



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

June 5, 2023
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

JUNE 5, 2023
07:00 PM
AGENDA

1. CALL TO ORDER

2. ROLL CALL

Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider.

3. PLEDGE OF ALLEGIANCE

4. PRESIDENT'S REPORT / COMMUNITY UPDATE

A. Proclamation Honoring Officer Scott Frost upon His Retirement from the Village of Lake Zurich after 23 Years of Public Service

B. Police Officer Recognitions

- Oath of Office Police Officer Trace Parlberg
- Sergeant Bereza
- Sergeant Knight
- Officer Mahanna
- Officer Panik
- Officer Kourtev
- Officer Scarry
- Officer Marra
- Officer Ebbing

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 Village Trustee.

A. Approval of Minutes from Village Board Meeting of May 15, 2023

Attachment: [6a.pdf](#)

B. Approval of Semi-Monthly Warrant Register Dated June 5, 2023 Totaling \$2,257,256.27

Attachment: [6b.pdf](#)

C. Ordinance Granting Relief from the Maximum Fence Height Requirements in the Corner Side Yard at 833 Foxmoor Lane (Assign Ord. #2023-06-515)

Summary: The owners of 833 Foxmoor Lane have filed a zoning application seeking a variation from the Zoning Code to allow a five-foot-high fence in the corner side yard of this property. The Planning and Zoning Commission held a public hearing on May 17, 2023 to consider this application and voted 6-0 in favor of recommending approval.

Attachment: [6c.pdf](#)

D. Ordinance Granting a Planned Unit Development and Final Plat of Subdivision at 154 Oak Street (Assign Ord. #2023-06-516)

Summary: The owners of 154 Oak Street have filed a zoning application for a Planned Unit Development and Final Plat approval for the creation of a new two-lot residential subdivision. This 0.47-acre property is located at the northwest corner of Oak Street and Lions Drive and the two future single-family homes would both have frontage and access along Oak Street. The Planning and Zoning Commission opened a public hearing on this application on April 19, 2023 which was resumed on May 17, 2023, resulting in a 6-0 vote in favor recommending approval.

Attachment: [6d.pdf](#)

7. NEW BUSINESS

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

A. Ordinance Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and NorthStar Pickle, LLC (Assign Ord. #2023-06-517) (Trustee Riley)

Summary: The Lake Zurich Industrial TIF District was created in January 2023 by the Village Board, after the review and unanimous approval of the Joint Review Board, for the purpose of providing a long-term funding mechanism for infrastructure improvements within the industrial park and supporting business expansion and modernization efforts.

NorthStar Pickle, LLC is requesting TIF assistance related to the construction of a new facility at 629 Rose Road. The company is proposing this location for a new pickle processing and distribution facility that will cost approximately \$15.2 million to develop, including TIF-eligible expenses such as the cost of the land, site work prep, engineering and architecture fees, and electric/gas utility connections.

A future Rose Road facility would create approximately 25 new line jobs along with a couple of indirect office management positions, but more importantly will retain this business in the Lake Zurich industrial park as the Village competes with other municipalities for economic development projects.

The proposed TIF development proposal will help offset this significant \$15.2 million investment into the community with a rebate of \$1.4 million of future property taxes over approximately 22 years through the Tax Increment Finance District #4 (Industrial TIF), which equates to approximately 9.2% of the overall costs of this company expansion project.

Recommended Action: A motion to approve Ordinance #2023-06-517 Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and NorthStar Pickle, LLC.

Attachment: [7a.pdf](#)

B. Courtesy Review for Proposed Development with MP Consulting at 305 West Main Street (Trustee Sugrue)

Summary: MP Consulting is a corporate engineering design firm with offices in Palatine and light assembly operations in Lake Zurich. MP Consulting CEO Mitul Patel proposes to build a two-story approximately 50,000 square foot facility on the 3.2-acre property at the northeast corner of West Main Street and Route 22. The company desires to be in the Main Street District as many of its clients are international corporations and they feel the growing hospitality venue in the Main Street District would be conducive to entertaining such clients.

MP Consulting is a growing company that currently has 25 employees but is projected to increase its employee count to 40-50 positions over the next five years. The proposed 305 West Main Street location would house product design for consumer electronics, medical equipment, and military support equipment. This location would also include a nonprofit technology center and a technology incubator for next generation engineering and entrepreneurs.

Recommended Action: This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the proposed use at this site.

Attachment: [7b.pdf](#)

8. TRUSTEE REPORTS

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

9. VILLAGE STAFF REPORTS

This is an opportunity for Village Staff to report on matters of interest to the Board of Trustees.

10. ADJOURNMENT

Next regularly scheduled Village Board meeting is on Monday, June 19, 2023.

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



Board of Trustees
70 East Main Street

Monday, May 15, 2023 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee Dan Bobrowski was absent and excused. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Management Services Dir. Michael Duebner, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, H.R. Dir. Doug Gibson, Asst. to the Village Manager Kyle Kordell, Utilities Super. Steve Schmitt.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Aleks Rechanik, 1216 Thorndale Ln., addressed the Board on his opposition to the Village of Lake Zurich seeking Lake Michigan water and he listed many reasons why. Mr. Rechanik shared a handout with the Village Clerk.

Eric Dubiel, 25 N. Pleasant Rd., addressed the Village Board on his concerns with the recent election, Lake Michigan water, green buffer between two properties on N. Rand Rd., and sidewalks not being connected.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - A. **Mayoral Proclamations**
 - Observing May 29, 2023 as Memorial Day
 - Recognizing May 14 – 20, 2023 as Police Week
 - Recognizing May 21 – 27, 2023 as Emergency Medical Services Week
 - Recognizing May 21 – 27, 2023 as National Public Works Week
6. **CONSENT AGENDA**
 - A. Approval of Minutes from Village Board Meeting of May 1, 2023
 - B. Approval of Semi-Monthly Warrant Register Dated May 15, 2023 Totaling \$1,294,545.06
 - C. Ordinance Approving a Special Use Permit for BBQ'd Productions Bar and Grill at 405 North Rand Road ORD. #2023-05-513

Summary: HWS Productions LLC has filed a zoning application for the property at 405 North Rand Road seeking a Special Use Permit for the approval of live entertainment and exterior design lighting. The Planning and

AGENDA ITEM

6A

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Zoning Commission opened a public hearing on this request on January 18, 2023 and on April 19, 2023, voting 5-0 in favor of recommending approval.

D. Resolution Adopting the 2022 Lake County All-Natural Hazards Mitigation Plan RES. #2023-05-075

Summary: The Lake County Hazard Mitigation Planning Committee has prepared a 2022 update of the Lake County All-Natural Hazards Mitigation Plan that reviews the County's option to protect people and reduce property damage. The Plan has been conditionally approved by the Illinois Emergency Management Agency and the Federal Emergency Management Agency. For the Village of Lake Zurich to qualify for flood buyouts and other mitigation projects, it must adopt this plan.

E. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized *Class A-Restaurant Full Service* and *Class V-Video Gaming* Liquor Licenses to Sergio's Restaurants, Inc. doing business as Sergio's Fresh Mexican Grill at 660 East Route 22 ORD. #2023-05-514

Summary: Sergio's is requesting a full-service restaurant Class-A Liquor License for the dispensing of alcoholic beverages and Class-V Video Gaming License. As alcoholic beverage service and video gaming is available at other Lake Zurich restaurants, Sergio's desires to enhance their dining experience in similar fashion. The owner has completed all required documents and passed all background checks related to liquor license issuance.

F. Ordinance Approving an Adjustment to the Final Plan through Amendment of Ordinance #2020-09-384 for Rear Yard Setback Encroachment at Wildwood Estates of Lake Zurich on Honey Lake Road ORD. #2023-04-510

Summary: Wildwood of Lake Zurich, LLC has filed an Adjustment to the Final Plan for the Wildwood Estates development to allow certain structures to encroach into the rear-yard setback of all lots within the Subdivision. This Planned Unit Development was approved for the construction of 24 duplex homes on 12 lots in September 2020. The developer is requesting allowance for decks and other structures to encroach no more than 10 feet into the required rear-yard setbacks that are adjacent to the 28 acres of open space and wetlands to the south.

G. Agreement with Metropolitan Pump Company for a Replacement Wicklow Sanitary Lift Station Control Panel in the Amount Not-to-Exceed \$89,891 and Waiver of Competitive Bid Process

Summary: The FY 2023 budget includes \$91,000 in the Water and Sewer Fund for this planned improvement to the Wicklow lift station, which was installed in 1996. Metropolitan Pump Company is the Village's designated lift station manufacturer at 13 of the 14 lift stations in Lake Zurich and also the sole source vendor for the specific controls the Village has been utilizing in recent lift station upgrades that facilities equipment standardization.

Trustee Spacone requested a clarification of the bid process for 6G and Dir. Brown gave background information on the process.

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

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

7. NEW BUSINESS

- A. **Resolution of the Village of Lake Zurich, Lake County, Illinois, to Induce the Redevelopment of Certain Property within the Industrial Park Tax Increment Financing Redevelopment Project Area RES. #2023-05-076**

Summary: The proposed development inducement resolution allows NorthStar Pickle Company at 968 Donata Court to be eligible for certain future TIF reimbursements related to the acquisition and development of vacant industrial acreage. NorthStar Pickle has been operating on Donata Court since 2014 and is considering the construction of a new approximately 80,000 +/- square foot facility on Rose Road. This resolution does not authorize a specific incentive, which will be addressed by a subsequent agreement at a future Village Board meeting.

Asst. to the Village Manager Kyle Kordell shared the background information and introduced the owner of NorthStar Pickle Company

Recommended Action: A motion was made by Trustee Riley, seconded by Trustee Weider, to approve Resolution #2023-05-076 to Induce the Redevelopment of Certain Property within the Industrial Park Tax Increment Financing Redevelopment Project Area.

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

- B. **Resolution Expressing the Intent of the Adopting Entities to Work Towards a Membership Expansion of the Central Lake County Joint Action Water Agency with the Village of Lake Zurich RES. #2023-05-077**

Summary: Last month in April 2023, the Village Board received a presentation from CDM Smith on proposed project phasing, infrastructure improvements, and costs associated with providing Lake Michigan water to Lake Zurich and potential funding options. The Executive Director of CLCJAWA provided a summary of the capital buy-in fee that is required to join the water agency and gave an overview of how the agency operates. After that presentation, the Village Board gave unanimous direction to Village staff to prepare a formal agreement to join the water agency and proceed with next steps.

The adoption of the proposed Resolution provides an exclusive engagement for the Village to move forward with the intention of becoming a full member of CLCJAWA. Looking ahead, preliminary design efforts are expected to commence in 2023 and continue into 2025, with competitive bidding on specific public works projects starting in 2025 and construction commencing in 2026.

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Public Works Dir. Mike Brown stated that this was the next step in the decision to getting Lake Michigan water. Mr. Brown said that Mr. Soucie from CLCJAWA was available for any questions. There were no questions.

Recommended Action: A motion was made by Trustee Spacone, seconded by Trustee Eider, to approve Resolution #2023-05-077 Expressing the Intent of the Adopting Entities to Work Towards a Membership Expansion of the Central Lake County Joint Action Water Agency with the Village of Lake Zurich.

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

C. **Agreement with CDM Smith for a Financial Water Rate Analysis, Operational Audit, and Illinois EPA State Revolving Loan Fund Project Plans related to the Central Lake County Joint Action Water Agency Lake Michigan Water Supply Transition in the Amount Not-to-Exceed \$128,600**

Summary: As the Village continues to assess the feasibility of transitioning to Lake Michigan Water as the municipal water source, a financial water rate and operational audit is required in order to submit a project plan to the Illinois Environmental Protection Agency (IEPA) State Revolving Fund (SRF). As part of the qualification process with the IEPA SRF fund, CDM Smith will develop a Project Plan for the Village of Lake Zurich to submit as the loan applicant for Village infrastructure improvements related to the transition to Lake Michigan water.

In addition to the project plan submittal, CDM Smith will develop a projection model that estimates total costs and revenue requirements for the Village's water system over a ten-year period. The model will be structured to facilitate changes in economic and financial assumptions as well as shifts in capital funding sources and the timing of different project phases.

Upon completion of the analysis, the results would be presented to the Village Board at a future public meeting with a submittal to the IEPA SRF anticipated to be before September 1, 2023.

Public Works Dir. Brown explained this step in the process

Recommended Action: A motion was made by Trustee Spacone, seconded by Trustee Riley, to approve an agreement with CDM Smith for the financial water rate analysis, operational audit, and submittal of the Illinois EPA State Revolving Fund Project Plan in the Amount Not-to-Exceed \$128,600.

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

D. **Courtesy Review for Proposed Chipotle Mexican Grill restaurant at 442 South Rand Road**

Summary: Terraco Inc. are the owners of the vacant outlot at 442 South Rand Road at the southeast corner of Route 22 and Rand Road and propose to construct a new quick serve restaurant with drive-through pick-up lane to be operated by Chipotle Mexican Grill. This outlot was created in April 2022 and

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is currently improved with one of the three parking lots that serve the assemblage of lots at this corner.

The current proposal consists of a new 2,370 square-foot freestanding restaurant with pick-up lane and patio with outdoor seating. This property comprises an irregularly shaped parcel with a total land area of one acre, is zoned within the *B-3 Regional Shopping Business District*, and has vehicular access from both Rand Road and Route 22. The existing access points to the property are proposed to be maintained in their current configuration thereby removing the need for access permits from IDOT.

Mr. Joe Goodman, representing Terraco Inc., gave a PowerPoint presentation of the proposed Chipotle restaurant and answered the Board's questions. Community Services Dir. Sarosh Saher stated that Terraco will be submitting their proposal to the June PZC meeting. Questions included the pickup lane being close to a sidewalk, dumpster location, nearest location of another Chipotle, access for food delivery and access for fire trucks, being near a busy intersection, unremarkable design and another Mexican themed restaurant. Mr. Goodman and Mr. Burns, representing Chipotle, answered the questions.

Recommended Action: This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the proposed use at this site.

8. **TRUSTEE REPORTS**

There were none.

9. **VILLAGE STAFF REPORTS**

Monthly Data Metric Reports

Asst. to the Village Manager Kyle Kordell announced that the Styrofoam recycling schedule will be adding a drop off on the 3rd Saturday from 10-12am.

Mr. Kordell stated that there will be a new electrical aggregation, green energy going into effect and residents will be receiving a letter with details.

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

- 5 ILCS 120 / 2 (c) (21) approval of executive session minutes
- 5 ILCS 120 / 2 (c) (11) pending, probable, or imminent litigation
- 5 ILCS 120 / 2 (c) (11) appointment, employment, compensation, discipline, performance or dismissal of specific employees

A motion was made by Trustee Weider, seconded by Trustee Spacone, to move to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) approval of executive session minutes, 5 ILCS 120 / 2 (c) (11) pending, probable, or imminent litigation and 5 ILCS 120 / 2 (c) (11) appointment, employment, compensation, discipline, performance or dismissal of specific employees. There was no further business in Open Session and closed at 8.00pm.

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

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11. **ADJOURNMENT**

The Executive Session and Open Session meeting adjourned at 8.25pm.

Respectfully submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

Mayor Thomas M. Poynton.

Date.

Aleks Rechanik's handout at Public Comment on 5/15/23



For 13 years of imposing this project on us, I speak for the third time. I think the last one. Therefore, I ask you to listen carefully, because the question is now very categorical and not only about this Michigan Lake project, but also about the very existence of us as residents of LZ. Several issues of vital importance to us will be considered. The issues are very serious and require a lot of time. But I will try to use in 10 minutes. Therefore, I ask not 5 minutes, but 10.

1) **The water quality in Michigan Lake is not bad, terrible** - it is real a poisonous swamp. Maximum contaminant level (MCL) of mg/L for Arsenic, Dissolved Iron, Radon, Nitrate concentrations, standards for Simazine and Alachlor, concentrations of Cadmium, Copper, Mercury, Nickel, Lead, and Zinc and of many toxic synthetic organic compounds were highest & exceeded in huge percent of the samples. Over the past 13 years, the previous indicators of all this diversity have increased not by percentages, but by several times. no one cleans the lake. In fact, the real competitor of Ohio Palestine.

In Chicago, the bureaucracy is happy with the receipt of money (they cannot find \$53 million for illegal immigrants, and even more so for cleaning up the lake), the EPA also spoils the paper. Everything is in a business. Now imagine this cocktail "purified" with no less dangerous chemicals, they are trying to stubbornly shove you for crazy money. Why are they doing that? Because the interests of the County and ours are absolutely opposite!

2) **Cost of the project.** The cost of this project in 2013 was enticingly estimated at \$3,000 per year per house. In reality, it was at the level of \$5,000 -6,000. In 2022 taking into account the starting inflation, the project estimate was \$15,000. Now we are faced with a toxic form of stagflation and galloping hyperinflation, so the project estimate is \$18,000-20,000 per year per house. Average Property Tax on LZ. \$12,000 per year. Total taxes are increased by 200%.

Given the 50% destruction of medium and small businesses during the Pandemic and the potential successful continuation of this task in the coming years (given that 80% of LZ residents belong to these categories), most of the residents will be forced to try to sell their homes or get lost.

3) **Water quality.** At the moment, the water quality in LZ. has terrible characteristics - the presence of a lot of precipitation and a terrible smell of chlorine, especially on weekends. According to European data, the presence of chlorine in the THM treatment mixture provokes Bladder cancer. Bladder cancer is only the tenth most common form of cancer in the UK, 135,000 people in the UK were diagnosed with it Bladder cancer in 2016. The same is happening here in US, where our tap water contains toxins like Fluoride and Arsenic.

Water purification in LZ is carried out according to 100-year-old technologies, while harmless modern systems have been developed.

Fluoride is a poisonous industrial waste toxin introduced through congressional pressure group sponsored by large corporations after World War II.

Disorder symptoms From Fluoride:

ADHD - neurotoxic harm . Attention parents -real bad for children

The Impact on the Developing Brain & the Impact on the Endocrine system

Now Fluoride Action Network open Federal case vs EPA

4) How to increase the Debit & improve the quality of drinking water

Use Illinois law (65 ILCS 5/) Illinois Municipal Code for Consolidated municipality.

Around the LZ are several small villages that have huge water sources.

For several years, all of them, as well as regional banks, are facing a shortage of financial resources due to long-term hyper-inflationary processes. Only an immediate Consolidation will save them all.

This is the Consolidate of technical Equipments & Machine, offices, industrial premises and territories. The Consolidate of all schools, child care facilities and bus depots into one district.

As a result of Consolidation, some of the excess equipment can be rented out and offices and warehouses refurbished or sold. As a result, huge financial resources are saved that need to be directed to development, and the Amount of \$ 128,600 - instead of to packet CDM Smith, should be directed to Consolidation efforts, the introduction of modern cleaning methods and laying pipes from LZ to new neighboring sources.

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 101 GENERAL				
Dept 00000				
101-00000-21101	ACCOUNTS PAYABLE	CHASERS SPORTS BAR & GRILL	REF: BUS LICENSE OVERPYMNT 2022	25.00
101-00000-21201	OTHER ACCOUNTS PAYABLE	AVALON SALON SPA	REF: BUS LICENSE OVERPYMNT 2022	200.00
101-00000-21202	AMBULANCE FEES PAYABLE	MEDICAID ILLINOIS	AMB REF - SPARKS, H 01/18/23	1,389.20
101-00000-21203	RECREATION CREDIT PAYABLE	ALLARD, DANIEL	REF PRG CREDIT - TAP 1	10.38
101-00000-21203	RECREATION CREDIT PAYABLE	ANTIOCH PARK DISTRICT	REF PRG CXL - BEACH RESERVATION	900.00
101-00000-21203	RECREATION CREDIT PAYABLE	BENEDETTI, LINDSAY	REF PRG CREDIT - HIP HOP II	27.12
101-00000-21203	RECREATION CREDIT PAYABLE	BEST, KRISTIN	REF PRG CREDIT - YBR PROGRAM	15.25
101-00000-21203	RECREATION CREDIT PAYABLE	CASEY, ANNA	REF PRG CREDIT - BALLET TAP II	16.25
101-00000-21203	RECREATION CREDIT PAYABLE	DEGEN, KAREN	REF PRG CREDIT - HIP HOP I	10.38
101-00000-21203	RECREATION CREDIT PAYABLE	THOMPSON, TRYON	REF PRG CREDIT - TAP 1I	12.44
101-00000-21203	RECREATION CREDIT PAYABLE	TOOMEY, AMANDA	REF PRG CREDIT - YBR PROGRAM	15.25
101-00000-21203	RECREATION CREDIT PAYABLE	VINCENT, ERIC	REF PRG CREDIT - IMPULSE PRE	48.50
101-00000-21203	RECREATION CREDIT PAYABLE	WEIR, MICHELE & ALAN	REF PRG CREDIT - LBP BALLET I	34.32
101-00000-21203	RECREATION CREDIT PAYABLE	WHEELER, CARISSA	REF PRG CREDIT - CONTEMP LYRICAL I	13.56
101-00000-21203	RECREATION CREDIT PAYABLE	WILKERSON, CHRISTINE	REF PRG CREDIT - LBP BALLET IV/V	40.68
101-00000-21203	RECREATION CREDIT PAYABLE	WOJTYLO, EDYTA	REF PRG CREDIT - YBR PROGRAM	15.25
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE PREMIUM - MAY 2023	493.05
101-00000-25201	BUILDING PERMIT DEPOSITS	KLEIN THORPE & JENKINS	SANCTUARY OF LZ (REIMBURSABLE)	427.50
101-00000-25201	BUILDING PERMIT DEPOSITS	MANHARD CONSULTING LTD	455 S RAND RD	473.50
101-00000-25201	BUILDING PERMIT DEPOSITS	MANHARD CONSULTING LTD	SCHOOL DISTRICT NO 95 PROJECTS	675.50
		Total For Dept 00000		4,843.13
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-51652	TRAINING AND MEETINGS	TST* KOFFEE KUP RESTAU LAKE ZURI	COFFEE W/MAYOR	38.60
101-12001-51654	MEMBERSHIPS & SUBSCRIP	ICMA ONLINE 202-289-4	ICMA MEM DUES AST TO VM	200.00
101-12001-51654	MEMBERSHIPS & SUBSCRIP	ICMA ONLINE 202-289-4	ICMA RENEWAL DUES	1,200.00
101-12001-52111	OTHER PROFESSIONAL SVCS	KATHLEEN FIELD ORR & ASSOCIATES	TIF LEGAL SERVICES - APR 2023	319.00
101-12001-52111	OTHER PROFESSIONAL SVCS	SUBURBAN ACCENTS, INC	FOAM RECYCLING GRAPHIC	125.00
101-12001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - APR 2023	5,175.00
101-12001-53208	OFFICE SUPPLIES	STAPLES CONTRACT & COMMERCIAL, INC	COPY PAPER	31.90
		Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION		7,089.50
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
101-12120-51655	EMPLOYEE RECOGNITION	CROWN TROPHY	EMPLOYEE SERVICE RECOGNITION	1,192.00
101-12120-54305	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	EMPLOYEE TESTING	1,108.00
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		2,300.00
Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT				
101-12180-52111	OTHER PROFESSIONAL SVCS	LZ AREA CHAMBER OF COMMERCE	WGN RADIO MARKETING	3,750.00
		Total For Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT		3,750.00

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 13001 FINANCE ADMINISTRATION				
101-13001-51654	MEMBERSHIPS & SUBSCRIP	AMAZON.COM SALES, INC	VLG BUSINESS MEMBERSHIP 2023	108.25
101-13001-51654	MEMBERSHIPS & SUBSCRIP	GFOA	ANNUAL MEMBERSHIP DUES	190.00
101-13001-53208	OFFICE SUPPLIES	STAPLES CONTRACT & COMMERCIAL, INC	COLORED PAPER	11.09
		Total For Dept 13001 FINANCE ADMINISTRATION		309.34
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-51654	MEMBERSHIPS & SUBSCRIP	AMAZON.COM SALES, INC	VLG BUSINESS MEMBERSHIP 2023	108.25
101-17001-51654	MEMBERSHIPS & SUBSCRIP	ICMA ONLINE 202-289-4	MEMBERSHIP (NR)	200.00
101-17001-52111	OTHER PROFESSIONAL SVCS	GOOGLE	GOOGLE SERVICE - APR	36.00
101-17001-52111	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS, INC	SUPPORT AGMT 2023 - JUN	2,095.60
101-17001-52111	OTHER PROFESSIONAL SVCS	MICROSYSTEMS INC.	MS CLOUD SERVICES - APR	93.09
101-17001-52111	OTHER PROFESSIONAL SVCS	TOSHIBA BUSINESS SOLUTIONS, USA	DOCUWARE SUPPORT - MAY	435.01
101-17001-52111	OTHER PROFESSIONAL SVCS	WEB*NETWORKSOLUTIONS 888-64296	DOMAIN RNEWAL VOLZ.ORG	83.98
101-17001-52118	SOFTWARE MAINTENANCE	BS& A SOFTWARE	WORK ORDERS PROGRAM	5,500.00
101-17001-52118	SOFTWARE MAINTENANCE	DRI*VMWARE my.vmware.	VMWARE FUSION REFUND (NR)	(99.00)
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	INTERNET - 133 N OLD RAND	114.90
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - MAY/JUN	5,377.80
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	VOIP GIGABIT PHONE, USB CABLE, WEBCAM	108.82
101-17001-53407	EQUIP MAINT PART&SUPPLIE	BATTERIES PLUS HOLDING CORP	12V BATTERIES	129.00
101-17001-53407	EQUIP MAINT PART&SUPPLIE	HOME DEPOT CREDIT SERVICES	WIFI INSTALLATION SUPPLIES	92.44
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	119.50
	Total For Dept 17001 TECHNOLOGY ADMINISTRATION			14,395.39
Dept 24001 POLICE ADMINISTRATION				
101-24001-51652	TRAINING AND MEETINGS	LAKE COUNTY CHIEFS OF POLICE ASSOC	LAKE COUNTY CHIEFS MEETING	112.00
101-24001-51654	MEMBERSHIPS & SUBSCRIP	IPAC	IPAC ANNUAL DUES	100.00
101-24001-52701	MAINT-BLDGS & GROUNDS	CIVITAS CIRCLE INC	LOBBY SEAT REUPHOLSTERING	1,400.00
101-24001-52701	MAINT-BLDGS & GROUNDS	ESSCOE LLC	CCTV INSTALLATION	2,223.00
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	CABLE - PD	63.18
101-24001-53206	POSTAGE & SHIPPING	PIONEER SHIPPING INC	SHIPPING CHARGES	18.04
101-24001-53208	OFFICE SUPPLIES	HOME DEPOT CREDIT SERVICES	STAPLES	12.97
101-24001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TAPE ENVELOPES LEGAL PADS	182.42
101-24001-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	GUN BELT - GRUNDER	53.94
101-24001-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	PANTS - HUSAK	177.97
101-24001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	MAILBOX STICKERS	8.67
101-24001-53401	CUSTODIAL SUPPLIES	AMAZON.COM SALES, INC	FEBREZE ODOR PLUGS	24.90
101-24001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	PAPER TOWELS GARBAGE BAGS	385.01
101-24001-53401	CUSTODIAL SUPPLIES	WAL-MART #1404 LAKE ZURI	SWIFFERS DISH SOAP WINDEX	40.96
101-24001-53401	CUSTODIAL SUPPLIES	WAL-MART #1404 LAKE ZURI	GLASS CLEANER	18.96

