do not include applicable sales tax. If your company is sales tax exempt, submit a current tax-exempt certificate to CustomerService@MidwestSalt.net . Any sales that occur prior to receiving the certificate would be subject to your state's sales tax law.
- Credit terms may be established, length of terms are dependent on application process. For a credit application please contact your Midwest Salt sales representative. You can submit completed applications to CustomerService@MidwestSalt.net.
- Prior to credit approval, we accept cash, check, ACH, wire transfer or credit card. Payment will be required before the product can be released or shipped.
- Rates quoted are honored through quote "Valid Till" date, after which the rate would be reviewed and resubmitted.
- Modifications to delivery may be subject to additional fees including but not limited to:
 - a. Detention \$100.00 per hour after 1 hour of waiting
 - b. Washout \$250.00
 - c. Return Full Load, 75% of per ton rate
 - d. Return Partial Load, 50% of per ton rate
 - e. Diversion/Reroute deliver, \$150.00 plus applicable rate per mile



Salt Source LLC dba US Salt
9661 Newton Ave South
Bloomington, MN 55431
Phone # 952-516-7465
www.ussalt.com

**Confidential Price Offer Bulk WHITE HIGH PURITY REGULAR COARSE SALT
FOR WATER TREATMENT January 1 thru December 31, 2023**

December 7, 2022

Mr. Steve Schmidt
Utilities Superintendent
Village of Lake Zurich
505 Telser Rd
Lake Zurich, IL 60047

US Salt is pleased to provide this price offer for 300 ton of BULK White High Purity Regular Unscreened Coarse Salt to Lake Zurich

Description: Industrial Unscreened Salt,

The product is a High Purity 98.05 - 99.7% pure sodium chloride white translucent salt. White Unscreened Salt is crystalline sodium chloride, which is derived from evaporation/mining and produces an industrial general-purpose chemical, suitable for industrial & municipal water treatment where a brine is prepared. This product is not chemically treated or bleached, contains no additives; it is not suitable for direct addition to foods for human consumption. To retard caking White Unscreened Salt should be stored in a dry area at relative humidity below 75%. Cycling salt through 75% relative humidity will increase the onset of caking.

Regulatory: The product shall be of merchantable quality, fit for the purpose for which it is intended and comply with all requirements of the United States Food, Drug and cosmetic and related regulations.



60 Certified ANSI AWWA B200-17

White High Purity Regular Unscreened Coarse Salt @ \$173.94 per ton End Dump w Control Flow Delivered to Village of Lake Zurich

White High Purity Regular Unscreened Coarse Salt @ \$181.92 per ton Pneumatic Truck Delivered to Village of Lake Zurich

Price offer based on the following assumptions:

- 1) Purchase Order generated by Buyer and confirmed by Seller
- 2) Price Offer Valid for 10 Days.
- 3) Delivered price includes Current FSC for End Dump w Control Flow and Pneumatic Truck delivery. Freight Rate firm thru 1 QTR of 2023 any increase or decrease will be applied as a line item on the invoice. 1 Hr Delivery Free \$95 per hour thereafter
- 4) Bulk Trailers are dedicated for High Purity Salt only.
- 5) Shipments in 25-ton minimum truckload lots. 7 lead time for scheduling truck ARO

Terms: Our payment terms are Net 30 Days after receipt of invoice (ARO).

If buyers established credit limit is exceeded or your account becomes past due, orders may be placed on hold.

Documents: 1) Truck weight at origin 2) Driver has PPE 3) Original Invoice Analysis: Manufacturer is to govern and be final.



Marvin Pohl
U.S. Salt
P# 920-428-0557
F# 920-364-0029
E-Mail marv@ussalt.com
www.ussalt.com

Steve Schmitt

From: Angie Harper <Angie_Harper@cargill.com>
Sent: Friday, December 16, 2022 9:07 AM
To: Steve Schmitt
Subject: RE: Request for Quotation

Steve,

We do not have rock salt availability. We would only have a solar salt option and I do not feel we would be price competitive vs. Rock.

Angie

From: Steve Schmitt <Steve.Schmitt@lakezurich.org>
Sent: Friday, December 16, 2022 7:30 AM
To: Angie Harper <Angie_Harper@cargill.com>
Subject: FW: Request for Quotation

This Message Is From an Unknown Sender

You have not previously corresponded with this sender in the past 60 days.

Angie,
 Was wondering if there is a status update? I need to proceed with securing a vendor for 2023.

Thanks,

Steve Schmitt

Utilities Superintendent
 Village of Lake Zurich | 505 Telser Road | Lake Zurich, IL 60047
 Phone (847) 540-1696 EXT 8006 | Steve.Schmitt@LakeZurich.org

Stay engaged with Lake Zurich news and updates by clicking LakeZurich.org/Connect.



From: Steve Schmitt
Sent: Friday, December 2, 2022 2:49 PM
To: Angie Harper <Angie_Harper@cargill.com>
Subject: Request for Quotation

Angie,
 Attached is a request for quotation for our water conditioning salt purchase for 2023.

Regards,

Steve Schmitt

Utilities Superintendent

Village of Lake Zurich | 505 Telser Road | Lake Zurich, IL 60047

Phone (847) 540-1696 EXT 8006 | Steve.Schmitt@LakeZurich.org

Stay engaged with Lake Zurich news and updates by clicking LakeZurich.org/Connect.



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DECEMBER 5, 2022

Village of Lake Zurich
PUBLIC WORKS DEPARTMENT
505 Telser Road
Lake Zurich, Illinois 60047

BID:RFQ SALT

Dear Sir/Madam:

Thank you very much for submitting to us your "Invitation to Bid" on the above contract.

However, at this time we respectfully submit a No Bid as we do not have the capacity to take on your business. We request that you retain us on your mailing list for future proposals.

Sincerely,

Jason Sallans
Jason Sallans (Dec 8, 2022 13:30 CST)

Jason Sallans
Director – B2B Sales

444 West Lake Street, Suite 3000
Chicago, IL 60606

TEL 312.807.2000
WEB mortonsalt.com

MORTON SALT, INC.



Bid Solicitation: 21-416CMS-BOSS4-B-18690

Header Information

Bid Number:	21-416CMS-BOSS4-B-18690	Description:	JPMC Salt for Water Softener Zone 1-2-3	Bid Opening Date:	02/04/2021 10:00:00 AM
Purchaser:	Anthony Hamilton	Organization:	CMS - Central Management Services		
Department:	BOSS41610 - Strategic Sourcing	Location:	AG001 - Strategic Sourcing		
Fiscal Year:	21	Type Code:	10 - Invitation for Bid (IFB)	Allow Electronic Quote:	Yes
Alternate Id:		Required Date:		Available Date :	11/17/2020 02:23:36 PM
Info Contact:	Contact Anthony Hamilton at (217)524-9696	Bid Type:	OPEN	Informal Bid Flag:	No
Purchase Method:	Open Market				
NIGP Code	No	Acknowledge Inclusion Required:	No	Hour of Acknowledge Inclusion:	0.0
Subcontractor Info:	Barcode Decals Inventory Decals Pallets/Skids Packing Slips Water Softener Salt				

Pre Bid Conference: A Pre-Bid Conference is scheduled for 01/07/2021 at 2:00 PM CST, via Webex, for the purpose of explaining the BEP/VSBP process and the procurement requirements. Vendors may participate by calling 415-655-0002 Access Code 177 448 8725

Bulletin Desc: To establish a joint purchase master contract to enable governmental units and qualified not-for-profit agencies to purchase salt products for water softeners on an as needed basis during the 4 years contract period.

Ship-to Address:	Bureau of Strategic Sourcing 1000 E. Converse Street SPRINGFIELD, IL 62702 US Email: IL.BidBuy@illinois.gov Phone: (217)557-5695	Bill-to Address:	Bureau of Strategic Sourcing 1000 E. Converse Street SPRINGFIELD, IL 62702 US Email: IL.BidBuy@illinois.gov Phone: (217)557-5695	Print Format:	
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File Attachments: B-18690 REVISED NOA JPMC Salt for Water Softener Zn 1-3~1.pdf
B-18690 Salt for Water Softeners Q and A Amendment 2 01.20.2021.docx
B-18690 Salt for Water Softeners IFB Amended 01.20.2021.docx
Attachment - Notice of Electronic Submission Only~1.pdf
R-79566 Water Softener Salt BEP Vendor List~1.xlsx

Forms A~46.doc
Forms B~20.docx
Utilization Plan Version~4.pdf

Form Attachments:

Required Quote Attachments

SPO Name: John Demien

**Is this a Small
Business Set Aside
Procurement?:** No

**Is there a BEP/VBP
Participation Goal?** Yes
:

**If yes, BEP Goal
Percentage:** 7.00000

**If yes, VBP Goal
Percentage:** 0.00000

**Link to Original
Contract :**

Amendments:

Amendment #	Amendment Date	Amendment Note
1	01/07/2021 10:27:45 AM	Amendment is to publish a Question & Answer document for response to Vendors. Attachment File Changes: Header 1. File 'Questions and Answers JPMC Salt for Water Softener Zone 1-2-3-B-18690.docx': File 'Questions and Answers JPMC Salt for Water Softener Zone 1-2-3-B-18690.docx' added .
2	01/13/2021 03:39:07 PM	Amendment is to publish a Question & Answer document for response to Vendors. Attachment File Changes: Header 1. File 'Questions and Answers JPMC Salt for Water Softener Zone 1-2-3-B-18690-Amendment 2.docx': File 'Questions and Answers JPMC Salt for Water Softener Zone 1-2-3-B-18690-Amendment 2.docx' added .
3	01/28/2021 11:46:27 AM	Amendment to attach updated question and answer document and updated IFB with changes to Sections A.22.1.8. of the IFB Instructions and Section 1.5. of the Contract. Bidders must return the updated Contract in the amended IFB dated 01.20.2021 with their bid documents or the Bidder will be deemed non-responsive. Attachment File Changes: Header 1. File 'B-18690 Salt for Water Softeners IFB Amended 01.20.2021.docx': File 'B-18690 Salt for Water Softeners IFB Amended 01.20.2021.docx' added . File 'B-18690 Salt for Water Softeners IFB Amended 01.20.2021.docx' added 2. File 'B-18690 Salt for Water Softeners Q and A Amendment 2 01.20.2021.docx': File 'B-18690 Salt for Water Softeners Q and A Amendment 2 01.20.2021.docx' added . File 'B-18690 Salt for Water Softeners Q and A Amendment 2 01.20.2021.docx' added
4	03/26/2021 04:00:19 PM	Notice of award Attachment File Changes: Header 1. File 'B-18690 NOA JPMC Salt for Water Softener Zone 1-2-3.pdf': File 'B-18690 NOA JPMC Salt for Water Softener Zone 1-2-3.pdf' added .
5	06/23/2021 11:57:42 AM	The State is cancelling the original award published on March 26,2021 to Bianchi Milling Enterprises, Inc. for this solicitation per

44 Ill. Admin. Code 1.5550(f) Resolution of Protest. The Chief Procurement Officer for General Services has granted the protest and directed CMS to cancel the award, re-evaluate the remaining responsive bidder and to award consistent with statute and rule. The Revised Notice of Award is attached. Attachment File Changes: Header 1. File 'B-18690 REVISED NOA JPMC Salt for Water Softener Zn 1-3-1.pdf': File 'B-18690 REVISED NOA JPMC Salt for Water Softener Zn 1-3-1.pdf' added.

Item Information

1-5 of 15

1 2 3

Item # 1: (775 - 90) ROCK SALT, BULK, TRUCKLOAD QTY, ZONE-1, FOR WATER SOFTENER APPLICATION USAGE. A.W.W.A. B200-07 (OR LATEST) STANDARD SPECIFICATION FOR SODIUM CHLORIDE, ROCK SALT, TRUCKLOAD MINIMUM ORDER. BIDDER SHALL STATE THE BRAND NAME IN THE ALTERNATE DESCRIPTION BELOW.

NIGP Code: 775-90

Water Softener Salt

Qty	Unit Cost	UOM	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
2,000.0		TON - Ton				

Manufacturer:

Brand:

Model:

Make:

Packaging:

Additional NIGP Code :

Item # 2: (775 - 90) ROCK SALT, 50 LB. MULTI-WALL BAGS, ZONE-1, FOR WATER SOFTENER APPLICATION USAGE, PALLET MINIMUM ORDER QUANTITY. A.W.W.A. B200-07 (OR LATEST) STANDARD SPECIFICATION FOR SODIUM CHLORIDE, ROCK SALT. BIDDER SHALL STATE THE BRAND NAME IN THE ALTERNATE DESCRIPTION BELOW.

NIGP Code: 775-90

Water Softener Salt

Qty	Unit Cost	UOM	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
800.0		BAG - Bag				

Manufacturer:

Brand:

Model:

Make:

Packaging:

Additional NIGP Code :

Item # 3: (775 - 90) SALT, EVAPORATED (GRANULATED), ZONE-1, 50 LB. MULTI-WALL BAG, WATER SOFTENER APPLICATION, PALLET MINIMUM ORDER. A.W.W.A. B200-07 (OR LATEST) STANDARD SPECIFICATIONS FOR SODIUM CHLORIDE, EVAPORATED (GRANULATED) SALT. BIDDER SHALL STATE THE BRAND NAME IN THE ALTERNATE DESCRIPTION BELOW.

NIGP Code: 775-90

Water Softener Salt

Qty	Unit Cost	UOM	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
400.0		BAG - Bag				

Manufacturer:

Brand:

Model:

Make:

Packaging:

Additional NIGP Code :

Item # 4: (775 - 90) SALT, EVAPORATED COMPRESSED GRANULES, PACK IN 50 LB. MULTI-WALLED BAGS, ZONE-1, IN TABLET, OR PILLOW, OR NUGGET FORM, FOR WATER SOFTENER APPLICATION USAGE, PALLET MINIMUM ORDER QUANTITY. A.W.W.A. B200-07 (OR LATEST) STANDARD SPECIFICATIONS FOR SODIUM CHLORIDE, WITH GRADATION EXCEPTION AS STATED. BIDDER SHALL STATE THE BRAND NAME IN THE ALTERNATE DESCRIPTION BELOW.

NIGP Code: 775-90

Water Softener Salt

Qty	Unit Cost	UOM	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
800.0		BAG - Bag				

Manufacturer:

Brand:

Model:

Make:

Packaging:

Additional NIGP Code :

Item # 5: (775 - 90) SALT, SOLAR-EVAPORATED, 50 LB. MULTI-WALL BAG, WATER SOFTENER APPLICATION, ZONE-1, PALLET MINIMUM ORDER QUANTITY. A.W.W.A. B200-07 (OR LATEST) STANDARD SPECIFICATIONS FOR SODIUM CHLORIDE, SOLAR-EVAPORATED SALT. BIDDER SHALL STATE THE BRAND NAME IN THE ALTERNATE DESCRIPTION BELOW.

NIGP Code: 775-90

Water Softener Salt

Qty	Unit Cost	UOM	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
2,000.0		BAG - Bag				

Manufacturer:

Brand:

Model:

Make:

Packaging:

Additional NIGP Code :

1-5 of 15

1 2 3

Bid Tab

Exit

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ILLINOIS_ILL_AWS_PROD_BUYSPPEED_2_bso



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

NA

MEMORANDUM

Date: January 3, 2023

To: Ray Keller, Village Manager

From: Sarosh Saher, Community Development Director

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

**Re: Revised Proposal
Zoning Application for a Planned Unit Development
OSK Townhome Subdivision – 670 South Old Rand Road**

The Application was first presented to the Village Board on October 3, 2022. Following the presentation by the Applicant and discussion of the proposed development, the Village Board voted to continue consideration of the proposed development to give the applicant the opportunity to address the questions and comments of the Village Board and Staff within a revised proposal. Successive continuances were granted up until January 3, 2023.

The Applicant has provided a revised proposal with a narrative listing the changes and exhibits that accompany this report. Staff has evaluated these changes through a comparative analysis contained within this report.

Issue: Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the attorney for OSK Capital Partners, LLC, a Real Estate Developer of Highland Park, (the “Applicant”), requests approval of a Planned Unit Development, Zoning Map Amendment and Preliminary Plat of Subdivision to construct a new residential townhome subdivision at 670 South Old Rand Road legally described in Exhibit A attached hereto (the “Subject Property”). Units are estimated to be marketed at sales prices between \$475,000 and \$570,000.

OSK Capital Partners, LLC is the contract purchaser of the property. The owner of the property is Mr. Henry C. Joern of Ingleside, IL.

OSK Townhome Subdivision - 670 South Old Rand Road
January 3, 2023

Specifically, the Applicant is seeking approval of the following:

- An amendment to the Zoning Map to rezone the Property from R-1/2 Single-Family Residential District to R-6 Multiple-Family Residential District;
- A Special Use Permit for a Planned Unit Development and approval of a Development Concept Plan to develop the Property with multiple-family residences;
- Approval of a Preliminary Plat of Subdivision;
- Site Plan Approval and Exterior Appearance Review consistent with a Development Concept Plan; and
- Modifications pursuant to the PUD to the existing bulk requirements of the R-6 multiple-family residential district, related to an increase in building height and subdivision wide exterior lighting.

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

- Become more business friendly and customer oriented.

Background: The subject property is located on the east side of Old Rand Road near the intersection with Buesching Road. It is an assemblage of two parcels containing 9 acres and contains a single-family home and accessory buildings and is accessible from South Old Rand Road. The remaining property is vacant and is heavily wooded. It is zoned within the R-1/2 single-family residential district. This classification was granted to the property at the time of annexation to the village. This zoning classification only provides for detached single-family homes on 40,000 square-foot lots.

An approximately 2.16-acre wetland area containing an open water pond and drainageway (creek) extends along the northerly portion of the property. The wetland is part of the Lake County Wetland Inventory, while the drainageway is under the jurisdiction of the US Army Corps of Engineers. The banks of the drainageway are highly eroded and in need of restoration. The system connects drainage from Heatherleigh Pond on the west to wetland and detention areas within Red Bridge Farm subdivision on the east. These connections are made by means of culverts across Old Rand Road and Buesching Road.

Revised Proposal:

Density

The Developer is proposing to redevelop the property with 50 attached single-family townhouses in 12 separate buildings – ten 4-unit buildings and two 5-unit buildings. The townhouses are proposed with floor areas ranging from 2,235 to 2,386 square feet of living space, each containing three bedrooms. The density of the development is proposed at 5.37 units per acre which is in keeping with other townhouse developments developed within and around residential areas.

OSK Townhome Subdivision - 670 South Old Rand Road
January 3, 2023

The issue of density was considerably discussed at the last meeting of Board. The densities of other townhome developments in the area were requested as a comparison to the subject development. Those densities (gross densities – number of units per gross acre) are as follows:

1. Meadow Wood – 6.6 units/acre (along N Rand Road)
2. Flint Crossing – 4.8 units/acre (along N Rand Road)
3. Canterbury Estates – 11.5 units/acre (adjacent to the Main Street Area)
4. Main Street townhomes - 19 units/acre (within the Main Street Area)

The proposed development at 5.37 units/acre falls within the typical densities approved for townhouse developments outside of the Main Street Area.

Architecture and Building Materials

The buildings will be designed with brick masonry cladding around the first floor and portions of the second floor, and a combination of horizontal siding and shingle on the two upper floors. The rear elevations of the buildings contain the garage entryways and will be readily visible from the private drives within the development. These elevations are proposed to be designed with masonry along the first floor and combination of horizontal siding and shingle on the two upper stories. Balconies are proposed on the 2nd story. The projecting bays on the 3rd story will be clad with shingle and the roofline is broken up with gable-ends to create interest.

Parking

Parking is proposed in conformance with the requirements of the zoning code:

- 2 enclosed spaces within each residential unit and 2 spaces on the front driveway – 208 spaces.
- Visitor parking – 21 spaces (1 space for every 10 required spaces)

Staff has determined that the carriage walk in front of Building 7 does not leave adequate room for off-street parking in front of garages. Each unit is typically provided with an 18-foot deep pad to park 2 cars. The pads in front of Building 7 are only 13 feet deep.




Stormwater and Wetland Management

The southerly two-thirds of the property will largely be cleared of existing vegetation and graded to make way for the development and new landscape material. The northerly one-third of the property will be reconfigured with a detention basin while maintaining the existing wetland and the vegetation that surrounds it. As a condition for approval, staff has required that the streambanks of the drainageway (creek) associated with the wetland and pond in this area be stabilized and restored.

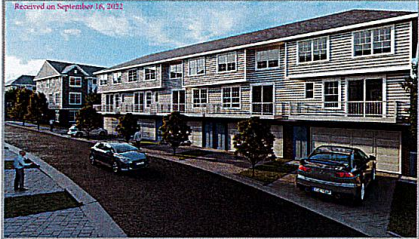

Plan Revisions since the October 3, 2022 Village Board meeting: At the October 3, 2022 meeting, the Village Board provided its feedback, concerns and questions to the Applicant. The Village Engineer additionally provided clarification on the information specifically related to the wetland area and drainageway (creek) along the northerly portion of the property and the impacts of the proposed development on this area.

OSK Townhome Subdivision - 670 South Old Rand Road
January 3, 2023

The Applicant has responded to the October 3 comments with revisions to the development. The revisions are evaluated and compared to the original proposal as follows:

October 3, 2022 Proposal	January 3, 2023 – Current Proposal
<i>Density and number of Units</i>	
52 units within eight 4-unit buildings and four 5-unit buildings	50 units within ten 4-unit buildings and two 5-unit buildings
12 buildings	12 buildings
5.59 units/acre	5.37 units/acre
Buildings facing Old Rand Road and Buesching Road set back to 30 feet	Buildings facing Old Rand Road and Buesching Road set back to 40 feet
Visitor parking provided within five areas.	Visitor parking combined into three areas.
<i>Sidewalks</i>	
Internal sidewalk not continuous between Old Rand Road and Buesching Road	Continuous sidewalk (Carriage walk) between Old Rand Road and Buesching Road. <i>Note: Carriage walk in front of Building 7 does not leave adequate room for off-street parking in front of garages.</i>
Old Rand Road facing units served with one service walk. This walk also serves as a public sidewalk along the frontage of the property with Old Rand Road.	A separate Public sidewalk along property line added in addition to the service walk in front of the units facing Old Rand Road.
<i>Building Elevations</i>	
	
Brick along the 1 st floor only. Bay windows on 2 nd floor only.	Brick on 1 st floor and portions of 2 nd floor. Bay windows on 2 nd floor and portions of 3 rd floor
No “Mid-level” entries proposed	 Mid-level entries proposed to reduce front elevation height by approx 3-4 feet.

OSK Townhome Subdivision - 670 South Old Rand Road
January 3, 2023

All elevations constructed at the same height.	Garage elevations remain the same as originally proposed.
 <p>Rear elevation designed with brick along 1st floor only. Remaining floors designed with siding.</p>	 <p>Rear elevation designed with Brick along the 1st floor, the projecting bays on the 3rd floor clad with shingle; and roofline broken up with gable-ended roofs.</p>
Primary roofs designed with “gable” ends on 4 of 12 buildings, remaining roofs designed with “hipped” roofs.	All buildings designed with “hipped” roofs.
Landscaping and Amenities	
Intermittent landscaping provided along Old Rand Road and Buesching Road within 30-foot wide setback.	Increased (continuous) landscaping provided along Old Rand Road and Buesching Road within 40-foot wide setback.
Significant trees within central open space only to be preserved where possible.	Significant trees within central open space <u>and</u> street setbacks to be preserved where possible.
Central open space 15,300 sq.ft. with no additional amenities	Central open space 12,500 sq.ft. with gazebo as amenity.
57-foot long entryway island with landscape material	67-foot long entryway island with additional landscape material

Analysis: The Planning and Zoning Commission (PZC) considered the application at a public meeting on August 17, 2022. Following the close of the hearing the PZC voted 6 yeas and 1 nay to recommend approval of the project with additional conditions, as outlined the Findings and Recommendations of the Commission.

The video from the PZC meeting can be accessed via the link:
<https://play.champds.com/lakezurichil/event/63>

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 a part of the attached Ordinance.

OSK Townhome Subdivision - 670 South Old Rand Road
January 3, 2023

Recommendation: At their meeting on August 17, 2022, the Planning and Zoning Commission recommended approval of the development concept plan incorporating the conditions for approval provided by staff in its report with their additional conditions outlined above, which have been incorporated into the development.

The developer has further revised the proposal to address concerns of the Village Board. Staff has reviewed the revised proposal in response to the concerns, questions, and conditions for approval recommended by the PZC.

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

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

- a. The board of trustees shall deny the application for approval of the development concept plan, or
 - b. Shall refer it back to the plan commission for further consideration of specified matters, or,
 - c. By ordinance duly adopted, shall approve the development concept plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval.
- A. Should the Village Board act on option “a” and choose to deny the application in concurrence with the recommendation of the PZC and as revised, a second application seeking essentially the same relief cannot be brought back for a period of two (2) years unless there is substantial new evidence that is submitted to establish grounds for reconsideration.
- B. Should the Village Board act on option “b” and refer the project back to the PZC, the Applicant may be requested to consider further revisions including but not limited to additional reduction in the overall density through reduction in the number of buildings, reduction in building height and further enhancement of architectural detail and landscape material.
- C. Should the Village Board act on option “c” and move to approve the proposed development concept plan and map amendment, staff recommends the consideration and approval of the attached ordinance with its specific attachments contingent upon the following conditions for approval, and any additional conditions of the Village Board related to reduction in the overall density through reduction in the number of buildings, reduction in building height and further enhancement of architectural detail and landscape material as required:

OSK Townhome Subdivision - 670 South Old Rand Road
January 3, 2023

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. The cover letter and Zoning Application dated July 18, 2022, prepared by KLLM, Inc.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. ALTA/NSPS Land Title Survey prepared by Regional Land Services, dated June 21, 2022.
 - d. Preliminary Plat of Subdivision, Sheet POS, prepared by Advantage Consulting Engineers, dated July 15, 2022, and last revised on December 21, 2022.
 - e. Preliminary plans prepared by KLLM dated July 18, 2022, and updated/revised on October 3, 2022 including the following:
 - i. Preliminary site plan Sheet SK-1 further revised on October 3, 2022
 - ii. Preliminary site plan Sheet SK-1 annotated with Village conditions.
 - iii. Building Elevations consisting of 4 pages as follows, dated December 21, 2022
 1. Mid-Level Entry Elevation
 2. Mid-Level Entry View
 3. Grade Level Entry Elevation
 4. Grade Level Entry View
 5. Rear Elevation entitled "View-2"
 - iv. Floor and unit plans including the following dated December 21, 2022
 1. Lower Floor Assembly Plan
 2. Main Floor Assembly Plan
 3. Upper Floor Assembly Plan
 4. Unit floor plans for Units A and B (Upper, Main and Lower Floors)
 - f. Preliminary Engineering Plans prepared by Advantage Consulting Engineers, dated July 15, 2022, and last revised on December 21, 2022 including the following:
 - i. Preliminary Grading and Drainage Plan, Sheet G-1, page 1 of 2.
 - ii. Preliminary Utility Plan, Sanitary and Water Main Plan, Sheet U1, page 2 of 2.
 - g. Preliminary Landscape Plan, Sheet L100, prepared by Eriksson Engineering dated July 20, 2022 and last revised on December 20, 2022.
 - h. Engineers Opinion of Probable Cost (EOPC) prepared by Advantage Consulting Engineers, dated July 18, 2022, last revised on December 20, 2022.
 - i. Site Lighting exhibits including the following:
 - i. Photometric Plan prepared by KSA Lighting and Controls, dated December 21, 2022.
 - ii. Street light standard and lighting controls specifications for Holophane provided by Acuity Brands, including 10 pages of Holophane lighting and 2 pages of Lithonia Lighting specifications received July 18, 2022.

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- j. Tree Inventory and Report prepared by Urban Forest Management, Inc. dated June 24, 2022.
 - k. Wetland Determination Report prepared by Gary R. Weber Associates, Inc. received on July 18, 2022.
 - l. Preliminary Wetland Jurisdictional Determination prepared by Lake County Stormwater Management Commission dated September 16, 2022.
 - m. EcoCat prepared by Advantage Consulting Engineers, dated July 18, 2022.
 - n. Traffic Impact Study consisting of 14 pages prepared by Fish Transportation, dated July, 15, 2022, last revised on December 18, 2022.
 - o. Correspondence and Photographic exhibits demonstrating the lack of available topography to install a new sidewalk north of the subject property, prepared by Dennis Kulak of KLLM, Inc., and received on September 16, 2022
2. The buildings facing Old Rand Road and Buesching Road (Buildings 1, 2, 3, 11 and 12) as denoted on the Preliminary site plan Sheet SK-1 further revised on October 3, 2022 shall be constructed with Mid-Level Entry configuration. The grading to accommodate the such Mid-Level Entry buildings shall be properly denoted on the Final Grading Plans and shall be constructed in a manner that will not negatively impact the installation of sidewalks, trees and other landscape materials, and public utilities.
 3. The brick cladding on each elevation must wrap around to the side and rear elevations at the same height that it terminates along the front elevations.
 4. All private parking areas, including those located in front of the garages of individual residential units shall be designed with a depth of no less than 18 feet. The width of adjacent sidewalks/carriage walks shall not be used in the calculation of such parking space depth.
 5. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.
 6. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.
 7. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including

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private and public roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk and crosswalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.

8. Prior to Final Plan approval, the final illumination and lighting plans shall be submitted for review. The following additional requirements shall apply to the development.
 - a. The maximum illumination at any point within the development shall not exceed 20 foot-candles.
 - b. No wall-mounted exterior illumination to be installed on the south elevation of the buildings facing south, and no free-standing illumination (area lights) to be installed along the southerly boundaries of the site, which are adjacent to neighboring residential property.
 - c. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the south.
9. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivisions, in this case as a PUD for development of the Property prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east, south and west lot lines. The trees classified as "heritage trees" in the tree survey will be incorporated into the plans to the greatest extent possible. A tree survey map shall be provided to denote existing trees and trees to be removed. The developer shall utilize the "Village of Lake Zurich Tree Replacement Worksheet" to determine the replacement value in the form of either replacement trees within the development or fee in lieu of replacement trees at the "average market value" for a >2.5-inch Replacement Tree as denoted in the worksheet as updated from time to time.
10. The property line along the south of the project will be landscaped and screened from adjacent properties to the south with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the south lot line of the project has been increased to 20 feet.
11. The drainageway (creek) that runs along the northerly portion of the property that is associated with the wetland and pond shall have its banks stabilized and restored in accordance with a plan prepared by the Applicant that is approved by the Village. Such stabilization and restoration plan shall be submitted for review and approval prior to Final Plan Approval and shall be conducted in conjunction with the earthwork related

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January 3, 2023

to the project and completed prior to the construction of the first residential building on the property.

12. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.
13. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
14. A 5-foot wide sidewalk shall be constructed along the east side of Old Rand Road to be connected to the nearest existing sidewalk at Surryse Road. In lieu of such sidewalk, a fee shall be paid by the developer to be used by the village for sidewalk construction, replacement or repair within the village corporate boundaries. Such fee will be calculated at the rate of \$20.00 per square-foot for a 5-foot wide sidewalk meeting village standards for the length of sidewalk between the northerly extent of sidewalk in front of Building 3 of the development extending to the southerly curb of Surryse Road.
15. A pedestrian crosswalk shall additionally be provided across Old Rand Road to connect the subject PUD to the existing sidewalk on the west side of Old Rand Road at a location immediately north of the main entrance and shall be constructed per village standards and accompanied by flashing beacons to warn of pedestrians within the crosswalk.
16. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
 - a. Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

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January 3, 2023

17. The Developer shall be responsible for payment of all Development Impact Fees 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 and shall include the fees for all units contained within each residential building.
 18. The development as a PUD 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 including those 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.
- Approval Ordinance including the following exhibits:
 - Exhibit A – Legal description of the Subject Property
 - Exhibit B – PUD Ordinance Exhibits - Preliminary Plan
 - Exhibit C – August 17, 2022 staff report and planning and zoning commission final recommendation/conditions
 - Comments of the Village Board and Staff following the October 3, 2022 meeting

ORDINANCE NO. 2022-10-478

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT
DEVELOPMENT, AMENDMENT TO THE OFFICIAL ZONING MAP,
PRELIMINARY PLAT, DEVELOPMENT CONCEPT PLAN, SPECIAL USE
PERMITS AND MODIFICATIONS TO THE ZONING AND LAND
DEVELOPMENT CODE
FOR A RESIDENTIAL SUBDIVISION
*OSK Townhouse Development – 670 South Old Rand Road***

WHEREAS, Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the attorney for OSK Capital Partners, LLC, a Real Estate Developer of Highland Park, is the Applicant and Developer (the “Applicant” and “Developer”) of certain property for a Planned Unit Development (the “PUD”) for the property commonly referred to as 670 South Old Rand Road, said Property legally described in Exhibit A hereto (“Property”); and

WHEREAS, the owner of the Property is Mr. Henry C. Joern of Ingleside, Illinois and has provided his consent to allow Applicant to apply for the requested development approvals; and

WHEREAS, the Property comprises 9 acres of which 2.16 acres comprises wetland area containing an open water pond and drainage creek extending along the northerly portion of the Property; and

WHEREAS, the Applicant proposes to develop the remaining approximately southerly 6.84 acres located between North Old Rand Road and Buesching Road with a residential townhouse development containing 52 residential townhouses within twelve (12) buildings, including private roadways, and access to South Old Rand Road and Buesching Road, installation of all utilities and construction of stormwater management facilities (the “Development”); and

WHEREAS, the Applicant seeks approval of the required development concept plan as a planned unit development (“PUD”), said plan as PUD attached hereto and made a part hereof as Exhibit B; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice of a public meeting was published on July 30, 2022, in *The Daily Herald*, and the Village posted a public meeting sign on the Property on July 28, 2022, both the newspaper and sign notices informing the public of a meeting to be

held before the Lake Zurich Planning and Zoning Commission ("PZC") on August 17, 2022, to consider the Application for these requested zoning approvals; and

WHEREAS, the PZC received the STAFF REPORT dated August 17, 2022, which was provided to the PZC for the hearings, and considered the request for the development concept plan as part of a PUD, Zoning Map amendments, a special use permits and Site Plan and Exterior Appearance Review required under applicable provisions of the Village Code of the Village of Lake Zurich-("Code"), including Subsection E of Section 9-3-3 of Chapter 3, Section 9-18-3 of Chapter 18, Sections 9-19-3 and 9-19-4 of Chapter 19, Section 9-20-3 of Chapter 20, Section 9-21-3 of Chapter 21, and Sections 9-22-4 and 9-22-5 of Chapter 22, all contained within Title 9 of the Code, and after the conclusion of the public hearing, the PZC recommended that the Board of Trustees approve the zoning approvals requested in this Application, subject to those conditions of approval recommended by Village staff and additional conditions recommended by the PZC, as set forth herein; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on October 3, 2022, to consider the Application, findings and conditions of the PZC and provided additional comments and questions for the Applicant to address; and

WHEREAS, at the October 3, 2022 meeting, the President and Board of Trustees continued the consideration of the Application over successive meetings to January 3, 2023, to allow the Applicant additional time to address the comments and questions provided at the October 3, 2022 meeting; and

WHEREAS, the President and Board of Trustees continued its consideration of the findings, additional conditions and recommendations of the PZC, including the STAFF REPORT dated August 17, 2022, all consisting of 18 pages, and additional Staff report to the Board dated January 3, 2023, said required zoning standards, findings and recommendations attached hereto as Exhibit C including:

1. An amendment to the Zoning Map to rezone the Property from R-1/2 Single-Family Residential District to R-6 Multiple-Family Residential District;
2. A Special Use Permit for a Planned Unit Development and approval of a Development Concept Plan to develop the Property with multiple-family residences;
3. Approval of a Preliminary Plat of Subdivision;
4. Site Plan Approval and Exterior Appearance Review consistent with a Development Concept Plan; and
5. Modifications pursuant to the PUD to the existing bulk requirements of the R-6 multiple-family residential district, related to an increase in building height and subdivision wide exterior lighting.

and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable standards have been met by the Applicant.

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

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

SECTION 2: APPROVAL AND GRANT OF MAP AMENDMENT, THE DEVELOPMENT CONCEPT PLAN FOR A PUD, AND PLAN MODIFICATIONS AND CONDITIONS. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and applicable provisions of the Village Code, including Chapters 18, 19, 20, 21 and 22 of the Lake Zurich Zoning Code, hereby grant the following zoning approval(s), as shown and provided in the STAFF REPORT dated August 17, 2022, and final findings and recommendations of the PZC, all consisting of 18 pages, and additional Staff report to the Board dated January 3, 2023:

- A. An amendment to the Zoning Map of the Village of Lake Zurich to rezone the Property from R-1/2 Single-Family Residential District to R-6 Multiple Family Residential District in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments, including general conformance with the Comprehensive Plan for this Property and the Village of Lake Zurich.
- B. The PUD and Development Concept Plan for the Property, attached hereto and made a part hereof as Exhibit B, to authorize a residential subdivision in accordance with the standards for the grant of a special use set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Special Use Permits," in accordance with the procedures for a planned unit development concept plan set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Planned Unit Developments."
- C. The foregoing approvals, including the Preliminary Plan for the PUD, pursuant to Section 9-19-4, shall be further subject to the following conditions:
 - 1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. The cover letter and Zoning Application dated July 18, 2022, prepared by KLLM, Inc.
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 4. All private parking areas, including those located in front of the garages of individual residential units shall be designed with a depth of no less than 18 feet. The width of adjacent sidewalks/carriage walks shall not be used in the calculation of such parking space depth.
 5. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.
 6. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.
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 - b. No wall-mounted exterior illumination to be installed on the south elevation of the buildings facing south, and no free-standing illumination (area lights) to be installed along the southerly boundaries of the site, which are adjacent to neighboring residential property.
 - c. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the south.
9. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivisions, in this case as a PUD for development of the Property prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east, south and west lot lines. The trees classified as "heritage trees" in the tree survey will be incorporated into the plans to the greatest extent possible. A tree survey map shall be provided to denote existing trees and trees to be removed. The developer shall utilize the "Village of Lake Zurich Tree Replacement Worksheet" to determine the replacement value in the form of either replacement trees within the development or fee in lieu of replacement trees at the "average market value" for a >2.5-inch Replacement Tree as denoted in the worksheet as updated from time to time.
10. The property line along the south of the project will be landscaped and screened from adjacent properties to the south with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the south lot line of the project has been increased to 20 feet.
11. The drainageway (creek) that runs along the northerly portion of the property that is associated with the wetland and pond shall have its banks stabilized and restored in accordance with a plan prepared by the Applicant that is approved by the Village. Such stabilization and restoration plan shall be submitted for review and approval prior to Final Plan Approval and shall be conducted in conjunction with the earthwork related to the project and

completed prior to the construction of the first residential building on the property.

12. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.
13. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
14. A 5-foot wide sidewalk shall be constructed along the east side of Old Rand Road to be connected to the nearest existing sidewalk at Surryse Road. In lieu of such sidewalk, a fee shall be paid by the developer to be used by the village for sidewalk construction, replacement or repair within the village corporate boundaries. Such fee will be calculated at the rate of \$20.00 per square-foot for a 5-foot wide sidewalk meeting village standards for the length of sidewalk between the northerly extent of sidewalk in front of Building 3 of the development extending to the southerly curb of Surryse Road.
15. A pedestrian crosswalk shall additionally be provided across Old Rand Road to connect the subject PUD to the existing sidewalk on the west side of Old Rand Road at a location immediately north of the main entrance and shall be constructed per village standards and accompanied by flashing beacons to warn of pedestrians within the crosswalk.
16. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:

- a. Establishment of a “backup” open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
- 17. The Developer shall be responsible for payment of all Development Impact Fees 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 and shall include the fees for all units contained within each residential building.
- 18. The development as a PUD 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 including those 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.

SECTION 3: MODIFICATIONS FROM THE PROVISIONS OF THE ZONING CODE. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and the Lake Zurich Zoning Code specifically including Chapter 22, hereby grant the following modifications to such codes:

- A. The Applicant shall be granted a modification to Sections 9-3-11.A.a and b which limit the maximum height of a residential building in the R-6 District to no greater than 30 feet and a maximum of 2.5 stories, said modification authorizing the construction of new townhouse buildings with a maximum height of 35 feet with 3 stories.
- B. The Applicant shall be granted a modification from the requirement of Section 9-8B-3 C that limits the maximum illumination at the property line when a luminaire that has a cutoff angle less than ninety degrees (90°) to 0.50 foot-candles, to authorize lighting with a maximum illumination of 1.7 foot-candles at the entrance to the Property on Buesching Road.
- C. The Applicant shall be granted a modification from the requirement of Section 9-8B-3 D that limits the maximum permitted illumination at any time at any point within the property to no more than 10.0 foot-candles to authorize lighting with a maximum illumination of no more than 20 foot-candles at the garage elevations along the private vehicle drives of the residential buildings facing internal to the Property.

SECTION 4: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PUD, MAP AMENDMENT, SITE PLAN AND EXTERIOR APPEARANCE REVIEWS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated August 17, 2022 and the PZC recommendations, all consisting of 18 pages,

and additional Staff report to the Board dated January 3, 2023, 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 5: COMPLIANCE WITH ORDINANCE AND ALL CODES. Except as otherwise specifically provided in writing in advance by the Village, no work may be commenced on the Property pursuant to the approvals granted in this Ordinance until all conditions precedent of this Ordinance to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law. As well, Applicant shall have no right to final approvals or permits for use and occupancy of the Property until all work and requirements provided for hereinabove are properly completed. Ongoing maintenance in good repair, consistent with these approvals, shall be required at all times. Any failure or delay in the Village enforcing the above provisions of this Ordinance shall not act as a waiver of the right to enforce, nor affect the enforcement of any other requirement, condition or provision herein.

SECTION 6: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 7: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

SECTION 9: LIMITATIONS. Subject to an extension of time granted by the village manager, the special use permit for the subject planned unit development shall be valid for a period no longer than two (2) years unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. In the event of the expiration of the Final Plan for the planned unit development, the village further reserves the right to vacate the plat of subdivision thereafter and require the developer to apply for and request approval for a subdivision to proceed with development of the property.

SECTION 10: BINDING EFFECT; SUCCESSION IN INTEREST. This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Applicant of its interest in the Property to any successor, assign or nominee, Applicant shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken by Applicant, or for which Applicant has posted security to perform an obligation in which case Applicant shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by the new owner

or Applicant, and accepted by the Village, which shall not be unreasonably withheld. In such event, the Applicant shall be released from the underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Applicant hereby undertaken.

PASSED THIS _____ day of January, 2023.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of January, 2023.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of Property

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED, (EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528 .7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT

OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY,
ILLINOIS.

PARCELS INVOLVED: 14-20-400-002, 14-20-400-003

EXHIBIT B

Preliminary Plan exhibits as outlined in Section 2.C.1 submitted as part of the Application, and revised per Village reviews and requirements.

EXHIBIT C

August 17, 2022 staff report and PZC final recommendation/conditions

**Revisions to PUD Submittal
Narrative
670 Old Rand Road
Lake Zurich, IL.**

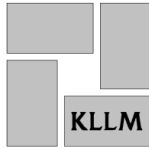
Village Board of Trustees

Our proposed plan was presented to the Village Board at the meeting on October 3rd. After listening to the neighbors comments and concerns and Board member comments we have reviewed the comments and revised our plans to address the comments . Attached is a bullet point site plan noting the proposed revisions to our plan that was originally presented, based upon the meeting comments and discussion with Village staff we are proposing the following changes.

1. Density was an issue. Originally our presentation to the Courtesy Review back in February the plan had 58 units or 6.32 units per acre.
2. The previous plan was 52units or 5.59 units per acre. The density has been reduced to 50 units or 5.37 units per acre.
3. The buildings will be revised to add more brick, changes in the roof line and other materials to enhance the elevations front and rear.
4. The buildings will be revised to have hip roofs to bring down the mass at the ends of all buildings.
5. Most of the buildings will have midlevel entries at the front of the buildings to further reduce the height by three to four feet.
6. The buildings along Old Rand Road and Buesching Road will have a further set back of 40 in lieu of 30' to allow for as many existing mature trees and natural vegetation to be retained along both streets.
7. The entry sign will be enhanced with more landscaping.
8. Additional amenities will be added to include a gazebo in the open area at the center of the site with benches.
9. Connect all interior walks to have access from Old Rand Road and Buesching Road.

We would welcome any additional comments to help create a successful development. Thank you in advance for your comments and support.





KLLM, INC.

2357 N. Damen Ave, Chicago, IL. 60647
P: 312-315-0083
Email: dkulak@kllm1.com

December 20, 2022, Revised
May 10, 2022

Mayor Tom Poynton
Village Board of Trustees
Village of Lake Zurich
70 E Main Street
Lake Zurich, IL 60047

Re: Rev. P.U.D. 670 S. Old Rand Road, Lake Zurich, IL

Dear Mr. Poynton:

We represent OSK Capital Partners, LLC (“OSK”), the contract purchaser of the subject property which comprises approximately 9.3 acres and is currently under the R-1/2 zoning classification. The owner of the subject property is Henry Joern. 670 Old Rand Road, Lake Zurich, IL.

OSK is seeking to develop the subject property with 50 attached single-family homes in 12 separate buildings, each of which will have a maximum height at the midpoint of the roof of 35 feet. In conjunction therewith, OSK will be requesting that the property be rezoned to the R-6 Multiple Family Residential District and is seeking approval as a planned unit development. The only zoning variation prior to staff review will be the building height from 30’ to 35’ at the midpoint of the roof and from 2.5 stories to three stories. The buildings will be 2 ½ stories on the entry side and three stories on the garage side due to the parking under the building.

The subject property comprises approximately 9.3 acres, 2.1 acres of which is designated as wetlands. It is contemplated that Old Rand Road will provide primary access for the proposed development with secondary access on Buesching Road. All required utilities are available to the site. The proposed attached single-family residences would each contain three bedrooms or two bedrooms and den ranging from 2,200 square feet and 2,500 square feet with an are estimated price between \$475,000 and \$570,000

● Page 2

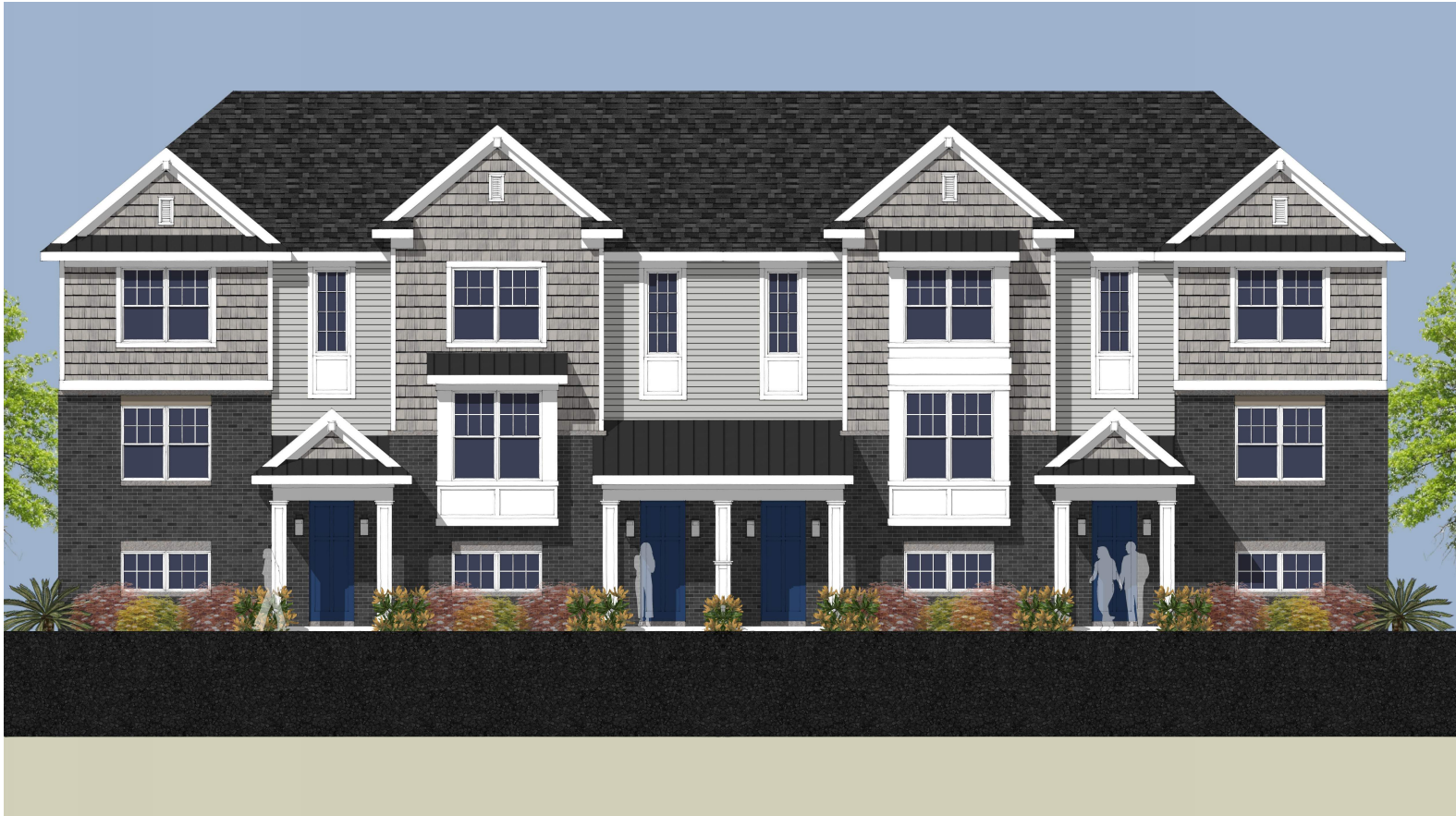
We have previously appeared before the Village Board of Trustees for a courtesy review on February 2, 2022, Planning and Zoning on August 3, 2022, and the Village board of Trustees on October 3, 2022. We have revised the proposal incorporating the Boards comments into our revised P.U.D. submittal. Please see Exhibit A and B attached with changes highlighted. Thank you for consideration of the proposed development.

Sincerely,

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

Dennis M. Kulak, NCARB
KLLM, Inc.

c.c. Lawrence M. Freedman
OSK Capital Partners, LLC



KLLM, INC
Chicago, IL

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

Mid Level Entry Elevation
670 OLD RAND ROAD
Lake Zurich, IL

December 21, 2022| MR22061.00





KLLM, INC
Chicago, IL

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Mid Level Entry View
670 OLD RAND ROAD
Lake Zurich, IL

December 21, 2022 | MR22061.00





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Chicago, IL

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Grade Level Entry Elevation
670 OLD RAND ROAD
Lake Zurich, IL

December 21, 2022| MR22061.00





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Chicago, IL

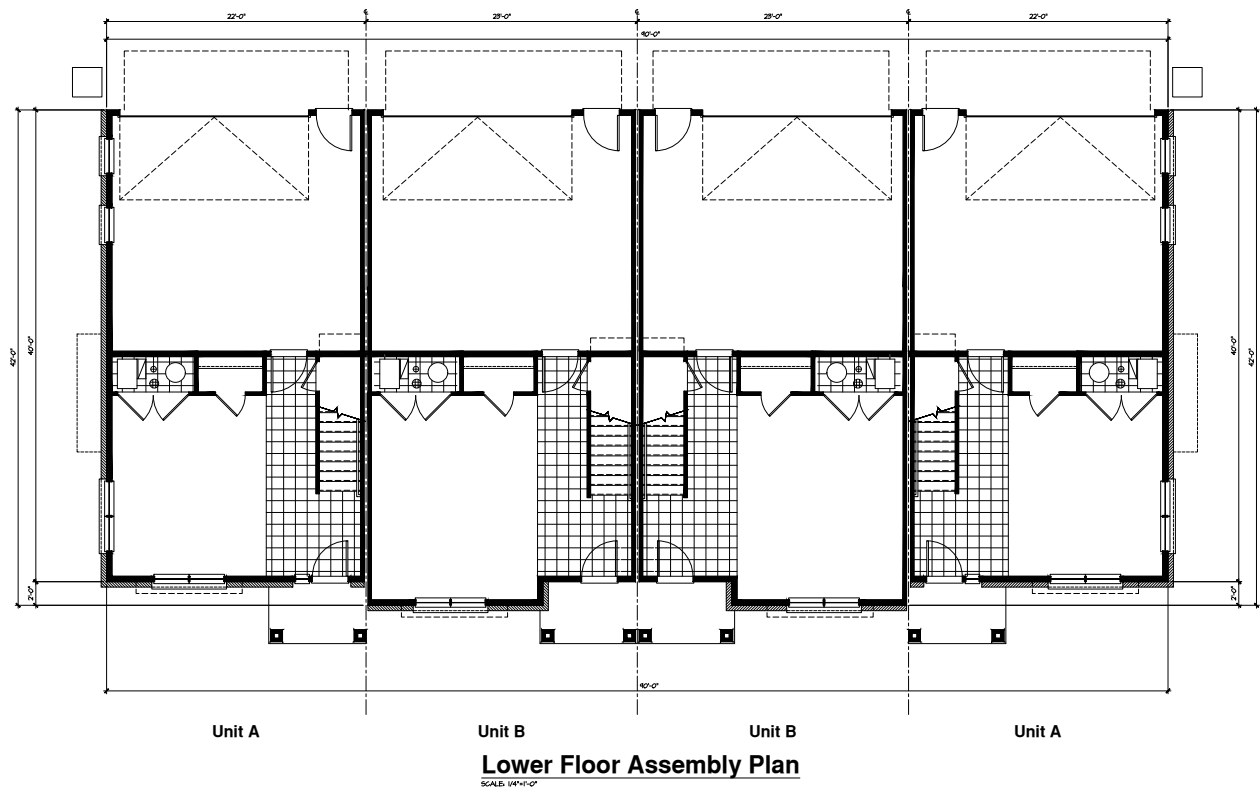
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Grade Level Entry View
670 OLD RAND ROAD
Lake Zurich, IL

December 21, 2022 | MR22061.00







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Chicago, IL

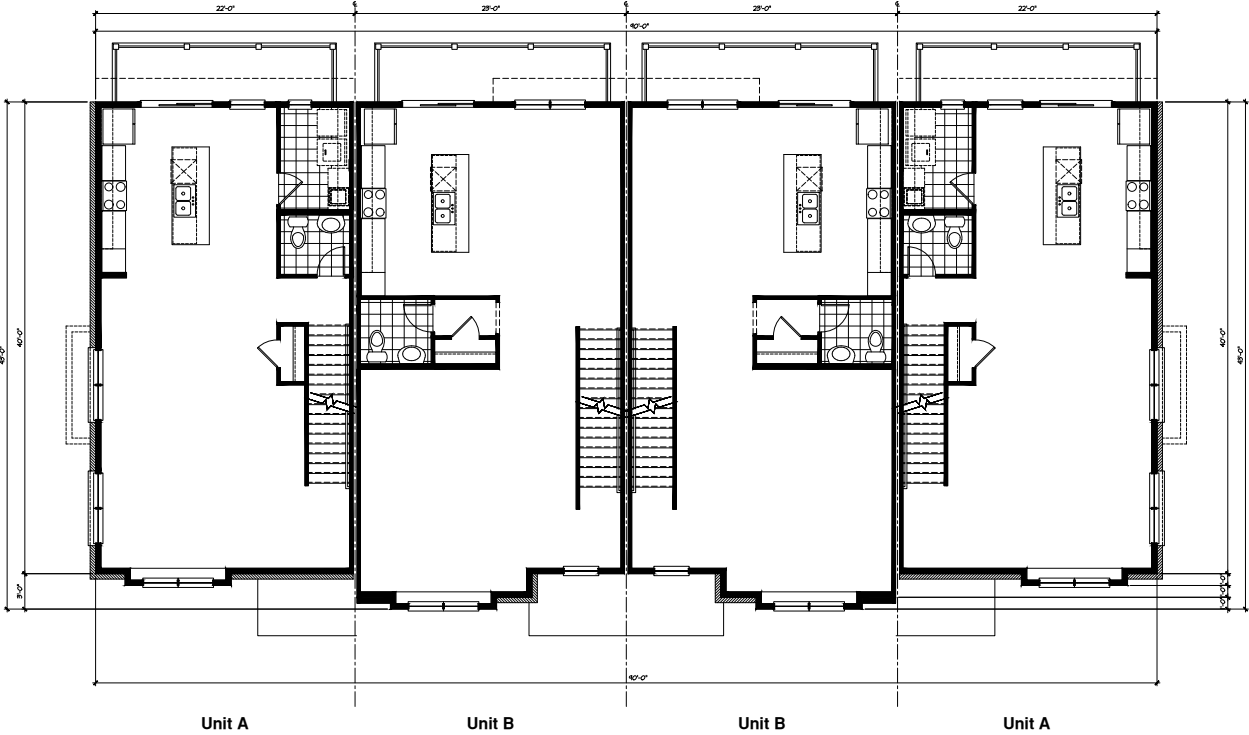
Option 2

670 Old Rand Road
Lake Zurich, IL



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JUNE 14, 2022 | MR220061.00



Main Floor Assembly Plan

SCALE: 1/4"=1'-0"

Option 2

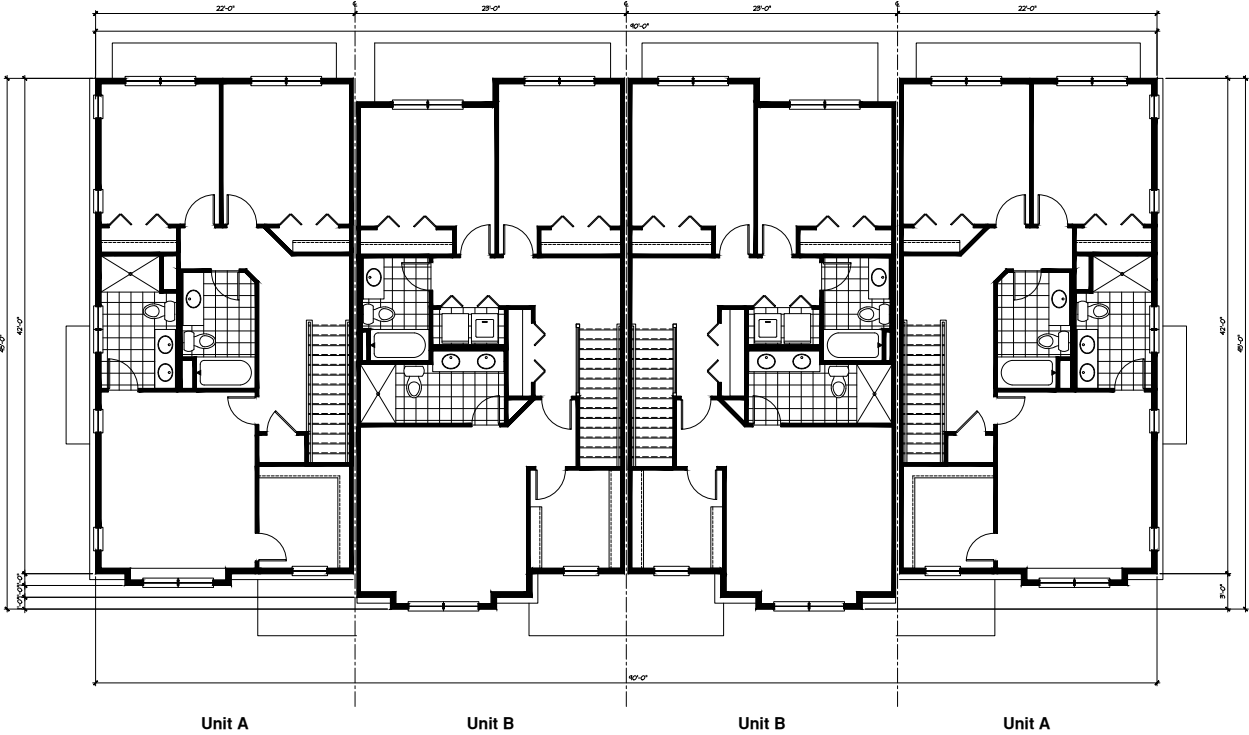
KLLM, INC.
Chicago, IL

670 Old Rand Road
Lake Zurich, IL



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Upper Floor Assembly Plan

SCALE: 1/4"=1'-0"

Option 2

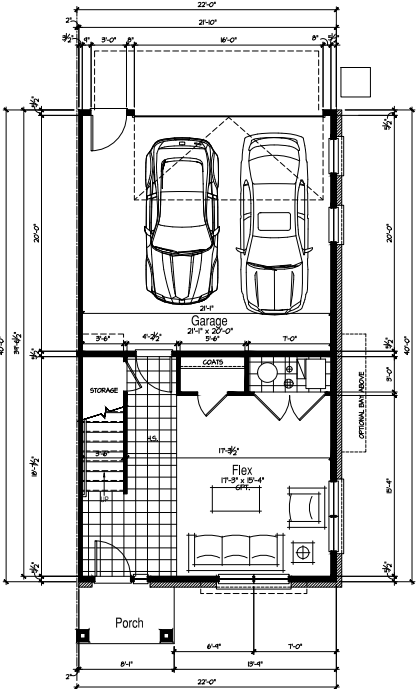
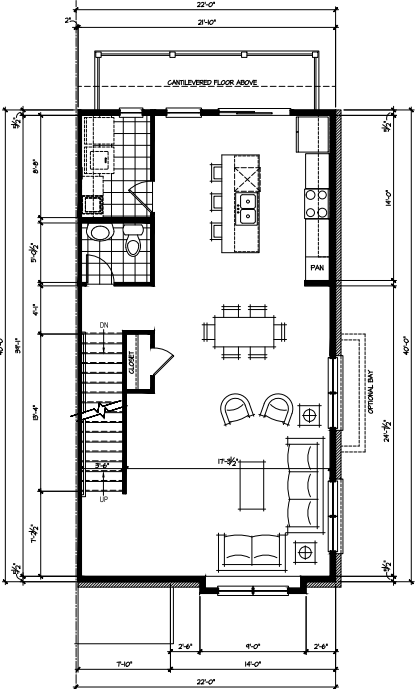
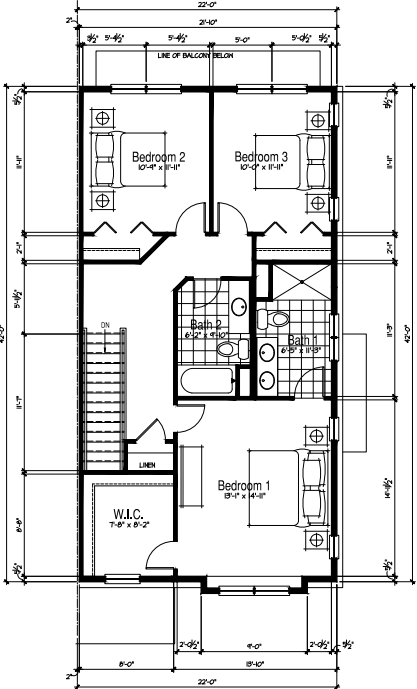
KLLM, INC.
Chicago, IL

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670 Old Rand Road
Lake Zurich, IL

JUNE 14, 2022 | MR220061.00





KLLM, INC.
Chicago, IL

UNIT A

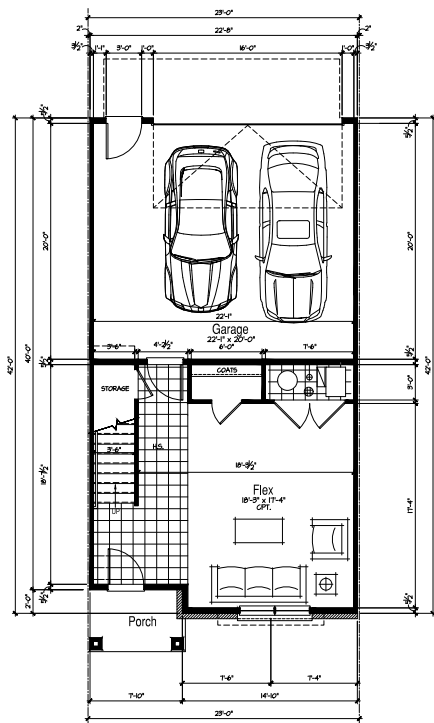
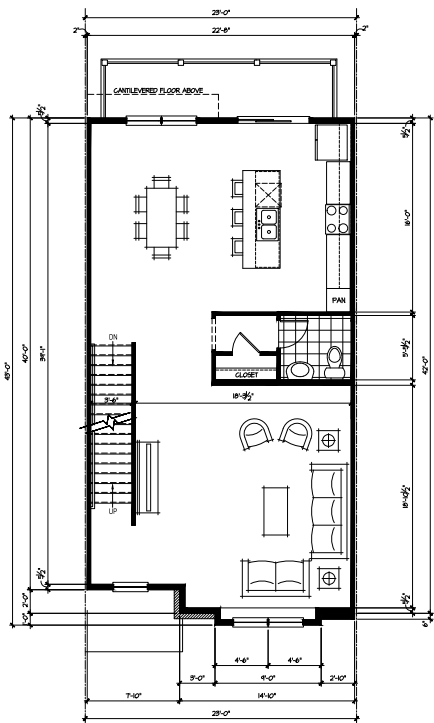
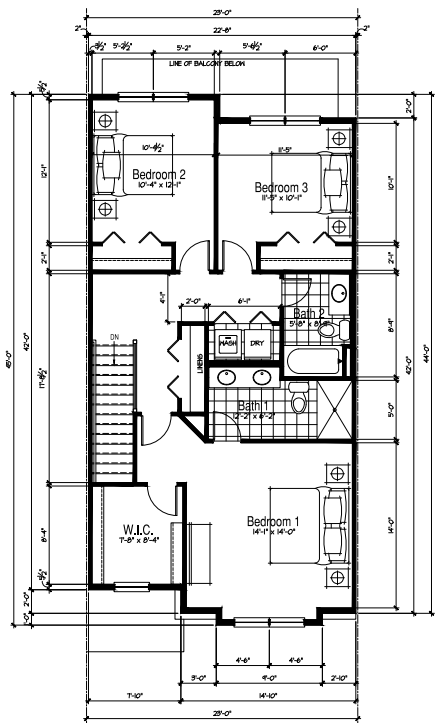
SQUARE FOOTAGE - A	
CONDITIONED LIVING SPACE	2,235 SQ. FT.
UNCONDITIONED SPACE	427 SQ. FT.
TOTAL	2,662 SQ. FT.

670 Old Rand Road
Lake Zurich, IL



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JUNE 14, 2022 | MR220061.00



SQUARE FOOTAGE - B	
CONDITIONED LIVING SPACE	2386 S.F.
Garage	464 S.F.
Storage	40 S.F.