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101-24001-54316	GRANT PASS-THROUGH EXPENDITURES	LC METROPOLITAN ENFORCEMENT GROUP	2023 Q2 MEG JAG GRANT REIMBURSEMENT	68,647.50
		Total For Dept 24001 POLICE ADMINISTRATION		73,469.52
Dept 24210 POLICE OPERATIONS				
101-24210-51652	TRAINING AND MEETINGS	ITEA San Franci	HEER TRUCK OFFICER TRAINING	100.00
101-24210-51652	TRAINING AND MEETINGS	NJ CRIMINAL INTERDICTION LLC	TRAINING - SCARRY MARRA PANIK	675.00
101-24210-51652	TRAINING AND MEETINGS	NORTHEAST MULTI-REGIONAL TRNG.	TRAINING - KOURTEV	300.00
101-24210-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	LENS WIPES	59.52
101-24210-52111	OTHER PROFESSIONAL SVCS	MOTOROLA SOLUTIONS, INC	EOC STARCOM RADIO	8.33
101-24210-53209	UNIFORMS	CASCIO, STEVE	PANTS	141.36
101-24210-53209	UNIFORMS	CASCIO, STEVE	MOLLE POUCHES	274.42
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	TOUINIQUET, BELT, CUFFS - BRADSTREET	107.86
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	UNDERVEST SHIRTS - CASCIO	185.47
101-24210-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	NAMETAG - MARINE UNIT	15.00
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	PANTS, CUFF KEY - BRADSTREET	325.94
101-24210-53209	UNIFORMS	SIEBER, ANDREW	PATCH SEWING	22.00
101-24210-53211	OTHER SUPPLIES	BROWNELLS, INC	RANGE EYE & EAR PROTECTION	497.15
101-24210-53211	OTHER SUPPLIES	ENTENMANN-ROVIN COMPANY	RETIREMENT BADGES	522.00
101-24210-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	FLAT BED CART	143.55
		Total For Dept 24210 POLICE OPERATIONS		3,377.60
Dept 24230 POLICE CRIME PREVENTION				
101-24230-51652	TRAINING AND MEETINGS	NORTHEAST MULTI-REGIONAL TRNG.	TRAINING - BUTLER	325.00
101-24230-51652	TRAINING AND MEETINGS	WWW.CCROC.ORG HTTPSWWW.C	CCROC CONFERENCE - DETECTIVES	400.00
101-24230-52111	OTHER PROFESSIONAL SVCS	TRANS UNION LLC	CREDIT CHECKS	106.29
101-24230-53209	UNIFORMS	BUTLER, RYAN D	HEARING PROTECTION	297.49
101-24230-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	CREDIT POLO - WITT	(32.30)
		Total For Dept 24230 POLICE CRIME PREVENTION		1,096.48
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-51652	TRAINING AND MEETINGS	NIPAS	NIPAS AWARDS LUNCHEON	210.00
101-24240-53211	OTHER SUPPLIES	KIESLER POLICE SUPPLY, INC.	SUPER SOCK BEAN BAG ROUNDS	3,225.00
		Total For Dept 24240 POLICE INTERGOVERNMENTAL		3,435.00
Dept 25001 FIRE ADMINISTRATION				
101-25001-51654	MEMBERSHIPS & SUBSCRIP	AMAZON.COM SALES, INC	VLG BUSINESS MEMBERSHIP 2023	433.00
101-25001-51654	MEMBERSHIPS & SUBSCRIP	INT'L ASSOC OF FIRE CHIEFS	MEMBERSHIP FEE - KELLY - 2023-2024	215.00
101-25001-51655	EMPLOYEE RECOGNITION	JEWEL #3485 LAKE ZURI	PROMOTIONS - SANTOYO & ERB	75.20
101-25001-51655	EMPLOYEE RECOGNITION	NADURILLE, AMBER	RETIREMENT FLAG CASE	409.30
101-25001-52111	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS, INC	SUPPORT AGMT 2023 - JUN	1,128.40
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - MAY/JUN	2,688.91
101-25001-53204	CELL PHONES & PAGERS	APPLE STORE #R258 DEER PARK	ICLOUD 50BG STORAGE - MAY	0.99

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101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER & POST-IT NOTES	109.43
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	FORM HOLDERS	39.14
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, PENCILS, PAST DUE STAMP - ST. 3	57.01
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	SCREEN CLEANER	12.73
101-25001-53209	UNIFORMS	EAGLE ENGRAVING, INC	BADGES	550.45
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	POLOS - PILGARD	47.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CLASS A RAIN COAT - FRANO	239.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	JOB SHIRT - CORNELL	83.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	POLOS - STAPLETON	112.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS, POLOS, BELT - WILTGEN	201.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	POLO - HEDQUIST	56.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CLASS A CAP - KINSLEY	62.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	JOB SHIRT, PANTS - BARTOLI	243.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	BOOTS, JOB SHIRT, PANTS - PORTILLO	452.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CAP, JOB SHIRT, TSHIRTS, SHORTS, PANTS - CORRAL	262.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS - HOHS	54.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	POLOS, JOB SHIRT - HALL	177.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	POLOS, SHIRT - BROOKS	132.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS, BELT, TROUSERS - PILGARD	178.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	HAT, SHIRTS - HOLDEN	62.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS - KINSLEY	18.00
101-25001-53210	SMALL TOOLS & EQUIP	combatreadyfire.com 415-44990	INCIDENT COMMAND BOARDS	251.80
101-25001-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	HUSKY DRAWER TOOL BOX	398.00
101-25001-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	CARABINER HANG STRAP, J-HOOK	33.94
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TOWELS, TISSUE, CLEANER STA 1	272.07
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CLEANER	13.25
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TISSUE, TOWELS, DETERGENT STA 1	162.07
101-25001-53405	BLDG & GROUND MAINT SUPP	GRAINGER	REFLECTIVE SIGNS	10.07
101-25001-53405	BLDG & GROUND MAINT SUPP	GRAINGER	SAFETY SIGNS	42.56
101-25001-53405	BLDG & GROUND MAINT SUPP	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	SEPTIC POWDER	65.08
101-25001-54305	EMPLOYEE EXAMS	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	FD ENTRY - LEVEL TESTING	2,230.00
101-25001-54305	EMPLOYEE EXAMS	LAKE ZURICH COMMUNITY UNIT	FF/PM TESTING - CAFETERIA	210.00
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	119.50
		Total For Dept 25001 FIRE ADMINISTRATION		11,905.90
Dept 25310 FIRE EMERGENCY MANAGEMENT				
101-25310-51654	MEMBERSHIPS & SUBSCRIP	IL EMERGENCY SERVICES MGMT ASSN.	MEMBERSHIP - CHRISTOPHERSON	65.00
101-25310-53211	OTHER SUPPLIES	MOTOROLA SOLUTIONS, INC	EARPIECES FOR EMA SPECIAL EVENTS	324.00
		Total For Dept 25310 FIRE EMERGENCY MANAGEMENT		389.00
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-51652	TRAINING AND MEETINGS	CHRISTOPHERSON, JOE A	REIMB: GAS	62.00

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101-25320-51652	TRAINING AND MEETINGS	CLARION/FDIC 2023	LODGING - FDIC	1,830.52
101-25320-51652	TRAINING AND MEETINGS	COLUMBIA SOUTHERN UNIV 251-981-3	BOOTH-OFFICER BOOT CAMP	290.00
101-25320-51652	TRAINING AND MEETINGS	COMFORT SUITES URBANA 217328350	LODGING - URBANA	480.25
101-25320-51652	TRAINING AND MEETINGS	COMFORT SUITES URBANA 217328350	LODGING - URBANA	480.25
101-25320-51652	TRAINING AND MEETINGS	COUNTRY INN BY CARLSON SPRINGFIE	LODGING - ROMEDEVILLE	120.75
101-25320-51652	TRAINING AND MEETINGS	IL EMERGENCY SERVICES MGMT ASSN.	MEMBERSHIP - CHRISTOPHERSON	125.00
101-25320-51652	TRAINING AND MEETINGS	KAMMIN, LEE	REIMB: GAS	20.00
101-25320-51652	TRAINING AND MEETINGS	MCHENRY COUNTY COLLEGE	VEHICLE MACHINERY OPERATOR COURSE - FRANO	800.00
101-25320-51652	TRAINING AND MEETINGS	MCHENRY COUNTY COLLEGE	VEHICLE MACHINERY OPERATOR COURSE - CORRAL	800.00
101-25320-51652	TRAINING AND MEETINGS	PAYPAL *ILLINOISSOC 402-935-7	YEE-INSTRUCTOR 3 REGISTRATION	500.00
101-25320-51652	TRAINING AND MEETINGS	WASCOW, JEFFREY	REIMB: TRANSPORTATION	34.24
101-25320-52704	MAINT-EQUIPMENT	JEFFERSON FIRE & SAFETY INC	HOLMATRO TOOLS EQUIPMENT REPAIR	312.50
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	BELT LOOPS REPAIR	20.00
101-25320-53211	OTHER SUPPLIES	WAREHOUSE DIRECT, INC	LAUNDRY DETERGENT	435.00
101-25320-55254	MACHINERY & EQUIPMENT	JEFFERSON FIRE & SAFETY INC	REPLACEMENT HOLMATRO BATTERY	908.21
		Total For Dept 25320 FIRE FIRE SUPPRESSION		7,218.72
Dept 25330 FIRE EMS				
101-25330-51651	LICENSING/CERTIFICATIONS	CORRAL, JONATHON	REIMB: PARAMEDIC LICENSE	40.00
101-25330-51651	LICENSING/CERTIFICATIONS	NORTHWEST COMMUNITY HOSPITAL	SYSTEM ENTRY - MUNOZ	75.00
101-25330-51652	TRAINING AND MEETINGS	NORTHWEST COMMUNITY HOSPITAL	INSTANTION AND ADMIN FEES	3,885.00
101-25330-51652	TRAINING AND MEETINGS	PAYPAL *IC-EC 402-935-7	KAMMIN, YEE-DICO CLASS	910.00
101-25330-52111	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING	AMBULANCE FEES - APR 2023	3,326.15
101-25330-52704	MAINT-EQUIPMENT	STRYKER SALES CORPORATION	7 YR EMS PROTECT MAINT. AGREEMENT ANNUAL POWERLOAD	817.33
101-25330-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - APR	59.52
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	71.52
101-25330-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	STRYKER POWER STRETCHER BATTERIES X2	1,069.36
101-25330-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	AED PADS FOR LP15 AND CR PLUS	1,030.20
101-25330-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	AED REPLACEMENT KITS X5 & INFANT CPR PADS X8	1,558.00
		Total For Dept 25330 FIRE EMS		12,842.08
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-51652	TRAINING AND MEETINGS	WWW.RIGHTTRACKRS.COM HTTPSWWW.L	CAMPBELL-HAZ MAT TRAINING	125.00
101-25340-51652	TRAINING AND MEETINGS	WWW.RIGHTTRACKRS.COM HTTPSWWW.L	PENKAVA-HAZ MAT TRAINING	250.00
101-25340-53211	OTHER SUPPLIES	AFC INTERNATIONAL, INC	CHARGING ADAPTER, BATTERY	570.79
101-25340-53211	OTHER SUPPLIES	AFC INTERNATIONAL, INC	CALIBRATION GAS, BW CLIP, DETECTOR	565.34
		Total For Dept 25340 FIRE SPECIAL RESCUE		1,511.13
Dept 25350 FIRE FIRE PREVENTION BUREAU				
101-25350-51654	MEMBERSHIPS & SUBSCRIP	INTL CODE COUNCIL INC.	2023 MEMBERSHIP - KLEINHEINZ	145.00
		Total For Dept 25350 FIRE FIRE PREVENTION BUREAU		145.00

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Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	WILDWOOD ESTATES	4,696.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SEC US 12 & N OLD RAND DEVELOPMENT	856.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SARAH ADAMS SCHOOL	138.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	LZ COMMERCE CENTER - ROSE RD LOTS 6/7	850.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	JANKE SUBDIVISION	308.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	COMMUNITY DEVELOPMENT ENGINEERING	205.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BUILDING PERMIT REVIEWS - 2023	1,748.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	634 N OLD RAND RD	271.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	629 ROSE RD	282.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	602 N OLD RAND RD	215.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	572 W MAIN ST	227.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	550 ENTERPRISE	2,294.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	495 ENTERPRISE PKWY	698.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	454 N OLD RAND RD	111.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	265 N RAND RD	610.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	255 QUENTIN RD - HERITAGE CHURCH	624.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	17 S OLD RAND RD	314.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1275 ENSELL	784.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1110 HONEY LAKE RD	120.50
Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				15,357.75
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51652	TRAINING AND MEETINGS	APWA	PWX 2023	414.50
101-36001-51652	TRAINING AND MEETINGS	UNIVERSITY OF ILLINOIS URBANA-CHAMP	CUELLAR PESTICIDE	24.00
101-36001-51654	MEMBERSHIPS & SUBSCRIP	AMAZON.COM SALES, INC	VLG BUSINESS MEMBERSHIP 2023	216.50
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-11	36.76
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 5-18	34.68
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS - 05-25	34.85
101-36001-52113	ENGR/ARCHITECTURAL	LAND SURVEYING SERVICES INC	SURVEY - 228 W MAIN ST	2,000.00
101-36001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	2023 LZ GENERAL ENGINEERING	4,398.50
101-36001-52602	WASTE REMOVAL	ROBERT E. HUMMEL CONSTRUCTION	DEBRIS REMOVAL FROM EXCAVATIONS	4,987.50
101-36001-52603	LAKE/WATER QUALITY MGMT	ENVIRONMENTAL AQUATIC MGMT LLC	2023 POND TREATMENTS	1,500.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MANHARD CONSULTING LTD	2023 LZ MS4 PROGRAM	166.50
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2023 NATURAL AREA MAINT MANOR POND	200.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2023 NATURAL AREA MAINT KUECHMANN ARBORETUM	1,100.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2023 NATURAL AREA MAINT KUECHMANN GARDEN	500.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MC GINTY BROS., INC.	2023 NATURAL AREA MAINT STANTON DRAIN	100.00
101-36001-52701	MAINT-BLDGS & GROUNDS	AMERICAN BACKFLOW & FIRE PREVENTION	BACKFLOW MAINTENANCE	850.00
101-36001-52701	MAINT-BLDGS & GROUNDS	AMERICAN BACKFLOW & FIRE PREVENTION	505 BACKFLOW REPAIR	2,170.00
101-36001-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	VILLAGE HALL PEST CONTROL - MAY	75.00
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-11	57.44

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101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 5-18	96.25
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS - 05-25	57.44
101-36001-52701	MAINT-BLDGS & GROUNDS	EMCEE BUILDING SERVICES LLC	FD CARPET CLEAN	790.00
101-36001-52701	MAINT-BLDGS & GROUNDS	EMCEE BUILDING SERVICES LLC	CLEANING SERVICES - MAY	5,716.85
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	505-OPEN VAV MOTOR	170.50
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	VH THERMOSTATS	1,362.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MC GINTY BROS., INC.	HAZARD TREE REMOVAL	5,300.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MC GINTY BROS., INC.	HAZARD TREE REMOVAL	2,400.00
101-36001-52701	MAINT-BLDGS & GROUNDS	SMITHEREEN PEST MANAGEMENT SERVICES	PD PEST CONTROL - MAY	93.00
101-36001-52702	MAINT-LAWN & LANDSCAPING	AMERICAN GREEN DBA:	REPLACEMENT TREES	404.00
101-36001-52702	MAINT-LAWN & LANDSCAPING	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR	2,997.53
101-36001-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - APR	2.65
101-36001-53208	OFFICE SUPPLIES	STAPLES CONTRACT & COMMERCIAL, INC	WINDOW ENVELOPES	89.74
101-36001-53209	UNIFORMS	R S HUGHES CO., INC.	PPE GLOVES	63.38
101-36001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	CUSTODIAL SUPPLIES	372.46
101-36001-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	LANDSCAPING	53.79
101-36001-53403	LANDSCAPING SUPPLIES	HOME DEPOT CREDIT SERVICES	NOZZLE	10.98
101-36001-53404	RIGHT OF WAY SUPPLIES	AMAZON.COM SALES, INC	SIGN POSTS	133.70
101-36001-53404	RIGHT OF WAY SUPPLIES	HOME DEPOT CREDIT SERVICES	PERF PIPE	497.78
101-36001-53404	RIGHT OF WAY SUPPLIES	HOME DEPOT CREDIT SERVICES	EPOXY	85.74
101-36001-53404	RIGHT OF WAY SUPPLIES	MULTIPLE CONCRETE ACCESS CORP	EXPANSION JOINT	46.00
101-36001-53404	RIGHT OF WAY SUPPLIES	RILEIGHS OUTDOOR, LLC	FLAG BANNERS	1,243.13
101-36001-53404	RIGHT OF WAY SUPPLIES	SMARTSIGN 718-797-1	SIGNS	197.10
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	BATTERIES	25.64
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	FUSES	35.95
101-36001-53405	BLDG & GROUNDS SUPPLIES	GRAINGER	SPIGATE REPAIR KIT	99.75
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	ALLERGEN	13.97
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	HAND TOOLS AND WEED CONTROL	66.88
101-36001-53405	BLDG & GROUNDS SUPPLIES	RC REPAIRCLINIC.COM 734-495-3	WASHER TRANSMISSION	327.52
101-36001-54305	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	AUDIGRAMS	1,590.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		43,209.96
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	AMERICAN BACKFLOW & FIRE PREVENTION	BACKFLOW MAINTENANCE	75.00
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 5-18	125.36
101-36420-52701	MAINT-BLDGS & GROUNDS	EMCEE BUILDING SERVICES LLC	CLEANING SERVICES - MAY	7,444.31
101-36420-52701	MAINT-BLDGS & GROUNDS	M & R ELECTRICAL CONTRACTORS INC	ELECTRICAL	1,950.00
101-36420-52702	MAINT-LAWN & LANDSCAPING	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR	10,392.97
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	200 S RAND RD	324.07
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	972 MARCH ST	19.81
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	PARK FACILITY GAS - 125 N OLD RAND RD	52.98
101-36420-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	HAND TOOLS AND WEED CONTROL	213.97

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101-36420-53401	CUSTODIAL SUPPLIES	VALDES, LLC	CUSTODIAL SUPPLIES	970.72
101-36420-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	WEED CONTROL	548.94
101-36420-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	SEED AND BLANKET	96.00
101-36420-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	FLEXOGEN	178.50
101-36420-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	SEED AND BLANKET	652.00
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	TOILET VALVE	153.08
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	BREEZE BASINS	119.94
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	BREEZE BASINS	412.99
101-36420-53405	BLDG & GROUND MAINT SUPP	CITY ELECTRIC SUPPLY	BARN EXTERIOR REPAIR	141.44
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	COAL BUCKETS	215.51
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHIMS	4.74
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	DRAIN SLEEVE	38.95
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SCREWS, HEXNUTS	62.26
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PAULUS DOOR PAINT	117.43
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PAULUS DOOR PAINT	57.88
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	HOSE	53.96
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SCREWS	32.45
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PAULUS GATE SCREEN	24.84
101-36420-53405	BLDG & GROUND MAINT SUPP	SP JUST FOR NETS HTTPSTJUSTF	PAULUS SAFETY NET	172.65
101-36420-53407	EQUIP MAINT PART&SUPPLIE	GRAINGER	SPRAYGROUND WALL SOLENOIDS	748.79
101-36420-53407	EQUIP MAINT PART&SUPPLIE	PLAYCORE WISCONSIN INC	PAULUS SWING	1,286.37
101-36420-54306	EQUIPMENT RENTAL	RENTAL MAX LLC	TRENCHER	466.59
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		27,154.50
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-11	43.37
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 5-18	43.47
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS - 05-25	43.37
101-36471-52118	SOFTWARE MAINTENANCE	HELM-FORD DIAG SOFTWARE 800-635-8	FORD SOFTWARE	800.00
101-36471-52118	SOFTWARE MAINTENANCE	SNAP-ON INDUSTRIAL	SOFTWARE UPDATE	828.73
101-36471-52602	WASTE REMOVAL	LIBERTY TIRE RECYCLING HOLDCO LLC	TIRE RECYCLING	98.40
101-36471-52703	MAINT-VEHICLES	WICKSTROM AUTO GROUP, INC	EXHAUST REPAIR	497.22
101-36471-53206	POSTAGE & SHIPPING	PIONEER SHIPPING INC	SHIPPING	15.55
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	WELDING GAS	170.27
101-36471-53211	OTHER SUPPLIES	INTERSTATE ALL BATTERY CENTER	BATTERY	5.94
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	CLEVIS PIN	113.39
101-36471-53211	OTHER SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	REGISTRATION WALLET	17.16
101-36471-53406	AUTO PARTS & SUPPLIES	ARLINGTON HEIGHTS FORD LLC	WATER PUMP	214.40
101-36471-53406	AUTO PARTS & SUPPLIES	ARLINGTON HEIGHTS FORD LLC	BRAKE ROTORS	152.50
101-36471-53406	AUTO PARTS & SUPPLIES	ARLINGTON HEIGHTS FORD LLC	BRAKE ROTORS	180.74
101-36471-53406	AUTO PARTS & SUPPLIES	FOSTER COACH SALES INC.	SEAT BELTS 248	316.40
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BRAKE ROTORS 105	186.62

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101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FILTERS	33.61
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CLAMPS	47.01
101-36471-53406	AUTO PARTS & SUPPLIES	POMP'S TIRE SERVICE	TIRES	1,889.24
101-36471-53406	AUTO PARTS & SUPPLIES	RAY O'HERRON COMPANY INC.	BRACKET	39.97
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	SEAL	5.15
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	SWITCH 248	63.62
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ALEXANDER EQUIPMENT CO., INC	CHIPPER BLADES	344.30
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	POR-15 TRAILERS	384.57
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	3/8 IMPACT TOOL	139.60
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ARLINGTON POWER EQUIPMENT	CARBURATOR	177.76
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ARLINGTON POWER EQUIPMENT	PADDLE KIT	271.96
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	HYDRAULIC HOSE	454.00
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	AIR FILTERS	67.06
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	OIL FILTER	31.30
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	CONTROL	56.35
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	FILTER	0.31
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	FILTERS	41.67
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	FILTERS/DEF	517.11
101-36471-53407	EQUIP MAINT PART&SUPPLIE	POMP'S TIRE SERVICE	RODDER TIRES	292.60
101-36471-53407	EQUIP MAINT PART&SUPPLIE	STANDARD EQUIPMENT COMPANY	PRESSURE DISK	48.94
101-36471-53407	EQUIP MAINT PART&SUPPLIE	WEST SIDE TRACTOR SALES	DRAIN VALVE	91.59
101-36471-53414	CHEMICALS	MOTOR PARTS & EQUIPMENT CORP	PARTS CLEANER	280.08
101-36471-53415	FUELS	AL WARREN OIL CO, INC	DIESEL & FUEL #1750212 5/4/23	9,111.32
101-36471-53415	FUELS	AL WARREN OIL CO, INC	DIESEL & FUEL #1750213 5/4/23	7,949.79
101-36471-53418	LUBRICANTS & FLUIDS	MOTOR PARTS & EQUIPMENT CORP	FILTERS/DEF	151.44
		Total For Dept 36471 PUBLIC WORKS FLEET SERVICES		26,217.88
Dept 67001 RECREATION ADMINISTRATION				
101-67001-51654	MEMBERSHIPS & SUBSCRIP	AMAZON.COM SALES, INC	VLG BUSINESS MEMBERSHIP 2023	324.75
101-67001-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - APR	3.96
101-67001-53206	POSTAGE & SHIPPING	U S POSTMASTER	SPRING SUMMER BROCHURE	2,136.99
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	EASTER GRASS	35.37
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	BIRTHDAY CROWNS	26.99
101-67001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	TORNADO SHELTER SIGNS	108.00
101-67001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	TORNADO SHELTER SIGNS	29.18
101-67001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	VINYL STICKERS	15.18
101-67001-53211	OTHER SUPPLIES	COMPLIANCE SIGNS.COM 800-57812	NOT AN EMERGENCY SIGNS	130.28
101-67001-53211	OTHER SUPPLIES	WESTERN FIRST AID & SAFETY	FIRST AID SUPPLIES BC	171.69
101-67001-53211	OTHER SUPPLIES	WESTERN FIRST AID & SAFETY	FIRST AID SUPPLIES CHALET	470.27
101-67001-53211	OTHER SUPPLIES	WESTERN FIRST AID & SAFETY	FIRST AID SUPPLIES BEACH	316.83
101-67001-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	TORNADO SHELTER SIGNS	11.40
101-67001-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PROJECTOR STAND	69.84

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101-67001-53212	PROGRAM SUPPLIES	AMERICAN GREEN DBA:	MEMORIAL TREE	325.00
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	PARK & REC ADMIN BANK & CREDIT CARD FEES	30.00
		Total For Dept 67001 RECREATION ADMINISTRATION		4,205.73
Dept 67935 RECREATION DANCE				
101-67935-52115	RECREATION PROGRAM SERVICE	DANCESTUDIO-PRO DANCESTUDI	DANCE LESSON PLANS	69.00
101-67935-52115	RECREATION PROGRAM SERVICE	DANCESTUDIO-PRO DANCESTUDI	DANCE LESSON PLANS	1.78
101-67935-52115	RECREATION PROGRAM SERVICE	DANCESTUDIO-PRO DANCESTUDI	DANCE LESSON PLANS	3.94
101-67935-52115	RECREATION PROGRAM SERVICE	LAKE ZURICH FLORIST LLC	IMPULSE RECITAL FLOWERS	85.00
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	RETURN - COSPLAY DRESS WIG COSTUME	(51.98)
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	RETURN - COSPLAY DRESS WIG COSTUME	(45.37)
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	COSPLAY DRESS WIG COSTUME	51.98
101-67935-53211	OTHER SUPPLIES	REVDANCE.TENTH HOUSE 800-806-1	MIDNIGHT WALTZ DANCE OUTFIT	48.95
101-67935-53211	OTHER SUPPLIES	REVDANCE.TENTH HOUSE 800-806-1	STIRRUP TIGHTS	11.60
101-67935-53211	OTHER SUPPLIES	REVDANCE.TENTH HOUSE 800-806-1	DANCE TIGHTS	273.10
101-67935-53211	OTHER SUPPLIES	REVDANCE.TENTH HOUSE 800-806-1	DRESSED FOR TEA, WILD WEST DANCE OUTFIT	93.90
101-67935-53211	OTHER SUPPLIES	REVDANCE.TENTH HOUSE 800-806-1	RETURN - STIRRUP TIGHTS	(119.10)
101-67935-53211	OTHER SUPPLIES	THECHILDRENSPLACE.COM 201-558-2	RECITAL PANTS	13.80
101-67935-53211	OTHER SUPPLIES	THECHILDRENSPLACE.COM 201-558-2	RECITAL PANTS	13.82
101-67935-53211	OTHER SUPPLIES	WEISSMAN DESIGNS FOR D 314-773-9	TWIST MY HIPS DANCE OUTFIT	65.28
101-67935-53211	OTHER SUPPLIES	WEISSMAN DESIGNS FOR D 314-773-9	RISE UP DANCE OUTFIT	52.08
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	APA LETTERS	114.62
101-67935-54306	EQUIPMENT RENTAL	BUFFALO GROVE PARK DIS BUFFALO G	REFUND - RECITAL RENTAL THEATER	(300.00)
101-67935-54306	EQUIPMENT RENTAL	BUFFALO GROVE PARK DIS BUFFALO G	RECITAL RENTAL THEATER	650.00
		Total For Dept 67935 RECREATION DANCE		1,032.40
Dept 67940 RECREATION PRESCHOOL				
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	SHRINKY DINKS	19.99
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	GRASS SEED	30.85
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	EASTER GRASS	26.95
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	FOAM VISORS	20.89
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	BIRTHDAY CROWNS	167.47
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	BIRTHDAY CROWNS	17.96
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	CONSTRUCTION PAPER	75.20
101-67940-53212	PROGRAM SUPPLIES	PARTY CITY 433 LAKE ZURI	EGGS	28.00
101-67940-53212	PROGRAM SUPPLIES	ELEGANT EMBROIDERY INC	YBR PRESCHOOL T-SHIRTS	947.00
		Total For Dept 67940 RECREATION PRESCHOOL		1,334.31
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SERVICE	MUSIC IN THE BOX, INC	SPRING II MUSIC MASTERS	1,512.00
		Total For Dept 67945 RECREATION YOUTH PROGRAMS		1,512.00

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Dept 67960 RECREATION CAMPS				
101-67960-52115	RECREATION PROGRAM SERVICE	DOCNETWORK, INC	CAMPDOCS SUBSCRIPTION - JUN	250.00
		Total For Dept 67960 RECREATION CAMPS		250.00
Dept 67970 RECREATION AQUATICS				
101-67970-53209	UNIFORMS	ICON GRAPHICS & SCREEN PRINTING	AQUATIC UNIFORMS	2,830.00
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	NM RACKS	59.99
101-67970-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	CONCESSION STAND PAINT	64.02
101-67970-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	HEIGHT SIGN MATERIALS	124.67
101-67970-53414	CHEMICALS	HOME DEPOT CREDIT SERVICES	MURIATIC ACID	99.90
101-67970-55254	MACHINERY & EQUIPMENT	HALOGEN SUPPLY CO. INC.	PULSAR TABS	588.00
101-67970-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	BEACH HUT FOR BREEZEWALD	86.99
101-67970-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	BREEZEWALD CONCRETE	36.64
101-67970-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	BREEZEWALD HUT	1,205.64
101-67970-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	BREEZEWALD HUT	735.62
101-67970-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	BREEZEWALD GUARD COVER	98.97
		Total For Dept 67970 RECREATION AQUATICS		5,930.44
		Total For Fund 101 GENERAL		274,282.76
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-52701	MAINT-BLDGS & GROUNDS	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR 2023	1,515.70
202-36001-52701	MAINT-BLDGS & GROUNDS	IL DEPARTMENT OF TRANSPORTATION	TRAFFIC SIGNAL MAINT IDOT - 1ST QTR '23	9,905.49
202-36001-53201	ELECTRICITY	AEP ENERGY, INC	STREETLIGHT ELECTRIC	12,854.90
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	1432 CONRAD LN LITE	54.44
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	1432 CONRAD LN LITE	37.16
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	315.77
202-36001-55253	INFRASTRUCTURE IMPROVEMT	ARROW ROAD CONSTRUCTION COMPANY	2023 ROAD PROGRAM	358,614.40
202-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2023 LZ ROAD PROGRAM	15,853.00
202-36001-55253	INFRASTRUCTURE IMPROVEMT	PRECISION PAYVEMENT MARKINGS, INC	2023 THERMO PAVEMENT MARKING	8,188.58
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		407,339.44
		Total For Fund 202 MOTOR FUEL TAX		407,339.44
Fund 203 HOTEL TAX				
Dept 10160 GENERAL GOVERNMENT MARKETING & TOURISM				
203-10160-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY, ILLINOIS CVB	2023 MEMBERSHIP DUES	13,650.00
		Total For Dept 10160 GENERAL GOVERNMENT MARKETING & TOURISM		13,650.00
		Total For Fund 203 HOTEL TAX		13,650.00

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Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE PREMIUM - MAY 2023	2.83
		Total For Dept 00000		2.83
Dept 67601 RECREATION ROCK THE BLOCK				
207-67601-54302	PUBLIC RELATIONS	SIGNS BY TOMORROW	RTB BANNERS AND LAWN SIGNS	896.47
		Total For Dept 67601 RECREATION ROCK THE BLOCK		896.47
Dept 67603 RECREATION FARMERS MARKET				
207-67603-52115	RECREATION PROGRAM SERV	BAGOT, FRANCIS J.	FARMERS MARKET BAND 6/16	125.00
207-67603-52115	RECREATION PROGRAM SERV	LAMBERT, JOHN	FARMERS MARKET BAND - 6/9	125.00
207-67603-54302	PUBLIC RELATIONS	SIGNS BY TOMORROW	RTB BANNERS AND LAWN SIGNS	1,127.62
207-67603-54302	PUBLIC RELATIONS	U S POSTMASTER	FRMS MKT & 4TH OF JULY MAILING - MAY '23	635.29
		Total For Dept 67603 RECREATION FARMERS MARKET		2,012.91
Dept 67604 RECREATION FOURTH OF JULY FESTIVAL				
207-67604-54302	PUBLIC RELATIONS	U S POSTMASTER	FRMS MKT & 4TH OF JULY MAILING - MAY '23	635.28
		Total For Dept 67604 RECREATION FOURTH OF JULY FESTIVAL		635.28
Dept 67605 RECREATION WINTER FESTIVAL				
207-67605-53212	PROGRAM SUPPLIES	TREETIME CORP	MIRACLE ON MAIN STREET TREE	10,036.95
207-67604-54302	PUBLIC RELATIONS	SIGNS BY TOMORROW	RTB BANNERS AND LAWN SIGNS	805.97
		Total For Dept 67605 RECREATION WINTER FESTIVAL		10,842.92
Dept 67605 RECREATION WINTER FESTIVAL				
207-67605-54302	PUBLIC RELATIONS	SIGNS BY TOMORROW	RTB BANNERS AND LAWN SIGNS	640.96
		Total For Dept 67605 RECREATION WINTER FESTIVAL		640.96
Dept 67699 RECREATION MISC SPECIAL EVENTS				
207-67699-52115	RECREATION PROGRAM SERV	DANCE PARTY DJS INC	FINAL PYMNT -MIP SERVICE	850.00
207-67699-53212	PROGRAM SUPPLIES	A-1 CLEANERS	BUNNY COSTUME CLEANED	19.95
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	NITELITE EGG HUNT- AIR HORN, GLOW STICKS	45.43
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	NITELITE EGG HUNT- AIR HORN, GLOW STICKS	52.69
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	BIRTHDAY CROWNS	85.68
207-67699-53212	PROGRAM SUPPLIES	COSTCO WHOLESALE #378	EGG HUNT FOOD	174.22
207-67699-53212	PROGRAM SUPPLIES	DOLLAR TREE ECOMM 877-530-8	EGG HUNT TRAYS, BOWLS, UTENSILS, BASKETS	18.75
207-67699-53212	PROGRAM SUPPLIES	FREDDY'S 19-0034 LAKE ZURI	EGG HUNT ICE CREAM	198.00
207-67699-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	GOLDEN EGG PRIZES TWEEN	120.00
207-67699-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	EGG HUNT FOOD	230.21
207-67699-53212	PROGRAM SUPPLIES	OFFICE DEPOT	POSTERS NITELITE EGG HUNT	44.78
207-67699-53212	PROGRAM SUPPLIES	OFFICE DEPOT	POSTERS EGG HUNT	44.78

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207-67699-53212	PROGRAM SUPPLIES	SCOREBOARD BAR & GRILL	BUNNY THANK YOU GIFT	50.00
207-67699-53212	PROGRAM SUPPLIES	WAL-MART #1404 LAKE ZURI	EGG HUNT FOOD	25.10
207-67699-54302	PUBLIC RELATIONS	SIGNS BY TOMORROW	RTB BANNERS AND LAWN SIGNS	346.50
		Total For Dept 67699 RECREATION MISC SPECIAL EVENTS		2,306.09
		Total For Fund 207 SPECIAL EVENTS FUND		17,337.46
Fund 214 TIF #2 DOWNTOWN				
Dept 10490 GENERAL GOVERNMENT TIF				
214-10490-52201	VILLAGE ATTORNEY	KATHLEEN FIELD ORR & ASSOCIATES	TIF LEGAL SERVICES - APRIL 2023	198.00
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	S OLD RAND RD INFRASTRUCTURE	4,092.00
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BLOCK A, LAKE, MIONSKE PUBLIC IMPROV	5,013.50
214-10490-55253	INFRASTRUCTURE IMPROVEMT	PIRTANO CONSTRUCTION CO LLC	INFRASTRUCTURE IMPROVEMENTS	274,838.85
		Total For Dept 10490 GENERAL GOVERNMENT TIF		284,142.35
		Total For Fund 214 TIF #2 DOWNTOWN		284,142.35
Fund 227 DISPATCH CENTER				
Dept 00000				
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE PREMIUM - MAY 2023	50.51
		Total For Dept 00000		50.51
Dept 24220 POLICE DISPATCH				
227-24220-52118	SOFTWARE MAINTENANCE	FRONTLINE PUBLIC SAFETY SOLUTIONS	QUALITY ASSURANCE SOFTWARE	1,212.75
227-24220-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	CREDIT PANTS - LEUTHOUDOM	(55.89)
227-24220-53209	UNIFORMS	GALL'S PARENT HOLDINGS LLC	HEROS PRIDE - LEUTHOUDOM	41.23
227-24220-53209	UNIFORMS	RISICATO DESIGNS LLC	POLOS - LEUTHOUDOM	86.85
227-24220-53210	SMALL TOOLS & EQUIP	AMAZON.COM SALES, INC	LENS WIPES	75.26
		Total For Dept 24220 POLICE DISPATCH		1,360.20
		Total For Fund 227 DISPATCH CENTER		1,410.71
Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
401-36001-55251	LAND IMPROVEMENTS	PADDOCK PUBLICATIONS INC.	2023 PARKING LOT BID AD	147.20
401-36001-55252	BLDG & BLDG IMPROVEMENTS	AMAZON.COM SALES, INC	JOIST TAPE	159.78
401-36001-55252	BLDG & BLDG IMPROVEMENTS	AMAZON.COM SALES, INC	SHIMS	673.03
401-36001-55252	BLDG & BLDG IMPROVEMENTS	GENERAL COMMUNICATIONS INC	PD ANTENNA RELOCATION	1,338.75
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	PROMENADE DECK MATERIALS	83.96
401-36001-55252	BLDG & BLDG IMPROVEMENTS	RANGE VENTILATION DESIGN INC	GUN RANGE VENTILATION DESIGN	5,685.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		8,087.72

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Dept 36470 PUBLIC WORKS STORM WATER CONTROL				
401-36470-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BUFFALO CREEK IMPROVEMENTS - BRISTOL TRAIL PK	4,341.50
		Total For Dept 36470 PUBLIC WORKS STORM WATER CONTROL		4,341.50
Total For Fund 401 VILLAGE CAPITAL PROJECTS				12,429.22
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE #119631	1,533.00
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE #119756	1,608.00
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE #119797	1,513.75
405-36001-55253	INFRASTRUCTURE IMPROVEMT	SCHROEDER & SCHROEDER, INC	2023 CONCRETE PROGRAM #1	142,276.37
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		146,931.12
Total For Fund 405 NHR CAPITAL PROJECTS				146,931.12
Fund 501 WATER & SEWER				
Dept 00000				
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - KILDEER CROSSING	141,050.00
501-00000-21206	WATER BILLING REFUNDS	BAYARAA, NAMUUNDARI	UB REF - A/C #000096-02 FINAL	48.09
501-00000-21206	WATER BILLING REFUNDS	CASEY'S GENERAL STORE	UB REF - A/C #006211-01 FINAL	1,233.38
501-00000-21206	WATER BILLING REFUNDS	DYE, GREGORY	UB REF - A/C # 003022-03 FINAL	194.60
501-00000-21206	WATER BILLING REFUNDS	NVR RYAN HOMES	UB REF - A/C #006931-00 FINAL	231.07
501-00000-21206	WATER BILLING REFUNDS	NVR RYAN HOMES	UB REF - A/C #006940-00 FINAL	5.16
501-00000-21207	CONTRACTS RETAIN PAYABLE	MAURO SEWER CONSTRUCTION	2022 WATER MAIN IMPROVEMENTS FINAL	33,611.46
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE PREMIUM - MAY 2023	54.61
		Total For Dept 00000		176,428.37
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-51652	TRAINING AND MEETINGS	APWA	APWA APR MEETING	60.00
501-36001-51652	TRAINING AND MEETINGS	APWA	PWX 2023	414.50
501-36001-51652	TRAINING AND MEETINGS	AWWA - IS	LIFT STATION TRAIN:PEARSON,SIKORSKI,WIERER,HOLUB	336.00
501-36001-51652	TRAINING AND MEETINGS	COUNTRY INN BY CARLSON SPRINGFIE	WATERCON LODGING-M. BROWN	319.32
501-36001-51652	TRAINING AND MEETINGS	COUNTRY INN BY CARLSON SPRINGFIE	WATERCON LODGING-SCHMITT	957.96
501-36001-51652	TRAINING AND MEETINGS	JIMMY JOHNS # 770 - E 847-726-2	LAKE MICHIGAN WATER VB MTG	212.08
501-36001-51652	TRAINING AND MEETINGS	SHELL OIL 10089689003 SPRINGFIL	WATERCON TRANSPORTATION-GAS	43.00
501-36001-51654	MEMBERSHIPS & SUBSCRIP	AMAZON.COM SALES, INC	VLG BUSINESS MEMBERSHIP 2023	108.25
501-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-11	42.07
501-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 5-18	41.72
501-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS - 05-25	41.65
501-36001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - APR	575.00
501-36001-52602	WASTE REMOVAL	ROBERT E. HUMMEL CONSTRUCTION	DEBRIS REMOVAL FROM EXCAVATIONS	4,987.50

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501-36001-53203	TELEPHONE & DATA SVCS	LINGO TELECOM LLC	ANALOG LINES - MAY	312.00
501-36001-53208	OFFICE SUPPLIES	STAPLES CONTRACT & COMMERCIAL, INC	WINDOW ENVELOPES	89.74
501-36001-53209	UNIFORMS	R S HUGHES CO., INC.	PPE GLOVES	63.37
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		8,604.16
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52111	OTHER PROFESSIONAL SVCS	BERGER EXCAVATING CONTRACTORS, INC	WATER MAIN BREAK REPAIR - CUBA ROAD	8,074.85
501-36550-52113	ENGR/ARCHITECTURAL	CDM SMITH, INC	ENGINEERING SRVCS - LZ SUPPLY STUDY	9,444.93
501-36550-52701	MAINT-BLDGS & GROUNDS	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR 2023	299.46
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #7	256.42
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #8	305.69
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #9	148.84
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #12	179.58
501-36550-53211	OTHER SUPPLIES	CORE & MAIN LP	HYDRANT REPAIR PARTS	348.03
501-36550-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	WATER SAMPLE COLLECTION SUPPLIES	23.88
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT REPAIR PARTS	612.00
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT REPAIR PARTS	1,683.45
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT PARTS	78.00
501-36550-53211	OTHER SUPPLIES	MID AMERICAN WATER OF WAUCONDA INC	HYDRANT REPAIR GREASE	124.00
501-36550-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	LANDSCAPE REPAIR SUPPLIES	841.80
501-36550-53403	LANDSCAPING SUPPLIES	KANZLER CONSTRUCTION LLC	TOPSOIL #210887, 210888, 3300 5/11	225.00
501-36550-53403	LANDSCAPING SUPPLIES	KANZLER CONSTRUCTION LLC	BULK TOPSOIL FOR LANDSCAPE REPAIRS	120.00
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #9	3,104.78
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #8	3,044.48
501-36550-53414	CHEMICALS	VIKING CHEMICAL COMPANY	CHLORINE	2,887.50
501-36550-55254	MACHINERY & EQUIPMENT	ASSOCIATED TECHNICAL SERVICES	REPLACEMENT RADIODETECTION LOCATING SYSTEMS	22,072.00
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		53,874.69
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	BAXTER & WOODMAN, INC	2023 PRETREATMENT ASSISTANCE	1,585.00
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD DATA MONITORING/LIFT STATIONS	495.00
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	PUMP/LIFT STATION - 805 CHURCH ST	23.23
501-36560-53408	LIFT STATION PARTS & SUP	METROPOLITAN INDUSTRIES INC.	LIFT STATION TRANSDUCERS	2,745.23
501-36560-53408	LIFT STATION PARTS & SUP	MP ELECTRONICS	INSULATION TEST RELAY, QUENTIN PS	1,266.18
501-36560-53408	LIFT STATION PARTS & SUP	SUPERBREAKERS 866-809-9	150A BREAKERS, QUENTIN PS	1,529.98
501-36560-55253	INFRASTRUCTURE IMPROVEMT	INSITUFORM TECHNOLOGIES USA, LLC	SEWER LINING	332,454.06
501-36560-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2023 SANITARY SEWER LINING	3,192.00
501-36560-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 SANITARY SEWER LINING	13,066.00
		Total For Dept 36560 PUBLIC WORKS SEWER SERVICE		356,356.68
Total For Fund 501 WATER & SEWER				595,263.90

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Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	BASIC BENEFITS LLC	FSA PLAN - MAY	134.19
601-10001-52340	MEDICAL ADMIN FEE	BASIC BENEFITS LLC	COBRA PLAN - MAY	108.80
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INSURANCE PREMIUM - MAY	226,976.08
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE - CARDENAS	839.00
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE - JUN	43,278.00
601-10001-54310	WELLNESS PROGRAM	ADVOCATE OCCUPATIONAL HEALTH	EMPLOYEE TESTING	106.00
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				271,442.07
Total For Fund 601 MEDICAL INSURANCE				271,442.07
Fund 603 RISK MANAGEMENT				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE PREMIUM - MAY	1.75
Total For Dept 00000				1.75
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	GAFFNEY, COLIN	WATER DAMAGE REPLACEMENT ITEMS	650.00
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA APRIL 2023	3,483.08
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				4,133.08
Total For Fund 603 RISK MANAGEMENT				4,134.83
Fund 615 EQUIPMENT REPLACEMENT				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
615-10001-55254	MACHINERY & EQUIPMENT	COSTCO WHOLESALE #378	WIDE SCREEN MONITORS	559.96
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				559.96
Dept 24001 POLICE ADMINISTRATION				
615-24001-55254	MACHINERY & EQUIPMENT	NATIONAL BUSINESS FURNITURE	COMMUNITY - EOC ROOM TABLES	21,279.27
Total For Dept 24001 POLICE ADMINISTRATION				21,279.27
Dept 25001 FIRE ADMINISTRATION				
615-25001-55254	MACHINERY & EQUIPMENT	GRECO ELECTRIC	ELECTRICAL WORK ON SCBA COMPRESSOR	1,021.21
615-25001-55254	MACHINERY & EQUIPMENT	SUB-AQUATICS INC	SCBA COMPRESSOR/FILL STATION	108,208.30
Total For Dept 25001 FIRE ADMINISTRATION				109,229.51
Dept 36001 PUBLIC WORKS ADMINISTRATION				
615-36001-55254	MACHINERY & EQUIPMENT	ADAMS STEEL SERVICE & SUPPLY, INC	ALUMINUM FD TRAILER	182.00
615-36001-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	CHAIN FD TRAILER	82.92
615-36001-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	HANDLE FD TRAILER	9.86

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615-36001-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	HARDWARE FD TRAILER	38.89
615-36001-55254	MACHINERY & EQUIPMENT	HOME DEPOT CREDIT SERVICES	HARDWARE FD TRAILER	35.65
615-36001-55254	MACHINERY & EQUIPMENT	MENARDS - LONG GROVE	LUMBER FD TRAILER	211.69
615-36001-55254	MACHINERY & EQUIPMENT	SUBURBAN ACCENTS, INC	DECALS FD TRAILER	1,850.00
615-36001-55262	VEHICLES - FIRE	AMAZON.COM SALES, INC	HANDLIGHT 245/270	387.98
615-36001-55262	VEHICLES - FIRE	RAY O'HERRON COMPANY INC.	SPEAKER 270	198.13
615-36001-55262	VEHICLES - FIRE	SUBURBAN ACCENTS, INC	DECALS 245	1,850.00
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				4,847.12
Total For Fund 615 EQUIPMENT REPLACEMENT				135,915.86
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-25201	BUILDING PERMIT DEPOSITS	ABC	BD BOND REF - PERMIT #BBD22-0699	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	ADAKAUSKAS, DARIUS	BD BOND REF - PERMIT #BBD22-0124	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	ADAKAUSKAS, DARIUS	BD BOND REF - PERMIT #BBD22-0110	1,020.00
710-00000-25201	BUILDING PERMIT DEPOSITS	ALL AMERICAN EXTERIOR SOLUTIONS	BD BOND REF - PERMIT #BBD23-0166	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	ALL STAR PRODUCTS	BD BOND REF - PERMIT #BBD22-0666	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	BOULDEN, SCOTT & CINDY	BD BOND REF - PERMIT #BBD23-0156	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	BURDG DUNHAM & ASSOCIATES CONSTRUCT	BD BOND REF - PERMIT #BBD22-0259	510.00
710-00000-25201	BUILDING PERMIT DEPOSITS	CARVAJAL, PURA V	BD BOND REF - PERMIT #BBD22-0632	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	CERTASUN LLC	BD BOND REF - PERMIT #BBD23-0058	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	EASY SIGNS & GRAPHICS	BD BOND REF - PERMIT #BBD23-0030	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	FREEDOM FOREVER ILLINOIS LLC	BD BOND REF - PERMIT #BBD22-0667	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	J&J CONSTRUCTION SPECIALISTS, INC	BD BOND REF - PERMIT #BBD22-0671	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	J&J CONSTRUCTION SPECIALISTS, INC	BD PAYMENT REF - PERMIT #PB21-1250	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	LANDMARK EXTERIORS	BD BOND REF - PERMIT #BBD23-0072	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	LIND, KEVIN & CARRIE	BD PAYMENT REF - PERMIT #PB22-0738	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	MARDOV, ANDON & IVELINA	BD BOND REF - PERMIT #BBD23-0074	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	MARTIN ENTERPRISES HVAC INC	BD BOND REF - PERMIT #BBD23-0121	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	MUTAFCHIEVA, MARIANA & HRISTOV, VIK	BD BOND REF - PERMIT #BBD22-0325	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NEW RESTORATION SYSTEM	BD BOND REF - PERMIT #BBD23-0162	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0353	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0332	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD23-0012	3,060.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0333	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0334	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BOD23-0003	3,060.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0335	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BOD23-0002	3,060.00

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710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0355	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	NVR RYAN HOMES	BD BOND REF - PERMIT #BBD22-0354	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	SEA VIEW TECHNOLOGIES, INC	BD BOND REF - PERMIT #BBD22-0528	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	STANDARD CORP	BD BOND REF - PERMIT #BBD23-0010	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	THAYER LYNN CARPENTRY LLC	BD BOND REF - PERMIT #BBD23-0152	105.00
710-00000-25201	BUILDING PERMIT DEPOSITS	TZORAS, DEMETRIOS & THEODORA	BD BOND REF - PERMIT #BBD23-0099	105.00
710-00000-25502	PEG CABLE FEES	AMAZON.COM SALES, INC	USB POWER METER	114.21
710-00000-25502	PEG CABLE FEES	AMAZON.COM SALES, INC	CREDIT USB POWER METER	(114.21)
710-00000-25502	PEG CABLE FEES	APPLE STORE #R258 DEER PARK	CONFIGURATION FILES	2.99
710-00000-25502	PEG CABLE FEES	BOZIOFF, ADRIAN T	MEDIA CREW - MAY 2023	60.00
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - MAY/JUN 2023	896.31
710-00000-25502	PEG CABLE FEES	QNAP HK LIMITED HONG KONG	POWER SUPPLY	102.96
		Total For Dept 00000		14,712.26
		Total For Fund 710 PERFORMANCE ESCROW		14,712.26
Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - APRIL	56,255.86
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	VISION INSURANCE - MAY	2,092.06
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	DENTAL INSURANCE - MAY	11,749.48
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INSURANCE COVERAGE - APR	6,179.40
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	IPBC INSURANCE PREMIUM - MAY	1,703.69
		Total For Dept 00000		77,980.49
		Total For Fund 720 PAYROLL CLEARING		77,980.49
Fund 731 SSA #8 HEATHERLEIGH SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
731-10099-52604	SWEEPING & MOWING	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR 2023	149.12
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		149.12
		Total For Fund 731 SSA #8 HEATHERLEIGH SUBDV		149.12
Fund 734 SSA #11 LZ PINES SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
734-10099-52604	SWEEPING & MOWING	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR 2023	6.41
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		6.41
		Total For Fund 734 SSA #11 LZ PINES SUBDV		6.41

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Fund 735 SSA #13 CONVENTRY CRK SUB				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
735-10099-52604	SWEEPING & MOWING	APEX LANDSCAPING, INC	2022 MOWING CONTRACT - APR 2023	128.27
Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				128.27
Total For Fund 735 SSA #13 CONVENTRY CRK SUB				128.27

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\$2,257,256.27

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund Totals:				
			Fund 101 GENERAL	274,282.76
			Fund 202 MOTOR FUEL TAX	407,339.44
			Fund 203 HOTEL TAX	13,650.00
			Fund 207 SPECIAL EVENTS FUND	17,337.46
			Fund 214 TIF #2 DOWNTOWN	284,142.35
			Fund 227 DISPATCH CENTER	1,410.71
			Fund 401 VILLAGE CAPITAL PROJECTS	12,429.22
			Fund 405 NHR CAPITAL PROJECTS	146,931.12
			Fund 501 WATER & SEWER	595,263.90
			Fund 601 MEDICAL INSURANCE	271,442.07
			Fund 603 RISK MANAGEMENT	4,134.83
			Fund 615 EQUIPMENT REPLACEMENT	135,915.86
			Fund 710 PERFORMANCE ESCROW	14,712.26
			Fund 720 PAYROLL CLEARING	77,980.49
			Fund 731 SSA #8 HEATHERLEIGH SUBDV	149.12
			Fund 734 SSA #11 LZ PINES SUBDV	6.41
			Fund 735 SSA #13 CONVENTRY CRK SUB	128.27
				<u>\$ 2,257,256.27</u>



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

AGENDA ITEM

6c

MEMORANDUM

Date: June 5, 2023

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

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

Re: **Zoning Application for a Variation – 833 Foxmoor Lane**

Issue: Jay and Divya Gandhi (the “Applicants” and “Owners”), have filed a zoning application for the property at 833 Foxmoor Lane (the “Subject Property”). Specifically, the Applicants are seeking:

A Variation from Zoning Code Section 8-11-1-F-1, Maximum Fence Heights: Front and Corner Side Yards: Three Feet (3’), to authorize a 2-foot increase above the maximum permitted by the Zoning Ordinance, to allow for a five (5) foot high fence in the Corner Side Yard of the Subject Property under the current R-5 Zoning.

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

- Become more business friendly and customer oriented.

Analysis: The Subject Property is located within the Village’s R-5 Residential District that provides for single-family homes. The R-5 zoning district only permits three-foot (3’) high fences in the front or corner side yards. A five-foot (5’) fence or higher privacy fence needs to be located behind the Setback Line from any front, or corner lot line. In the case of the Subject Property, the setback line is 25 feet back from the corner side lot line. The Applicants are proposing to install a 5-foot-tall metal ornamental fence to improve the safety of their children and pets.

The Planning and Zoning Commission (PZC) held a public hearing on May 17, 2023 to consider the application and voted 6-0 in favor of recommending approval of the variation to allow for the construction of the fence. No additional conditions were added other than those initially recommended by staff, and no further additional changes were required of the applicant. The video stream from the PZC meeting can be accessed via the link:

Variation – 833 Foxmoor Lane
June 5, 2023

<https://play.champds.com/lakezurichil/event/88>

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.

Recommendation: At their meeting on May 17, 2023, the Planning and Zoning Commission recommended approval of the variation incorporating the conditions for approval provided by staff in its report with no further conditions.