KLLM, INC.
Chicago, IL

UNIT B

670 Old Rand Road
Lake Zurich, IL

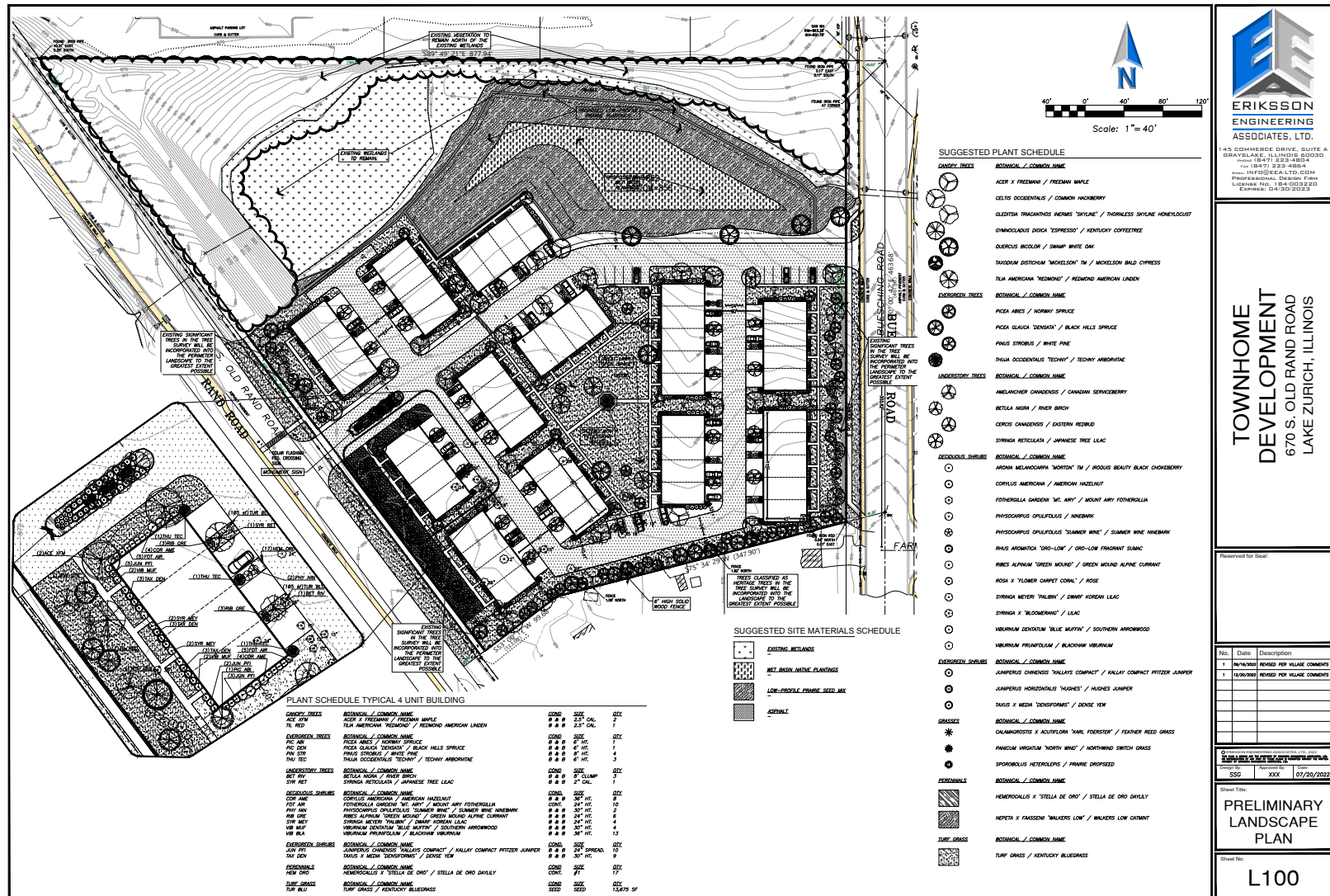


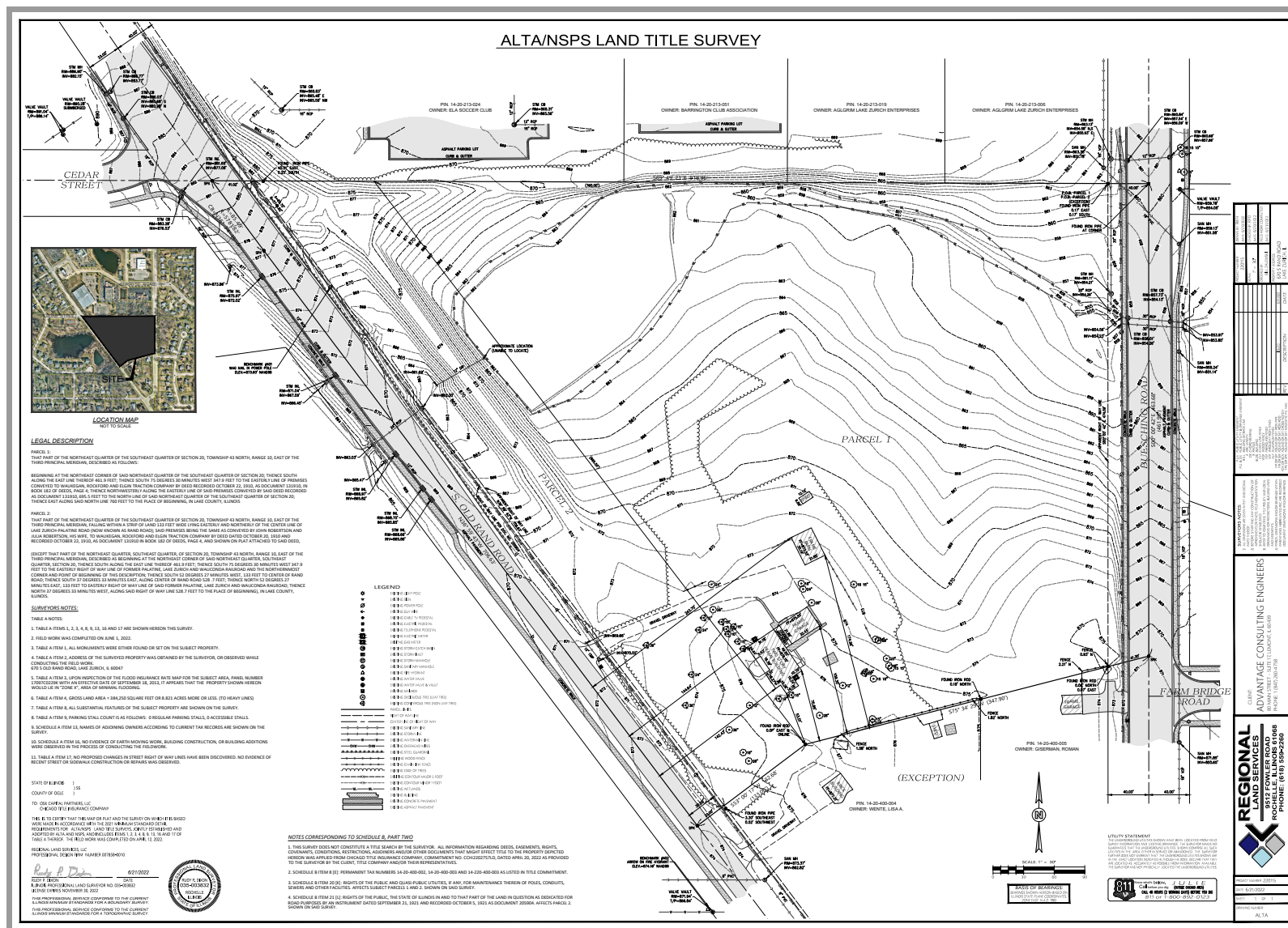
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JUNE 14, 2022 | MR220061.00









ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

**CHICAGO TITLE
INSURANCE COMPANY**

Commitment Number:

CCHI2202757LD**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

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IL-CT-FA83-02100.231406-SPS-1-22-CCHI2202757LD

CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI2202757LD****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI2202757LD**Property Ref.:** 670 S. Old Rand Road, Lake Zurich, IL 60047**SCHEDULE A**

1. Commitment Date: April 20, 2022
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: Osk Capital Partners, LLC
Proposed Policy Amount: \$2,950,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
[Henry C. Joern and Rita Joern](#)
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED,

(EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528.7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI2202757LD****SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI2202757LD

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- E 8. Taxes for the year 2021 and 2022.

Taxes for the year 2021 and 2022 are not yet due or payable.

Taxes for the year 2020, amounting to \$2,835.36 are marked paid of record.
Permanent Index Number: 14-20-400-002.
(Affects part of the Land)

Taxes for the year 2020, amounting to \$11,303.46 are marked paid of record.
Permanent Index Number: 14-20-400-003.
(Affects part of the Land)

- M 9. The following described portion of the Land apparently is not assessed for general real estate taxes for the

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI2202757LD

**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

year(s) 2020 and prior. This commitment/policy is subject to said taxes.

That part of Parcel 1 falling under S. Bueshing Road.
The West 33 feet of Parcel 2 falling under Rand Road.

- G 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- B 11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- A 12. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- F 13. Due to office closures in place or that might occur, we should be provided with our standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment. Note: Due to office closures related to covid-19 we may be temporarily unable to record documents in the normal course of business.
- H 14. If applicable, the spouse or civil union partner of the party in title should join in the conveyance or mortgage for the purpose of releasing homestead.
- D 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.
- Limited Liability Company: Osk Capital Partners, LLC
- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
 - c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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ALTA Commitment for Title Insurance (08/01/2016)

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI2202757LD**

**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- C 16. The legal description provided in Schedule A is for convenience only. An ALTA survey that more particularly describes the property in question should be provided and this commitment is subject to further exceptions, if any, as may be deemed necessary.
- P 17. Due to the COVID-19 pandemic, some or all of the recorded document necessary for our review were not available from the Lake County Recorder's office. As such, the title finding is for convenience only. Please consult with your local underwriter to discuss.
- I 18. Rights of the public, the State of Illinois, the municipality and the adjoining owners in and to that part of the Land, if any, taken or used for road purposes.
- J 19. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- K 20. Rights of the public and quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers and other facilities.
- L 21. Rights of the public, the State of Illinois in and to that part of the Land in question as dedicated for road purposes by an instrument dated September 21, 1921 and recorded October 5, 1921 as Document 205904.

(Affects Parcel 2)
- N 22. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required Documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for the policy,)
- O 23. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI2202757LD****COMMITMENT CONDITIONS****1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.**3. The Company's liability and obligation is limited by and this Commitment is not valid without:**

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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CHICAGO TITLE INSURANCE COMPANY**COMMITMENT NO. CCHI2202757LD**

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS**1031 EXCHANGE SERVICES**

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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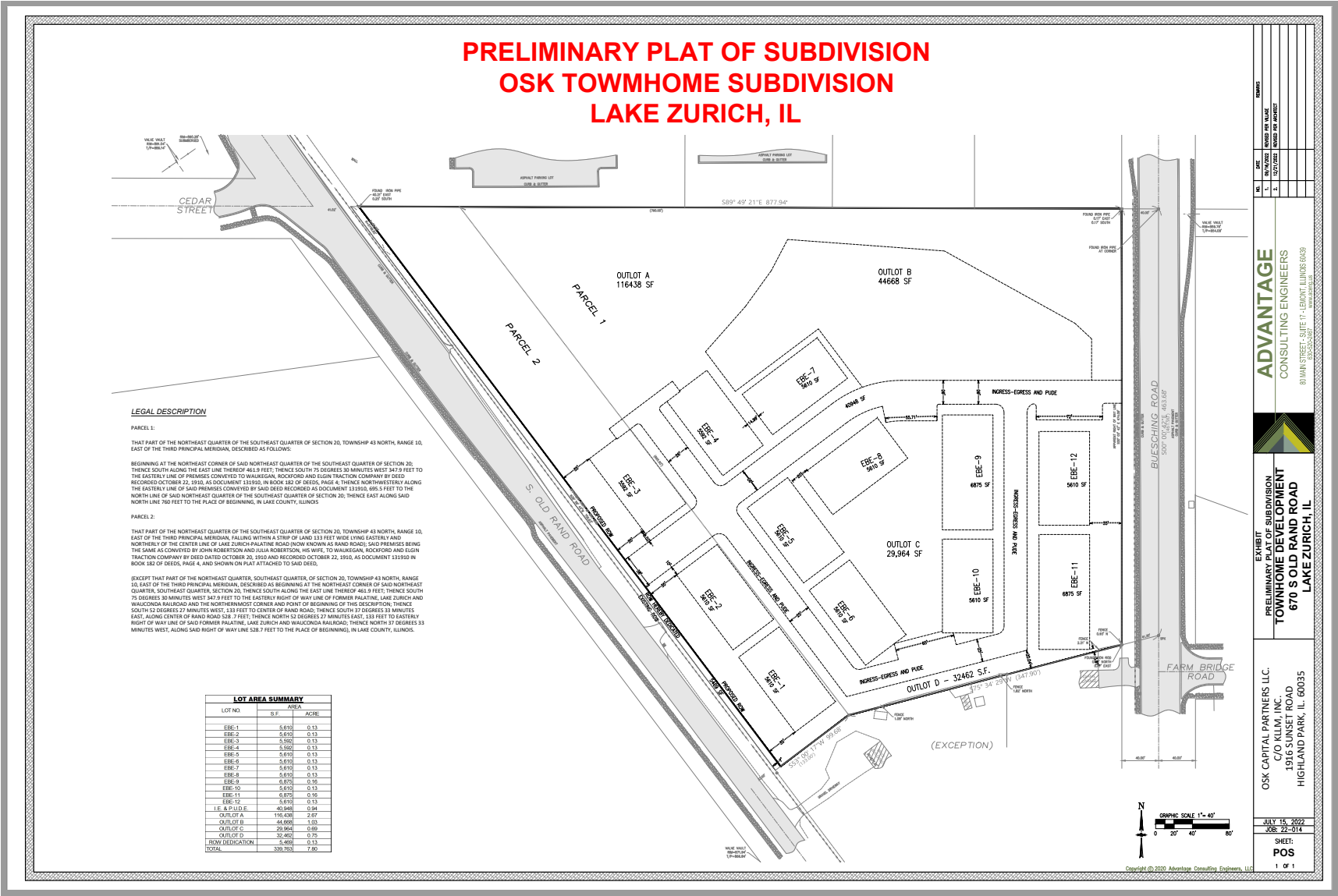
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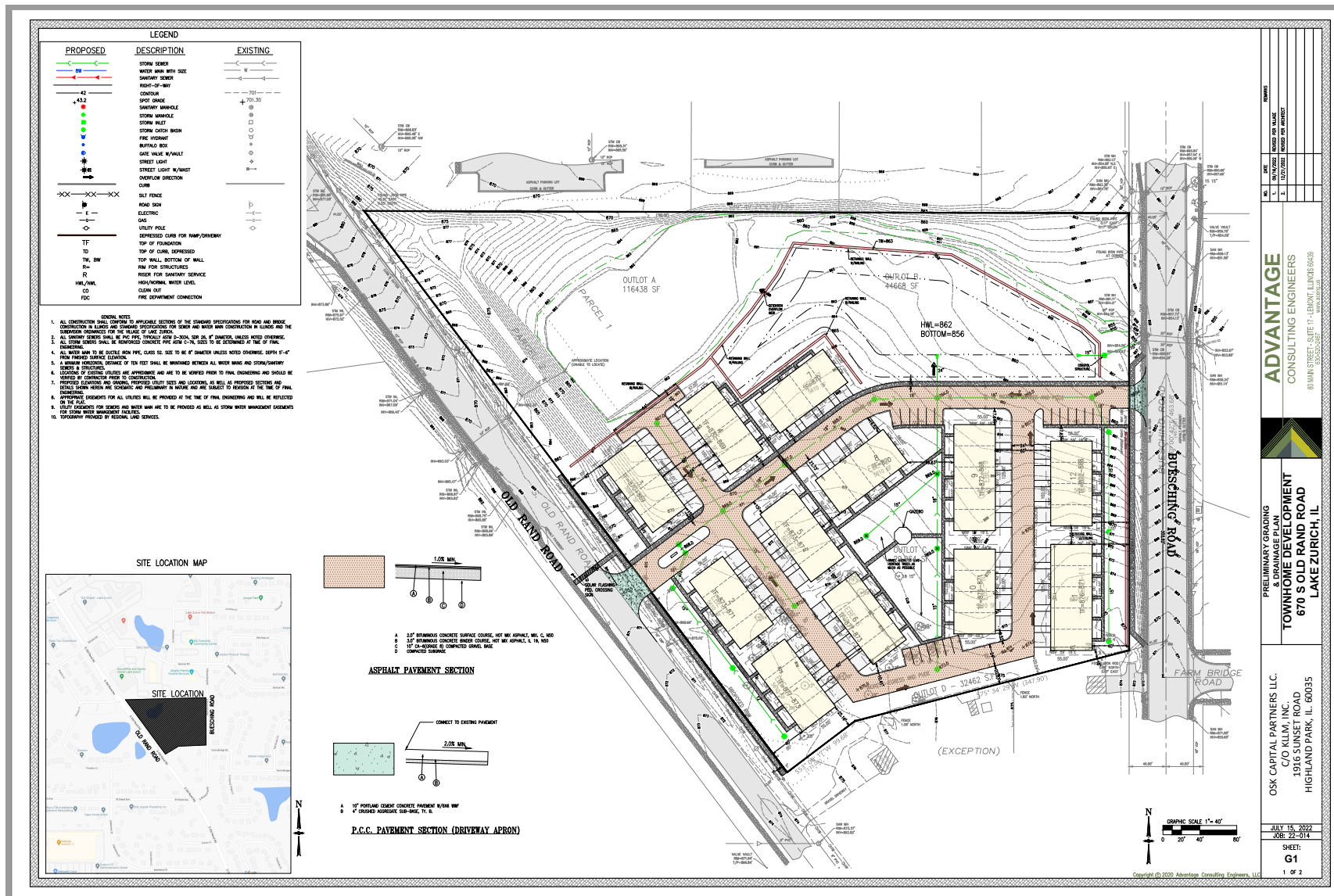
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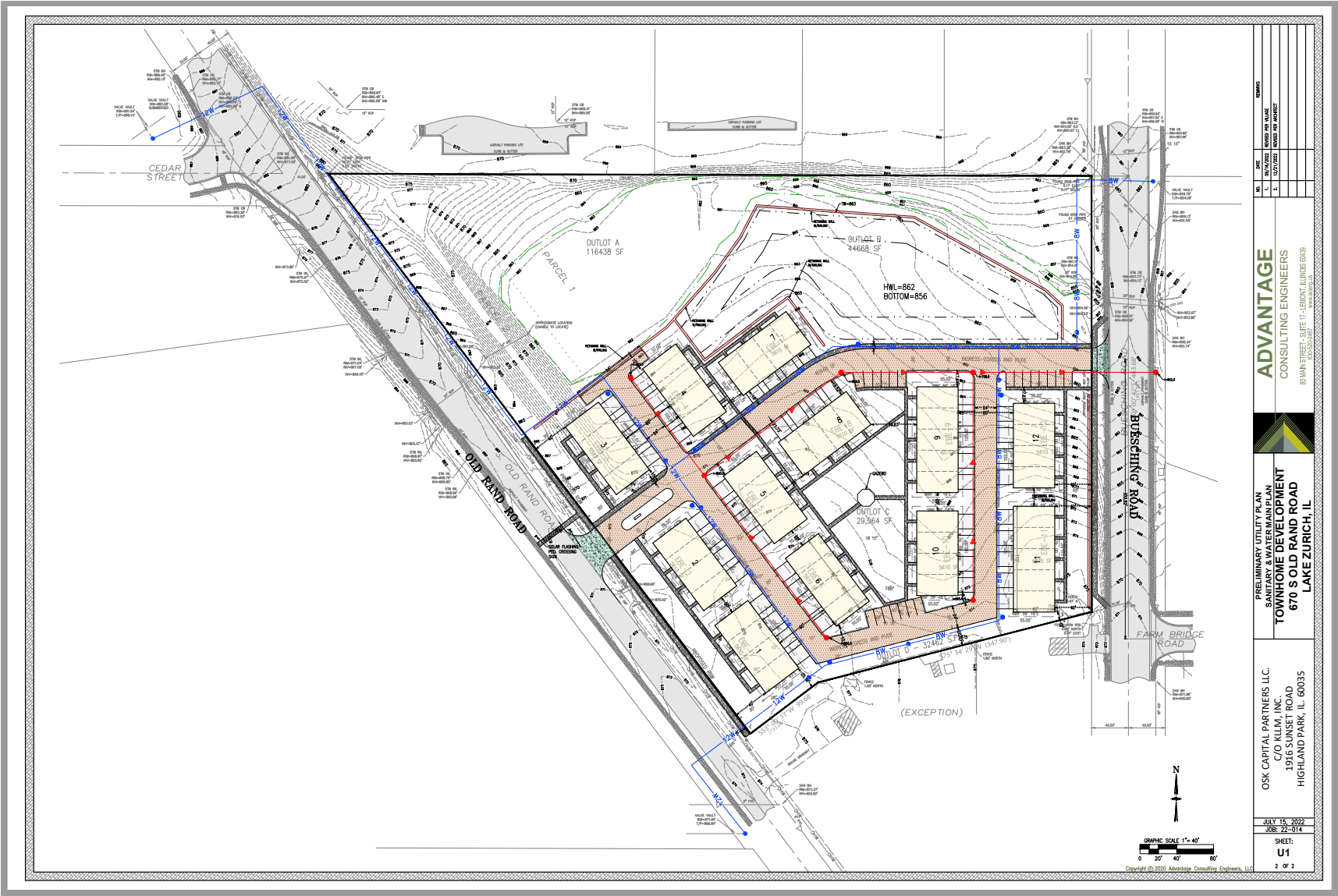
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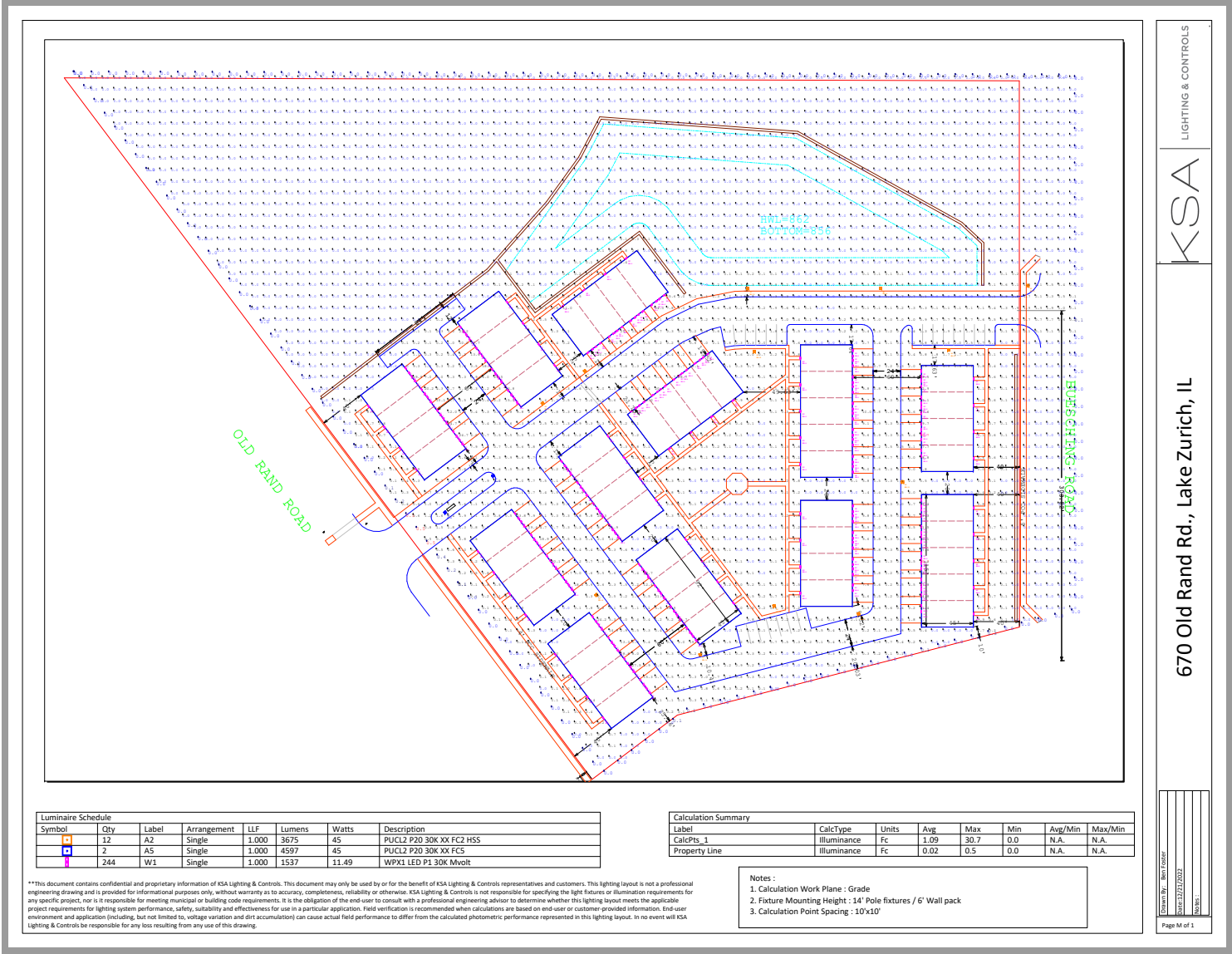
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PUCL2
Utility Taft Series Luminaire Full Cutoff LED2



Catalog Number	
Notes	Type

Mechanical

- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical

- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 10kV/5kA per ANSI C136.2-2015.
- 20kV Option meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are ROHS compliant. Minimum operating temperature is -40°C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical

- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 2700K, 3000K, 4000K, and 5000K CCT
- 70CRI Standard

Control Options

- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).
- Factory Programmed Driver (FPDxx) - Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocontrols (PCLL) - 20 Year Life
- 3 and 7 pin photocontrol receptacles internally (PR3, PR7) or externally (PR3E, PR7E) mounted

Testing/Compliance

- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C

Manufacturing

- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Buy American

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

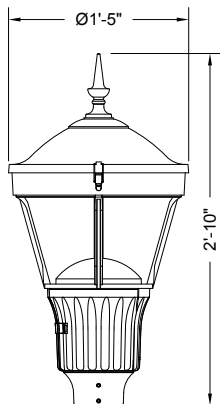
Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

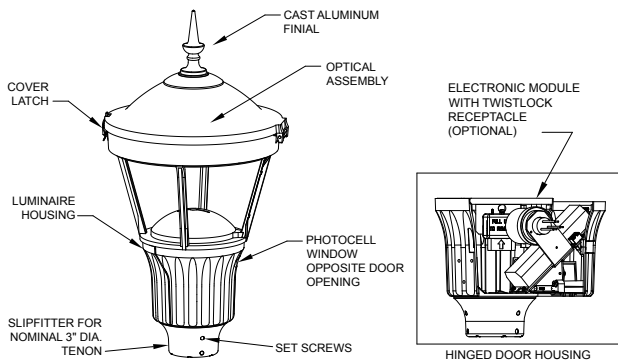
DesignLights Consortium® DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 39 lbs
Maximum Effective Projected Area - 1.24 sq. ft.



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PUCL2

Utility Taft Series Luminaire Full Cutoff LED2



ORDERING INFORMATION

Example: PUCL2 P20 30K MVOLT FC2 GN NF PR7E

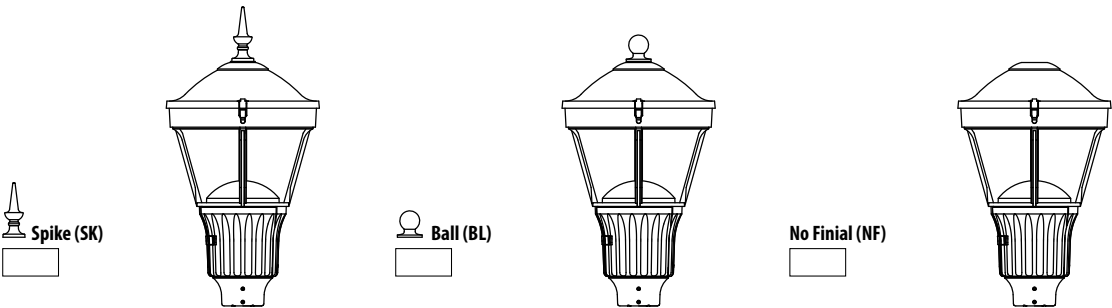
Series	Led performance package	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL2 Utility Taft LED FCO	P10 1,500 nominal lumens (amber only)	AMB True amber	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2 Type 2 distribution full cutoff	BK Black	NF None
	P20 4,500 nominal lumens	27K 2700K CCT			GR Gray	BL Ball
	P30 6,500 nominal lumens	30K 3000K CCT		FC3 Type 3 distribution full cutoff	GH Graphite	SK Spike
	P40 8,500 nominal lumens	40K 4000K CCT	HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC4 Type 4 distribution full cutoff	GN Green	
	P50 11,500 nominal lumens	50K 5000K CCT		FC5 Type 5 distribution full cutoff	PP Prime paint	
					WH White	
					BZ Bronze	
					RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.	
					CMC Custom color match	

Options: Option Compatibility Matrix on page 3 of 4			
A0 Field Adjustable Output	PR3E NEMA Twist Lock Photocontrol Receptacle - 3 PIN. Externally mounted, available with NF option	L1H 1.5 ft prewired leads	
FPDxx Factory Programmed Driver		L03 3ft prewired leads	
PR3 NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	PR7E NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option	L10 10 ft prewired leads	
PR7 NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	SH Shorting cap	L20 20 ft prewired leads	
PCLL DTL long life twistlock photocontrol for solid-state MVOLT	HSS House side shield	L25 25 ft prewired leads	
P34 DTL long life twistlock photocontrol for solid-state 347V		L30 30 ft prewired leads	
P48 DTL long life twistlock photocontrol for solid-state 480V		NL1X1 NEMA Label 1" X 1"	
		NL2X2 NEMA Label 2" X 2"	
		20KV 20kV/10kA surge protection	

Accessories: Order as separate catalog number.	
XXCL2HSS1	Field Accessory - Louvered house side shield (Qty 1)
XXCL2HSSJ50	Field Accessory - Louvered house side shield (Bulk Qty 50)
XXCL2SPD10KAS	10kV/5kA Extreme surge 120-277V
XXCL2SPD10KAH	10kV/5kA Extreme surge 480V
XXCL2SPD20KAS	20kV/10kA Extreme surge 120-277VV
XXCL2SPD20KAH	20kV/10kA Extreme surge 480V

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



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PUCL2

Utility Taft Series Luminaire Full Cutoff LED2

**OPTIONS MATRIX**

Mounting		SELECTED OPTION (start here)										
		A0	FPDxx	PR3	PR3E	PR7	PR7E	P34	P48	PCLL	SH	20kV
LED Performance Package	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Voltage	MVOLT	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y
	HVOLT	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Finial	BL	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	SK	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	NF	Y	Y	Y	M	Y	M	Y	Y	Y	Y	Y
Compatible Options	A0		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	FPDxx	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y
	PR3	Y	Y		N	N	N	Y	Y	Y	Y	Y
	PR3E	Y	Y	N		N	N	Y	Y	Y	Y	Y
	PR7	Y	Y	N	N		N	Y	Y	Y	Y	Y
	PR7E	Y	Y	N	N	N		Y	Y	Y	Y	Y
	P34	Y	Y	Y	Y	Y	Y	N	N	N	N	Y
	P48	Y	Y	Y	Y	Y	Y	N		N	N	Y
	PCLL	Y	Y	Y	Y	Y	Y	N	N		N	Y
	SH	Y	Y	Y	Y	Y	Y	N	N	N		Y
	20kV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Y = Valid Option Combination

M = Must have: one of these must be installed for the luminaire to operate

N = Combination Not available

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use the factors to determine relative lumen output for average ambient temperatures from 0-40C (32-104F)

Ambient Temp (degrees C) Lumen Multiplier								
0	5	10	15	20	25	30	35	40
1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the platforms noted in 25C ambient, based on 6,000 hours of IED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Package	Lumen Maintenance						L70 Hrs
	25k hrs	36k hrs	50k hrs	60k hrs	75k hrs	100k hrs	
P20-P40	0.97	0.96	0.95	0.94	0.93	0.91	383,000
P50	0.96	0.94	0.93	0.91	0.90	0.87	267,667



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PUCL2

Utility Taft Series Luminaire Full Cutoff LED2

**PERFORMANCE DATA**

LED Package	Distribution	System Watts	2700K		3000K		4000K		5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P20	FC2	45	4633	103	4734	105	5218	116	5375	119
	FC3	45	4101	91	4190	93	4618	103	4758	106
	FC4	45	4414	98	4510	100	4971	110	5121	114
	FC5	45	4500	100	4598	102	5068	113	5221	116
P30	FC2	66	6711	102	6857	104	7557	115	7785	118
	FC3	66	5940	90	6069	92	6689	101	6891	104
	FC4	66	6394	97	6533	99	7200	109	7418	112
	FC5	66	6518	99	6660	101	7340	112	7562	115
P40	FC2	89	8528	96	8714	98	9604	108	9894	111
	FC3	89	7549	85	7714	87	8501	96	8758	98
	FC4	89	8125	91	8303	93	9151	103	9427	106
	FC5	89	8283	93	8464	95	9329	105	9610	108
P50	FC2	139	12327	89	12596	91	13882	100	14301	103
	FC3	139	10911	78	11149	80	12288	88	12658	91
	FC4	139	11744	84	12001	86	13226	95	13626	98
	FC5	139	11972	86	12234	88	13483	97	13890	100

FPDXX DATA OPTIONS

FPDxx Setting	Wattage	P20 27K				P20 30K				P20 40K				P20 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	45	4633	4101	4414	4500	4732	4190	4510	4598	5218	4618	4971	5068	5375	4758	5121	5221
FPD95	43	4401	3896	4193	4275	4497	3981	4285	4368	4957	4387	4722	4815	5106	4520	4865	4960
FPD90	41	4170	3691	3973	4050	4261	3771	4059	4138	4696	4156	4474	4561	4838	4282	4609	4699
FPD85	38	3938	3486	3752	3825	4024	3562	3834	3908	4435	3925	4225	4308	4569	4044	4353	4438
FPD80	36	3706	3281	3531	3600	3787	3352	3608	3678	4174	3694	3977	4054	4300	3806	4097	4177

FPDxx Setting	Wattage	P30 27K				P30 30K				P30 40K				P30 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	66	6711	5940	6394	6518	6857	6069	6533	6660	7557	6689	7200	7340	7785	6891	7418	7562
FPD95	63	6375	5643	6074	6192	6514	5766	6206	6327	7179	6355	6840	6973	7396	6546	7047	7184
FPD90	59	6040	5346	5755	5866	6171	5462	5880	5994	6801	6020	6480	6606	7007	6202	6676	6806
FPD85	56	5704	5049	5435	5540	5828	5159	5553	5661	6423	5686	6120	6239	6617	5857	6305	6428
FPD80	53	5369	4752	5115	5214	5846	4855	5226	5328	6046	5351	5760	5872	6228	5513	5934	6050
FPD75	50	5033	4455	4796	4889	5143	4552	4900	4995	5668	5017	5400	5505	5839	5564	5964	6072
FPD70	46	4698	4158	4476	4563	4800	4248	4573	4662	5290	4682	5040	5138	5450	5193	5593	5693

FPDxx Setting	Wattage	P40 27K				P40 30K				P40 40K				P40 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	89	8528	7549	8125	8283	8714	7714	8303	8464	9604	8501	9151	9329	9894	8758	9427	9610
FPD95	85	8102	7172	7719	7869	8278	7328	7888	8041	9124	8076	8693	8863	9400	8320	8956	9130
FPD90	80	7675	6794	7313	7455	7483	6943	7473	7618	8644	7651	8236	8396	8905	7882	8484	8649
FPD85	76	7249	6417	6906	7041	7407	6557	7058	7194	8163	7226	7778	7930	8410	7444	8013	8169
FPD80	71	6822	6039	6500	6626	6971	6171	6642	6771	7683	6801	7321	7463	7916	7006	7542	7688

FPDxx Setting	Wattage	P50 27K				P50 30K				P50 40K				P50 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	139	12327	10911	11744	11972	12596	11149	12001	12234	13882	12288	13226	13483	14301	12658	13626	13890
FPD95	132	11710	10365	11157	11374	11966	10591	11401	11622	13188	11673	12565	12809	13586	12026	12944	13196
FPD90	125	11094	9820	10570	10775	11336	10034	10801	11010	12494	11059	11904	12135	12871	11393	12263	12501
FPD85	118	10478	9274	9983	10176	10706	9476	10201	10399	11800	10444	11242	11461	12156	10760	11582	11807
FPD80	111	9861	8729	9395	9578	10076	8919	9600	9787	11106	9830	10581	10786	11441	10127	10900	11112



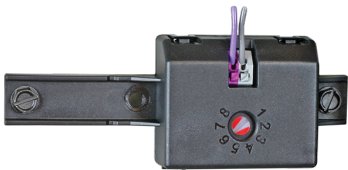
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Utility Taft Series Luminaire Full Cutoff LED2



COMPONENTS & OPTIONS DATA



AO
Manual field adjustable output dimming device



20kV
Safeguard your investment from extreme voltage spikes with our new Extreme 20kV/10kA SPD



HSS
Minimize backlight with a louvered house-side-shield. Available as a factory option or field accessory



PUCL2
Utility Taft Series Luminaire Full Cutoff LED2



Catalog Number	
Notes	Type

- Mechanical**
- Heavy grade A360 cast aluminum (<1% copper)
 - Tool-less access with a spring-loaded latch
 - Hidden hinge door allowing the door to swing open and remain open
 - Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
 - Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
 - Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
 - Polyester power coat paint to ensure maximum durability
 - Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
 - RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

- Electrical**
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
 - Standard SPD meets 10kV/5kA per ANSI C136.2-2015.
 - 20kV Option meets 20kV/10kA per ANSI C136.2-2015.
 - Quick disconnect connectors for ease of installation and maintenance.
 - Three pole terminal block is standard, with optional prewired leads for ease of installation
 - LED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are ROHS compliant. Minimum operating temperature is -40°C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

- Optical**
- IP65 rated optical compartment
 - LED circuit board located in the top cover
 - Asymmetric or Symmetric full cutoff distributions
 - 2700K, 3000K, 4000K, and 5000K CCT
 - 70CRI Standard

- Control Options**
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).
 - Factory Programmed Driver (FPDxx) - Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
 - Long Life Photocontrols (PCLL) - 20 Year Life
 - 3 and 7 pin photocontrol receptacles internally (PR3, PR7) or externally (PR3E, PR7E) mounted

- Testing/Compliance**
- UL 1598 - Wet Locations Safety Listing
 - Suitable for ambient temperatures -40°C to 40°C

- Manufacturing**
- Manufactured in Crawfordsville, Indiana, ARRA compliant
 - 100% electrical testing on all luminaires before shipment
 - Ten (10) years minimum experience in manufacturing LED based products

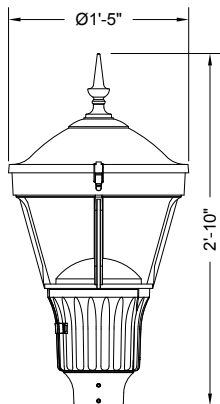
Buy American
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

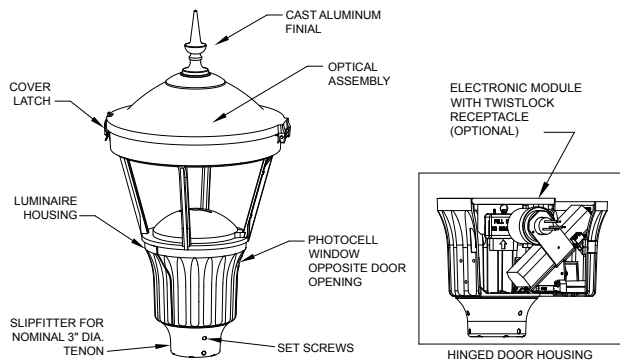
DesignLights Consortium® DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 39 lbs
Maximum Effective Projected Area - 1.24 sq. ft.



PUCL2

Utility Taft Series Luminaire Full Cutoff LED2



ORDERING INFORMATION

Example: PUCL2 P20 30K MVOLT FC2 GN NF PR7E

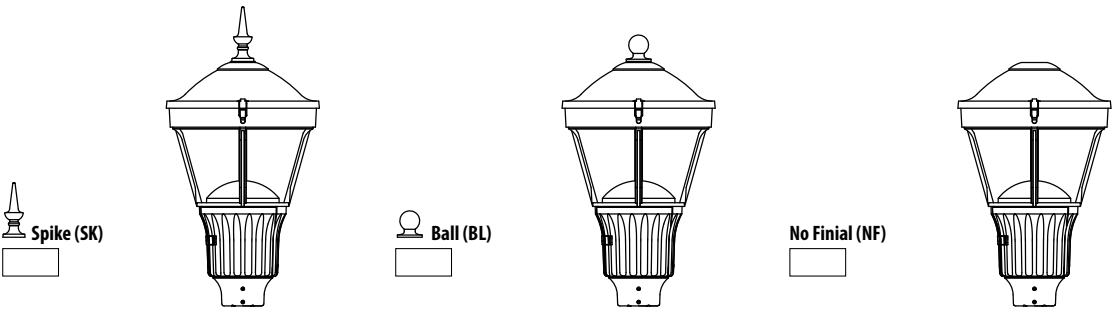
Series	Led performance package	LED Color temperature	Voltage	Optics	Housing color	Finial
PUCL2 Utility Taft LED FCO	P10 1,500 nominal lumens (amber only)	AMB True amber	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2 Type 2 distribution full cutoff	BK Black	NF None
	P20 4,500 nominal lumens	27K 2700K CCT			GR Gray	BL Ball
	P30 6,500 nominal lumens	30K 3000K CCT		FC3 Type 3 distribution full cutoff	GH Graphite	SK Spike
	P40 8,500 nominal lumens	40K 4000K CCT	HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC4 Type 4 distribution full cutoff	GN Green	
	P50 11,500 nominal lumens	50K 5000K CCT		FC5 Type 5 distribution full cutoff	PP Prime paint	
					WH White	
					BZ Bronze	
					RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.	
					CMC Custom color match	

Options: Option Compatibility Matrix on page 3 of 4			
A0 Field Adjustable Output	PR3E NEMA Twist Lock Photocontrol Receptacle - 3 PIN. Externally mounted, available with NF option	L1H 1.5 ft prewired leads	
FPDxx Factory Programmed Driver		L03 3ft prewired leads	
PR3 NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	PR7E NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option	L10 10 ft prewired leads	
PR7 NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	SH Shorting cap	L20 20 ft prewired leads	
PCLL DTL long life twistlock photocontrol for solid-state MVOLT	HSS House side shield	L25 25 ft prewired leads	
P34 DTL long life twistlock photocontrol for solid-state 347V		L30 30 ft prewired leads	
P48 DTL long life twistlock photocontrol for solid-state 480V		NL1X1 NEMA Label 1" X 1"	
		NL2X2 NEMA Label 2" X 2"	
		20KV 20kV/10kA surge protection	

Accessories: Order as separate catalog number.	
XXCL2HSS1	Field Accessory - Louvered house side shield (Qty 1)
XXCL2HSSJ50	Field Accessory - Louvered house side shield (Bulk Qty 50)
XXCL2SPD10KAS	10kV/5kA Extreme surge 120-277V
XXCL2SPD10KAH	10kV/5kA Extreme surge 480V
XXCL2SPD20KAS	20kV/10kA Extreme surge 120-277VV
XXCL2SPD20KAH	20kV/10kA Extreme surge 480V

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



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Utility Taft Series Luminaire Full Cutoff LED2

**OPTIONS MATRIX**

Mounting		SELECTED OPTION (start here)										
		A0	FPDxx	PR3	PR3E	PR7	PR7E	P34	P48	PCLL	SH	20kV
LED Performance Package	P10	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P20	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P40	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	P50	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Voltage	MVOLT	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y
	HVOLT	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Finial	BL	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	SK	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
	NF	Y	Y	Y	M	Y	M	Y	Y	Y	Y	Y
Compatible Options	A0		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	FPDxx	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y
	PR3	Y	Y		N	N	N	Y	Y	Y	Y	Y
	PR3E	Y	Y	N		N	N	Y	Y	Y	Y	Y
	PR7	Y	Y	N	N		N	Y	Y	Y	Y	Y
	PR7E	Y	Y	N	N	N		Y	Y	Y	Y	Y
	P34	Y	Y	Y	Y	Y	Y		N	N	N	Y
	P48	Y	Y	Y	Y	Y	Y	N		N	N	Y
	PCLL	Y	Y	Y	Y	Y	Y	N	N		N	Y
	SH	Y	Y	Y	Y	Y	Y	N	N	N		Y
	20kV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Y = Valid Option Combination

M = Must have: one of these must be installed for the luminaire to operate

N = Combination Not available

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use the factors to determine relative lumen output for average ambient temperatures from 0-40C (32-104F)

Ambient Temp (degrees C) Lumen Multiplier								
0	5	10	15	20	25	30	35	40
1.05	1.04	1.03	1.02	1.01	1.00	0.99	0.98	0.97

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the platforms noted in 25C ambient, based on 6,000 hours of IED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Package	Lumen Maintenance						L70 Hrs
	25k hrs	36k hrs	50k hrs	60k hrs	75k hrs	100k hrs	
P20-P40	0.97	0.96	0.95	0.94	0.93	0.91	383,000
P50	0.96	0.94	0.93	0.91	0.90	0.87	267,667



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Utility Taft Series Luminaire Full Cutoff LED2

**PERFORMANCE DATA**

LED Package	Distribution	System Watts	2700K		3000K		4000K		5000K	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P20	FC2	45	4633	103	4734	105	5218	116	5375	119
	FC3	45	4101	91	4190	93	4618	103	4758	106
	FC4	45	4414	98	4510	100	4971	110	5121	114
	FC5	45	4500	100	4598	102	5068	113	5221	116
P30	FC2	66	6711	102	6857	104	7557	115	7785	118
	FC3	66	5940	90	6069	92	6689	101	6891	104
	FC4	66	6394	97	6533	99	7200	109	7418	112
	FC5	66	6518	99	6660	101	7340	112	7562	115
P40	FC2	89	8528	96	8714	98	9604	108	9894	111
	FC3	89	7549	85	7714	87	8501	96	8758	98
	FC4	89	8125	91	8303	93	9151	103	9427	106
	FC5	89	8283	93	8464	95	9329	105	9610	108
P50	FC2	139	12327	89	12596	91	13882	100	14301	103
	FC3	139	10911	78	11149	80	12288	88	12658	91
	FC4	139	11744	84	12001	86	13226	95	13626	98
	FC5	139	11972	86	12234	88	13483	97	13890	100

FPDXX DATA OPTIONS

FPDxx Setting	Wattage	P20 27K				P20 30K				P20 40K				P20 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	45	4633	4101	4414	4500	4732	4190	4510	4598	5218	4618	4971	5068	5375	4758	5121	5221
FPD95	43	4401	3896	4193	4275	4497	3981	4285	4368	4957	4387	4722	4815	5106	4520	4865	4960
FPD90	41	4170	3691	3973	4050	4261	3771	4059	4138	4696	4156	4474	4561	4838	4282	4609	4699
FPD85	38	3938	3486	3752	3825	4024	3562	3834	3908	4435	3925	4225	4308	4569	4044	4353	4438
FPD80	36	3706	3281	3531	3600	3787	3352	3608	3678	4174	3694	3977	4054	4300	3806	4097	4177

FPDxx Setting	Wattage	P30 27K				P30 30K				P30 40K				P30 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	66	6711	5940	6394	6518	6857	6069	6533	6660	7557	6689	7200	7340	7785	6891	7418	7562
FPD95	63	6375	5643	6074	6192	6514	5766	6206	6327	7179	6355	6840	6973	7396	6546	7047	7184
FPD90	59	6040	5346	5755	5866	6171	5462	5880	5994	6801	6020	6480	6606	7007	6202	6676	6806
FPD85	56	5704	5049	5435	5540	5828	5159	5553	5661	6423	5686	6120	6239	6617	5857	6305	6428
FPD80	53	5369	4752	5115	5214	5846	4855	5226	5328	6046	5351	5760	5872	6228	5513	5934	6050
FPD75	50	5033	4455	4796	4889	5143	4552	4900	4995	5668	5017	5400	5505	5839	5564	5964	5672
FPD70	46	4698	4158	4476	4563	4800	4248	4573	4662	5290	4682	5040	5138	5450	5193	5593	5293

FPDxx Setting	Wattage	P40 27K				P40 30K				P40 40K				P40 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	89	8528	7549	8125	8283	8714	7714	8303	8464	9604	8501	9151	9329	9894	8758	9427	9610
FPD95	85	8102	7172	7719	7869	8278	7328	7888	8041	9124	8076	8693	8863	9400	8320	8956	9130
FPD90	80	7675	6794	7313	7455	7483	6943	7473	7618	8644	7651	8236	8396	8905	7882	8484	8649
FPD85	76	7249	6417	6906	7041	7407	6557	7058	7194	8163	7226	7778	7930	8410	7444	8013	8169
FPD80	71	6822	6039	6500	6626	6971	6171	6642	6771	7683	6801	7321	7463	7916	7006	7542	7688

FPDxx Setting	Wattage	P50 27K				P50 30K				P50 40K				P50 50K			
		FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5	FC2	FC3	FC4	FC5
Standard	139	12327	10911	11744	11972	12596	11149	12001	12234	13882	12288	13226	13483	14301	12658	13626	13890
FPD95	132	11710	10365	11157	11374	11966	10591	11401	11622	13188	11673	12565	12809	13586	12026	12944	13196
FPD90	125	11094	9820	10570	10775	11336	10034	10801	11010	12494	11059	11904	12135	12871	11393	12263	12501
FPD85	118	10478	9274	9983	10176	10706	9476	10201	10399	11800	10444	11242	11461	12156	10760	11582	11807
FPD80	111	9861	8729	9395	9578	10076	8919	9600	9787	11106	9830	10581	10786	11441	10127	10900	11112



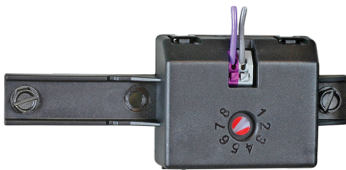
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Utility Taft Series Luminaire Full Cutoff LED2



COMPONENTS & OPTIONS DATA



AO
Manual field adjustable output dimming device



20kV
Safeguard your investment from extreme voltage spikes with our new Extreme 20kV/10kA SPD



HSS
Minimize backlight with a louvered house-side-shield. Available as a factory option or field accessory



WPX LED Wall Packs



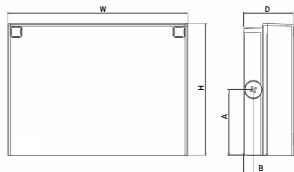
Catalog Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 Lumens, 11W ¹	30K 3000K	MVOLT 120V - 277V	(blank) None
WPX1 LED P2	2,900 Lumens, 24W	40K 4000K	347 347V ³	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) ²
WPX2 LED	6,000 Lumens, 47W	50K 5000K	E14WC Emergency battery backup, CEC compliant (14W, -20°C min) ²	DBDXD Dark bronze
WPX3 LED	9,200 Lumens, 69W		PE Photocell ³	DWHXD White
				DBLXD Black
				Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L70/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



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WPX LED
Rev. 03/08/22

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

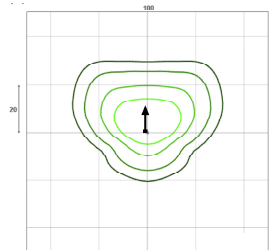
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

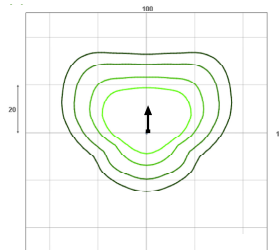
LEGEND

0.1 fc
0.2 fc
0.5 fc
1.0 fc

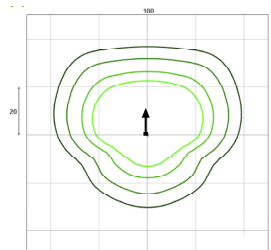
WPX1 LED P1



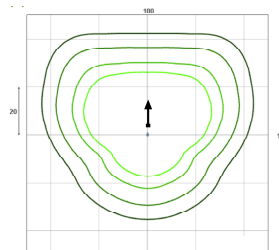
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.



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WPX LED
Rev. 03/08/22

**GARY R. WEBER ASSOCIATES, INC.**

LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

Wetland Determination Report

Project Name:	670 S. Old Rand Road	Client:	Advantage Consulting Engineers
Location:	Lake Zurich, Ela Township, Lake County, Illinois 60047		
Parcel PIN #	1420400003		
PLSS	SE S20 T43N R10E		
Coordinates	Latitude: 42.189303 Longitude: -88.083428		
Ecologist:	Lisa Pajon		
Project #	AC2289		
Attachments	Preliminary Water Resource Summary: Exhibit A		

A wetland determination was conducted by Gary R Weber Associates, Inc. (GRWA) to establish the presence and location of any wetlands or other water resources on the above referenced property located on S Old Rand Road and Buesching Road in Lake Zurich; hereafter referred to as the study area.

Our investigation consisted of a review of available water resource maps and publicly available historic aerials to determine if any areas on-site contained wetland signatures or water resources identified on regional mapping (see summary below). This review was initiated during winter conditions and no site visit has been conducted at this time. A follow-up investigation to collect data and stake boundaries will be required for permitting.

One (1) wetland signature was identified within the study area. This report and the attached exhibits do not constitute a full wetland delineation report and is provided for planning purposes only.

Map Review

Prior to the field investigation, a preliminary site evaluation was performed using natural resource mapping. Reviewed maps are summarized below. A preliminary water resource exhibit provides an estimation of wetland boundaries and is included with this report (Exhibit A).

- The National Wetlands Inventory identifies a freshwater, unconsolidated bottom, semi-permanently flooded water body (PUBF) within the study area.
- The Lake County Wetland Inventory identifies wetland within the study area.
- The Soil Map identifies the following soils within the study area (Exhibit D):
 - 1103A Houghton Muck – Hydric soil
 - 531C2 Markham Silt Loam – Predominately non-hydric soil
 - 530D3 Ozaukee Silty Clay Loam – Non-hydric
- The United States Geologic Survey (USGS) Topographic Map identifies a perennial pond within the study area.
- The FEMA Flood Insurance Rate Map identifies the study area outside the 500-year floodplain.
- The **Preliminary Water Resource Summary: Exhibit A** identifies present conditions within the study area. Locations and estimated boundaries of water resources are denoted.



GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

Review Summary:

The project area consists of a single-family home with access drive and accessory structures. The central and northern portions are fully vegetated and contain an open water pond and associated drainageway (Wetland 1).

Two wetlands appear to be located off-site to the north and west. An unnamed tributary is located east of the study area and connects to Wetland 1 via the drainageway.

The pond and drainageway are identified on the Lake County Wetland Inventory. The pond is also identified on the USGS Topographic map and the National Wetland Inventory.

A review of publicly available historic aerials shows the drainageway and pond were present before local development which occurred circa 1962.

Conclusions:

One (1) wetland with an associated drainageway was determined to be located within the study area. The wetland may connect off-site with an unnamed tributary that is associated with Buffalo Creek.

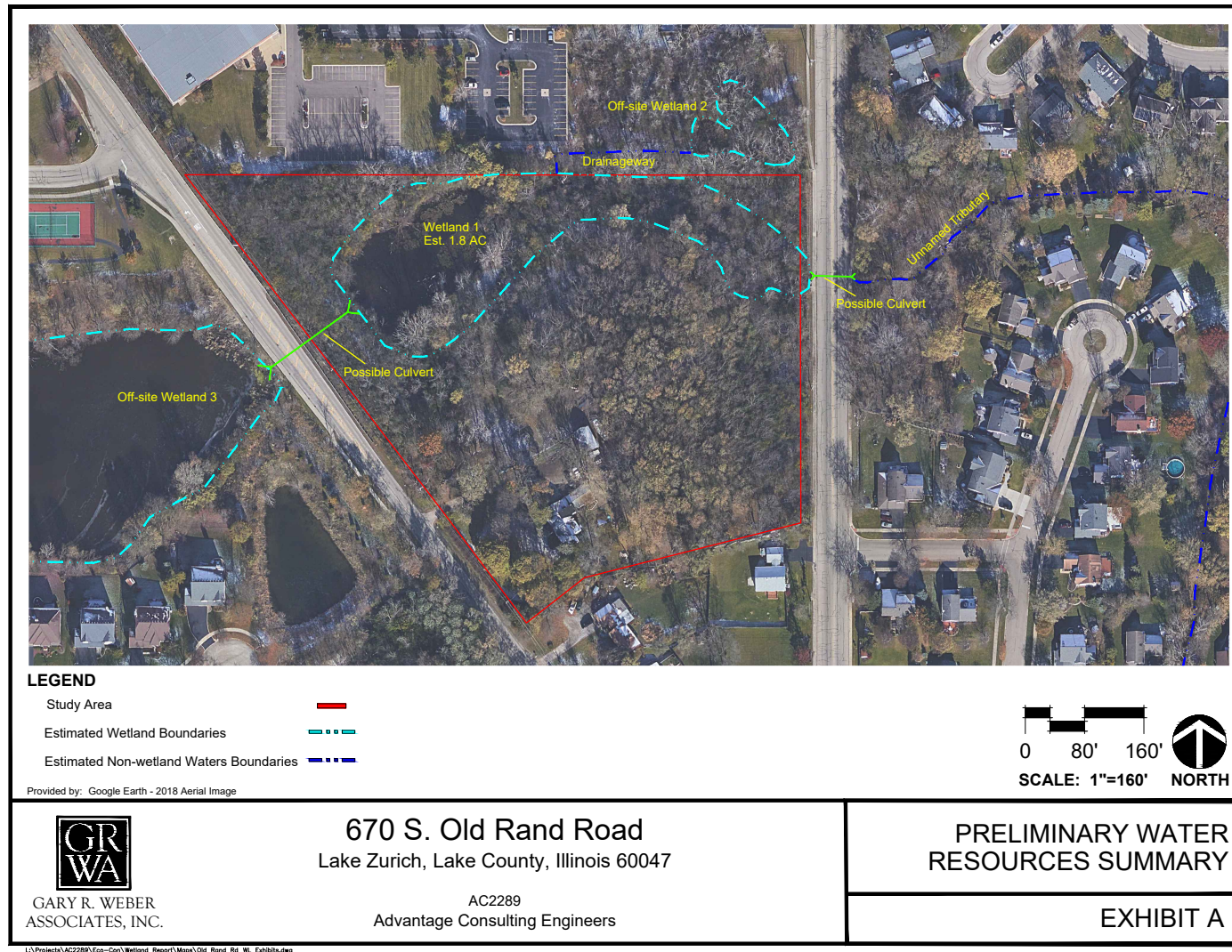
Wetlands in Lake Zurich are regulated under the Lake County Watershed Development Ordinance and may require a minimum buffer width of 50-ft.

This determination was done outside of the growing season using mapping resources and historic aerials. This report is to be used for planning purposes. Due to potential connectivity to Buffalo Creek, Wetland 1 will be under the jurisdiction of the U.S. Army Corps of Engineers.

Regulatory Summary:

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetlands identified on site. GRWA recommends that a request for jurisdictional determination be sent to the U.S. Army Corps of Engineers as soon as possible. Any impacts to jurisdictional wetland, Waters of the U.S., or associated buffers will require U.S. Army Corps of Engineers notification.

The Village of Lake Zurich Stormwater Management Ordinance regulates the development of all areas within the Village. A Watershed Development Permit is required for the development of any site which impacts water resources.





Urban Forest Management, Inc.

June 24, 2022

Mr. Dennis Kulak, NCARB
KLLM, Inc.
2357 N. Damen Ave.
Chicago, IL 60647

RE: Tree Inventory and Report
670 Old Rand Road
Lake Zurich, IL

Dear Mr. Kulak,

The following is the tree inventory listing and report for the property located at 670 Old Rand Road in Lake Zurich, IL.

All trees measuring 4" d.b.h. (diameter at breast height) and larger were tagged and included in the inventory.

A total of eight hundred and seventy eight (878) trees were included within this inventory, using tag #'s 2001 – 2500 and 4001 - 4378. There were seven (7) trees considered Heritage trees by Lake Zurich ordinance, fifty three (53) trees considered Landmark trees, four hundred thirty nine, (439) trees considered Desirable species, three hundred twenty one (321) trees considered Undesirable species and fifty eight eight (58) trees that were not classified within the Lake Zurich ordinance. The Species Quality Rating is found in the far right column of the tree inventory listing.

The following inventory listing and report will describe each tree in detail by tag number and the site in general.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester

TREE INVENTORY & REPORT
670 OLD RAND ROAD
LAKE ZURICH, IL

June 24, 2022

Prepared by:

URBAN FOREST MANAGEMENT, INC.
960 Route 22, Suite 207
Fox River Grove, IL 60021
(847) 516-9708

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I. Background and Methodology

A tree inventory was conducted on the property located at 670 Old Rand Road in Lake Zurich, IL. All trees measuring 4" d.b.h. (diameter at breast height—4.5' above the ground) and larger were tagged and included in this inventory. Buckthorn was not tagged or included in the inventory, nor were dead trees measuring less than 10" in diameter. Tags were nailed on the north face of the tree at eye level.

Trees were evaluated for species, size, condition, form and any observed problems were also noted. The following is a key for interpreting the condition and form data found on the tree inventory listing:

Condition Rating - The condition of the trees shall be based on a six (6) point scale with one (1) being the best and six (6) being the worst.

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and required no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair (average)	The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

Form Rating – Subjective evaluation comparing tree with specimen tree of the same species. Form classes are the same as those listed above under condition, with the exception of number 6, which translates to 'very poor form'. Typical form defects might include multiple leaders, no leader, lean, one sided crown, trunk crook, etc.

II. General Comments

A total of eight hundred and seventy eight (878) trees were inventoried using tree numbers 2001 – 2500 and 4001 - 4378.

Species inventoried included boxelder maple, Norway maple, silver maple, green ash, black walnut, crabapple, white mulberry, black cherry, black locust, American elm and other species in smaller quantities.

The most common species inventoried was silver maple with 44% of all species inventoried, followed by boxelder maple with 16% and black cherry with 11%. Buckthorn is the primary understory species with honeysuckle, ash, Virginia creeper, Chinese privet, viburnum, silver maple and black cherry found as additional understory species.

There are seven (7) trees (.7%) considered Heritage trees by Lake Zurich ordinance, fifty three (53) trees (6%) considered Landmark trees, four hundred thirty nine (439) trees (50%) considered Desirable, three hundred twenty one (321) trees (36%) are Undesirable trees and fifty eight (58) trees (6%) not included in the Lake Zurich categories.

The property is primarily wooded with lower quality species of trees throughout the site. There are some planted trees as well as some maintained turf adjacent to the residence. A single family residence, barn and livestock corrals are located in the southcentral part of the site. A pond and creek are located in the north quarter of the site. Piles of fallen trees and brush are located within the fenced livestock corrals.

Most of the inventoried trees have not been maintained in the past and they contain varying degrees of deadwood, decay or structural issues. Approximately 33% of the inventoried trees were in fair/poor or worse condition at the time of the inventory. Thirty one (31) of the trees were dead at the time of the inventory.

The boxelder maple, black locust, silver maple, and mulberry are fast growing, weak wooded and relatively short lived species.

Most of the ash trees on this site are dead as a result of emerald ash borer.

Many of the trees within the horse corrals have bark damage from the horses gnawing on the bark and the brush/trees being pushed into piles.