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

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by the Applicants Jay and Divya Gandhi, homeowners of 833 Foxmoor Lane; and Cover Letter both dated April 4, 2023.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. Plat of Survey provided by Jay and Divya Gandhi, dated April 4, 2023.
 - d. Comparable examples prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - e. Letters of Support from neighbors prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - f. Fence proposal prepared by Jay and Divya Gandhi, dated April 4, 2023.
2. As further mitigation for construction of the fence, the applicant shall agree not to further reduce the setback of the fence in the corner yard or increase its height beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
 - Approval Ordinance including the following exhibits
 - Exhibit A – Legal description of the subject property
 - Exhibit B – May 17, 2023 staff report and planning and zoning commission final recommendation/conditions and its referenced exhibits

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2023-06-____

**A VARIATION GRANTING RELIEF FROM THE MAXIMUM FENCE HEIGHT
REQUIREMENTS IN THE CORNER SIDE YARD
833 Foxmoor Lane**

WHEREAS, Jay and Divya Gandhi are the applicant and owners ("Applicant") for a variation for the property at 833 Foxmoor Lane ("Subject Property"), said property legally described in **Exhibit A** hereto:

WHEREAS, the Applicant has filed zoning application PZC 2023-10, dated April 4, 2023, (the "*Application*") seeking the grant and approval of the following for the Subject Property:

- A Variation from Zoning Code Section 8-11-1-F-1, Maximum Fence Heights: Front and Corner Side Yards: Three Feet (3'), to authorize a 2-foot increase above the maximum permitted by the Zoning Ordinance, to allow for a five (5) foot high fence in the Corner Side Yard of the Subject Property under the current R-5 Zoning.

WHEREAS, the Applicant seeks this variation under Chapter 17 of the Zoning Code of the Village of Lake Zurich for the Subject Property, said Subject Property currently within the Village's R-5 Single Family Residential Zoning District; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice was published on April 29, 2023, in *The Daily Herald*, and the Village posted a public hearing sign on the Subject Property on April 27, 2023, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission on May 17, 2023, to consider the Application for this requested zoning relief; and

WHEREAS, the Lake Zurich Planning and Zoning Commission received and considered the STAFF REPORT dated May 17, 2023, addressing the request for a variation to construct the proposed fence which will exceed the maximum allowable height in the corner side yard; and considered all information presented by the Applicant, and the applicable factors required under of the Zoning Code; and, after the conclusion of the public hearing, the Planning and Zoning Commission recommended that the Board

414214_1

of Trustees approve the zoning relief and approval requested in this Application, with no additional conditions of approval, except those set forth hereinafter; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on June 5, 2023, and considered the findings and recommendations of the Planning and Zoning Commission, including the STAFF REPORT dated May 17, 2023, consisting of 9 pages, including final findings and recommendations of the Planning and Zoning Commission with no additional conditions, said required zoning standards, findings and recommendations attached hereto as **Exhibit B** and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable standards related to this zoning approval under the Village Zoning Code, Title 9, Chapter 17, have been met.

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: GRANT OF VARIATION. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 17 of the Lake Zurich Zoning Code, hereby grant the following approval for the requested variation to allow for the construction of a fence, as shown and provided in the STAFF REPORT dated May 17, 2023, and Planning and Zoning Commission findings and recommendation, all consisting of 9 pages:

- A variation from Chapter 11 of Title 8 of the Lake Zurich Municipal Code entitled "Building Regulations;" Section 8-11-1-F-1, "Maximum Fence Heights: Front and Corner Side Yards," which establishes the maximum allowable structure height of three (3) feet for the construction of fences within Corner Side Yards, in accordance with the standards for the grant of a variation set forth at Chapter 17 of the Zoning Code, Section 9-17-4, entitled "Standards for Variation", to authorize the requested variation to increase the allowable height of the fence by two (2) feet to allow for a five (5) foot high fence in the Corner Side Yard.

SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF VARIATION. The findings, conditions and recommendations of the Planning and Zoning Commission as set forth in the STAFF REPORT dated May 17, 2023, and Planning and Zoning Commission recommendation, all consisting of 9 pages, are hereby accepted as the Board's own and shall be made a part of the official record for the Application and this grant of approval and subject to the following conditions for approval:

414214_1

1. Substantial conformance with the following documentation submitted as part of the Application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by the Applicants Jay and Divya Gandhi, homeowners of 833 Foxmoor Lane; and Cover Letter both dated April 4, 2023.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. Plat of Survey provided by Jay and Divya Gandhi, dated April 4, 2023.
 - d. Comparable examples prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - e. Letters of Support from neighbors prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - f. Fence proposal, including design and location, prepared by Jay and Divya Gandhi, dated April 4, 2023.
2. As further mitigation for construction of the fence, the applicant shall agree not to further reduce the setback of the fence in the corner yard or increase its height beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 4: 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 Subject 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.

SECTION 5: 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 6: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

PASSED THIS 5th day of June, 2023.

Ayes:

Nays:

414214_1

Absent:

Abstain:

APPROVED this ____ day of June, 2023.

ATTEST:

Mayor Tom Poynton

Village Clerk
Kathleen Johnson

414214_1

EXHIBIT A

Legal description of the Subject Property

LOT 76 IN AMENDED AND RESTATED HUNTERS CREEK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1989 AS DOCUMENT 2785577, AND PLAT AMENDED AND RESTATED RECORDED MAY 25, 1990 AS DOCUMENT 2908559. IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-21-418-023

414214_1

EXHIBIT B

May 17, 2023 staff report and planning and zoning commission
recommendation/conditions consisting of 9 total pages and accompanying Exhibits

414214_1



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 2023-10
PZC Hearing Date: May 17, 2023

AGENDA ITEM 4.B

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: May 17, 2023

Re: PZC 2023-10 Zoning Application for a Corner Yard Fence Variation
833 Foxmoor Lane

SUBJECT

Jay and Divya Gandhi (the "Applicants") request a Variation from Zoning Code Section 8-11-1-F-1, Maximum Fence Heights: Front and Corner Side Yards: Three Feet (3') to allow for the construction of a five-foot (5') high fence within the required corner yard setback at the property commonly known as 833 Foxmoor Lane, legally described in Exhibit A attached hereto (the "Subject Property"). The property is located within Hunter's Creek Subdivision.

GENERAL INFORMATION

Requested Action: Variation of Maximum Fence Height in Corner Side Yard

Current Zoning: R-5 Single Family Residential District

Current Use: Single Family Home

Property Location: 833 Foxmoor Lane

Applicant and Owner: Mr. Jay and Ms. Divya Gandhi

Staff Coordinator: Tim Verbeke, Planner

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

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

Mr. Jay and Ms. Divya Gandhi (the “Applicant” and “Owner”), are the owners of the property located at 833 Foxmoor Lane, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on April 4, 2023 (the “Application”) seeking:

- A Variation from Zoning Code Section 8-11-1-F-1, Maximum Fence Heights: Front and Corner Side Yards: Three Feet (3’)

The Subject Property is located within the Village’s R-5 Residential District that provides for single-family homes. The R-5 zoning district only permits three-foot (3’) high fences in the front or corner side yards. A five-foot (5’) fence or higher privacy fence needs to be located behind the Setback Line from any front, or corner lot line. In the case of the Subject Property, a five-foot (5’) fence must be located 25 feet back from the front and corner lot lines according to the bulk requirements of the code. The Applicants are proposing a five-foot (5’) high fence that will begin at the northeast corner of the home, extend up to 6 feet from the sidewalk’s edge, then extend along the northern edge of the property to the northwest corner of the property connecting to an existing neighboring fence. The fence continues on the southern boundary of the property, and finally connecting to the southern corner of the home.

The Applicants are proposing to install a 5-foot-tall metal ornamental fence to improve the safety of their children and pets. Precedence has already been set in the neighborhood, with a 5-foot-tall within the side/corner yard fence at the property directly across the street at 832 Foxmoor Lane.

The owners will obtain the clearance from all utility companies to install the fence in their corner yard prior to construction. There are no Village utility easement requirements or grade concerns that would prevent a fence from being constructed in the corner/rear portion of this lot.

The owners have obtained the consent of the owners of the three surrounding neighbors for the construction of the higher fence.

Pursuant to public notice published on April 29, 2023, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for May 17, 2023, to consider the Application. On April 27, 2023, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Hunter's Creek Subdivision on Lot 76, which was recorded on April 21, 1989 in Lake County and is zoned within the R-5 Single Family Residential District. The existing home was built in 1991. Using documents from the Lake County's collection of aerial photographs, Staff was able to conclude that the home has not had an exterior alteration since initial construction.
- C. Surrounding Land Use and Zoning.** The subject property is zoned within the R-5 Single Family Residential District. The property to the immediate north is zoned within the OS Open Space District and contains the Chestnut Corner/Hunters Creek Park, consisting of baseball fields and various other playground equipment. The remaining surrounding properties to the east, south and west are zoned within the R-5 Single Family Residential District and are improved with residences within Hunter's Creek Subdivision developed in the early 1990s.
- D. Trend of Development.** The residence at 833 Foxmoor Lane was constructed in 1991 in the final stage of development of the Hunter's Creek Subdivision. It is a two-story home and is similar to other homes in the subdivision that were constructed in the late 1980s and early 1990s.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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.

GENERAL FINDINGS

Staff of the Community Development Department and its development review team have evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offer findings on specific sections of the Code as they relate to the development of the property.

9-17-4: STANDARDS FOR VARIATIONS.

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

- A. General Standard: No variation shall be granted pursuant to this chapter unless the applicant shall establish that carrying out the strict letter of the provisions of this zoning code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this section.

Staff Response: Standard met. Applicant has shown proof that there is a practical difficulty in constructing the fence in compliance with the provisions of the current provisions of the zoning code. The proposed fence is restricted in location due to the corner yard dimensions and setbacks. The variation being sought will provide utility to the yard and satisfy each of the standards set forth in this section.

- B. Unique Physical Condition: The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Staff Response: Standard met. Lot 76 of the Hunter's Creek Subdivision is on a corner side yard and has a relatively smaller rear yard based on its shape and configuration within the subdivision. This configuration is not conducive to accommodating a backyard fence due to the building setback lines and greatly restricts utility of the rear yard. The Applicant is therefore requesting a variation to construct a higher fence within the corner yard setback and give the rear yard the necessary depth to make it a usable space.

- C. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this zoning code, for which no compensation was paid.

Staff Response: Standard met. The unique or extraordinary physical condition was not the result of any action of the property owner, rather a result of the design and configuration of the original developer who was not known to the current property owner.

- D. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

Staff Response: Standard met. The owners are requesting a five-foot (5') fence to surround the rear yard of their property. Denying the fence to be built would deny the property owners to opportunity to safely enjoy an outdoor area (rear yard) offered to other residents.

- E. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

Staff Response: Standard met. The hardship does not involve the inability of the owner to enjoy any special privilege in using the property. Granting the variation will allow the current owners to enjoy fenced in outdoor space that is traditional and customary to the enjoyment and use of a residential property.

The home immediately across the street, 832 Foxmoor Lane has a five-foot (5') fence in the required corner yard along Pheasant Ridge Drive. This fence is a pre-existing non-conforming with respect to the height, constructed in the early 1990s, prior to the establishment of the current fence height requirements.

- F. Code and Plan Purposes: The variation would not result in a use or development of the subject property that would be not in harmony with the general and specific purposes for which this zoning code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. Granting the variation would not change the residential use of the Subject Property. The location and design of the home, the fence and other accessory structures will continue to remain in harmony with the residential purpose of the zoning code and comprehensive plan.

- G. Essential Character of the Area: The variation would not result in a use or development on the subject property that:

1. Detrimental to Enjoyment: Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

Staff Response: Standard met. Granting of the variation will not create a negative effect on public welfare, enjoyment, development, or value of property if the Applicant is granted the requested variation.

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

2. Light and Air: Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to construct a fence within the corner side yard leaving a six-foot (6') corner side yard setback. The fence is proposed to be built to modern standards of the building and zoning code, and will not impede the drainage flow on the property.

3. Congestion: Would substantially increase congestion in the public streets due to traffic or parking; or

Staff Response: Not Applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered.

4. Flood or Fire: Would unduly increase the danger of flood or fire; or

Staff Response: Standard met. The proposed fence is not a solid fence and will therefore not increase any risk of flood or fire.

5. Tax Public Facilities: Would unduly tax public utilities and facilities in the area; or

Staff Response: Standard met. No utilities are proposed to be connected to the proposed fence. Granting of the variation would therefore not cause the property to unduly tax public utilities or facilities in the area since its function would not change. The Applicants are aware of the condition that a portion of the fence may need to be removed to service any necessary utilities at the cost of the Applicant.

6. Endangerment: Would endanger the public health or safety.

Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare. The fence proposes to reduce the corner yard setback to four-feet (6') towards Pheasant Ridge Drive and the adjacent neighbor to the west at 740 Pheasant Ridge Court.

- H. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

Staff Response: Standard partially met. The fence is only being constructed in the proposed location to give the rear yard the desired utility. Due to the extraordinary

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

configuration of the lot, any other location would either not offer sufficient room to give the rear yard any utility, or place it in a corner yard where such features require a variation.

However, the height of the fence is not at the minimum adjustment that the property owner could apply to give the fenced-in portion of the yard a reasonable level of functionality – namely,

- that a lower fence (3-foot) can be constructed at the same location and still be functional.
- A 5-foot fence can be constructed at the 25-foot setback line where it is allowed.

However, the proposed fence is being proposed at five-foot (5') due to the Applicant's desire for safety for their dog and children. A six-foot (6') privacy screening fence is the maximum height allowed in a residential zoning district and is therefore not creating a precedence for additional non-conformity on the property.

Further, the following measures or existing features serve as mitigation of the variation being requested:

1. The fence is proposed as an open aluminum ornamental fence with a high level of transparency. The design will mitigate the barrier effect of the fence along the street.
2. The fence is only proposed with the rear portion of the corner side yard – approximately half of the street frontage along Pheasant Ridge Drive.
3. The owners of the adjacent properties have not objected to the construction of the fence as proposed and have all submitted letters of support.

Staff also finds that there is precedence for fences of a similar height immediately across the street (Foxmoor Lane).

Staff therefore recommends approval of the variation, despite the partial compliance with this standard.

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

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 9-17-4: Standards for Variations

Section 9-17-5 entitled "Variation less than requested" provides the PZC with the option of granting a variation less than or different from that requested when the record supports the applicant's right to some relief but not to the relief requested.

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2023-10, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by the Applicants Jay and Divya Gandhi, homeowners of 833 Foxmoor Lane; and Cover Letter both dated April 4, 2023.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. Plat of Survey provided by Jay and Divya Gandhi, dated April 4, 2023.
 - d. Comparable examples prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - e. Letters of Support from neighbors prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - f. Fence proposal prepared by Jay and Divya Gandhi, dated April 4, 2023.
2. As further mitigation for construction of the fence, the applicant shall agree not to further reduce the setback of the fence in the corner yard or increase its height beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

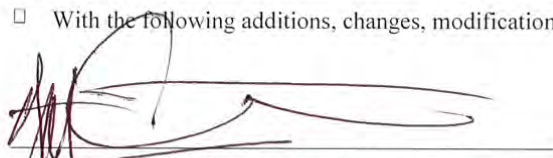
**LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS**

**833 FOXMOOR LANE
MAY 17, 2023**

The Planning & Zoning Commission recommends approval of Application **PZC 2023-10**, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **May 17, 2023** 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 and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by the Applicants Jay and Divya Gandhi, homeowners of 833 Foxmoor Lane; and Cover Letter both dated April 4, 2023.
 - b. Exhibit A: Legal Description of the Subject Property.
 - c. Plat of Survey provided by Jay and Divya Gandhi, dated April 4, 2023.
 - d. Comparable examples prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - e. Letters of Support from neighbors prepared by Jay and Divya Gandhi, dated April 4, 2023.
 - f. Fence proposal prepared by Jay and Divya Gandhi, dated April 4, 2023.
2. As further mitigation for construction of the fence, the applicant shall agree not to further reduce the setback of the fence in the corner yard or increase its height beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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



Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 76 IN AMENDED AND RESTATED HUNTERS CREEK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1989 AS DOCUMENT 2785577, AND PLAT AMENDED AND RESTATED RECORDED MAY 25, 1990 AS DOCUMENT 2908559. IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-21-418-023

Staff Report
APPLICATION PZC 2023-10

Community Development Department
PZC Hearing Date: May 17, 2023

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY





ZONING APPLICATION

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 833 FOXMOOR LN, LAKE ZURICH, IL 60047.
2. Please attach complete legal description
3. Property Identification number(s): 1421418023
4. Owner of record is: Jay Gandhi and Divya Gandhi Phone: 224-727-8002
E-Mail jay.gandhi1788@gmail.com Address: 833 Foxmoor Ln, Lake Zurich, IL 60047
5. Applicant is (if different from owner): Same as above Phone: _____
E-Mail _____ Address: _____
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: Residential
8. The proposed uses on the property are: Install of a 5ft ornamental fence for safety of kids and pets, and boundary protection.
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:
Setbacks limiting the fence layout
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
None.
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.

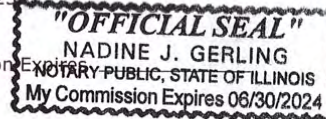
Jay Gandhi
(Name of applicant)

Gandhi
(Signature of applicant)

Subscribed and sworn to before me this 4th day of April, 2023.

Nadine J. Gerling
(Notary Public)

My Commission Expires



(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2023.

(Notary Public)

My Commission Expires _____

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

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

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

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

☐ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

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

☒ Variation for a 5ft ornamental fence for safety of kids, pets and boundary protection.

(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 _____

To:
Orlando Stratman
Chairperson of the Planning & Zoning Commission
Lake Zurich, IL.

Regarding:
Fence Setback Variance
833 Foxmoor Ln
Lake Zurich, IL 60047.

I am seeking a fence variation for my single-family home located at 833 Foxmoor Ln, Lake Zurich, IL. My requested variance would involve our neighbors located at 827 Foxmoor Ln, 740 Pheasant Ridge Ct and 750 Pheasant Ridge Ct. The current zoning rules require the setback from the street at 25ft - I respectfully request to install a fence measuring a height of 5ft, approximately 6ft from the sidewalk and 20 ft set back from the street.

My wife and I have been residing at our home for close to 5 years and strive to make our home more aesthetically pleasing as well as safer for our family, pet and neighbors.

As an aesthetic and safety concern, we would like to install a fence on our property. As we live on a corner lot of a busy street in the neighborhood, across from a park with a baseball and softball field, a fence is critical for the safety of our community and our family. A fence will ensure all members of the community including dog walkers and children remain safe. Oftentimes, there are individuals hanging around across the street at odd hours, drivers driving beyond speed limit, and vehicles spinning recklessly in the parking lot. The proposed fence will allow our dog and toddler to enjoy exploring the yard safely.

Our neighbor across the street at 832 Foxmoor Ln has had a 5ft wood fence for many years without any issues. The proposed fence type (ornamental aluminum, pictures attached) allows full visibility of the yard, sidewalk and street and as opposed to other fence materials that may block the view.

We have already spoken to our neighbors about this topic. Our neighbors have assured us that they do not have any concerns about our proposed fence. I am providing the neighbors' consent letters separately.

Thank you for your time concerning this variance.

Respectfully,
Divya and Jay Gandhi.
(Jay: 224-727-8002)

Aluminum Ornamental Flat Top Fence



Aluminum Ornamental Arched Gate





Front corner of house with side yard facing Pheasant Ridge Dr



Side yard of house facing Pheasant Ridge Dr



Baseball field and park across the street from house



Intersection of Foxmoor Ln and Pheasant Ridge Dr – displays park across the street and 5ft wood fence at 832 Foxmoor Ln

LETTER OF CONSENT FROM ADJOINING NEIGHBORS

I, TED ADAMCZYK, am the legal owner
 of property located at 837 FOXMOOR LANE LAKE ZURICH, IL 60047
 which is an adjoining property to the petitioner's address (833 Foxmoor Ln, Lake Zurich, IL 60047).
 I am aware that a variation to install a 5ft ornamental fence is being applied for at the subject
 property and I have reviewed the plans as presented to me by the property owners for the
 proposed project plan (fence installation).

I have NO OBJECTION to granting my consent for their request for a 5ft fence installation.

TED ADAMCZYK 837 FOXMOOR LN
LAKE ZURICH, IL
 Neighbor name and address 60047

 4-18-2023
 Neighbor signature and date

LETTER OF CONSENT FROM ADJOINING NEIGHBORS

I, Emily Vizcarra, am the legal owner
 of property located at 740 Pleasant Ridge Ct
 which is an adjoining property to the petitioner's address (833 Foxmoor Ln, Lake Zurich, IL 60047).
 I am aware that a variation to install a 5ft ornamental fence is being applied for at the subject
 property and I have reviewed the plans as presented to me by the property owners for the
 proposed project plan (fence installation).

I have NO OBJECTION to granting my consent for their request for a 5ft fence installation.

<u>Emily Vizcarra 740 Pleasant</u>	<u>E. Vizcarra</u>	<u>4/11/2023</u>
Neighbor name and address	Ridge Ct.	Neighbor signature and date

LETTER OF CONSENT FROM ADJOINING NEIGHBORS

I, ELIZABETH KAPRAUN, am the legal owner
 of property located at 750 Pheasant Ridge Court
 which is an adjoining property to the petitioner's address (833 Foxmoor Ln, Lake Zurich, IL 60047).
 I am aware that a variation to install a 5ft ornamental fence is being applied for at the subject
 property and I have reviewed the plans as presented to me by the property owners for the
 proposed project plan (fence installation).

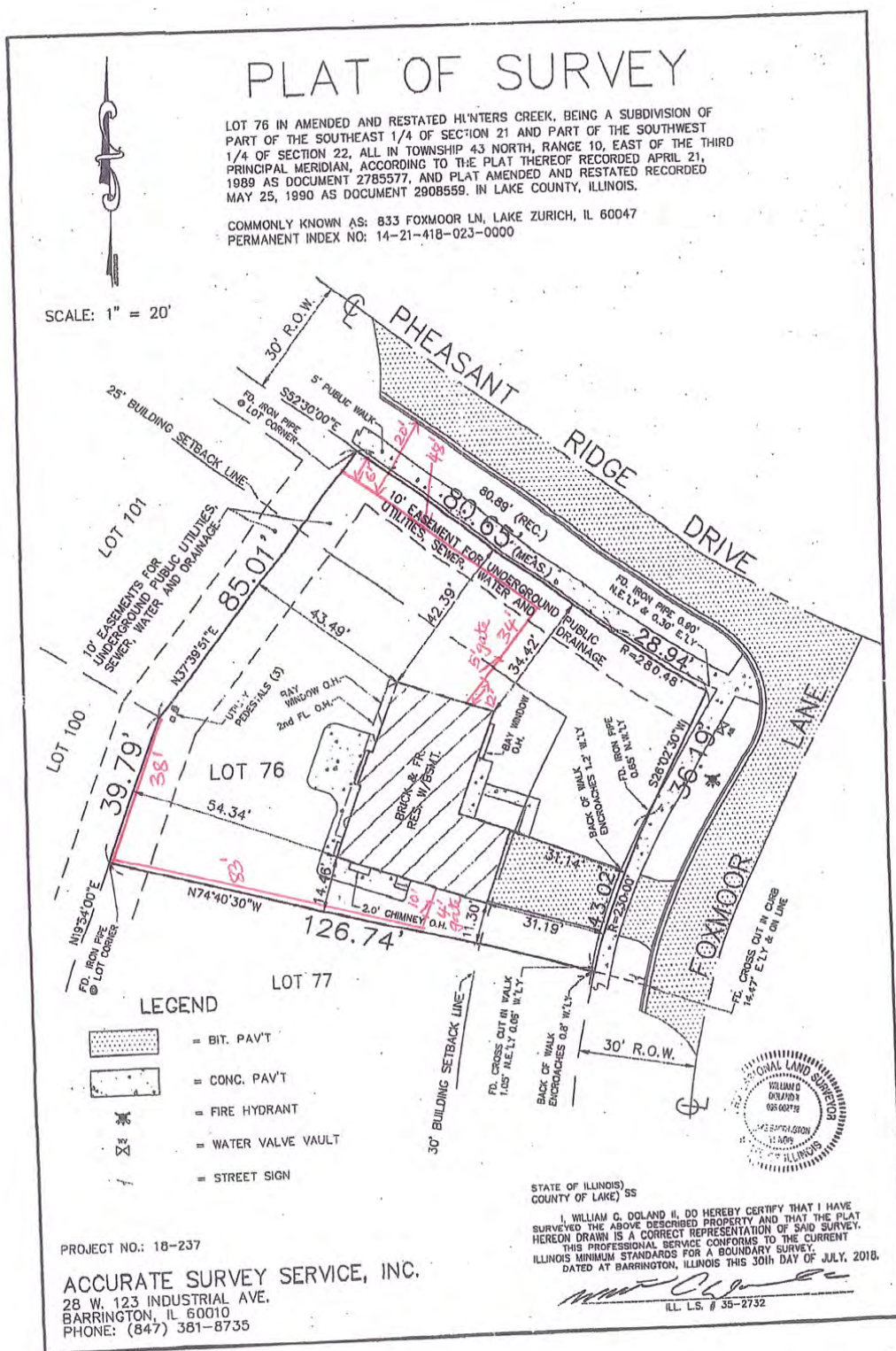
I have NO OBJECTION to granting my consent for their request for a 5ft fence installation.

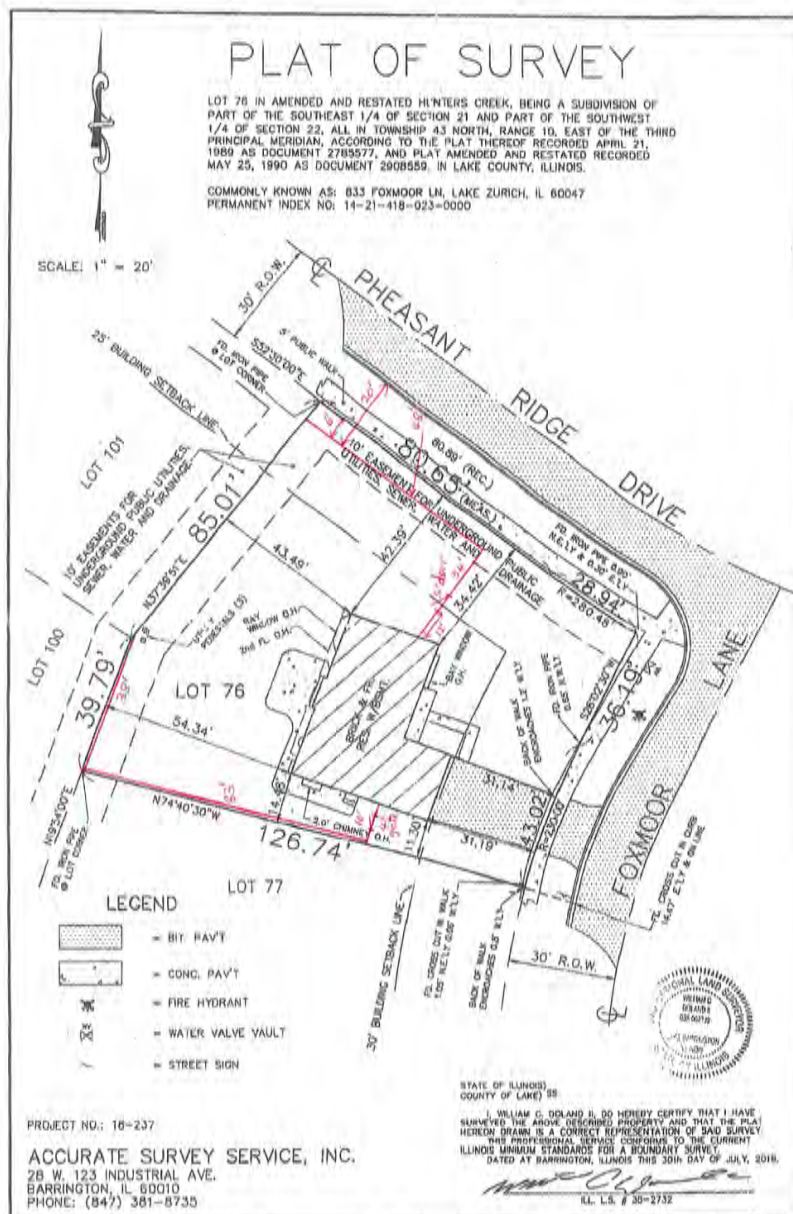
ELIZABETH KAPRAUN
750 Pheasant Ridge Ct, LZ

Neighbor name and address

Elyse Kapraun 4-26-23

Neighbor signature and date





LOT 76 IN AMENDED AND RESTATED HUNTERS CREEK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1989 AS DOCUMENT 2785577, AND PLAT AMENDED AND RESTATED RECORDED MAY 25, 1990 AS DOCUMENT 2908559. IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 833 FOXMOOR LN, LAKE ZURICH, IL 60047
PERMANENT INDEX NO: 14-21-418-023-0000

American Land Title Association

ALTA Settlement Statement- Borrower/Buyer

Adopted 05-01-2015

File No./Escrow No.: 21142555Old Republic National Title Insurance
Company**Print Date & Time:** 10/15/2111:06 AM**Officer/Escrow Officer:** Jenny Kenney**ALTA Universal ID:****Settlement Location:**

360 Memorial Drive, Suite 110

Old Republic Title

Crystal Lake, IL 60014

360 Memorial Drive, Suite 110

Crystal Lake, IL 60014

Property Address:833 Foxmoor Ln
Lake Zurich, IL 60047**Borrower:**Divya Gandhi and Jay Gandhi
833 Foxmoor Ln
Lake Zurich, IL 60047**Seller:****Lender:**Wintrust Mortgage, a division of Barrington Bank and Trust Co., NA ISAOA/ATIMA,
9701 W Higgins Road Suite 400, Rosemont, IL, 60018**Loan Number:**

2100253802

Settlement Date:

10/15/2021

Disbursement Date:

10/20/2021

Additional dates per state requirements:

Acknowledgement


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



Divya Gandhi

10/15/21

Date



Jay Gandhi

10/15/2021


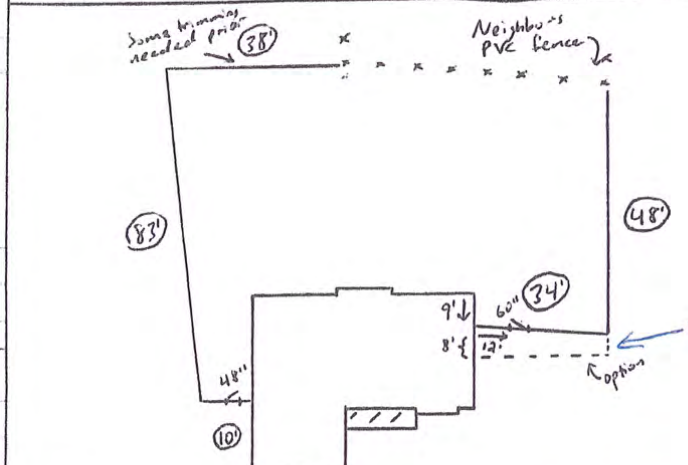
Date

Jenny L Kenney

Jenny Kenney

10/15/2021

Date

		Proposal & Contract	
557A S. River Street (Route 251) • Batavia, Illinois 60510 630.406.8410 • 847.628.5502 • 815.455.8050 Fax 630.406.8423 ParamountFence.com		Date: <u>4/14/23</u> Statement: <u>Fence Sign</u> Supervisor: <u>Laura</u>	
Customer Name: <u>Jay Gehend.</u> Address: <u>833 Foxmead Ln</u> City: <u>Lake Zurich</u> IL Zip: <u>60047</u>		Total Price: <u>\$9,040</u> Deposit: <u>\$1/2</u> Balance Due: <u>\$</u>	
Phone: <u>(734) 727 8002</u>		Circle Payment Method: <input checked="" type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> FINANCED	
PLAT OF SURVEY <input checked="" type="checkbox"/> NEEDED <input type="checkbox"/> NOT NEEDED PERMIT <input checked="" type="checkbox"/> NEEDED <input type="checkbox"/> NOT NEEDED HOMEOWNERS ASSOCIATION APPROVAL <input checked="" type="checkbox"/> NEEDED <input type="checkbox"/> NOT NEEDED			
* <input checked="" type="checkbox"/> VISA <input type="checkbox"/> MC <input type="checkbox"/> DISC <input type="checkbox"/> VEP			
EXPIRATION DATE: _____ FINANCED: _____ 6 MOS. 9 MOS. 12 MOS. 18 MOS. FT. 213 5 10 15 TERMINALS LINE POSTS TENS WIRE BRACING MID RAIL YES NO TOP BOTTOM YES NO BOTTOM YES NO 60" / 48" GATES POSTS DOUBLE CANTILEVER ROLLING POSTS LEVEL ON TOP FOLLOW GRADE TAKE DOWN Haul Away FT FT CONCRETE / ASPHALT BREAKS # GENERATOR CHAIN SAW ROCK DRILL WELDER CORE DRILL COMPRESSOR BOARD SIZE <u>5/8"</u> POST SIZE <u>2"</u> FACE NAIL TOE NAIL DIRT <input checked="" type="checkbox"/> HAUL AWAY <input type="checkbox"/> LEAVE IN PILES <input type="checkbox"/> SPREAD			
Installing 213' of 5' tall black 3 rail flat top ornamental aluminum, using 5/8" pickets, 1" rails and 2" posts with caps. 1-60" and 1-48" single walk gates - fully welded Independence ornamental - Lifetime manufacturers warranty + 5 year workmanship warranty. Hauling away all spoils All Posts set in 36" deep holes with wet concrete			
			
OPTIONS 5' tall white solid PVC - 6" boards 5/8" rails with bottom metal reinforcement, 5x5x8 posts/caps. 2 gates - Lifetime man. + 5yr. workmanship warranty <u>\$9,312</u>		Customer to read following to place order: 1. Paramount Fence to call JULIE 2. Customer to obtain all needed MUNICIPAL PERMITS & ASSOCIATION APPROVALS 3. Paramount Fence will need a signed contract, plat of survey, permit # (if applicable) and appropriate deposit (as outlined above) before work will be scheduled 4. Installation dates are always weather permitting 5. I hereby accept the terms and conditions on both sides of this contract 6. Customers sometimes have to follow up with dirt or sod after installation CUSTOMERS TO CALL PERMIT # INTO OFFICE (IF APPLICABLE) 7. Changes initiated by the customer after 'Approved & Accepted' date could result in a \$250 Contract Change Fee + Re-stock Fee	
APPROVED & ACCEPTED Customer Signature: <u>[Signature]</u> Date: <u>04/17/23</u> Customer Signature: _____ Date: _____		DIRT Removal <u>Not Included</u> Take Down and Haul Away Old Fence Add \$ _____ Add \$ _____	
Initial: _____ Paramount Fence Inc. is not responsible for damages to private utilities and/or any other buried lines or objects not professionally located by JULIE or Digger including but not limited to: sewer lines, drain lines, private gas, private electric, pool equipment lines, and/or any fence, landscape lighting, private water, septic system, etc. Please read back of contract for further details.		Company Representative: <u>[Signature]</u> Date: <u>4/14/23</u> Paramount Fence, Inc. *Pricing expires midnight on <u>4/24/23</u> (On back, see two bottom paragraphs for details) (Revision 11/2022)	


Community Development Department

505 Telser Road
 Lake Zurich, IL 60047
 P: (847) 540-1696 F: (847) 726-2182
 www.LakeZurich.org
 Permits@LakeZurich.org

Permit Application

 Date of Application 04/18/2023
Project Information

 Property Address: 833 FOXMOOR LN, LAKE ZURICH, IL 60047

 Type of Project: Ornamental Aluminum Fence Install

Business Name: _____

(For commercial/industrial applications only)

 Owner's Name/Address: DIVYA GANDHI & JAY GANDHI
 (If different from above) _____

 Owner's Phone: 224-727-8002

 Value of proposed construction/improvements: \$ 9100.00

 Owner's Email: jay.gandhi1788@gmail.com
Description of Work

Installing 213ft of 5ft tall black 3-rail flat top ornamental aluminum fence, using 5/8" pickets, 1" rails and 2" posts with caps.

One 60" gate and one 48" gate, fully welded. All posts set in 36" deep holes with set concrete.

See attached contractor's proposal for more details.

Contractor Information

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

 General Contractor: Paramount Fence Inc.

 Phone: 630-406-8410

 Address: 557A S. River St, Batavia, IL 60510

 E-mail: laura@paramountfence.com

Other Contractor: _____ Type: _____

Phone: _____

Address: _____

E-mail: _____

Other Contractor: _____ Type: _____

Phone: _____

Address: _____

E-mail: _____

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

 Printed Applicant Name: Jay Gandhi

 Phone: 224-727-8002

 Applicant Signature: *Jay Gandhi*

 Owner or Contractor Owner
 (Please Select One)

 Property Owner Signature: *Jay Gandhi*

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Director of Building and Zoning Signature: _____

Date: _____



At the Heart of Community

Locations

*The proper location of the fence is the responsibility of the homeowner and contractor. All fences shall be wholly within lot lines. End posts are required within your lot line.

*Attachment to an adjoining fence requires written permission from the owner of the fence.

*Fence heights shall not exceed 5 feet in any zoning lot, except that fence height shall not exceed 3 ft in any front or corner side yard.

*Privacy screening may not be erected in any required yard setback, nor exceed 6 ft in height, and 50 linear ft in total length. See Zoning Code for special requirements for certain properties adjacent to main roads.

*Rear yard fences that abut certain rights-of-way can be 6 ft high and shall be of natural color wood; stockade fences are not permitted. Certain subdivisions are restricted to specific fence types and heights.

Costs

Residential

\$22.00 Plan Review Fee
\$45.00 Permit Fee

Commercial

\$55.00 Plan Review Fee
\$115.00 Permit Fee



Fences

Residential & Commercial Fences
Dog Runs

Materials

****NO barbed wire, razor wire, or similar material is allowed. Electrically charged fences are prohibited.****

Rules & Restrictions

*The finished side of all fences shall face away from the owner's property.

*All support posts must be set in concrete or compacted gravel to a minimum depth of 30 inches.

*Chain link and wire fabric fences shall be a minimum of 11 gauge in residential districts and not permitted in corner or side yard and 9 gauge in all other zoning districts. No wire fence may be erected in any required front yard.

*Every fence shall be constructed to resist a horizontal wind pressure of not less than 35 pounds per square foot, in addition to other normal forces.

*No advertising signs are allowed on fences.

*Dog runs shall be located behind the rear building line and maintain a minimum 10 ft side yard and 10 ft rear yard setback.

*Contact utility company prior to boxing out fence around utility. Owner is responsible for maintaining their property even if utility area is boxed out.

*Call J.U.L.I.E. (800-892-0123) before digging.

Note:

*If an inspector needs to return more than once for the same phase of any required inspection, a \$85.00 residential re-inspection fee, or a \$170.00 commercial re-inspection fee, will be required to be paid before the re-inspection takes place.

What to Submit

*Completed application.

*2 copies of a Certified Plat of Survey with lines drawn or highlighted to show the precise location of where you are proposing to erect the fence.

*A signed contract or scope of work that includes the description of the proposed fence, including material, style, and height.

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice at 847-540-1696. Call before 1:00 P.M. two business days before you want your inspection. Same day re-inspections are not available.

*Pre-pour inspection-after postholes are dug and prior to setting posts. **A string line must be installed along the property line to show the proposed fence line and must be maintained until inspections are completed.**

*Final inspection. In some cases an engineering final may be required.

I have read and reviewed these requirements.

Signature of Applicant

Date

Address

[Signature] 04/18/2023 833 Foxmoor Ln,
LAKE ZURICH.



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

AGENDA ITEM

6D

MEMORANDUM

Date: June 5, 2023

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

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

Re: **"SV Estates LLC" Subdivision at 154 Oak Street
Planned Unit Development (PUD) and Plat of Subdivision**

Issue: Mr. Patryk Wielgo of SV Estates, LLC, ("Applicant" and "Owner") has filed an application for a Planned Unit Development (PUD), and Final Plat approval for the creation of a new 2-lot subdivision at the property commonly known as 154 Oak Street. Specifically, the Applicant is seeking approval of the following:

- A special use permit for a Planned Unit Development under the Zoning Code to construct a new two-lot single-family residential subdivision.
- The Development Concept and Final Plan, as elements of the special use review for this Planned Unit Development.
- Exterior Appearance and Site Plan submittals, as elements of the special use review for this Planned Unit Development.
- A Final Plat of Subdivision.
- Modifications to the lot width and lot size Zoning Code requirements to allow adjustments to one of the lots in the Redevelopment;

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 property is located along Oak Street, just north of the Main Street Area of Lake Zurich at the northwest corner of Oak Street and Lions Drive. It is currently comprised of one parcel on one zoning lot with a land area of approximately 0.47 acres. The property is zoned within the Village's R-5 Single Family Residential Zoning District and was improved with a home, detached garage, gravel driveway, and utility shed prior to being demolished.

"SV Estates LLC" Subdivision at 154 Oak Street – Planned Unit Development (PUD)
June 5, 2023

The Applicant intends to subdivide the lot to provide for two future single-family residential homes. The proposed subdivision will contain two lots similar in size to the neighboring lot configuration, with both lots having frontage and access along Oak Street to make them lawful buildable lots.

To maintain setback requirements, one of the two lots proposed within the subdivision will be configured with a lot area and lot width that is less than what is required by the R-5 single-family residential district bulk standards. The Applicant has therefore requested approval of these modifications to the zoning code through the approval of a Planned Unit Development (PUD).

A detail analysis of the proposal is contained with the attached PZC and Staff Findings and Recommendation.

Analysis: The Planning and Zoning Commission (PZC) opened the public hearing for the consideration of the application on April 19, 2023, but continued the hearing due to the absence of the Applicant. Consideration was resumed at the public hearing on May 17, 2023. There were no objections to the proposal from any adjacent property owners. At the close of the hearing, the PZC voted 6-0 to recommend approval of the project without any further conditions for approval:

The video from the PZC meeting can be accessed via the link:

<https://play.champds.com/lakezurichil/event/88>

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.

Recommendation: At their meeting on May 17, 2023, the PZC recommended approval of the Planned Unit Development (PUD) and Final Plat of Subdivision incorporating the conditions for approval provided by staff in its report.

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

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated March 16, 2023, submitted by Mr. Patryk Wielgo.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Final Plat of Subdivision for SV Estates LLC Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.

“SV Estates LLC” Subdivision at 154 Oak Street – Planned Unit Development (PUD)
June 5, 2023

- d. Subdivision Engineering Plans, for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - e. Plat of Survey for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - f. Proposed Engineering Plan for both Single-family Residences at 154 Oak Street prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - g. Landscape Plan for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
2. Tree removal shall be reviewed and approved following review of the village arborist. A final landscaping design and plant count shall be reviewed and approved by village staff prior to issuance of site engineering and building permits.
 3. Under the Village of Lake Zurich Land Development Code, the Applicant is required to install all required public utilities and shall provide surety to guarantee the proper installation of these improvements and to ensure that water and sanitary sewer service is delivered to each lot in the new two-lot single-family residential subdivision.
 4. The Applicant shall be responsible for payment of all Impact Fees under the Land Development Code of the Village of Lake Zurich 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.
 5. The Applicant shall pay a fee in lieu of installing a sidewalk along the street frontages of both properties to be collected and placed into an escrow account that will fund the construction and upkeep of sidewalks within the Village. Such fee shall be based upon the per square-foot cost of a 5-foot wide sidewalk as determined by the Village at the time of issuance of the building permit, and collected at such time.
 6. Each lot in the new two-lot single-family residential subdivision shall comply with the required 10-foot side yard setbacks, a 30-foot rear yard setback, and a 30-foot front yard and corner side yard setback in accordance with the bulk requirements of the R-5 single-family residential district.
 7. Removal of the existing structures on the Subject Property prior to issuance of any building permit.
 8. The Redevelopment 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 or development agreement for the Subject Property.

“SV Estates LLC” Subdivision at 154 Oak Street – Planned Unit Development (PUD)
June 5, 2023

Attachments:

- Approval Ordinance including the following exhibits:
 - Exhibit A – legal description of the subject property
 - Exhibit B –Findings and Recommendations of the Planning and Zoning Commission (PZC)

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2023-06-____

**AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT
AND FINAL PLAT OF SUBDIVISION**

SV Estates LLC Subdivision – 154 Oak Street

WHEREAS, Mr. Patryk Wielgo of SV Estates, LLC, is the applicant and owner (“Applicant” and “Owner”) for the property at 154 Oak Street, said property approximately 20,286 square feet in size (“Subject Property”), and legally described in Exhibit A attached hereto; and

WHEREAS, the Subject Property comprises a residential property zoned within the Village of Lake Zurich Zoning Code (“Zoning Code”) R-5 Single-Family Residential District and with an existing home, detached garage, gravel driveway, and utility shed; and

WHEREAS, the Applicant wishes to subdivide the Subject Property into two single-family residential lots to allow for the construction of two new single-family residences (“Redevelopment”); and

WHEREAS, the Applicant has filed zoning application PZC 2023-08, dated March 16, 2023, (the “Application”) seeking the approval of the following for the Subject Property, and attached hereto as Exhibit B:

- A special use permit for a Planned Unit Development under the Zoning Code to construct a new two-lot single-family residential subdivision.
- The Development Concept and Final Plan, as elements of the special use review for this Planned Unit Development.
- Exterior Appearance and Site Plan submittals, as elements of the special use review for this Planned Unit Development.
- A Final Plat of Subdivision.
- Modifications to the lot width and lot size Zoning Code requirements to allow adjustments to one of the lots in the Redevelopment;

WHEREAS, in compliance with the law, and the requirements of the Zoning Code, notice was published on April 1, 2023, in The Daily Herald, and the Village posted a public hearing sign on the Subject Property on March 31, 2023, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning

and Zoning Commission (the "PZC") on April 19, 2023, to consider the Application for this requested zoning authority and approval; and

WHEREAS, the PZC opened the required public hearing on April 19, 2023, but due to the absence of the Applicant, continued the hearing to May 17, 2023; and

WHEREAS, on May 17, 2023, the PZC received and considered the STAFF REPORT dated April 19, 2023, which was provided to the PZC for the meeting, addressing the request for approval of said PUD, approval of Development Concept and Final Plan, including Site Plan, review of Exterior Appearance submittals, and Final Plat of Subdivision (the "Plat") to allow for the subdivision of the Subject Property; and considered all information presented by the Applicant, and the applicable factors required under the Zoning Code; and, after the conclusion of the public hearing, the PZC recommended that the Board of Trustees approve the zoning approvals, the plat of subdivision and the modifications under the Zoning Code requested in this Application, subject to those changes or conditions of approval recommended by Village staff in said STAFF REPORT; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on June 5, 2023, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated April 19, 2023, and the findings and recommendations of the PZC dated May 17, 2023, all consisting of 18 pages, the required Zoning Code and Land Development Code standards, findings and recommendations attached hereto as Exhibit B and having considered all of the facts and circumstances affecting the Application and these recommended approvals, the President and Board of Trustees have determined that the applicable standards related to this zoning and subdivision approval have been met.

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

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

SECTION 2: GRANT OF SPECIAL USE PERMIT, APPROVAL OF DEVELOPMENT CONCEPT AND FINAL PLAN FOR A PUD, SITE PLAN APPROVAL AND EXTERIOR APPEARANCE APPROVAL. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 19, Chapter 20, Chapter 21 and Chapter 22 of the Lake Zurich Zoning Code, hereby grant the following approvals, as shown and provided in the STAFF REPORT dated April 19, 2023, and final findings and recommendations of the PZC dated May 17, 2023, all consisting of 18 pages:

- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of two new single-family residences.

- Development Concept and Final Plan Approval including Site Plan Approval to allow for the establishment of the SV Estates LLC Subdivision within the R-5 Single-Family Residential District under the Zoning Code; and
- Site Plan and Exterior Appearance Review to approve the proposed single-family residential buildings on the Subject Property.
- Modifications pursuant to the PUD under the Zoning Code to allow for the creation of two new single-family lots within the SV Estates LLC Subdivision.

And subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated March 16, 2023, submitted by Mr. Patryk Wielgo.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Final Plat of Subdivision for SV Estates LLC Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - d. Subdivision Engineering Plans, for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - e. Plat of Survey for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - f. Proposed Engineering Plan for both Single-family Residences at 154 Oak Street prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - g. Landscape Plan for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
2. Tree removal shall be reviewed and approved following review of the village arborist. A final landscaping design and plant count shall be reviewed and approved by village staff prior to issuance of site engineering and building permits.
3. Under the Village of Lake Zurich Land Development Code, the Applicant is required to install all required public utilities and shall provide surety to guarantee the proper installation of these improvements and to ensure that water and sanitary sewer service is delivered to each lot in the new two-lot single-family residential subdivision.
4. The Applicant shall be responsible for payment of all Impact Fees under the Land Development Code of the Village of Lake Zurich 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.
5. The Applicant shall pay a fee in lieu of installing a sidewalk along the street frontages of both properties to be collected and placed into an escrow account that will fund the construction and upkeep of sidewalks within the Village. Such fee

shall be based upon the per square-foot cost of a 5-foot wide sidewalk as determined by the Village at the time of issuance of the building permit, and collected at such time.

6. Each lot in the new two-lot single-family residential subdivision shall comply with the required 10-foot side yard setbacks, a 30-foot rear yard setback, and a 30-foot front yard and corner side yard setback in accordance with the bulk requirements of the R-5 single-family residential district.
7. Removal of the existing structures on the Subject Property prior to issuance of any building permit.
8. The Redevelopment 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 or development agreement 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 Section 9-22-8 entitled "Authority To Modify Regulations" within Chapter 22 of the Lake Zurich Zoning Code, hereby grant the following modifications to the Zoning Code:

1. The Applicant is granted a modification to allow a minimum lot area of 8,679 square feet for that Lot designated as Lot 1 on the Plat; whereas Section 9-3-11.B.1.b entitled Minimum Lot Area requires lots within the R-5 district to be a minimum of 10,000 square feet.
2. The Applicant is granted a modification to allow a minimum lot width of 63 feet for that Lot designated as Lot 1 on the Plat; whereas Section 9-3-11.B.3 entitled Minimum Lot Width requires lots within the R-5 district to have a minimum lot width of 75 feet.

SECTION 4: GRANT OF APPROVAL OF A FINAL PLAT OF SUBDIVISION. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 3 and Chapter 5, of the Lake Zurich Land Development Code, hereby grant the following approval, as shown and provided in the STAFF REPORT dated April 19, 2023, and final findings and recommendations of the PZC dated May 17, 2023, all consisting of 18 pages

- A Final Plat of Subdivision for SV Estates LLC Subdivision, comprising Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.

SECTION 5: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PUD, PLAT OF SUBDIVISION, SITE PLAN AND EXTERIOR

APPEARANCE REVIEWS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated April 19, 2023, and the PZC findings and recommendations dated May 17, 2023, all consisting of 18 pages, are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

SECTION 6: 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 Subject 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 Subject 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 7: 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 8: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

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 Subject 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 5th day of June, 2023.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of June, 2023.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of the Subject Property

THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OAK STREET WITH THE WEST LINE OF THE RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD COMPANY CONVEYED BY DEED FROM JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, DATED APRIL 24, 1911 AND RECORDED APRIL 27, 1911, AS DOCUMENT 135231; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF OAK STREET, 138.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD COMPANY, 130 FEET; THENCE NORTH EASTERLY IN A STRAIGHT LINE 142.13 FEET TO A POINT IN THE WEST LINE OF SAID RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD, 164 FEET NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF OAK STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID RIGHT OF WAY 164 FEET TO THE PLACE OF BEGINNING.

PARCELS INVOLVED: 14-17-400-012

EXHIBIT B

April 19, 2023 staff report and
PZC final recommendation/conditions dated May 17, 2023



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 2023-08
PZC Meeting Date: April 19, 2023

AGENDA ITEM 4.B

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

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

Date: April 19, 2023

Re: PZC 2023-08 – PUD and Final Plat of Subdivision
154 Oak Street

SUBJECT

Mr. Patryk Wielgo of SV Estates, LLC, (the “Applicant”) requests a Planned Unit Development (PUD), and Final Plat approval for the creation of a new 2-lot subdivision at the property commonly known as 154 Oak Street and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Planned Unit Development, Final Plat of Subdivision

Current Zoning: R-5 Single Family Residential

Current Use: One (1) Single-Family Residence on one lot

Proposed Use: Two (2) new Single-Family Residences on two lots

Property Location: 154 Oak Street (final new addresses to be determined)

Applicant & Owner: Mr. Patryk Wielgo of SV Estates, LLC

Staff Coordinator: Tim Verbeke, Planner

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LIST OF EXHIBITS

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

BACKGROUND

Mr. Wielgo, (the “Applicant” and “Owner”), the Applicant, is proposing the SV Estates, LLC Subdivision, consisting of two zoning lots. The property is located along Oak Street, just north of the Main Street Area of Lake Zurich at the northwest corner of Oak Street and Lions Drive, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on March 22, 2023, (the “Application”) seeking approval of the following:

- Final Plat of Subdivision for SV Estates Subdivision
- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of two residential single-family homes.
- Modification to the zoning code requirements as follows:
 - Modification to minimum lot width.
 - Modification to minimum total lot area.

The Subject Property is currently comprised of one parcel on one zoning lot with a land area of approximately 0.47 acres. The property is zoned within the Village’s R-5 Single Family Residential Zoning District and was improved with a home, detached garage, gravel driveway, and utility shed prior to being demolished.

The Applicant intends to subdivide the lot to provide for two future single-family residential homes. The proposed subdivision will contain two lots similar in size to the neighboring lot configuration, with both lots having frontage and access along Oak Street to make them lawful buildable lots.

Proposed Lot 1.

The proposed Lot 1 will contain 8,679 square feet of land area, 63 feet of lot width (street frontage) and will be configured to provide for a single-family residence with 10-foot side yard setbacks on each side for any required public utility and/or drainage easements. After deducting the side yard setbacks, the buildable width of the lot will be 43 feet.

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Proposed Lot 2

Proposed Lot 2 is a corner lot and will contain 11,607 square feet of land area, 75 feet of lot width will also be configured to provide for a single-family residence with a 10-foot interior side yard setback along with west side to allow for any public utility and/or drainage easement. The front yard and corner side yard setbacks will conform to the code requirements of 30 feet. After deducting the interior side yard and corner side yard setbacks, the buildable width of the lot will be 35 feet.

Pursuant to public notice published on April 1, 2023, in the Daily Herald, a Public Meeting has been scheduled with the Lake Zurich Planning & Zoning Commission for April 19, 2023, to consider the Application. On March 31, 2023, the Village posted a public meeting sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the older parts of the community at the edge of the Main Street area. The lot on the subject property was platted as a double-width residential lot within Marina Park Subdivision. The property was zoned within the A-Residential District in the Original Zoning Map of Lake Zurich approved in 1944. Subsequent amendments to the zoning code classified the property within an R-3 single-family district and later within the R-5 single-family residential district following a comprehensive amendment to the zoning code in 1994. The property has since remained within the R-5 district. Records show that the earliest structures on the property were constructed around 1915.
- C. Surrounding Land Use and Zoning.** The subject property is located at the northwest corner Oak Street and Lions Drive, at the northern edge of the historic center of Lake Zurich. Oak Street serves as a transition between the single-family residential areas along the east side of the lake and the commercial areas within the central business areas of the village. The areas to the north, west and south are zoned within the R-5 single-family residential district and improved with single-family residences. The property to the east is zoned within the IB institutional building zoning district and contains the St. Peter United Church of Christ property.