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2001	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	10	4	5	damaged leader, one-sided, pruned for overhead wires		Overhead wires.		DESIRABLE
2002	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	8	3	4	one-sided, damaged leader, pruned for overhead wires, multiple leaders		Overhead wires.		DESIRABLE
2003	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	11	3	4	weak crotch, trunk scar, multiple leaders				DESIRABLE
2004	Southwest property corner	Cornus florida	Flowering Dogwood	3	3	4	sweep, minor deadwood, suckering, metal in trunk			Forked at base with 3", 3", 3", 2", 1", 1" co-leaders.	LANDMARK
2005	South property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, slight sweep, excessive lean, minor deadwood				UNDESIRABLE
2006	South property line	Acer platanoides	Norway Maple	25	3	4	one-sided, multiple leaders, minor deadwood				DESIRABLE
2007	South property line	Acer platanoides	Norway Maple	21	4	5	one-sided, weak crotch, decay, broken limbs, over-topped		2 main co-leaders broken off at 13'.		DESIRABLE
2008	South property line	Acer platanoides	Norway Maple	11	3	4	minor deadwood, twist in trunk				DESIRABLE
2009	Southwest house corner	Picea glauca	White Spruce	16	6	5			Dead.		LANDMARK
2010	Southwest house corner	Juniperus virginiana	Eastern Red-cedar	11	3	4	damaged leader, twist in trunk, minor deadwood				DESIRABLE
2011	South property line	Morus alba	White Mulberry (Common Mulberry)	29	4	3	basal decay, weak crotch, multiple leaders, minor deadwood, suckering, hollow		Main crotch splitting		UNDESIRABLE
2012	Southeast of house	Malus spp.	Crabapple	10	5	4	top broken out, damaged leader, suckering, decay, hollow, basal decay				DESIRABLE
2013	Southeast of house	Picea abies	Norway Spruce	18	3	4	over-topped, one-sided				LANDMARK
2014	Southeast of house	Acer platanoides	Norway Maple	14	3	3	weak crotch, double leader, minor deadwood			Forked at 4' with a 13" co-leader.	DESIRABLE
2015	South property line	Acer saccharinum	Silver Maple	15	3	4	one-sided, double leader, damaged leader				DESIRABLE
2016	South property line	Morus alba	White Mulberry (Common Mulberry)	15	4	4	slight sweep, suckering, sweep, sparse foliage				UNDESIRABLE
2017	South property line	Acer negundo	Boxelder Maple	11	4	4	slight lean, one-sided, suckering, minor deadwood				UNDESIRABLE
2018	South property line	Acer negundo	Boxelder Maple	14	3	4	one-sided, multiple leaders, slight lean				UNDESIRABLE
2019	South property line	Ulmus americana	American Elm	8	3	4	basal scar, dead tree caught in crown, suckering, double leader		Uprooted 12" green ash caught in crown.		N/A
2020	South property line	Acer negundo	Boxelder Maple	4	4	4	minor deadwood, over-topped, suckering				UNDESIRABLE
2021	South property line	Acer negundo	Boxelder Maple	5	4	4	minor deadwood, suckering, over-topped				UNDESIRABLE
2022	South property line	Acer negundo	Boxelder Maple	8	3	4	slight lean, twist in trunk, thin crown, suckering				UNDESIRABLE
2023	South property line	Acer negundo	Boxelder Maple	8	3	4	over-topped, double leader, slight sweep, twist in trunk				UNDESIRABLE
2024	South property line	Acer negundo	Boxelder Maple	10	3	4	slight sweep, multiple leaders, suckering				UNDESIRABLE
2025	South property line	Acer negundo	Boxelder Maple	9	3	4	one-sided, suckering, minor deadwood, over-topped				UNDESIRABLE
2026	South property line	Acer negundo	Boxelder Maple	6	4	4	excessive lean, one-sided, suckering				UNDESIRABLE
2027	South property line	Acer negundo	Boxelder Maple	19	5	4	heavy deadwood, one-sided, multiple leaders, basal decay, basal scar				UNDESIRABLE
2028	South property line	Acer negundo	Boxelder Maple	14	5	5	slight sweep, damaged leader, suckering				UNDESIRABLE
2029	South property line	Acer negundo	Boxelder Maple	8	3	4	slight lean, suckering				UNDESIRABLE
2030	South property line	Acer negundo	Boxelder Maple	12	4	5	excessive lean, sweep, trunk scar, decay				UNDESIRABLE
2031	South property line	Ulmus americana	American Elm	11	3	4	minor deadwood				N/A
2032	South property line	Acer negundo	Boxelder Maple	7	4	5	damaged leader, slight sweep, suckering				UNDESIRABLE
2033	South property line	Acer negundo	Boxelder Maple	9	5	5	damaged leader, slight lean, sparse foliage, over-topped				UNDESIRABLE
2034	South property line	Juglans nigra	Black Walnut	16	2	3	twist in trunk				LANDMARK
2035	South property line	Juglans nigra	Black Walnut	17	2	3	slight lean, minor deadwood, multiple leaders, minor deadwood				LANDMARK
2036	South property line	Maclura pomifera	Osage-orange (Hedge-apple)	4	3	4	sweep, minor deadwood, weak crotch, suckering			Forked at base with a 2" co-leader.	UNDESIRABLE
2037	South property line	Juglans nigra	Black Walnut	7	3	4	basal scar, over-topped, suckering, double leader				LANDMARK
2038	South property line	Juglans nigra	Black Walnut	14	3	3	one-sided, double leader, vine infested				LANDMARK
2039	Southeast property corner	Acer saccharinum	Silver Maple	9	5	4	thin crown, minor deadwood, sparse foliage, suckering, overhead wires			Forked at base with 9"(dead), 9"(dead), 10"(dead), 4" co-leaders	DESIRABLE
2040	East property line	Malus spp.	Crabapple	4	4	3	minor deadwood, damaged leader, suckering, overhead wires				DESIRABLE

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2041	East property line	Malus spp.	Crabapple	4	3	3	over-topped, suckering, overhead wires				DESIRABLE
2042	East of homestead	Prunus serotina	Black Cherry	9	4	3	dieback, thin crown, double leader, minor deadwood				UNDESIRABLE
2043	East of homestead	Ulmus americana	American Elm	11	4	3	dieback, minor deadwood, multiple leaders				N/A
2044	East of homestead	Juglans nigra	Black Walnut	5	2	4	over-topped, twist in trunk, minor deadwood				LANDMARK
2045	East of homestead	Prunus serotina	Black Cherry	11	3	4	one-sided, thin crown, slight sweep, minor deadwood				UNDESIRABLE
2046	East of homestead	Catalpa speciosa	Northern Catalpa	7	3	4	twist in trunk, thin crown, minor deadwood				LANDMARK
2047	East of homestead	Malus spp.	Crabapple	5	4	4	over-topped, damaged leader			Forked at base with a 5" co-leader.	DESIRABLE
2048	East of homestead	Acer saccharinum	Silver Maple	9	5	4	one-sided, double leader, sparse foliage, dieback, minor deadwood			Forked at 2' with a 5" (dead) co-leader.	DESIRABLE
2049	East of homestead	Ulmus americana	American Elm	5	3	4	over-topped, minor deadwood, double leader				N/A
2050	East of homestead	Acer saccharinum	Silver Maple	15	4	3	weak crotch, multiple leaders, thin crown			Forked at 3' with an 11" co-leader.	DESIRABLE
2051	East of homestead	Acer saccharinum	Silver Maple	7	2	4	over-topped, one-sided, weak crotch, slight sweep			Forked at 1' with a 6" co-leader.	DESIRABLE
2052	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, minor deadwood, basal scar				DESIRABLE
2053	East of homestead	Acer saccharinum	Silver Maple	9	2	4	over-topped, slight sweep, one-sided				DESIRABLE
2054	East of homestead	Acer saccharinum	Silver Maple	8	2	4	over-topped, slight sweep, double leader				DESIRABLE
2055	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep, one-sided				DESIRABLE
2056	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, trunk scar, suckering, minor deadwood				DESIRABLE
2057	Homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, dead tree caught in crown		Dead 10" green ash caught in crown (snapped off at base)		DESIRABLE
2058	Homestead	Ulmus americana	American Elm	8	3	4	twist in trunk, one-sided				N/A
2059	Homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, multiple leaders, slight sweep				DESIRABLE
2060	Homestead	Acer saccharinum	Silver Maple	24	3	4	over-topped, weak crotch, sweep, multiple leaders		Forked at 5'.		DESIRABLE
2061	Homestead	Acer saccharinum	Silver Maple	16	3	4	slight sweep, one-sided, suckering				DESIRABLE
2062	Homestead	Acer saccharinum	Silver Maple	30	3	4	weak crotch, slight sweep, multiple leaders, metal in trunk		Forked at 5'.		DESIRABLE
2063	Homestead	Acer saccharinum	Silver Maple	32	4	3	trunk scar, decay, multiple leaders, minor deadwood, trunk swell				DESIRABLE
2064	Homestead	Acer saccharinum	Silver Maple	29	3	4	one-sided, multiple leaders, weak crotch, minor deadwood, metal in trunk, sparse foliage		Electric service wire embedded in trunk.		DESIRABLE
2065	Homestead	Acer saccharinum	Silver Maple	32	3	3	weak crotch, multiple leaders				DESIRABLE
2066	Homestead	Acer saccharinum	Silver Maple	23	3	4	over-topped, one-sided, multiple leaders, broken limbs, metal in trunk		Electric service wire embedded in trunk.		DESIRABLE
2067	Homestead	Quercus rubra	Northern Red Oak	28	6	4		hypoxylon canker	Dead.		HERITAGE
2068	Homestead	Picea pungens	Colorado Blue Spruce	13	4	4	lower branches shaded out, minor deadwood, sparse foliage				LANDMARK
2069	Homestead	Picea pungens	Colorado Blue Spruce	15	4	4	lower branches shaded out, minor deadwood, sparse foliage				LANDMARK
2070	Homestead	Picea pungens	Colorado Blue Spruce	11	6	4			Dead.		LANDMARK
2071	Homestead	Carya ovata	Shagbark Hickory	14	3	3	minor deadwood, weak crotch, multiple leaders				HERITAGE
2072	Homestead	Picea pungens	Colorado Blue Spruce	9	6	3			Dead.		LANDMARK
2073	Homestead	Picea pungens	Colorado Blue Spruce	15	6	4			Dead.		LANDMARK
2074	Homestead	Pseudotsuga menziesii	Douglas-fir	17	3	4	one-sided, lower branches shaded out, minor deadwood, vine infested				LANDMARK
2075	Homestead	Malus spp.	Crabapple	10	4	4	decay, minor deadwood, suckering, broken limbs				DESIRABLE
2076	Homestead	Acer platanoides	Norway Maple	34	3	3	weak crotch, multiple leaders, broken limbs, minor deadwood, trunk scar				DESIRABLE
2077	Homestead	Fraxinus pennsylvanica	Green Ash	13	6	5	vine infested		Dead. Overhead wires.		N/A
2078	Homestead	Acer platanoides	Norway Maple	39	3	3	weak crotch, multiple leaders, heavy deadwood, surface roots, lawnmower damage				DESIRABLE
2079	Homestead	Acer platanoides	Norway Maple	26	3	3	weak crotch, multiple leaders, minor deadwood				DESIRABLE

Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
 Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2080	Homestead	Salix nigra	Black Willow	37	5	4	heavy deadwood, suckering, sparse foliage, minor deadwood, surface roots, lawnmower damage				DESIRABLE
2081	Homestead	Acer platanoides	Norway Maple	24	4	3	weak crotch, multiple leaders, trunk scar				DESIRABLE
2082	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, multiple leaders				DESIRABLE
2083	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown, over-topped				DESIRABLE
2084	East of homestead	Acer saccharinum	Silver Maple	16	3	4	double leader, slight sweep, thin crown				DESIRABLE
2085	East of homestead	Fraxinus pennsylvanica	Green Ash	11	6	5	top broken off		Snag.		N/A
2086	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, one-sided, thin crown				DESIRABLE
2087	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight sweep, one-sided				DESIRABLE
2088	East of homestead	Acer saccharinum	Silver Maple	18	3	4	one-sided, multiple leaders				DESIRABLE
2089	East of homestead	Ulmus americana	American Elm	8	3	4	over-topped, one-sided, suckering				N/A
2090	East of homestead	Acer saccharinum	Silver Maple	12	3	4	slight sweep, minor deadwood, basal swell				DESIRABLE
2091	East of homestead	Acer saccharinum	Silver Maple	14	3	4	over-topped, slight sweep, one-sided				DESIRABLE
2092	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, twist in trunk, thin crown				DESIRABLE
2093	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, thin crown				DESIRABLE
2094	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, double leader, dead tree caught in crown				DESIRABLE
2095	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2096	East of homestead	Acer saccharinum	Silver Maple	7	3	4	thin crown, one-sided, slight sweep, weak crotch			Forked at 2' with a 5" co-leader.	DESIRABLE
2097	East of homestead	Acer saccharinum	Silver Maple	8	4	4	minor deadwood, double leader, slight sweep				DESIRABLE
2098	East of homestead	Acer saccharinum	Silver Maple	6	3	4	one-sided, thin crown, minor deadwood			Forked at 1.5' with a 3" co-leader.	DESIRABLE
2099	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, one-sided, multiple leaders, minor deadwood				DESIRABLE
2100	East of homestead	Juglans nigra	Black Walnut	11	2	3	multiple leaders, minor deadwood				LANDMARK
2101	East of homestead	Prunus serotina	Black Cherry	7	5	4	sparse foliage, minor deadwood, thin crown			Forked at 2.5' with a 5" co-leader.	UNDESIRABLE
2102	East of homestead	Juglans nigra	Black Walnut	8	2	4	over-topped, twist in trunk, one-sided				LANDMARK
2103	East of homestead	Prunus serotina	Black Cherry	9	4	4	trunk scar, decay, thin crown, sparse foliage, vine infested				UNDESIRABLE
2104	East property line	Juglans nigra	Black Walnut	6	3	4	damaged leader, multiple leaders, pruned for overhead wires		Overhead wires.		LANDMARK
2105	East property line	Malus spp.	Crabapple	4	3	4	over-topped, slight sweep, multiple leaders, pruned for overhead wires		Overhead wires.		DESIRABLE
2106	East property line	Malus spp.	Crabapple	5	3	4	over-topped, slight sweep, weak crotch, suckering		Overhead wires.	Forked at 1' with 4", 3", 3" co-leaders.	DESIRABLE
2107	East property line	Ulmus americana	American Elm	6	3	3					N/A
2108	East property line	Malus spp.	Crabapple	4	3	3	weak crotch, minor deadwood, decay			Forked at .5' with 4", 3", 3", 4" co-leaders.	DESIRABLE
2109	East property line	Ulmus pumila	Siberian Elm	4	3	4	over-topped, multiple leaders, weak crotch		Overhead wires.		UNDESIRABLE
2110	East of homestead	Malus spp.	Crabapple	4	4	4	over-topped, slight sweep, minor deadwood			Forked at .5' with a 3" co-leader.	DESIRABLE
2111	East of homestead	Acer saccharinum	Silver Maple	8	3	4	weak crotch, minor deadwood, one-sided, thin crown			Forked at base with 7", 7" co-leaders.	DESIRABLE
2112	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, one-sided, thin crown				DESIRABLE
2113	East of homestead	Acer saccharinum	Silver Maple	10	5	4	dieback, heavy deadwood, sparse foliage			Forked at 2' with a 9" co-leader.	DESIRABLE
2114	East of homestead	Acer saccharinum	Silver Maple	12	3	4	weak crotch, one-sided, slight sweep, multiple leaders			Forked at 4' with an 11" co-leader.	DESIRABLE
2115	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, one-sided, one-sided			Forked at 2.5' with an 8" co-leader.	DESIRABLE
2116	East of homestead	Prunus serotina	Black Cherry	4	4	4	slight sweep, suckering, minor deadwood, double leader				UNDESIRABLE
2117	East of homestead	Acer saccharinum	Silver Maple	5	3	4	slight sweep, thin crown, over-topped				DESIRABLE
2118	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, one-sided, thin crown				DESIRABLE

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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2119	East of homestead	Acer saccharinum	Silver Maple	11	3	4	one-sided, thin crown, double leader				DESIRABLE
2120	East of homestead	Prunus serotina	Black Cherry	8	3	4	slight sweep, one-sided, thin crown, minor deadwood				UNDESIRABLE
2121	East of homestead	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, trunk scar				DESIRABLE
2122	East of homestead	Acer saccharinum	Silver Maple	12	3	4	slight lean, one-sided, multiple leaders				DESIRABLE
2123	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, over-topped, one-sided, double leader, basal scar				DESIRABLE
2124	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, double leader, over-topped, basal scar				DESIRABLE
2125	East of homestead	Acer saccharinum	Silver Maple	9	3	4	weak crotch, one-sided, suckering			Forked at 3.5' with an 8" co-leader.	DESIRABLE
2126	East of homestead	Acer saccharinum	Silver Maple	14	3	3	twist in trunk, thin crown				DESIRABLE
2127	East of homestead	Acer saccharinum	Silver Maple	9	3	5	over-topped, sweep, thin crown				DESIRABLE
2128	East of homestead	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, one-sided, thin crown				DESIRABLE
2129	East of homestead	Acer saccharinum	Silver Maple	5	3	4	twist in trunk, one-sided, thin crown, trunk scar				DESIRABLE
2130	East of homestead	Acer saccharinum	Silver Maple	7	4	4	over-topped, slight sweep, trunk scar, dead tree caught in crown				DESIRABLE
2131	East of homestead	Acer saccharinum	Silver Maple	24	3	3	multiple leaders				DESIRABLE
2132	East of homestead	Acer saccharinum	Silver Maple	8	3	3	metal in trunk, one-sided, thin crown		Barbed wire attached to trunk.		DESIRABLE
2133	East of homestead	Acer saccharinum	Silver Maple	10	3	4	sweep, one-sided				DESIRABLE
2134	East of homestead	Acer saccharinum	Silver Maple	12	3	3	thin crown, one-sided, double leader				DESIRABLE
2135	East of homestead	Acer saccharinum	Silver Maple	8	4	4	basal decay, hollow, one-sided, thin crown				DESIRABLE
2136	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, trunk scar, over-topped				DESIRABLE
2137	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown, trunk scar, decay		Old co-leader rotted off at 3'.		DESIRABLE
2138	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, multiple leaders				DESIRABLE
2139	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2140	East of homestead	Acer saccharinum	Silver Maple	5	4	4	thin crown, minor deadwood, suckering, slight sweep				DESIRABLE
2141	East of homestead	Acer saccharinum	Silver Maple	9	3	4	one-sided, thin crown, slight sweep			Forked at 1.5' with a 6" co-leader.	DESIRABLE
2142	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown, multiple leaders				DESIRABLE
2143	East of homestead	Prunus serotina	Black Cherry	4	3	4	twist in trunk, minor deadwood, suckering, over-topped				UNDESIRABLE
2144	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown, decay		Old co-leader rotted off at 1'.		DESIRABLE
2145	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, double leader, thin crown				DESIRABLE
2146	East of homestead	Acer saccharinum	Silver Maple	5	4	3	basal decay, thin crown, over-topped				DESIRABLE
2147	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, multiple leaders, weak crotch, minor deadwood			Forked at 4' with a 6" co-leader.	DESIRABLE
2148	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, slight lean, thin crown				DESIRABLE
2149	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown				DESIRABLE
2150	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, trunk scar, double leader		Old co-leader rotted off at 2'.		DESIRABLE
2151	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, double leader				DESIRABLE
2152	East of homestead	Acer saccharinum	Silver Maple	5	4	4	damaged leader, one-sided, minor deadwood, sparse foliage				DESIRABLE
2153	East of homestead	Acer saccharinum	Silver Maple	7	3	4	thin crown, slight sweep, minor deadwood		Old co-leader broken off at 2'.		DESIRABLE
2154	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, one-sided, multiple leaders				DESIRABLE
2155	East of homestead	Prunus serotina	Black Cherry	7	3	4	slight sweep, one-sided				UNDESIRABLE
2156	East of homestead	Prunus serotina	Black Cherry	7	4	4	slight sweep, over-topped, sparse foliage, minor deadwood, basal decay, girdling root				UNDESIRABLE
2157	East of homestead	Prunus serotina	Black Cherry	6	3	5	over-topped, sweep				UNDESIRABLE
2158	East of homestead	Malus spp.	Crabapple	6	3	4	over-topped, slight lean, suckering, decay, minor deadwood			Forked at base with 5", 4", 3" co-leaders.	DESIRABLE
2159	East property line	Malus spp.	Crabapple	4	4	4	trunk scar, minor deadwood, suckering	scab			DESIRABLE
2160	East property line	Acer saccharinum	Silver Maple	9	5	4	sparse foliage, minor deadwood, pruned for overhead wires		Overhead wires, stunted growth.		DESIRABLE
2161	East property line	Prunus serotina	Black Cherry	6	3	4	sweep, thin crown, sparse foliage				UNDESIRABLE
2162	East property line	Acer saccharinum	Silver Maple	4	3	4	over-topped, slight sweep, thin crown, sparse foliage				DESIRABLE
2163	East property line	Prunus serotina	Black Cherry	6	4	4	over-topped, sweep, vine infested, sparse foliage				UNDESIRABLE

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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2164	East property line	Morus alba	White Mulberry (Common Mulberry)	4	4	4	over-topped, minor deadwood, slight lean				UNDESIRABLE
2165	East property line	Prunus serotina	Black Cherry	5	4	4	trunk scar, decay, slight sweep, thin crown				UNDESIRABLE
2166	East of homestead	Prunus serotina	Black Cherry	7	3	4	over-topped, slight sweep, twist in trunk, trunk scar				UNDESIRABLE
2167	East of homestead	Prunus serotina	Black Cherry	6	3	4	vine infested, thin crown, minor deadwood				UNDESIRABLE
2168	East of homestead	Prunus serotina	Black Cherry	10	4	4	excessive lean, trunk scar, broken limbs				UNDESIRABLE
2169	East of homestead	Acer saccharinum	Silver Maple	7	3	3	trunk scar, double leader, thin crown				DESIRABLE
2170	East of homestead	Acer saccharinum	Silver Maple	5	3	3	trunk scar				DESIRABLE
2171	East of homestead	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, minor deadwood, slight sweep			Forked at base with a 4" co-leader.	UNDESIRABLE
2172	East of homestead	Acer saccharinum	Silver Maple	13	3	3	twist in trunk, double leader, minor deadwood				DESIRABLE
2173	East of homestead	Ulmus americana	American Elm	6	3	3	over-topped, one-sided				N/A
2174	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, weak crotch, double leader			Forked at 3' with a 4" co-leader.	DESIRABLE
2175	East of homestead	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
2176	East of homestead	Acer saccharinum	Silver Maple	10	4	3	multiple leaders, thin crown, one-sided, trunk scar				DESIRABLE
2177	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight lean, one-sided, thin crown, weak crotch			Forked at 1.5' with an 8" co-leader.	DESIRABLE
2178	East of homestead	Acer saccharinum	Silver Maple	8	2	4	twist in trunk, one-sided, thin crown				DESIRABLE
2179	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, minor deadwood, suckering, thin crown, weak crotch			Forked at 2' with a 7" co-leader.	DESIRABLE
2180	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, double leader				DESIRABLE
2181	East of homestead	Acer saccharinum	Silver Maple	12	3	4	over-topped, slight sweep, one-sided, multiple leaders				DESIRABLE
2182	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, thin crown			Forked at 3' with a 12" co-leader.	DESIRABLE
2183	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, multiple leaders, trunk scar				DESIRABLE
2184	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight lean, thin crown, suckering, trunk scar				DESIRABLE
2185	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, metal in trunk		Barbed wire embedded in trunk.		DESIRABLE
2186	East of homestead	Acer saccharinum	Silver Maple	17	3	4	over-topped, sweep, multiple leaders				DESIRABLE
2187	East of homestead	Acer saccharinum	Silver Maple	16	3	4	over-topped, one-sided, multiple leaders				DESIRABLE
2188	East of homestead	Acer saccharinum	Silver Maple	16	3	3	multiple leaders, suckering, basal scar				DESIRABLE
2189	East of homestead	Acer saccharinum	Silver Maple	12	3	3	twist in trunk, one-sided, thin crown, suckering				DESIRABLE
2190	East of homestead	Acer saccharinum	Silver Maple	9	4	3	one-sided, thin crown, suckering, twist in trunk				DESIRABLE
2191	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, suckering, twist in trunk				DESIRABLE
2192	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, metal in trunk		Barbed wire embedded in trunk.		DESIRABLE
2193	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, basal scar				DESIRABLE
2194	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, thin crown, minor deadwood				DESIRABLE
2195	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep				DESIRABLE
2196	East of homestead	Acer saccharinum	Silver Maple	14	3	4	one-sided, thin crown			Forked at 2.5' with a 10" co-leader.	DESIRABLE
2197	East of homestead	Acer saccharinum	Silver Maple	12	3	4	weak crotch, one-sided, thin crown			forked at 3.5' with a 9" co-leader.	DESIRABLE
2198	East of homestead	Acer saccharinum	Silver Maple	10	4	4	slight lean, trunk scar, damaged leader, one-sided, over-topped				DESIRABLE
2199	East of homestead	Acer saccharinum	Silver Maple	18	3	4	one-sided, multiple leaders, minor deadwood, basal scar				DESIRABLE
2200	East of homestead	Acer saccharinum	Silver Maple	12	2	4	slight lean, multiple leaders, minor deadwood				DESIRABLE
2201	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2202	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, trunk scar, over-topped		Old co-leader rotted off at 2'.		DESIRABLE
2203	East of homestead	Prunus serotina	Black Cherry	4	3	4	over-topped, slight sweep				UNDESIRABLE
2204	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, minor deadwood, slight sweep				DESIRABLE
2205	East of homestead	Acer saccharinum	Silver Maple	4	3	4	minor deadwood, one-sided, thin crown, sweep, over-topped				DESIRABLE
2206	East of homestead	Fraxinus pennsylvanica	Green Ash	16	6	4			Dead.		N/A
2207	East of homestead	Morus alba	White Mulberry (Common Mulberry)	5	3	3	over-topped, one-sided, minor deadwood				UNDESIRABLE
2208	East of homestead	Acer saccharinum	Silver Maple	5	3	4	twist in trunk, thin crown, slight sweep				DESIRABLE
2209	East property line	Juglans nigra	Black Walnut	20	3	4	multiple leaders, vine infested, broken limbs, suckering, pruned for side wires		Overhead wires.		LANDMARK

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2210	East property line	Acer negundo	Boxelder Maple	7	4	5	damaged leader, vine infested, pruned for overhead wires, sparse foliage		Overhead wires.		UNDESIRABLE
2211	East property line	Acer negundo	Boxelder Maple	9	5	5	dieback, heavy deadwood, girdling root				UNDESIRABLE
2212	East property line	Acer saccharinum	Silver Maple	15	4	4	broken limbs, minor deadwood, one-sided, vine infested, multiple leaders, decay				DESIRABLE
2213	East of homestead	Morus alba	White Mulberry (Common Mulberry)	16	4	4	one-sided, dieback, minor deadwood, multiple leaders				UNDESIRABLE
2214	East of homestead	Acer saccharinum	Silver Maple	13	6	4			Dead.		DESIRABLE
2215	East of homestead	Acer saccharinum	Silver Maple	9	4	4	dieback, heavy deadwood, double leader			Forked at 3.5' with an 8" co-leader.	DESIRABLE
2216	East of homestead	Prunus serotina	Black Cherry	9	4	4	dieback, slight sweep, thin crown, minor deadwood			Forked at 1' with an 8" co-leader.	UNDESIRABLE
2217	East of homestead	Prunus serotina	Black Cherry	13	6	4			Dead.		UNDESIRABLE
2218	East of homestead	Acer saccharinum	Silver Maple	5	3	4	slight sweep, one-sided, thin crown, erosion				DESIRABLE
2219	East of homestead	Acer saccharinum	Silver Maple	9	4	4	slight sweep, thin crown, heavy deadwood			Forked at 1.5' with 7"(dead), 6"(dead) co-leaders.	DESIRABLE
2220	East of homestead	Juglans nigra	Black Walnut	8	2	4	over-topped, twist in trunk, minor deadwood, one-sided				LANDMARK
2221	East of homestead	Acer saccharinum	Silver Maple	14	6	4			Dead.		DESIRABLE
2222	East of homestead	Acer saccharinum	Silver Maple	6	3	4	slight sweep, one-sided, thin crown, over-topped				DESIRABLE
2223	East of homestead	Malus spp.	Crabapple	5	4	4	over-topped, sweep, minor deadwood, suckering			Forked at 3" with a 4" co-leader.	DESIRABLE
2224	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, weak crotch, slight sweep		In contact with tree #2225.	Forked at 3' with a 5" co-leader.	DESIRABLE
2225	East of homestead	Prunus serotina	Black Cherry	8	3	5	over-topped, sweep		In contact with tree #2224.		UNDESIRABLE
2226	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, one-sided				DESIRABLE
2227	East of homestead	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, multiple leaders, trunk scar			Forked at 2' with an 11" co-leader.	DESIRABLE
2228	East of homestead	Acer saccharinum	Silver Maple	6	3	4	one-sided, trunk scar, thin crown, minor deadwood			Forked at 3.5' with a 6" co-leader.	DESIRABLE
2229	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, double leader				DESIRABLE
2230	East of homestead	Acer saccharinum	Silver Maple	11	4	4	heavy deadwood, thin crown, weak crotch, trunk scar			Forked at 3.5' with a 10" (dead) co-leader.	DESIRABLE
2231	East of homestead	Acer saccharinum	Silver Maple	10	3	3	thin crown, trunk scar, minor deadwood			Forked at 2' with a 7"(dead) co-leader.	DESIRABLE
2232	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, multiple leaders				DESIRABLE
2233	East of homestead	Juglans nigra	Black Walnut	4	2	3	over-topped				LANDMARK
2234	East of homestead	Acer saccharinum	Silver Maple	16	3	4	over-topped, one-sided, multiple leaders, basal decay, trunk scar				DESIRABLE
2235	East of homestead	Acer saccharinum	Silver Maple	13	3	4	trunk scar, over-topped, one-sided, double leader				DESIRABLE
2236	East of homestead	Acer saccharinum	Silver Maple	16	3	4	slight lean, thin crown, minor deadwood				DESIRABLE
2237	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, multiple leaders, suckering, trunk scar				DESIRABLE
2238	East of homestead	Acer saccharinum	Silver Maple	10	3	4	thin crown, twist in trunk				DESIRABLE
2239	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight lean, suckering				DESIRABLE
2240	East of homestead	Acer saccharinum	Silver Maple	11	3	3	thin crown, twist in trunk, basal scar				DESIRABLE
2241	East of homestead	Acer saccharinum	Silver Maple	12	3	3	weak crotch, suckering, metal in trunk			Forked at 2.5' with an 11" co-leader.	DESIRABLE
2242	East of homestead	Acer saccharinum	Silver Maple	19	3	4	one-sided, suckering, metal in trunk, double leader, basal scar				DESIRABLE
2243	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, basal scar, slight sweep				DESIRABLE
2244	East of homestead	Acer saccharinum	Silver Maple	10	3	4	sweep, thin crown, basal scar, suckering				DESIRABLE
2245	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, basal scar, suckering				DESIRABLE
2246	East of homestead	Acer saccharinum	Silver Maple	17	3	3	multiple leaders, suckering				DESIRABLE
2247	East of homestead	Acer saccharinum	Silver Maple	11	4	4	over-topped, slight sweep, trunk scar, basal decay, basal scar		Hollow at base.		DESIRABLE
2248	East of homestead	Acer saccharinum	Silver Maple	10	4	4	trunk scar, over-topped, slight sweep, suckering				DESIRABLE

Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
 Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2249	East of homestead	Acer saccharinum	Silver Maple	13	3	3	trunk scar, twist in trunk, thin crown, double leader				DESIRABLE
2250	East of homestead	Acer saccharinum	Silver Maple	14	3	4	over-topped, slight sweep, double leader, suckering				DESIRABLE
2251	East of homestead	Acer saccharinum	Silver Maple	13	4	4	trunk scar, over-topped, thin crown, basal scar, suckering, hollow				DESIRABLE
2252	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, thin crown, basal scar, trunk scar				DESIRABLE
2253	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, thin crown				DESIRABLE
2254	East of homestead	Acer saccharinum	Silver Maple	28	3	4	slight lean, weak crotch, minor deadwood		Forked at 5'.		DESIRABLE
2255	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown, suckering, trunk scar				DESIRABLE
2256	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, multiple leaders, trunk scar				DESIRABLE
2257	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, one-sided, trunk scar				DESIRABLE
2258	East of homestead	Ulmus americana	American Elm	7	3	4	over-topped, slight sweep, suckering, multiple leaders				N/A
2259	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, slight sweep			Forked at 2.5' with a 6" co-leader.	DESIRABLE
2260	East of homestead	Acer saccharinum	Silver Maple	10	3	4	weak crotch, damaged leader, thin crown, trunk scar			Forked at 3' with a 6" co-leader.	DESIRABLE
2261	East of homestead	Ulmus americana	American Elm	7	3	4	sweep, over-topped, one-sided, suckering				N/A
2262	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2263	East of homestead	Acer saccharinum	Silver Maple	13	4	4	trunk scar, decay, over-topped, one-sided, multiple leaders			Forked at 3.5' with a 7" co-leader.	DESIRABLE
2264	East of homestead	Acer saccharinum	Silver Maple	10	4	4	over-topped, sweep, weak crotch, basal decay, trunk scar		Old co-leader rotted off at 2'.	Forked at 2.5' with a 9" co-leader.	DESIRABLE
2265	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, damaged leader, suckering				DESIRABLE
2266	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, basal scar, double leader, over-topped				DESIRABLE
2267	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, one-sided, suckering				DESIRABLE
2268	East of homestead	Acer saccharinum	Silver Maple	8	3	3	weak crotch, metal in trunk			Forked at 3' with 7", 3" co-leaders.	DESIRABLE
2269	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown			Forked at 1' with a 4" co-leader.	DESIRABLE
2270	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, thin crown				DESIRABLE
2271	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, one-sided, double leader, basal scar		Old co-leader rotted off at 2'.		DESIRABLE
2272	East of homestead	Prunus serotina	Black Cherry	8	3	4	slight lean, one-sided, thin crown				UNDESIRABLE
2273	East of homestead	Acer negundo	Boxelder Maple	4	4	4	damaged leader, over-topped				UNDESIRABLE
2274	East property line	Acer negundo	Boxelder Maple	8	3	4	over-topped, sweep, minor deadwood, multiple leaders				UNDESIRABLE
2275	East property line	Acer saccharinum	Silver Maple	12	3	4	over-topped, slight sweep, pruned for side wires, suckering		Overhead wires.	Forked at 3' with a 5" co-leader.	DESIRABLE
2276	East property line	Acer saccharinum	Silver Maple	22	3	4	slight sweep, multiple leaders, pruned for side wires, minor deadwood		Overhead wires.		DESIRABLE
2277	East property line	Acer negundo	Boxelder Maple	5	4	4	excessive lean, basal swell, suckering, vine infested		Overhead wires.		UNDESIRABLE
2278	East of homestead	Acer saccharinum	Silver Maple	11	3	4	one-sided, thin crown, over-topped, slight sweep				DESIRABLE
2279	East of homestead	Morus alba	White Mulberry (Common Mulberry)	16	3	4	basal scar, over-topped, slight sweep, minor deadwood, multiple leaders				UNDESIRABLE
2280	East of homestead	Acer saccharinum	Silver Maple	23	3	3	weak crotch, multiple leaders, one-sided				DESIRABLE
2281	East of homestead	Ulmus americana	American Elm	6	3	3	suckering, minor deadwood				N/A
2282	East of homestead	Acer saccharinum	Silver Maple	12	3	3	heavy deadwood, weak crotch, multiple leaders, metal in trunk, basal decay, basal scar			Forked at 3.5' with 10", 6" (dead) co-leaders.	DESIRABLE
2283	East of homestead	Malus spp.	Crabapple	6	3	4	minor deadwood, suckering, over-topped				DESIRABLE
2284	East of homestead	Acer saccharinum	Silver Maple	23	3	3	multiple leaders			Forked at 3.5' with a 12" co-leader.	DESIRABLE
2285	East of homestead	Acer saccharinum	Silver Maple	10	3	3					DESIRABLE
2286	East of homestead	Acer saccharinum	Silver Maple	6	4	4	basal decay, slight sweep, thin crown				DESIRABLE
2287	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, metal in trunk				DESIRABLE
2288	East of homestead	Acer saccharinum	Silver Maple	10	4	4	weak crotch, trunk scar, one-sided, thin crown			Forked at 3' with an 8" (dead) co-leader.	DESIRABLE

Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2289	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, double leader, over-topped, minor deadwood				DESIRABLE
2290	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, one-sided, double leader, basal scar				DESIRABLE
2291	East of homestead	Acer saccharinum	Silver Maple	26	4	4	weak crotch, double leader, slight sweep, trunk scar, decay, metal in trunk				DESIRABLE
2292	East of homestead	Acer saccharinum	Silver Maple	8	4	4	over-topped, double leader, trunk scar, basal scar				DESIRABLE
2293	East of homestead	Acer saccharinum	Silver Maple	10	3	3	twist in trunk, thin crown, trunk scar				DESIRABLE
2294	East of homestead	Ulmus americana	American Elm	5	3	4	trunk scar, suckering, over-topped				N/A
2295	East of homestead	Acer negundo	Boxelder Maple	13	4	4	damaged leader, trunk scar, decay, double leader, suckering, minor deadwood		Electric fence attached to trunk.		UNDESIRABLE
2296	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, damaged leader, basal decay, basal scar		Electric fence attached to trunk.		DESIRABLE
2297	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep, one-sided, over-topped				DESIRABLE
2298	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, weak crotch, suckering			Forked at 3' with 11" co-leader.	DESIRABLE
2299	East of homestead	Acer saccharinum	Silver Maple	13	3	3	double leader, one-sided, basal scar				DESIRABLE
2300	East of homestead	Acer saccharinum	Silver Maple	16	3	3	multiple leaders, poison ivy				DESIRABLE
2301	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight lean, twist in trunk, suckering				DESIRABLE
2302	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, basal scar				DESIRABLE
2303	East of homestead	Acer saccharinum	Silver Maple	8	3	4	heavy deadwood, thin crown, twist in trunk, trunk scar		(1) co-leader is dead at 15'.		DESIRABLE
2304	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, suckering, thin crown, trunk scar				DESIRABLE
2305	East of homestead	Acer saccharinum	Silver Maple	10	3	4	trunk scar, slight sweep, thin crown, over-topped		Old co-leader rotted off at 1.5'.		DESIRABLE
2306	East of homestead	Acer saccharinum	Silver Maple	9	3	4	trunk scar, twist in trunk, thin crown, double leader				DESIRABLE
2307	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, thin crown, suckering				DESIRABLE
2308	East of homestead	Acer saccharinum	Silver Maple	16	3	4	slight sweep, one-sided				DESIRABLE
2309	East of homestead	Acer saccharinum	Silver Maple	14	3	4	one-sided, heavy deadwood, twist in trunk				DESIRABLE
2310	East of homestead	Acer saccharinum	Silver Maple	10	4	4	minor deadwood, one-sided, twist in trunk, thin crown, suckering				DESIRABLE
2311	East of homestead	Acer saccharinum	Silver Maple	18	4	4	slight sweep, one-sided, multiple leaders, minor deadwood, trunk scar		Bark eaten off by horses, electric fence attached to trunk.		DESIRABLE
2312	East of homestead	Acer saccharinum	Silver Maple	14	3	3	multiple leaders, twist in trunk				DESIRABLE
2313	East of homestead	Acer negundo	Boxelder Maple	4	3	4	sweep, over-topped, suckering				UNDESIRABLE
2314	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, one-sided, basal scar				DESIRABLE
2315	East of homestead	Acer saccharinum	Silver Maple	8	4	4	over-topped, slight sweep, trunk scar, suckering				DESIRABLE
2316	East of homestead	Acer negundo	Boxelder Maple	9	4	4	over-topped, slight lean, damaged leader			Forked at 1.5' with a 7" co-leader.	UNDESIRABLE
2317	East of homestead	Acer saccharinum	Silver Maple	10	6	4			Dead, electric fence attached to trunk.		DESIRABLE
2318	East of homestead	Acer negundo	Boxelder Maple	9	4	4	over-topped, slight lean, suckering, broken limbs, minor deadwood				UNDESIRABLE
2319	East of homestead	Acer saccharinum	Silver Maple	17	3	4	double leader, slight sweep, minor deadwood, metal in trunk		Electric fence attached to trunk.		DESIRABLE
2320	East of homestead	Acer saccharinum	Silver Maple	10	4	4	basal decay, slight sweep, thin crown, metal in trunk		Hollow at base. Electric fence attached to trunk.		DESIRABLE
2321	East of homestead	Acer saccharinum	Silver Maple	15	3	4	double leader, slight sweep				DESIRABLE
2322	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, thin crown, one-sided, minor deadwood, sparse foliage				DESIRABLE
2323	East of homestead	Acer saccharinum	Silver Maple	17	3	4	weak crotch, slight sweep, one-sided		Electric fence attached to trunk.	Forked at 1.5' with a 12" co-leader.	DESIRABLE
2324	East of homestead	Acer saccharinum	Silver Maple	10	4	4	trunk scar, over-topped, one-sided, thin crown				DESIRABLE
2325	East of homestead	Acer saccharinum	Silver Maple	12	3	4	over-topped, twist in trunk, thin crown, minor deadwood, suckering			Forked at base with a 7" co-leader.	DESIRABLE
2326	East of homestead	Acer saccharinum	Silver Maple	11	3	4	trunk scar, twist in trunk, thin crown, over-topped				DESIRABLE
2327	East of homestead	Acer saccharinum	Silver Maple	6	4	4	over-topped, basal decay, slight lean, suckering				DESIRABLE
2328	East of homestead	Acer saccharinum	Silver Maple	13	3	4	weak crotch, slight sweep, thin crown, minor deadwood			Forked at 3' with a 10" co-leader.	DESIRABLE

Tree Inventory Listing
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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2329	East of homestead	Acer saccharinum	Silver Maple	15	3	4	damaged leader, slight sweep, basal scar, suckering, trunk scar, surface roots, animal damage			Forked at 1.5' and 3' with 12", 11" co-leaders.	DESIRABLE
2330	East of homestead	Acer saccharinum	Silver Maple	13	3	4	minor deadwood, double leader, twist in trunk, thin crown, trunk scar		Old co-leader rotted off at 1'.		DESIRABLE
2331	North of barn	Acer saccharinum	Silver Maple	17	4	4	trunk scar, animal damage, weak crotch, slight sweep, minor deadwood, metal in trunk		Bark chewed off by horses, electric fence attached to trunk.	Forked at 1' and 1.5' with 15", 14", 11", 5" co-leaders.	DESIRABLE
2332	North of barn	Acer saccharinum	Silver Maple	15	4	4	slight lean, weak crotch, trunk scar, animal damage, minor deadwood		Bark chewed off by horses, electric fence attached to trunk.		DESIRABLE
2333	North of barn	Acer saccharinum	Silver Maple	13	3	4	slight sweep, one-sided, thin crown, basal scar, trunk scar				DESIRABLE
2334	North of barn	Acer saccharinum	Silver Maple	11	3	4	over-topped, twist in trunk, basal scar, suckering				DESIRABLE
2335	North of barn	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2336	North of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, trunk scar				DESIRABLE
2337	North of barn	Acer negundo	Boxelder Maple	11	3	5	excessive lean, sweep, over-topped				UNDESIRABLE
2338	North of barn	Acer saccharinum	Silver Maple	8	3	4	over-topped, twist in trunk, minor deadwood, basal scar				DESIRABLE
2339	North of barn	Acer saccharinum	Silver Maple	4	4	4	over-topped, one-sided, slight lean, basal scar				DESIRABLE
2340	North of barn	Acer saccharinum	Silver Maple	18	3	4	twist in trunk, one-sided, multiple leaders				DESIRABLE
2341	North of barn	Acer saccharinum	Silver Maple	16	3	4	over-topped, slight sweep, basal scar				DESIRABLE
2342	North of barn	Acer negundo	Boxelder Maple	10	4	4	over-topped, slight sweep, suckering, minor deadwood, damaged leader				UNDESIRABLE
2343	North of barn	Acer negundo	Boxelder Maple	10	3	4	over-topped, excessive lean, multiple leaders, minor deadwood				UNDESIRABLE
2344	North of barn	Acer negundo	Boxelder Maple	14	3	4	slight lean, one-sided, multiple leaders, trunk scar				UNDESIRABLE
2345	North of barn	Acer saccharinum	Silver Maple	13	3	4	excessive lean, sweep, multiple leaders, basal scar				DESIRABLE
2346	North of barn	Acer saccharinum	Silver Maple	9	4	4	slight lean, suckering, minor deadwood, over-topped				DESIRABLE
2347	North of barn	Acer negundo	Boxelder Maple	15	4	4	excessive lean, suckering, minor deadwood, twist in trunk, broken limbs				UNDESIRABLE
2348	North of barn	Acer saccharinum	Silver Maple	8	3	4	over-topped, sweep, thin crown		In contact with tree #2349.		DESIRABLE
2349	North of barn	Acer saccharinum	Silver Maple	15	3	4	over-topped, slight sweep, weak crotch		In contact with tree #2348.	Forked at base and 4' with 13", 9" co-leaders.	DESIRABLE
2350	North of barn	Catalpa speciosa	Northern Catalpa	15	4	4	weak crotch, trunk scar, minor deadwood, basal decay, animal damage, suckering				LANDMARK
2351	North of barn	Acer platanoides	Norway Maple	4	2	4	slight lean, twist in trunk, multiple leaders, trunk scar				DESIRABLE
2352	North of barn	Acer saccharinum	Silver Maple	7	4	4	over-topped, sweep, trunk scar, suckering				DESIRABLE
2353	North of barn	Acer saccharinum	Silver Maple	17	3	4	over-topped, one-sided, multiple leaders, minor deadwood, vine infested			Forked at 3.5' with a 4"(dead) co-leader.	DESIRABLE
2354	North of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, one-sided, trunk scar				DESIRABLE
2355	Northwest of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, one-sided, minor deadwood				DESIRABLE
2356	Northwest of barn	Morus alba	White Mulberry (Common Mulberry)	21	5	3	dieback, decay, heavy deadwood, sparse foliage, metal in trunk, weak crotch				UNDESIRABLE
2357	Northwest of barn	Acer saccharinum	Silver Maple	11	3	3	weak crotch, slight sweep, suckering			Forked at 1' with 10", 10", 3", 3" co-leaders.	DESIRABLE
2358	Northwest of barn	Ulmus americana	American Elm	9	3	4	over-topped, slight sweep, one-sided, suckering				N/A
2359	Northwest of barn	Acer saccharinum	Silver Maple	6	4	4	over-topped, trunk scar, slight sweep, suckering				DESIRABLE
2360	Northwest of barn	Populus tremuloides	Quaking Aspen	10	3	3	slight lean, twist in trunk, thin crown, minor deadwood				DESIRABLE
2361	Northwest of barn	Populus tremuloides	Quaking Aspen	11	4	4	slight lean, twist in trunk, thin crown, heavy deadwood, decay			Forked at base with a 9"(dead) co-leader.	DESIRABLE
2362	North of driveway	Catalpa speciosa	Northern Catalpa	22	4	3	basal swell, dieback, minor deadwood, weak crotch, trunk scar				LANDMARK

Tree Inventory Listing
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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2363	North of driveway	Catalpa speciosa	Northern Catalpa	26	3	4	trunk scar, slight sweep, multiple leaders, minor deadwood				LANDMARK
2364	North of driveway	Morus alba	White Mulberry (Common Mulberry)	12	3	4	slight lean, thin crown, minor deadwood				UNDESIRABLE
2365	North of driveway	Acer saccharinum	Silver Maple	14	3	4	slight sweep, multiple leaders, heavy deadwood, one-sided				DESIRABLE
2366	North of driveway	Acer saccharinum	Silver Maple	29	3	3	minor deadwood			Forked at 4' with a 6" co-leader.	DESIRABLE
2367	North of driveway	Acer negundo	Boxelder Maple	7	3	4	slight lean, over-topped, crossing branches, suckering		In contact with tree #2368.		UNDESIRABLE
2368	North of driveway	Morus alba	White Mulberry (Common Mulberry)	9	3	4	trunk scar, crossing branches, one-sided		In contact with tree #2367.		UNDESIRABLE
2369	North of driveway	Acer negundo	Boxelder Maple	9	4	4	dead tree caught in crown, vine infested, minor deadwood, suckering				UNDESIRABLE
2370	North of driveway	Acer negundo	Boxelder Maple	10	4	4	trunk scar, suckering, over-topped, vine infested				UNDESIRABLE
2371	North of driveway	Acer negundo	Boxelder Maple	6	4	4	slight lean, damaged leader, suckering, vine infested		Overhead wires.	Forked at 5' with a 6" co-leader.	UNDESIRABLE
2372	North of driveway	Acer negundo	Boxelder Maple	7	4	5	damaged leader, suckering, excessive lean, vine infested		Overhead wires.		UNDESIRABLE
2373	North of driveway	Rhus glabra	Smooth Sumac	7	4	4	damaged leader, decay, multiple leaders, pruned for overhead wires		Overhead wires.		N/A
2374	North of driveway	Ulmus americana	American Elm	4	3	4	damaged leader, pruned for overhead wires, suckering		Overhead wires.		N/A
2375	North of driveway	Juglans nigra	Black Walnut	9	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		LANDMARK
2376	North of driveway	Acer negundo	Boxelder Maple	15	5	4	excessive lean, suckering, decay, damaged leader, basal decay		Overhead wires.	Forked at base with a 7" co-leader.	UNDESIRABLE
2377	North of driveway	Juglans nigra	Black Walnut	9	3	5	damaged leader, pruned for overhead wires, suckering, weak crotch		Overhead wires.	Forked at 2.5' with an 8" co-leader.	LANDMARK
2378	North of driveway	Juglans nigra	Black Walnut	5	3	4	over-topped, slight lean, twist in trunk, double leader, vine infested, weak crotch				LANDMARK
2379	North of driveway	Ulmus americana	American Elm	10	4	3	multiple leaders, suckering, minor deadwood				N/A
2380	North of driveway	Ulmus americana	American Elm	5	3	3	thin crown, suckering				N/A
2381	North of driveway	Acer negundo	Boxelder Maple	4	4	5	excessive lean, over-topped, growing horizontally				UNDESIRABLE
2382	North of driveway	Acer negundo	Boxelder Maple	6	4	4	over-topped, slight lean, suckering, broken limbs				UNDESIRABLE
2383	North of driveway	Ulmus americana	American Elm	12	3	4	one-sided, multiple leaders, suckering, trunk scar				N/A
2384	North of driveway	Ulmus americana	American Elm	4	4	4	over-topped, slight sweep				N/A
2385	North of driveway	Ulmus americana	American Elm	6	3	4	over-topped, slight sweep, multiple leaders				N/A
2386	North of driveway	Acer negundo	Boxelder Maple	5	3	4	over-topped, minor deadwood, twist in trunk, trunk scar				UNDESIRABLE
2387	North of driveway	Acer negundo	Boxelder Maple	7	4	4	over-topped, trunk scar, twist in trunk, suckering				UNDESIRABLE
2388	North of driveway	Acer negundo	Boxelder Maple	4	3	4	over-topped, twist in trunk				UNDESIRABLE
2389	North of driveway	Acer platanoides	Norway Maple	11	3	4	over-topped, twist in trunk, vine infested				DESIRABLE
2390	North of driveway	Populus tremuloides	Quaking Aspen	10	4	3	minor deadwood, trunk scar, thin crown				DESIRABLE
2391	North of driveway	Populus tremuloides	Quaking Aspen	10	6	4			Dead.		DESIRABLE
2392	North of driveway	Populus tremuloides	Quaking Aspen	11	3	3	thin crown, minor deadwood				DESIRABLE
2393	North of driveway	Acer negundo	Boxelder Maple	6	3	4	over-topped, twist in trunk, thin crown, suckering, minor deadwood				UNDESIRABLE
2394	North of driveway	Acer saccharinum	Silver Maple	4	4	4	trunk scar, over-topped, slight sweep, thin crown				DESIRABLE
2395	North of driveway	Acer saccharinum	Silver Maple	5	3	4	over-topped, sweep, basal scar, suckering				DESIRABLE
2396	North of driveway	Acer saccharinum	Silver Maple	11	4	4	damaged leader, double leader, suckering, dieback				DESIRABLE
2397	North of driveway	Acer platanoides	Norway Maple	10	4	4	over-topped, weak crotch, double leader, slight sweep, trunk scar, decay, hollow		Hollow at 4'.		DESIRABLE
2398	North of driveway	Juglans nigra	Black Walnut	8	3	3	trunk scar, twist in trunk, multiple leaders, minor deadwood				LANDMARK
2399	North of driveway	Malus spp.	Crabapple	6	5	3	sparse foliage, decay, vine infested	scab			DESIRABLE
2400	North of driveway	Ulmus americana	American Elm	7	3	4	over-topped, sweep, dead tree caught in crown, trunk scar				N/A
2401	North of driveway	Juglans nigra	Black Walnut	10	3	4	over-topped, slight sweep, trunk scar				LANDMARK
2402	North of driveway	Salix nigra	Black Willow	15	5	5	top broken off, heavy deadwood, decay, metal in trunk, trunk scar				DESIRABLE

Tree Inventory Listing

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Lake Zurich, Illinois

Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2403	North of driveway	Juglans nigra	Black Walnut	20	3	3	weak crotch, multiple leaders, minor deadwood, suckering				LANDMARK
2404	North of driveway	Acer negundo	Boxelder Maple	4	4	5	damaged leader, slight lean, minor deadwood, vine infested				UNDESIRABLE
2405	North of driveway	Ulmus americana	American Elm	6	3	4	over-topped, slight sweep, suckering, minor deadwood				N/A
2406	North of driveway	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight lean, multiple leaders, vine infested				DESIRABLE
2407	North of driveway	Quercus ellipsoidalis	Hill's Oak	8	3	4	over-topped, one-sided, vine infested, minor deadwood				HERITAGE
2408	North of driveway	Juglans nigra	Black Walnut	13	3	5	damaged leader, pruned for overhead wires, suckering, vine infested		Overhead wires.		LANDMARK
2409	North of driveway	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, multiple leaders, minor deadwood, vine infested		Overhead wires.		UNDESIRABLE
2410	North of driveway	Ulmus americana	American Elm	4	3	4	damaged leader, slight sweep, double leader, vine infested		Overhead wires.		N/A
2411	North of driveway	Acer negundo	Boxelder Maple	10	6	4			Dead.		UNDESIRABLE
2412	North of driveway	Catalpa speciosa	Northern Catalpa	7	3	4	over-topped, slight sweep, multiple leaders, pruned for overhead wires		Overhead wires.		LANDMARK
2413	North of driveway	Malus spp.	Crabapple	5	4	4	suckering, minor deadwood, over-topped, basal scar				DESIRABLE
2414	North of driveway	Ulmus americana	American Elm	5	3	4	over-topped, one-sided				N/A
2415	North of driveway	Ulmus americana	American Elm	11	4	3	over-topped, multiple leaders, suckering, minor deadwood				N/A
2416	North of driveway	Tilia americana	Basswood (American Linden)	11	3	3	over-topped, trunk scar				LANDMARK
2417	North of driveway	Quercus ellipsoidalis	Hill's Oak	23	3	4	slight lean, multiple leaders, minor deadwood, vine infested				HERITAGE
2418	North of driveway	Prunus serotina	Black Cherry	22	5	4	dieback, heavy deadwood, decay, sparse foliage			Forked at base with an 8" co-leader.	UNDESIRABLE
2419	North of driveway	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, slight sweep, twist in trunk, one-sided				UNDESIRABLE
2420	North of driveway	Ulmus americana	American Elm	5	3	4	over-topped, slight sweep, one-sided			Forked at base with a 5" co-leader.	N/A
2421	North of driveway	Acer saccharinum	Silver Maple	4	3	5	damaged leader, pruned for overhead wires		Overhead wires.	Forked at base with 2", 1" co-leaders.	DESIRABLE
2422	North of driveway	Juglans nigra	Black Walnut	9	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		LANDMARK
2423	North of driveway	Acer negundo	Boxelder Maple	6	4	4	damaged leader, decay, vine infested, minor deadwood				UNDESIRABLE
2424	North of driveway	Ulmus americana	American Elm	10	3	3	multiple leaders, vine infested, minor deadwood				N/A
2425	North of driveway	Prunus serotina	Black Cherry	12	6	4			Dead.	Forked at base with a 9" co-leader.	UNDESIRABLE
2426	North of driveway	Ulmus americana	American Elm	7	3	4	weak crotch, double leader, dead tree caught in crown				N/A
2427	North of driveway	Ulmus americana	American Elm	7	3	4	one-sided, thin crown, minor deadwood				N/A
2428	North of driveway	Acer saccharinum	Silver Maple	8	4	4	trunk scar, dieback, minor deadwood				DESIRABLE
2429	North of driveway	Fraxinus pennsylvanica	Green Ash	12	6	4			Dead	Forked at 2' with 8", 5" co-leaders.	N/A
2430	North of driveway	Acer negundo	Boxelder Maple	7	4	4	over-topped, slight sweep, damaged leader				UNDESIRABLE
2431	North of driveway	Acer negundo	Boxelder Maple	7	4	4	damaged leader, suckering, decay				UNDESIRABLE
2432	North of house	Acer negundo	Boxelder Maple	5	4	4	over-topped, slight sweep, suckering, trunk scar			Forked at 1' with a 5" co-leader.	UNDESIRABLE
2433	North of house	Prunus serotina	Black Cherry	8	4	4	sweep, minor deadwood, thin crown, sparse foliage, trunk scar				UNDESIRABLE
2434	North of house	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, suckering			Forked at 5' with an 8" co-leader.	DESIRABLE
2435	North of house	Fraxinus pennsylvanica	Green Ash	17	6	4			Dead.		N/A
2436	North of house	Acer saccharinum	Silver Maple	8	3	4	over-topped, one-sided, double leader, trunk scar				DESIRABLE
2437	North of house	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, minor deadwood				DESIRABLE
2438	North of house	Acer saccharinum	Silver Maple	15	3	3	over-topped, multiple leaders, basal scar				DESIRABLE
2439	North of house	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, heavy deadwood			Forked at 2' with a 6" (dead) co-leader.	DESIRABLE
2440	North of barn	Acer saccharinum	Silver Maple	19	3	3	multiple leaders, one-sided, weak crotch				DESIRABLE

Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
 Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2441	North of barn	Acer saccharinum	Silver Maple	29	4	4	slight sweep, multiple leaders, minor deadwood, trunk scar, broken limbs, upper cavity				DESIRABLE
2442	North of barn	Ulmus americana	American Elm	7	3	4	suckering, double leader, trunk scar				N/A
2443	North of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, one-sided, thin crown, twist in trunk, trunk scar, suckering				DESIRABLE
2444	North of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, trunk scar				DESIRABLE
2445	North of barn	Acer saccharinum	Silver Maple	14	3	4	one-sided, multiple leaders				DESIRABLE
2446	North of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, suckering, trunk scar, basal scar				DESIRABLE
2447	North of barn	Acer saccharinum	Silver Maple	11	4	3	trunk scar, minor deadwood, thin crown, suckering		Old co-leader rotted off at 14'.		DESIRABLE
2448	North of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, suckering, trunk scar				DESIRABLE
2449	Northeast of barn	Acer saccharinum	Silver Maple	10	3	4	slight lean, thin crown, suckering, heavy deadwood			Forked at 2' with a 9" (dead) co-leader.	DESIRABLE
2450	Northeast of barn	Acer saccharinum	Silver Maple	13	3	3	one-sided, thin crown				DESIRABLE
2451	Northeast of barn	Acer saccharinum	Silver Maple	27	3	4	slight lean, multiple leaders, minor deadwood, trunk scar				DESIRABLE
2452	Northeast of barn	Acer saccharinum	Silver Maple	6	3	4	twist in trunk, over-topped, suckering, basal scar				DESIRABLE
2453	Northeast of barn	Acer saccharinum	Silver Maple	14	3	4	slight sweep, one-sided, minor deadwood			Forked at 2.5' with a 12" (snapped off at 12').	DESIRABLE
2454	Northeast of barn	Acer saccharinum	Silver Maple	12	3	4	one-sided, heavy deadwood, trunk scar				DESIRABLE
2455	Northeast of barn	Acer saccharinum	Silver Maple	11	4	4	over-topped, slight sweep, trunk scar, suckering, animal damage		Bark chewed off by horse.	Forked at 1.5' with an 11" co-leader.	DESIRABLE
2456	Northeast of barn	Acer saccharinum	Silver Maple	17	3	4	over-topped, slight sweep, trunk scar				DESIRABLE
2457	Northeast of barn	Acer saccharinum	Silver Maple	15	3	4	over-topped, slight sweep, thin crown, basal scar				DESIRABLE
2458	Northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight sweep, thin crown, slight lean			Forked at 1' with 11", 8" co-leaders.	DESIRABLE
2459	Northeast of barn	Acer saccharinum	Silver Maple	11	3	4	over-topped, minor deadwood, multiple leaders, slight sweep, trunk scar				DESIRABLE
2460	Northeast of barn	Acer saccharinum	Silver Maple	22	3	4	one-sided, minor deadwood, slight lean, basal scar		Tree stand at 10'.	Forked at 2.5' with a 13" co-leader.	DESIRABLE
2461	Northeast of barn	Ulmus americana	American Elm	7	3	4	over-topped, suckering, basal scar				N/A
2462	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	10	3	3	weak crotch, thin crown, minor deadwood, metal in trunk			Forked at 3' with 9", 9" co-leaders.	DESIRABLE
2463	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	15	3	4	slight sweep, minor deadwood, one-sided				UNDESIRABLE
2464	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	7	4	4	over-topped, slight sweep, minor deadwood, suckering				UNDESIRABLE
2465	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	8	4	4	trunk scar, hollow, multiple leaders, slight lean				UNDESIRABLE
2466	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	5	5	5	basal decay, split trunk, excessive lean				UNDESIRABLE
2467	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	6	5	5	damaged leader, slight lean, sparse foliage, trunk scar, decay				UNDESIRABLE
2468	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	10	6	4			Dead.		UNDESIRABLE
2469	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	5	3	4	damaged leader, pruned for overhead wires, thin crown, one-sided		Overhead wires.		UNDESIRABLE
2470	Between horse corral and Buesching Road	Ulmus americana	American Elm	9	3	4	damaged leader, pruned for overhead wires, multiple leaders, suckering, vine infested		Overhead wires.		N/A
2471	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	17	4	3	heavy deadwood, vine infested, weak crotch, dieback, slight sweep			Forked at 1' and 2' with 12", 10" (dead), 7" co-leaders.	DESIRABLE
2472	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	13	3	4	one-sided, pruned for side wires, vine infested, twist in trunk		Overhead wires. Old co-leaders rotted off at 2.5'.		DESIRABLE

Tree Inventory Listing

670 Old Rand Road

Lake Zurich, Illinois

Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2473	Between horse corral and Buesching Road	Juglans nigra	Black Walnut	5	2	4	over-topped, twist in trunk				LANDMARK
2474	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	9	4	4	thin crown, minor deadwood, weak crotch, twist in trunk			Forked at 2' with a 9" co-leader.	DESIRABLE
2475	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	10	4	4	slight sweep, dieback, one-sided, multiple leaders, minor deadwood				UNDESIRABLE
2476	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	15	3	3	double leader, minor deadwood				DESIRABLE
2477	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	15	4	4	excessive lean, suckering, multiple leaders, minor deadwood				UNDESIRABLE
2478	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	16	3	4	multiple leaders, minor deadwood, slight lean				UNDESIRABLE
2479	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	14	4	4	slight sweep, suckering, minor deadwood, one-sided				UNDESIRABLE
2480	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	19	3	3	twist in trunk, thin crown, minor deadwood				DESIRABLE
2481	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	14	4	4	trunk scar, decay, one-sided, thin crown, double leader, minor deadwood, basal decay, basal scar				UNDESIRABLE
2482	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, thin crown, metal in trunk		Electric fence attached to trunk.		DESIRABLE
2483	Horse corral northeast of barn	Acer saccharinum	Silver Maple	22	3	4	slight lean, twist in trunk, double leader, trunk scar			Forked at 5' and 5' with a 14" co-leader.	DESIRABLE
2484	Horse corral northeast of barn	Acer negundo	Boxelder Maple	10	5	5	top broken off, decay, trunk scar, sparse foliage				UNDESIRABLE
2485	Horse corral northeast of barn	Ulmus americana	American Elm	10	3	4	over-topped, twist in trunk, one-sided				N/A
2486	Horse corral northeast of barn	Acer saccharinum	Silver Maple	12	4	4	one-sided, basal scar, slight sweep, thin crown				DESIRABLE
2487	Horse corral northeast of barn	Acer saccharinum	Silver Maple	20	3	4	slight lean, one-sided, multiple leaders, minor deadwood				DESIRABLE
2488	Horse corral northeast of barn	Acer saccharinum	Silver Maple	19	3	4	one-sided, weak crotch, multiple leaders, minor deadwood, trunk scar			Forked at 4' with a 12" co-leader.	DESIRABLE
2489	Horse corral northeast of barn	Prunus serotina	Black Cherry	4	4	4	over-topped, slight sweep, trunk scar, suckering, thin crown				UNDESIRABLE
2490	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	3	4	slight lean, slight sweep, thin crown, trunk scar				DESIRABLE
2491	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	4	4	over-topped, twist in trunk, thin crown, suckering, trunk scar				DESIRABLE
2492	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight lean, weak crotch, double leader, damaged leader, minor deadwood				DESIRABLE
2493	Horse corral northeast of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, trunk swell				DESIRABLE
2494	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	5	sweep, one-sided, suckering				DESIRABLE
2495	Horse corral northeast of barn	Acer saccharinum	Silver Maple	7	4	4	over-topped, trunk swell, thin crown, suckering				DESIRABLE
2496	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight lean, thin crown, twist in trunk, weak crotch, basal scar			Forked at 2' with a 12" co-leader.	DESIRABLE
2497	Horse corral northeast of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2498	Horse corral northeast of barn	Acer saccharinum	Silver Maple	6	3	4	twist in trunk, thin crown, suckering				DESIRABLE
2499	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	thin crown, slight sweep, weak crotch, minor deadwood			Forked at 2.5' with an 8", 6" (snapped off) co-leader.	DESIRABLE
2500	Horse corral northeast of barn	Acer saccharinum	Silver Maple	8	3	4	slight lean, thin crown, sparse foliage, trunk scar			Forked at base with a 7" co-leader.	DESIRABLE
4001	Horse corral northeast of barn	Acer saccharinum	Silver Maple	16	3	4	twist in trunk, one-sided, multiple leaders				DESIRABLE
4002	Horse corral northeast of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, over-topped				DESIRABLE
4003	Horse corral northeast of barn	Acer saccharinum	Silver Maple	5	3	3	over-topped, trunk scar, thin crown				DESIRABLE
4004	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, minor deadwood, trunk scar			Forked at base and 3.5' with 9", 7", 4"(snapped off) co-leaders.	DESIRABLE
4005	Horse corral northeast of barn	Acer saccharinum	Silver Maple	17	3	4	one-sided, broken limbs, heavy deadwood, thin crown				DESIRABLE

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4006	Horse corral northeast of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, twist in trunk			Forked at 2' with a 10" co-leader.	DESIRABLE
4007	Horse corral north of barn	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, trunk scar, thin crown			Forked at 3' with an 11" co-leader.	DESIRABLE
4008	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, minor deadwood, trunk scar				DESIRABLE
4009	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown				DESIRABLE
4010	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	one-sided, thin crown, basal scar				DESIRABLE
4011	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, one-sided, thin crown, basal scar				DESIRABLE
4012	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight lean, trunk scar				DESIRABLE
4013	Horse corral north of barn	Acer saccharinum	Silver Maple	12	3	4	slight lean, twist in trunk, thin crown				DESIRABLE
4014	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	slight lean, twist in trunk, one-sided				DESIRABLE
4015	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, double leader				DESIRABLE
4016	Horse corral north of barn	Acer saccharinum	Silver Maple	26	3	3	multiple leaders, minor deadwood				DESIRABLE
4017	Horse corral north of barn	Acer saccharinum	Silver Maple	21	3	4	one-sided, broken limbs, slight sweep, heavy deadwood			Forked at 2.5' with 15", 12" co-leaders.	DESIRABLE
4018	Horse corral north of barn	Ulmus americana	American Elm	7	3	4	slight sweep, suckering, multiple leaders				N/A
4019	Horse corral north of barn	Acer negundo	Boxelder Maple	11	4	4	excessive lean, damaged leader, trunk scar, suckering				UNDESIRABLE
4020	Horse corral north of barn	Acer saccharinum	Silver Maple	20	3	3	multiple leaders, one-sided, trunk scar				DESIRABLE
4021	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	basal scar, animal damage, minor deadwood, slight lean, suckering				UNDESIRABLE
4022	Horse corral north of barn	Acer saccharinum	Silver Maple	12	3	4	over-topped, one-sided				DESIRABLE
4023	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	suckering, damaged leader, metal in trunk				UNDESIRABLE
4024	North of driveway, West of house	Acer platanoides	Norway Maple	16	3	4	over-topped, slight sweep, one-sided, trunk scar				DESIRABLE
4025	North of driveway, West of house	Acer negundo	Boxelder Maple	7	5	5	excessive lean, split trunk, damaged leader, sparse foliage, suckering				UNDESIRABLE
4026	North of driveway, West of house	Morus alba	White Mulberry (Common Mulberry)	20	5	4	one-sided, sparse foliage, multiple leaders, dieback, girdling root		Girdled by buckthorn root.		UNDESIRABLE
4027	North of driveway, West of house	Prunus serotina	Black Cherry	18	4	4	basal decay, slight lean, multiple leaders, decay, minor deadwood			Forked at 2' with a 16" co-leader.	UNDESIRABLE
4028	North of driveway, West of house	Acer negundo	Boxelder Maple	14	5	5	top broken off, decay, suckering, sparse foliage				UNDESIRABLE
4029	North of driveway, West of house	Acer negundo	Boxelder Maple	20	4	4	damaged leader, decay, trunk scar, suckering			Forked at 3' with an 18" (top broken off) co-leader.	UNDESIRABLE
4030	North of driveway, West of house	Fraxinus pennsylvanica	Green Ash	11	6	4			Dead.		N/A
4031	North of driveway, West of house	Acer negundo	Boxelder Maple	7	4	4	damaged leader, twist in trunk, thin crown, minor deadwood				UNDESIRABLE
4032	North of driveway, West of house	Acer negundo	Boxelder Maple	7	4	5	split trunk, sweep, growing horizontally				UNDESIRABLE
4033	North of driveway, West of house	Acer saccharinum	Silver Maple	5	3	5	damaged leader, slight sweep, pruned for overhead wires		Overhead wires.		DESIRABLE
4034	North of driveway, West of house	Acer negundo	Boxelder Maple	5	4	5	slight sweep, over-topped, suckering, pruned for overhead wires		Overhead wires.		UNDESIRABLE
4035	North of driveway, West of house	Celtis occidentalis	Common Hackberry	4	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		HERITAGE
4036	North of driveway, West of house	Celtis occidentalis	Common Hackberry	7	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		HERITAGE
4037	North of driveway, West of house	Acer negundo	Boxelder Maple	19	5	5	top broken off, sparse foliage, trunk scar, decay				UNDESIRABLE
4038	B/W pond and Old Rand Rd.	Prunus serotina	Black Cherry	10	3	3	minor deadwood, twist in trunk				UNDESIRABLE
4039	B/W pond and Old Rand Rd.	Prunus serotina	Black Cherry	10	4	3	damaged leader, minor deadwood				UNDESIRABLE
4040	South of pond	Fraxinus pennsylvanica	Green Ash	10	6	4			Dead.		N/A
4041	South of pond	Prunus serotina	Black Cherry	16	4	4	over-topped, sweep, weak crotch, multiple leaders, minor deadwood, trunk scar				UNDESIRABLE
4042	South of pond	Populus deltoides	Eastern Cottonwood	28	3	3	multiple leaders, minor deadwood				DESIRABLE
4043	South of pond	Quercus ellipsoidalis	Hill's Oak	6	3	4	over-topped, slight lean, vine infested, epicormics, minor deadwood				HERITAGE
4044	South of pond	Populus deltoides	Eastern Cottonwood	21	3	4	one-sided, minor deadwood				DESIRABLE
4045	South of pond	Acer saccharinum	Silver Maple	12	2	4	over-topped, slight sweep, one-sided, vine infested				DESIRABLE
4046	Horse corral north of barn	Acer saccharinum	Silver Maple	19	2	4	slight lean, weak crotch, twist in trunk, double leader		Forked at 5'.		DESIRABLE
4047	Horse corral north of barn	Acer saccharinum	Silver Maple	14	3	4	slight sweep, multiple leaders		Old co-leader rotted off at 1'.		DESIRABLE

Tree Inventory Listing
 670 Old Rand Road
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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4048	Horse corral north of barn	Acer negundo	Boxelder Maple	5	4	4	slight lean, one-sided, damaged leader, minor deadwood				UNDESIRABLE
4049	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	over-topped, one-sided, double leader				UNDESIRABLE
4050	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	twist in trunk, suckering, minor deadwood, trunk scar			Forked at 2' with a 5" co-leader.	UNDESIRABLE
4051	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	slight sweep, over-topped, suckering			Forked at 1.5' with 3", 3" co-leaders.	UNDESIRABLE
4052	Horse corral north of barn	Prunus serotina	Black Cherry	9	3	4	slight lean, double leader, minor deadwood				UNDESIRABLE
4053	Horse corral north of barn	Acer saccharinum	Silver Maple	6	4	4	basal decay, over-topped, twist in trunk			Forked at 2' with a 3" co-leader.	DESIRABLE
4054	Horse corral north of barn	Acer negundo	Boxelder Maple	7	5	4	damaged leader, minor deadwood, sparse foliage, suckering, trunk scar				UNDESIRABLE
4055	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	3	thin crown, minor deadwood, suckering, trunk scar				UNDESIRABLE
4056	Horse corral north of barn	Acer negundo	Boxelder Maple	11	3	4	excessive lean, multiple leaders, minor deadwood, suckering				UNDESIRABLE
4057	Horse corral north of barn	Acer negundo	Boxelder Maple	8	4	4	twist in trunk, suckering, broken limbs				UNDESIRABLE
4058	Horse corral north of barn	Acer negundo	Boxelder Maple	5	3	4	twist in trunk, double leader, trunk scar				UNDESIRABLE
4059	Horse corral north of barn	Juglans nigra	Black Walnut	7	4	4	over-topped, basal scar, one-sided				LANDMARK
4060	Horse corral north of barn	Juglans nigra	Black Walnut	12	3	3	687, exposed roots, root damage				LANDMARK
4061	Horse corral north of barn	Juglans nigra	Black Walnut	12	4	4	one-sided, split trunk, multiple leaders				LANDMARK
4062	Horse corral north of barn	Acer saccharinum	Silver Maple	18	3	4	slight lean, multiple leaders, one-sided			Forked at 5' with a 7" co-leader.	DESIRABLE
4063	Horse corral north of barn	Acer negundo	Boxelder Maple	16	5	5	sparse foliage, decay, suckering, trunk scar		Dead co-leader, bark separating from trunk.		UNDESIRABLE
4064	Horse corral north of barn	Acer negundo	Boxelder Maple	11	3	4	over-topped, slight sweep, multiple leaders				UNDESIRABLE
4065	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, weak crotch			Forked at 2' with a 6" co-leader.	DESIRABLE
4066	Horse corral north of barn	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown				DESIRABLE
4067	Horse corral north of barn	Acer saccharinum	Silver Maple	5	3	4	slight sweep, one-sided, trunk scar				DESIRABLE
4068	Horse corral north of barn	Acer saccharinum	Silver Maple	8	3	4	one-sided, minor deadwood, trunk scar				DESIRABLE
4069	Horse corral north of barn	Acer saccharinum	Silver Maple	9	3	4	one-sided, thin crown, suckering				DESIRABLE
4070	Horse corral north of barn	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep		Forked at 2' with an 8" (dead) co-leader.		DESIRABLE
4071	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, minor deadwood				DESIRABLE
4072	Horse corral north of barn	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, slight sweep, double leader, trunk scar				DESIRABLE
4073	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	slight sweep, thin crown, suckering, trunk scar				DESIRABLE
4074	Horse corral northeast of barn	Acer saccharinum	Silver Maple	8	3	4	sweep, one-sided, thin crown, trunk scar				DESIRABLE
4075	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	3	4	slight lean, twist in trunk, thin crown, trunk scar				DESIRABLE
4076	Horse corral northeast of barn	Acer saccharinum	Silver Maple	8	3	4	over-topped, thin crown, suckering, trunk scar				DESIRABLE
4077	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	4	4	basal decay, thin crown, slight sweep, suckering			Forked at 3' with an 8" co-leader.	DESIRABLE
4078	Horse corral northeast of barn	Acer saccharinum	Silver Maple	17	3	4	double leader, slight sweep, thin crown		Forked at 5'.		DESIRABLE
4079	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight sweep, heavy deadwood, thin crown		Dead co-leader.		DESIRABLE
4080	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, double leader, thin crown				DESIRABLE
4081	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, one-sided, minor deadwood				DESIRABLE
4082	Horse corral northeast of barn	Acer negundo	Boxelder Maple	9	3	4	slight sweep, twist in trunk, over-topped, minor deadwood				UNDESIRABLE
4083	Horse corral northeast of barn	Acer negundo	Boxelder Maple	6	4	5	damaged leader, suckering				UNDESIRABLE
4084	Horse corral northeast of barn	Acer saccharinum	Silver Maple	21	3	3	slight lean, multiple leaders, heavy deadwood				DESIRABLE
4085	B/W corral and Buesching Road	Prunus serotina	Black Cherry	12	5	4	dieback, heavy deadwood, vine infested			Forked at 1.5' with an 8" co-leader.	UNDESIRABLE
4086	B/W corral and Buesching Road	Prunus serotina	Black Cherry	14	3	4	629, twist in trunk, minor deadwood, multiple leaders				UNDESIRABLE
4087	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	17	4	4	one-sided, dieback, multiple leaders				UNDESIRABLE
4088	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	9	4	4	over-topped, one-sided, suckering, minor deadwood				UNDESIRABLE
4089	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	7	4	4	twist in trunk, thin crown, minor deadwood, basal decay				UNDESIRABLE

Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
 Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4090	B/W corral and Buesching Road	Prunus serotina	Black Cherry	8	3	4	one-sided, double leader				UNDESIRABLE
4091	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	9	4	5	excessive lean, damaged leader, heavy deadwood, sparse foliage				UNDESIRABLE
4092	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, thin crown				DESIRABLE
4093	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	10	3	3	thin crown, double leader				DESIRABLE
4094	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	11	3	4	excessive lean, sweep, double leader, exposed roots		Along creek.		DESIRABLE
4095	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	12	3	4	minor deadwood, slight sweep, one-sided			Forked at 2' with a 7" co-leader.	DESIRABLE
4096	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	9	3	4	over-topped, one-sided			Forked at 1' with a 6" co-leader.	DESIRABLE
4097	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	6	4	4	slight lean, twist in trunk, vine infested				UNDESIRABLE
4098	B/W corral and Buesching Road	Ulmus americana	American Elm	6	3	4	slight lean, vine infested, over-topped				N/A
4099	B/W corral and Buesching Road	Salix nigra	Black Willow	5	4	4	damaged leader, pruned for overhead wires, trunk scar, suckering		Overhead wires, next to sewer inlet.		DESIRABLE
4100	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	6	3	4	over-topped, twist in trunk, double leader				UNDESIRABLE
4101	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	20	3	3	weak crotch, slight sweep, surface roots, erosion		Along creek.	Forked at 1' with a 16" co-leader.	DESIRABLE
4102	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	13	3	4	slight sweep, suckering				UNDESIRABLE
4103	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	15	4	4	basal decay, trunk scar, slight lean, multiple leaders, minor deadwood, suckering				UNDESIRABLE
4104	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	12	4	4	heavy deadwood, excessive lean, suckering, trunk scar				UNDESIRABLE
4105	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	11	4	4	slight lean, multiple leaders, one-sided, trunk scar, decay				UNDESIRABLE
4106	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	7	4	4	slight lean, suckering, damaged leader, broken limbs				UNDESIRABLE
4107	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	7	3	4	over-topped, slight sweep				UNDESIRABLE
4108	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	13	3	3	weak crotch, multiple leaders			Forked at 3' with 13", 10" co-leaders.	DESIRABLE
4109	B/W corral and Buesching Road	Ulmus americana	American Elm	21	3	3	weak crotch, multiple leaders, suckering				N/A
4110	Horse corral northeast of homestead	Ulmus americana	American Elm	8	4	3	trunk scar, minor deadwood, suckering				N/A
4111	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	18	3	4	slight sweep, weak crotch, double leader, minor deadwood				DESIRABLE
4112	Horse corral northeast of homestead	Acer negundo	Boxelder Maple	6	3	4	over-topped, slight sweep, suckering				UNDESIRABLE
4113	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, double leader				DESIRABLE
4114	Horse corral northeast of homestead	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, twist in trunk, dead tree caught in crown				UNDESIRABLE
4115	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	21	3	3	multiple leaders, minor deadwood				DESIRABLE
4116	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	4	3	4	over-topped, one-sided, twist in trunk, trunk scar				DESIRABLE
4117	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	13	3	3	thin crown, double leader				DESIRABLE
4118	Horse corral northeast of homestead	Prunus serotina	Black Cherry	4	3	4	over-topped, one-sided, trunk scar				UNDESIRABLE
4119	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	17	3	3	weak crotch, multiple leaders				DESIRABLE
4120	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, trunk scar				DESIRABLE
4121	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	12	3	4	twist in trunk, one-sided, double leader, thin crown				DESIRABLE
4122	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	3	over-topped, thin crown, minor deadwood				DESIRABLE
4123	Horse corral north of barn	Acer saccharinum	Silver Maple	8	3	4	one-sided, double leader, trunk scar, suckering				DESIRABLE
4124	Horse corral north of barn	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, thin crown, minor deadwood				DESIRABLE
4125	Horse corral north of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, multiple leaders, weak crotch			Forked at 3' with a 9" co-leader.	DESIRABLE

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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4126	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	slight sweep, thin crown, trunk scar, basal scar				DESIRABLE
4127	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, over-topped, trunk scar				DESIRABLE
4128	Horse corral north of barn	Acer saccharinum	Silver Maple	13	3	3	weak crotch, thin crown			Forked at 3.5' with an 11" co-leader.	DESIRABLE
4129	Horse corral north of barn	Acer saccharinum	Silver Maple	6	4	4	over-topped, crossing branches		In contact with tree #4130.		DESIRABLE
4130	Horse corral north of barn	Acer saccharinum	Silver Maple	21	4	3	dieback, heavy deadwood, multiple leaders, weak crotch, crossing branches		In contact with tree #4129. Half of 21" leader is crown dead.	forked at base and 2.5' with 9", 7" co-leaders.	DESIRABLE
4131	Horse corral north of barn	Juglans nigra	Black Walnut	14	3	4	twist in trunk, one-sided, minor deadwood				LANDMARK
4132	Horse corral north of barn	Acer negundo	Boxelder Maple	12	4	4	slight lean, dieback, heavy deadwood, multiple leaders				UNDESIRABLE
4133	Horse corral north of barn	Fraxinus pennsylvanica	Green Ash	15	6	3			Dead.		N/A
4134	Horse corral north of barn	Acer negundo	Boxelder Maple	11	4	4	dieback, minor deadwood, over-topped, trunk scar				UNDESIRABLE
4135	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	slight lean, one-sided, dieback, minor deadwood, suckering				UNDESIRABLE
4136	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	slight lean, twist in trunk, suckering, minor deadwood			Forked at 2.5' with a 6" co-leader.	UNDESIRABLE
4137	Horse corral north of barn	Acer negundo	Boxelder Maple	5	3	4	over-topped, twist in trunk, one-sided				UNDESIRABLE
4138	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	thin crown, minor deadwood				UNDESIRABLE
4139	Horse corral north of barn	Acer negundo	Boxelder Maple	5	3	4	damaged leader, double leader				UNDESIRABLE
4140	Horse corral north of barn	Acer negundo	Boxelder Maple	9	3	4	slight lean, trunk scar, multiple leaders, suckering				UNDESIRABLE
4141	Horse corral north of barn	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, multiple leaders, basal scar				DESIRABLE
4142	Horse corral north of barn	Acer negundo	Boxelder Maple	6	3	4	twist in trunk, slight lean, thin crown, minor deadwood				UNDESIRABLE
4143	Horse corral north of barn	Salix nigra	Black Willow	50	6	5	sparse foliage, dieback, heavy deadwood, multiple leaders, decay		(1) collapsed 9" co-leader is alive.		DESIRABLE
4144	Horse corral north of barn	Acer negundo	Boxelder Maple	5	4	4	one-sided, twist in trunk, minor deadwood				UNDESIRABLE
4145	Horse corral north of barn - along pond	Populus deltoides	Eastern Cottonwood	19	2	3	one-sided				DESIRABLE
4146	Horse corral north of barn - along pond	Acer saccharinum	Silver Maple	15	3	4	slight lean, multiple leaders, minor deadwood				DESIRABLE
4147	Horse corral north of barn - along pond	Ulmus americana	American Elm	9	3	4	slight lean, over-topped, one-sided				N/A
4148	Horse corral north of barn	Acer negundo	Boxelder Maple	5	4	4	one-sided, damaged leader, over-topped, suckering				UNDESIRABLE
4149	Horse corral north of barn	Acer negundo	Boxelder Maple	6	5	4	damaged leader, minor deadwood				UNDESIRABLE
4150	Horse corral north of barn	Juglans nigra	Black Walnut	11	3	4	one-sided, multiple leaders, minor deadwood				LANDMARK
4151	Horse corral north of barn - along pond	Populus deltoides	Eastern Cottonwood	26	3	3	multiple leaders, metal in trunk		Electric fence attached to trunk.		DESIRABLE
4152	Horse corral north of barn	Ulmus americana	American Elm	20	6	4			Dead.		N/A
4153	Horse corral north of barn	Morus alba	White Mulberry (Common Mulberry)	6	3	4	one-sided, multiple leaders, metal in trunk		Electric fence attached to trunk.		UNDESIRABLE
4154	Horse corral north of barn	Prunus serotina	Black Cherry	8	5	3	sparse foliage, decay, trunk scar				UNDESIRABLE
4155	Horse corral north of barn	Fraxinus pennsylvanica	Green Ash	19	6	4			Dead.		N/A
4156	Horse corral north of barn	Acer saccharinum	Silver Maple	15	3	3	weak crotch, multiple leaders, minor deadwood			Forked at 2' with 12", 11", 10", 6" co-leaders.	DESIRABLE
4157	Horse corral north of barn	Acer negundo	Boxelder Maple	8	5	4	twist in trunk, one-sided, over-topped, minor deadwood, suckering				UNDESIRABLE
4158	Horse corral north of barn	Juglans nigra	Black Walnut	11	3	3	trunk scar, broken limbs				LANDMARK
4159	Horse corral north of barn	Juglans nigra	Black Walnut	4	2	4	over-topped, slight lean, twist in trunk				LANDMARK
4160	Horse corral northeast of barn	Acer negundo	Boxelder Maple	6	5	4	over-topped, damaged leader, suckering, minor deadwood, decay				UNDESIRABLE
4161	Horse corral northeast of barn	Acer saccharinum	Silver Maple	16	3	4	one-sided, weak crotch, slight sweep, heavy deadwood, surface roots, lawnmower damage			Forked at 2' with 15", 11" co-leaders.	DESIRABLE
4162	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	4	3	thin crown, suckering				DESIRABLE
4163	Horse corral northeast of barn	Acer saccharinum	Silver Maple	14	3	3	weak crotch, multiple leaders, one-sided			Forked at 4' with a 12" co-leader.	DESIRABLE
4164	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	4	4	basal decay, twist in trunk, thin crown, minor deadwood				DESIRABLE
4165	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep, thin crown				DESIRABLE

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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4166	Horse corral northeast of barn	Acer saccharinum	Silver Maple	18	3	3	multiple leaders, minor deadwood, basal scar				DESIRABLE
4167	Horse corral northeast of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight lean, trunk scar				DESIRABLE
4168	Horse corral northeast of barn	Acer saccharinum	Silver Maple	18	3	3	multiple leaders, heavy deadwood				DESIRABLE
4169	Horse corral northeast of barn	Acer saccharinum	Silver Maple	19	3	3	weak crotch, trunk scar, multiple leaders				DESIRABLE
4170	Horse corral northeast of barn	Ulmus americana	American Elm	12	3	3	multiple leaders, suckering, minor deadwood				N/A
4171	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	one-sided, multiple leaders, minor deadwood, weak crotch				DESIRABLE
4172	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	one-sided, thin crown, weak crotch				DESIRABLE
4173	Horse corral northeast of barn	Acer saccharinum	Silver Maple	22	3	4	weak crotch, minor deadwood, one-sided			Forked at 2' and 4' with 8", 7", 7" co-leaders.	DESIRABLE
4174	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	3	4	thin crown, slight sweep, minor deadwood, weak crotch			Forked at 1.5' with a 10" co-leader.	DESIRABLE
4175	Horse corral northeast of barn	Ulmus americana	American Elm	11	3	4	suckering, one-sided, thin crown, weak crotch			Forked at 3' with a 7" co-leader.	N/A
4176	Horse corral northeast of barn	Acer saccharinum	Silver Maple	19	3	4	trunk swell, basal scar, weak crotch, multiple leaders				DESIRABLE
4177	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	10	3	4	over-topped, twist in trunk				UNDESIRABLE
4178	B/W corral and Buesching Road	Prunus serotina	Black Cherry	8	4	4	trunk scar, decay, over-topped, slight sweep				UNDESIRABLE
4179	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4180	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	18	3	3	trunk scar, multiple leaders, minor deadwood			Forked at 3' with 14", 13", 9" co-leaders.	DESIRABLE
4181	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	11	3	4	over-topped, one-sided				DESIRABLE
4182	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	8	4	4	slight lean, over-topped, trunk scar, one-sided, basal decay				UNDESIRABLE
4183	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	11	4	4	excessive lean, one-sided, minor deadwood, suckering				UNDESIRABLE
4184	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	10	4	5	sweep, damaged leader, vine infested, basal decay		Along creek.		UNDESIRABLE
4185	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	5	3	4	slight lean, suckering, minor deadwood				UNDESIRABLE
4186	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	9	4	4	excessive lean, sweep, weak crotch, minor deadwood				UNDESIRABLE
4187	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	12	4	3	weak crotch, suckering, minor deadwood				UNDESIRABLE
4188	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	4	4	4	over-topped, twist in trunk, suckering, minor deadwood				UNDESIRABLE
4189	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	11	3	4	sweep, twist in trunk, one-sided				UNDESIRABLE
4190	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	10	5	4	trunk scar, decay, double leader, one-sided, suckering				UNDESIRABLE
4191	Northeast corner	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, thin crown, sparse foliage, vine infested				DESIRABLE
4192	Northeast corner	Juglans nigra	Black Walnut	13	2	3	twist in trunk, minor deadwood				LANDMARK
4193	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	9	3	4	pruned for overhead wires, suckering, damaged leader				UNDESIRABLE
4194	Northeast corner	Prunus serotina	Black Cherry	10	3	4	sweep, pruned for overhead wires, minor deadwood				UNDESIRABLE
4195	Northeast corner	Acer negundo	Boxelder Maple	14	6	4			Dead.		UNDESIRABLE
4196	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	12	3	4	over-topped, one-sided, twist in trunk, top broken off, vine infested				UNDESIRABLE
4197	Northeast corner	Prunus serotina	Black Cherry	10	3	4	one-sided, twist in trunk, minor deadwood				UNDESIRABLE
4198	Northeast corner	Acer negundo	Boxelder Maple	11	5	5	damaged leader, suckering, decay				UNDESIRABLE
4199	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	12	3	3	thin crown, vine infested				UNDESIRABLE
4200	Northeast corner	Prunus serotina	Black Cherry	16	4	4	one-sided, double leader, heavy deadwood, sparse foliage				UNDESIRABLE
4201	Northeast corner	Juglans nigra	Black Walnut	13	2	3	twist in trunk, minor deadwood				LANDMARK
4202	Northeast corner	Prunus serotina	Black Cherry	6	4	4	excessive lean, one-sided, minor deadwood, trunk scar, decay				UNDESIRABLE
4203	Northeast corner	Acer negundo	Boxelder Maple	11	4	4	slight lean, slight sweep, suckering, minor deadwood				UNDESIRABLE
4204	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	11	3	4	double leader, one-sided, twist in trunk, minor deadwood				UNDESIRABLE
4205	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	5	3	4	slight lean, twist in trunk, suckering, minor deadwood				UNDESIRABLE
4206	Northeast corner	Prunus serotina	Black Cherry	7	5	4	thin crown, minor deadwood, sparse foliage		Twin leader dead at 1'.		UNDESIRABLE
4207	Northeast corner	Acer negundo	Boxelder Maple	7	5	5	damaged leader, suckering, minor deadwood				UNDESIRABLE
4208	Northeast corner	Unidentifiable	Unidentifiable	13	6	5			Dead. No bark.		N/A

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4209	Northeast corner	Prunus serotina	Black Cherry	8	5	4	excessive lean, damaged leader, sweep, sparse foliage, minor deadwood				UNDESIRABLE
4210	Northeast corner	Prunus serotina	Black Cherry	14	5	3	dieback, heavy deadwood, sparse foliage				UNDESIRABLE
4211	Northeast corner	Acer negundo	Boxelder Maple	6	3	4	one-sided, slight sweep, minor deadwood				UNDESIRABLE
4212	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	9	3	4	over-topped, one-sided, minor deadwood				UNDESIRABLE
4213	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	11	3	4	one-sided, twist in trunk, trunk scar, minor deadwood				UNDESIRABLE
4214	Northeast corner	Juglans nigra	Black Walnut	9	2	3	double leader, erosion, exposed roots		Along creek.		LANDMARK
4215	Northeast corner	Acer negundo	Boxelder Maple	9	5	5	damaged leader, heavy deadwood, suckering				UNDESIRABLE
4216	Northeast corner	Ulmus rubra	Slippery Elm (Red Elm)	15	3	3	multiple leaders, suckering, minor deadwood				N/A
4217	Northeast corner	Prunus serotina	Black Cherry	8	4	4	one-sided, over-topped, vine infested, minor deadwood				UNDESIRABLE
4218	Northeast corner	Prunus serotina	Black Cherry	5	4	4	excessive lean, one-sided, minor deadwood				UNDESIRABLE
4219	Northeast corner	Fraxinus pennsylvanica	Green Ash	13	6	5			Dead.		N/A
4220	Northeast corner	Acer saccharinum	Silver Maple	10	4	4	minor deadwood, slight sweep, one-sided, thin crown				DESIRABLE
4221	Northeast corner	Catalpa speciosa	Northern Catalpa	6	3	4	over-topped, double leader, vine infested, one-sided				LANDMARK
4222	Northeast corner	Prunus serotina	Black Cherry	6	4	4	over-topped, slight sweep, sparse foliage, one-sided				UNDESIRABLE
4223	Northeast corner	Prunus serotina	Black Cherry	8	3	4	excessive lean, thin crown, twist in trunk				UNDESIRABLE
4224	Northeast corner	Prunus serotina	Black Cherry	4	4	4	excessive lean, damaged leader, thin crown, minor deadwood				UNDESIRABLE
4225	Northeast corner	Prunus serotina	Black Cherry	6	4	4	excessive lean, vine infested, one-sided, decay				UNDESIRABLE
4226	Northeast corner	Prunus serotina	Black Cherry	6	3	4	twist in trunk, thin crown, sparse foliage				UNDESIRABLE
4227	Northeast corner	Acer negundo	Boxelder Maple	9	4	4	damaged leader, thin crown, twist in trunk, suckering			Forked at 1.5' with a 6" co-leader.	UNDESIRABLE
4228	Northeast corner	Acer negundo	Boxelder Maple	6	4	4	slight lean, over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4229	Northeast corner	Acer negundo	Boxelder Maple	10	3	4	slight sweep, one-sided, suckering				UNDESIRABLE
4230	Northeast corner	Acer negundo	Boxelder Maple	5	3	4	over-topped, slight sweep, suckering			Forked at base with 14" co-leader (lying on ground).	UNDESIRABLE
4231	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	5	3	4	slight lean, twist in trunk, vine infested, minor deadwood				UNDESIRABLE
4232	Northeast corner	Juglans nigra	Black Walnut	10	3	3	double leader, twist in trunk, suckering, minor deadwood, vine infested				LANDMARK
4233	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	9	3	4	one-sided, suckering, minor deadwood				UNDESIRABLE
4234	Northeast corner	Prunus serotina	Black Cherry	7	5	4	dieback, damaged leader, slight lean, sparse foliage, minor deadwood				UNDESIRABLE
4235	Northeast corner	Juglans nigra	Black Walnut	9	2	4	one-sided, twist in trunk, minor deadwood				LANDMARK
4236	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, suckering, minor deadwood				UNDESIRABLE
4237	Northeast corner	Acer saccharinum	Silver Maple	13	5	4	double leader, sparse foliage				DESIRABLE
4238	Northeast corner	Juglans nigra	Black Walnut	11	2	3	twist in trunk				LANDMARK
4239	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	6	3	4	over-topped, twist in trunk, trunk scar				UNDESIRABLE
4240	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	4	4	4	over-topped, twist in trunk, suckering				UNDESIRABLE
4241	Northeast corner	Prunus serotina	Black Cherry	7	4	4	sweep, sparse foliage, one-sided				UNDESIRABLE
4242	Northeast corner	Fraxinus pennsylvanica	Green Ash	10	6	4			Dead.		N/A
4243	Northeast corner	Acer negundo	Boxelder Maple	4	4	4	damaged leader, pruned for overhead wires, vine infested				UNDESIRABLE
4244	Northeast corner	Juglans nigra	Black Walnut	9	3	5	decay, pruned for overhead wires, suckering, vine infested				LANDMARK
4245	Northeast corner	Acer negundo	Boxelder Maple	7	4	4	damaged leader, multiple leaders, suckering, minor deadwood				UNDESIRABLE
4246	Northeast corner	Acer negundo	Boxelder Maple	4	5	5	damaged leader, vine infested, sparse foliage, suckering				UNDESIRABLE
4247	Northeast corner	Malus spp.	Crabapple	5	3	4	over-topped, slight sweep, double leader			Forked at 1' with a 3" co-leader.	DESIRABLE

Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
 Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4248	North property line	Acer negundo	Boxelder Maple	12	3	4	twist in trunk, suckering, multiple leaders		Broken and hanging limb in crown. Old 12" co-leader rotted off at 2'.		UNDESIRABLE
4249	North property line	Prunus serotina	Black Cherry	6	4	4	slight lean, slight sweep, thin crown, minor deadwood, decay				UNDESIRABLE
4250	North property line	Ulmus rubra	Slippery Elm (Red Elm)	16	3	3	suckering				N/A
4251	North property line	Acer saccharinum	Silver Maple	6	3	4	slight sweep, thin crown			Forked at 2' with a 4" co-leader.	DESIRABLE
4252	North property line	Prunus serotina	Black Cherry	9	3	4	one sided, vine infested, thin crown, trunk scar				UNDESIRABLE
4253	North property line	Fraxinus pennsylvanica	Green Ash	10	6	4			Dead.		N/A
4254	North property line	Prunus serotina	Black Cherry	5	4	4	minor deadwood, vine infested, sparse foliage				UNDESIRABLE
4255	North property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, one sided, multiple leaders				UNDESIRABLE
4256	North property line	Prunus serotina	Black Cherry	9	5	4	damaged leader, basal decay, sparse foliage, thin crown				UNDESIRABLE
4257	North property line	Acer saccharinum	Silver Maple	10	2	3	thin crown, twist in trunk				DESIRABLE
4258	North property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, slight sweep, suckering, minor deadwood				UNDESIRABLE
4259	North property line	Morus alba	White Mulberry (Common Mulberry)	20	3	4	trunk scar, double leader, slight sweep, minor deadwood				UNDESIRABLE
4260	North property line	Acer negundo	Boxelder Maple	4	4	3	basal decay, vine infested, minor deadwood			Forked at base with 3", 3", 3" co-leaders.	UNDESIRABLE
4261	North property line	Acer negundo	Boxelder Maple	7	3	4	over-topped, one sided, twist in trunk				UNDESIRABLE
4262	North property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, excessive lean, suckering, one sided		Uprooting and lying on tree #4264.		UNDESIRABLE
4263	North property line	Prunus serotina	Black Cherry	9	4	4	slight lean, vine infested, sparse foliage, minor deadwood				UNDESIRABLE
4264	North property line	Acer negundo	Boxelder Maple	5	5	5	damaged leader, top broken off, sparse foliage, over-topped		Leader damaged by tree #4264.		UNDESIRABLE
4265	North property line	Acer saccharinum	Silver Maple	14	2	4	slight lean, multiple leaders				DESIRABLE
4266	North property line	Prunus serotina	Black Cherry	7	5	4	slight lean, sparse foliage, suckering				UNDESIRABLE
4267	North property line	Morus alba	White Mulberry (Common Mulberry)	5	5	5	excessive lean, decay, minor deadwood, sparse foliage				UNDESIRABLE
4268	North property line	Acer negundo	Boxelder Maple	6	4	4	slight lean, twist in trunk, thin crown, minor deadwood				UNDESIRABLE
4269	North property line - east of pond	Acer negundo	Boxelder Maple	6	4	4	slight lean, double leader, minor deadwood				UNDESIRABLE
4270	North property line - east of pond	Salix nigra	Black Willow	21	4	4	trunk scar, suckering, decay, slight sweep		Old co-leader rotted off at 5'.		DESIRABLE
4271	North property line - east of pond	Acer saccharinum	Silver Maple	16	3	3	multiple leaders, minor deadwood				DESIRABLE
4272	North property line - east of pond	Morus alba	White Mulberry (Common Mulberry)	7	3	3	slight lean, minor deadwood			Forked at 2' with a 2" co-leader.	UNDESIRABLE
4273	West of pond	Prunus serotina	Black Cherry	15	4	4	double leader, twist in trunk, decay				UNDESIRABLE
4274	West of pond	Fraxinus pennsylvanica	Green Ash	11	6	4			Dead.		N/A
4275	West of pond	Prunus serotina	Black Cherry	12	6	4			Dead.		UNDESIRABLE
4276	West property line	Acer negundo	Boxelder Maple	10	4	3	suckering, decay, minor deadwood				UNDESIRABLE
4277	West property line	Acer negundo	Boxelder Maple	5	4	4	excessive lean, suckering, minor deadwood		Overhead wires.		UNDESIRABLE
4278	West property line	Acer saccharinum	Silver Maple	9	4	4	dieback, damaged leader, pruned for overhead wires, multiple leaders, suckering		Overhead wires.	Forked at base with a 7" co-leader.	DESIRABLE
4279	West of pond	Juglans nigra	Black Walnut	8	2	3	multiple leaders				LANDMARK
4280	West of pond on edge of water	Ulmus americana	American Elm	15	3	4	slight lean, weak crotch, multiple leaders				N/A
4281	West of pond	Morus alba	White Mulberry (Common Mulberry)	10	3	4	over-topped, slight sweep, multiple leaders				UNDESIRABLE
4282	West property line	Robinia pseudoacacia	Black Locust	8	3	3	multiple leaders, minor deadwood				UNDESIRABLE
4283	West property line	Acer saccharinum	Silver Maple	7	3	4	one sided, multiple leaders, suckering, pruned for side wires		Overhead wires.		DESIRABLE
4284	West property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, slight lean, multiple leaders, pruned for overhead wires		Overhead wires.		UNDESIRABLE
4285	West property line	Morus alba	White Mulberry (Common Mulberry)	5	3	5	over-topped, slight sweep, damaged leader, pruned for overhead wires		Overhead wires.		UNDESIRABLE
4286	West property line	Acer saccharinum	Silver Maple	10	3	4	one sided, pruned for side wires, twist in trunk		Overhead wires.		DESIRABLE
4287	West property line	Prunus serotina	Black Cherry	9	3	3	multiple leaders, minor deadwood				UNDESIRABLE
4288	West property line	Prunus serotina	Black Cherry	9	3	4	one sided, minor deadwood				UNDESIRABLE

Tree Inventory Listing

670 Old Rand Road

Lake Zurich, Illinois

Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4289	West property line	Prunus serotina	Black Cherry	6	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4290	West property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	twist in trunk, multiple leaders, minor deadwood				UNDESIRABLE
4291	West property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, slight lean, one sided				UNDESIRABLE
4292	West property line	Prunus serotina	Black Cherry	11	3	4					UNDESIRABLE
4293	West property line	Prunus serotina	Black Cherry	4	3	4	minor deadwood, sweep				UNDESIRABLE
4294	West property line	Prunus serotina	Black Cherry	7	3	4	over-topped, slight sweep, one sided, vine infested				UNDESIRABLE
4295	West property line	Prunus serotina	Black Cherry	8	3	4	over-topped, slight sweep				UNDESIRABLE
4296	West property line	Robinia pseudoacacia	Black Locust	6	3	4	twist in trunk, minor deadwood, one sided				UNDESIRABLE
4297	West property line	Robinia pseudoacacia	Black Locust	12	3	3	twist in trunk, multiple leaders, minor deadwood			Forked at base with a 6" co-leader.	UNDESIRABLE
4298	West property line	Robinia pseudoacacia	Black Locust	9	3	4	pruned for overhead wires, one sided		Overhead wires.		UNDESIRABLE
4299	West property line	Robinia pseudoacacia	Black Locust	8	3	3	twist in trunk, thin crown				UNDESIRABLE
4300	Northwest of pond	Robinia pseudoacacia	Black Locust	7	3	4	twist in trunk, over-topped, double leader, thin crown				UNDESIRABLE
4301	Northwest property corner	Robinia pseudoacacia	Black Locust	11	4	4	one sided, trunk scar, decay, minor deadwood		Overhead wires.		UNDESIRABLE
4302	Northwest property corner	Robinia pseudoacacia	Black Locust	10	4	4	twist in trunk, trunk scar, minor deadwood, decay				UNDESIRABLE
4303	Northwest property corner	Robinia pseudoacacia	Black Locust	7	4	4	over-topped, basal decay, decay, minor deadwood				UNDESIRABLE
4304	North property line	Prunus serotina	Black Cherry	11	3	4	over-topped, basal scar, slight sweep, metal in trunk			Forked at 1' with a 10" co-leader.	UNDESIRABLE
4305	Northwest of pond	Robinia pseudoacacia	Black Locust	16	3	3	trunk scar, multiple leaders, minor deadwood				UNDESIRABLE
4306	Northwest of pond	Robinia pseudoacacia	Black Locust	5	3	3	thin crown				UNDESIRABLE
4307	Northwest of pond	Robinia pseudoacacia	Black Locust	6	3	3	one sided, double leader				UNDESIRABLE
4308	Northwest of pond	Prunus serotina	Black Cherry	5	3	4	thin crown, minor deadwood, twist in trunk				UNDESIRABLE
4309	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	slight sweep, thin crown				UNDESIRABLE
4310	Northwest of pond	Prunus serotina	Black Cherry	8	4	4	dieback, minor deadwood, one sided, basal decay				UNDESIRABLE
4311	Northwest of pond	Prunus serotina	Black Cherry	10	3	4	one sided, thin crown				UNDESIRABLE
4312	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	over-topped, slight lean, twist in trunk				UNDESIRABLE
4313	Northwest of pond	Prunus serotina	Black Cherry	7	3	4	excessive lean, over-topped, twist in trunk				UNDESIRABLE
4314	Northwest of pond	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, multiple leaders				UNDESIRABLE
4315	Northwest of pond	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, suckering, minor deadwood				UNDESIRABLE
4316	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	twist in trunk, thin crown, slight lean				UNDESIRABLE
4317	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	twist in trunk, thin crown, one sided				UNDESIRABLE
4318	Northwest of pond	Prunus serotina	Black Cherry	11	4	4	over-topped, slight lean, one sided, dieback, minor deadwood			Forked at base with a 7" co-leader.	UNDESIRABLE
4319	Northwest of pond	Prunus serotina	Black Cherry	9	3	3	double leader, vine infested, metal in trunk				UNDESIRABLE
4320	Northwest of pond	Prunus serotina	Black Cherry	7	4	4	slight lean, dieback, minor deadwood, 670, sparse foliage				UNDESIRABLE
4321	Northwest of pond	Prunus serotina	Black Cherry	4	4	4	damaged leader, dead tree caught in crown				UNDESIRABLE
4322	Northwest of pond	Prunus serotina	Black Cherry	9	4	4	vine infested, minor deadwood, decay		Saprophytic fungi present, 1/2 of trunk is decayed.		UNDESIRABLE
4323	Northwest of pond	Prunus serotina	Black Cherry	7	4	3	double leader, one sided, suckering, over-topped				UNDESIRABLE
4324	Northwest of pond	Juglans nigra	Black Walnut	9	3	3	minor deadwood				LANDMARK
4325	Northwest of pond	Robinia pseudoacacia	Black Locust	6	3	4	over-topped, suckering, slight sweep, minor deadwood				UNDESIRABLE
4326	Northwest of pond	Robinia pseudoacacia	Black Locust	12	3	4	one sided, double leader, minor deadwood, suckering				UNDESIRABLE
4327	Northwest of pond	Juglans nigra	Black Walnut	8	2	4	minor deadwood, twist in trunk, multiple leaders				LANDMARK
4328	Northwest of pond	Prunus serotina	Black Cherry	7	3	5	excessive lean, sweep, over-topped, suckering				UNDESIRABLE
4329	Northwest of pond	Prunus serotina	Black Cherry	6	3	4	over-topped, slight lean, minor deadwood				UNDESIRABLE
4330	Northwest of pond	Acer saccharinum	Silver Maple	23	3	3	multiple leaders, one sided, minor deadwood				DESIRABLE
4331	Northwest of pond - along edge of water	Salix nigra	Black Willow	24	4	5	damaged leader, suckering, decay		Twin leader snapped off at 5'.		DESIRABLE
4332	Northwest of pond	Acer saccharinum	Silver Maple	17	3	4	over-topped, multiple leaders, weak crotch, slight sweep		Forked at 5'.		DESIRABLE
4333	Northwest of pond	Populus deltoides	Eastern Cottonwood	14	3	4	one sided, twist in trunk, slight over-topped, double leader				DESIRABLE
4334	Northwest of pond	Populus deltoides	Eastern Cottonwood	16	2	3	twist in trunk, multiple leaders				DESIRABLE
4335	Northwest of pond	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, sparse foliage, thin crown				DESIRABLE
4336	Northwest of pond	Acer saccharinum	Silver Maple	4	3	4	over-topped, twist in trunk, one sided				DESIRABLE
4337	Northwest of pond	Robinia pseudoacacia	Black Locust	5	4	4	one sided, thin crown, minor deadwood, over-topped				UNDESIRABLE

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Tree Inventory Listing
 670 Old Rand Road
 Lake Zurich, Illinois
 Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4338	Northwest of pond	Robinia pseudoacacia	Black Locust	7	3	4	thin crown, minor deadwood, suckering, hollow				UNDESIRABLE
4339	Northwest of pond	Robinia pseudoacacia	Black Locust	8	4	3	one sided, thin crown, minor deadwood				UNDESIRABLE
4340	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	4	one sided, thin crown, minor deadwood, sparse foliage				UNDESIRABLE
4341	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	3	thin crown, dieback, minor deadwood, suckering				UNDESIRABLE
4342	Northwest of pond	Robinia pseudoacacia	Black Locust	10	4	3	dieback, minor deadwood, thin crown				UNDESIRABLE
4343	Northwest of pond	Robinia pseudoacacia	Black Locust	11	4	3	dieback, minor deadwood, thin crown, vine infested				UNDESIRABLE
4344	Northwest of pond	Prunus serotina	Black Cherry	7	3	4	slight lean, multiple leaders, one sided				UNDESIRABLE
4345	Northwest of pond	Prunus serotina	Black Cherry	10	3	4	one sided, thin crown				UNDESIRABLE
4346	Northwest of pond	Prunus serotina	Black Cherry	8	4	4	over-topped, slight lean, minor deadwood, sparse foliage				UNDESIRABLE
4347	Northwest of pond	Robinia pseudoacacia	Black Locust	11	3	3	thin crown, minor deadwood				UNDESIRABLE
4348	Northwest of pond	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, twist in trunk				UNDESIRABLE
4349	Northwest of pond	Robinia pseudoacacia	Black Locust	9	3	4	twist in trunk, one sided, thin crown, minor deadwood				UNDESIRABLE
4350	Northwest of pond	Robinia pseudoacacia	Black Locust	8	3	4	one sided, thin crown				UNDESIRABLE
4351	Northwest of pond	Robinia pseudoacacia	Black Locust	7	4	4	one sided, thin crown, minor deadwood, sparse foliage				UNDESIRABLE
4352	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	4	one sided, thin crown, minor deadwood				UNDESIRABLE
4353	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	4	one sided, dieback, minor deadwood				UNDESIRABLE
4354	Northwest of pond	Robinia pseudoacacia	Black Locust	10	3	4	over-topped, one sided, thin crown				UNDESIRABLE
4355	Northwest of pond	Acer saccharinum	Silver Maple	9	3	4	over-topped, twist in trunk, multiple leaders				DESIRABLE
4356	Northwest of pond	Acer saccharinum	Silver Maple	10	3	4	slight sweep, one sided, double leader, over-topped				DESIRABLE
4357	North property line	Robinia pseudoacacia	Black Locust	9	3	4	over-topped, one sided, weak crotch			Forked at 3' with an 8" co-leader.	UNDESIRABLE
4358	North property line	Populus deltoides	Eastern Cottonwood	18	3	3	broken limbs, weak crotch, one sided,			Forked at 1.5' with a 16" co-leader.	DESIRABLE
4359	North property line	Robinia pseudoacacia	Black Locust	5	3	4	over-topped, twist in trunk, multiple leaders				UNDESIRABLE
4360	North property line	Populus deltoides	Eastern Cottonwood	5	3	5	sweep, over-topped, damaged leader				DESIRABLE
4361	North property line	Robinia pseudoacacia	Black Locust	14	3	4	one sided, double leader, minor deadwood				UNDESIRABLE
4362	North property line	Prunus serotina	Black Cherry	11	3	4	slight sweep, multiple leaders				UNDESIRABLE
4363	North property line	Prunus serotina	Black Cherry	5	4	4	double leader, one sided, slight sweep				UNDESIRABLE
4364	North property line	Robinia pseudoacacia	Black Locust	5	3	4	over-topped, double leader, slight sweep				UNDESIRABLE
4365	North property line	Robinia pseudoacacia	Black Locust	10	3	3	double leader, minor deadwood				UNDESIRABLE
4366	North property line	Robinia pseudoacacia	Black Locust	8	4	4	trunk scar, one sided, thin crown, minor deadwood, dieback, loose bark				UNDESIRABLE
4367	North property line	Prunus serotina	Black Cherry	6	4	4	over-topped, slight sweep, suckering				UNDESIRABLE
4368	North property line	Prunus serotina	Black Cherry	5	3	4	over-topped, minor deadwood				UNDESIRABLE
4369	North property line	Prunus serotina	Black Cherry	6	4	4	slight lean, dieback, minor deadwood				UNDESIRABLE
4370	North property line	Robinia pseudoacacia	Black Locust	14	3	4	one sided, minor deadwood				UNDESIRABLE
4371	North property line	Robinia pseudoacacia	Black Locust	10	3	3	thin crown, minor deadwood				UNDESIRABLE
4372	North property line	Robinia pseudoacacia	Black Locust	14	3	3	minor deadwood, one sided				UNDESIRABLE
4373	North property line	Robinia pseudoacacia	Black Locust	12	3	4	weak crotch, multiple leaders, minor deadwood				UNDESIRABLE
4374	North property line	Robinia pseudoacacia	Black Locust	17	4	4	one sided, weak crotch, multiple leaders, minor deadwood, 679				UNDESIRABLE
4375	North property line	Prunus serotina	Black Cherry	5	4	4	over-topped, slight sweep, minor deadwood				UNDESIRABLE
4376	North property line	Prunus serotina	Black Cherry	4	3	4	sweep, double leader, over-topped				UNDESIRABLE
4377	North property line	Prunus serotina	Black Cherry	6	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4378	North property line	Populus deltoides	Eastern Cottonwood	13	2	3	twist in trunk, minor deadwood				DESIRABLE

Fish Transportation Group
1800 Des Plaines Avenue, Suite 103
Forest Park, Illinois 60130



Memorandum

To: Mr. Dennis Kulak
KLLM Inc.
From: Tim Doron
Date: July 15, 2022 Rev. 12-18-2
Re: Traffic Impact Study, 670 South Old Rand Road, Lake Zurich Illinois

Introduction

Fish Transportation Group (FTG) has performed a Traffic Impact Study (TIS) for a proposed residential development in Lake Zurich, Illinois (Site). The purpose of this study is to identify traffic to, and from the site and to evaluate impacts to the surrounding street network. Additionally, comments will be made on the plan and site circulation. As proposed the Site will contain 50 new attached single family dwelling units located on 9.3 acres. The Site is currently occupied by open space, a single family home, and wetlands. The new plan will contain 100 interior and 120 exterior parking spaces (apron and guest). The Site location is shown on **Figure 1**.

Site Area Context

The Site will be situated within an area of nearby residential uses to the south, east and west, and institutional and commercial to the north. There are no Pace bus routes operating in the immediate area. The nearest Metra station is either Barrington (~ 5 miles) or Fox River Grove (~ 7 miles) to the west. There are no marked bike paths or trails in the immediate area. Both nearby roadways have sidewalks. A description of the roadways follows, and **Figure 2** shows the nearby area transportation features including intersection operations, roadway operations and pedestrian crossings. The Site is currently occupied by open space, single family homes, and wetlands.

Existing Conditions

Roadways

Old Rand Road is a two-lane undivided, bi-directional local roadway that borders the Site on the west. It is classified as a major collector roadway and is under the jurisdiction of the Village of Lake Zurich. The posted speed limit is thirty miles per hour. Old Rand Road continues both north and south and intersects Rand Road (US 12) at both ends. Annual daily traffic (ADT) is recorded on the Illinois Department of Transportation (IDOT) site "Getting Around Illinois" as 8,900 vehicles per day (VPD) north of its intersection with Buesching Road. There is no parking along Old Rand Road in the Site vicinity and a sidewalk exists on the west side of the roadway to travelling north past the Site location. At its intersection with Buesching Road Old Rand Road is free flow. The northbound approach has an exclusive right turn lane.

Buesching Road is a two-lane undivided, bi-directional local roadway that borders the Site on the east. It is classified as a major collector roadway and is under the jurisdiction of the Village of Lake Zurich. The posted speed limit is thirty miles per hour. Buesching Road terminates on the south at its intersection with Old Rand

670 S. Old Rand Rd. Development
Lake Zurich, Illinois

Road. It continues north through the village and terminates on the north end at Rose Road. Annual daily traffic (ADT) is recorded on the Illinois Department of Transportation (IDOT) site "Getting Around Illinois" as 2,550 vehicles per day (VPD) north of its intersection with Old Rand Road. There is no parking along Buesching Road in the Site vicinity and a sidewalk exists on both sides. Buesching Road is under stop sign control at its intersection with Old Rand Road where it contains a through-left-right combination lane.

Cedar Street is a two lane local roadway that intersects Old Rand Road as a "T" intersection from the west. At this intersection it contains a single combined left, and right turn lane. The throat of the intersection is very wide with a large radius accommodating the southbound right turn movements from Old Rand Road. Cedar Street leads to the Heatherleigh subdivision to the west and ends. No ADT information is available and there was no posted speed limit along the roadway. A public sidewalk exists along the south side of the roadway.

Grand Avenue is a two lane local roadway that intersects Old Rand Road forming the west leg of the Old Rand Road-Buesching Road intersection. At the intersection it contains a single combined left, and right turn lane. The intersection is slightly offset to the north from Buesching Road. Grand Avenue ends approximately one half mile west of the intersection.

Traffic Counts

Traffic counts were performed on Thursday June 2, 2022, from 7:00-9:00 AM, and 4:00-6:00 PM, a clear weather day. During both peak periods traffic volumes were relatively light. It is recognized that current COVID-19 traffic conditions have impacts on travel. However, recent data shows that morning peak hours remain somewhat lower (approximately 70% of usual volumes), but that the evening peak hours of the street have recovered to similar pre-COVID volumes and traditional busy times. Traffic counts were performed at the following intersections:

- Old Rand Road and Buesching Road/Grand Avenue
- Old Rand Road and Cedar Street

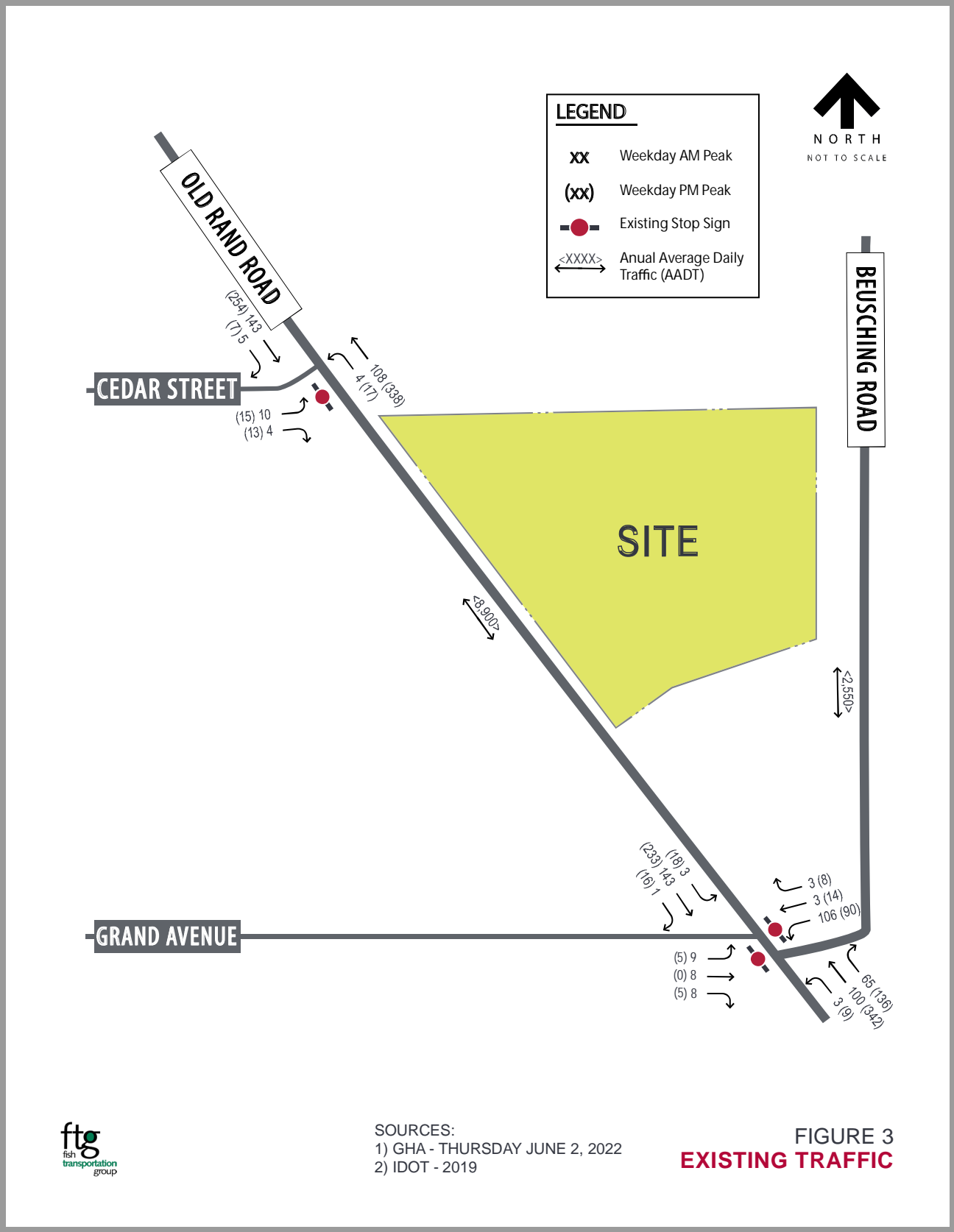
Figure 3 identifies the results for existing peak hour traffic at Old Rand Road and Buesching Road of 7:15-8:15 AM, and 5:00-6:00 PM. *Copies of the traffic count data sheets are found in the Appendix.*



FIGURE 1
SITE LOCATION MAP



FIGURE 2
EXISTING TRAFFIC OPERATIONS



670 S. Old Rand Rd. Development
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Crash Data

In order to assist in evaluating the safety and operations at the subject intersection crash data was obtained from the IDOT Division of Transportation Safety for the past five years available 2016-2020. The results are shown on **Table 1** which follows.

Crash data was obtained from the IDOT Division of Safety for the most recent available five years (2016-2020) for the intersections identified above. There was a total of ten crashes at Old Rand Rd / Buesching Rd / Grand Ave. While eight of these crashes resulted in property damage only, two crashes involved non-incapacitating injuries. Additionally, there was a total of one crash during the study period at Old Rand Rd / Cedar St that resulted in property damage only. There were no crashes that involved pedestrians or bicyclists in the study area. A summary of crash types by intersection is provided in **Table 1** below. *A crash map is provided in the Appendix.*

Table 1: Crash Summary (2016-2020) ^A

Location	No. of Crashes	Severity ^B					Crash Type ^D								Percent During Wet/Icy Conditions
		PD	PI ^C			F	CM	FTR	RTS	SSD	SOD	FO	Ped	Bike	
			A	B	C										
Intersection															
Old Rand Rd / Buesching Rd / Grand Ave	10	8	-	-	2	-	6	-	-	-	1	3	-	-	40%
Old Rand Rd / Cedar St	1	1	-	-	-	-	-	-	1	-	-	-	-	-	100%
Segments															
Along Old Rand Rd between Cedar St and Buesching Rd-Grand Ave	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Along Buesching Rd between Surryse Rd and Old Rand Rd	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total (2016-20)	11	9	0	0	2	0	6	0	1	0	1	3	0	0	9%

^A Source: IDOT Division of Transportation Safety for the 2016-2020 calendar years.

^B PD = property damage only; PI = personal injury; F = fatality.

^C Type A (incapacitating injury); Type B (non-incapacitating injury); Type C (possible injury).

^D CM = cross movement/angle; FTR = front to rear; RTS = rear to side; SSD = Sideswipe Same Direction; SOD = Sideswipe Opposite Direction; FO = fixed object; Ped = pedestrian.

Proposed Development

Development Plan

The Site, as proposed, will be constructed as a fifty-two unit townhome residential development contained in thirteen buildings. The plan will contain 230 parking spaces of which 104 will be located indoors (garages) and 104 on the garage aprons. There will be an additional 22 outside spaces for guest parking. Parking could be allowed on one side of the street if desired. Access to the site will be provided from two single access drives with one each located along Old Rand Road, and one on Buesching Road. The access drive on Buesching Road will be located approximately 275 feet north of Farm Bridge Road and will not interfere with traffic operations. Additionally, traffic volumes are very light at this drive even during peak hours. *A Site plan is located in the Appendix.*

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Lake Zurich, Illinois

Traffic Evaluation

No Build Traffic

With an anticipated year 2024 build out, **Figure 4** summarizes the 2029 weekday morning and evening peak hour No-Build condition. This No-Build condition represents the background growth in traffic (based on exiting traffic) without the development for five years from expected buildout of 2024. These numbers are derived from Chicago Metropolitan Agency for Planning (CMAP) 2050 traffic volume projections. Yearly growth was extrapolated from the CMAP data and one percent annually was applied to the intersections. *A copy of the CMAP letter is found in the Appendix.*

Site Trip Generation

The fifty-two unit townhome development will be a very moderate traffic generator and should operate efficiently with the two access drives. **Table 2- Part A** identifies the anticipated trips to and from the site during peak hours and for daily totals. **Table 2-Part B** identifies the predicted distribution of traffic based primarily on access to local network and regional roadways. This data was derived from national standards published in the Institute of Transportation Engineers Trip Generation Manual 11th Edition. Site traffic was assigned to the roadways in accordance with the trip distribution and is shown on **Figure 5**.

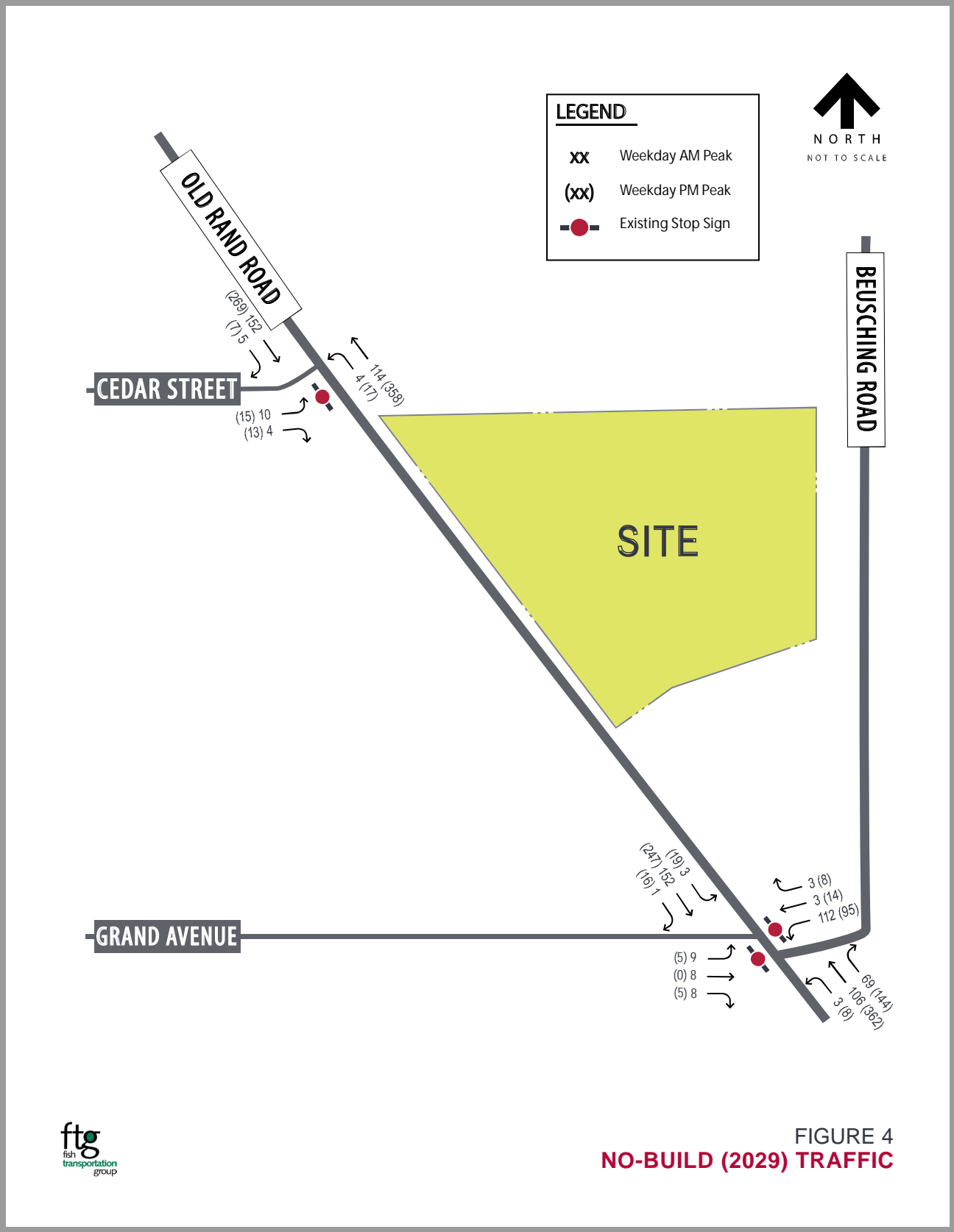
Table 2. Site Traffic Characteristics
Part A. Projected Trip Generation

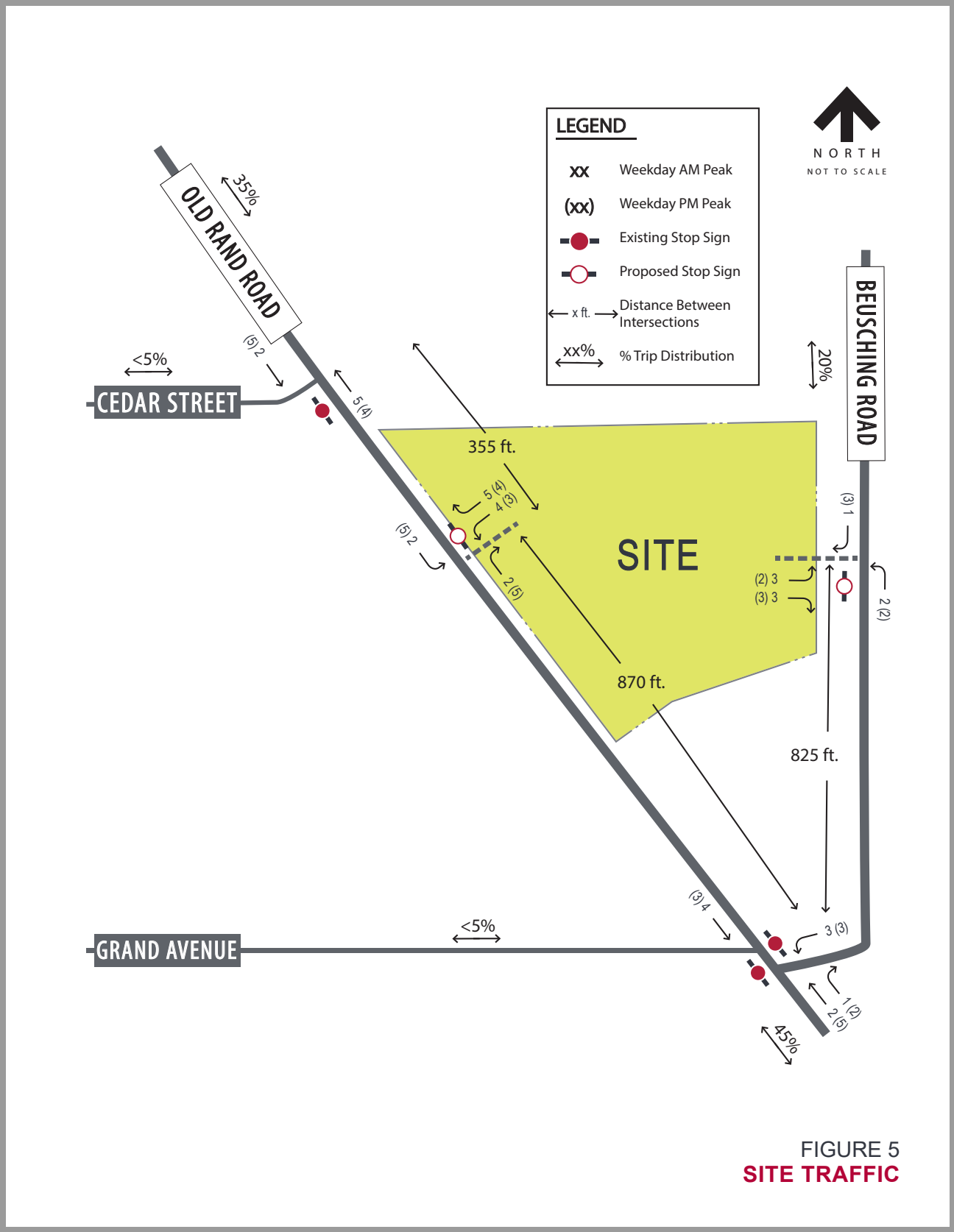
Land Use / Size	Size	ITE Land Use Code	AM Peak Hour			PM Peak Hour			Weekday Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Attached Housing	52 Dwellings	215	6	15	21	15	12	27	173	173	346
Total Trips			6	15	21	15	12	27	173	173	346

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

Part B. Trip Distribution

Route & Direction	Approach Site From	Depart Site To
Old Rand Road		
-Northwest of Cedar Street	35%	35%
-Southeast of Beusching Road	45%	45%
Beusching Road		
-North of Site	20%	20%
Grand Avenue		
-West of Old Rand Road	<5%	<5%
Cedar Street		
-West of Old Rand Road	<5%	<5%
Totals =	100%	100%





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Total Traffic

In order to calculate future conditions, the year 2029 No-Build volumes (Figure 4) were combined with site traffic (Figure 5) to produce the year 2029 predicted 2029 total traffic volumes shown on **Figure 6**. These total volumes were then subjected to the analyses which are explained further below.

Capacity Analyses

Capacity analyses are a standard measurement that identifies how an intersection operates. They are measured in terms of Level of Service (LOS). The concept of LOS is defined as a quantitative and qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels of Service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. LOS C is often considered acceptable for design purposes and LOS D is usually considered as providing the lower threshold of acceptable operations, however LOS D is not an uncommon occurrence in more dense urbanized areas. Since LOS is a function of the traffic flows placed upon it, the facility may operate at a wide range of levels of service, depending on the time of day, day of week or period of year

Capacity analyses were performed, in accordance with standard traffic engineering guidelines, for three scenarios:

- *Existing Traffic* – Existing traffic volumes,
- *No-Build Traffic* – Non-site, year 2029 traffic with identifying background growth.
- *Total Traffic* – No-Build traffic volumes (year 2029) plus the addition of site generated traffic.

Table 3 (following page) summarizes the intersection capacity and queue analysis results in terms of LOS and seconds of delay. The modelled 95th percentile queue is also shown. Capacity analysis summary printouts are provided in the Appendix. *A summary of results of the analyses found in Table 3 is discussed below.*

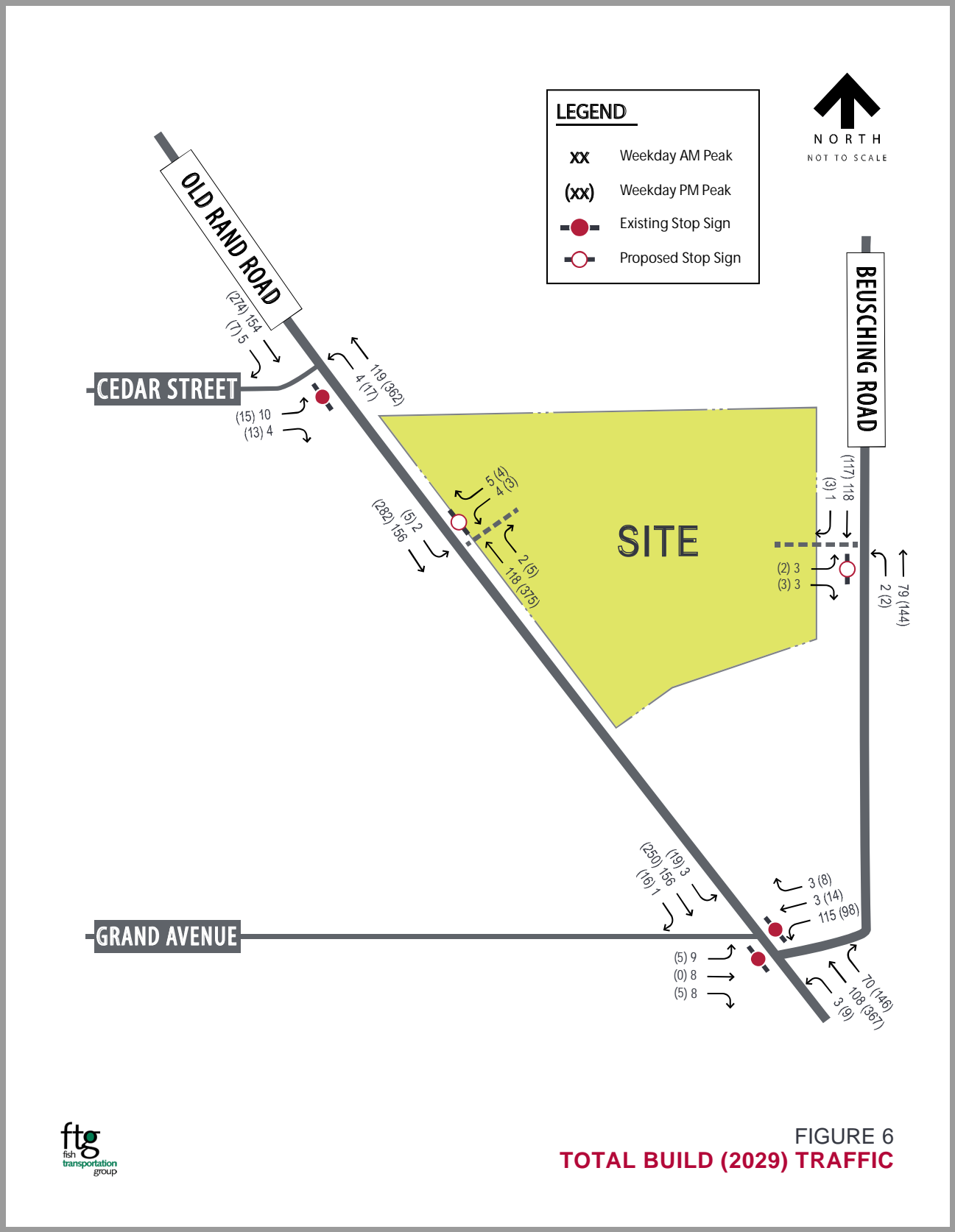
LOS Summary

- Generally, the existing intersections and approaches operate well at LOS C or better during both peak periods studied. The 95th percentiles queues for all movements are 2 vehicles or less.
- Under No-Build conditions, with the addition of background traffic growth, the study intersections experience nominal changes in LOS. All movements experience less than one second increase in delay and no increase in 95th percentile queue.

670 S. Old Rand Rd. Development
Lake Zurich, Illinois

Table 3 - Intersection Capacity and Queue Analysis

Intersection / Timeframe		Roadway Conditions	Movement Group By Approach												Approach
			> = Shared Lane				- = Non Critical or not Allowed Movement								
			Eastbound			Westbound			Northbound			Southbound			
Old Rand Road & Cedar Street		Minor-Leg Stop Control	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	EB Approach Delay
AM Peak	A.Existing (See Fig 3)	• LOS • 95th Queue Length (veh)	A	-	<	-	-	-	A	-	-	-	-	-	A (9.9) -
	B. 2029 No-Build (See Fig 4)	• LOS • 95th Queue Length (veh)	B	-	<	-	-	-	A	-	-	-	-	-	B (10.0) -
	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	B	-	<	-	-	-	A	-	-	-	-	-	B (10.0) -
PM Peak	A.Existing (See Fig 3)	• LOS • 95th Queue Length (veh)	B	-	<	-	-	-	A	-	-	-	-	-	B (11.3) -
	B. 2029 No-Build (See Fig 4)	• LOS • 95th Queue Length (veh)	B	-	<	-	-	-	A	-	-	-	-	-	B (11.3) -
	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	B	-	<	-	-	-	A	-	-	-	-	-	B (12.4) -
Old Rand Road & Grand Avenue-Beusching Road		Minor-Leg Stop Control	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	WB Approach Delay
AM Peak	A.Existing (See Fig 3)	• LOS • 95th Queue Length (veh)	>	B	<	>	B	<	>	A	-	>	A	<	B (11.8) -
	B. 2029 No-Build (See Fig 4)	• LOS • 95th Queue Length (veh)	>	B	<	>	B	<	>	A	-	>	A	<	B (12.1) -
	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	>	B	<	-	B	-	>	A	-	>	A	<	B (12.2) -
PM Peak	A.Existing (See Fig 3)	• LOS • 95th Queue Length (veh)	>	B	<	>	C	<	>	A	-	>	A	<	C (20.8) -
	B. 2029 No-Build (See Fig 4)	• LOS • 95th Queue Length (veh)	>	B	<	>	C	<	>	A	-	>	A	<	C (22.8) -
	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	>	B	<	>	C	<	>	A	-	>	A	<	C (23.8) -
Old Rand Road & New Access		Minor-Leg Stop Control	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	WB Approach Delay
AM Peak	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	-	-	-	A	-	<	-	-	-	>	A	-	A (9.6) -
PM Peak	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	-	-	-	B	-	<	-	-	-	>	A	-	B (12.3) -
Beusching Road & New Access		Minor-Leg Stop Control	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	EB Approach Delay
AM Peak	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	A	-	<	-	-	-	>	A	-	-	-	-	A (9.3) -
PM Peak	C. 2029 Total (See Fig 8)	• LOS • 95th Queue Length (veh)	A	-	<	-	-	-	>	A	-	-	-	-	A (9.4) -



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Lake Zurich, Illinois

Roadway operations takeaways

With the addition of projected site traffic under Build conditions, the study area intersections are projected to experience only nominal changes in delay, with all of the movements and approaches projected to operate at the same LOS as No-Build conditions. No geometric improvements are recommended as the LOS is well within acceptable operations. Additionally, the approaches of the new site drives operate at LOS B or better with 95th percentile queues of less than one vehicle. The proposed configuration can readably accommodate the projected traffic demand.

Recommendations and Conclusion

The proposed Site is an optimal land use for this location and produces only a small amount of traffic onto streets that currently operate well. It is a very compatible use with the surrounding residential environment. The street network provides ample alternatives to arrive and depart the Site area.