Access to the subject property is from Oak Street, which is a local road serving the residential properties to the north and northeast.

- D. Trend of Development.** The subject property is located on the edge of the historic central business area of Lake Zurich. The area is part of a mature residential area to the northwest and provides a transition from the higher intensity commercial land uses to the southeast.

Lots within this area were generally smaller in land area with smaller street frontages than what the R-5 single-family residential district requires. In particular the lots immediately

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to the south of the subject property have 50-foot frontages along Oak Street, the lots to the west have 70-foot frontages and the lots to the rear of the subject property are between 70 and 73 feet wide.

- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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. (Ord., 10-2004)

GENERAL FINDINGS

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

10-4-1: PLAN COMMISSION GUIDELINES (FOR SUBDIVISIONS).

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

- A.** The Plan Commission, in the examination of the subdivision plans for approval, and in the application of this Title, shall take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to width and location of streets, suitable sanitary utilities, storm water drainage, lot sizes and arrangements, as well as local requirements such as parks and playgrounds, schools and recreation sites and other public uses.

Staff Response: Standard met. The proposal is for a subdivision of two lots consisting of 2 new single-family homes. No changes to streets or public amenities are proposed. The property is currently served adequately with essential public facilities and services such as streets, utilities, drainage and other municipal services. Such services will need to be provided to the two resultant lots.

Staff Response: Standard Somewhat met. One of the two proposed resultant lots, proposed Lot 2, meets the minimum bulk requirements of the underlying R-5 single-family residential district as they relate to lot area and lot width.

Proposed Lot 1 does not meet the following bulk requirements of the R-5 district and has requested modifications to these zoning standards through the PUD.

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1. **Lot width: Required width – 75 feet. Proposed lot width – 63 feet.**
2. **Lot area: Required lot area – 10,000 square feet. Proposed lot area: 8,679 square feet.**

The Applicant intends to construct new homes on these lots in conformance with all setback and minimum landscape surface area requirements for single-family residential development. The Applicant has made the request for the reduced lot width and lot area on Lot 1 to prioritize maintaining the required 30-foot front yard and corner side yard setback off Oak Street and Lions Drive on Lot 2.

The Applicant is intentional in his minimal request for departures so as not to minimize impact on the neighboring residents. By designing the lots in this manner, the Applicant has thereby eliminated the need for variations, modifications or other zoning relief to the zoning or land development codes for Lot 2.

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

Staff Response: Standard met. The proposed subdivision and resultant development will continue to remain in substantial conformance with the purpose and intent of the R-5 Single Family Residential Zoning District, and the residential designation of the adopted Comprehensive Plan.

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

Staff Response: Not Applicable. The provisions for conservancy districts (classified by soil types and flood prone areas) was repealed by Ordinance 91-04-444 on April 15, 1991. It should be noted that the requirements for natural resource protection areas were modified in 2016 to rely on the requirements of the Lake County Watershed Development Ordinance.

Staff is additionally recommending that all necessary public utility and drainage easements be provided on the plat prior to approval. Additionally, the rear and side (corner lot line) wooded area will be cleaned and enhanced.

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

Staff Response: Standard met. The proposed subdivision plat is located wholly within land owned and controlled by one property owner.

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

Staff Response: Not Applicable. The Lake County Watershed Development Ordinance (WDO) does not require on-site detention within the subdivision as the proposed development will create less than one (1) acre of new impervious surface. However, the project is considered a minor development per the WDO and will disturb greater than 5,000 square feet. Therefore, a Watershed Development Permit Application and accompanying documentation including a stormwater narrative will need to be provided.

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

Staff Response: Standard met. There are presently no natural features such as watercourses, historical sites or structures, and similar features on the buildable portions of the proposed resultant lots.

The Applicant is in contact with the Village Arborist to assess the condition of the remaining trees on the property. Removal of trees will be subject to the requirements of the tree preservation ordinance.

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.

Standards for Special Use Permits

- 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 proposed subdivision and resultant development will continue to remain in substantial conformance with the purpose and intent of the R-5 Single Family Residential Zoning District, and the residential designation of the adopted Comprehensive Plan.

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

Staff Response: Standard met. The proposed development is consistent with other residential lots within the Robertson/Marina Park Subdivision. The proposed two-lot subdivision will not increase the vehicular traffic on Oak Street or Lions Drive. Due to the proposed homes abiding by all setbacks, the proposed residences will not have any substantial or undue adverse effect upon any adjacent properties.

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

Staff Response: Standard met. The land uses and their operation are proposed to be conducted entirely on the Subject Property. The new residences are proposed to be located towards the front of the property and will face Oak Street.

The proposed structures will not encroach onto any front, interior or corner side yard, rear yard setbacks, or existing easements. The location, design, construction and operation of the proposed homes will be completed wholly on the subject lot within the buildable area of the lot.

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

Staff Response: Standard met. The proposal is a subdivision of two lots to provide for 2 new single-family homes. No changes to streets or public amenities are proposed. The property is currently served adequately with essential public facilities and services such as streets, utilities, drainage and other municipal services. The resultant lots will need to be provided with such services.

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: The Applicant anticipates these two residences resulting in an additional 2-4 vehicles a day on both Lions Drive and Oak Street, which is well under both roadways design capacity. The traffic will be consistent with normal residential traffic.

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Parking is in conformance with the requirements of the zoning code with two garage spaces and guest parking available on the driveway.

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

Staff Response: Standard Met. The reconfiguration of the property will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance other than what was previously impacted by the original development.

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

Staff Response: Standard met. The proposed resubdivision will comply with all other additional standards imposed through the building codes for residential buildings.

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

Staff Response: Standard met. The proposed development will continue to uphold the established character of the residential neighborhood, and will allow for two additional residences in the community.

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

Staff Response: Standard met. There are no uses proposed that warrant special standards for their establishment. Staff will ensure that compliance is established before any additional permits are issued.

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

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

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Staff Response: Standard met. The proposed residential single-family homes will provide an attractive and convenient location for residing 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: Not Applicable. The property is currently owned by the Applicant. He does not intend to abandon this site and build in another location. The subject property continues to offer the ability of the owner to construct a use that is appropriate for the property and the area of the community in which it is presently located.

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

Staff Response: Standard met. The two single family residential homes will be developed to prevent any undue adverse effect on themselves or on surrounding property in relation to its location, design and operation.

- **The new homes will be located 30 feet off the front lot line, thereby minimizing their impact on the street and adjacent properties.**
- **The new homes will be designed in a style and materials similar to the existing homes in Lake Zurich.**

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. 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

Staff Report
APPLICATION PZC 2023-08

Community Development Department
PZC Meeting Date: April 19, 2023

establish that the proposed development will meet each of the following additional standards:

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

Staff Response: Standard met. The entirety of the PUD is under common ownership of Mr. Patryk Wielgo of SV Estates, 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 whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

Staff Response: Standard not met. One of the proposed lots will require relief from the minimum total lot area and minimum lot width.

- **Per the Bulk, Space, and Yard Requirements (Section 9-3-11) for the R-5 single-family residential district, the minimum lot area is 10,000 square feet. The applicant is requesting a decrease in the minimum lot area to 8,679 square feet in Lot 1. Minimum Lot Area is defined as the minimum total area of a parcel of land legally described as distinct portion or piece of land of record. For purpose of calculating Minimum Lot Area, water areas and land areas with natural resource restrictions including floodplains, wetlands, and lowland conservancy soils are not included as part of the calculation.**
 - **Per the Bulk, Space, and Yard Requirements (9-3-11) the minimum lot width in the R-5 single-family residential district is 75 feet. The applicant is requesting a decrease in the minimum lot width to 63 feet for Lot 1. This lot width modification request is to accommodate two single family lots on this parcel. Lot Width is defined as the shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width.**
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,

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removed, or released without the express consent of the board of trustees and that they may be enforced by the village as well as by future landowners within the proposed development.

Staff Response: Standard met. The Village will ensure that all easements are properly recorded, abided by the owners and enforced by the Village.

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

Staff Response: Not Applicable. The nature and scope of the development does not create a need for land for public purposes of the village within the proposed planned unit development. The purpose and intent of such contributions are provided primarily for larger residential developments consisting of multiple properties with common areas to provide for or compensate for public amenities for the benefit of new residents that will move into the community to occupy such developments.

The village has therefore determined that the development is not required to provide any public open space at this time. However, the additional lot will be subject to the various fees and contributions required by the municipal code.

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,

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or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.

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

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- vii. The village must be given the right to enforce the covenants; and
- viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not Applicable. Based on the nature and scope of the development, and size of the subject property, the village has determined that the development is not required to provide any public open space at this time.

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

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

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

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

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

Staff Response: Standard met. A sidewalk currently does not exist along the Lions Drive boundary and the Oak Street boundary. This trend exists throughout a majority of the Marina Park Subdivision.

A compensating amenity fee will therefore be collected and placed into an escrow account that will fund the construction and upkeep of other amenities within the Village.

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

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Staff Response: Standard Met. All existing and proposed utilities including water and sanitary mains, electric, gas and communications (cable) attributable to the development are proposed to be underground. Currently, cable and electric are run overhead across the street. The locations of the public utilities are to be determined.

- 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 SV Estates Subdivision that is proposed within such district other than what are currently being requested for approval.

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. **Section 9-3-11.B.2. Minimum Lot Area and Dimensions: Minimum lot area per unit (square feet).** The minimum lot area per unit within the R-5 Single Family Residential District is 10,000 square feet. Lot 1 is proposed with a lot area of 8,679 square feet, requiring a modification to the code. However, Lot 2 is proposed to conform to this standard with a lot area of 11,607 square feet.
2. **Section 9-3-11.B.3. Minimum Lot Area and Dimensions: Minimum lot width (feet).** The minimum lot width within the R-5 Single Family Residential District is 75 feet. Lot 1 is proposed with a lot width of 63 feet, requiring a modification to the code. However, Lot 2 is proposed to conform to this standard with a lot width of 75 feet.

The reduced lot area and lot width are consistent with lots within this area.

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Community Development Department
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RECOMMENDATION

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

- Section 9-19-3: Standards for Special Use Permits
- Section 9-22-5: Standards for Planned Unit Developments (PUD)
- Section 10-4-1: Plan Commission Guidelines for Subdivision Approval

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

Staff of the Community Development Department therefore recommends the approval of Application PZC 2023-08, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated March 16, 2023, submitted by Mr. Patryk Wielgo.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Final Plat of Subdivision for SV Estates LLC Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - d. Subdivision Engineering Plans, for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - e. Plat of Survey for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - f. Proposed Engineering Plan for both Single-family Residences at 154 Oak Street prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - g. Landscape Plan for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
2. Tree removal shall be reviewed and approved following review of the village arborist. A final landscaping design and plant count shall be reviewed by village staff prior to issuance of site engineering and building permits.
3. Under the Village of Lake Zurich Land Development Code, the Applicant is required to install all required public utilities and shall provide surety to guarantee the proper installation of these improvements and to ensure that water and sanitary sewer service is delivered to each lot in the new two-lot single-family residential subdivision.
4. The Applicant shall be responsible for payment of all Impact Fees under the Land Development Code of the Village of Lake Zurich and as a condition of the approval of the

Staff Report
APPLICATION PZC 2023-08

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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.

5. The Applicant shall pay a fee in lieu of installing a sidewalk along the street frontages of both properties to be collected and placed into an escrow account that will fund the construction and upkeep of sidewalks within the Village. Such fee shall be based upon the per square-foot cost of a 5-foot wide sidewalk as determined by the Village at the time of issuance of the building permit, and collected at such time.
6. Each lot in the new two-lot single-family residential subdivision will be provided with 10-foot side yard setbacks, a 30-foot rear yard setback, and a 30-foot front yard and corner side yard setback in accordance with the bulk requirements of the R-5 single-family residential district.
7. Removal of the existing structures on the Subject Property prior to issuance of any building permit.
8. The Redevelopment 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 or development agreement for the Subject Property.

Respectfully Submitted,

Tim Verbeke, Planner

Staff Report
APPLICATION PZC 2023-08

Community Development Department
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LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

FOR 154 OAK STREET – PUD and SUBDIVISION
May 17, 2023

The Planning & Zoning Commission recommends approval of Application PZC 2023-08, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **April 19, 2023** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - h. Zoning Application and Cover Letter dated March 16, 2023, submitted by Mr. Patryk Wielgo.
 - i. Exhibit A: Legal Description of the Subject Property
 - j. Final Plat of Subdivision for SV Estates LLC Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
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 - l. Plat of Survey for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - m. Proposed Engineering Plan for both Single-family Residences at 154 Oak Street prepared by Pro-Plan Architects, prepared on March 16, 2023.
 - n. Landscape Plan for SV Estates Subdivision, Lots 1 and 2, prepared by Pro-Plan Architects, prepared on March 16, 2023.
2. Tree removal shall be reviewed and approved following review of the village arborist. A final landscaping design and plant count shall be reviewed by village staff prior to issuance of site engineering and building permits.
3. Under the Village of Lake Zurich Land Development Code, the Applicant is required to install all required public utilities and shall provide surety to guarantee the proper installation of these improvements and to ensure that water and sanitary sewer service is delivered to each lot in the new two-lot single-family residential subdivision.
4. The Applicant shall be responsible for payment of all Impact Fees under the Land Development Code of the Village of Lake Zurich 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.
5. The Applicant shall pay a fee in lieu of installing a sidewalk along the street frontages of both properties to be collected and placed into an escrow account that will fund the construction and upkeep of sidewalks within the Village. Such fee shall be based upon the

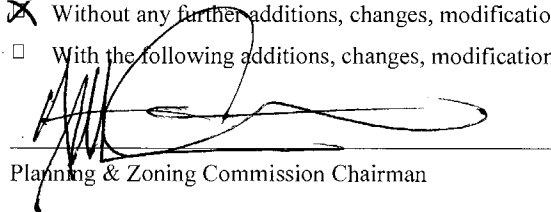
Staff Report
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per square-foot cost of a 5-foot wide sidewalk as determined by the Village at the time of issuance of the building permit, and collected at such time.

6. Each lot in the new two-lot single-family residential subdivision will be provided with 10-foot side yard setbacks, a 30-foot rear yard setback, and a 30-foot front yard and corner side yard setback in accordance with the bulk requirements of the R-5 single-family residential district.
7. Removal of the existing structures on the Subject Property prior to issuance of any building permit.
8. The Redevelopment 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 or development agreement for the Subject Property.

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


 Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2023-08

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EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OAK STREET WITH THE WEST LINE OF THE RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD COMPANY CONVEYED BY DEED FROM JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, DATED APRIL 24, 1911 AND RECORDED APRIL 27, 1911, AS DOCUMENT 135231; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF OAK STREET, 138.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD COMPANY, 130 FEET; THENCE NORTH EASTERLY IN A STRAIGHT LINE 142.13 FEET TO A POINT IN THE WEST LINE OF SAID RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD, 164 FEET NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF OAK STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID RIGHT OF WAY 164 FEET TO THE PLACE OF BEGINNING.

PARCELS INVOLVED: 14-17-400-012

Staff Report
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EXHIBIT B
PUBLIC MEETING SIGN PRESENT AT SUBJECT PROPERTY



154 Oak Subdivision



☐ Tax Parcel Lines
Tax Parcel
Information

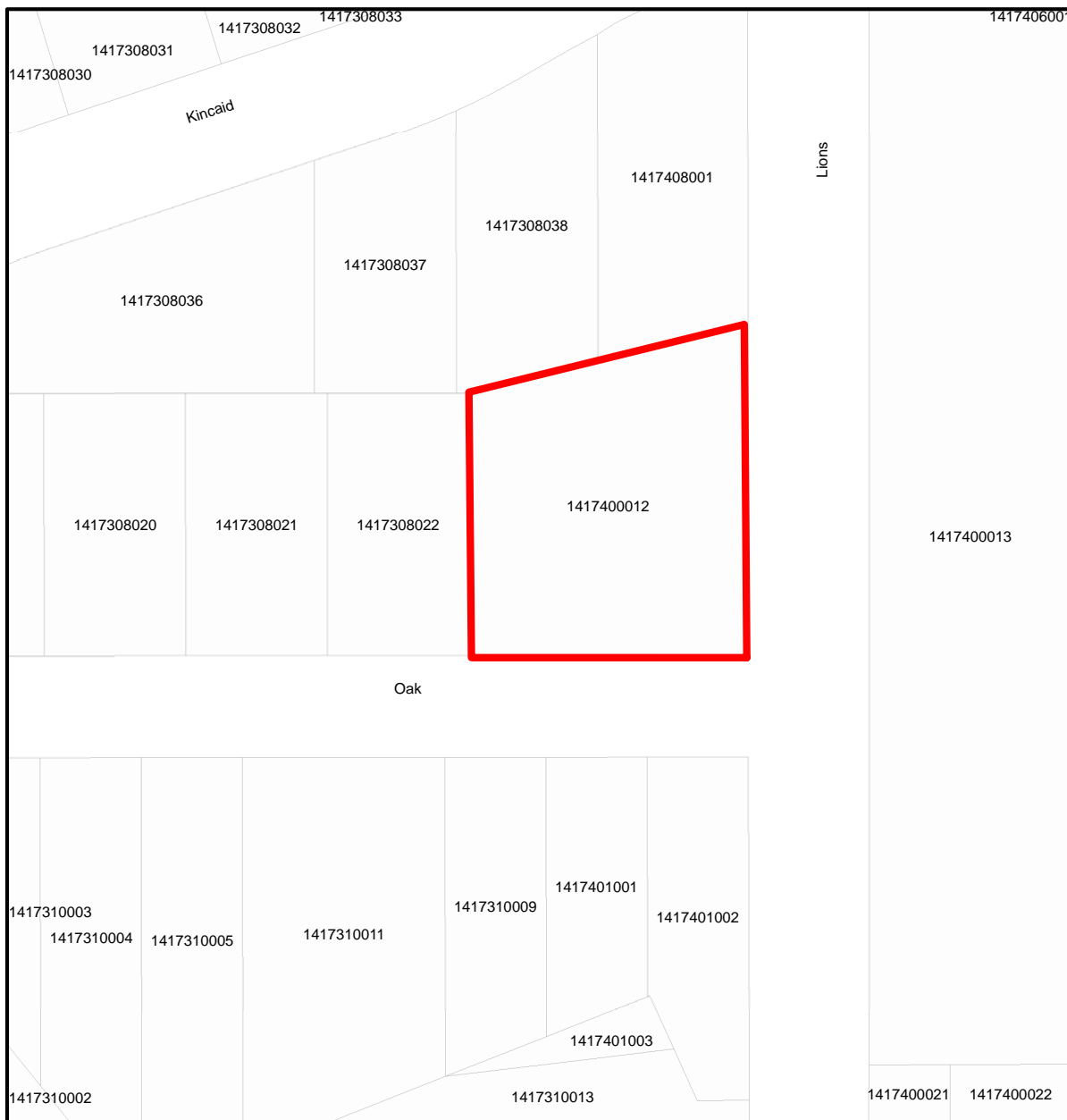
Disclaimer:

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.



Subdivision Creation

154 Oak Street



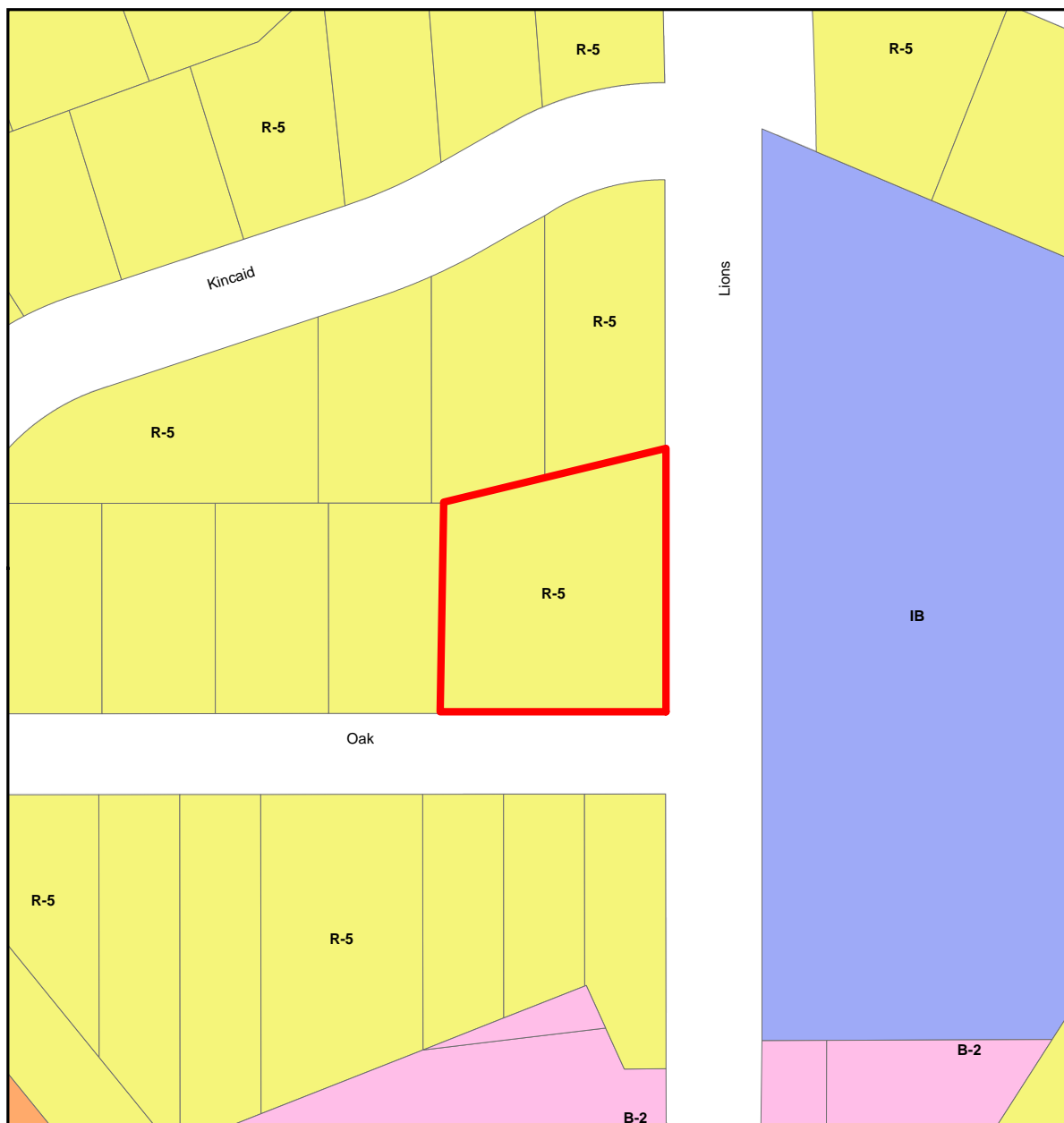
COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

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



Subdivision Creation

154 Oak Street



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

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



(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: 154 OAK STREET, LAKE ZURICH, IL 60047

2. Please attach complete legal description

3. Property Identification number(s): 14-17-400-0124. Owner of record is: SV ESTATES, LLC Phone: (773) 319-6306E-Mail: info@micoroofting.com Address: 30 CARLISLE RD.
HAWTHORN WOODS, IL 600475. Applicant is (if different from owner): SAME Phone: _____

E-Mail _____ Address: _____

6. Applicant's interest in the property (owner, agent, realtor, etc.): OWNER7. All existing uses and improvements on the property are: building two (2)
residential, standard homes.8. The proposed uses on the property are: Two residential homes

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:

Project to be completed according current building codes.

10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:

N/A

11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.**THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.**PATRYK WIELGO
(Name of applicant)Patryk Wielgo
(Signature of applicant)Subscribed and sworn to before me this 20th day of March, 2023.A. Tarczon-Bak
(Notary Public)My Commission Expires 01/20/2027

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2023.

(Notary Public)

My Commission Expires _____

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

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

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

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

☐ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

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

☐ Variation for _____

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

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)

(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision

(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Site Plan Approval/Major Adjustment/Amendment

(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment

(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

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

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

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

☐ Comprehensive Plan **Text** Amendment for _____

SV ESTATES, LLC

30 CARLISLE ROAD
HAWTHORN WOODS, IL 60047
773 319-6306/224 255-7663

DATE: 03/16/2023

Property Address:
154 Oak Street
Lake Zurich, IL 60047

To Whom It May Concern,

The estimated cost of development for the proposed project of two (2) residential homes will be approximately \$350,000 each.

The proposed project includes two (2) – residential homes with two story structure. This project replaces a single residential home (hoarder home) and will bring a positive impact on the neighborhood.

Sincerely,

Patryk Wielgo
773 319 6306
SV Estates, LLC

SV ESTATES, LLC

30 CARLISLE ROAD
HAWTHORN WOODS, IL 60047
773 319-6306/224 255-7663

DATE: 03/16/2023

TO: Orlando Stratman
Chairperson of the Planning and Zoning Commission

FROM: SV Estates, LLC

RE: Approval request for Preliminary Plat and Final Plat Approval for 154 Oak Street, Lake Zurich, IL 60047

I would like to request an approval for the Preliminary Plat and Final Plat Approval and the modification approval of Lot 1 width from 75 to 63 feet.

SV Estates, LLC is in the process of obtaining the approval to build two (2) single residential homes at 154 Oak Street, Lake Zurich, IL 60047.

This project includes a contemporary style architecture with two (2) story frame structures of two (2) separate homes on concrete slab without the basement. Each house will have four (4) bedrooms, 3.5 bathrooms and two (2) car garage with driveway.

Each house will have an open porch (entrance) in the front of the house and a brick patio in the back.

The approximately living space for each house will be 3,000sq.ft. where the first floor will have approximately 1,425 sq. ft and the second floor will have approximately 1,630.00 sq. ft.

The current size of the lot will provide enough space and privacy for the proposed homes that will bring comfort to the future residents/families with children.

SV Estates, LLC does not plan to sell the proposed homes and will use them as a rental income.

Sincerely,

Patryk Wielgo
773 319 6306
SV Estates, LLC

Mail to:
SV ESTATES, LLC
30 Carlisle Rd.,
Hawthorn Woods, IL 60047

EXECUTOR'S DEED

The Grantor(s), Thomas B. Hood and P. Joseph Balmes as Public Administrators for the Estate of Diane Rose Armi, which was so duly appointed in the probate proceeding in the County of Lake and State of Illinois as Case No. 2022 PR 30 in consideration of \$120,000.00 and other good and valuable consideration in hand paid hereby:

Convey and warrant to SV Estates LLC, an Illinois limited liability company the following described real estate situated in the County of Lake and State of Illinois, to-wit:


SEE ATTACHED LEGAL DESCRIPTION

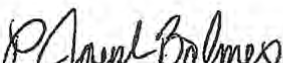
hereby releasing and waiving all rights under and virtue of the homestead exemption laws of the State of Illinois.

Subject to covenants, conditions and restrictions of record and general real estate taxes for the year 2022 and subsequent years.

Permanent Index No. 14-17-400-012
Common address: 154 Oak Street, Lake Zurich, Illinois 60047

Dated this 28 day of Sept., 2022.