The following modifications to the Site plan and access control are recommended:

- Both the Old Rand Road access drive, as well as the Buesching Road access drive should be under stop sign control for exiting movements.
- A hammerhead turn around should be constructed on the north – south internal street, at the north end.
- The streets are 24 feet wide and will readily accommodate garbage collection, loading from delivery trucks such as UPS or FedEx, as well as e-commerce vans.
- Where available on-street parking could occur on one side only due to the width of the streets

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Appendix

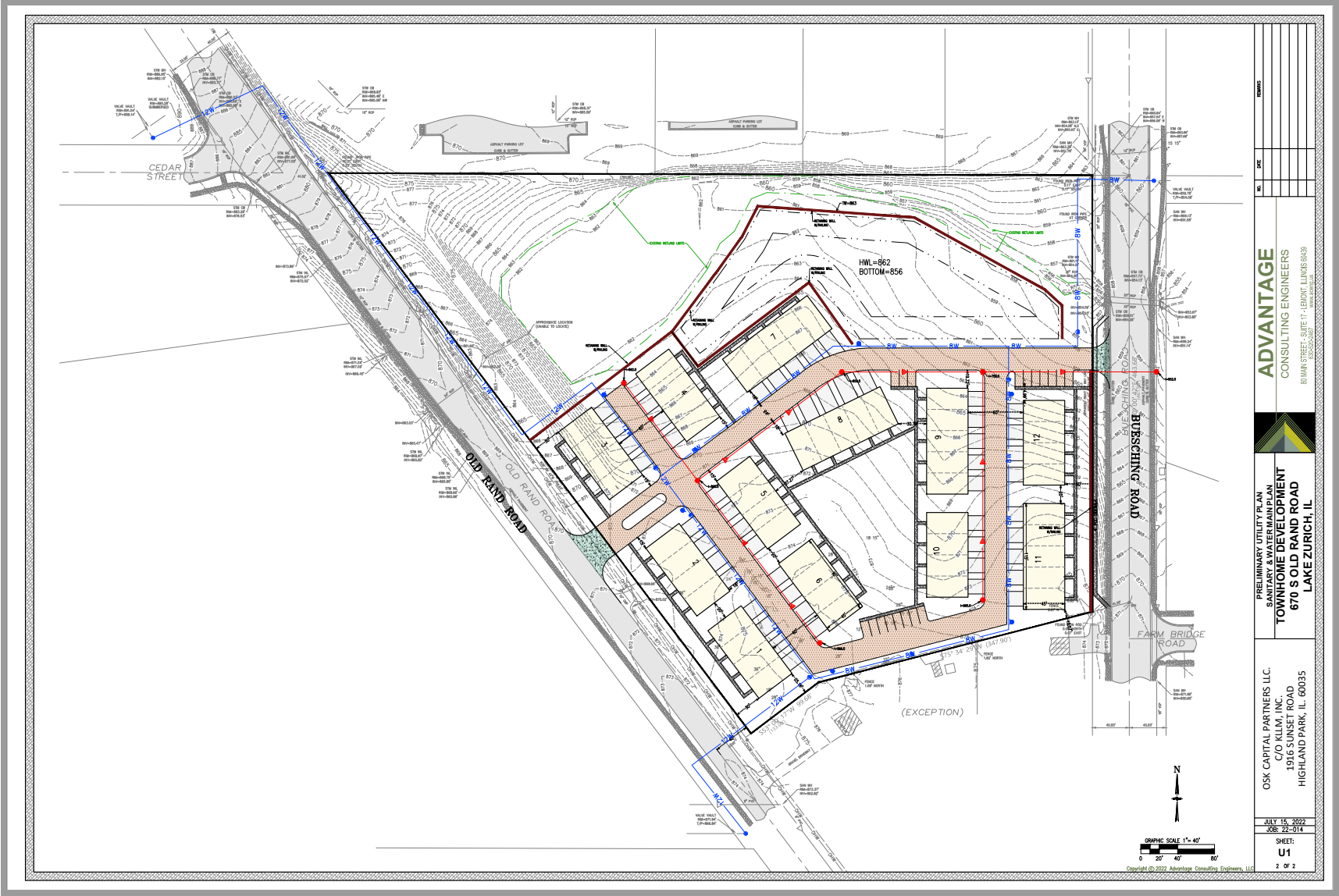
Site Plan

CMAP Letter

Crash Map

Traffic Counts

Capacity Worksheets





Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607
312-454-0400
cmap.illinois.gov

June 10, 2022

William Grieve, P.E., PTOE
Senior Transportation Engineer
Kimley-Horn
4201 Winfield Road
Suite 600
Warrenville, IL 60555

Subject: Old Rand Road @ Buesching Road
IDOT

Dear Mr. Grieve:

In response to a request made on your behalf and dated June 9, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Old Rand Rd NW of Buesching Rd	8,900	10,500
Buesching Rd N of Old Rand Rd	2,550	3,000

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

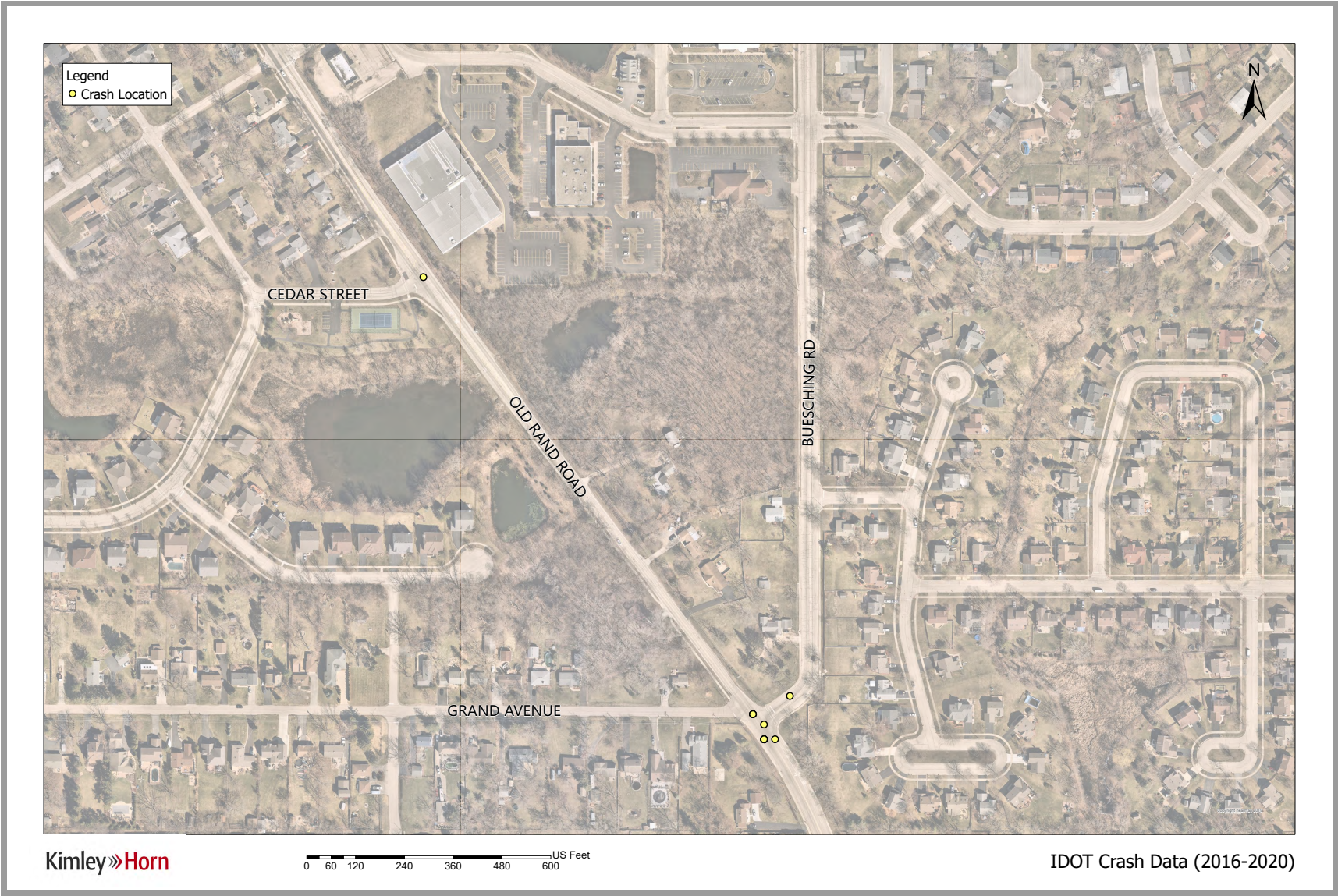
Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\LakeZurich\la-34-22\la-34-22.docx

TRAFFIC FORECAST RECORD

Record Number: la-34-22
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization requesting forecast: Kimley-Horn
Contact: William Grieve, P.E., PTOE
Email or Phone Bill.Grieve@kimley-horn.com
Sponsor: IDOT
Date request was received: June 9, 2022
Date that response was emailed: June 10, 2022
Facility Location: Old Rand Road @ Buesching Road
Municipality: Lake Zurich



2_Old Rand Road & Buesching Road/Grand Avenue - TMC

Thu Jun 2, 2022

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 958940, Location: 42.187369, -88.082785



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Grand Eastbound						Bues Westbound						Old Rand Rd Northbound						Old Rand Rd Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-06-02 7:00AM	1	2	4	0	7	0	15	0	0	0	15	0	0	24	20	0	44	0	0	25	1	0	26	0	92
7:15AM	2	1	3	0	6	0	23	2	0	0	25	1	1	19	15	0	35	0	0	39	0	0	39	0	105
7:30AM	1	0	2	0	3	0	30	0	1	0	31	0	0	24	26	0	50	0	2	38	0	0	40	0	124
7:45AM	5	0	2	0	7	0	24	0	1	0	25	0	0	25	14	0	39	0	0	39	0	0	39	0	110
Hourly Total	9	3	11	0	23	0	92	2	2	0	96	1	1	92	75	0	168	0	2	141	1	0	144	0	431
8:00AM	1	7	1	0	9	0	29	1	1	0	31	0	2	32	10	0	44	0	1	27	1	0	29	0	113
8:15AM	1	2	1	0	4	0	15	0	1	0	16	0	1	37	6	0	44	0	0	31	3	0	34	0	98
8:30AM	2	3	0	0	5	0	11	0	0	0	11	0	2	29	20	0	51	0	1	27	0	0	28	0	95
8:45AM	1	0	0	0	1	0	22	0	0	0	22	0	0	35	15	0	50	0	0	36	2	0	38	0	111
Hourly Total	5	12	2	0	19	0	77	1	2	0	80	0	5	133	51	0	189	0	2	121	6	0	129	0	417
4:00PM	1	0	1	0	2	0	23	2	0	0	25	0	3	76	29	0	108	0	1	44	4	0	49	0	184
4:15PM	3	0	0	0	3	1	18	0	0	0	18	0	0	62	31	0	93	0	0	52	0	0	52	0	166
4:30PM	3	0	0	0	3	1	39	1	0	0	40	0	1	59	28	0	88	0	0	42	5	0	47	1	178
4:45PM	1	3	0	0	4	1	21	0	2	0	23	0	2	68	35	0	105	0	0	34	2	0	36	0	168
Hourly Total	8	3	1	0	12	3	101	3	2	0	106	0	6	265	123	0	394	0	1	172	11	0	184	1	696
5:00PM	2	0	3	0	5	0	23	10	2	0	35	0	4	77	24	0	105	0	8	66	6	0	80	0	225
5:15PM	2	0	0	0	2	0	22	1	3	0	26	0	0	97	25	0	122	0	5	43	1	0	49	0	199
5:30PM	1	0	1	0	2	2	21	1	0	0	22	0	4	73	44	0	121	0	3	45	5	0	53	0	198
5:45PM	0	0	1	0	1	1	24	2	3	0	29	0	1	95	43	0	139	0	2	79	4	0	85	0	254
Hourly Total	5	0	5	0	10	3	90	14	8	0	112	0	9	342	136	0	487	0	18	233	16	0	267	0	876
Total	27	18	19	0	64	6	360	20	14	0	394	1	21	832	385	0	1238	0	23	667	34	0	724	1	2420
% Approach	42.2%	28.1%	29.7%	0%	-	-	91.4%	5.1%	3.6%	0%	-	-	1.7%	67.2%	31.1%	0%	-	-	3.2%	92.1%	4.7%	0%	-	-	-
% Total	1.1%	0.7%	0.8%	0%	2.6%	-	14.9%	0.8%	0.6%	0%	16.3%	-	0.9%	34.4%	15.9%	0%	51.2%	-	1.0%	27.6%	1.4%	0%	29.9%	-	-
Lights	27	15	17	0	59	-	352	12	14	0	378	-	21	820	378	0	1219	-	23	661	33	0	717	-	2373
% Lights	100%	83.3%	89.5%	0%	92.2%	-	97.8%	60.0%	100%	0%	95.9%	-	100%	98.6%	98.2%	0%	98.5%	-	100%	99.1%	97.1%	0%	99.0%	-	98.1%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	2	2	0	4	-	0	1	0	0	1	-	5
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0.2%	0.5%	0%	0.3%	-	0%	0.1%	0%	0%	0.1%	-	0.2%
Buses and Single-Unit Trucks	0	3	2	0	5	-	7	0	0	0	7	-	0	8	4	0	12	-	0	5	1	0	6	-	30
% Buses and Single-Unit Trucks	0%	16.7%	10.5%	0%	7.8%	-	1.9%	0%	0%	0%	1.8%	-	0%	1.0%	1.0%	0%	1.0%	-	0%	0.7%	2.9%	0%	0.8%	-	1.2%
Bicycles on Road	0	0	0	0	0	-	1	8	0	0	9	-	0	2	1	0	3	-	0	0	0	0	0	-	12
% Bicycles on Road	0%	0%	0%	0%	0%	-	0.3%	40.0%	0%	0%	2.3%	-	0%	0.2%	0.3%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0.5%
Pedestrians	-	-	-	-	-	6	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	1	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	0%	-

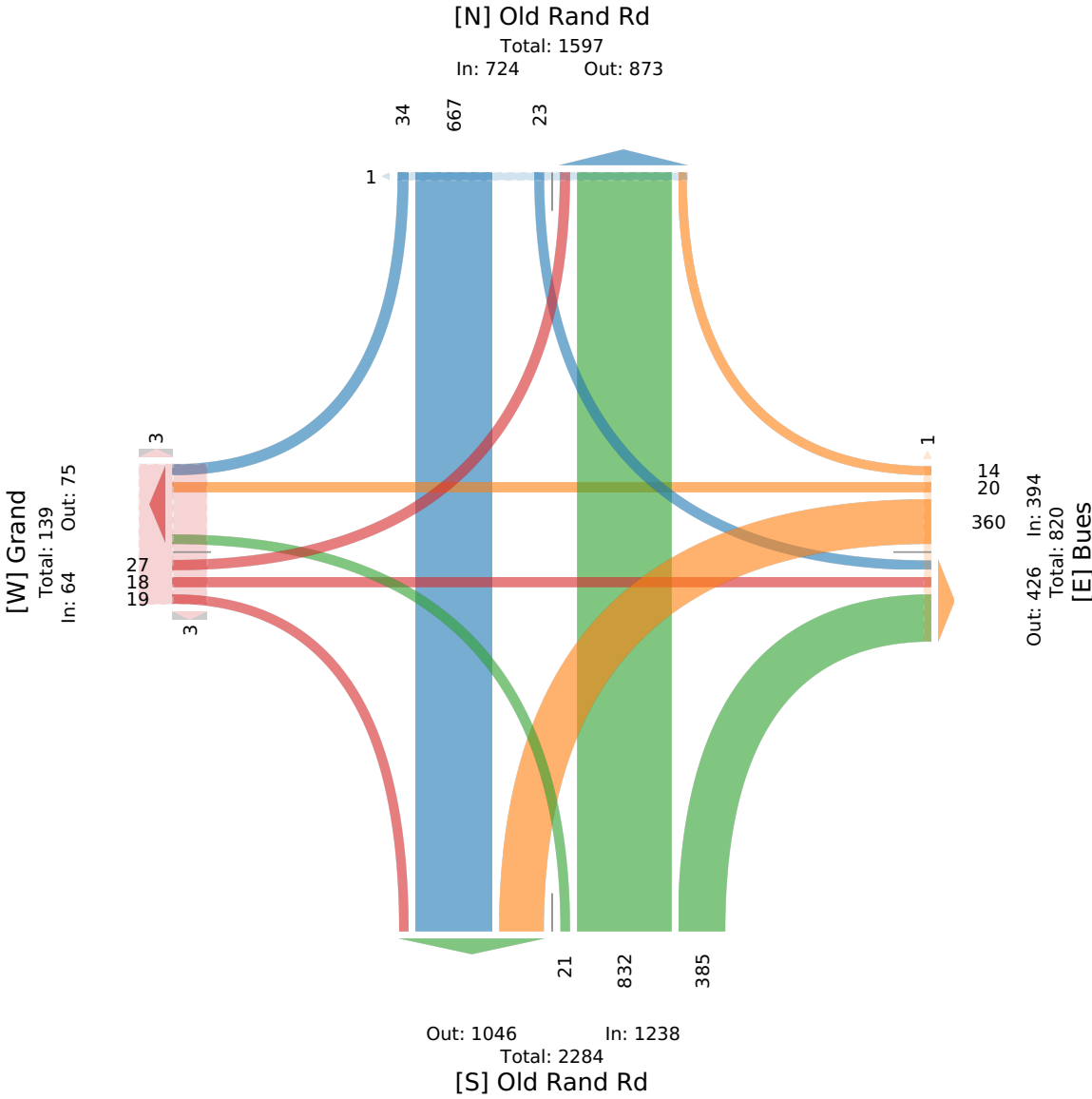
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2_Old Rand Road & Buesching Road/Grand Avenue - TMC
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All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 958940, Location: 42.187369, -88.082785

GHA

**GEWALT HAMILTON
ASSOCIATES, INC.**

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



2_Old Rand Road & Buesching Road/Grand Avenue - TMC

Thu Jun 2, 2022

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 958940, Location: 42.187369, -88.082785



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Grand Eastbound						Bues Westbound						Old Rand Rd Northbound						Old Rand Rd Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-06-02 7:15AM	2	1	3	0	6	0	23	2	0	0	25	1	1	19	15	0	35	0	0	39	0	0	39	0	105
7:30AM	1	0	2	0	3	0	30	0	1	0	31	0	0	24	26	0	50	0	2	38	0	0	40	0	124
7:45AM	5	0	2	0	7	0	24	0	1	0	25	0	0	25	14	0	39	0	0	39	0	0	39	0	110
8:00AM	1	7	1	0	9	0	29	1	1	0	31	0	2	32	10	0	44	0	1	27	1	0	29	0	113
Total	9	8	8	0	25	0	106	3	3	0	112	1	3	100	65	0	168	0	3	143	1	0	147	0	452
% Approach	36.0%	32.0%	32.0%	0%	-	-	94.6%	2.7%	2.7%	0%	-	-	1.8%	59.5%	38.7%	0%	-	-	2.0%	97.3%	0.7%	0%	-	-	-
% Total	2.0%	1.8%	1.8%	0%	5.5%	-	23.5%	0.7%	0.7%	0%	24.8%	-	0.7%	22.1%	14.4%	0%	37.2%	-	0.7%	31.6%	0.2%	0%	32.5%	-	-
PHF	0.450	0.286	0.667	-	0.694	-	0.875	0.375	0.750	-	0.895	-	0.375	0.781	0.625	-	0.840	-	0.375	0.917	0.250	-	0.919	-	0.909
Lights	9	5	6	0	20	-	102	3	3	0	108	-	3	97	63	0	163	-	3	141	1	0	145	-	436
% Lights	100%	62.5%	75.0%	0%	80.0%	-	96.2%	100%	100%	0%	96.4%	-	100%	97.0%	96.9%	0%	97.0%	-	100%	98.6%	100%	0%	98.6%	-	96.5%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	2	0	0	2	-	0	0	0	0	0	-	2
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	2.0%	0%	0%	1.2%	-	0%	0%	0%	0%	0%	-	0.4%
Buses and Single-Unit Trucks	0	3	2	0	5	-	3	0	0	0	3	-	0	1	2	0	3	-	0	2	0	0	2	-	13
% Buses and Single-Unit Trucks	0%	37.5%	25.0%	0%	20.0%	-	2.8%	0%	0%	0%	2.7%	-	0%	1.0%	3.1%	0%	1.8%	-	0%	1.4%	0%	0%	1.4%	-	2.9%
Bicycles on Road	0	0	0	0	0	-	1	0	0	0	1	-	0	0	0	0	0	-	0	0	0	0	0	-	1
% Bicycles on Road	0%	0%	0%	0%	0%	-	0.9%	0%	0%	0%	0.9%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0.2%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-	

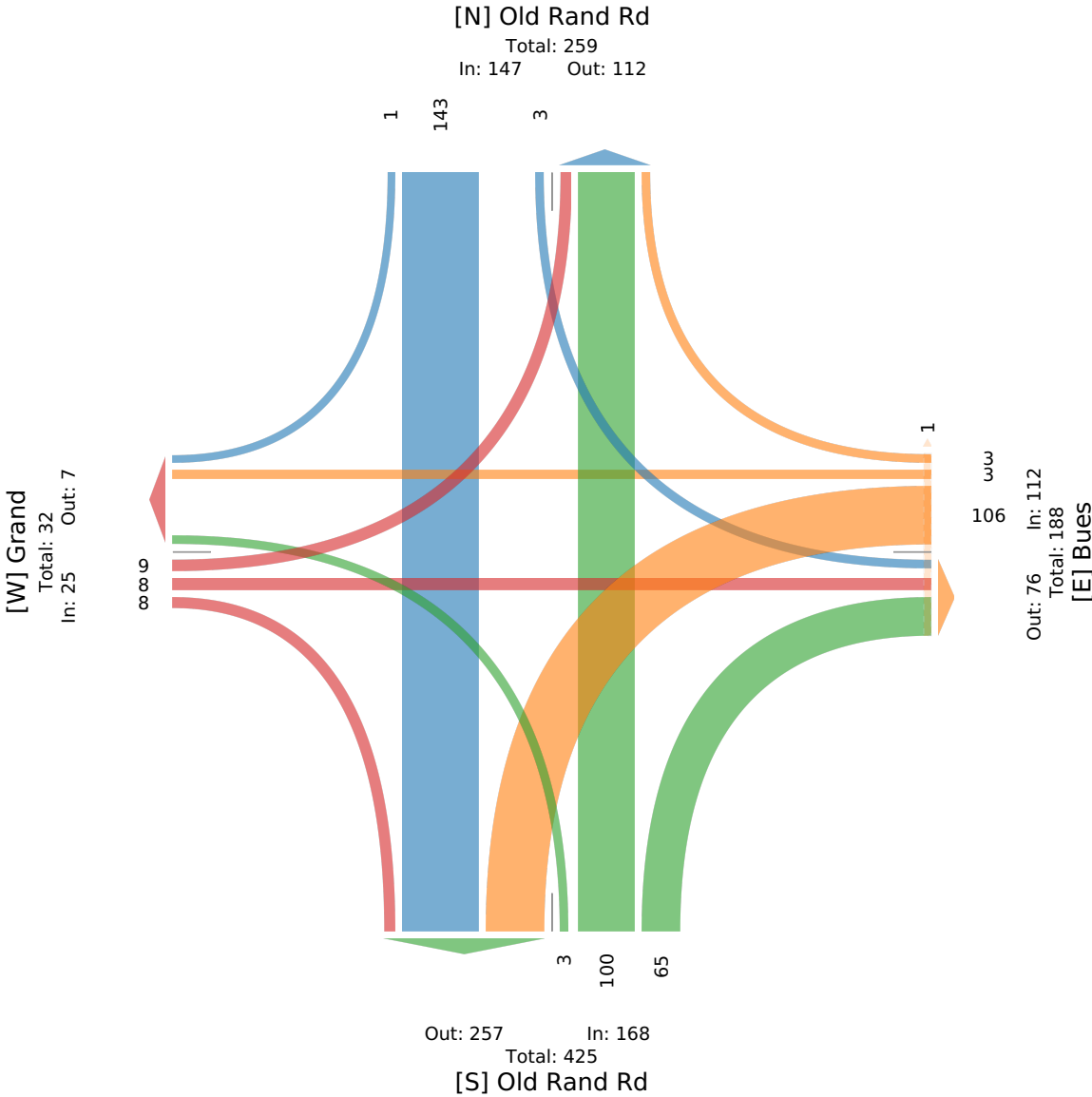
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2_Old Rand Road & Buesching Road/Grand Avenue - TMC
Thu Jun 2, 2022
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 958940, Location: 42.187369, -88.082785

GHA

GEWALT HAMILTON
ASSOCIATES, INC.

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



2_Old Rand Road & Buesching Road/Grand Avenue - TMC

Thu Jun 2, 2022

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 958940, Location: 42.187369, -88.082785



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Grand Eastbound						Bues Westbound						Old Rand Rd Northbound						Old Rand Rd Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-06-02 5:00PM	2	0	3	0	5	0	23	10	2	0	35	0	4	77	24	0	105	0	8	66	6	0	80	0	225
5:15PM	2	0	0	0	2	0	22	1	3	0	26	0	0	97	25	0	122	0	5	43	1	0	49	0	199
5:30PM	1	0	1	0	2	2	21	1	0	0	22	0	4	73	44	0	121	0	3	45	5	0	53	0	198
5:45PM	0	0	1	0	1	1	24	2	3	0	29	0	1	95	43	0	139	0	2	79	4	0	85	0	254
Total	5	0	5	0	10	3	90	14	8	0	112	0	9	342	136	0	487	0	18	233	16	0	267	0	876
% Approach	50.0%	0%	50.0%	0%	-	-	80.4%	12.5%	7.1%	0%	-	-	1.8%	70.2%	27.9%	0%	-	-	6.7%	87.3%	6.0%	0%	-	-	-
% Total	0.6%	0%	0.6%	0%	1.1%	-	10.3%	1.6%	0.9%	0%	12.8%	-	1.0%	39.0%	15.5%	0%	55.6%	-	2.1%	26.6%	1.8%	0%	30.5%	-	-
PHF	0.625	-	0.417	-	0.500	-	0.938	0.375	0.667	-	0.897	-	0.563	0.879	0.773	-	0.880	-	0.563	0.737	0.667	-	0.785	-	0.864
Lights	5	0	5	0	10	-	90	6	8	0	104	-	9	340	135	0	484	-	18	232	15	0	265	-	863
% Lights	100%	0%	100%	0%	100%	-	100%	42.9%	100%	0%	92.9%	-	100%	99.4%	99.3%	0%	99.4%	-	100%	99.6%	93.8%	0%	99.3%	-	98.5%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	1	-	0	0	0	0	0	-	1
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0.7%	0%	0.2%	-	0%	0%	0%	0%	0%	-	0.1%
Buses and Single-Unit Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	1	0	0	1	-	0	1	1	0	2	-	3
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0.3%	0%	0%	0.2%	-	0%	0.4%	6.3%	0%	0.7%	-	0.3%
Bicycles on Road	0	0	0	0	0	-	0	8	0	0	8	-	0	1	0	0	1	-	0	0	0	0	0	-	9
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	57.1%	0%	0%	7.1%	-	0%	0.3%	0%	0%	0.2%	-	0%	0%	0%	0%	0%	-	1.0%
Pedestrians	-	-	-	-	-	3	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

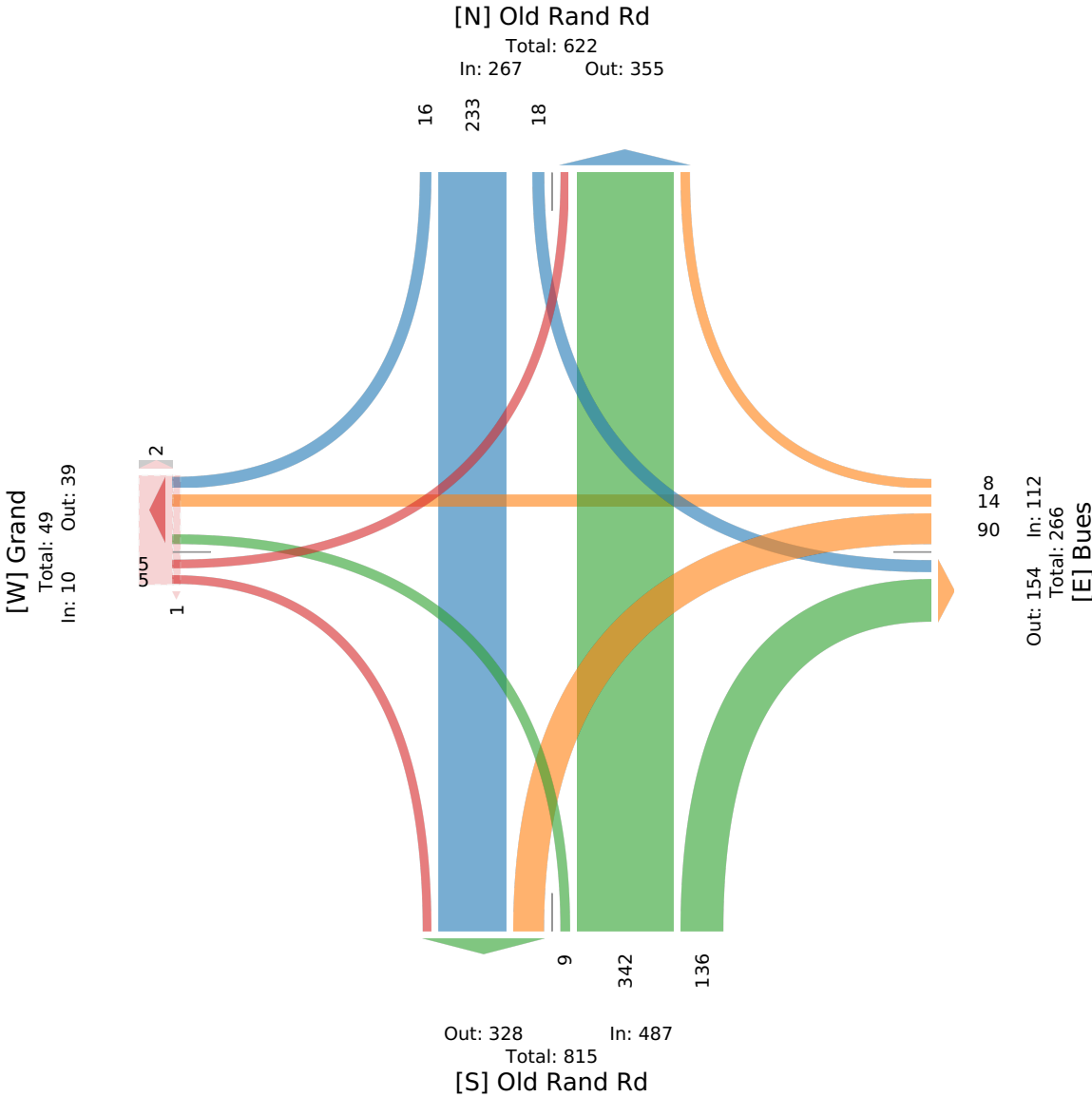
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2_Old Rand Road & Buesching Road/Grand Avenue - TMC
Thu Jun 2, 2022
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 958940, Location: 42.187369, -88.082785

GHA

**GEWALT HAMILTON
ASSOCIATES, INC.**

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



1_Old Rand Road & Cedar Street - TMC

Thu Jun 2, 2022

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 958939, Location: 42.190358, -88.085828



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Cedar Eastbound					Old Rand Rd Northbound					Old Rand Rd Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2022-06-02 7:00AM	2	0	0	2	0	0	27	0	27	0	29	0	0	29	0	58
7:15AM	1	1	0	2	0	0	21	0	21	0	35	0	0	35	0	58
7:30AM	3	3	0	6	0	1	26	0	27	0	40	1	0	41	0	74
7:45AM	3	5	0	8	0	1	27	0	28	0	30	0	0	30	0	66
Hourly Total	9	9	0	18	0	2	101	0	103	0	134	1	0	135	0	256
8:00AM	3	1	0	4	0	0	35	0	35	0	30	0	0	30	0	69
8:15AM	1	2	0	3	0	2	39	0	41	0	30	0	0	30	0	74
8:30AM	2	1	0	3	0	0	30	0	30	0	28	4	0	32	0	65
8:45AM	4	0	0	4	0	2	34	0	36	0	38	1	0	39	0	79
Hourly Total	10	4	0	14	0	4	138	0	142	0	126	5	0	131	0	287
4:00PM	4	0	0	4	0	4	79	0	83	0	49	3	0	52	0	139
4:15PM	2	0	0	2	1	3	63	0	66	0	51	1	0	52	0	120
4:30PM	0	0	0	0	0	2	61	0	63	0	46	5	0	51	0	114
4:45PM	4	3	0	7	1	3	71	0	74	0	35	3	0	38	0	119
Hourly Total	10	3	0	13	2	12	274	0	286	0	181	12	0	193	0	492
5:00PM	5	2	0	7	0	5	76	0	81	0	77	0	0	77	0	165
5:15PM	2	2	0	4	0	4	94	0	98	0	52	1	0	53	0	155
5:30PM	3	5	0	8	0	2	75	0	77	0	50	1	0	51	0	136
5:45PM	5	4	0	9	1	6	88	0	94	0	77	5	0	82	0	185
Hourly Total	15	13	0	28	1	17	333	0	350	0	256	7	0	263	0	641
Total	44	29	0	73	3	35	846	0	881	0	697	25	0	722	0	1676
% Approach	60.3%	39.7%	0%	-	-	4.0%	96.0%	0%	-	-	96.5%	3.5%	0%	-	-	-
% Total	2.6%	1.7%	0%	4.4%	-	2.1%	50.5%	0%	52.6%	-	41.6%	1.5%	0%	43.1%	-	-
Lights	43	29	0	72	-	35	832	0	867	-	690	24	0	714	-	1653
% Lights	97.7%	100%	0%	98.6%	-	100%	98.3%	0%	98.4%	-	99.0%	96.0%	0%	98.9%	-	98.6%
Articulated Trucks	0	0	0	0	-	0	4	0	4	-	1	0	0	1	-	5
% Articulated Trucks	0%	0%	0%	0%	-	0%	0.5%	0%	0.5%	-	0.1%	0%	0%	0.1%	-	0.3%
Buses and Single-Unit Trucks	1	0	0	1	-	0	8	0	8	-	6	1	0	7	-	16
% Buses and Single-Unit Trucks	2.3%	0%	0%	1.4%	-	0%	0.9%	0%	0.9%	-	0.9%	4.0%	0%	1.0%	-	1.0%
Bicycles on Road	0	0	0	0	-	0	2	0	2	-	0	0	0	0	-	2
% Bicycles on Road	0%	0%	0%	0%	-	0%	0.2%	0%	0.2%	-	0%	0%	0%	0%	-	0.1%
Pedestrians	-	-	-	-	3	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

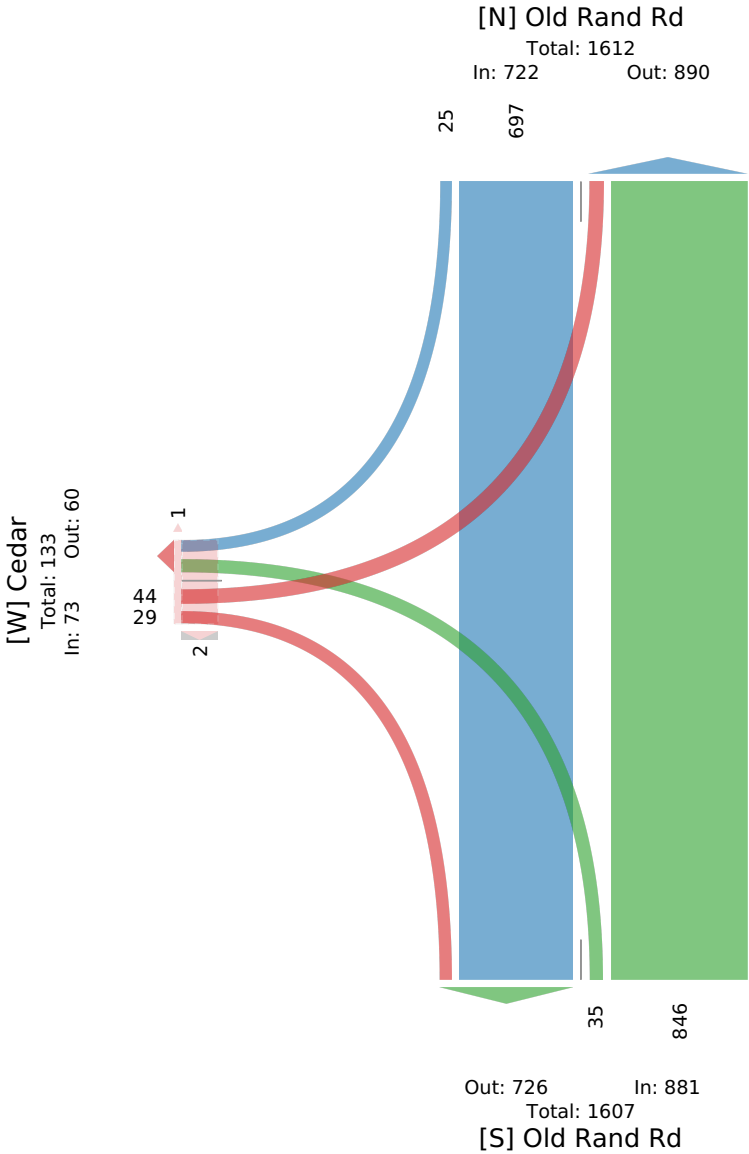
* Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1_Old Rand Road & Cedar Street - TMC
Thu Jun 2, 2022
Full Length (7 AM-9 AM, 4 PM-6 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 958939, Location: 42.190358, -88.085828

GHA

GEWALT HAMILTON
ASSOCIATES, INC.

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



1_Old Rand Road & Cedar Street - TMC

Thu Jun 2, 2022

AM Peak (8 AM - 9 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 958939, Location: 42.190358, -88.085828



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Cedar Eastbound					Old Rand Rd Northbound					Old Rand Rd Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2022-06-02 8:00AM	3	1	0	4	0	0	35	0	35	0	30	0	0	30	0	69
8:15AM	1	2	0	3	0	2	39	0	41	0	30	0	0	30	0	74
8:30AM	2	1	0	3	0	0	30	0	30	0	28	4	0	32	0	65
8:45AM	4	0	0	4	0	2	34	0	36	0	38	1	0	39	0	79
Total	10	4	0	14	0	4	138	0	142	0	126	5	0	131	0	287
% Approach	71.4%	28.6%	0%	-	-	2.8%	97.2%	0%	-	-	96.2%	3.8%	0%	-	-	-
% Total	3.5%	1.4%	0%	4.9%	-	1.4%	48.1%	0%	49.5%	-	43.9%	1.7%	0%	45.6%	-	-
PHF	0.625	0.500	-	0.875	-	0.500	0.885	-	0.866	-	0.829	0.313	-	0.840	-	0.908
Lights	9	4	0	13	-	4	136	0	140	-	123	5	0	128	-	281
% Lights	90.0%	100%	0%	92.9%	-	100%	98.6%	0%	98.6%	-	97.6%	100%	0%	97.7%	-	97.9%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	1	0	0	1	-	1
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0.8%	0%	0%	0.8%	-	0.3%
Buses and Single-Unit Trucks	1	0	0	1	-	0	2	0	2	-	2	0	0	2	-	5
% Buses and Single-Unit Trucks	10.0%	0%	0%	7.1%	-	0%	1.4%	0%	1.4%	-	1.6%	0%	0%	1.5%	-	1.7%
Bicycles on Road	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

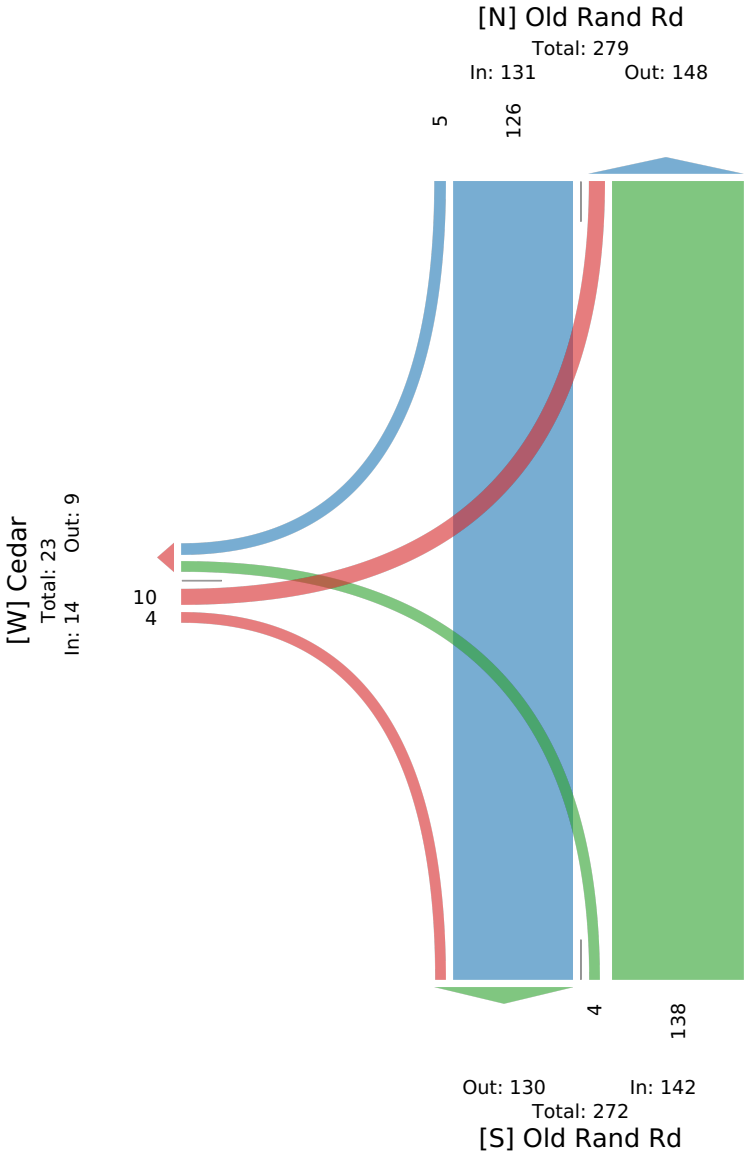
1_Old Rand Road & Cedar Street - TMC

Thu Jun 2, 2022
AM Peak (8 AM - 9 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 958939, Location: 42.190358, -88.085828

GHA

GEWALT HAMILTON
ASSOCIATES, INC.

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



1_Old Rand Road & Cedar Street - TMC

Thu Jun 2, 2022

PM Peak (5 PM - 6 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,

Pedestrians, Bicycles on Road, Bicycles on Crosswalk)

All Movements

ID: 958939, Location: 42.190358, -88.085828



Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US

Leg Direction	Cedar Eastbound					Old Rand Rd Northbound					Old Rand Rd Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2022-06-02 5:00PM	5	2	0	7	0	5	76	0	81	0	77	0	0	77	0	165
5:15PM	2	2	0	4	0	4	94	0	98	0	52	1	0	53	0	155
5:30PM	3	5	0	8	0	2	75	0	77	0	50	1	0	51	0	136
5:45PM	5	4	0	9	1	6	88	0	94	0	77	5	0	82	0	185
Total	15	13	0	28	1	17	333	0	350	0	256	7	0	263	0	641
% Approach	53.6%	46.4%	0%	-	-	4.9%	95.1%	0%	-	-	97.3%	2.7%	0%	-	-	-
% Total	2.3%	2.0%	0%	4.4%	-	2.7%	52.0%	0%	54.6%	-	39.9%	1.1%	0%	41.0%	-	-
PHF	0.750	0.650	-	0.778	-	0.708	0.883	-	0.890	-	0.831	0.350	-	0.802	-	0.870
Lights	15	13	0	28	-	17	331	0	348	-	254	7	0	261	-	637
% Lights	100%	100%	0%	100%	-	100%	99.4%	0%	99.4%	-	99.2%	100%	0%	99.2%	-	99.4%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses and Single-Unit Trucks	0	0	0	0	-	0	1	0	1	-	2	0	0	2	-	3
% Buses and Single-Unit Trucks	0%	0%	0%	0%	-	0%	0.3%	0%	0.3%	-	0.8%	0%	0%	0.8%	-	0.5%
Bicycles on Road	0	0	0	0	-	0	1	0	1	-	0	0	0	0	-	1
% Bicycles on Road	0%	0%	0%	0%	-	0%	0.3%	0%	0.3%	-	0%	0%	0%	0%	-	0.2%
Pedestrians	-	-	-	-	1	-	-	-	-	0	-	-	-	-	0	-
% Pedestrians	-	-	-	-	100%	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-
% Bicycles on Crosswalk	-	-	-	-	0%	-	-	-	-	-	-	-	-	-	-	-

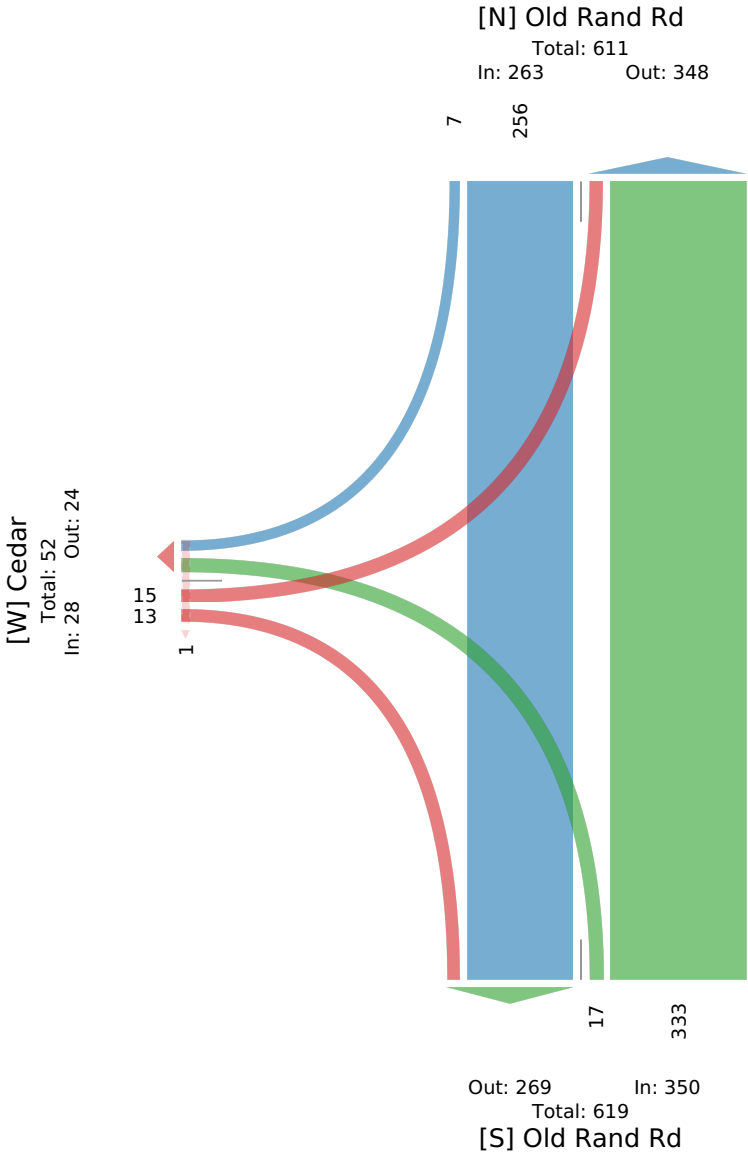
*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1_Old Rand Road & Cedar Street - TMC
Thu Jun 2, 2022
PM Peak (5 PM - 6 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks,
Pedestrians, Bicycles on Road, Bicycles on Crosswalk)
All Movements
ID: 958939, Location: 42.190358, -88.085828

GHA

GEWALT HAMILTON
ASSOCIATES, INC.

Provided by: Gewalt Hamilton Associates Inc.
625 Forest Edge Drive, Vernon Hills, IL, 60061, US



HCM 6th TWSC
100: Old Rand Road & Grand Avenue/Beusching Road

Existing (2022) Traffic
Am Peak Hour

Intersection												
Int Delay, s/veh	3.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔	↔		↔	
Traffic Vol, veh/h	9	8	8	106	3	3	3	100	65	3	143	1
Future Vol, veh/h	9	8	8	106	3	3	3	100	65	3	143	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	38	25	3	2	2	2	2	3	2	2	2
Mvmt Flow	10	9	9	115	3	3	3	109	71	3	155	1

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	316	348	156	286	277	109	156	0
Stage 1	162	162	-	115	115	-	-	-
Stage 2	154	186	-	171	162	-	-	-
Critical Hdwy	7.12	6.88	6.45	7.13	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.88	-	6.13	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.88	-	6.13	5.52	-	-	-
Follow-up Hdwy	3.518	4.342	3.525	3.527	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	637	522	833	664	631	945	1424	-
Stage 1	840	701	-	887	800	-	-	-
Stage 2	848	683	-	829	764	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	631	520	833	647	628	945	1424	-
Mov Cap-2 Maneuver	631	520	-	647	628	-	-	-
Stage 1	838	700	-	885	798	-	-	-
Stage 2	840	682	-	809	762	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.9	11.8	0.1	0.2
HCM LOS	B	B		





Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1424	-	-	637	652	1396	-	-
HCM Lane V/C Ratio	0.002	-	-	0.043	0.187	0.002	-	-
HCM Control Delay (s)	7.5	0	-	10.9	11.8	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.7	0	-	-

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Synchro 11 Report
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HCM 6th TWSC
200: Old Rand Road & Cedar Street

Existing (2022) Traffic
Am Peak Hour

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	4	4	108	143	5
Future Vol, veh/h	10	4	4	108	143	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	11	4	4	117	155	5
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	283	158	160	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	125	-	-	-	-	-
Critical Hdwy	6.5	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.5	-	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-	-
Follow-up Hdwy	3.59	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	690	887	1419	-	-	-
Stage 1	851	-	-	-	-	-
Stage 2	881	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	688	887	1419	-	-	-
Mov Cap-2 Maneuver	708	-	-	-	-	-
Stage 1	848	-	-	-	-	-
Stage 2	881	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.9	0.3		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1419	-	751	-	-	
HCM Lane V/C Ratio	0.003	-	0.02	-	-	
HCM Control Delay (s)	7.5	-	9.9	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

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Synchro 11 Report
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HCM 6th TWSC
100: Old Rand Road & Grand Avenue/Beusching Road

Existing (2022) Traffic
Pm Peak Hour

Intersection												
Int Delay, s/veh	3.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	5	0	5	90	14	8	9	342	136	18	233	16
Future Vol, veh/h	5	0	5	90	14	8	9	342	136	18	233	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	57	2	2	2	2	2	2	3
Mvmt Flow	5	0	5	98	15	9	10	372	148	20	253	17

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	780	842	262	696	702	372	270	0	0	520	0	0
Stage 1	302	302	-	392	392	-	-	-	-	-	-	-
Stage 2	478	540	-	304	310	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	7.07	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	6.07	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	6.07	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.513	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	313	301	777	356	302	674	1293	-	-	1046	-	-
Stage 1	707	664	-	633	521	-	-	-	-	-	-	-
Stage 2	568	521	-	705	571	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	289	291	777	344	292	674	1293	-	-	1046	-	-
Mov Cap-2 Maneuver	289	291	-	344	292	-	-	-	-	-	-	-
Stage 1	699	649	-	626	515	-	-	-	-	-	-	-
Stage 2	538	515	-	684	558	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	13.8		20.8		0.1		0.6	
HCM LOS	B		C					






Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1293	-	-	421	348	1046	-	-
HCM Lane V/C Ratio	0.008	-	-	0.026	0.35	0.019	-	-
HCM Control Delay (s)	7.8	0	-	13.8	20.8	8.5	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	1.5	0.1	-	-

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HCM 6th TWSC
200: Old Rand Road & Cedar Street

Existing (2022) Traffic
Pm Peak Hour

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	13	17	338	254	7
Future Vol, veh/h	15	13	17	338	254	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	14	18	367	276	8
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	683	280	284	0	-	0
Stage 1	280	-	-	-	-	-
Stage 2	403	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	415	759	1278	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	409	759	1278	-	-	-
Mov Cap-2 Maneuver	511	-	-	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.3	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1278	-	602	-	-	
HCM Lane V/C Ratio	0.014	-	0.051	-	-	
HCM Control Delay (s)	7.9	-	11.3	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

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Synchro 11 Report
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HCM 6th TWSC 100: Old Rand Road & Grand Avenue/Beusching Road

No-Build (2029) Traffic
Am Peak Hour







Intersection												
Int Delay, s/veh	3.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	9	8	8	112	3	3	3	106	69	3	152	1
Future Vol, veh/h	9	8	8	112	3	3	3	106	69	3	152	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	38	25	3	2	2	2	2	3	2	2	2
Mvmt Flow	10	9	9	122	3	3	3	115	75	3	165	1
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	334	368	166	302	293	115	166	0	0	190	0	0
Stage 1	172	172	-	121	121	-	-	-	-	-	-	-
Stage 2	162	196	-	181	172	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.88	6.45	7.13	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.88	-	6.13	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.88	-	6.13	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.342	3.525	3.527	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	620	508	822	648	618	937	1412	-	-	1384	-	-
Stage 1	830	693	-	881	796	-	-	-	-	-	-	-
Stage 2	840	676	-	818	756	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	613	506	822	631	616	937	1412	-	-	1384	-	-
Mov Cap-2 Maneuver	613	506	-	631	616	-	-	-	-	-	-	-
Stage 1	828	692	-	879	794	-	-	-	-	-	-	-
Stage 2	832	675	-	798	754	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	11.1		12.1			0.1			0.1			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1412	-	-	622	636	1384	-	-				
HCM Lane V/C Ratio	0.002	-	-	0.044	0.202	0.002	-	-				
HCM Control Delay (s)	7.6	0	-	11.1	12.1	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0.7	0	-	-				

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HCM 6th TWSC
200: Old Rand Road & Cedar Street

No-Build (2029) Traffic
Am Peak Hour

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	4	4	114	152	5
Future Vol, veh/h	10	4	4	114	152	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	11	4	4	124	165	5
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	300	168	170	0	-	0
Stage 1	168	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.5	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.5	-	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-	-
Follow-up Hdwy	3.59	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	675	876	1407	-	-	-
Stage 1	843	-	-	-	-	-
Stage 2	875	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	673	876	1407	-	-	-
Mov Cap-2 Maneuver	698	-	-	-	-	-
Stage 1	840	-	-	-	-	-
Stage 2	875	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10	0.3		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1407	-	741	-	-	
HCM Lane V/C Ratio	0.003	-	0.021	-	-	
HCM Control Delay (s)	7.6	-	10	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

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Synchro 11 Report
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HCM 6th TWSC 100: Old Rand Road & Grand Avenue/Beusching Road

No-Build (2029) Traffic
Pm Peak Hour






Intersection												
Int Delay, s/veh	3.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	5	0	5	95	14	8	9	362	144	19	247	16
Future Vol, veh/h	5	0	5	95	14	8	9	362	144	19	247	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	57	2	2	2	2	2	2	3
Mvmt Flow	5	0	5	103	15	9	10	393	157	21	268	17
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	823	889	277	734	740	393	285	0	0	550	0	0
Stage 1	319	319	-	413	413	-	-	-	-	-	-	-
Stage 2	504	570	-	321	327	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	7.07	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	6.07	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	6.07	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.513	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	292	282	762	336	286	656	1277	-	-	1020	-	-
Stage 1	693	653	-	616	509	-	-	-	-	-	-	-
Stage 2	550	505	-	691	560	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	268	272	762	324	275	656	1277	-	-	1020	-	-
Mov Cap-2 Maneuver	268	272	-	324	275	-	-	-	-	-	-	-
Stage 1	685	637	-	609	503	-	-	-	-	-	-	-
Stage 2	520	499	-	669	546	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	14.3		22.8		0.1		0.6					
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1277	-	-	397	328	1020	-	-				
HCM Lane V/C Ratio	0.008	-	-	0.027	0.388	0.02	-	-				
HCM Control Delay (s)	7.8	0	-	14.3	22.8	8.6	0	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	1.8	0.1	-	-				

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Synchro 11 Report
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HCM 6th TWSC
200: Old Rand Road & Cedar Street

No-Build (2029) Traffic
Pm Peak Hour

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	13	17	338	254	7
Future Vol, veh/h	15	13	17	338	254	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	14	18	367	276	8
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	683	280	284	0	-	0
Stage 1	280	-	-	-	-	-
Stage 2	403	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	415	759	1278	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	409	759	1278	-	-	-
Mov Cap-2 Maneuver	511	-	-	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.3	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1278	-	602	-	-	
HCM Lane V/C Ratio	0.014	-	0.051	-	-	
HCM Control Delay (s)	7.9	-	11.3	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

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Synchro 11 Report
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HCM 6th TWSC
100: Old Rand Road & Grand Avenue/Beusching Road

Build (2029) Traffic
AM Peak Hour







Intersection												
Int Delay, s/veh	3.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	9	8	8	115	3	3	3	108	70	3	156	1
Future Vol, veh/h	9	8	8	115	3	3	3	108	70	3	156	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	38	25	3	2	2	2	2	3	2	2	2
Mvmt Flow	10	9	9	125	3	3	3	117	76	3	170	1
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	341	376	171	309	300	117	171	0	0	193	0	0
Stage 1	177	177	-	123	123	-	-	-	-	-	-	-
Stage 2	164	199	-	186	177	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.88	6.45	7.13	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.88	-	6.13	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.88	-	6.13	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.342	3.525	3.527	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	613	503	816	641	612	935	1406	-	-	1380	-	-
Stage 1	825	690	-	879	794	-	-	-	-	-	-	-
Stage 2	838	674	-	813	753	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	606	501	816	624	610	935	1406	-	-	1380	-	-
Mov Cap-2 Maneuver	606	501	-	624	610	-	-	-	-	-	-	-
Stage 1	823	689	-	877	792	-	-	-	-	-	-	-
Stage 2	830	673	-	793	751	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	11.1		12.2		0.1		0.1					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1406	-	-	615	629	1380	-	-				
HCM Lane V/C Ratio	0.002	-	-	0.044	0.209	0.002	-	-				
HCM Control Delay (s)	7.6	0	-	11.1	12.2	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0.8	0	-	-				

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HCM 6th TWSC
200: Old Rand Road & Cedar Street

Build (2029) Traffic
AM Peak Hour




Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	4	4	119	154	5
Future Vol, veh/h	10	4	4	119	154	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	11	4	4	129	167	5
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	307	170	172	0	-	0
Stage 1	170	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Critical Hdwy	6.5	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.5	-	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-	-
Follow-up Hdwy	3.59	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	669	874	1405	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	870	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	667	874	1405	-	-	-
Mov Cap-2 Maneuver	694	-	-	-	-	-
Stage 1	838	-	-	-	-	-
Stage 2	870	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10	0.2		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1405	-	737	-	-	
HCM Lane V/C Ratio	0.003	-	0.021	-	-	
HCM Control Delay (s)	7.6	-	10	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

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HCM 6th TWSC
300: Old Rand Road & New Access

Build (2029) Traffic
AM Peak Hour




Intersection						
Int Delay, s/veh	0.4					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	2	156	118	2	4	5
Future Vol, veh/h	2	156	118	2	4	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	170	128	2	4	5
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	130	0	-	0	303	129
Stage 1	-	-	-	-	129	-
Stage 2	-	-	-	-	174	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1455	-	-	-	689	921
Stage 1	-	-	-	-	897	-
Stage 2	-	-	-	-	856	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1455	-	-	-	688	921
Mov Cap-2 Maneuver	-	-	-	-	688	-
Stage 1	-	-	-	-	895	-
Stage 2	-	-	-	-	856	-
Approach	SE		NW		SW	
HCM Control Delay, s	0.1		0		9.6	
HCM LOS					A	
Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1		
Capacity (veh/h)	-	-	1455	-	801	
HCM Lane V/C Ratio	-	-	0.001	-	0.012	
HCM Control Delay (s)	-	-	7.5	0	9.6	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	-	0	

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HCM 6th TWSC
400: Beusching Road & New Access

Build (2029) Traffic
AM Peak Hour

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	3	2	79	118	3
Future Vol, veh/h	3	3	2	79	118	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	2	86	128	3
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	220	130	131	0	-	0
Stage 1	130	-	-	-	-	-
Stage 2	90	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	768	920	1454	-	-	-
Stage 1	896	-	-	-	-	-
Stage 2	934	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	767	920	1454	-	-	-
Mov Cap-2 Maneuver	767	-	-	-	-	-
Stage 1	895	-	-	-	-	-
Stage 2	934	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.3	0.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1454	-	837	-	-	
HCM Lane V/C Ratio	0.001	-	0.008	-	-	
HCM Control Delay (s)	7.5	0	9.3	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

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HCM 6th TWSC
100: Old Rand Road & Grand Avenue/Beusching Road

Build (2029) Traffic
PM Peak Hour





Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	5	0	5	115	3	3	9	367	146	19	250	16
Future Vol, veh/h	5	0	5	115	3	3	9	367	146	19	250	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	38	25	3	2	2	2	2	3	2	2	2
Mvmt Flow	5	0	5	125	3	3	10	399	159	21	272	17
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	825	901	281	744	750	399	289	0	0	558	0	0
Stage 1	323	323	-	419	419	-	-	-	-	-	-	-
Stage 2	502	578	-	325	331	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.88	6.45	7.13	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.88	-	6.13	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.88	-	6.13	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.342	3.525	3.527	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	292	243	706	329	340	651	1273	-	-	1013	-	-
Stage 1	689	591	-	610	590	-	-	-	-	-	-	-
Stage 2	552	448	-	685	645	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	280	234	706	317	327	651	1273	-	-	1013	-	-
Mov Cap-2 Maneuver	280	234	-	317	327	-	-	-	-	-	-	-
Stage 1	681	576	-	603	583	-	-	-	-	-	-	-
Stage 2	540	443	-	663	629	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	14.2		23.8			0.1			0.6			
HCM LOS	B		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1273	-	-	401	321	1013	-	-				
HCM Lane V/C Ratio	0.008	-	-	0.027	0.41	0.02	-	-				
HCM Control Delay (s)	7.8	0	-	14.2	23.8	8.6	0	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	1.9	0.1	-	-				

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HCM 6th TWSC
200: Old Rand Road & Cedar Street

Build (2029) Traffic
PM Peak Hour




Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	3	17	362	274	7
Future Vol, veh/h	15	3	17	362	274	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	2	2	2	2	2
Mvmt Flow	16	3	18	393	298	8
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	731	302	306	0	-	0
Stage 1	302	-	-	-	-	-
Stage 2	429	-	-	-	-	-
Critical Hdwy	6.5	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.5	-	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-	-
Follow-up Hdwy	3.59	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	377	738	1255	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	640	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	372	738	1255	-	-	-
Mov Cap-2 Maneuver	478	-	-	-	-	-
Stage 1	722	-	-	-	-	-
Stage 2	640	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12.4	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1255	-	508	-	-	
HCM Lane V/C Ratio	0.015	-	0.039	-	-	
HCM Control Delay (s)	7.9	-	12.4	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

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Kimley-Horn

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HCM 6th TWSC
300: Old Rand Road & New Access

Build (2029) Traffic
PM Peak Hour




Intersection						
Int Delay, s/veh	0.2					
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	5	282	375	5	3	4
Future Vol, veh/h	5	282	375	5	3	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	307	408	5	3	4
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	413	0	-	0	728	411
Stage 1	-	-	-	-	411	-
Stage 2	-	-	-	-	317	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1146	-	-	-	390	641
Stage 1	-	-	-	-	669	-
Stage 2	-	-	-	-	738	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1146	-	-	-	388	641
Mov Cap-2 Maneuver	-	-	-	-	388	-
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	738	-
Approach	SE	NW		SW		
HCM Control Delay, s	0.1	0		12.3		
HCM LOS				B		
Minor Lane/Major Mvmt	NWT	NWR	SEL	SETSWLn1		
Capacity (veh/h)	-	-	1146	-	-	501
HCM Lane V/C Ratio	-	-	0.005	-	-	0.015
HCM Control Delay (s)	-	-	8.2	0	-	12.3
HCM Lane LOS	-	-	A	A	-	B
HCM 95th %tile Q(veh)	-	-	0	-	-	0

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Synchro 11 Report
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HCM 6th TWSC
400: Beusching Road & New Access

Build (2029) Traffic
PM Peak Hour

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	3	2	144	117	3
Future Vol, veh/h	2	3	2	144	117	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	3	2	157	127	3
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	290	129	130	0	-	0
Stage 1	129	-	-	-	-	-
Stage 2	161	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	701	921	1455	-	-	-
Stage 1	897	-	-	-	-	-
Stage 2	868	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	700	921	1455	-	-	-
Mov Cap-2 Maneuver	700	-	-	-	-	-
Stage 1	895	-	-	-	-	-
Stage 2	868	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.4	0.1		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1455	-	818	-	-	
HCM Lane V/C Ratio	0.001	-	0.007	-	-	
HCM Control Delay (s)	7.5	0	9.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

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Kimley-Horn

Synchro 11 Report
Page 4



Advantage Consulting Engineers

80 Main Street - Suite 17 - Lemont, Illinois 60439
847-260-4758

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

PROJECT: **Lake Zurich Townhomes**

LOCATION: 670 South Old Rand Road

PROJECT NO.: 22-014

CLIENT : **OSK Capital Partners, LLC**

DATE PREPARED: 18-Jul-22
LAST REVISED: 20 Dec 22

PREPARED BY: TPP
CHECKED BY: WJZ

FILE NAME: Copy of 22014-EOPC.xls
7/18/2022

Engineer's Opinion of Probable Construction Cost

LAKE ZURICH TOWMHOMES DEVELOPMENT

<u>ITEM</u>	<u>QNTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>A. Earthwork Improvements</u>				
1. EARTHWORK (BUDGET)	52	UNITS	\$ 8,500.00	\$ 442,000.00
2. BLOCK RETAINING WALLS	6,300	S.F.	\$ 50.00	\$ 315,000.00
A. Earthwork Improvements Sub-Total =				\$ 757,000.00
<u>B. Storm Sewer</u>				
1. STORM SEWER, RCP, CL IV, 15"	1,000	L.F.	\$ 40.00	\$ 40,000.00
2. STORM SEWER, RCP, CL IV, 18"	850	L.F.	\$ 55.00	\$ 46,750.00
3. STORM SEWER, RCP, CL IV, 24"	130	L.F.	\$ 65.00	\$ 8,450.00
4. CATCH BASIN, TYPE A, 48" DIA	18	EACH	\$ 3,000.00	\$ 54,000.00
5. TRENCH BACKFILL	1,980	L.F.	\$ 15.00	\$ 29,700.00
6. TELEVIEW STORM SEWERS	3,978	L.F.	\$ 2.00	\$ 7,956.00
B. Storm Sewer Sub-Total =				\$ 186,856.00
<u>C. Roadway Improvements</u>				
1. 2" H.M.A. BITUMINOUS SURFACE COURSE	4,400	S.Y.	\$ 12.00	\$ 52,800.00
2. 3" H.M.A. BITUMINOUS BINDER COURSE	4,400	S.Y.	\$ 18.00	\$ 79,200.00
3. 10" PCC PAVEMENT WITH 4" CA6 BASE	1,800	S.F.	\$ 12.00	\$ 21,600.00
4. 10" CRUSHED AGGREGATE BASE COURSE	4,400	S.Y.	\$ 16.00	\$ 70,400.00
5. BITM MATLS, PRIME COAT	2,200	GAL.	\$ 3.00	\$ 6,600.00
6. SIGN PANELS WITH POST	5	EACH	\$ 400.00	\$ 2,000.00
7. CURB & GUTTER- B-6.12	3,450	L.F.	\$ 20.00	\$ 69,000.00
8. P.C.C. SIDEWALK	7,500	S.F.	\$ 6.50	\$ 48,750.00
9. LIGHT STANDARD - POLE	10	EACH	\$ 8,000.00	\$ 80,000.00
C. Roadway Improvements Sub-Total =				\$ 430,350.00
<u>D. Water Main Improvements</u>				
1. 8" WM, DI CL 52 W/FITTINGS	1,400	L.F.	\$ 85.00	\$ 119,000.00
2. 12" WM, DI CL 52 W/FITTINGS	1,300	L.F.	\$ 110.00	\$ 143,000.00
3. WATER SERVICE	52	EACH	\$ 2,200.00	\$ 114,400.00
4. 8" VALVE IN 48" VAULT	3	EACH	\$ 4,500.00	\$ 13,500.00
5. 12" VALVE IN 60" VAULT	3	EACH	\$ 8,000.00	\$ 24,000.00
6. PRESSURE CONNECTION-8"	1	EACH	\$ 7,500.00	\$ 7,500.00
7. PRESSURE CONNECTION-12"	2	EACH	\$ 11,200.00	\$ 22,400.00
8. FIRE HYDRANT	6	EACH	\$ 6,000.00	\$ 36,000.00
9. STEEL CASING, AUGERED	220	L.F.	\$ 450.00	\$ 99,000.00
10. TRENCH BACKFILL	2,700	L.F.	\$ 19.00	\$ 51,300.00
D. Water Main Improvements Sub-Total =				\$ 630,100.00
<u>E. Sanitary Sewer Improvements</u>				
1. 8" SANITARY SEWER, PVC SDR 26	1,150	L.F.	\$ 55.00	\$ 63,250.00
2. 48" SANITARY MANHOLE, TYPE A	7	EACH	\$ 3,500.00	\$ 24,500.00
3. SANITARY SERVICE	52	EACH	\$ 2,000.00	\$ 104,000.00
4. CONNECT TO EXISTING SEWER	1	EACH	\$ 3,500.00	\$ 3,500.00
5. SANITARY TRENCH BACKFILL	1,150	L.F.	\$ 45.00	\$ 51,750.00
6. STEEL CASING, AUGERED	70	L.F.	\$ 450.00	\$ 31,500.00
E. Sanitary Sewer Improvements Sub-Total =				\$ 278,500.00

FILE NAME: Copy of 22014-EOPC.xls
7/18/2022

Engineer's Opinion of Probable Construction Cost

F. SOIL EROSION AND SEDIMENT CONTROL

1. STABILIZED ENTRANCE	1	EA.	\$ 2,200.00	\$ 2,200.00
2. SILT FENCING	1,900	L.F.	\$ 3.00	\$ 5,700.00
3. OUTLET PROTECTION	3	EACH	\$ 1,200.00	\$ 3,600.00
4. INLET EROSION CONTROL	18	EACH	\$ 400.00	\$ 7,200.00
5. SEEDING	2.7	AC	\$ 5,000.00	\$ 13,500.00
6. CONCRETE WASHOUT AREA	1.0	EACH	\$ 2,500.00	\$ 2,500.00
7. MAINTENANCE	16	WEEK	\$ 500.00	\$ 8,000.00
8. MONITORING VCBMP	3	YEAR	\$ 1,800.00	\$ 5,400.00

F. SOIL EROSION AND SEDIMENT CONTROL Sub-Total = **\$ 48,100.00**

TOTAL = \$ 2,330,906.00

20% CONTINGENCY = **\$ 466,181.20**

TOTAL= \$ 2,797,087.20



Applicant: Advantage Consulting Engineers
Contact: Thakor Patel
Address: 80 Main Street, Suite 17
Lemont, IL 60439

Project: Lake Zurich Townhomes
Address: 670 S Old Rand Road, Lake Zurich

IDNR Project Number: 2301114
Date: 07/18/2022
Alternate Number: 22-014

Description: Multifamily Residential Subdivision

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

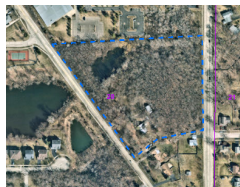
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Lake

Township, Range, Section:
43N, 10E, 20



IL Department of Natural Resources

Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Division of Water Pollution Control Board
1021 North Grand Avenue East
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2301114

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



(Please Type or Print)

ZONING APPLICATION

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

1. Address of Subject Property: 670 Old Rand Road
2. Please attach complete legal description
3. Property Identification number(s): 14-20-400-002 and 14-20-400-003
4. Owner of record is: Henry Joern Phone: 814-417-8732
E-Mail _____ Address: 670 Old Rand Road, Lake Zurich, IL 60047
5. Applicant is (if different from owner): Lawrence M. Freedman Phone: 312-346-1390
E-Mail lmfreedman@aflaw.com Address: 95 Revere Drive, Ste-G, Northbrook, IL 60062
6. Applicant's interest in the property (owner, agent, realtor, etc.): Agent for OSK Capitol, LLC.
7. All existing uses and improvements on the property are: R-1/2 Single Family
8. The proposed uses on the property are: R-6 52 Attached Single Family Rowhomes
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:
None
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
Sales contract pending zoning approval
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.

Lawrence M. Freedman

(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 10th day of May, 2022.

Elizabeth A. Soto
(Notary Public)

ELIZABETH A. SOTO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Oct 31, 2024

Commission Expires 10/31/24

Henry Joern

(Name of Owner, if different)

(Signature of Owner, if different)

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

(Notary Public)

My Commission Expires _____

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

- ☒ Zoning Code **Map** Amendment to change zoning of Subject Property from R-1/2 to R-6
- ☐ 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

505 Telser Road
Lake Zurich, Illinois 60047(847) 540-1696
Fax (847) 726-2182
LakeZurich.org**APPLICATION PZC 2022-12**
PZC Hearing Date: August 17, 2022**AGENDA ITEM 4.D****STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: August 17, 2022

Re: 2022-12 – 670 South Old Rand Road
Residential Townhouse Development by OSK Capital Partners

SUBJECT

Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the attorney for OSK Capital Partners, LLC, a Real Estate Developer of Highland Park, (the “Applicant”), is proposing the development of the property at 670 South Old Rand Road with a new residential townhome subdivision. The property is an assemblage of two parcels containing 9-acres located between North Old Rand Road and Buesching Road, and legally described in Exhibit A attached hereto (the “Subject Property”). OSK Capital Partners, LLC is the contract purchaser of the property. The owner of the property is Mr. Henry C. Joern of Ingleside, IL.

GENERAL INFORMATION

Requested Action:	<u>Special Use for a Planned Unit Development (PUD)</u> <u>Zoning Map Amendment and Subdivision</u>
Current Zoning:	<u>R-1/2 Single-Family Residential District</u>
Proposed Zoning:	<u>R-6 Multiple-Family Residential District</u>
Current Use:	<u>Unimproved land & Single-Family Residence</u>
Proposed Use:	<u>Residential Townhouses</u>
Property Location:	<u>670 South Old Rand Road</u>
Applicant:	<u>Lawrence M. Freedman, of OSK Capital Partners, LLC</u>
Owner:	<u>Mr. Henry C. Joern</u>
Staff Coordinator:	<u>Tim Verbeke, Planner</u>

Staff Report
APPLICATION PZC 2022-12

Community Development Department
PZC Hearing Date: August 17, 2022

LIST OF EXHIBITS

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

BACKGROUND

The subject property is located on the east side of Old Rand Road near the intersection with Buesching Road, and is legally described in Exhibit A attached hereto (the "Subject Property"). Historical maps dating back to 1946 depict a single residential structure on the property. The building and associated accessory buildings are some of the oldest structures in the area and located on one of the main thoroughfares through the Village. The front of the property (Old Rand Road frontage) was maintained through the 1980s, while the rear was allowed to grow out to its current wooded state that is existing today.

The Applicant has filed an application with the Village of Lake Zurich dated July 18, 2022 (the "Application") seeking:

- A Special Use Permit for a Planned Unit Development (PUD) and approval of a Development Concept Plan to develop the property with multiple-family residences
- Rezoning the property within the R-6 Multiple-Family Residential District
- Modifications to the existing bulk requirements of the R-6 multiple-family residential district, related to an increase in building height and subdivision wide exterior lighting.
- Exterior Appearance and Site Plan Approval consistent with a Development Concept Plan

The property has been marketed for sale for a number of years, and has been included in the Village's available property brochure. However, in 2021, the owner obtained the services of a different broker who began marketing the property and was able to attract the interest of OSK Capital Partners who are now contract purchasers of the property.

Existing Conditions

The property contains a single-family home and accessory buildings and is accessible from South Old Rand Road. The remaining property is vacant and is heavily wooded. It is zoned within the R-1/2 single-family residential district. This classification was granted to the property at the time of annexation to the village. This zoning classification only provides for detached single-family homes on 40,000 square-foot lots.

An approximately 2.16-acre wetland area containing an open water pond and drainage creek extends along the northerly portion of the property. The wetland is part of the Lake County

**Staff Report
APPLICATION PZC 2022-12**

**Community Development Department
PZC Hearing Date: August 17, 2022**

Wetland Inventory, while the creek is likely under the jurisdiction of the US Army Corps of Engineers. The banks of the creek are highly eroded and in need of restoration. The wetland and creek system connect drainage from Heatherleigh Pond on the west to wetland and detention areas within Red Bridge Farm subdivision on the east. These connections are made by means of culverts across Old Rand Road and Buesching Road.

Proposal

The Applicant has submitted a proposal to redevelop the property with 52 attached single-family townhouses in 12 separate buildings – eight 4-unit buildings and four 5-unit buildings. The townhouses are proposed with floor areas ranging from 2,235 to 2,386 square feet, each containing three bedrooms. They are estimated to be marketed at sales prices between \$475,000.00 and \$570,000.00. The architect for the project has provided two models with several variations of the type of townhouses that could be developed on the property.

The buildings will be designed with brick masonry cladding around the first floor and a combination of horizontal siding and shingle on the two upper stories. The southerly two-thirds of the property will be cleared of existing vegetation to make way for the development and new landscape material. The northerly one-third of the property will be reconfigured with a detention basin while maintaining the existing wetland and the vegetation that surrounds it.

Parking is proposed as follows and is provided in conformance with the requirements of the zoning code:

2 enclosed spaces within each residential unit and 2 spaces on the front driveway – 208 spaces.
Visitor parking – 22 spaces (1 space for every 10 required spaces)

The existing sidewalk that serves the property along its frontage with Buesching Road will be maintained. No new sidewalk is proposed along the property's frontage with Old Rand Road since there is an existing sidewalk along the easterly side of the roadway.

The entryway to the development from Old Rand Road will contain a median and a monument style sign announcing the development.

The density of the development is proposed at 5.6 units per acre which is in keeping with other townhouse developments developed within and around residential areas.

Access to the property is currently available from South Old Rand Road. The Applicant is proposing access from both Old Rand and Buesching Roads to properly disperse vehicular traffic onto and off the property. Both roads are under the jurisdiction of the Village of Lake Zurich. The internal roads within the development will be developed and maintained as private roads.

Pursuant to public notice published on July 30, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for August 17, 2022, to consider the Application. On July 28, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff Report
APPLICATION PZC 2022-12

Community Development Department
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Staff offers the following additional information:

- A. Courtesy Review.** The Applicants, represented by Mr. Dennis Kulak and Mr. Lawrence Freedman first presented this concept to the Village Board at a Courtesy Review on February 22, 2022. At that time, the proposal included 13 townhome buildings to be constructed containing a total of 52 attached single-family residences. The video stream of the meeting can be viewed at the following link:
<https://play.champds.com/lakezurichil/event/49>
- B. Zoning History.** The subject property was developed a single-family residential lot. Records indicate that the existing home on the property was constructed prior to 1947.
- C. Surrounding Land Use and Zoning.** The subject property is located in the eastern side of South Old Rand Road in a residential district, near the intersection of South Old Rand Road and Buesching Road. The properties to the east and west are located within the R-5 single-family residential district and developed within the Heatherleigh Subdivision to the west and Red Bridge Farm Subdivision to the east. The five properties to the south are of similar vintage to the subject property and zoned within the R-1/2 single-family residential district and improved with residential uses. The properties to the north are zoned within the B-1 Local Community Business district and the O-2 Limited Office District and improved with larger commercial buildings containing Ela Soccer and the Barrington Christopher Club Banquet facility, both of which are developed with the Zurich Town Mall Subdivision with access from Surryse Road.
- D. Trend of Development.** The property is located within a mature residential neighborhood containing single-family homes and to the south of an established commercial area containing larger office and service use buildings. While the neighborhood is largely built out, many homes in the immediate vicinity including the Subject Property are of an older vintage and likely to be replaced with newer homes, such as the recently approved 2-lot residential subdivision at 545 Buesching Road.

The proposed subdivision serves as a transition between the commercial zoning district to the north and the single-family detached houses to the south and will be in keeping with the trend of residential development of lots in the neighborhood.

- E. Zoning District.** The zoning code provides for five (5) zoning districts providing for all types of residential development. Taken as a whole, the residential district regulations are intended to preserve established neighborhoods and encourage new residential development, but only in a manner consistent with the overall character of the village.

One zoning district is provided for townhouse, two-family, and multiple-family residential development. The R-6 district is intended to function principally as a transition between single-family detached houses and other zoning districts and to provide for lower density townhouse and two-family building types, which may result in higher densities than in single-family developments. The existing multiple-family development in the village is mapped in the R-6 district.

Staff Report
APPLICATION PZC 2022-12

Community Development Department
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GENERAL FINDINGS

The Application requires approval through a Planned Unit Development (PUD), which is classified as a Special Use Permit. As such the Application is reviewed against the standards for Special Use Permits and PUDs.

Staff of the Community Development Department's development review team has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUDs).

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

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

Staff Response: Standard met. The Planned Unit Development is being requested as a Special Use Permit. Please refer to the "Standards for Special Use Permits" contained within this report.

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

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

Staff Response: Standard met. The entire property that is subject to the PUD is under contract to be purchased by the Applicant, OSK Capital Partners, LLC.

2. Minimum Area: The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified

Staff Report
APPLICATION PZC 2022-12

Community Development Department
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whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

Staff Response: Standard met. 2 parcels with total area of 384,250 sq. ft. (8.82 acres), of which approximately 94,089 sq. ft. (2.16 acres) will be dedicated wetland/green space. The total remaining buildable area is 290,109 sq. ft. (6.7 acres). The buildable area is an irregularly shaped assemblage of two parcels, whose shape is defined by the two relatively straight roadways along the east and west. The property possesses sufficient size and shape to be developed as a single planned unit development containing 52 townhomes as proposed.

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

Staff Response: Standard met. Easements for onsite improvements will be provided at the time of Final Plan consideration. The residential townhouses will be managed by a Homeowners Association that will be required to adopt its declarations of covenants, rights, and restrictions. The declarations will need to be reviewed and approved by the village prior to Final Plan approval.

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

Staff Response: Standard met. The developer has proposed multiple areas of open space within the developable portion of the property. However, the approximately 16,000 square feet of the central courtyard ("great lawn" open space) or the northern wetland greenspace portions of the property does not constitute acceptable open space by the Village as dedicated public land. Park impact fees are therefore charged by the village in lieu of or in combination with the dedication of land to the village for park purposes (public parks), per Section 10-4-5 of the municipal code. Storm water detention areas, areas subject to natural resource protections, areas in the floodway or floodplain, and wetland are not accepted as dedication for park purposes. The developer will be provided with the estimates for contribution of funds (park impact fees) to be paid in lieu of land dedication.

**Staff Report
APPLICATION PZC 2022-12**

**Community Development Department
PZC Hearing Date: August 17, 2022**

5. **Common Open Space:**
 - a. **Amount, Location, And Use:** The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this zoning code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure and recreational uses for which such open space is intended.
 - b. **Preservation:** Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.
 - c. **Ownership And Maintenance:** The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.
 - d. **Property Owners' Association:** When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
 - i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and
 - ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and

Staff Report
APPLICATION PZC 2022-12

Community Development Department
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- iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
- iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
- v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes; and
- vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and
- vii. The village must be given the right to enforce the covenants; and
- viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Standard Met. The development contains common open space that includes private streets, land between the townhouse buildings, pedestrian pathways, the buffer open space between the wetland and the buildings, and stormwater management facilities. These areas are proposed to be owned and maintained by a Homeowner's Association (HOA). The specific responsibilities of the HOA will be provided for through declarations of covenants, rights and restrictions that will be required to be submitted for review and approval at the time of final plan consideration.

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

Staff Response: Standard partially met. The development will be effectively separated from the property to the north by the larger 2-acre green space, but not effectively screened from the properties to the south. The screening along the southern lot line will need to be enhanced to provide adequate screening to

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the neighboring residential properties. The applicant has provided a color rendering for a subdivision wide landscape plan, but will need to provide a detailed count of the proposed plantings and a residential lot specific landscape plan.

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

Staff Response: Standard met. This standard is written within the framework of single-family detached homes, whose subdivisions are developed with public streets.

However, due to the nature of the subdivision and at the recommendation of the Village's Development Review Team (DRT), all streets within the development are proposed to be maintained as private streets. Such streets will be constructed to village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

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

Staff Response: Standard met. The existing public sidewalks along Buesching Road will remain and be modified/reconstructed where access points are established or removed.

There is currently no sidewalk network on the east side of Old Rand Road until north of Surryse Road, therefore the proposed development cannot connect into an existing network along its frontage. However, there is a sidewalk that extends along the west side of Old Rand Road that may be conneted to the development by means of one or more crosswalks.

The internal private residential areas will also be provided with pedestrian sidewalks. These are currently proposed to be connected to the public sidewalks along Buesching Road. Public sidewalks will be constructed with a width of 5 feet, while private sidewalks (along the green spaces and in-between residences will be constructed with a width of 4 feet).

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

Staff Response: Currently, all private and public utilities proposed to serve the development itself are proposed to be installed underground.

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

Staff Response: Standard Met. There are no additional standards imposed through the establishment of a townhome multiple-family subdivision that are proposed within the R-6 district. Any conditions governing the development of the subdivision by the developer and home builder along with the future maintenance of common areas will be memorialized within a binding agreement between the village and developer.

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

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

- A. General Standards. No special use permit shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that:
1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official Comprehensive Plan.

Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the R-6 Multiple-Family Residential District. The currently adopted 2003 Comprehensive Plan land use map designates the subject property as Open Space. However, during the process of updating the plan in 2018, Village staff recommended designating the subject property as low to medium density multi-family as a future land use. The proposed development occupying the southernly buildable 6.7 acres meets the intent of these recommendations as it proposes to allow the remaining 14% of the property to remain as open space with the preservation of the wetlands and other open space features.

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

Staff Response: Standard met. The developer has taken measures to reduce any impacts of flooding on the subject property and surrounding property through the installation of on-site stormwater management facilities.

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The subdivision will otherwise not have any substantial or undue adverse effect upon any adjacent properties. The proposed development is consistent with the surrounding development, both in use and in design.

Additionally, the submitted traffic study indicates that both Buesching Road and Old Rand Road have adequate capacity to handle the proposed vehicular load caused by the development.

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

Staff Response: Standard met. The proposed structures within the development will be constructed and arranged so as not to dominate the immediate vicinity, but instead strive for compatibility with surrounding residential uses.

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

Staff Response: Standard Met. Existing utilities currently run in the vicinity of the Subject Property. The Applicant is also working with the Village's Public Works Utilities Staff to propose the most efficient layout for underground utilities.

The applicant has also agreed to adequately compensate the Village and other taxing bodies in the form of impact fee contributions towards the school district, library district and village parks.

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

Staff Response: Standard met. The development is located between Buesching Road and South Old Rand Road, both of which are collector roadways, which serve the residential areas to the north/south and experience relatively low volumes of traffic. The developer has proposed two private roadways within the subdivision, to act as local roads, feeding into the above-mentioned collector roadways, similar to road network in the surrounding subdivisions.

A traffic study was conducted and submitted as part of the application. The study recommended the following:

- Both the Old Rand Road access drive, as well as the Buesching Road

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- access drive should be under stop sign control for exiting movements.
- A hammerhead turn-around should be constructed on the north – south internal street, at the north end.
- The streets are 24 feet wide and will readily accommodate garbage collection, loading from delivery trucks such as UPS or FedEx, as well as e-commerce vans.
- Where available on-street parking could occur on one side only due to the width of the streets.

These recommendations are incorporated into the proposed site and engineering plans.

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

Staff Response: Standard met. While the proposed development will result in the demolition of the existing residential home on the property, the building has not been identified as a designated historic property.

There are currently no wetland or natural resource protection areas within the buildable portion of the property.

The developer has proposed preserving existing healthy trees on the site where possible. Additionally, sustainable and environmentally sensitive measures are being proposed to ensure the control of stormwater quality being released into the creek onsite. The development will be required to conform to the Lake County Watershed Development Ordinance.

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

Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes for Townhome Multiple-Family Residences, with the exception of the building height modifications to the code that are being requested by the developer.

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

Staff Response: Standard met. The proposed development will assist in redeveloping and revitalizing a long under-utilized parcel within a well-established area of the Village.

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

Staff Response: Not Applicable. The development does not require the imposing of any special standards in addition to those that are currently in place as the proposed use of the property is for the establishment of single-family residential uses.

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

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

Staff Response: Standard met. The piece of land between Buesching Road and Old Rand Road is developed with similar types of medium- to higher-density residential housing along with a variety of commercial uses. This development provides a transition from the higher intensity commercial uses of the north to the lower density residential uses along both Buesching and Old Rand Road. This development will provide new housing options for empty nesters, and first-time home buyers alike, who want to locate within the community.

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

Staff Response: Standard met. The proposed location is suitable for this type of residential use, and is based on its consistency with the land uses, comprehensive plan, architecture, and design immediately surrounding the proposed development. No alternate locations are currently proposed.

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

Staff Response: Standard met. All steps necessary will be taken to minimize any substantial adverse effects of the proposed development.

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

On analysis of the proposed development against the various standards contained within the municipal code, staff has identified the following modifications to the zoning code.

1. **Bulk Regulations.**

- a. Section 9-3-11.A. a and b. requires the maximum height of a residential building in the R-6 district no greater than 30 feet and for a maximum of 2.5 stories. The development proposes new townhouse buildings with a maximum height of 35 feet with 3 stories.

The number of stories is consistent with the residential condominiums to the west, Canterbury Estates, and the commercial/office buildings along Surryse Road.

2. **Lighting.**

- a. Section 9-8B-3 C requires that the maximum permitted illumination at any time at any point within the property shall be 10.0 foot-candles. The applicant has submitted a photometric plan, that exceeds the 10.0 foot-candle allotment.

Staff recommends that the illumination around the entrances to the building be no greater than 10 foot-candles to meet the requirements of the code.

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RECOMMENDATION

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

- Section 9-22-5: Standards for Planned Unit Developments (PUD)
- Section 9-19-3: Standards for Special Use Permits

Staff has determined that all standards for approval have been met or will be met through approval of the identified modifications to the code, and recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2022-12, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Cover letter and Zoning Application dated July 18, 2022, prepared by KLLM, Inc.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. Preliminary Site Plan, Building Elevations prepared by KLLM dated July 18, 2022.
 - d. Preliminary Landscape Plan prepared by Eriksson Engineering dated July 18, 2022.
 - e. Boundary and Topographic Survey prepared by KLLM, Inc. dated July 18, 2022.
 - f. Preliminary Plat of Subdivision prepared by KLLM, Inc. dated July 18, 2022.
 - g. Preliminary Engineering Report prepared by KLLM, Inc. dated July 18, 2022.
 - h. Preliminary Engineering exhibits prepared by KLLM, Inc. dated July 18, 2022.
 - i. Wetland Delineation Report prepared by Garry Weber Assc., dated July 18, 2022.
 - j. Traffic Impact Study prepared by Fish Transportation, dated July, 18, 2022.
 - k. Preliminary Lighting plan prepared by KLLM, Inc. dated July 18, 2022.
 - l. Site Lighting and Photometric Plan prepared by KLLM, Inc. dated July 18, 2022.
2. All signage shall conform to the requirements of the sign code (Title 12: Signs). Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.
3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.
4. Prior to Final Plan approval, the final illumination and lighting plans shall be submitted for review. The following additional requirements shall apply to the development.
 - a. No wall-mounted exterior illumination to be installed on the south elevation of the buildings facing south, and no free-standing illumination (area lights) to be installed along the southerly boundaries of the site, which are adjacent to neighboring residential property.
 - b. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the south.

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5. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivision prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east south and west lot lines.
6. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.
7. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
8. The development shall connect to the existing sidewalk along the west side of Old Rand Road by means of one or more crosswalks at locations determined by the developer and with details and requirements reviewed and approved by the Village.
9. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
 - a. Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
10. 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 and shall include the fees for all units contained within each residential building.
11. 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.

Respectfully Submitted,
 Tim Verbeke, Planner

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

**670 S OLD RAND ROAD – TOWNHOME DEVELOPMENT
August 17, 2022**

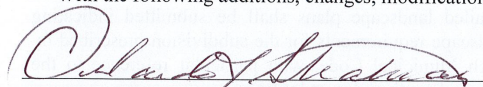
The Planning & Zoning Commission recommends approval of Application PZC 2022-12, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated August 17, 2022 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Cover letter and Zoning Application dated July 18, 2022, prepared by KLLM, Inc.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. Preliminary Site Plan, Building Elevations prepared by KLLM dated July 18, 2022.
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 - f. Preliminary Plat of Subdivision prepared by KLLM, Inc. dated July 18, 2022.
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 - j. Traffic Impact Study prepared by Fish Transportation, dated July, 18, 2022.
 - k. Preliminary Lighting plan prepared by KLLM, Inc. dated July 18, 2022.
 - l. Site Lighting and Photometric Plan prepared by KLLM, Inc. dated July 18, 2022.
2. All signage shall conform to the requirements of the sign code (Title 12: Signs). Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.
3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.
4. Prior to Final Plan approval, the final illumination and lighting plans shall be submitted for review. The following additional requirements shall apply to the development.
 - a. No wall-mounted exterior illumination to be installed on the south elevation of the buildings facing south, and no free-standing illumination (area lights) to be installed along the southerly boundaries of the site, which are adjacent to neighboring residential property.
 - b. The maximum height of light standards shall not to exceed 20 feet, and light standard shields should direct light away from the adjacent properties to the south.
5. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivision prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east south and west lot lines.

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6. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.
 7. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
 8. The development shall connect to the existing sidewalk along the west side of Old Rand Road by means of one or more crosswalks at locations determined by the developer and with details and requirements reviewed and approved by the Village.
 9. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
 - a. Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
 10. 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 and shall include the fees for all units contained within each residential building.
 11. 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

*670 South Old Rand Road – Rezoning and PUD for new Townhouse development – OSK Capital Partners, LLC, (Applicant):
 The PZC voted 6 yeas and 1 nay to recommend approval of the project with the following additional conditions:*

Sidewalks:

1. Internal sidewalks shall all be connected to allow pedestrians to access public sidewalks at the streets.
2. The sidewalk along Buesching Road shall be constructed to a width of 5 feet.
3. The sidewalk facing Old Rand Road shall be relocated towards the street and property line to benefit the public and connect the proposed crosswalk.
4. The sidewalk along Old Rand Road shall be extended northward to connect to the nearest public sidewalk to the north.
5. A defined crosswalk shall be installed across Old Rand Road to connect the development to the existing sidewalk network.

Landscaping:

1. The trees classified as "heritage trees" in the tree survey should be incorporated into the plans to the greatest extent possible.
2. The property line along the south of the project shall be landscaped with a combination of a berm, solid privacy fence and landscape plant material consisting largely of evergreens.

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EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED, (EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528.7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCELS INVOLVED: 14-20-400-002, 14-20-400-003

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EXHIBIT B
PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY





At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
LakeZurich.org

August 12, 2022

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

PRELIMINARY ENGINEERING REVIEW #1 – NOT APPROVED

DEVELOPMENT: 670 S Old Rand Development
Lake Zurich, IL 60047

ITEMS RECEIVED: 1) Full Zoning Application including Preliminary Engineering Plan
for 670 S Old Rand Road, dated 05/06/2022

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

General

- 1) The comments generated in this review are in addition to the Sketch Plan Engineering Review #2 (see below). Those comments were not addressed in this submittal and contain comments that will impact the overall design of the subdivision.
- 2) We request that the Applicant address all comments in a response letter and submit the appropriate revisions for further review and final approval by the Village which includes the responses to comments on Sketch Plan Review #2 dated 02/25/2022.
- 3) Provide an AutoTurn exhibit for both garbage trucks, delivery vehicles and fire trucks.
- 4) The proposed retaining wall is close to the existing wetland limit. The wetland buffer requirements shall be applied. The applicant will be required to submit to Lake County Stormwater Management Commission, as they have the review and permitting authority over the wetlands. Article 10 (Wetland Requirements) of the Watershed Development Ordinance (WDO) will need to be met.
- 5) It is highly recommended that the applicant conducts a jurisdictional determination through the USACE and hold a pre-application meeting with the USACE representatives to discuss the permitting requirements associated with the wetland impacts.
- 6) It is the property owner's responsibility to ensure compliance with the 2010 ADA standards for Accessible Design and the Illinois Accessibility Code and subsequent amendments.

Stormwater

- 7) A preliminary stormwater report should be included to ensure the minimum elements of the WDO are met, including detention volume, RVR, water quality, and release rates.
- 8) Additional modeling will be required for the wetland / creek area. The WSE will need to be determined to establish the geometry of the channel to ensure that conveyance capacity is not reduced, as well as establish a tailwater condition for the discharge pipe from the detention. Compensatory storage may be required based on the analysis.
- 9) A Watershed Development Permit will be required for the development.

Engineering Plans

- 10) Provide all contact information including the Village of Lake Zurich, the Owner/Developer, Contractor(s) and engineers on a cover sheet.
- 11) Include specifications for indemnification of the Village and liability insurance requirements for the developer as found in the Village Code §7-7-8 and §7-7-9. Insurance certificates naming both the Village of Lake Zurich and Manhard Consulting as additional insureds will be required.
- 12) Provide preliminary Demolition Plan for review (can be combined with existing condition).
- 13) The entrance at Old Rand Road is not centered with the road inside the development. The application should explain if this is intentional, and if so, if there was some traffic consideration to propose this geometrics.
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- 22) The current design shows the proposed 12" watermain penetrates the proposed retaining wall at west of the site. Consider the different route of the watermain to avoid the penetration with the retaining wall for better maintenance for both watermain and retaining wall.

Comments from Sketch Plan Engineering Review #2 Letter dated February 25, 2022:

- 1) An ALTA/NSPS Land Title Survey should be provided with the first formal plan submittal.
- 2) The applicant will be required to submit to Lake County Stormwater Management Commission, as they have the review and permitting authority over the wetlands. Article 10 (Wetland Requirements) of the Watershed Development Ordinance (WDO) will need to be met. The wetlands indicated on the Lake County GIS will most likely be under the jurisdiction of the USACE.
- 3) Wetland buffer requirements will apply to the site, including those in Section 505 of the WDO. These buffers do not appear to be accounted for on the proposed sketch plan.

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- 5) Attached to this memo are several maps from Lake County GIS, indicating the approximate flood of record as well as the Topographic Wetness Index (TWI) areas. TWI indicates flat areas with high flow accumulation where water is likely to pond. These should be considered during design.
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If you should have any questions, please do not hesitate to contact me.

Yours truly,
MANHARD CONSULTING



Jodi McCarthy, PE, CFM, CPESC
Manager of Government Services

P:\201.001 Village of Lake Zurich\Permits\670 S Old Rand\Preliminary Engineering Submittal #1\670 S Old Rand Prelim Review 1_07.25.2022.docx

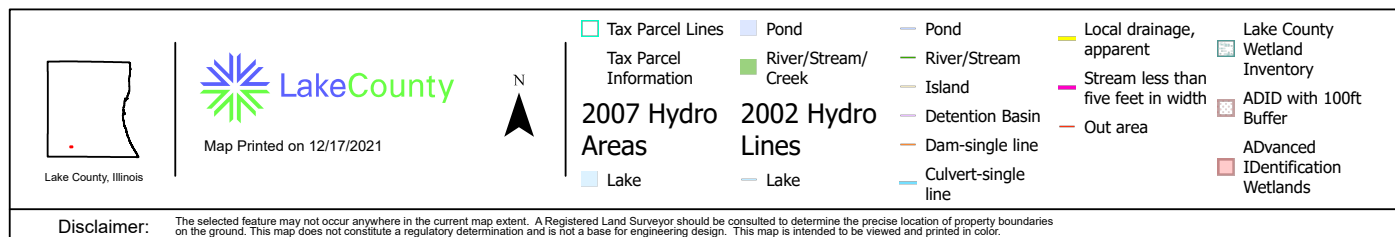
**Village of Lake Zurich
Utilities Division of
Public Works**

Memo

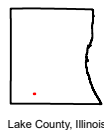
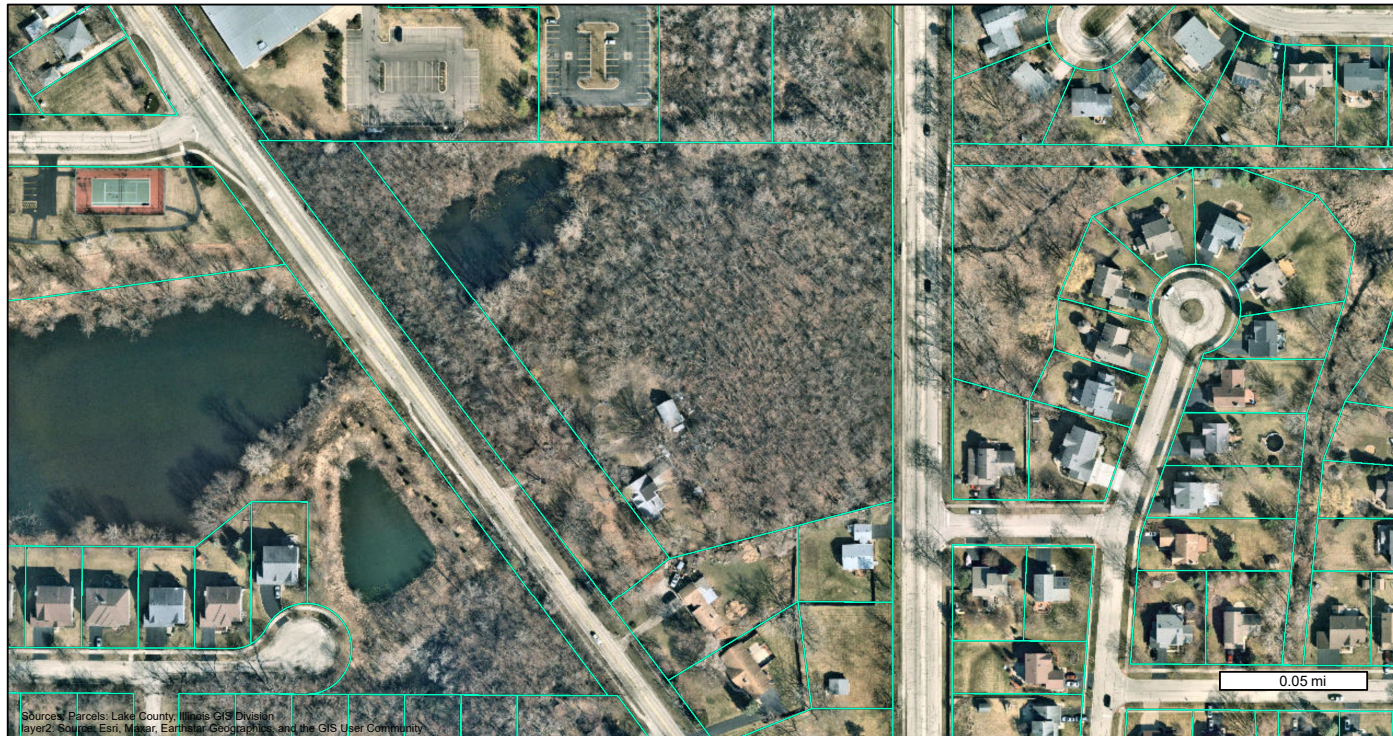
To: Tim Verbeke, Planner
From: Steve Schmitt, Utilities Superintendent
CC: Sarosh Saher, CD Director
Date: August 2, 2022
Re: Plan Review/ August PZC, PUD for Townhome Dev at 670 S. Old Rand Rd

1. The proposed attached single-family home development is subject to current fire suppression requirements. Typically, dedicated (individual) 1 ½" diameter combined (domestic/fire suppression) water services fulfill the requirements. The EOPC does indicate 52 individual water services but does not indicate the size (diameter).
2. The denoted preliminary utility plan concept requires engineering and hydraulic evaluation to determine design effectiveness for both the proposed development and the existing infrastructure. Offsite utilities connection points may require further analysis to determine viability.
3. Lake Zurich water and sewer connection fees and Lake County Public Works sewer treatment connection fees are applicable.

Lake County, Illinois



670 S Old Rand Road



☐ Tax Parcel Lines
Tax Parcel
Information

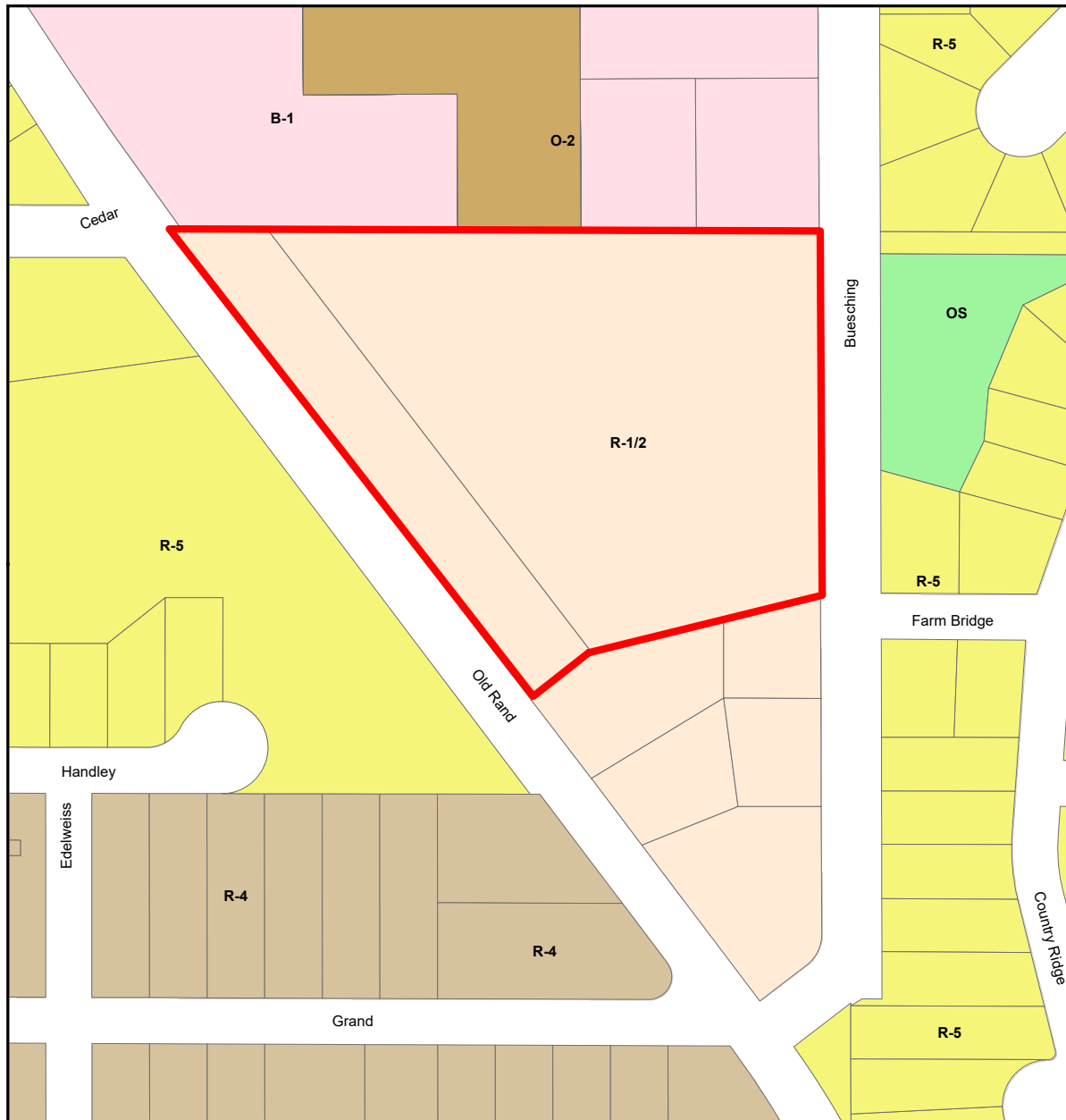
Disclaimer:

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



Townhome Development

670 S Old Rand Road



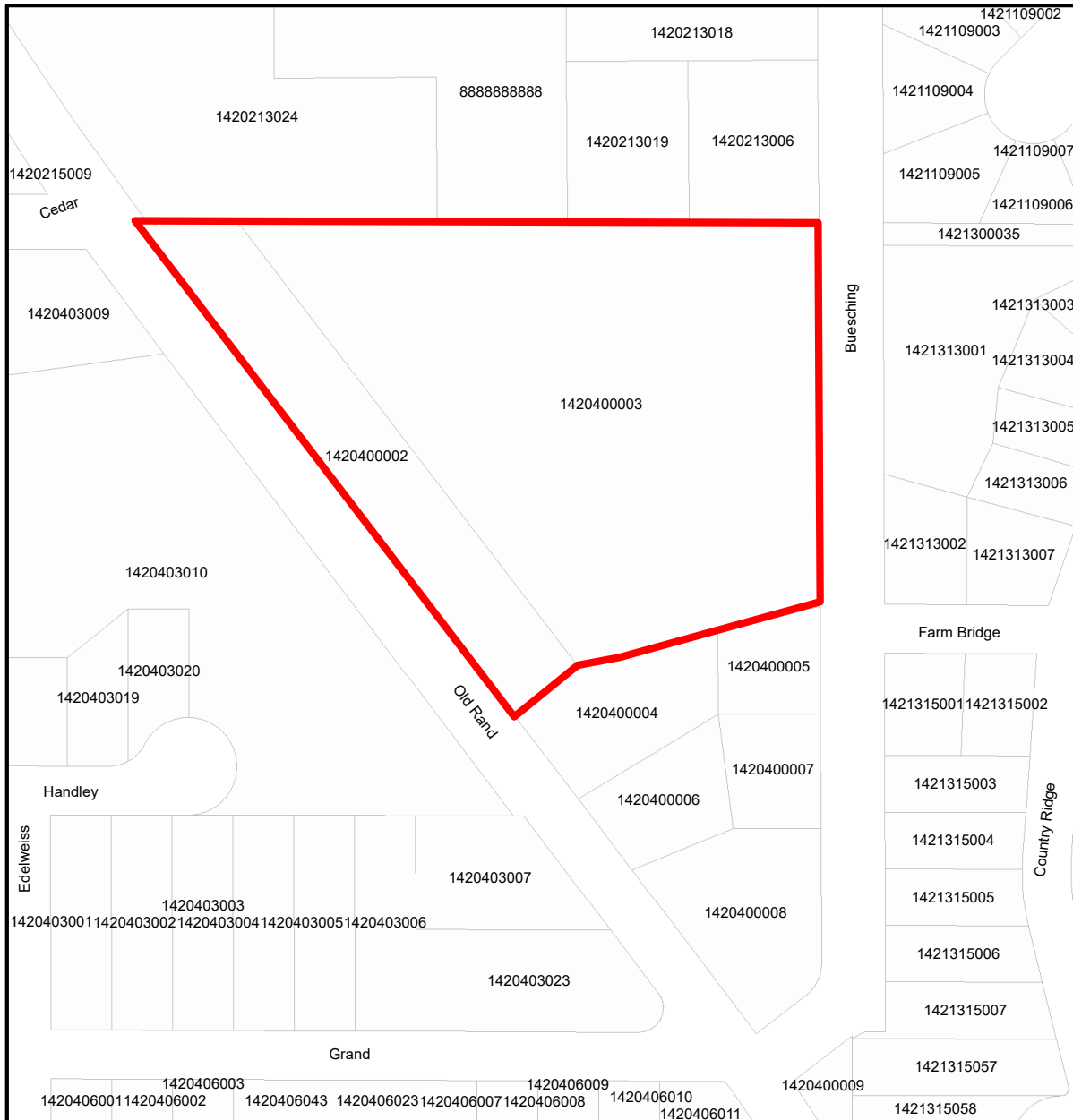
COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

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



Townhome Development

670 S Old Rand Road



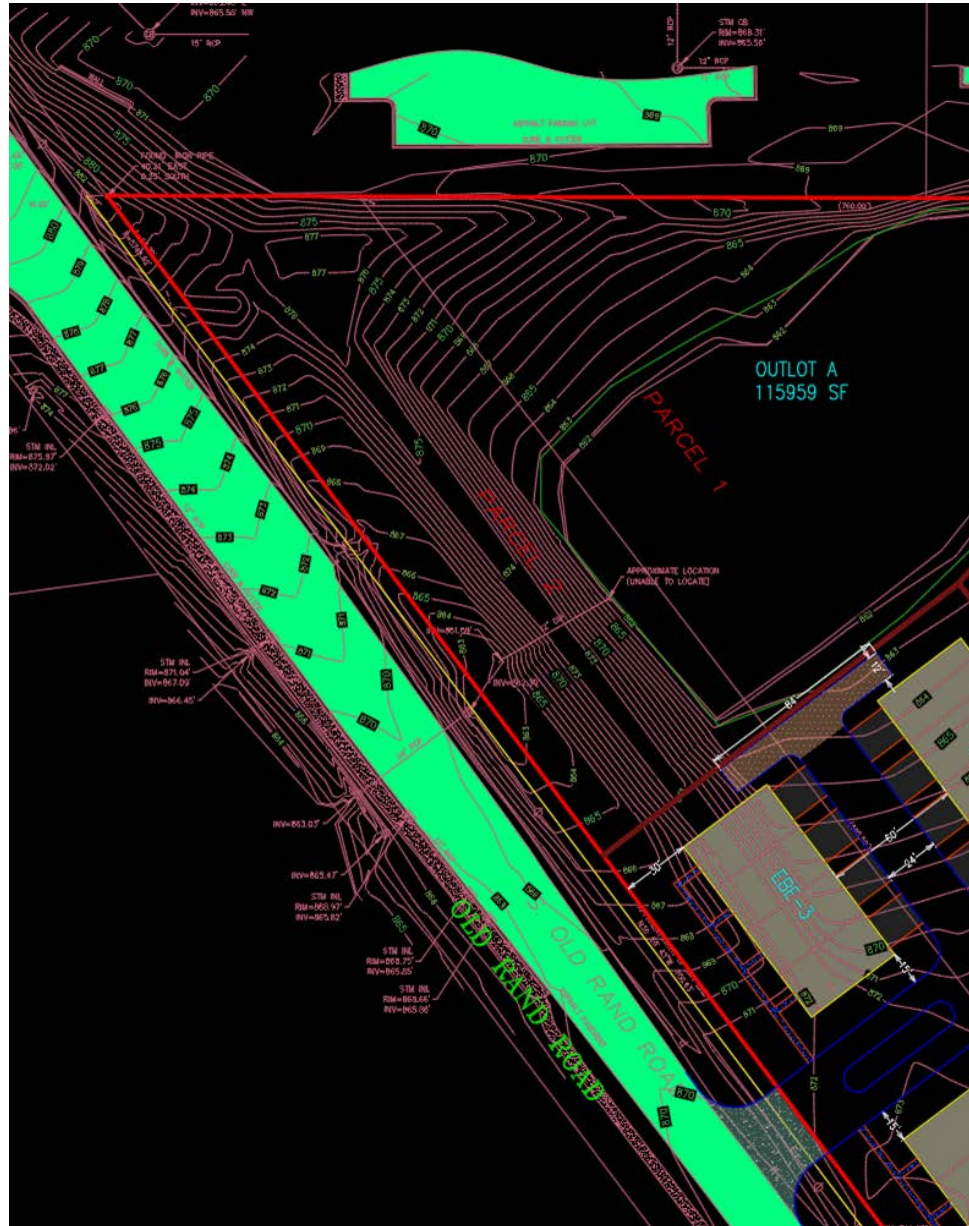
COMMUNITY SERVICES DEPARTMENT
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505 Telser Road, Lake Zurich, Illinois 60047

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

From: [Dennis Kulak](#)
To: [Sarosh Saher](#); [Tim Verbeke](#)
Subject: FW: Village Changes_670 Old Rand Rd._Arch Site Plan_9-16-2022.pdf
Date: Monday, September 19, 2022 12:09:11 PM
Attachments: [image003.png](#)
[22014-PREL-R1.pdf](#)
[22014-POS-SHEET.pdf](#)
[Village_Changes_670_Old_Rand_Rd._Arch_Site_Plan_9-07-2022.pdf](#)
[L100_Landscape_Plan_Rendered.pdf](#)

Sarosh & Tim

Attached are the landscape plan and a partial topo north of building three. The engineer said it would be impossible to continue the 5' sidewalk north to Surryse Rd. and the crosswalk is the best option. I believe the plans show all the comments from the Plan Commission requested with the exception of the 5" walk continuing north. Please let me know what else would be needed to attend the October 3rd Board meeting. Thank you and have a good day.



Sarosh & Tim

The first two attachments are the engineering changes that the landscape designer needs to make his revisions requested at plan commission. The landscape drawings should be done by Monday. We still hoping to make the October 3rd meeting date. See topo snapshot below of the property line to the

north along Old Rand Road, The engineer does not see any way to add a public walk north of building #3 to Surryse Rd. He did show the cross walk to the other side S. Old Rand Road. Please let me know your comments. I have included three new renderings for the Village Board. Thank you and have a great weekend.

Dennis

312-315-0083

KLLM, INC.

Architects and planners

kllmarchitects.com

Veteran Owned

Dennis M. Kulak, NCARB

2357 N. Damen Ave

Chicago, IL. 60647

This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system.

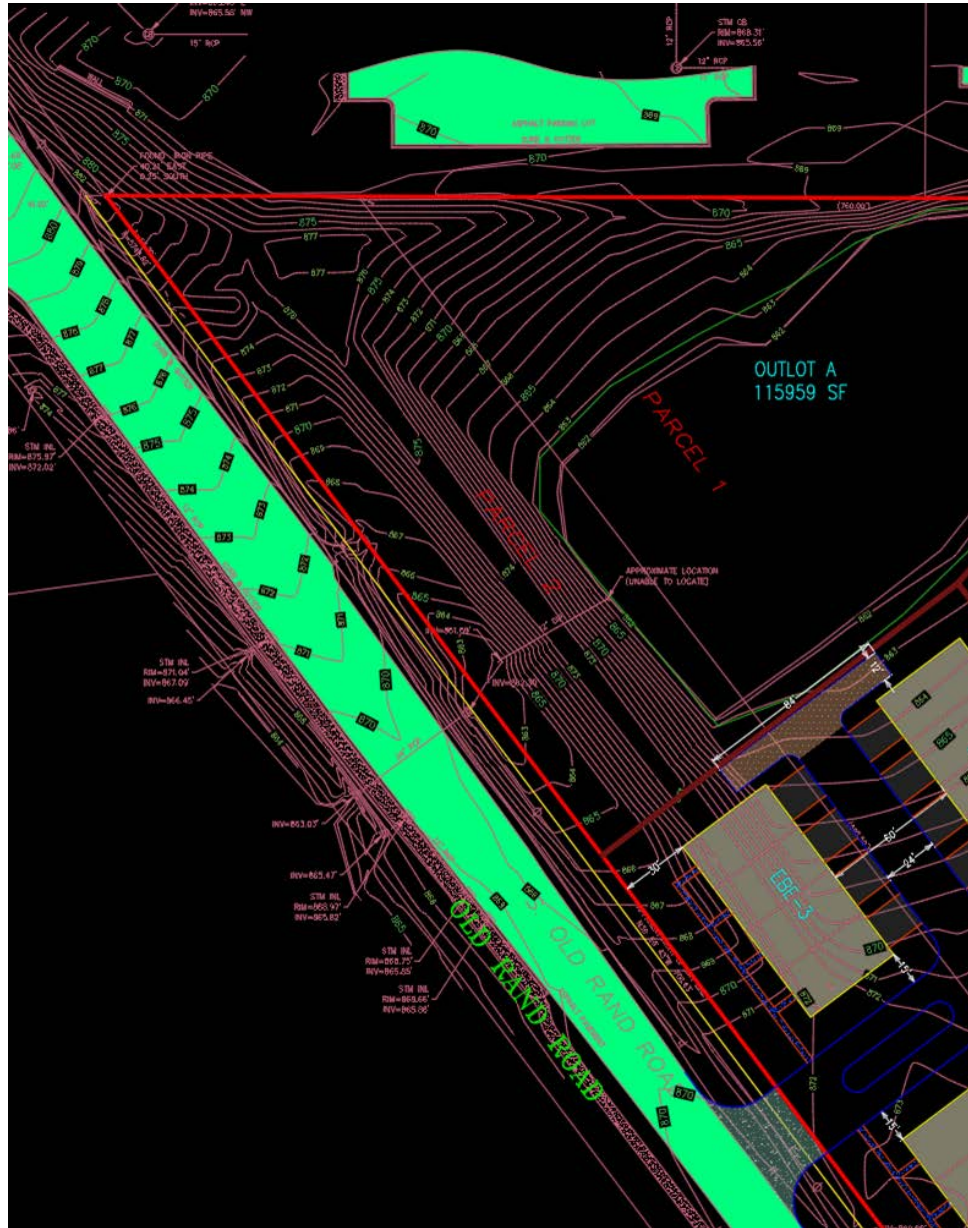
From: Bill Zalewski <BillZ@aceng.us>

Sent: Friday, September 16, 2022 10:58 AM

To: Dennis Kulak <dkulak@kllm1.com>

Subject: FW: Village Changes_670 Old Rand Rd._Arch Site Plan_9-07-2022.pdf

Here is a snapshot of the Topographic Survey north of building 3 not good,
we will show a crosswalk to the west side of Old Rand



ADVANTAGE CONSULTING ENGINEERS

Thakor Patel

80 Main Street, Suite 17

Lemont, IL 60439

Cell:630-520-2227

patel@aceng.us

From: Bill Zalewski <BillZ@aceng.us>

Sent: Friday, September 16, 2022 9:44 AM

To: Thakor Patel <Patel@aceng.us>

Subject: Village Changes_670 Old Rand Rd._Arch Site Plan_9-07-2022.pdf











670 S Old Rand Road – OSK Townhomes

Comments from the October 3, 2022 meeting of the Village Board

Public comments

1. Cindy Czapla, 497 North Country Club Road, spoke on the item
 - Has been a resident since 1992
 - Raised concerns about the proposed townhome development,
 - Was a traffic study done,
 - What about the water (stormwater management), animals, trees. and how it will change the character of the neighborhood.
2. Mark O'Rourke, 443 Farm Bridge Road,
 - Raised concerns about the total number of units coming in to the proposed townhome development
 - Max height of the building,
 - traffic and light pollution.
3. Elise Hood, 739 Handley Court,
 - Raised concerns about the number of units proposed in the townhome development,
 - highlighted traffic and noise.
 - She requested additional trees and vegetation screening along South Old Rand Road and Buesching Road to help buffer the townhome development.

Village Board Trustee comments

1. Trustee Spacone
 - asked for clarification on the stormwater management plans and detention basin.
 - Concerns about the density of the development created by 52 units
 - The height of the buildings
 - The quality of facade materials used – a better job could be done on the materials proposed on the facades.
 - During the Courtesy Review – expressed his concerns with the “fit” in the neighborhood – 3-story townhouse building among 1.5 to 2 story single-family buildings
 - Suggested – go wider and shorter; lower the density; lower the building height
 - Need to properly address the water run-off.
2. Trustee Weider asked for comparable numbers on the density of other townhome developments in the area.
 - i. Meadow Wood – 6.6 units/acre
 - ii. Flint Crossing – 4.8 units/acre
 - iii. Canterbury Estates – 11.5 units/acre
 - iv. Main Street townhomes - 19 units/acre
 - Raised his concerns about the density of the proposed townhome development, stating that the density is not right for the neighborhood
 - The development is unremarkable

3. Trustee Sprawka compared this development proposal to others in town, highlighting this one has a higher per-unit price point than other townhomes in Lake Zurich
 - Other developments are built in smaller clusters, garages are located on private courts, whereas on this development, they are on the main drive
 - Said that this is an unremarkable development with more work that needs to be done.
 - Suggested the developer include a “bermed” approach to landscape - high-end parkway plantings on Buesching Road and South Old Rand Road.
4. Trustee Euker raised concerns about density and lack of a playground for youth.
5. Trustee Bobrowski said oftentimes developments look denser on paper than they actually turn out to be in reality, giving him confidence that this development would likely fit well here.
 - Change is difficult to accept
 - Thinks that the development will fit in the neighborhood
 - He did raise concerns about the detention pond and asked if they'd have to excavate the area.
6. Trustee Spacone provided additional comments
 - Asked about snow removal. Where will the snow go.
7. Mayor Poynton said this development is not very attractive to him and he shares all the concerns raised by the Village Board.

Mayor requested a motion to continue this item to the November 7, 2022 Village Board Meeting.
Approved by the Board.

Staff takeaways from the meeting

- Density is an issue – compatibility with the surrounding neighborhood – address by reduction in number of units, remove one or more buildings?
- Exterior building materials – additional use of brick, stone or other masonry material along with shingle and siding. Specify siding and shingle material – cement board siding (vinyl siding not allowed). To enhance design – emulate designs from the courtesy review samples that were provided (attached again). Additionally, see samples from Vernon Hills provided for reference to draw further inspiration.
- High-quality landscaping along Old Rand Road and Buesching Road will enhance design in general.

Additional Suggestions to think about - visual and resident amenities

- Enhanced Entryway sign with landscaping
- Resident amenity such as a gazebo, benches, walking paths in central open space.
- Possible walking path around the natural 2-acre piece to the north? Will need to be evaluated for wetland disturbance
- All buildings should have sidewalks that are connected to each other and to the new ones along Old Rand Road and Buesching Road

Stormwater Management – the site is located in a very sensitive area for flooding downstream. The detention runoff volume will need to be calculated in a manner that does not increase the risk of

downstream flooding. Understanding that this is still in preliminary plan stage, a complete stormwater management plan will need to be submitted at the time of final plan.



Conceptual Townhome Exterior Architectural Character

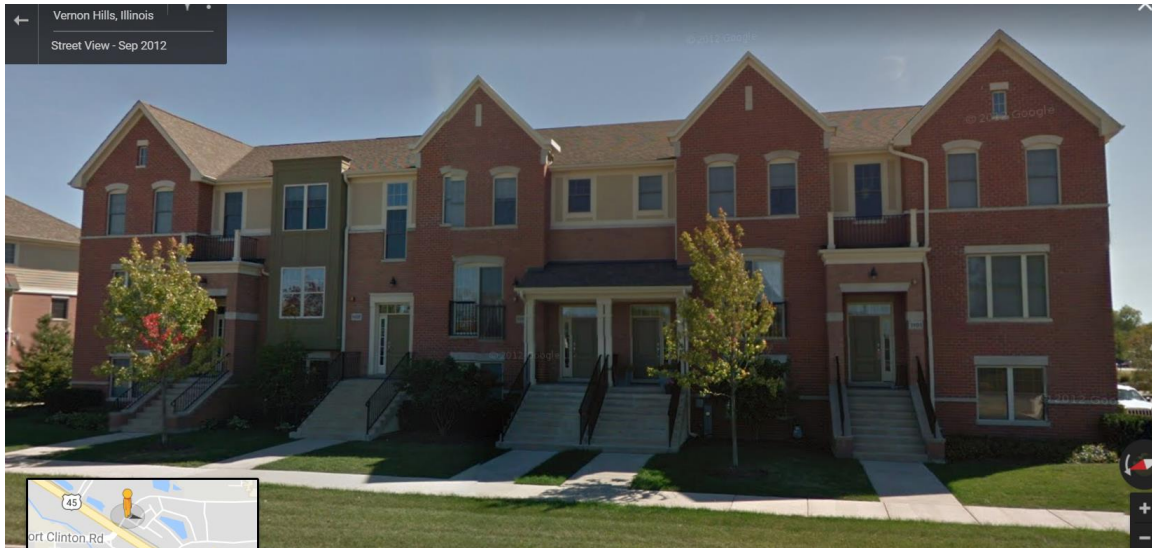
OSK Capital Partners LLC

Lake Zurich Townhomes
670 Old Rand Road

The drawings presented are illustrative character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan/floor plan changes, etc.) ©2021 BSB Design, Inc.

February 7, 2022





NE Corner of E Port Clinton Road and Rt 45 – Vernon Hills (Port Clinton Place)



1239 Caroline Court, Vernon Hills



At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
LakeZurich.org

October 28, 2022

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

DEVELOPMENT: **670 S Old Rand Development**
 Lake Zurich, IL 60047

Dear Mr. Saher,

In reviewing the presentation for the townhome development for 670 S Old Rand Road at the October 3, 2022 Board of Trustees meeting, we would like to offer some clarifications and additional information to be included in the record for the next Board of Trustees meeting.

Background Site Information:

The northern portion of the development parcel contains a creek that carries water from the Heatherleigh ponds / wetland complex to the east from a culvert under S Old Rand Road. From the aerial photographs, the creek has open water on the western side of the site and a more defined channel as it travels east towards the culvert under Buesching Road. The creek is the headwaters of Buffalo Creek. The creek is in poor condition and heavily eroding, with flooding problems up and downstream. As a condition of any incoming development on the property, the creek will be required to have the shorelines stabilized and the erosion remedied to improve conveyance and help alleviate flooding. The creek is also defined as a wetland area.

Information Submitted for Review:

The plans submitted are high level conceptual, with no supporting stormwater calculations or wetland permitting information for us to review and confirm the material presented. These items include the calculations for the detention pond sizing (both volume and release rate), the water level of the creek / wetland in the existing condition, and how the water level (both conveyance capacity of the channelized creek portion and volume in the open water area) will be impacted by the proposed retaining walls. As stated in our previous review letters for the site (see attached), the comments have not been addressed and will likely impact the overall layout of the site.

The applicant has submitted a preliminary wetland letter which confirms that the wetland is under the jurisdiction of the US Army Corps of Engineers (USACE). The USACE and Lake County SMC have not yet confirmed the boundary of the wetlands, and therefore anything shown on the submitted plans is preliminary. The USACE and SMC have not provided comments on the proposed site plans. The applicant has not submitted a wetland plan in accordance with the

Watershed Development Ordinance (WDO) to illustrate how they will preserve the wetlands, meet the wetland buffer requirements, or define what areas are proposed to be mitigated. As the applicant has been informed in previous review letters, we highly recommend that they have a preapplication meeting with the USACE to better define the permitting requirements and potential to obtain wetland mitigation credits (if necessary), as they have been difficult to obtain in the watershed.

Discussions at Meeting:

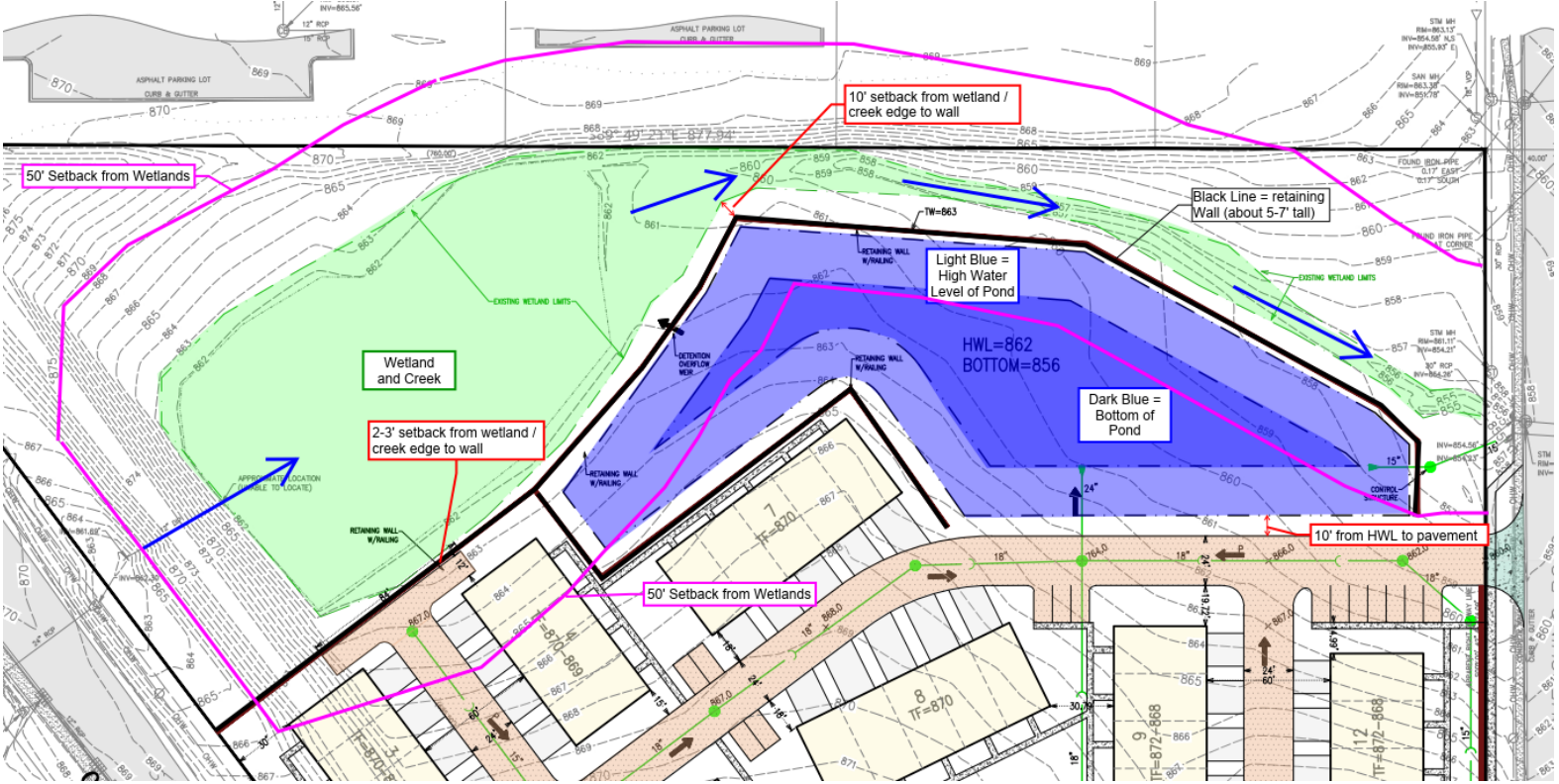
- As Trustee Spacone pointed out in the meeting, the site plan shown in the presentation (as below) is not reflective of the proposed site plan. The area of trees, circled in red below, is proposed to be an open detention area with 5-7' tall walls, and there will be no trees in that area. The open water area denoted on that plan are the existing wetlands and creek.



- The applicant mentioned buffers several times around the detention basin. Buffers, as defined by the WDO, are *"an area of predominantly vegetated land to be left open, adjacent to drainageways, wetlands, lakes, ponds, or other surface waters for the purpose of eliminating or minimizing adverse impacts to such areas"*. It also states that *"linear buffers shall be designated along both sides of all channels meeting the definition of Waters of the United States"*. The plans, as submitted, have no buffers shown either around the proposed detention basin or the existing wetlands and creek. The current submittal does not show how the buffer requirements will be met.

Per the WDO, the creek must have a 50' wetland buffer (assuming that the site does not meet the criteria to be defined as a high-aquatic resource, which would require a 100' wetland buffer). The retaining walls are proposed to be constructed approximately 2'-3' away from the wetland boundary on the western end of the site, with the proposed parking lot and buildings immediately adjacent to it. The WDO does allow the Village to consider buffer averaging (to be no more than ½ the required distance, which would be 25' for this site) and for the Village to determine if they will allow stormwater management facilities to be constructed in the 50' wetland buffer. In order to consider these deviations from the requirements, we would request that the applicant submit a justification for the proposed deviations and what benefits will be afforded to the wetlands, creek, and overall watershed if the plan were to be constructed as shown. It would also have to be proven that there are no adverse impacts to the wetlands or the hydraulics of the creek.

Below is a markup of the submitted plan. This shows the high-water level (HWL) of the detention basin when it is full in light blue, as well as the normal water level (NWL) of the pond. It is unclear from the submittal information if the pond will have standing water or if it will have wetland vegetation. The wetland and creek area is defined in green. The proposed retaining walls are a thick black line. There are several areas where distances are denoted on the markup. The HWL of the pond is proposed to be 10' away from the pavement of the proposed roadway. The wetland varies in distance from the retaining wall, and it should be noted that it is 2-3' from the proposed wall and parking lot on the west side of the site. The pink line represents a 50' setback from the preliminary wetland boundary, which is the WDO's buffering distance for linear waterbodies.



For reference, attached please find our previous review letter for preliminary engineering, which includes comments that were included during the sketch plan review. While this letter focuses on the stormwater and wetlands discussed during the meeting, there are numerous other items that will need to be evaluated as a full submittal is presented to the Village, including the sizing and location of utilities, vehicle movements on the parcel, access points, overall drainage patterns, and conformance with the Village's engineering standards.

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

Yours truly,
MANHARD CONSULTING



Jodi McCarthy, PE, CFM, CPESC
Manager of Government Services

P:\201.001 Village of Lake Zurich\Permits\670 S Old Rand\670 S Old Rand Response to Oct Board Meeting.docx



At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
LakeZurich.org

August 12, 2022

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

PRELIMINARY ENGINEERING REVIEW #1 – NOT APPROVED

DEVELOPMENT: 670 S Old Rand Development
Lake Zurich, IL 60047

ITEMS RECEIVED: 1) Full Zoning Application including Preliminary Engineering Plan
for 670 S Old Rand Road, dated 05/06/2022

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

General

- 1) The comments generated in this review are in addition to the Sketch Plan Engineering Review #2 (see below). Those comments were not addressed in this submittal and contain comments that will impact the overall design of the subdivision.
- 2) We request that the Applicant address all comments in a response letter and submit the appropriate revisions for further review and final approval by the Village which includes the responses to comments on Sketch Plan Review #2 dated 02/25/2022.
- 3) Provide an AutoTurn exhibit for both garbage trucks, delivery vehicles and fire trucks.
- 4) The proposed retaining wall is close to the existing wetland limit. The wetland buffer requirements shall be applied. The applicant will be required to submit to Lake County Stormwater Management Commission, as they have the review and permitting authority over the wetlands. Article 10 (Wetland Requirements) of the Watershed Development Ordinance (WDO) will need to be met.
- 5) It is highly recommended that the applicant conducts a jurisdictional determination through the USACE and hold a pre-application meeting with the USACE representatives to discuss the permitting requirements associated with the wetland impacts.
- 6) It is the property owner's responsibility to ensure compliance with the 2010 ADA standards for Accessible Design and the Illinois Accessibility Code and subsequent amendments.

Stormwater

- 7) A preliminary stormwater report should be included to ensure the minimum elements of the WDO are met, including detention volume, RVR, water quality, and release rates.
- 8) Additional modeling will be required for the wetland / creek area. The WSE will need to be determined to establish the geometry of the channel to ensure that conveyance capacity is not reduced, as well as establish a tailwater condition for the discharge pipe from the detention. Compensatory storage may be required based on the analysis.
- 9) A Watershed Development Permit will be required for the development.