Thomas B. Hood as Public Administrator
for the Estate of Diane Rose Armi


P. Joseph Balmes, as Public Administrator
for the Estate of Diane Rose Armi

Name of Grantee	Address
SV ESTATES, LLC	30 Carlisle Rd., Hawthorn Woods, IL 60047
Name of Taxpayer	Address
SV ESTATES, LLC	30 Carlisle Rd., Hawthorn Woods, IL 60047

Name of Person Preparing Deed and Address
Daniel J. Hood 501 N. Riverside Drive, Suite 204, Gurnee, Illinois 60031

State of Illinois
County of Lake

I, the undersigned, a notary public do hereby certify that Thomas B. Hood and P. Joseph Balmes are personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and the acknowledged that he signed this instrument under his own free and voluntary act, for the purposes set forth.

Given under my hand and seal this 28 day of Sept., 2022.



Notary Public



15827-22-70959-IL

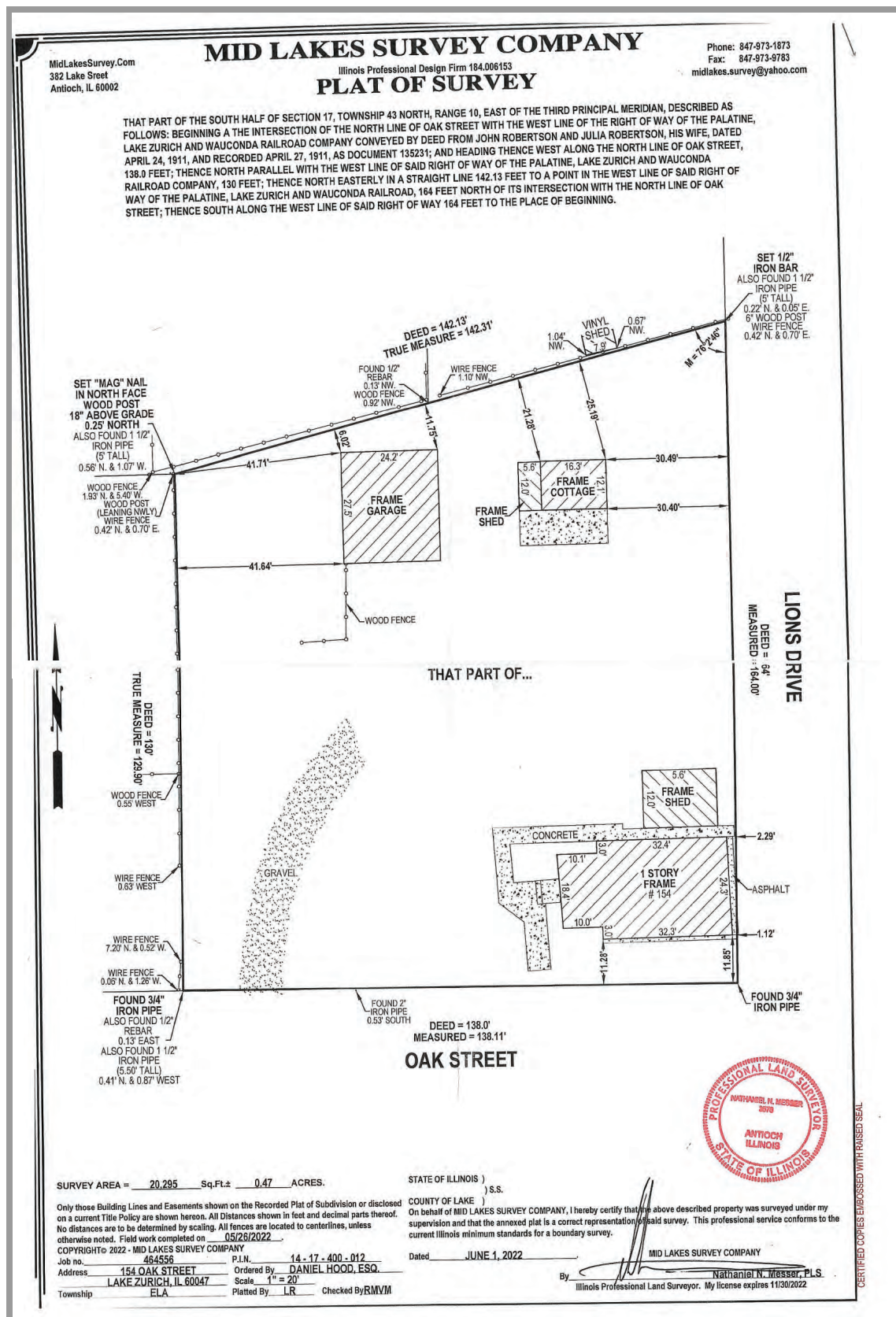
Property Address: 154 Oak Street, Lake Zurich, IL 60047
Parcel ID: 14-17-400-012

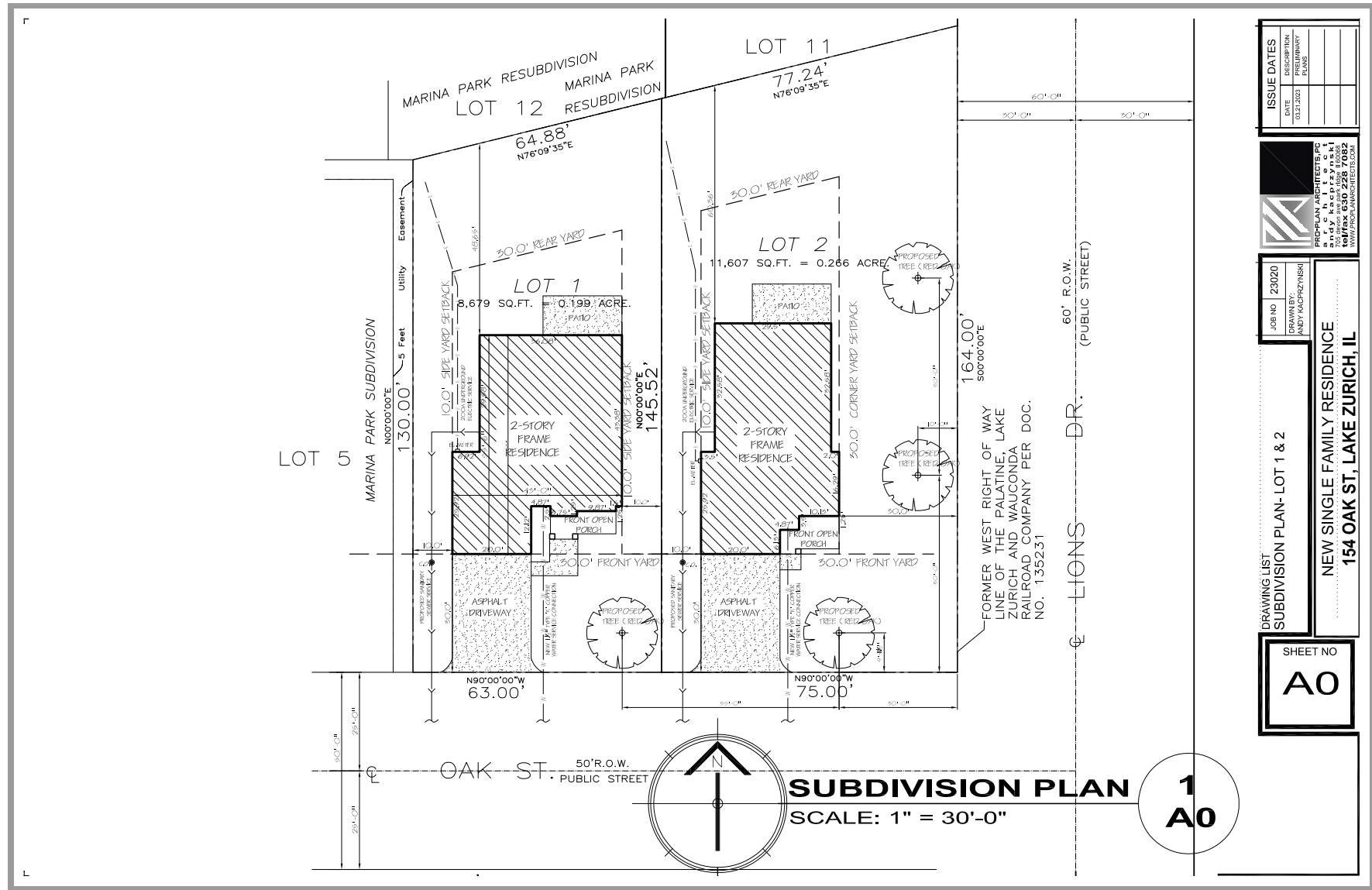
THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

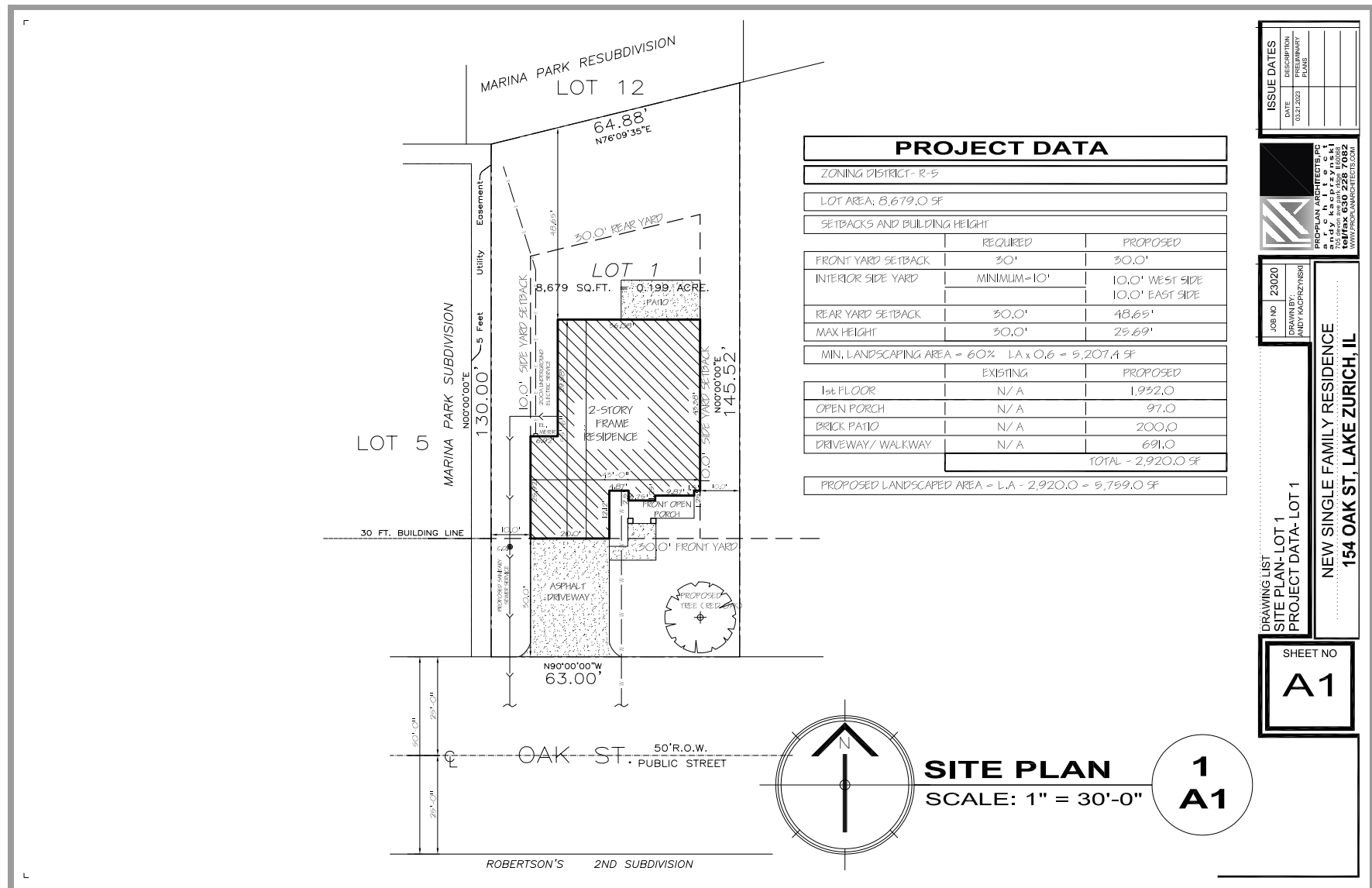
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OAK STREET WITH THE WEST LINE OF THE RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD COMPANY CONVEYED BY DEED FROM JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, DATED APRIL 24, 1911 AND RECORDED APRIL 27, 1911, AS DOCUMENT 135231; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF OAK STREET, 138.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD COMPANY, 130 FEET; THENCE NORTH EASTERLY IN A STRAIGHT LINE 142.13 FEET TO A POINT IN THE WEST LINE OF SAID RIGHT OF WAY OF THE PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD, 164 FEET NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF OAK STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID RIGHT OF WAY 164 FEET TO THE PLACE OF BEGINNING.

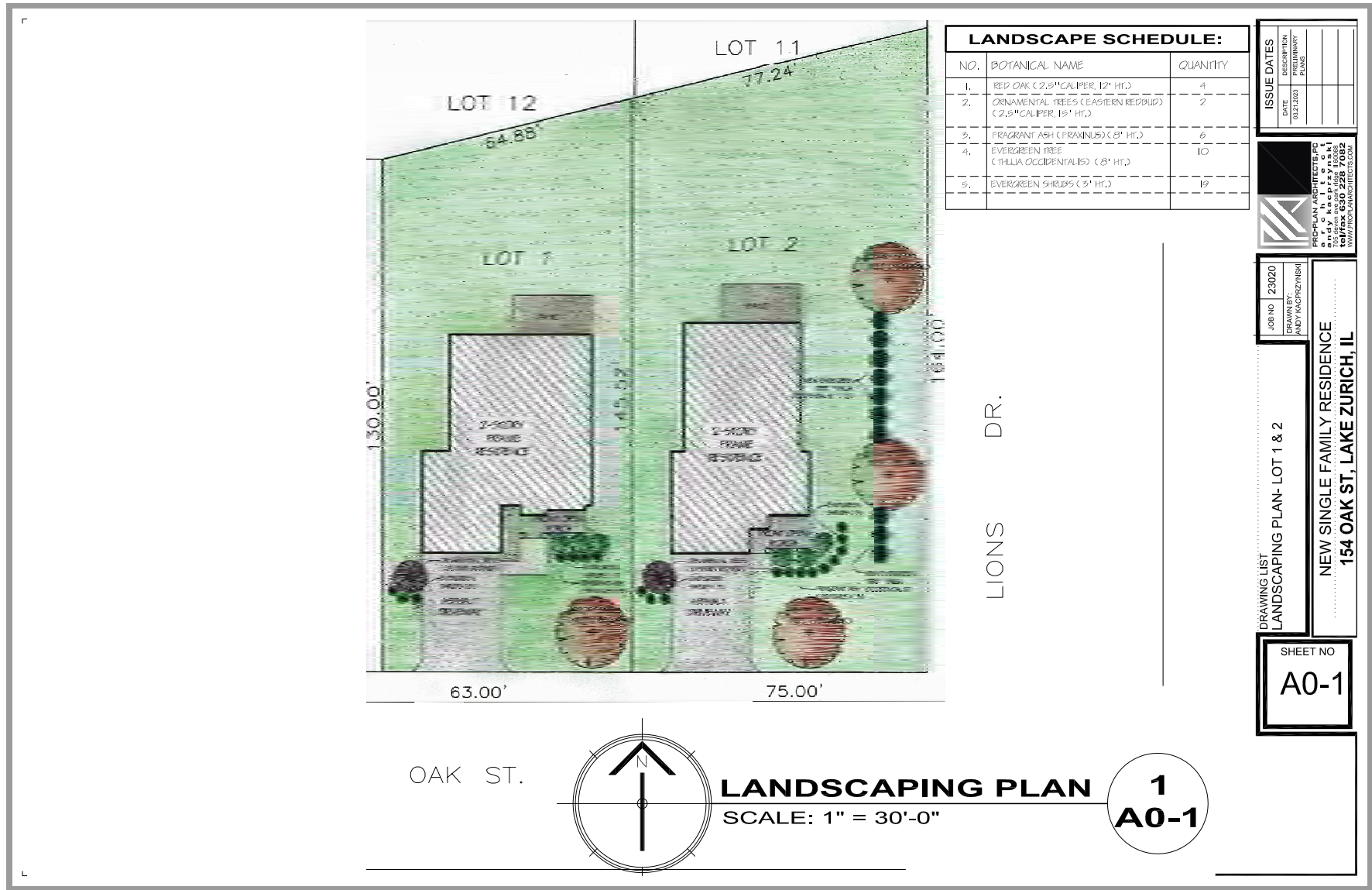
Legal Description with Address

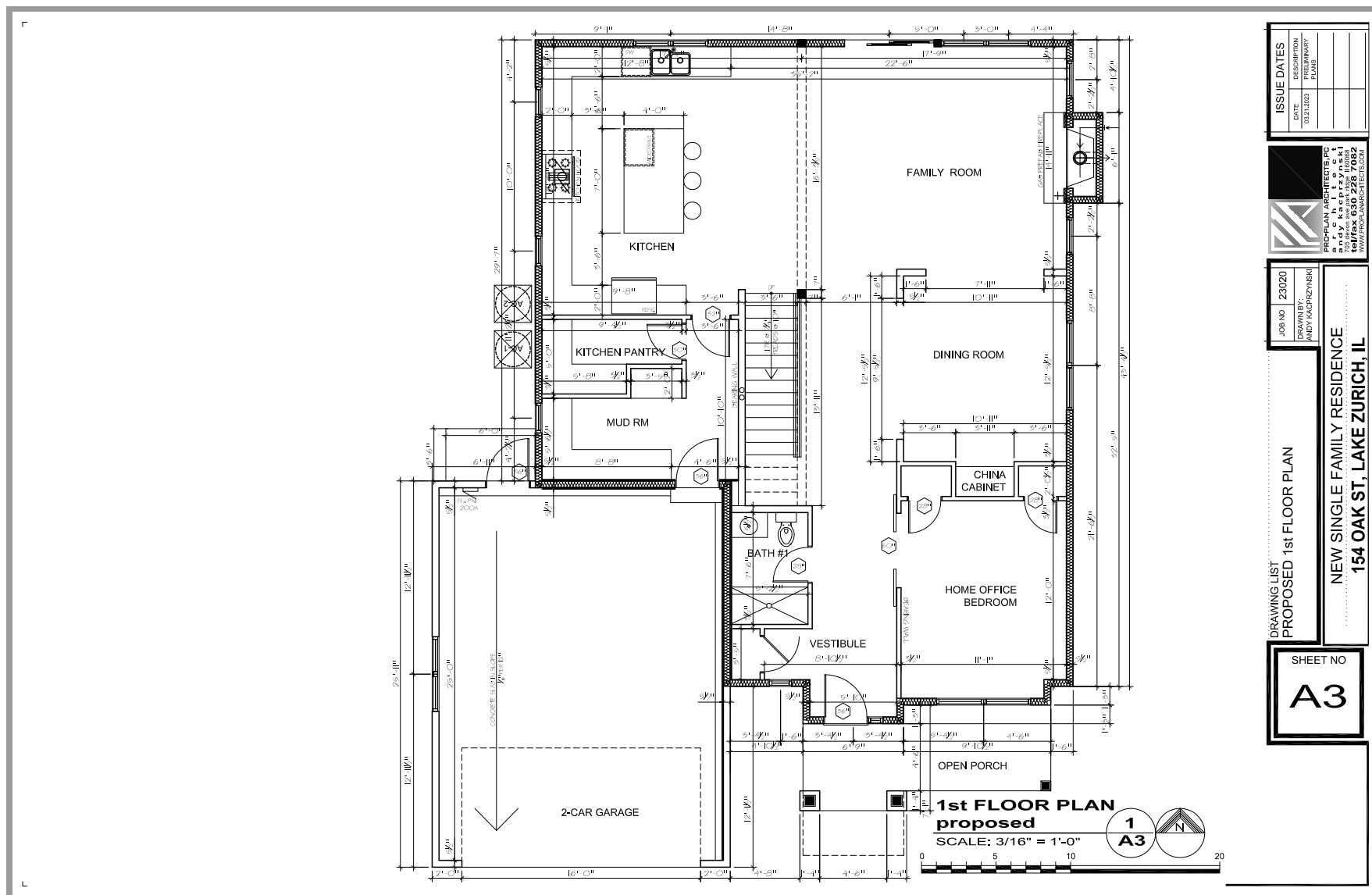
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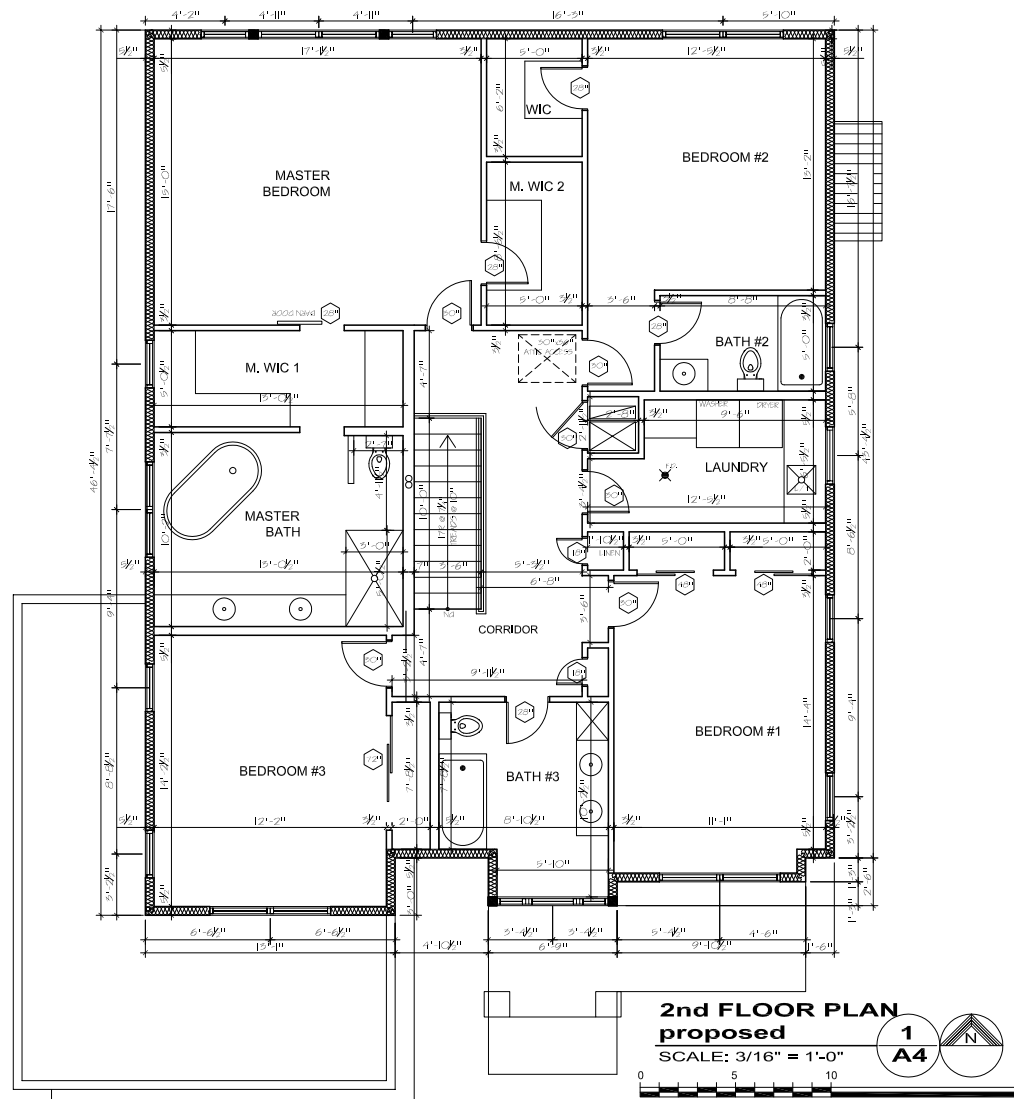