Engineering Plans

- 10) Provide all contact information including the Village of Lake Zurich, the Owner/Developer, Contractor(s) and engineers on a cover sheet.
- 11) Include specifications for indemnification of the Village and liability insurance requirements for the developer as found in the Village Code §7-7-8 and §7-7-9. Insurance certificates naming both the Village of Lake Zurich and Manhard Consulting as additional insureds will be required.
- 12) Provide preliminary Demolition Plan for review (can be combined with existing condition).
- 13) The entrance at Old Rand Road is not centered with the road inside the development. The application should explain if this is intentional, and if so, if there was some traffic consideration to propose this geometrics.
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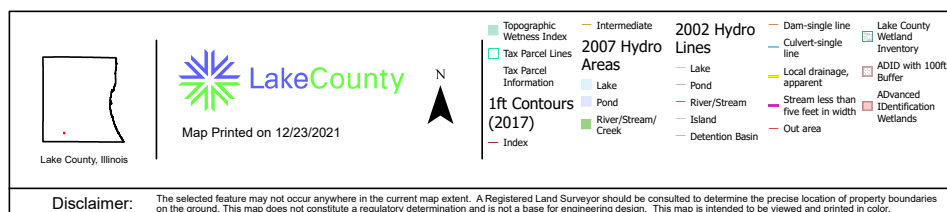
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MANHARD CONSULTING



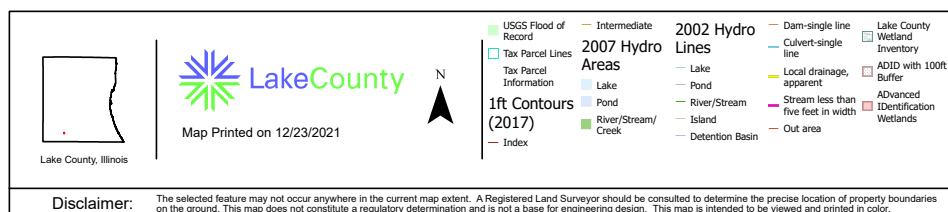
Jodi McCarthy, PE, CFM, CPESC
Manager of Government Services

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570 S Old Rand



570 S Old Rand



Tree Commission Recommendations

Standard Tree Staff Recommendation Form - Lake Zurich, Switzerland

Project: Townhome development

Address: 670 S Old Rand Rd

☐ Project meets or exceeds expectations

☒ Does not meet minimum requirements

☐ Lack of species diversity

Comments: _____

☐ Lack of species distribution

Comments: _____

☒ Other

Comments: _____

Tree inventory did not include a tree survey map of existing trees and trees to be removed. Please provide.

Please utilize LZ Tree Replacement worksheet and provide.

<https://www.lakezurich.org/DocumentCenter/View/10155/Tree-Replacement-Worksheet?bidId=>

☒ Scott Garrison, Chair

Scott Garrison

☒ Mary Kozub, Vice-Chair

Mary M. Kozub

☒

Kurt Hansen

Kurt Hansen

☒

Tom Harper

Tom Harper

☒

Kevin Schweitzer

Kevin Schweitzer

*At the Heart of Community*

OFFICE OF THE VILLAGE MANAGER

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

AGENDA ITEM

8A

MEMORANDUM

Date: December 19, 2022

To: Ray Keller, Village Manager *PK*

From: Kyle Kordell, Assistant to the Village Manager

Subject: **Industrial TIF District – Final Adoption Ordinances**

Issue: After the review and approval of the proposed industrial TIF district eligibility report and development plan by the Joint Review Board at its October 21, 2022 meeting and the TIF district public hearing at the November 21, 2022 Village Board meeting, Staff is now recommending approval of the final step in the TIF setup process: approval of the three attached ordinances approving, designating, and adopting the industrial TIF District.

Analysis: At the May 16, 2022 Village Board meeting, Trustees approved a resolution of intent to proceed with the setup process for a potential new TIF District in the Lake Zurich industrial park. Over the summer of 2022, the Village worked with TIF consultants at Teska & Associates to create the TIF eligibility report and redevelopment plan for the proposed redevelopment area.

The proposed TIF district is approximately 409 acres and will primarily focus on infrastructure investment and economic development opportunities in the aging industrial park. The proposed district is generally bounded by Route 22 on the south, consisting of property along the north side of Route 22 and located on Oakwood Road, Rose Road, Ensell Road, and Telser Road.

The objectives of the proposed TIF District are to reduce blighting conditions, enhance the tax base of the Village, and other affected taxing districts by encouraging private investment within the industrial park, and to preserve and enhance the value of properties located within and nearby the proposed TIF boundaries. This TIF district is intended to primarily focus on aging infrastructure in the industrial park that will need replaced in the coming years, as well as future economic development opportunities.

Recommendation: Approval of the three Ordinances adopting, designating, and approving the industrial TIF District

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2023-01-_____

**AN ORDINANCE OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS,
ADOPTING TAX INCREMENT ALLOCATION FINANCING
FOR THE VILLAGE OF LAKE ZURICH INDUSTRIAL CENTER
TAX INCREMENT FINANCING DISTRICT**

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Lake Zurich, Lake County, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore approved the Industrial Center Tax Increment Financing District Redevelopment Plan and Program for the Industrial Center Tax Increment Financing District (the “*Plan*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Industrial Center Tax Increment Financing District as a Redevelopment Project Area (the “*Area*”) as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

Section 1. Tax Increment Adoption. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally

described in *Exhibit A*, attached hereto and incorporated herein. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid, shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his or her designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "Village of Lake Zurich Industrial Center Tax Increment

Financing District Special Tax Allocation Fund”, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Supersede and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this ____ day of January, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this ____ day of January, 2023.

Village President

Attest:

Village Clerk

Exhibit A

Legal Description of the Village of Lake Zurich Industrial Center Tax Increment Financing District

PROPOSED TIF#4 LAKE ZURICH, ILLINOIS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 9, PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 16, PART OF SOUTHWEST QUARTER OF SECTION 15 AND PART OF SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MOST CORNER OF LOT 2 IN 3RD AMENDMENT TO ASTOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 18, 2011, AS DOCUMENT NO. 6717648; THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ITS SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF LOT 11A IN SAID SUBDIVISION; THENCE SOUTHWESTERLY, ALONG THE LAST DESCRIBED LINE, AND WESTERLY LINE OF SAID LOT 11A, TO THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION EXTENDED EASTERLY; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 21, 2004, AS DOCUMENT NO. 5564728; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID DEVELOPMENT TO THE SOUTHEAST CORNER OF SAID DEVELOPMENT; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID DEVELOPMENT TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 16, 1996, AS DOCUMENT NO. 3785942; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE AND THE WEST LINES OF LOT 3, LOT 2, AND LOT 1 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 2 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 4A, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 15, 1992, AS DOCUMENT NO. 3104597; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2 TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTHWEST CORNER OF LOT 7 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 14, 1986, AS DOCUMENT NO. 2471902; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION TO THE WEST LINE OF LOT 8 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE AND THE WEST LINE OF LOT 9, LOT 10, LOT 11, LOT 12, LOT 13 AND LOT 14 IN SAID SUBDIVISION AND THE WEST LINE OF LOT 15 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID,

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 25, 1988, AS DOCUMENT NO. 2714906 TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE OF SAID LOT 15 TO THE NORTHWEST CORNER OF LOT 17 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 17 AND THE WEST LINE OF LOT 18, IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 13 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 24, 1983, AS DOCUMENT NO. 2246623; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 13 AND THE WEST LINE OF LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19 AND LOT 20 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 19 IN SAID LAKE ZURICH INDUSTRIAL CENTER UNIT 3; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF LOT 20 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 20 AND THE SOUTH LINE OF LOT 1 AND LOT 2 IN FLEX ROSE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 5, 2003 AS DOCUMENT NO. 5354744 TO THE SOUTHWEST CORNER OF LOT 7 IN LAKE ZURICH COMMERCE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 5, 1999 AS DOCUMENT NO. 4331924; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF LOT 5 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 1 IN BRADFORD TOWN CROSSING SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 19, 2012, AS DOCUMENT NO. 6936850; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE TO THE POINT, FORMERLY KNOWN AS THE NORTHEAST CORNER OF LOT 13 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE SOUTHERLY, ALONG THE LINE, FORMERLY KNOWN AS THE EAST LINE OF SAID LOT 13 TO THE SOUTH LINE OF SAID LOT 1 IN SAID BRADFORD TOWN CROSSING SUBDIVISION; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF OUTLOT 1 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 1, IN SAID BRADFORD TOWN CROSSING SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 14 IN SAID LAKE ZURICH ESTATES SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 15 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF ALL CREATURES ANIMAL HOSPITAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 28, 2009, AS DOCUMENT NO. 6536521; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE WEST HALF OF LOT 16, IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF LOT 22, AND

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SEPTEMBER 9, 2022

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

LOT 21 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER SAID LOT 21; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 43 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 43, AND THE SOUTH LINE OF THE EAST HALF OF LOT 44 IN SAID SUBDIVISION TO THE ANGLE POINT; THENCE NORTHERLY, ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 44 TO THE SOUTH LINE OF THE WEST HALF OF SAID LOT 44; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF THE WEST 250 FEET OF LOT 45; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE WEST 250 FEET OF SAID LOT 45, AND THE SOUTH LINE OF LOT 46 TO THE SOUTHWEST CORNER OF SAID LOT 46; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 46 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 1987, AS DOCUMENT NO. 2576236; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE OF LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID SUBDIVISION TO THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 14 AND LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID TO THE WEST LINE OF THE EAST 362.05 FEET OF SAID LOT 13; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 13; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF LOT 1 IN THE LANDINGS OF LAKE ZURICH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 18, 1999, AS DOCUMENT NO. 4358979; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 12 IN SAID SCHOOL TRUSTEES' SUBDIVISION; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, AND THE NORTHWESTERLY LINE OF LOT 1 IN E J & E SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 20, 2002 AS DOCUMENT NO. 4948584, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY AND THE WESTERLY LINE OF LOT 8 IN DONATA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 18, 2006 AS DOCUMENT NO. 6029161, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY AND THE WESTERLY LINE OF LOT 5 IN SAID SCHOOL TRUSTEES' SUBDIVISION, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY TO THE NORTHEAST CORNER OF SAID LOT 5 IN SAID SUBDIVISION, ALSO BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 9 IN MIDLOTHIAN COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

SOUTHWEST QUARTER AND OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1997 AS DOCUMENT NO. 3990919; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION TO THE MOST SOUTH CORNER OF SAID LOT 9; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, ALSO BING THE NORTHWESTERLY LINE OF SAID RAILWAY RIGHT OF WAY TO SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EAST LINE AND NORTHEASTERLY LINE AND ITS NORTHWESTERLY EXTENSION OF SAID LOT 9 TO THE SOUTHEASTERLY LINE OF LOT 1 IN SCHWEITZER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 30, 2006, AS DOCUMENT NO. 5938658; THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY LINES OF SAID LOT 1, AND THE NORTH LINE OF LOT 2, IN SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF LOT 23 IN SAID MIDLOTHIAN COURT SUBDIVISION; THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE AND ITS NORTHEASTERLY EXTENSION TO THE SOUTH LINE OF LOT 905 IN WICKLOW VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, AND OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 12, 1995, AS DOCUMENT NO. 3759185; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN SAID MIDLOTHIAN COURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 IN SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 15, 2004, AS DOCUMENT NO. 5517234; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT G IN OAKWOOD COMMONS CONDOMINIUM II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 15, 1994, AS DOCUMENT NO. 3625910; THENCE NORTHEASTERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN OAKWOOD COMMONS CONDOMINIUM, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 13, 1989, AS DOCUMENT NO. 2748896; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 TO THE NORTH MOST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY TO THE WEST MOST CORNER OF LOT 2 IN SAID SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 IN SAID SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID AND SCHOOL TRUSTEES' SUBDIVISION

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS

LEGAL DESCRIPTION

OF SECTION 9, TOWNSHIP AND RANGE AFORESAID AND WESTERLY LINES OF LOT 1 AND LOT 2 IN SAID 3RD AMENDMENT TO ASTOR SUBDIVISION, TO THE POINT OF BEGINNING;

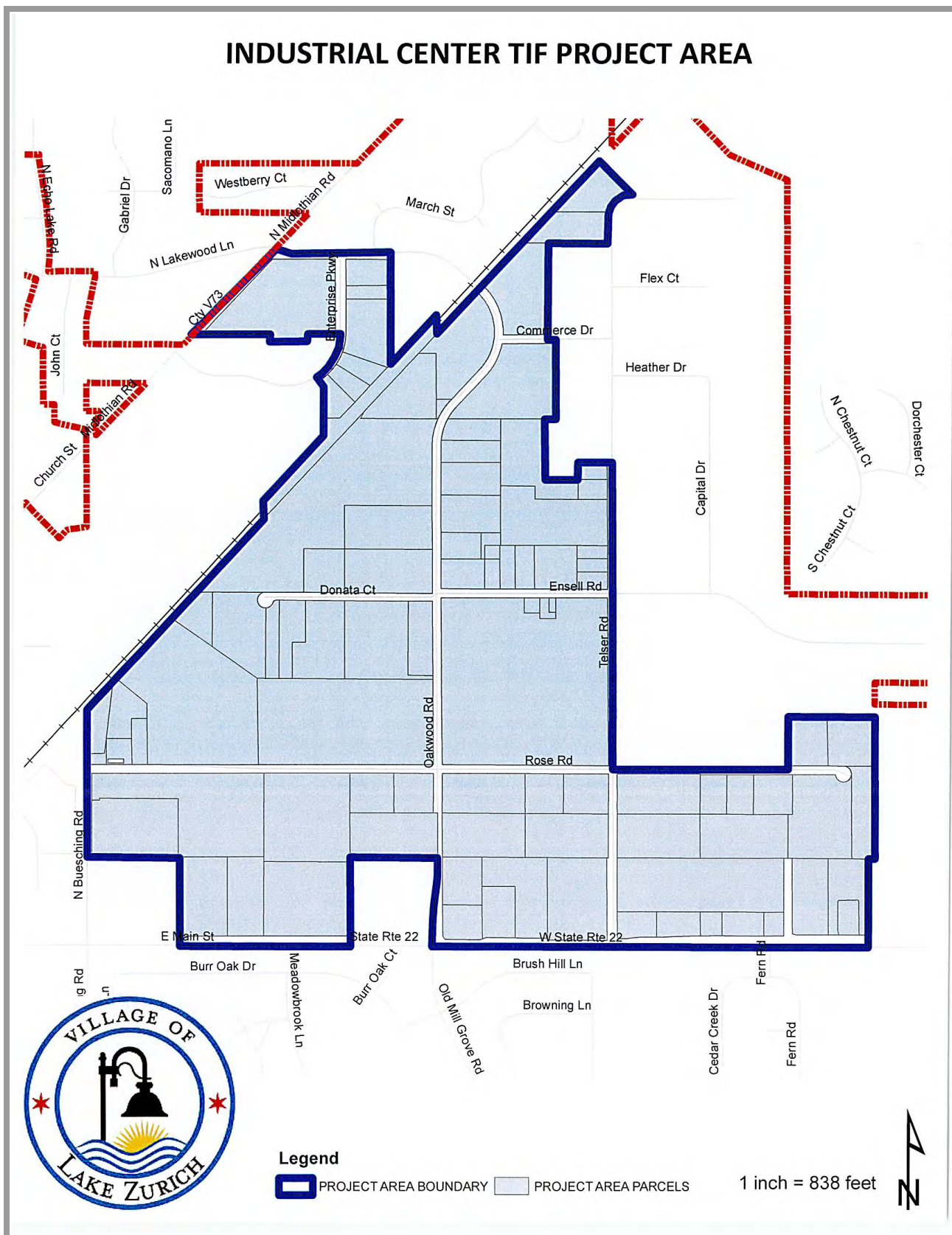
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SEPTEMBER 9, 2022

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Exhibit B

Map of the Village of Lake Zurich Industrial Center Tax Increment Financing District



VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2023-01-_____

**AN ORDINANCE OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED VILLAGE OF LAKE ZURICH INDUSTRIAL CENTER
TAX INCREMENT FINANCING DISTRICT A REDEVELOPMENT PROJECT AREA
PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, it is desirable and in the best interests of the citizens of the Village of Lake Zurich, Lake County, Illinois (the “*Village*”), for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Program as set forth in the Village of Lake Zurich Industrial Center Tax Increment Financing Redevelopment Plan and Program (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 21st day of November, 2022, at the Village of Lake Zurich Village Hall, 70 East Main Street, Lake Zurich, Illinois, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to the TIF Act.

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

Section 1. Area Designated. The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment

project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of Lake, Illinois (the "*County Clerk*"), shall use for determining the total initial equalized assessed valuation of the Area is 2021. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel property included in the Area.

Section 4. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this ____ day of January, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this ____ day of January, 2023.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2022

Exhibit A

*Legal Description of the Village of Lake Zurich Industrial Center
Tax Increment Financing District*

PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 9, PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 16, PART OF SOUTHWEST QUARTER OF SECTION 15 AND PART OF SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MOST CORNER OF LOT 2 IN 3RD AMENDMENT TO ASTOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 18, 2011, AS DOCUMENT NO. 6717648; THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ITS SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF LOT 11A IN SAID SUBDIVISION; THENCE SOUTHWESTERLY, ALONG THE LAST DESCRIBED LINE, AND WESTERLY LINE OF SAID LOT 11A, TO THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION EXTENDED EASTERLY; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 21, 2004, AS DOCUMENT NO. 5564728; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID DEVELOPMENT TO THE SOUTHEAST CORNER OF SAID DEVELOPMENT; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID DEVELOPMENT TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 16, 1996, AS DOCUMENT NO. 3785942; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE AND THE WEST LINES OF LOT 3, LOT 2, AND LOT 1 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 2 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 4A, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 15, 1992, AS DOCUMENT NO. 3104597; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2 TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTHWEST CORNER OF LOT 7 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 14, 1986, AS DOCUMENT NO. 2471902; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION TO THE WEST LINE OF LOT 8 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE AND THE WEST LINE OF LOT 9, LOT 10, LOT 11, LOT 12, LOT 13 AND LOT 14 IN SAID SUBDIVISION AND THE WEST LINE OF LOT 15 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID,

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 25, 1988, AS DOCUMENT NO. 2714906 TO THE SOUTHWEST CORNER OF SAID LOT 15 ; THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE OF SAID LOT 15 TO THE NORTHWEST CORNER OF LOT 17 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 17 AND THE WEST LINE OF LOT 18, IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 13 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 24, 1983, AS DOCUMENT NO. 2246623; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 13 AND THE WEST LINE OF LOT 14, LOT 15, LOT 16, LOT 17, LOT18, LOT 19 AND LOT 20 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 19 IN SAID LAKE ZURICH INDUSTRIAL CENTER UNIT 3; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF LOT 20 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 20 AND THE SOUTH LINE OF LOT 1 AND LOT 2 IN FLEX ROSE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 5, 2003 AS DOCUMENT NO. 5354744 TO THE SOUTHWEST CORNER OF LOT 7 IN LAKE ZURICH COMMERCE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 5, 1999 AS DOCUMENT NO. 4331924; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF LOT 5 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 1 IN BRADFORD TOWN CROSSING SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 19, 2012, AS DOCUMENT NO. 6936850; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE TO THE POINT, FORMERLY KNOWN AS THE NORTHEAST CORNER OF LOT 13 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE SOUTHERLY, ALONG THE LINE, FORMERLY KNOWN AS THE EAST LINE OF SAID LOT 13 TO THE SOUTH LINE OF SAID LOT 1 IN SAID BRADFORD TOWN CROSSING SUBDIVISION; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF OUTLOT 1 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 1, IN SAID BRADFORD TOWN CROSSING SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 14 IN SAID LAKE ZURICH ESTATES SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 15 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF ALL CREATURES ANIMAL HOSPITAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 28, 2009, AS DOCUMENT NO. 6536521; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE WEST HALF OF LOT 16, IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF LOT 22, AND

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

LOT 21 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER SAID LOT 21; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 43 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 43, AND THE SOUTH LINE OF THE EAST HALF OF LOT 44 IN SAID SUBDIVISION TO THE ANGLE POINT; THENCE NORTHERLY, ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 44 TO THE SOUTH LINE OF THE WEST HALF OF SAID LOT 44; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF THE WEST 250 FEET OF LOT 45; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE WEST 250 FEET OF SAID LOT 45, AND THE SOUTH LINE OF LOT 46 TO THE SOUTHWEST CORNER OF SAID LOT 46; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 46 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 1987, AS DOCUMENT NO. 2576236; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE OF LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID SUBDIVISION TO THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 14 AND LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID TO THE WEST LINE OF THE EAST 362.05 FEET OF SAID LOT 13; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 13; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF LOT 1 IN THE LANDINGS OF LAKE ZURICH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 18, 1999, AS DOCUMENT NO. 4358979; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 12 IN SAID SCHOOL TRUSTEES' SUBDIVISION; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, AND THE NORTHWESTERLY LINE OF LOT 1 IN E J & E SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 20, 2002 AS DOCUMENT NO. 4948584, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY AND THE WESTERLY LINE OF LOT 8 IN DONATA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 18, 2006 AS DOCUMENT NO. 6029161, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY AND THE WESTERLY LINE OF LOT 5 IN SAID SCHOOL TRUSTEES' SUBDIVISION, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY TO THE NORTHEAST CORNER OF SAID LOT 5 IN SAID SUBDIVISION, ALSO BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 9 IN MIDLOTHIAN COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

SOUTHWEST QUARTER AND OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1997 AS DOCUMENT NO. 3990919; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION TO THE MOST SOUTH CORNER OF SAID LOT 9; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, ALSO BING THE NORTHWESTERLY LINE OF SAID RAILWAY RIGHT OF WAY TO SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EAST LINE AND NORTHEASTERLY LINE AND ITS NORTHWESTERLY EXTENSION OF SAID LOT 9 TO THE SOUTHEASTERLY LINE OF LOT 1 IN SCHWEITZER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 30, 2006, AS DOCUMENT NO. 5938658; THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY LINES OF SAID LOT 1, AND THE NORTH LINE OF LOT 2, IN SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF LOT 23 IN SAID MIDLOTHIAN COURT SUBDIVISION; THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE AND ITS NORTHEASTERLY EXTENSION TO THE SOUTH LINE OF LOT 905 IN WICKLOW VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, AND OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 12, 1995, AS DOCUMENT NO. 3759185; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN SAID MIDLOTHIAN COURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 IN SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 15, 2004, AS DOCUMENT NO. 5517234; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT G IN OAKWOOD COMMONS CONDOMINIUM II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 15, 1994, AS DOCUMENT NO. 3625910; THENCE NORTHEASTERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN OAKWOOD COMMONS CONDOMINIUM, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 13, 1989, AS DOCUMENT NO. 2748896; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 TO THE NORTH MOST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY TO THE WEST MOST CORNER OF LOT 2 IN SAID SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 IN SAID SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID AND SCHOOL TRUSTEES' SUBDIVISION

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS

LEGAL DESCRIPTION

OF SECTION 9, TOWNSHIP AND RANGE AFORESAID AND WESTERLY LINES OF LOT 1 AND LOT 2 IN SAID 3RD AMENDMENT TO ASTOR SUBDIVISION, TO THE POINT OF BEGINNING;

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Exhibit B

Map of the Village of Lake Zurich Industrial Center Tax Increment Financing District

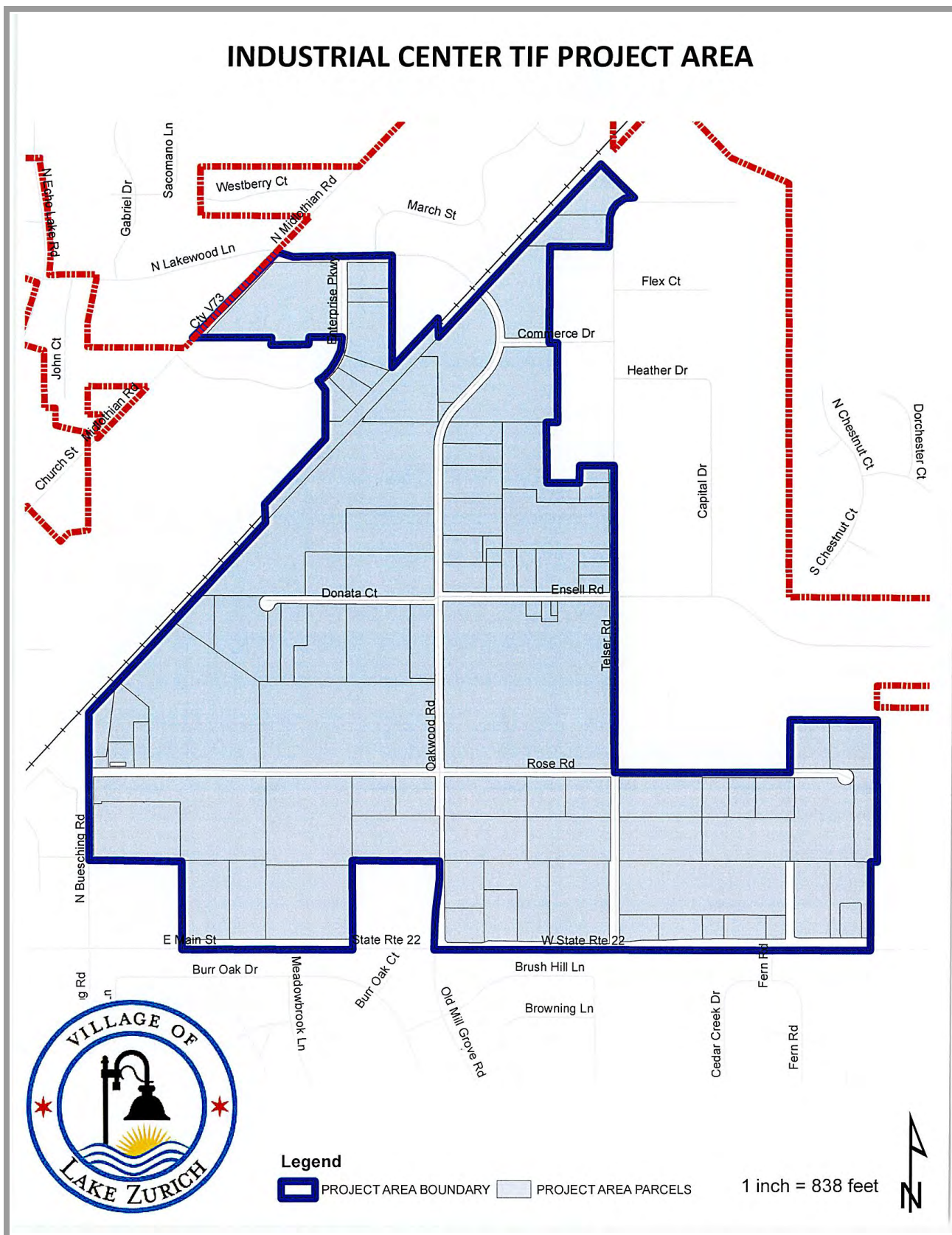


Exhibit C

Parcel Tax Identification Numbers

Table 5: Project Area Equalized Assessed Valuation (2021)

PIN	VALUE	PIN	VALUE	PIN	VALUE
14-09-405-015	\$22,410	14-16-202-029	\$268,660	14-16-402-004	\$101,473
14-09-405-016	\$566,610	14-16-202-030	\$0	14-16-402-011	\$537,973
14-15-301-014	\$112,051	14-16-202-031	\$0	14-16-402-013	\$0
14-15-301-015	\$132,835	14-16-202-033	\$1,793,553	14-16-402-015	\$531,157
14-15-302-009	\$2,062,770	14-16-202-051	\$702,087	14-16-402-017	\$112,895
14-15-302-010	\$0	14-16-203-001	\$411,758	14-16-402-018	\$88,878
14-15-302-011	\$97,907	14-16-203-002	\$33,884	14-16-402-022	\$90,273
14-15-302-018	\$304,772	14-16-300-003	\$136,578	14-16-402-023	\$282,470
14-15-302-022	\$98,721	14-16-300-004	\$103,917	14-16-402-025	\$907,285
14-16-100-022	\$1,029,545	14-16-300-006	\$114,959	14-16-402-027	\$1,479,367
14-16-100-028	\$1,394,465	14-16-300-008	\$2,040,003	14-16-403-012	\$62,351
14-16-100-040-8900	\$0	14-16-300-012	\$316,468	14-16-403-013	\$1,988,305
14-16-100-041-8900	\$0	14-16-300-027	\$13,454	14-16-403-014	\$90,813
14-16-100-049	\$1,414,350	14-16-300-033-8900	\$0	14-16-403-024	\$541,465
14-16-100-077	\$373	14-16-300-041	\$16,396	14-16-403-028	\$48,454
14-16-100-078	\$3,996,786	14-16-300-042	\$1,125,141	14-16-403-030	\$105,765
14-16-200-032-8900	\$0	14-16-300-043	\$909,712	14-16-403-032	\$84,133
14-16-200-045	\$8,059	14-16-300-045	\$951,574	14-16-403-034	\$56,507
14-16-200-067	\$646,829	14-16-300-047	\$853,771	14-16-403-036	\$228,494
14-16-201-001	\$184,294	14-16-300-059	\$284,781	14-16-403-037	\$92,843
14-16-202-002	\$392,941	14-16-302-001	\$3,416,325	14-16-403-038	\$437,850
14-16-202-003	\$76,359	14-16-302-003	\$0	14-16-100-040-8900	\$0
14-16-202-009	\$175,201	14-16-302-004	\$220,603	14-16-103-001	\$1,415,266
14-16-202-014	\$224	14-16-302-005	\$41,952	14-16-104-001	\$69,580
14-16-202-015	\$147,243	14-16-302-010	\$0	14-16-104-002	\$34,789
14-16-202-017	\$650,723	14-16-302-011	\$78,444	14-16-104-007	\$21,219
14-16-202-021	\$23,946	14-16-302-012	\$981,374	14-16-104-008	\$17,365
14-16-202-022	\$23,946	14-16-302-013	\$185,371	14-16-104-016	\$1,181
14-16-202-023	\$456,122	14-16-302-027	\$181,533	14-16-104-020	\$556,550
14-16-202-027	\$251,618	14-16-401-028-8900	\$0	TOTAL	\$47,392,384
14-16-202-028	\$301	14-16-401-029	\$7,953,984		

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2023-01- _____

**AN ORDINANCE OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS,
APPROVING THE LAKE ZURICH INDUSTRIAL CENTER TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROGRAM**

WHEREAS, the Village President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of Lake Zurich, Lake County, Illinois (the “*Village*”), have determined that the stable economic and physical development of the Village is endangered by the presence of both blighting and conservation area factors as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by obsolete structures and inadequate utilities, by obsolete platting, by deleterious land use and layout, and by a decline or minimal marginal growth in the equalized assessed value, all of which impair the value of private investments, threaten the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighting conditions in the Village needs to be eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Village and the Taxing Districts; and,

WHEREAS, the Village has authorized an eligibility study to determine whether the proposed Lake Zurich Industrial Center Tax Increment Financing District (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Proposed Area; and,

WHEREAS, the Village has been advised by Teska Associates, Inc. in June of 2022, that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and,

WHEREAS, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

WHEREAS, the Village has further caused the preparation of and made available for public inspection the Lake Zurich Industrial Center Tax Increment Financing District Redevelopment Plan and Program which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and,

WHEREAS, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan, any program to address such financial impact or increased demand, the sources of

funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the land use to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan and Program accordingly complies in all respects with the requirements of the TIF Act; and,

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted on September 19, 2022, called a public hearing (the “*Hearing*”) relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 21st day of November, 2022, at 7:00 p.m., at the Village of Lake Zurich Village Hall, 70 East Main Street, Lake Zurich, Illinois; and,

WHEREAS, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on October 5, 2022, was published on November 1, 2022 and November 9, 2022 and sent by certified mail to taxpayers within the Proposed Area on October 10, 2022; and,

WHEREAS, the Village has established and published an “interested parties registry” for the Proposed Area in compliance with the requirements of the TIF Act; and,

WHEREAS, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

WHEREAS, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

WHEREAS, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of proposed ordinance approving the Plan; and,

WHEREAS, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Village **adopt** the Plan and designate the Proposed Area as a redevelopment project area under the TIF Act; and,

WHEREAS, the Joint Review Board based its decision to approve the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and,

WHEREAS, the Village held the Hearing on November 21, 2022, at the Village of Lake Zurich's Village Hall, 70 East Main Street, Lake Zurich, Illinois at 7:00 p.m.; and,

WHEREAS, at the Hearing, any interested party or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and,

WHEREAS, the Hearing was adjourned on the 21st day of November, 2022; and,

WHEREAS, the Plan and Eligibility Report set forth the factors which cause the Proposed Area to be a conservation area, the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Proposed Area which cause the Proposed Area to be a "conservation area", as defined in the TIF Act; and,

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment

by private enterprise, and have reviewed the condition pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and,

WHEREAS, the Corporate Authorities have reviewed the condition pertaining to real property in the Proposed Area to determine whether the real property in the Proposed Area would be substantially benefited by the proposed Plan; and,

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan, and any program to address such financial impact or increased demand; and,

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the Village as a whole, to determine whether the proposed Plan conform to the comprehensive plan of the Village.

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

Section 1. Findings. The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Proposed Area showing the street location is depicted in *Exhibit B*, attached hereto as and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and for the

parcels included therein to be classified as a conservation area, as defined in Section 11-74.4-3 of the TIF Act.

- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Program.
- (d) The Plan conforms to the comprehensive plan for the development of the Village as a whole.
- (e) As set forth in the Plan and in the testimony at the Hearing, the estimated date of completion of the Project is December 31, 2046, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2046.
- (f) The parcel of real property in the Proposed Area will be substantially benefited by the proposed improvements to be undertaken in the Proposed Area.

Section 2. Exhibits Incorporated by Reference. The Plan and Program which were the subject matter of the Hearing held on the 21st day of November, 2022, are hereby adopted and approved. A copy of the Plan and a copy of the Eligibility Report are attached as *Exhibit C*, attached hereto and incorporated herein.

Section 3. Invalidity of Any Section. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Superseder and Effective Date. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this ____ day of January, 2023.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this ____ day of January, 2023.

Village President

Attest:

Village Clerk

Published in pamphlet form:

_____, 2022

Exhibit A

*Legal Description of the Village of Lake Zurich Industrial Center
Tax Increment Financing District*

PROPOSED TIF#4 LAKE ZURICH, ILLINOIS**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 9, PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 16, PART OF SOUTHWEST QUARTER OF SECTION 15 AND PART OF SOUTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MOST CORNER OF LOT 2 IN 3RD AMENDMENT TO ASTOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 18, 2011, AS DOCUMENT NO. 6717648; THENCE SOUTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ITS SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF LOT 11A IN SAID SUBDIVISION; THENCE SOUTHWESTERLY, ALONG THE LAST DESCRIBED LINE, AND WESTERLY LINE OF SAID LOT 11A, TO THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION EXTENDED EASTERLY; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 21, 2004, AS DOCUMENT NO. 5564728; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID DEVELOPMENT TO THE SOUTHEAST CORNER OF SAID DEVELOPMENT; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID DEVELOPMENT TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 16, 1996, AS DOCUMENT NO. 3785942; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE AND THE WEST LINES OF LOT 3, LOT 2, AND LOT 1 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 2 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 4A, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 15, 1992, AS DOCUMENT NO. 3104597; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2 TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTHWEST CORNER OF LOT 7 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 14, 1986, AS DOCUMENT NO. 2471902; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 7 AND ITS EASTERLY EXTENSION TO THE WEST LINE OF LOT 8 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE AND THE WEST LINE OF LOT 9, LOT 10, LOT 11, LOT 12, LOT 13 AND LOT 14 IN SAID SUBDIVISION AND THE WEST LINE OF LOT 15 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP AND RANGE AFORESAID,

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PROPOSED TIF#4 LAKE ZURICH, ILLINOIS

LEGAL DESCRIPTION

ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 25, 1988, AS DOCUMENT NO. 2714906 TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE OF SAID LOT 15 TO THE NORTHWEST CORNER OF LOT 17 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 17 AND THE WEST LINE OF LOT 18, IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 13 IN LAKE ZURICH INDUSTRIAL CENTER UNIT 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 24, 1983, AS DOCUMENT NO. 2246623; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 13 AND THE WEST LINE OF LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19 AND LOT 20 IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 19 IN SAID LAKE ZURICH INDUSTRIAL CENTER UNIT 3; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 19 AND THE WEST LINE OF LOT 20 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 20 AND THE SOUTH LINE OF LOT 1 AND LOT 2 IN FLEX ROSE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 5, 2003 AS DOCUMENT NO. 5354744 TO THE SOUTHWEST CORNER OF LOT 7 IN LAKE ZURICH COMMERCE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 5, 1999 AS DOCUMENT NO. 4331924; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 AND THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 6 AND THE EAST LINE OF LOT 5 IN SAID SUBDIVISION TO THE NORTH LINE OF LOT 1 IN BRADFORD TOWN CROSSING SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 19, 2012, AS DOCUMENT NO. 6936850; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE TO THE POINT, FORMERLY KNOWN AS THE NORTHEAST CORNER OF LOT 13 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE SOUTHERLY, ALONG THE LINE, FORMERLY KNOWN AS THE EAST LINE OF SAID LOT 13 TO THE SOUTH LINE OF SAID LOT 1 IN SAID BRADFORD TOWN CROSSING SUBDIVISION; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND THE SOUTH LINE OF OUTLOT 1 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 1, IN SAID BRADFORD TOWN CROSSING SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 14 IN SAID LAKE ZURICH ESTATES SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 15 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF ALL CREATURES ANIMAL HOSPITAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 28, 2009, AS DOCUMENT NO. 6536521; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE WEST HALF OF LOT 16, IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF LOT 22, AND

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LOT 21 IN SAID SUBDIVISION TO THE SOUTHWEST CORNER SAID LOT 21; THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 43 IN SAID LAKE ZURICH ESTATES SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 43, AND THE SOUTH LINE OF THE EAST HALF OF LOT 44 IN SAID SUBDIVISION TO THE ANGLE POINT; THENCE NORTHERLY, ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 44 TO THE SOUTH LINE OF THE WEST HALF OF SAID LOT 44; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF THE WEST 250 FEET OF LOT 45; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE WEST 250 FEET OF SAID LOT 45, AND THE SOUTH LINE OF LOT 46 TO THE SOUTHWEST CORNER OF SAID LOT 46; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 46 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 9, 1987, AS DOCUMENT NO. 2576236; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE OF LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID SUBDIVISION TO THE SOUTH LINE OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 14 AND LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID TO THE WEST LINE OF THE EAST 362.05 FEET OF SAID LOT 13; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 13; THENCE WESTERLY, ALONG THE LAST DESCRIBED LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF LOT 1 IN THE LANDINGS OF LAKE ZURICH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 18, 1999, AS DOCUMENT NO. 4358979; THENCE NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 12 IN SAID SCHOOL TRUSTEES' SUBDIVISION; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, AND THE NORTHWESTERLY LINE OF LOT 1 IN E J & E SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 20, 2002 AS DOCUMENT NO. 4948584, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY AND THE WESTERLY LINE OF LOT 8 IN DONATA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 18, 2006 AS DOCUMENT NO. 6029161, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY AND THE WESTERLY LINE OF LOT 5 IN SAID SCHOOL TRUSTEES' SUBDIVISION, ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILWAY TO THE NORTHEAST CORNER OF SAID LOT 5 IN SAID SUBDIVISION, ALSO BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 9 IN MIDLOTHIAN COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE

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LEGAL DESCRIPTION

SOUTHWEST QUARTER AND OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 9, 1997 AS DOCUMENT NO. 3990919; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION TO THE MOST SOUTH CORNER OF SAID LOT 9; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, ALSO BING THE NORTHWESTERLY LINE OF SAID RAILWAY RIGHT OF WAY TO SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EAST LINE AND NORTHEASTERLY LINE AND ITS NORTHWESTERLY EXTENSION OF SAID LOT 9 TO THE SOUTHEASTERLY LINE OF LOT 1 IN SCHWEITZER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 30, 2006, AS DOCUMENT NO. 5938658; THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY LINES OF SAID LOT 1, AND THE NORTH LINE OF LOT 2, IN SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF LOT 23 IN SAID MIDLOTHIAN COURT SUBDIVISION; THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE AND ITS NORTHEASTERLY EXTENSION TO THE SOUTH LINE OF LOT 905 IN WICKLOW VILLAGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, AND OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 12, 1995, AS DOCUMENT NO. 3759185; THENCE EASTERLY, ALONG THE LAST DESCRIBED LINE AND ITS EASTERLY EXTENSION TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN SAID MIDLOTHIAN COURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINE OF LOT 2 IN SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 15, 2004, AS DOCUMENT NO. 5517234; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT G IN OAKWOOD COMMONS CONDOMINIUM II, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 15, 1994, AS DOCUMENT NO. 3625910; THENCE NORTHEASTERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN OAKWOOD COMMONS CONDOMINIUM, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 13, 1989, AS DOCUMENT NO. 2748896; THENCE SOUTHERLY, ALONG THE LAST DESCRIBED LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 TO THE NORTH MOST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY TO THE WEST MOST CORNER OF LOT 2 IN SAID SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 IN SAID SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP AND RANGE AFORESAID AND SCHOOL TRUSTEES' SUBDIVISION

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OF SECTION 9, TOWNSHIP AND RANGE AFORESAID AND WESTERLY LINES OF LOT 1 AND LOT 2 IN SAID 3RD AMENDMENT TO ASTOR SUBDIVISION, TO THE POINT OF BEGINNING;

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Exhibit B

Map of the Village of Lake Zurich Industrial Center Tax Increment Financing District

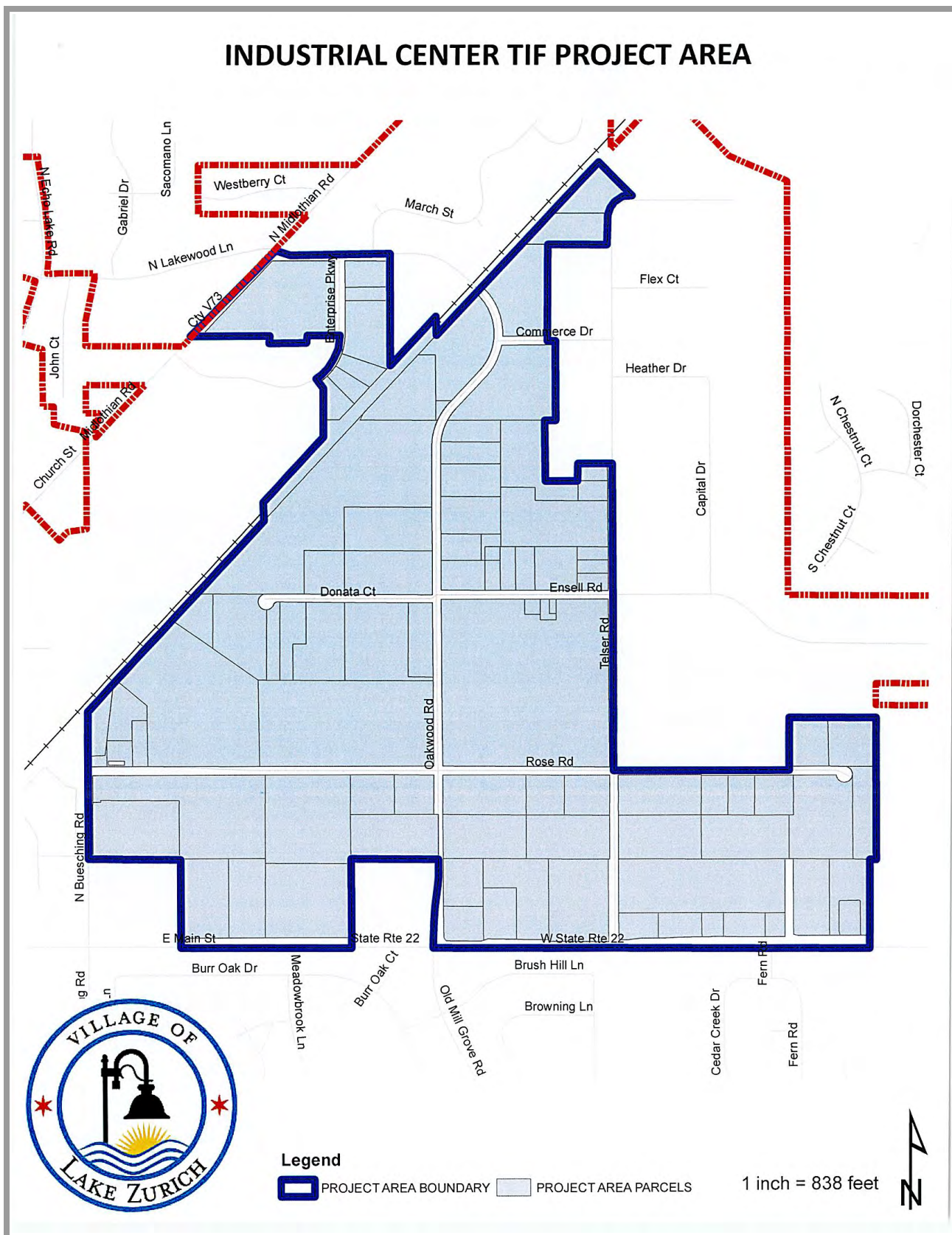


Exhibit C

*Village of Lake Zurich Industrial Center Tax Increment Financing District
Redevelopment Plan and Program and Eligibility Report*

INDUSTRIAL CENTER TAX INCREMENT FINANCING DISTRICT

Redevelopment Plan & Program



DRAFT REPORT
August 2022

**LAKE ZURICH INDUSTRIAL CENTER
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PLAN & PROGRAM**

Village of Lake Zurich, Illinois



August 2022

DRAFT REPORT

Prepared by:
Teska Associates, Inc.



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APPENDIX B: Legal Description

INTRODUCTION

This report documents the Tax Increment Redevelopment Plan and Program (the “Redevelopment Plan”) for the Village of Lake Zurich Industrial Center Tax Increment Financing District Project Area. The Redevelopment Plan has been prepared for use by the Village of Lake Zurich (the “Village”) by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years.

The Village’s current comprehensive plan, which was adopted in 2003, encourages continued economic development within the Village, and highlights specific recommendations for the Project Area. The comprehensive plan specifically encourages industrial growth and expansion of industrial employment opportunities.

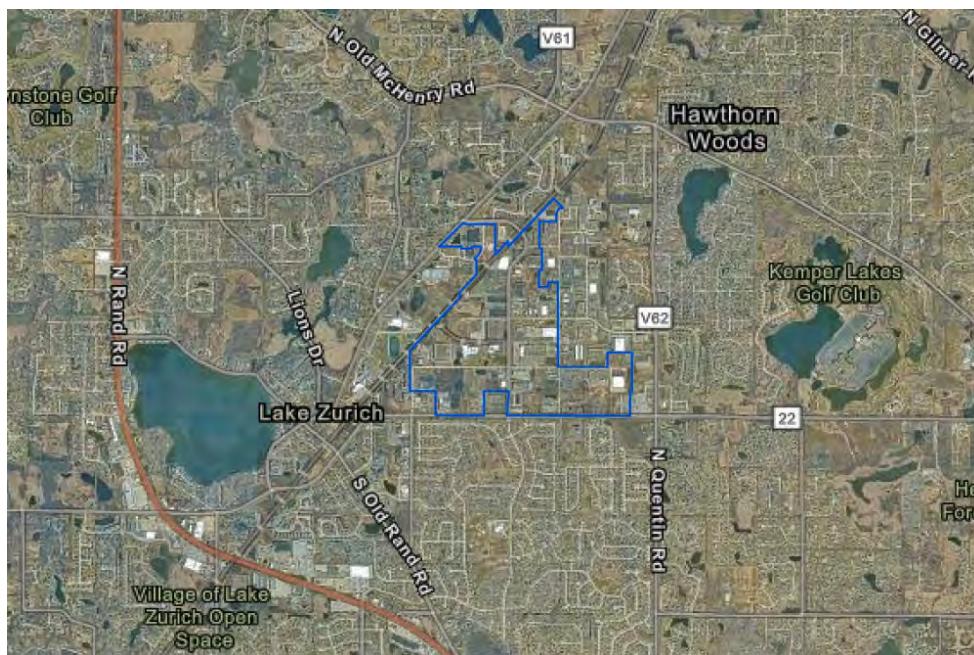
The Project Area includes a large portion of the Lake Zurich Industrial Center, which is the Village’s primary industrial park and employment center. Due to the unique nature of this site, and the extraordinary challenges necessary for redevelopment, the Village is exploring Tax Increment Financing. To this end, the Village retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the industrial park. Teska has conducted the necessary field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements within the Project Area, and this Redevelopment Plan summarizes the analyses and findings of the consultant’s work. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a “redevelopment project area” under the **State of Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1** as amended, the “Act”. Teska has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on:

- a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and
- b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the requirements of the Act.

Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes, as amended (hereinafter the “Act”). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. In addition to describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.



Aerial Location Map

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Program. The Project Area generally consists of properties located in the Lake Zurich Industrial Center, primarily including properties located on Oakwood Rd., Rose Rd., Ensell Rd., and Telser Rd. The Project Area contains seventy-two (72) structures on ninety (90) parcels. The total area of the Project Area is approximately four-hundred and nine (409) acres, more or less. Existing land uses within the Project Area are illustrated in "Figure B Existing Land Uses."

<i>Table 1: Existing Land Use</i>	
Existing Land Use	Land Area (Acres)
Industrial	355
Municipal	8
Residential	17
Rights-of-way (street and railroad)	29
TOTAL	409

<i>Table 2: Existing Residential Units *</i>	
Type	Units
Single-Family	6
Multi-Family	0
TOTAL	6

* The intended relocation of ten (10) or more residential units, or the presence of seventy-five (75) or more residential units requires the preparation of a Housing Impact Study. Therefore, a Housing Impact Study is not required to be included in this report.

FIGURE A – PROJECT AREA BOUNDARY MAP

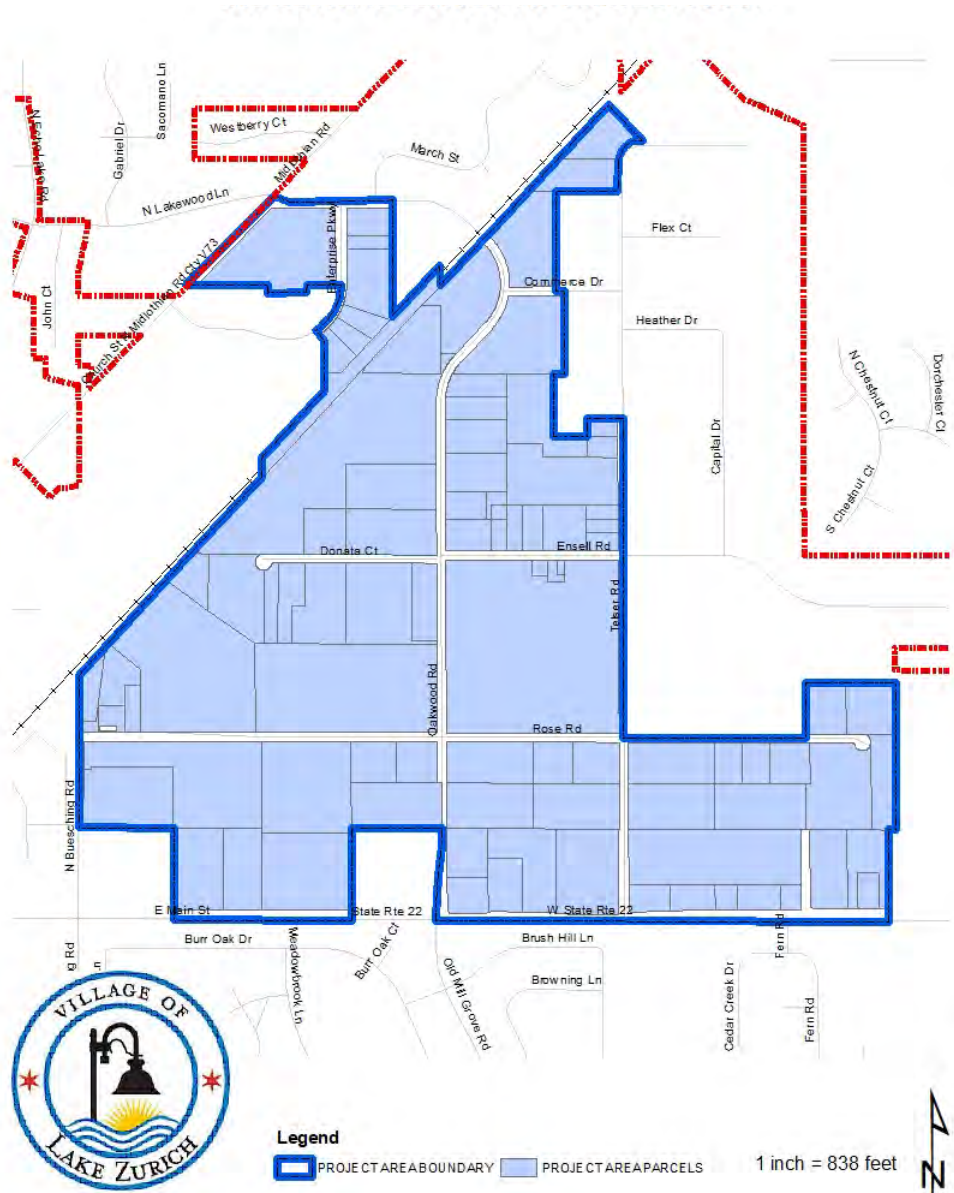


FIGURE B – EXISTING LAND USE

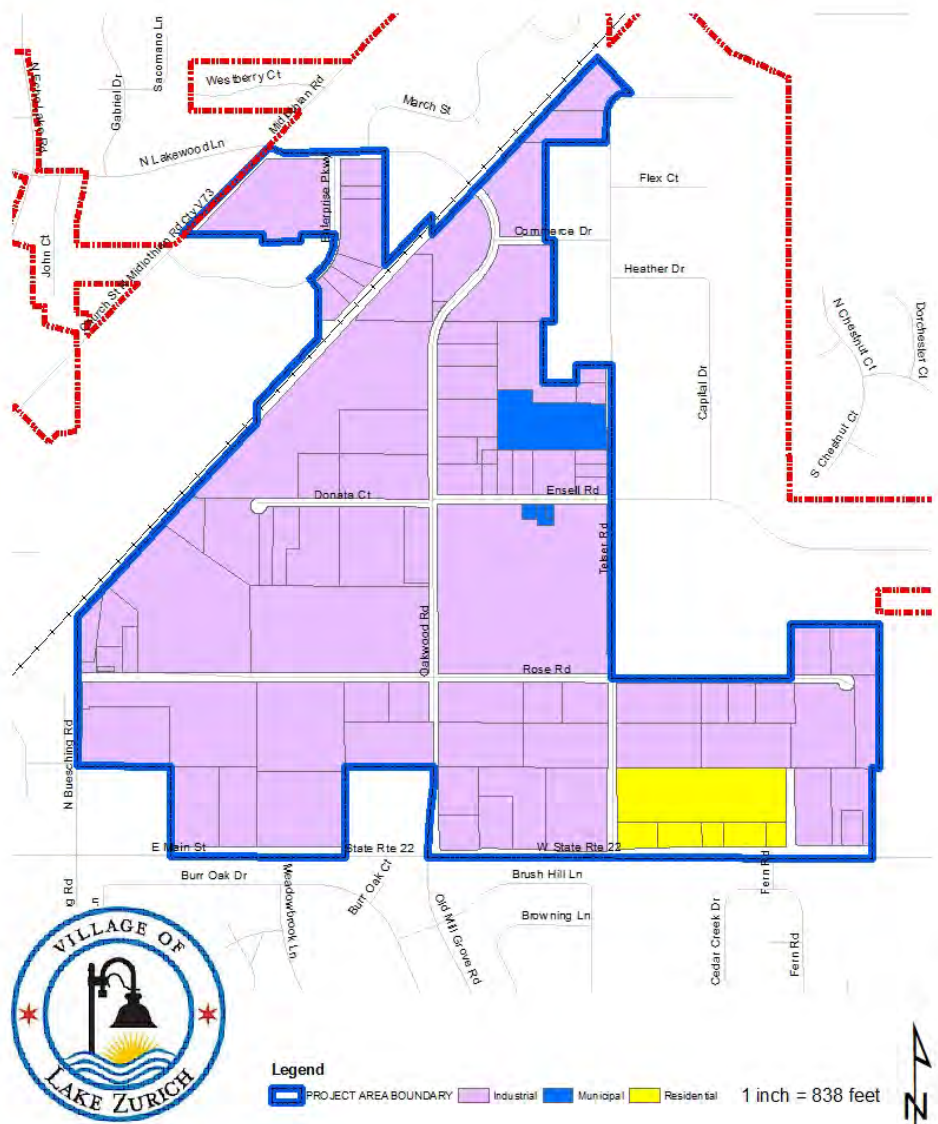
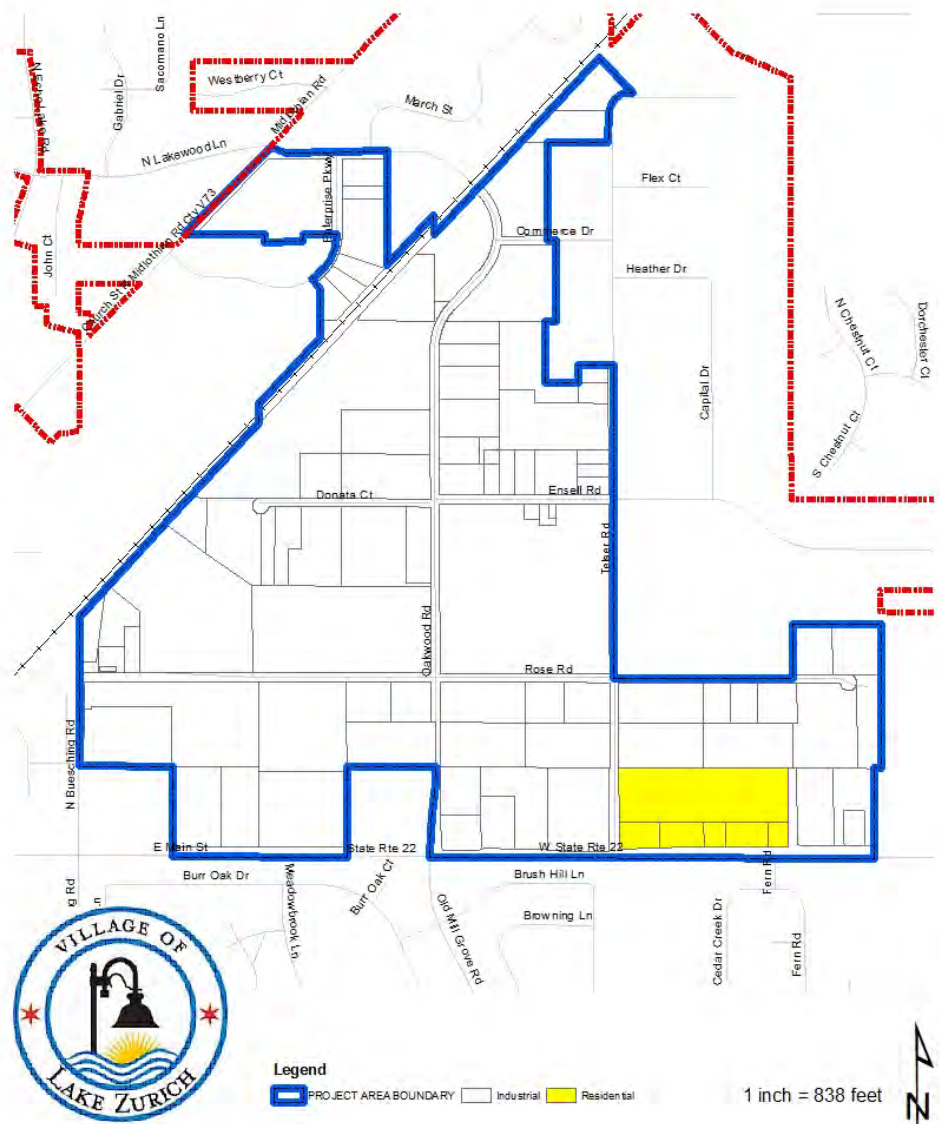


FIGURE C – EXISTING RESIDENTIAL UNITS



Summary of the Eligibility of the Proposed Project Area TIF District

In the fall of 2020 a study was undertaken, and revised in summer of 2021 and then again in June of 2022, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These “Eligibility Findings” indicate that the proposed Project Area meets the statutory requirements of a “conservation area” and is therefore eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”



As detailed in Appendix A – Tax Increment Financing Eligibility Report of this Redevelopment Plan, the Project Area is eligible for designation as a “conservation area” due to the predominance and extent of the following characteristics:

1. Deterioration;
2. Excessive Vacancies;
3. Inadequate Utilities; and
4. Decline in Equalized Assessed Value.

Other eligibility criteria are present within the Project Area to a more limited extent, and contribute to a lesser degree, include:

1. Obsolescence; and
2. Deleterious Land Use or Layout.

In addition, there are a small number of vacant parcels (18) that exhibit the following eligibility characteristics:

1. Obsolete platting; and
2. Decline in equalized Assessed Value.

Each of these factors contributes to the eligibility of the Project Area as a ‘conservation area.’ These characteristics point towards the need for designation of the Project Area as a “conservation area” to be followed by public intervention in order that redevelopment might occur.

REDEVELOPMENT PLAN & PROGRAM

The revitalization of the Project Area presents challenges and opportunities for the Village of Lake Zurich. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not yet been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Program will assist with the revitalization of the industrial park, as well as implementation of the goals and objectives of the Village's Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become more attractive to private investment.

The Act describes the Redevelopment Plan as *"the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area."*

The successful implementation of the Industrial Center Redevelopment Project Area Plan & Program requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area will not reasonably be developed and improved without the use of such incremental revenues.

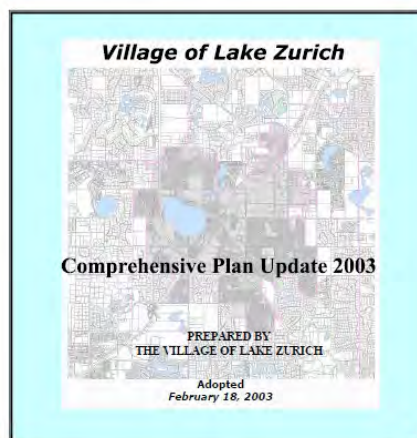
Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- < Eradicating blighted conditions and instituting conservation measures;
- < Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- < Improving existing public utilities and infrastructure within the area;
- < Enhancing the Village recruitment efforts to attract more industrial employees to the industrial center.
- < Adapting to evolving and diversifying industrial uses;
- < Addressing labor supply shortages that inhibit the successful restoration of and reinvestment in the industrial center; and
- < Enhancing the overall quality of the business environment in the Village of Lake Zurich;

Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive industrial center, which will contribute to the overall health and vitality of the Village of Lake Zurich. The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the Village of Lake Zurich Comprehensive Plan. The goals and objectives outlined in the Comprehensive Plan (2003) which relate to the Project Area and this Redevelopment Plan are summarized below:



"This sub-area has acted as the primary employment area for the Village, and in addition, it has acted as a stable and viable source of tax revenue. While the area has undergone significant development, a number of significant tracts have remained open. As a whole, the evaluating team saw this industrial area as being well constructed with little to no adverse effects to the rest of the Village. The major concerns for the area were whether the existing area could handle the necessary expansion and development of existing and new users. As planning issues, the evaluation showed that the considerations for allowing additional land uses and possibly more intense use of the land should be made, and that the Village should employ buffer zones as a transition with the adjacent municipalities of Hawthorn Woods and Kildeer." (Page 8)

"Expand as much as possible the amount of land available in industrial areas in order to allow the expansion of existing industrial/employment uses and the attraction of new uses." (Page 42)

"Encourage redevelopment and renovation of existing industries by improving their appearance and upgrading the industrial mix." (Page 42)

"Seek an integration of a variety of industrial/employment uses to insure a more stable broad base employment pool for the Village." (Page 42)

"Seek to increase the efficiency of the industrial areas to handle traffic and to function as a portion of the community." (Page 42)

"Seek to secure at least 13,000 jobs in the Village in order to support a projected population of approximately 20,000 residents. In addition, the Village should strive beyond this benchmark to ensure that Lake Zurich will continue to function as a regional employment center." (Page 42)

"Continue to promote the benefits of developable sites observing reasonably achievable bulk, space and yard requirements while also providing substantial screening and buffering in the forms of open area, landscaping, berms, and the orientation of uses that may affect other properties (e.g. loading dock position, outdoor activities, etc.)." (Page 43)

FIGURE D – FUTURE LAND USE

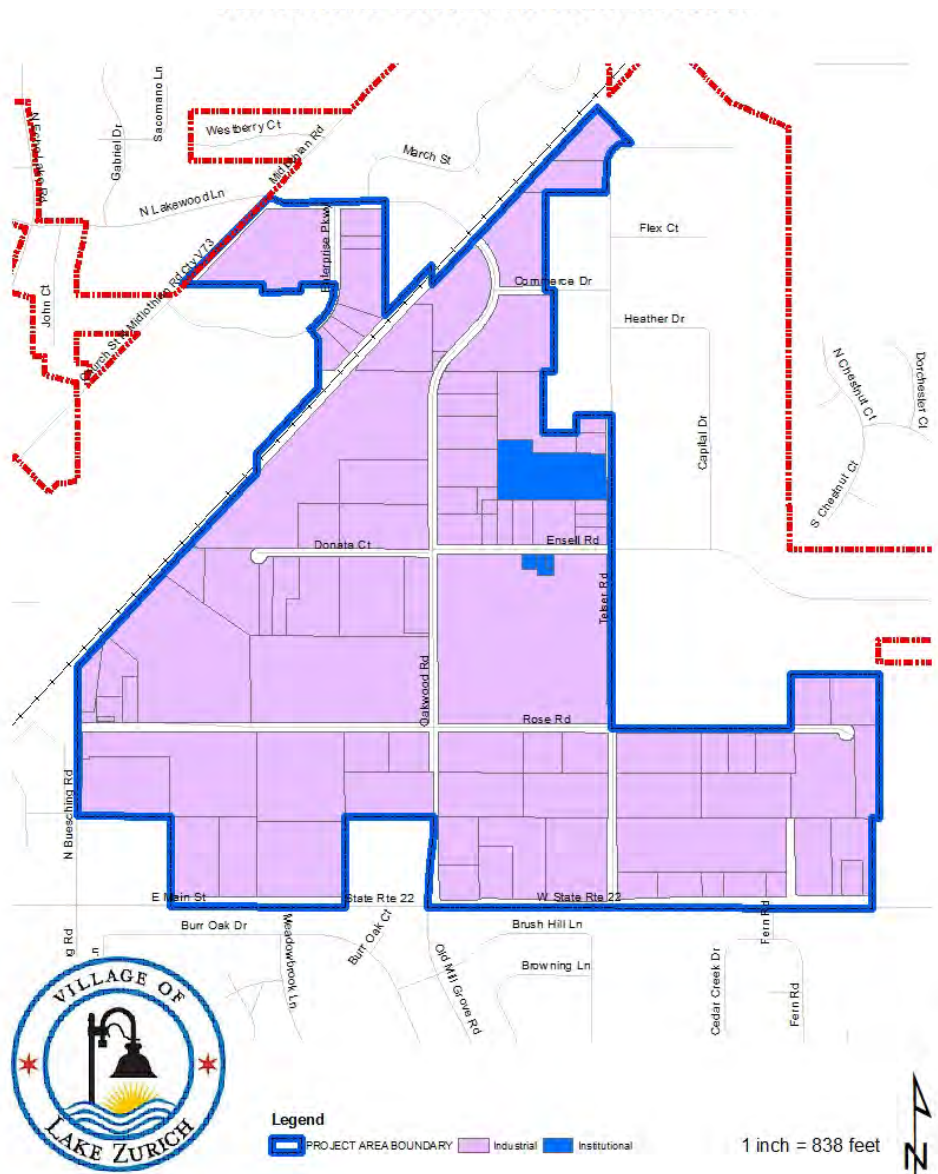
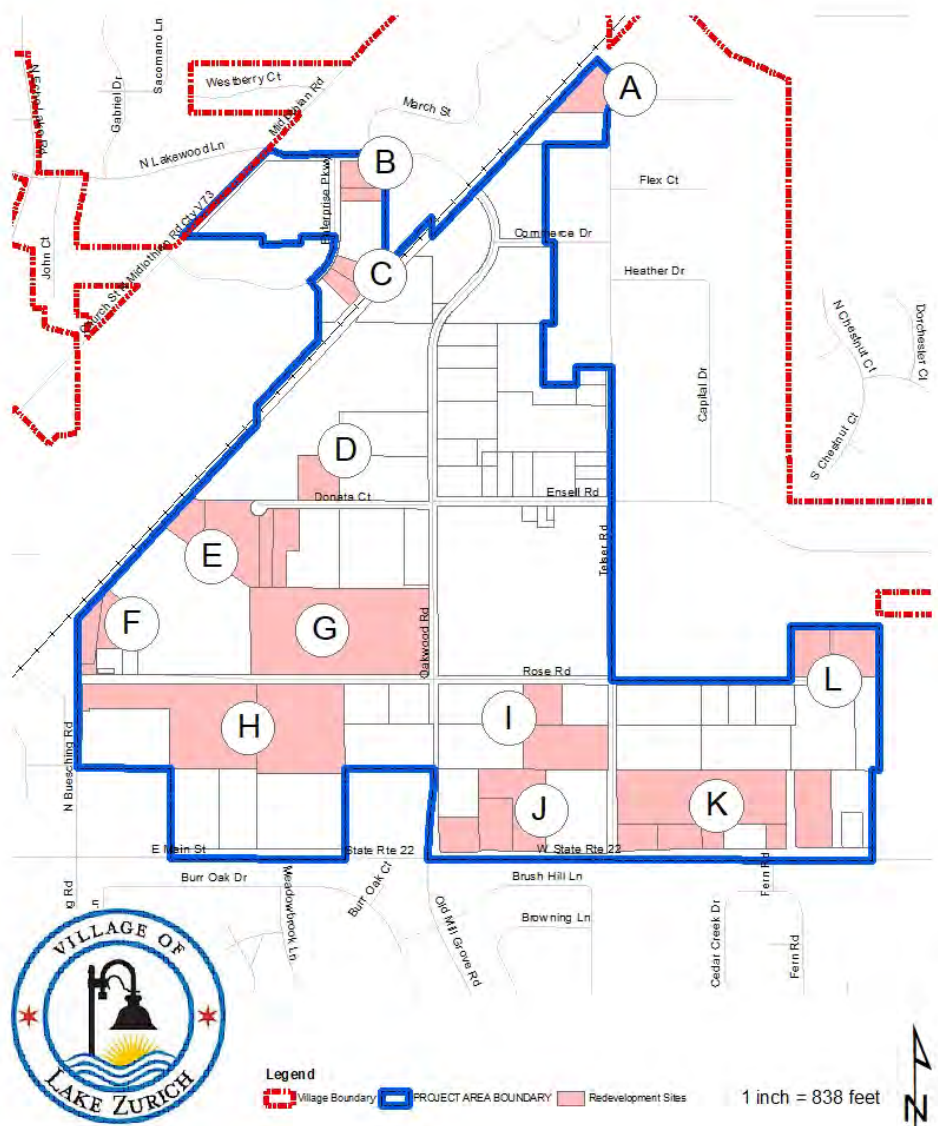


FIGURE E – REDEVELOPMENT SITES



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the Village of Lake Zurich Comprehensive Plan (2003).

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment. Rather, these sites are identified as a way of planning for their future redevelopment only if and when a property owner pursues a development project, or an existing business or resident vacates a property.

The Future Land Use Plan (Figure D) shows anticipated land uses at completion of project activities. The industrial center is intended to be upgraded and improved, and vacant/under-used properties to be developed as industrial. General land use descriptions are as follows:

Industrial

The industrial category corresponds to the "Limited Industrial/Employment Uses" category as defined in the Comprehensive Plan as all types of industrial uses including "primarily clean industries such as light manufacturing, wholesaling, warehousing, laboratory re-search, storage, and assembly, which have few detrimental effects on nearby land uses and are subject to restrictive performance standards. Structures have larger setbacks, similar to office/service uses, and they are also heavily landscaped to provide a park-like atmosphere. Industrial/employment uses are clustered mainly in the northeastern part of the Village and require access to major routes for efficient transport."

Institutional

The Institutional category corresponds to the Institutional category of the Comprehensive Plan, including "buildings, facilities, and other similar improvements that accommodate public buildings and buildings having purposes and impacts similar to public buildings."

Redevelopment Opportunity Sites

Potential redevelopment opportunity sites are identified in (Figure E - Redevelopment Sites). Recommendations for these sites, including land uses, design guidelines, and conceptual site designs, are derived from the Village's Comprehensive Plan and discussions with Village staff.

Table 3 indicates the potential future opportunity sites, existing land uses, and potential future land uses. Although the first use is shown on the Future Land Use Plan described in the previous section, any land use described in Table 3 is appropriate and within the intent of this Redevelopment Plan.

The Redevelopment Plan shall serve as a guideline for the Project Area but is not intended to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for the Project Area, and for the industrial center in general. Therefore, this Redevelopment Plan is consistent with the Village's Comprehensive Plan and is intended to be a key vehicle for implementing that plan.

<i>Table 3: Redevelopment Opportunity Sites</i>			
Site	Approx. Area (Acres)	Existing Land Use	Future Land Use
A	2.5	Industrial	Industrial
B	2.0	Industrial	Industrial
C	2.0	Industrial	Industrial
D	2.5	Industrial	Industrial
E	10.0	Industrial	Industrial
F	3.5	Industrial	Industrial
G	19.5	Industrial	Industrial
H	22.5	Industrial	Industrial
I	6.5	Industrial	Industrial
J	8.5	Industrial	Industrial
K	19.0	Residential	Industrial
L	5.5	Industrial	Industrial
Total	104		

The Village may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

As indicated by Figure E, the Project Area parcels are planned for industrial use. In addition to these potential opportunity sites, the Redevelopment Plan also anticipates activities may be undertaken by the public sector, which are identified in the Public Improvements section of this report. All of these future redevelopment opportunities and public improvements should be conducted with the guidance of the Village's Comprehensive Plan.

Undertaking these redevelopment activities will generate increased tax revenues, encourage ancillary commercial opportunities, upgrade public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the industrial center will be improved over time.



Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Program. As provided by the Act, other eligible project costs may include, without limitation, the following:

- < Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- < The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- < Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- < Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- < Costs of the construction of public works or improvements;
- < Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;
- < Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- < To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;

- < To the extent the Village by written agreement accepts and approves the same, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act;
- < Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- < Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the Village to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired by the Village may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village.

Public Improvements

The Village of Lake Zurich will continue to provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- < Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- < Development of or improvements to public open space.
- < Construction of off-street parking facilities and structures.

- < Improvement of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvement may include relocation and/or burial of existing overhead lines.
- < Demolition and rehabilitation of obsolete structures.
- < Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the Comprehensive Plan and through meetings and conversations with the Village staff. A summary of recommended public improvements are summarized in "Appendix A – Eligibility Report", and include the following:

1. Roadway improvements;
2. Traffic control improvements;
3. Soil erosion and sediment control;
4. Drainage improvements;
5. Storm and sewer line repair and/or replacement;
6. Water main improvements/replacement; and
7. Wetland enhancements and environmental mitigation.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of Lake Zurich, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine in the future that certain listed improvements are no longer needed or appropriate and may remove them from the list or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase to the total estimated project costs in Table 4.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty-three (23) years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2022 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

<i>Table 4: Estimated Redevelopment Project Costs</i>	
Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$7,500,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$5,000,000
Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures	\$8,000,000
Construction or improvement of public improvements (1)	\$20,000,000
Job training/retraining and relocation costs	\$250,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$250,000
Total Estimated Project Costs (2) (3)	\$41,000,000

- (1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded by more than 5%, after adjustment for inflation, without amendment to this Redevelopment Plan.
- (3) This table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- < Real property tax increment revenues from the Project Area;
- < Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area;
- < Interest earned on temporary investments;
- < Gifts, grants, and contributions;
- < Sale or lease of land proceeds;
- < User fees;
- < Transfer from a contiguous redevelopment project area created under the Act.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Village may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment within the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed twenty-three (23) years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts within the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- < Net revenues of all or part of a Redevelopment Project,
- < Taxes levied and collected on any or all property in the municipality.
- < The full faith and credit of the municipality.
- < A mortgage on part or all of a Redevelopment Project.
- < Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2021 equalized assessed valuation of the Project Area is **\$47,392,384.**

Table 5: Project Area Equalized Assessed Valuation (2021)

PIN	VALUE	PIN	VALUE	PIN	VALUE
14-09-405-015	\$22,410	14-16-202-029	\$268,660	14-16-402-004	\$101,473
14-09-405-016	\$566,610	14-16-202-030	\$0	14-16-402-011	\$537,973
14-15-301-014	\$112,051	14-16-202-031	\$0	14-16-402-013	\$0
14-15-301-015	\$132,835	14-16-202-033	\$1,793,553	14-16-402-015	\$531,157
14-15-302-009	\$2,062,770	14-16-202-051	\$702,087	14-16-402-017	\$112,895
14-15-302-010	\$0	14-16-203-001	\$411,758	14-16-402-018	\$88,878
14-15-302-011	\$97,907	14-16-203-002	\$33,884	14-16-402-022	\$90,273
14-15-302-018	\$304,772	14-16-300-003	\$136,578	14-16-402-023	\$282,470
14-15-302-022	\$98,721	14-16-300-004	\$103,917	14-16-402-025	\$907,285
14-16-100-022	\$1,029,545	14-16-300-006	\$114,959	14-16-402-027	\$1,479,367
14-16-100-028	\$1,394,465	14-16-300-008	\$2,040,003	14-16-403-012	\$62,351
14-16-100-040-8900	\$0	14-16-300-012	\$316,468	14-16-403-013	\$1,988,305
14-16-100-041-8900	\$0	14-16-300-027	\$13,454	14-16-403-014	\$90,813
14-16-100-049	\$1,414,350	14-16-300-033-8900	\$0	14-16-403-024	\$541,465
14-16-100-077	\$373	14-16-300-041	\$16,396	14-16-403-028	\$48,454
14-16-100-078	\$3,996,786	14-16-300-042	\$1,125,141	14-16-403-030	\$105,765
14-16-200-032-8900	\$0	14-16-300-043	\$909,712	14-16-403-032	\$84,133
14-16-200-045	\$8,059	14-16-300-045	\$951,574	14-16-403-034	\$56,507
14-16-200-067	\$646,829	14-16-300-047	\$853,771	14-16-403-036	\$228,494
14-16-201-001	\$184,294	14-16-300-059	\$284,781	14-16-403-037	\$92,843
14-16-202-002	\$392,941	14-16-302-001	\$3,416,325	14-16-403-038	\$437,850
14-16-202-003	\$76,359	14-16-302-003	\$0	14-16-100-040-8900	\$0
14-16-202-009	\$175,201	14-16-302-004	\$220,603	14-16-103-001	\$1,415,266
14-16-202-014	\$224	14-16-302-005	\$41,952	14-16-104-001	\$69,580
14-16-202-015	\$147,243	14-16-302-010	\$0	14-16-104-002	\$34,789
14-16-202-017	\$650,723	14-16-302-011	\$78,444	14-16-104-007	\$21,219
14-16-202-021	\$23,946	14-16-302-012	\$981,374	14-16-104-008	\$17,365
14-16-202-022	\$23,946	14-16-302-013	\$185,371	14-16-104-016	\$1,181
14-16-202-023	\$456,122	14-16-302-027	\$181,533	14-16-104-020	\$556,550
14-16-202-027	\$251,618	14-16-401-028-8900	\$0	TOTAL	\$47,392,384
14-16-202-028	\$301	14-16-401-029	\$7,953,984		

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be approximately **\$86,681,173**. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.



FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of Village-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole, as well as adjacent properties, will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

1. Village of Lake Zurich
2. Lake Zurich School District #95
3. Lake County
4. Lake County Forest Preserve
5. College of Lake County #532
6. Elia Township
7. Elia Area Public Library

This Redevelopment Plan contemplates redevelopment of specific opportunity sites primarily with industrial uses. Given the size of the study area (409 acres) in comparison to that of the affected taxing districts, impact on individual taxing districts and taxing districts in general, will be limited but also dependent on the specific nature of any future (re)developments.

Impact on Village of Lake Zurich

The Village of Lake Zurich provides a variety of services, including police and fire protection, planning and zoning, building, water, and sanitation. The replacement of underutilized industrial property with new industrial development and redevelopment may cause a minimal increase in demand for the services and programs provided by the Village. Due to the small size of the Project Area in relation to the Village, services provided to residents and businesses will likely not be affected, and the impact is anticipated to be minimal. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on School District #95

Lake Zurich School District #95 provides elementary through high school services to the residents of Lake Zurich, Deer Park, Hawthorn Woods, Kildeer, and North Barrington. The replacement of underutilized industrial property with new industrial development and redevelopment will have little impact on the demand for the services and programs provided by the school district, aside from potential programs such as training programs to serve new businesses and educational services for new employees. However, any impact is anticipated to be minimal given the industrial nature of anticipated future development. In addition, the Act defines a clear formula for repayment of fees to the district for any documented increased demand for services directly generated by TIF supported projects. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Lake County

Lake County provides a variety of services, including the County Court system, health services and maintenance of open space and recreational activities. The replacement of underutilized industrial property with new industrial development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the County at large, services provided to residents and businesses will likely not be affected, and the impact is anticipated to be minimal. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Lake County Forest Preserve

The Lake County Forest Preserve District manages natural areas, open spaces, and provides educational and recreational opportunities for residents of Lake County. The replacement of underutilized industrial property with new industrial development and redevelopment should have little impact on demand for the services and programs provided by the forest preserve. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on College of Lake County #532

The College of Lake County has campuses in Grayslake, Waukegan and Vernon Hills. The college offers educational and community programs for residents of the district. The replacement of underutilized industrial property with new industrial development and redevelopment may cause a small increase in demand for the services and programs provided by the college, including training programs to serve new businesses and educational services for new employees. However, any impact is anticipated to be minimal given the industrial nature of anticipated future development, and the small size of the Project Area in comparison to the size of the district. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Elia Township

Ela Township provides a variety of services, including the Township Assessor and road maintenance. The replacement of underutilized industrial property with new development and redevelopment should have little impact on the demand for the services and programs provided by the Township. No Township roads are included within the Project Area. Due to the small size of the Project Area in relation to the Township at large, services provided to residents will not be affected, and any impact is anticipated to be minimal. Therefore, no specific program is set forth in this Redevelopment Plan.

Impact on Ela Area Public Library

The Ela Area Public Library District is located in Lake Zurich and serves residents of Lake Zurich, Kildeer and Hawthorn Woods. The replacement of underutilized industrial property with new industrial development and redevelopment will have no impact on demand for the services and programs provided by the library district. Therefore, no specific program is set forth in this Redevelopment Plan. In addition, the Act defines a clear formula for repayment of fees to the district for any documented increased demand for services directly generated by TIF supported projects. Therefore, no specific program is set forth in this Redevelopment Plan.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Based on the findings of this Redevelopment Plan and Program, the Village President and the Village Board of Lake Zurich, Illinois, adopt the following findings pursuant to **Section 11-74.4-3(n)** of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the Village finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the following evidence as outlined in the Eligibility Findings Report in Appendix A:

1. Deterioration;
2. Excessive Vacancies;
3. Inadequate Utilities; and
4. Decline in Equalized Assessed Value.

Other eligibility criteria are present within the Project Area to a more limited extent, and contribute to a lesser degree, include:

3. Obsolescence; and
4. Deleterious Land Use or Layout.

In addition, there are a small number of vacant parcels (18) that exhibit the following eligibility characteristics:

3. Obsolete platting; and
4. Decline in equalized Assessed Value.

Secondly, the Village finds that the Project Area would not reasonably be anticipated to be (re)developed without adoption of this Redevelopment Plan. This conclusion is based upon the findings of this report and the Village of Lake Zurich Comprehensive Plan:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

Therefore, the Village of Lake Zurich finds that the Project Area is not subject to appropriate growth and development and is not anticipated to be (re)developed without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

This Redevelopment Plan conforms to and is based upon the recommendations of the Village of Lake Zurich Comprehensive Plan, including the goals and objectives therein, as well as future land uses and anticipated redevelopment activities.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year in which the ordinance approving this Project Area is adopted.



**LAKE ZURICH INDUSTRIAL CENTER
TAX INCREMENT FINANCING DISTRICT
ELIGIBILITY REPORT**

Village of Lake Zurich, Illinois



August 2022

DRAFT REPORT

Prepared by:
Teska Associates, Inc.



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INTRODUCTION

In order to encourage redevelopment, the Village of Lake Zurich (the "Village") is investigating the creation of a Tax Increment Financing ("TIF") District for a portion of the Lake Zurich Industrial Center, located on Main Street (Illinois Route 22) between Buesching Road on the west and Quentin Road on the east. The purpose of this Eligibility Report is to document the eligibility criteria as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"). The following analysis documents the presence of eligibility criteria necessary for designation as a TIF District, as required in the Act.

Tax Increment Financing can be used to make the Project Area more attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the Village's tax base, affect the safety of community residents, and hinder the Village's ability to promote cohesive development of compatible land uses as articulated in the Village's Comprehensive Plan. In accordance with the TIF Act, public improvements may be constructed, and incentives provided to encourage the type of private investment that will allow the Village to achieve its vision and goals.

Establishing the Lake Zurich Industrial Center TIF District can help the Village meet these goals by facilitating physical improvements, removing blighting conditions, and providing funding sources for improvement projects within the Project Area. These improvements will not only help improve the physical conditions and economic development of the Project Area, but also enhance the quality of life of adjacent properties and neighborhoods, and for all residents of the Village of Lake Zurich as a whole.



TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"), stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area and amendments thereto.

A "Redevelopment Project Area" is defined as:

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

A "blighted area" is defined as:

"If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area."

Eligibility factors for improved land include: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; and declining total equalized assessed value.

"If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains"

Eligibility factors for vacant land include: obsolete platting, diversity of ownership of parcels, tax delinquencies, environmental remediation, and decline in equalized assessed value.

"If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains."

Eligibility factors for vacant land include: chronic flooding, illegal disposal, or that the area qualified as a blighted area immediately prior to becoming vacant.

A “conservation area” is defined as:

“... any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.”

Eligibility factors include: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; and declining total equalized assessed value.

An “industrial park” is defined as:

“... an area in a blighted or conservation area suitable for use by any manufacturing, industrial, research or transportation enterprise, of facilities to include but not be limited to factories, mills, processing plants, assembly plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair overhaul or service facilities, freight terminals, research facilities, test facilities or railroad facilities.”

An “industrial park conservation area” is defined as:

“... an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 1/2 miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.”

A “labor surplus municipality” is defined as:

“... a municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. For the purpose of this subsection, if unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal county in which the municipality is located.”

This report summarizes the analyses and findings of the Village's planning consultant, Teska Associates, Inc. ("Teska"). Determination of eligibility of the proposed Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc., document and archival research, and information obtained from the Village of Lake Zurich and Lake County, Illinois against the eligibility criteria set forth in the Act.

Teska has prepared this report with the understanding that the Village would rely on:

1. the findings and conclusions of this report in proceeding with the designation of the Project Area as a Redevelopment Project Area under the requirements of the Act; and
2. the fact that Teska has obtained the necessary information to conclude that the Project Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Lake Zurich Industrial Center Redevelopment Project Area (the "Project Area") is eligible for designation as a 'conservation area' based on the predominance and extent of parcels exhibiting the following primary characteristics:

1. Deterioration;
2. Excessive Vacancies;
3. Inadequate Utilities; and
4. Decline in Equalized Assessed Value.

Other eligibility criteria are present within the Project Area to a more limited extent, and contribute to a lesser degree, include:

1. Obsolescence; and
2. Deleterious Land Use or Layout.

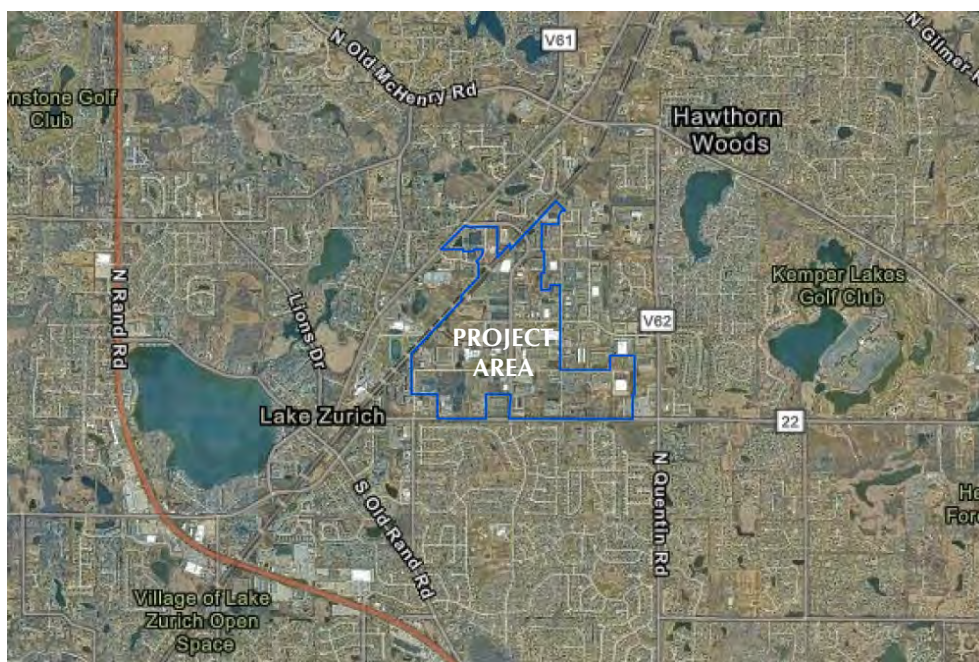
In addition, there are a small number of vacant parcels (18) that exhibit the following eligibility characteristics:

1. Obsolete platting; and
2. Decline in equalized Assessed Value.

Each of these factors contributes towards the eligibility of the Project Area as a whole.

DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The Project Area generally consists of properties located in the Lake Zurich Industrial Center, primarily including properties located on Oakwood Rd., Rose Rd., Ensell Rd., and Telser Rd. The area is predominantly industrial in nature. The Project Area contains seventy-two (72) structures on ninety (90) parcels. The total area of the Project Area is approximately four-hundred and nine (409) acres, more or less. "Exhibit 1" illustrates the exact boundaries of the Project Area.



Project Area Location Map

EXHIBIT 1 – PROJECT AREA BOUNDARY

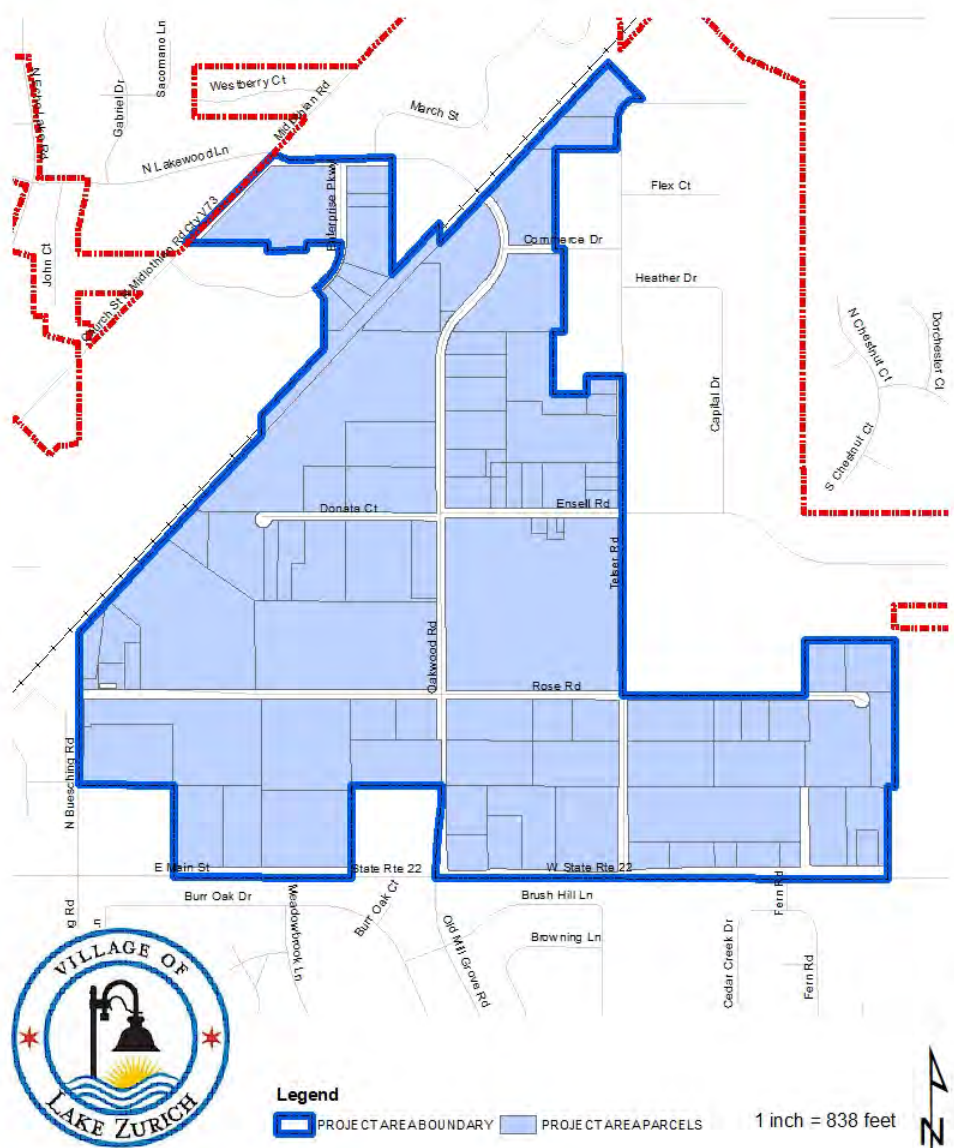
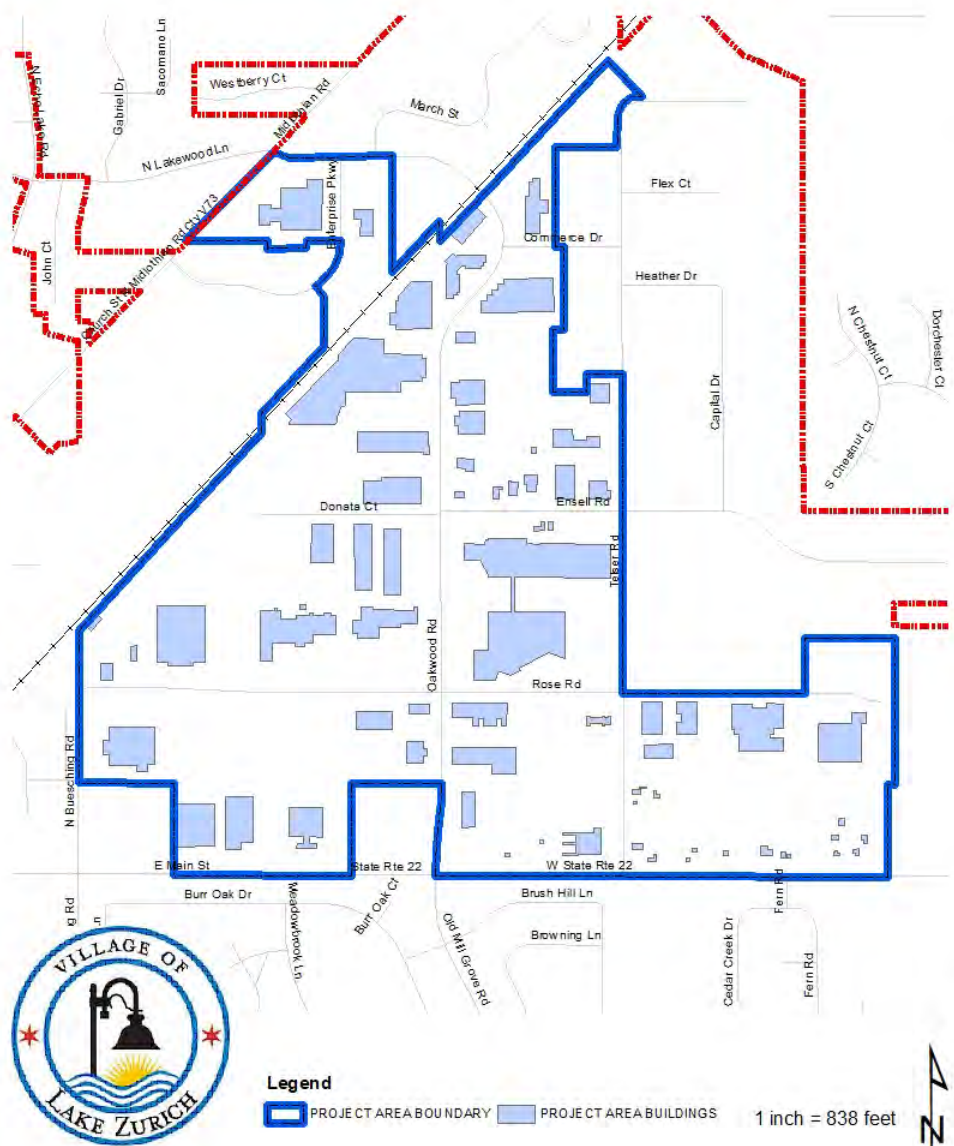


EXHIBIT 2 – PROJECT AREA BUILDINGS



ELIGIBILITY FINDINGS

Teska conducted a field survey of every property located within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each building and parcel. This survey occurred multiple times, initially in the fall of 2019 and then again in the summer of 2021 and then again in June 2022. Photographs further document the observed conditions. Field observations were supplemented with information provided by Village of Lake Zurich and Lake County officials, and available public records.

In order to be designated as a 'blighted area', a combination of at least five (5) eligibility factors must be present and reasonably distributed throughout the Project Area. To be designated as a 'conservation area', at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors outlined in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area.



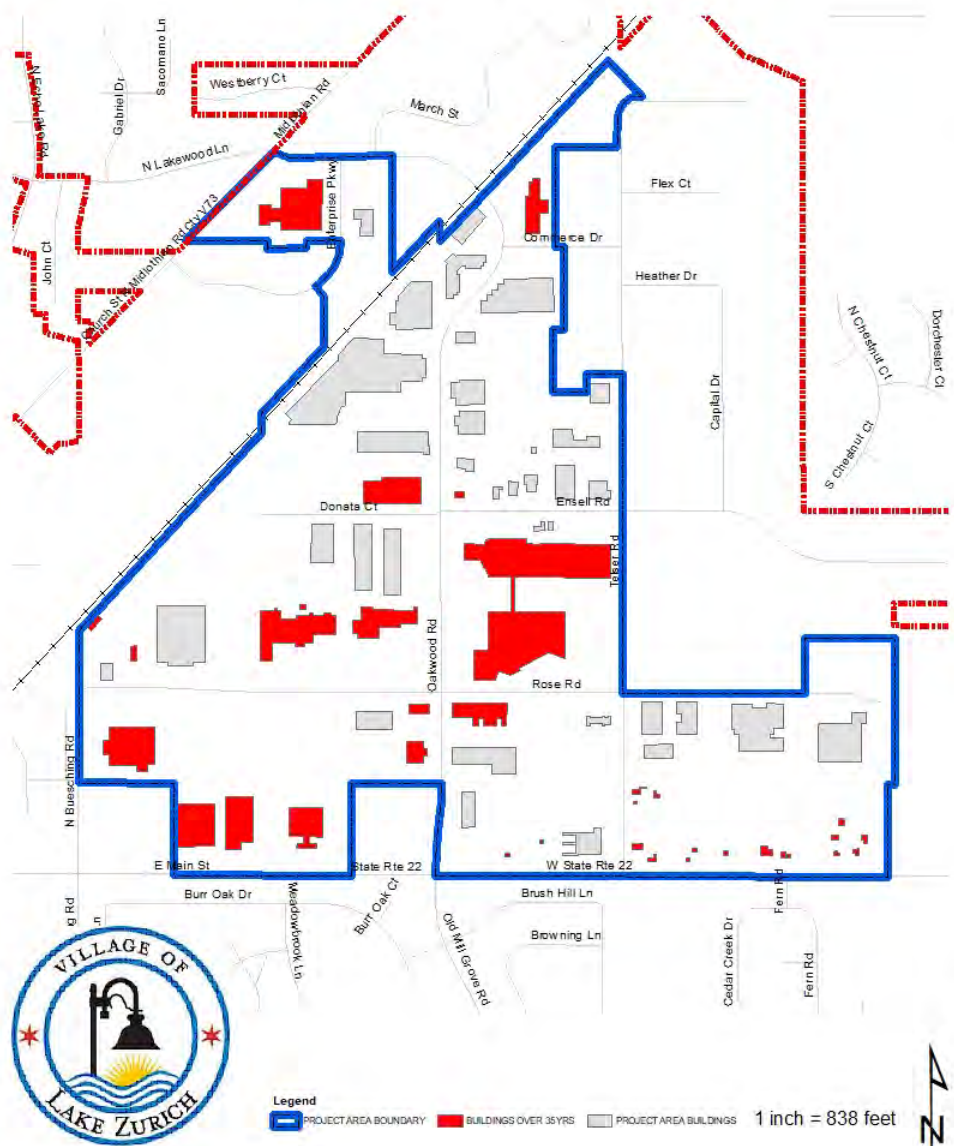
Age of Buildings

Based on field analysis and historical records provided by the Village of Lake Zurich and the Lake County Assessor's Office, 35 out of 70 (50%) of the buildings within the Project Area are 35 years old or older (see "Figure 2"). The Project Area therefore meets the statutory requirement that at least 50% of the buildings in a 'conservation area' be 35 years of age or older.

Buildings	Buildings Over 35 Years Old	% Buildings Over 35 Years Old
72	36	50%

This Eligibility Report therefore evaluates the Project Area based on the 'conservation area' requirements as set forth in the Act.

EXHIBIT 3 – BUILDING AGE



Dilapidation

Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or site improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

None of the structures within the Project Area display evidence of this type of extreme physical state of disrepair. Dilapidation is therefore not present within the Project Area and does not contribute towards the designation of the Project Area as a 'conservation area.'

Obsolescence

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for their original use. With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace.

a) *Functional obsolescence*

The design and spatial layout of buildings and site improvements and their geographical location respond to market needs for specific uses at the time those buildings and improvements are constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, but are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or desirability of a property, diminishes the value of the building and the property.

b) *Economic obsolescence*

Economic obsolescence is generally a result of building or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this type of obsolescence may include inadequate utility capacities, outdated designs, etc.

Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain undesirable building or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

Obsolescence is difficult to determine without access to building interiors. Exterior examination of structures within the Project Area, as well as the age of buildings and high level of vacancies, indicate that obsolescence is present to at least some degree throughout the Project Area.

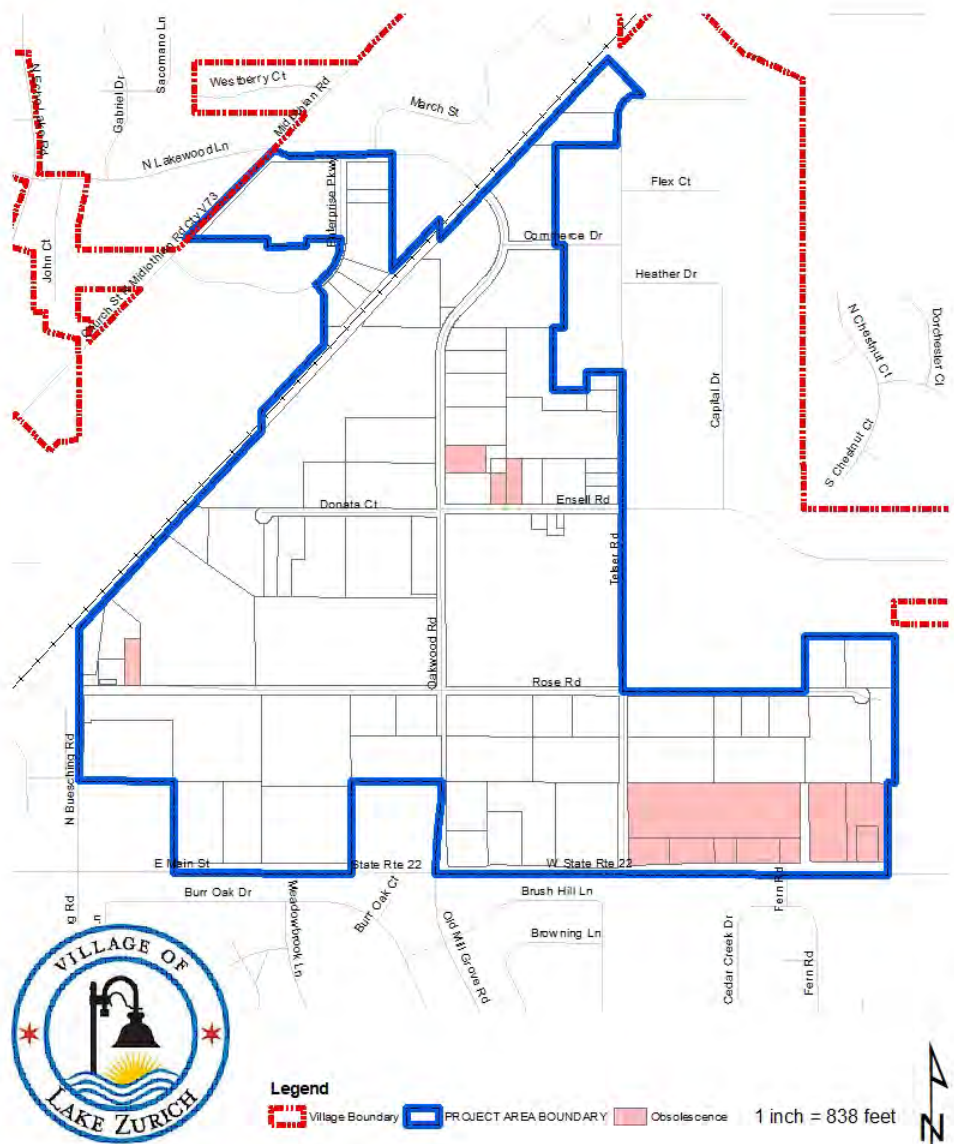
Although obsolescence is present, it is not present to such a degree, or distributed widely throughout the entirety of the Project Area, to be considered as a major factor towards eligibility. Obsolescence is clustered primarily in the southeast section of the Project Area (southeast of the intersection of Rose Road and Telser Road). The southeast area contains older single-family homes that are being converted for commercial use – the area is not appropriate for continued residential use, and the existing residential structures are not suitable for commercial uses.



The area southeast of Rose Road and Telser Road contains twenty-two (22) buildings, of which seventeen (17) show signs of obsolescence (77%). However, there is only isolated instances of obsolescence in the remainder of the Project Area. Therefore, although there is significant obsolescence within the Project Area, it is concentrated and not evenly distributed.

Evidence of both economic and functional obsolescence relating to buildings and site improvements is present within the Project Area but is limited to the southeast section. Although obsolescence is present, it is not widespread and evenly distributed throughout the Project Area. Obsolescence is therefore not a significant contributing factor but does contribute to qualification of the Project Area as a 'conservation area' to a lesser degree.

EXHIBIT 4 – OBSOLESCENCE



Deterioration

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas show clear evidence of deterioration, including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

The field survey found that 28 out of 72 buildings (39%) exhibit some level of these types of deteriorating characteristics. Although most instances of such deterioration are not severe, clear evidence of building deteriorating conditions include cracks in masonry walls and foundations, broken windows and doors, and roofs and gutters in need of repair.



Deterioration of surface improvements was found on 60 out of 90 parcels within the Project Area (67%). Poor conditions of streets, sidewalks, paved parking areas, driveways, fences, and curbs and gutters were the most common examples.

Buildings	Buildings Exhibiting Deterioration	% Buildings Exhibiting Deterioration	Parcels	Parcels Exhibiting Deterioration	% Parcels Exhibiting Deterioration
72	28	39%	90	60	67%

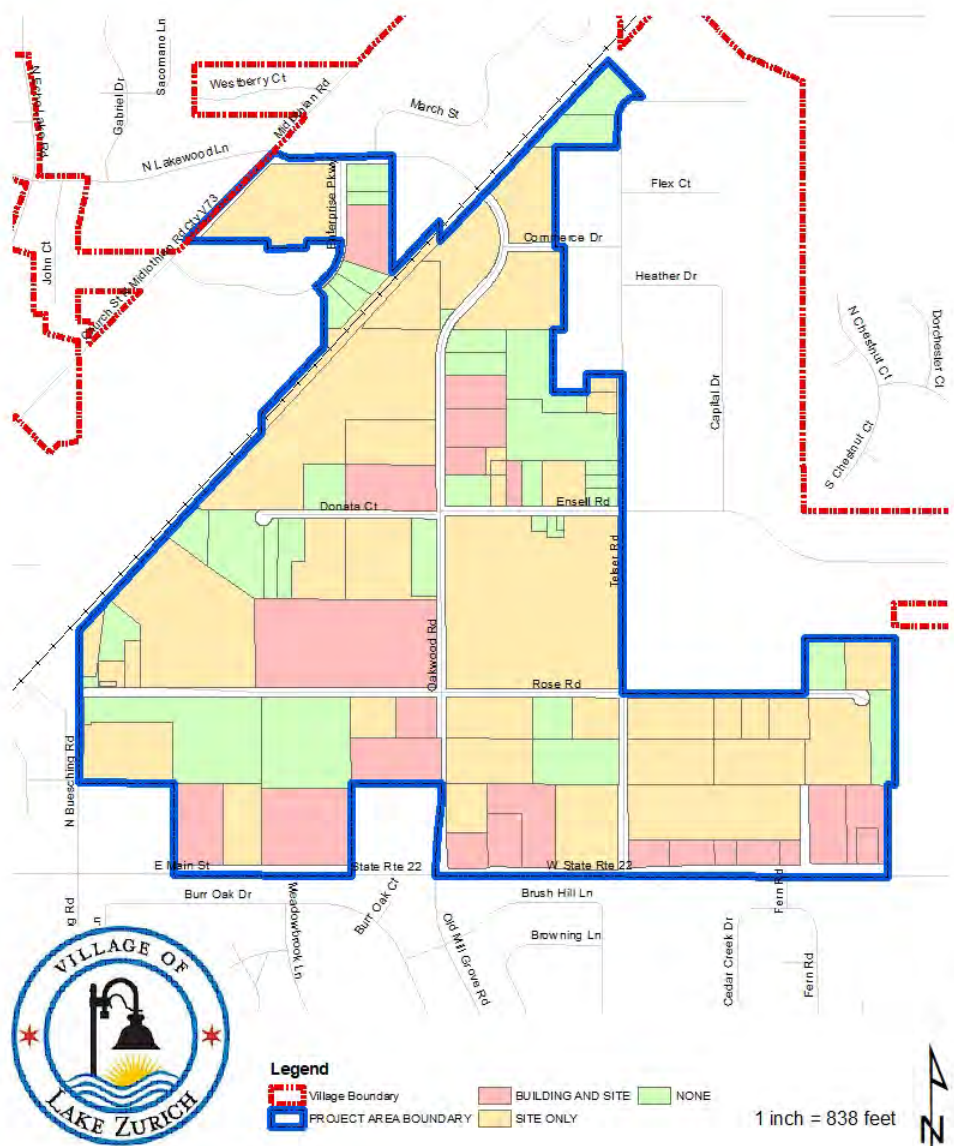
The distribution of deterioration, both of buildings and surface improvements, is widely distributed throughout the entirety of the Project Area. The presence of deterioration of buildings and surface improvements is therefore a significant contributing factor towards the designation of the Project Area as a 'conservation area.'







EXHIBIT 5 – BUILDING AND SITE DETERIORATION



Illegal Use of Individual Structures

Illegal use of individual structures refers to the use of structures in violation of applicable federal, state, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

The exterior field survey conducted by Teska found no obvious instances of illegal uses of structures within the Project Area. This conclusion was confirmed by Village officials. Illegal use of individual structures does not contribute towards the designation of the Project Area as a 'conservation area'.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property (but not including housing and property maintenance codes).

No obvious instances of structures below minimum code standards are present within the Project Area. This conclusion was confirmed by Village officials. Therefore, presence of structures below minimum code standards does not contribute towards the designation of the Project Area as a 'conservation area'.

Excessive Vacancies

Excessive vacancies refer to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Thirteen (15) of the 72 buildings in the Project Area (21%) are presently fully or partially vacant (see "Figure 5"). These industrial vacancies are widely distributed within the Project Area and are highly visible, which can have a significant negative effect on neighboring properties, and property values.

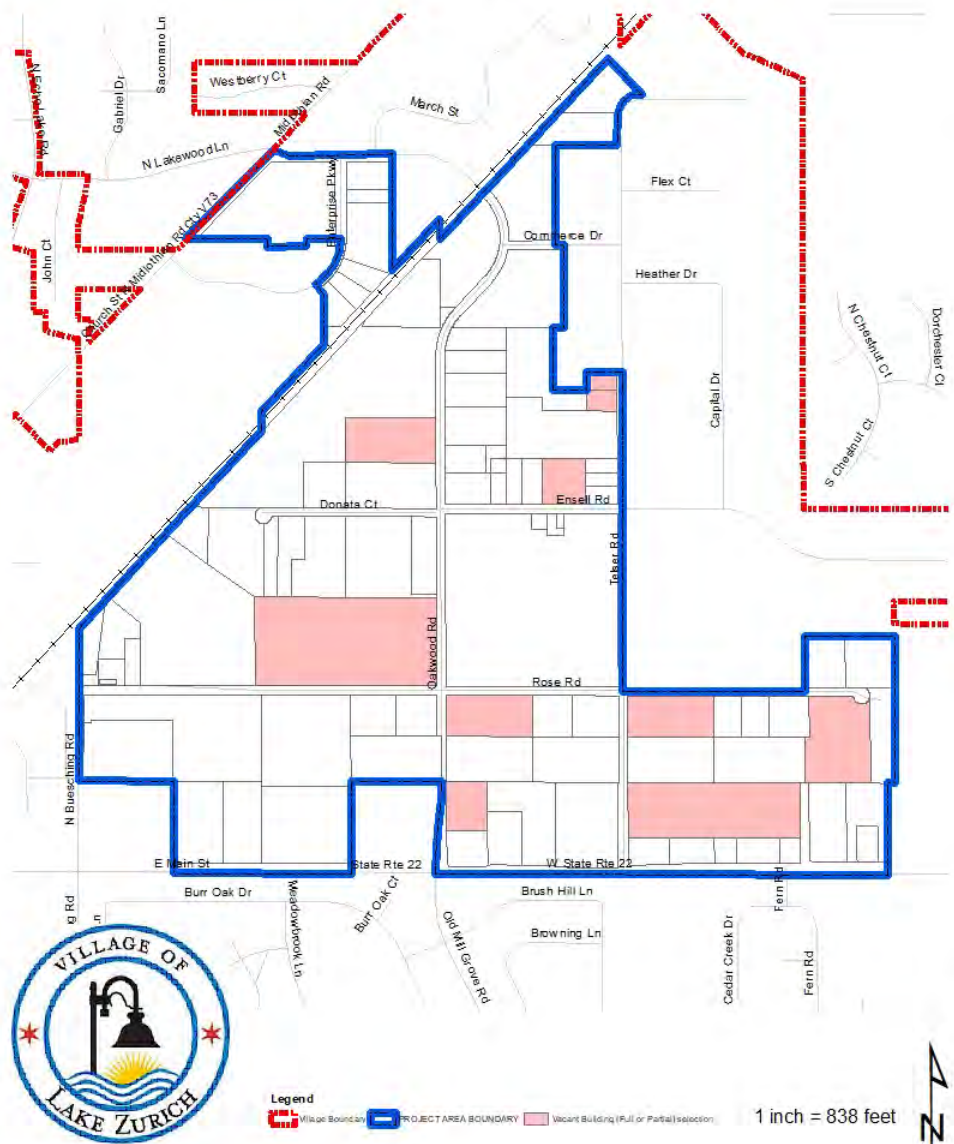
Buildings	Vacant Buildings	% Vacant
72	15	21%

High levels of vacant buildings are present throughout the Project Area and have a significant negative impact on the surrounding area. Excessive vacancies therefore significantly contribute towards the designation of the Project Area as a 'conservation area.'





EXHIBIT 6 – EXCESSIVE VACANCIES



Lack of Ventilation, Light, or Sanitary Facilities

Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

None of the buildings (0%) in the Project Area are known to exhibit this characteristic of lack of ventilation, light or sanitary facilities. Lack of ventilation, light, or sanitary facilities does not contribute to the designation of the Project Area as a 'conservation area.'

Inadequate Utilities

This factor relates to all underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.



Significant utility and infrastructure improvements are necessary within the Project Area, including roadway improvements, traffic control improvements, soil erosion/sediment control, drainage improvements, storm sewer line repair/replacement, and water line repair/replacement. The Village Engineer (Manhard Consulting, Ltd.) estimates roughly \$25 million in infrastructure improvements in order to facilitate new industrial development within the Project Area.

Information provided by Village officials indicate that significant infrastructure improvements are necessary within the Project Area. Therefore, inadequate utilities contributes towards the designation of the Project Area as a 'conservation area.'



CONCEPTUAL ENGINEER'S OPINION OF PROBABLE COST
TIF #4 - INFRASTRUCTURE ALTERNATE 2
LAKE ZURICH, ILLINOIS
4/25/2022

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
SCHEDULE A: ROADWAY IMPROVEMENTS - FULL RECONSTRUCTION				
Mobilization	1	LUMP SUM	\$ 200,000	\$ 200,000
HMA Surface Course - 2"	93,000	SY	\$ 15	\$ 1,395,000
Concrete - 8"	93,000	SY	\$ 70	\$ 6,510,000
Aggregate Base Course - 6"	93,000	SY	\$ 10	\$ 930,000
Aggregate Subgrade Improvement	9,300	SY	\$ 25	\$ 232,500
Pavement Removal	93,000	SY	\$ 20	\$ 1,860,000
Curb & Gutter Removal	43,000	LF	\$ 5	\$ 215,000
Curb & Gutter	43,000	LF	\$ 25	\$ 1,075,000
Soil Erosion / Sediment Control	1	L SUM	\$ 50,000	\$ 50,000
Restoration	1	L SUM	\$ 100,000	\$ 100,000
Traffic Control	1	L SUM	\$ 500,000	\$ 500,000
Adjust Existing Structures	1	L SUM	\$ 200,000	\$ 200,000
			SUBTOTAL A	\$ 13,267,500
SCHEDULE B: DRAINAGE IMPROVEMENTS				
Earth Excavation	40,500	CY	\$ 35	\$ 1,417,500
Demolition and Removals	1	L SUM	\$ 277,500	\$ 277,500
Storm Sewer Trunkline - 36"	3,700	LF	\$ 185	\$ 684,500
Storm Sewer Trunkline - Structures	1	L SUM	\$ 75,000	\$ 75,000
Storm Sewer Laterals - 15"	700	LF	\$ 65	\$ 45,500
Storm Sewer Laterals - Structures	1	L SUM	\$ 98,000	\$ 98,000
Restrictors and Outfalls	1	L SUM	\$ 88,000	\$ 88,000
Wetland Seeding and Stabilization	1	L SUM	\$ 165,000	\$ 165,000
HMA Pavement Patch	2,300	SY	\$ 35	\$ 80,500
Curb & Gutter R&R	400	LF	\$ 30	\$ 12,000
			SUBTOTAL B	\$ 2,943,500
SCHEDULE C: UTILITY IMPROVEMENTS				
Water Main, 12"	4,100	LF	\$ 235	\$ 963,500
Water Service, 6"	640	LF	\$ 135	\$ 86,400
Valve Vaults	10	EACH	\$ 7,500	\$ 75,000
Fire Hydrants	14	EACH	\$ 9,000	\$ 126,000
Pressure Connection with Vault	4	EACH	\$ 10,000	\$ 40,000
Testing	1	EACH	\$ 10,000	\$ 10,000
Sanitary Main, 8"	3,700	LF	\$ 210	\$ 777,000
Manholes	15	EACH	\$ 8,000	\$ 118,400
Service Reconnection	16	EACH	\$ 2,500	\$ 40,000
Televising and Testing	1	L SUM	\$ 5,000	\$ 5,000
HMA Patch	7,000	SY	\$ 35	\$ 250,000
Curb & Gutter R&R	2,000	LF	\$ 30	\$ 60,000
			SUBTOTAL C	\$ 2,551,300
			SUBTOTAL A + B + C	\$ 18,762,300
			CONTINGENCY (20%)	\$ 3,752,460
			ENGINEERING AND SURVEYING (16%)	\$ 3,001,968
			TOTAL	\$ 25,516,728

Prepared By: Manhard Consulting, Ltd.
 One Overlook Pointe, Suite 290
 Lincolnshire, Illinois 60069

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposed, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, reclosure costs, consultant fees, land acquisition, easement acquisition, wetland mitigation, landscaping, dewatering, maintenance, bonds or the like.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape, in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

The Project Area contains isolated instances of multiple buildings on a single parcel, as well as instances of industrial buildings situated across lot lines on multiple parcels. However, these conditions do not result in significant overcrowding of structures, inadequate access and parking/loading, or unsafe conditions.

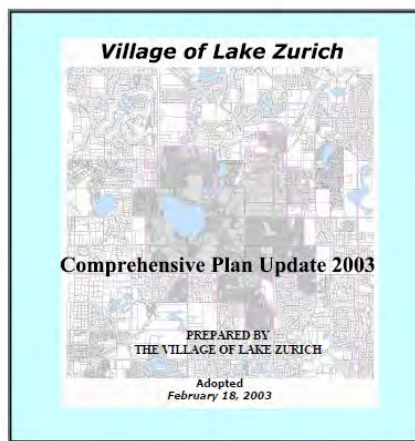
Although evidence of excessive land coverage and overcrowding of structures is present within the Project Area, it does not have a detrimental effect on existing businesses and adjacent properties. Therefore, excessive land coverage and overcrowding of structures is not a contributing factor toward the designation of the Project Area as a 'conservation area.'



Lack of Community Planning

Lack of community planning occurs when the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

While parts of the Project Area were developed in the 1970's and 1980's, the majority of the Project Area was developed in the mid 1990's to early 2000's. This development occurred long after the adoption of the Village's first comprehensive plan. Therefore, lack of community planning cannot be considered as a contributing factor towards designation of the Project Area as a 'conservation area.'



Environmental Clean-Up

This factor is relevant when the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Given the industrial nature of the Project Area, environmental issues may exist to some degree throughout the Project Area. However, there is no documented evidence of specified environmental issues or existing and/or required remediation efforts. Environmental clean-up does not therefore contribute towards the designation of the Project Area as a 'conservation area.'

Decline in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

CATEGORY	2016	2017	2018	2019	2020	2021
Total EAV of Project Area	\$43,567,608	\$45,348,379	\$46,595,045	\$48,015,749	\$47,489,676	\$47,392,384
Percent Change in EAV	n/a	4.09%	2.75%	3.05%	-1.10%	-0.20%
EAV of Village (excluding Project Area)	\$787,588,289	\$816,603,490	\$826,475,346	\$862,739,001	\$856,945,417	\$860,509,338
Percent Change in EAV	n/a	3.68%	1.21%	4.39%	-0.67%	0.42%
CPI for All Urban Consumers	240.0	245.1	251.1	255.7	258.8	271.0
Percent Change in CPI	n/a	2.13%	2.45%	1.83%	1.21%	4.71%

The equalized assessed value for all of the parcels within the Project Area has decreased in two (2) of the previous five (5) years (2020 and 2021). The Project Area has increased at a lesser rate than the remainder of the Village of Lake Zurich (excluding the Project Area) in three (3) of the previous five (5) years (2019, 2020, and 2021). The Project Area has increased at a lesser rate than the Consumer Price Index (CPI) in two (2) of the previous five (5) years (2020 and 2021).

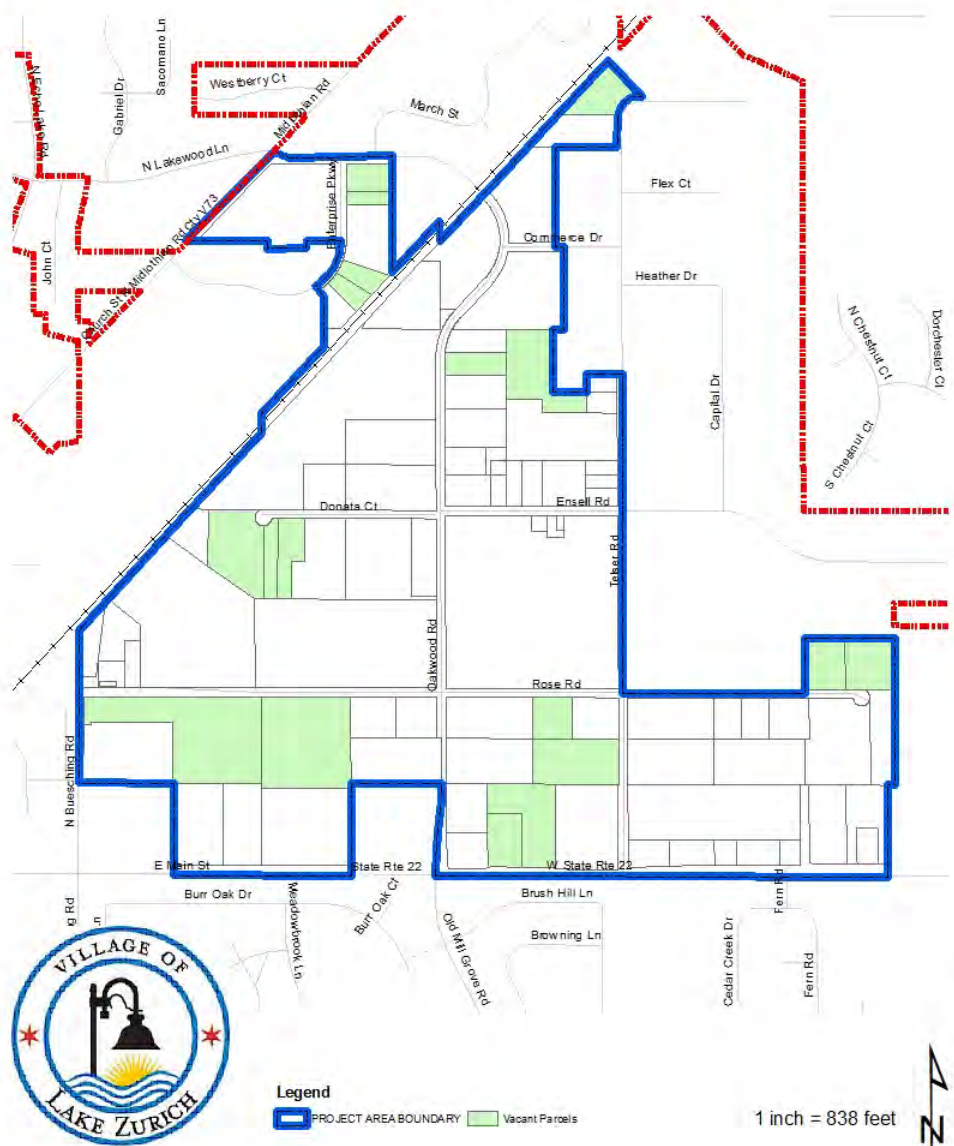
Decline in the equalized assessed value therefore contributes toward the designation of the Project Area as a 'conservation area' due to a lag in growth in the EAV of the Project Area as compared to the growth in EAV for remainder of the Village of Lake Zurich.

ELIGIBILITY FINDINGS (VACANT PARCELS)

Evaluation of vacant parcels requires a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.*
- b) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
- c) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*
- d) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
- e) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
- f) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

EXHIBIT 7 – VACANT LAND



Vacant parcels within the Project Area obsolete platting due to odd and irregularly shaped parcels, small narrow parcels of inadequate size, and parcels containing wetlands and heavily forested areas which have proven to be difficult to develop. These parcels have remained undeveloped as the remainder of the industrial parks has developed.



In addition, the equalized assessed value for all of the vacant parcels within the Project Area has decreased in one (1) of the previous five (5) years (2018). The Project Area has increased at a lesser rate than the remainder of the Village of Lake Zurich (excluding the Project Area) in four (4) of the previous five (5) years (2018, 2019, 2020, and 2021). The Project Area has increased at a lesser rate than the Consumer Price Index (CPI) in three (3) of the previous five (5) years (2017, 2018, and 2019).

CATEGORY	2016	2017	2018	2019	2020	2021
Total EAV of Vacant Parcels	\$1,633,278	\$1,687,124	\$1,221,778	\$1,242,225	\$1,250,976	\$1,250,976
Percent Change in EAV	n/a	3.30%	-27.58%	1.67%	0.70%	0.00%
EAV of Village (excluding Project Area)	\$829,522,619	\$860,264,745	\$871,848,613	\$909,512,525	\$903,184,117	\$906,650,746
Percent Change in EAV	n/a	3.71%	1.35%	4.32%	-0.70%	0.38%
CPI for All Urban Consumers	240.0	245.1	251.1	255.7	258.8	271.0
Percent Change in CPI	n/a	2.13%	2.45%	1.83%	1.21%	4.71%

CONCLUSION

Based on the findings contained within this Eligibility Report, the Project Area as a whole qualifies as a 'conservation area' in accordance with the eligibility criteria as established in the Act. The Project Area contains more than 50% of buildings over 35 years in age as required for a 'conservation area.' A minimum of three (3) eligibility criteria are required for qualification as a 'conservation area' including the following criteria that are present and distributed throughout the Project Area to a significant and meaningful extent.

1. Deterioration;
2. Excessive Vacancies;
3. Inadequate Utilities; and
4. Decline in Equalized Assessed Value.

Other eligibility criteria are present within the Project Area to a lesser extent, and so are not considered as a primary eligibility criteria but do contribute to a limited degree towards eligibility.

1. Obsolescence; and
2. Deleterious Land Use or Layout.



In addition, vacant parcels exhibit the following eligibility characteristics:

1. Obsolete platting; and
2. Decline in equalized Assessed Value.

Therefore, the Lake Zurich Industrial Center Redevelopment Project Area qualifies as a 'conservation area' when evaluated against the eligibility criteria as established in the Act. Each of these factors contributes towards the eligibility of the Project Area as a whole.



At the Heart of Community

OFFICE OF INNOVATION

70 East Main Street
Lake Zurich, Illinois 60047

(847) 438-5141
LakeZurich.org

AGENDA ITEM

8B

Date: December 19, 2022
To: Ray Keller, Village Manager *PK*
From: Michael Duebner, Management Services Director
Subject: **Water & Sewer Rate Increase For 2023**

Issue: The Water and Sewer Fund is an enterprise fund and accounts for all revenues and expenditures related the production, distribution and collection of the Village's public water supply and sanitary sewer system. Increasing cost of operations, maintenance and capital investment in the system necessitate an increase in the user charge for this service. In addition, Lake County continues to increase the sewage treatment fee to the Village annually.

Analysis: The 2023 Budget includes \$5.5 Million in capital investments comprised of the continuation of the sewer lining project and water main replacement in addition, the water fund will advance funds to TIF #2 for replacement of the water and sewer infrastructure on South Old Rand Road and Main Street (Block A).

Also included in the 2023 budget is phase 3 of planned upgrades to the Supervisor Control and Data Acquisition System (SCADA). Furthermore, the Village is confronted with substantive increases in maintenance materials, ion exchange regeneration salt, necessary well house and equipment repairs that are reflected in 2023 Budget making an increase to the water rate unavoidable.

The Village controlled portion of the water rate had not been adjusted since 2020. This rate increase of 5.2% of the Village controlled portion of the water rate changes it from \$14.40 to \$15.50 per 1,000 gallons. The Lake County Treatment Charge increases from \$4.54 to \$4.68 per 1,000 gallons of water consumption. The combined rate will be \$19.83 per 1,000 gallons for Lake Zurich residents with a minimum monthly bill of \$39.66.

Irrigation, non-resident and sewer-only fees would increase commensurately as indicated in the attached rate chart.

Recommendation: After careful analysis and consideration of the needs of the sewer and water system, staff recommends that the Village Board adopt the proposed ordinance amending section 7-5 of the Village Code for a total combined water & sewer rate for Lake Zurich Residents of \$19.83 per 1000 gallons effective January 1, 2023.

Attachments: Proposed Rates January 2023
Ordinance

Village of Lake Zurich
Water & Sewer Rates

Effective Date	1/1/22	1/1/23		1/1/22	1/1/23
Within Village Limits				Outside Village Limits	
Combined Rates per 1,000 Gallons				Combined Rates per 1,000 Gallons	
Village Control				Village Control	
Operations and Maintenance	7.15	7.90		Operations and Maintenance	14.30 15.05
Debt Service	2.10	2.10		Debt Service	2.10 2.10
Capital Improvements	5.15	5.15		Capital Improvements	5.15 5.15
Sub-Total	14.40	15.15		Sub-Total	21.55 22.30
Lake County Treatment	4.54	4.68		Lake County Treatment	4.54 4.68
Combined Total	18.94	19.83		Combined Total	26.09 26.98
Minimum Bill				Minimum Bill	
Based on 2,000 Gallons	37.88	39.66		Based on 2,000 Gallons	52.18 53.96
Senior Discount - Flat Rate	14.24	14.24			
Irrigation Only per 1,000 Gallons				Irrigation Only per 1,000 Gallons	
Operations and Maintenance	5.30	6.05		Operations and Maintenance	10.65 11.40
Debt Service	1.45	1.45		Debt Service	1.00 1.00
Capital Improvements	2.50	2.50		Capital Improvements	3.00 3.00
Sub-Total	9.25	10.00		Sub-Total	14.65 15.40
Sewer Only per 1,000 Gallons (metered)				Sewer Only per 1,000 Gallons (metered)	
Operations and Maintenance				Operations and Maintenance	8.25 9.00
Debt Service				Debt Service	3.00 3.00
Capital Improvements				Capital Improvements	2.95 2.95
Lake County Treatment				Lake County Treatment	4.54 4.68
Sub-Total				Sub-Total	18.74 19.63
Sewer Only Flat Charge	73.00	73.50		Sewer Only Flat Charge	108.00 110.00

VILLAGE OF LAKE ZURICH
ORDINANCE NO. 2023-01-_____



AN ORDINANCE AMENDING TITLE 13 ENTITLED “COMPREHENSIVE FEE SCHEDULE” OF THE VILLAGE OF LAKE ZURICH MUNICIPAL CODE TO AMEND WATER AND SEWER DELIVERY FEES

WHEREAS, Title 13 of the Village Code was created in December 2018 via Ordinance #2018-12-279 to create a unified fee schedule to increase transparency of municipal fees and make it easier to amend fees as part of the annual budget cycle as necessary; and

WHEREAS, the attached fees are directly related to the costs reasonably necessary to provide municipal services.

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

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

Section 2. That all ordinance or parts of ordinances in conflict herewith are hereby repealed.

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

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Section 5. That Title 13 entitled, “Comprehensive Fee Schedule” Section 6 entitled “Public Ways and Property” of the Lake Zurich Municipal Code is hereby amended to increase fees as follows:

Code Section	Subject	Fee/Fine
7-5-16B1	Delinquent bill administrative charge	\$35.00
<u>7-5-17</u>	Charge for disconnection and reconnection/shut off fee	\$75.00
7-5-20D	Water conservation violation:	

	First offense	\$25.00 - \$50.00
	Second offense within same calendar year	\$150.00 - \$500.00
	Third or subsequent offense within same calendar year	\$400.00 - \$500.00
<u>7-5-21</u>	Service charges for residents:	
	Water - operations and maintenance per 1,000 gallons	\$ 7.15 7.90
	Water - debt service per 1,000 gallons	2.10 2.10
	Water - capital improvements per 1,000 gallons	5.15 5.15
	Water - Lake County treatment	4.54 4.68
	Irrigation only - operations and maintenance per 1,000 gallons	5.30 6.05
	Irrigation only - debt service per 1,000 gallons	1.45
	Irrigation only - capital improvements per 1,000 gallons	2.50
	Sanitary sewer service only flat charge per month	73.00 73.50
	Minimum basic charge based upon 2,000 gallons per month	37.88 39.66
	Combined water/sewer rate per 1,000 gallons	18.83
<u>7-5-21</u>	Service charges for non-residents:	
	Water - operations and maintenance per 1,000 gallons	14.30 15.05
	Water - debt service per 1,000 gallons	2.10
	Water - capital improvements per 1,000 gallons	5.15
	Water - Lake County treatment	4.54 4.68
	Irrigation only - operations and maintenance per 1,000 gallons	10.65 11.40
	Irrigation only - debt service per 1,000 gallons	1.00
	Irrigation only - capital improvements per 1,000 gallons	3.00
	Sewer - operations and maintenance per 1,000 gallons	8.25 9.00
	Sewer - debt service per 1,000 gallons	3.00
	Sewer - capital improvements per 1,000 gallons	2.95
	Sewer - Lake County treatment	4.54 4.68
	Minimum basic charge based upon 2,000 gallons per month	52.18 53.96
	Sanitary sewer only flat charge per month	108.00 110.00
	Irrigation services only base fee	16.65
	Combined water/sewer rate per 1,000 gallons	31.95
<u>7-5-21</u>	Miscellaneous utility fees:	
	Senior/handicap flat rate discount	14.24
	Utility tag fee	25.00
	Hydrant use fee	Subject to Public Works

PASSED this ____ day of January, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of January, 2023.

By: _____
Thomas Poynton, Village President

ATTEST:

Kathleen Johnson, Village Clerk