ISSUE DATES	
DATE	DESCRIPTION
03.21.2020	PRELIMINARY PLANS



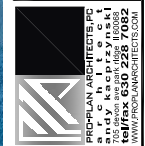
JOB NO.	23020
DRAWN BY:	ANDY KACZYNSKI

DRAWING LIST
PROPOSED 2nd FLOOR PLAN
NEW SINGLE FAMILY RESIDENCE
154 OAK ST, LAKE ZURICH, IL

SHEET NO
A4



ISSUE DATES	
DATE	DESCRIPTION
03.21.2020	PRELIMINARY PLANS

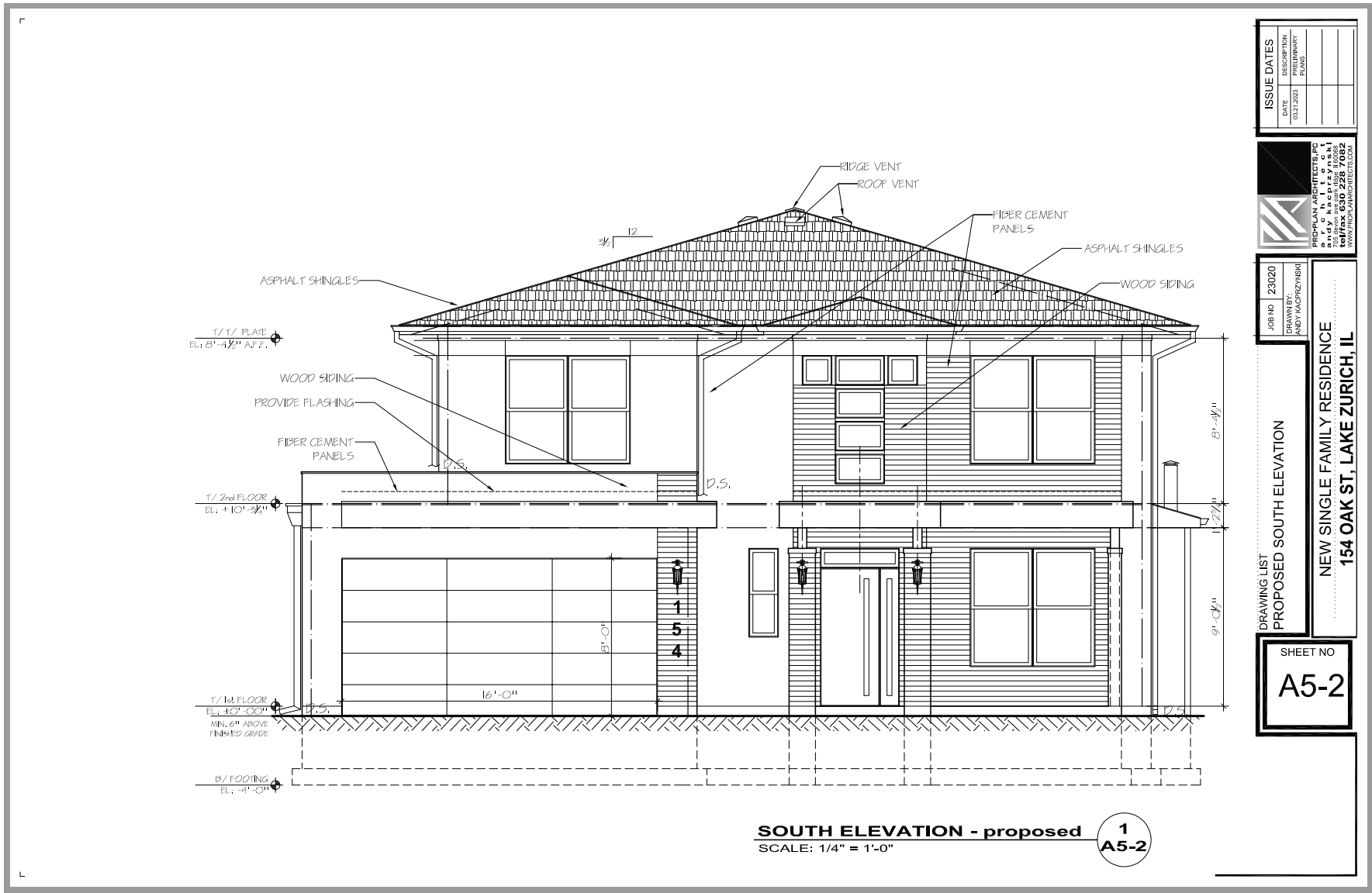


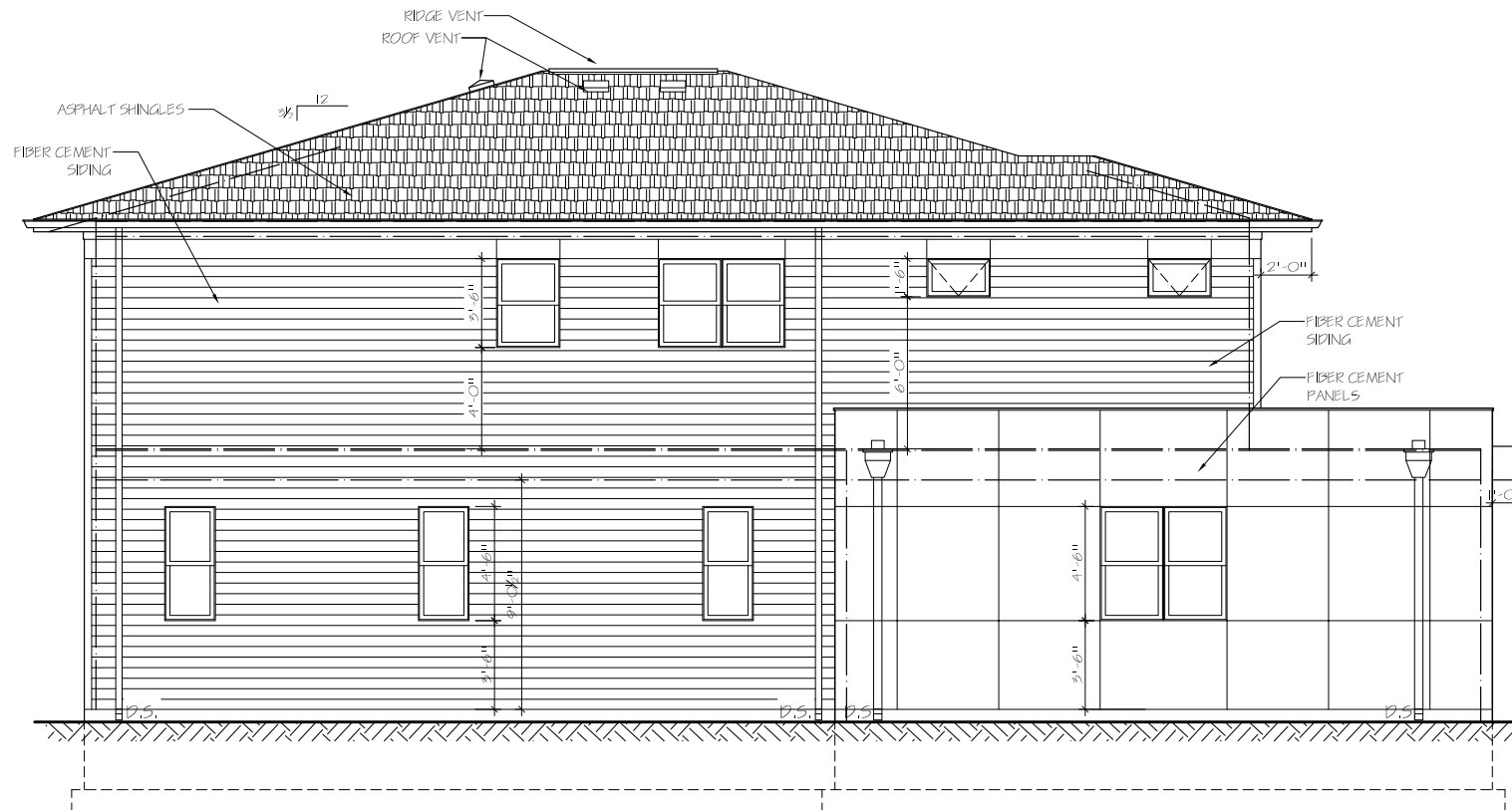
JOB NO.	23020
DRAWN BY:	ANDY KACPRZYNSKI

DRAWING LIST
PROPOSED SOUTH ELEVATION

NEW SINGLE FAMILY RESIDENCE
154 OAK ST, LAKE ZURICH, IL

SHEET NO.
A5





WEST ELEVATION - proposed
SCALE: 1/4" = 1'-0"

1
A6

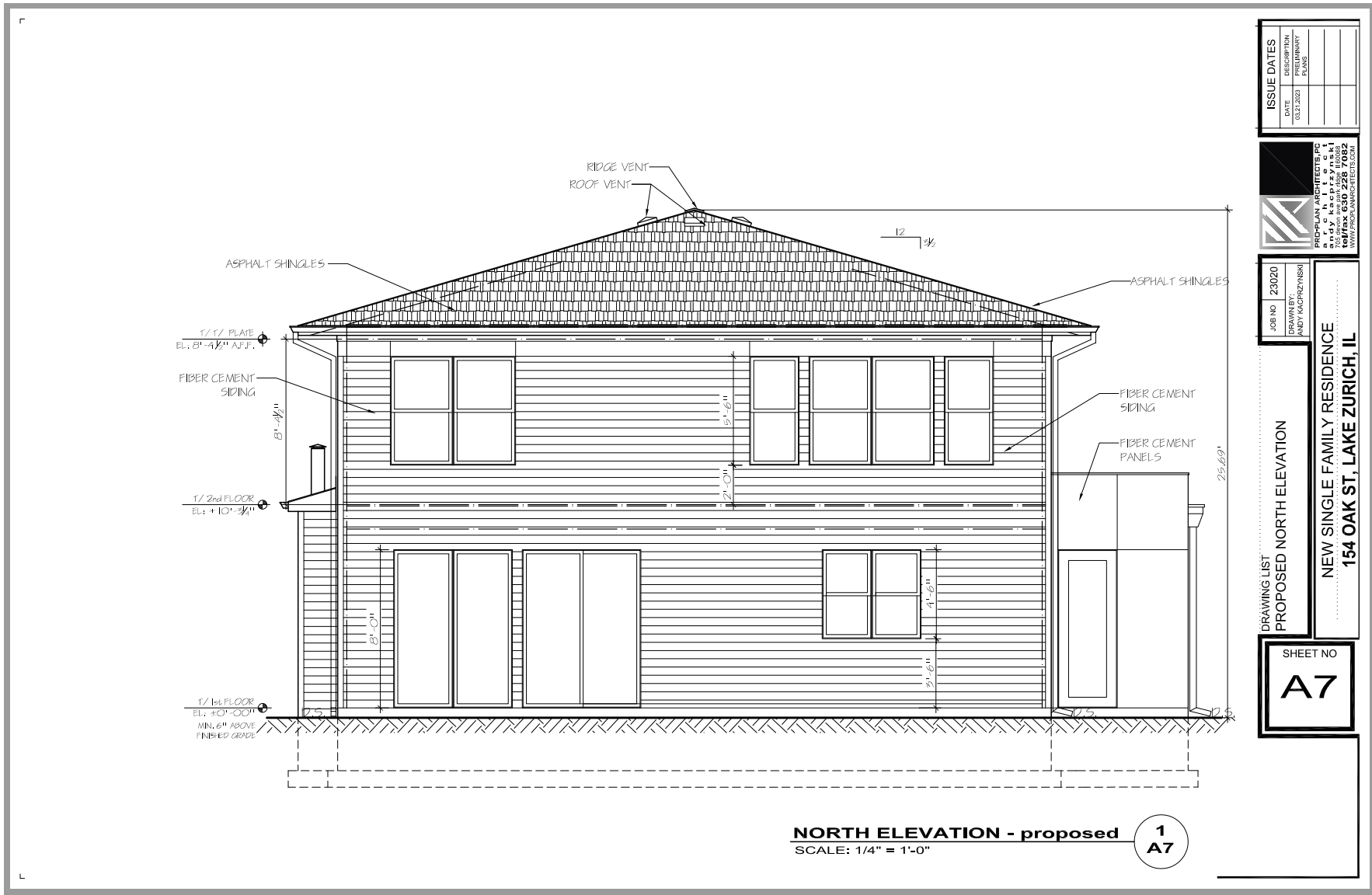
ISSUE DATES	
DATE	DESCRIPTION
03.2.2020	PRELIMINARY PLANS

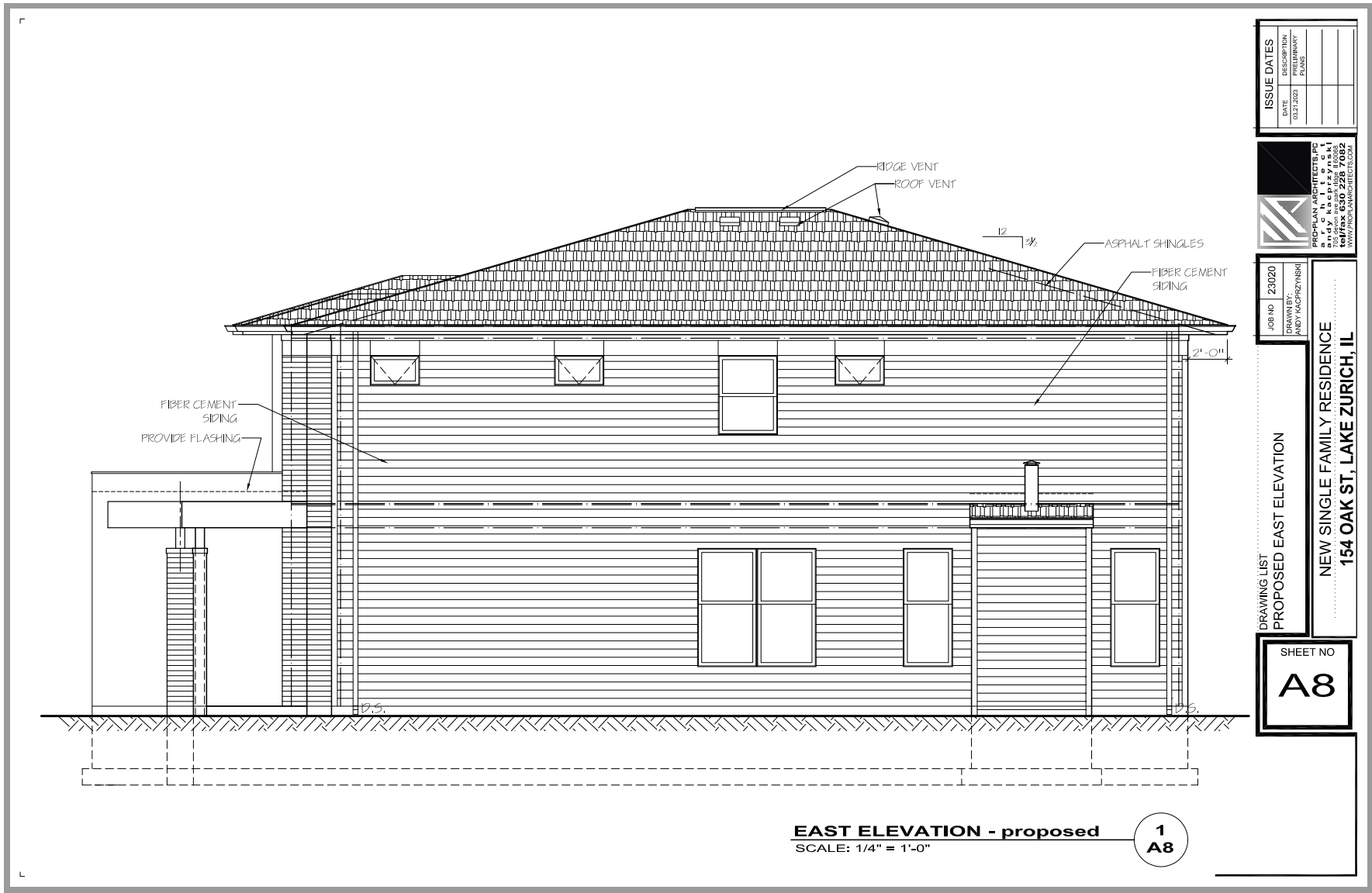


JOB NO.	23020
DRAWN BY:	ANDY KACPRZYNSKI

DRAWING LIST
PROPOSED WEST ELEVATION
NEW SINGLE FAMILY RESIDENCE
154 OAK ST., LAKE ZURICH, IL

SHEET NO
A6







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

7A

MEMORANDUM

Date: May 31, 2023
To: Ray Keller, Village Manager *PK*
From: Kyle Kordell, Assistant to the Village Manager
Copy: Sarosh Saher, Community Development Director
Subject: **Industrial TIF Redevelopment Agreement
NorthStar Pickle Company, LLC at 629 Rose Road**

Issue: The Illinois Tax Increment Allocation Redevelopment Act authorizes the Village of Lake Zurich to support development and investment within the TIF District #4 Conservation Area by the Village's adoption of the TIF #4 Redevelopment Project Area in January 2023. The proposed development agreement is intended to allow a well-established Lake Zurich food processing company to incur all upfront costs related to the development, which will be considered *Redevelopment Project Costs* under the TIF Act and eligible for future reimbursement under the terms of the Development Agreement.

NorthStar Pickle Company, LLC is requesting TIF assistance to support the construction of a new pickle processing and distribution facility on the vacant property at 629 Rose Road. NorthStar Pickle proposes this location for a new approximately **60,000 - 80,000**+/- square foot facility that will cost approximately \$15.2 million. The company currently employs 14 full-time positions at 968 Donata Court but is looking to expand due to increasing demand for its products in national markets. A future Rose Road facility would create approximately 25 new line jobs along with a couple of office management positions.

The Developer has advised the Village that in order to proceed with this project and complete the development of a new processing and distribution facility, financial assistance from the Village is necessary to proceed.

NorthStar Pickle's total project cost for the new development on Rose Road is approximately **\$15.2 million**, including the cost of the land, site work, engineering and construction, permit fees, the installation of food processing equipment, and electric/gas utility connections.

The TIF redevelopment proposal presented here is to help offset this significant investment cost with a rebate of **\$1.4 million** of future property taxes over several years through the Tax Increment Finance District #4 (Industrial TIF), which equates to approximately **9.2%** of the overall costs of this company expansion project.

Village Strategic Plan: This agenda item advances the following objectives in the Lake Zurich Strategic Plan:

- **Financial Sustainability**
 - Maximize existing and identify new revenue sources
- **Economic Development**
 - Develop proactive policies to promote economic development
 - Partner with the business community to determine how needs can be met
 - Expand the Village's role as a major regional economic hub
- **Infrastructure Investment**
 - Ensure long-range funding is available for infrastructure improvements such as stormwater management and sanitary/water services.

Background: The Lake Zurich Industrial TIF District was created in January 2023 by the Village Board for the purpose of providing a long-term funding mechanism for infrastructure improvements and supporting industrial business expansion and modernization efforts.

NorthStar Pickle has been operating in Lake Zurich since the summer of 2014. Its existing location on Donata Court is home to its newest manufacturing line that is capable of producing a wide variety of pickle flavor profiles in almost any cut imaginable. The company has been a good neighbor in the industrial park with no issues.

As pickles are in demand year-round, NorthStar sources its cucumbers from different regions based on the growing season. Spring and Fall cucumbers come from Florida and Arizona, Summer cucumbers come from Michigan, Ohio, Indiana, and Wisconsin, and Winter cucumbers come from Texas and Arizona.

The company was established in 2008 and supplies pickles to regional and national restaurant groups, grocery chains, theme parks, wholesale distributors and other customers in the food service and hospitality industries. New lines of refrigerated pickle products include everything from dill, new, half-sours, and spicy flavor profiles, all available in whole, spears, and chips. They also manufacture pickled green tomatoes, sauerkraut, Chicago-style neon relish, and premium sweet relish.

As of May 2023, current employment at NorthStar Pickle includes 14 full-time employees. This total is expected to grow by 25 – 27 full-time employees that would be hired to operate the new processing and distribution facility, if this manufacturing facility on Rose Road is built and there is additional growth and the need for additional employees.

This project will see approximately **60,000 - 80,000+/-** square feet of processing and cold-storage space added to the southwest side of the industrial park.

Analysis: Tax Increment Financing allows for flexibility in the use of property taxes attributable to the new investment (the tax increment), while the existing tax base will continue to be allocated among existing community taxing bodies. All community taxing bodies unanimously approved this Industrial TIF District.

The proposed TIF redevelopment agreement allows for a multi-year reimbursement of the increased property taxes (the increment) that is attributable to this development project. The reimbursements would begin at 75% of actual increment generated being reimbursed to the Developer in Year 1 and slowly scale back the increment reimbursed each year per the following graduated scale:

<i>Year</i>	<i>Percentage</i>
2025	75%
2026	70%
2027	65%
2028	60%
2029	55%
2030	50%
2031	45%
2032	40%
2033	35%
2034	30%
2035	25%
2036	20%
2037	15%
2038	10%
2039	10%
2040	10%
2041	10%
2042	10%
2043	10%
2044	10%
2045	10%
2046	10%

The total proposed TIF reimbursement is capped at **\$1.4 million**, representing approximately **9.2%** of the total **\$15.2 million** investment into the community.

Once the project is completed and a Certificate of Occupancy has been issued by the Village, the expected annual property tax increment to be generated is approximately **\$220,000** per year in the first few years. Structured as shown above, the Village is expected to provide NorthStar Pickle approximately **\$150k - \$160k** per year in the early years of the TIF agreement, slowly decreasing each year and providing approximately **\$30k - \$40k** per year in the later stages of the TIF agreement.

It will take the majority of the life of the industrial TIF district for annual increment reimbursements to close the requested financing gap of **\$1.4 million**. This TIF district expires at

the end of 2046. The proposed redevelopment agreement includes provisions that the total reimbursement amount may not exceed a total of \$1.4 million.

The proposed agreement is performance based, or based on the real-life performance of the property tax increment that is actually generated from the proposed project. This performance is influenced by local taxing rates as well as larger economic issues. Property values that increase more quickly would see the Village's annual reimbursement grow larger, thus reaching the total TIF reimbursement sooner. Conversely, property values that increase slowly (or even decrease in some years) would see the Village's annual reimbursement shrink, thus reaching the overall TIF reimbursement amount later.

The TIF increment generated each year from this new building that is not reimbursed to the Developer would go into the fund balance of the Industrial TIF District to be used for future funding of industrial park infrastructure, such as stormwater management, water and sanitary sewer main replacements, and road resurfacing. Once the total **\$1.4 million** is reimbursed, **100%** of all remaining property tax increment will go into the TIF Fund for future infrastructure improvements or economic development. Over the life of the TIF (expires in December 2046), the Village can expect more than **\$5.6 million** of property tax increment attributable to this project.

Village fees associated with this development for permits, reviews, and inspections are approximately \$90,000 - \$100,000.

Project Goals and "But For" Test: This project fits well within the goals identified in the Village's Strategic Plan and Industrial TIF District Redevelopment Plan, including the emphasis to promote the economic well-being of the industrial park, enhance the property tax base of the Village as a whole, and partner with the business community to identify its needs and how they can be achieved here in Lake Zurich. The developer has certified that this project would not be able to be accomplished without Village TIF assistance.

The property is located in the I – Industrial Zoning District. The proposed use is an allowed Special Use in the Industrial District (*Canned, frozen, and preserved fruits, vegetables, and food specialties; SIC 203*). The company is proposing to utilize only the westerly half of the available property. This would require the property to be subdivided by means of a Plat of Subdivision.

The development also intends to request modifications to the zoning and land development code for setbacks and will therefore require approval of a PUD. Such land use and development zoning relief require consideration by the Planning and Zoning Commission (PZC) through the public hearing process with final approval by the Village Board. The Applicant intends to submit a formal application for review by the PZC in July.

The total estimated budget for the proposed project is **\$15.2 million +/-** including the cost of the land, site work, engineering and construction, permit fees, the installation of manufacturing line equipment, and electric/gas utility connections.

Approximately **9.2%** of the total budget, or **\$1.4 million** is proposed to be supported by TIF financing. The TIF increment is the difference between the base value and the current value in any given year, times the local tax rate. The agreement is performance based, so the number of years it takes to reach the requested reimbursement amount depends on the actual increment generated each year.

In this case, the proposed agreement has two financial goals:

- A specific dollar amount for reimbursement of **\$1.4 million** or approximately **9.2%** of the total project investment.
- Use the TIF District to eliminate one element of uncertainty for the Developer as they begin this expanded venture in Lake Zurich, namely to reduce the immediate impact of the resulting property tax bill.

The TIF increment reimbursement would begin only after the project has been completed and the Certificate of Occupancy has been issued by the Village of Lake Zurich. Over the approximately 22 ½ years remaining in the TIF, the total reimbursement amount may not exceed a total of **\$1.4 million**.

Recommendation: A motion to approve the proposed Ordinance.

Attachment:

- Ordinance Authorizing TIF
- TIF Agreement with NorthStar Pickle

ORDINANCE NO. 2023-06-_____

**AN ORDINANCE OF THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS,
APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF LAKE
ZURICH AND NORTHSTAR PICKLE, LLC.**

WHEREAS, the Village of Lake Zurich, Illinois (the "*Village*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the "*TIF Act*"), the President and Board of Trustees of the Village (collectively, the "*Corporate Authorities*") are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a "blighted area" or a "conservation area" as such terms are defined in the TIF Act; and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities, pursuant to Ordinance Nos. 2023-01-491, 2023-01-492 and 2023-01-493, adopted on January 4, 2023, approved a redevelopment plan and program (the "*Redevelopment Plan*") setting forth a plan for the development, redevelopment and revitalization of a redevelopment project area; designated a redevelopment project area known as the Lake Zurich Industrial Center Redevelopment Project Area (the "*Project Area*"); and adopted tax increment allocation financing for the Project Area; and,

WHEREAS, NorthStar Pickle, LLC, an Illinois limited liability company (the "*Developer*") has advised the Village that it intends to construct an approximately 80,000 square foot facility at the property commonly known as 629 Rose Road, Lake Zurich, Illinois, and identified by parcel number 14-16-300-027 (the "*Subject Property*") and to house its pickle and pickle related products manufacturing business; and,

WHEREAS, the Developer has advised the Village that in order to proceed with this Project and complete the development of this new manufacturing facility, financial assistance from the Village is necessary to proceed; and,

WHEREAS, the Corporate Authorities have determined that in order to induce the Developer to undertake the Project at the Subject Property is in the best interests of the Village, and the health, safety, morale and welfare of the residents of the Village, to provide financial assistance pursuant to the terms of a development agreement between the Village and the Developer in the form attached hereto.

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: That the Development Agreement by and between the Village and NorthStar Pickle, LLC, attached hereto and made a part hereof, is hereby approved and the Village President and Clerk are hereby authorized to execute and deliver said Agreement and undertake any and all actions as may be required to implement its terms on behalf of the Village.

Section 2: This Ordinance shall be in full force and effect immediately upon its passage by the President and Board of Trustees of the Village and approval as provided by law.

ADOPTED this 5th day of June, 2023, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of June, 2023

Village President

Attest:

Village Clerk

**DEVELOPMENT AGREEMENT BY AND BETWEEN THE
VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS AND
NORTHSTAR PICKLE COMPANY, LLC**

THIS DEVELOPMENT AGREEMENT (the “*Agreement*”) is entered into as of the 6th day of June 2023, by and between the Village of Lake Zurich, Lake County, Illinois, an Illinois municipal corporation (“*Village*”), and NorthStar Pickle Company, LLC, a limited liability company of the State of Illinois (“*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the Village and the Developer hereby agree as follows:

ARTICLE 1: RECITALS

1.1 The Village is engaged in the revitalization of its industrial properties within the industrial park of the Village which includes the 4.5 acres of vacant property located at 629 Rose Road, Lake Zurich, Illinois, and identified by parcel number 14-16-300-027 (the “*Subject Property*”).

1.2 The Village has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

1.3 Pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act.

1.4 To stimulate and induce redevelopment pursuant to the TIF Act, the Village, after giving all required notices, conducting a public hearing and making all findings required by law, on the 4th day of January, 2023, pursuant to Ordinance Nos. 2023-01-491, 2023-01-492 and 2023-01-493 approved a Redevelopment Plan and Program (the “*Redevelopment Plan*”) for an area designated as the Lake Zurich Industrial Center Redevelopment Project Area (the “*Project Area*”) which Project Area includes the Subject Property, and adopted tax increment financing for the payment and financing of “redevelopment project costs” incurred within the Project Area as authorized by the TIF Act.

1.5 The Developer has submitted a proposal to the Village to construct an approximately 80,000 square foot facility at the Subject Property to expand its business of the manufacture, sale and distribution of pickles and pickle related products (the “*Project*”).

1.6 The Developer has advised the Village that in order to proceed with this Project and complete the development of this new manufacturing facility, financial assistance from the Village is necessary to proceed.

1.7 After a review of all of the goals and objectives of the Redevelopment Plan and concluding that the Project, as presented by the Developer, is in furtherance of the Redevelopment Plan and the Village's future plan for its industrial park, the Village is prepared to provide the financial assistance to the Developer in accordance with the terms and conditions as hereinafter provided.

1.8 The Village believes that the Developer's investment in the Village with the development of the Subject Property as proposed, shall eliminate blight factors found within the Project Area; increase the tax base of the Village and taxing districts authorized to levy taxes upon the Subject Property; provide job opportunities for its citizens; and, improve the general welfare of the community and is therefore willing to provide the Developer with the financial assistance as hereinafter set forth.

ARTICLE 2: CONDITIONS PRECEDENT TO THE CONVEYANCE OF THE SUBJECT PROPERTY

2.1 Within sixty (60) days of the execution of this Agreement, the Developer shall submit to the Village an estimated budget listing all costs to be incurred (other than the cost of acquisition) to develop the Subject Property into a manufacturing facility, including all legal fees, architectural and design fees, engineering and site preparations and any other cost as may be required to complete the Project (the "Project Budget").

2.2 Within thirty (30) days after the submission of the Project Budget, the Developer shall submit to the Village proof of financing in an amount equal to the Project Budget.

2.3 On or before December 31, 2023, the Developer shall have obtained all approvals, consents, building permits as required by all applicable Village ordinances to construct the Project, and shall have paid all fees in connection therewith.

ARTICLE 3: DEVELOPER'S OBLIGATIONS

3.1 The Developer covenants and agrees to commence construction of the Project on or before September 30, 2023, in accordance with all permits and approvals.

3.2 On or before December 31, 2024, the Developer shall have completed construction of the Project and have been issued a certificate of occupancy for the Subject Property.

3.3 Upon completion of the Project, the Developer shall deliver to the Village copies of all paid bills, receipts and all other documentation evidencing an investment in the Subject Property to complete the construction of the Project of no less than \$1,400,000. In addition, the Village shall review all documentation submitted by the Developer to confirm no less than one million, four hundred thousand dollars (\$1,400,000) has been expended for the Redevelopment Project Costs as listed on *Exhibit A*.

3.4 The Developer further covenants and agrees during the term of this Agreement:

- (a) Not to sell, transfer, gift or convey the Subject Property without the consent of the Village;
- (b) To maintain the Subject Property in accordance with all applicable Village Codes; and,
- (c) To pay all fees, licenses, taxes of any kind assessed upon the Subject Property, including real estate taxes.

ARTICLE 4: VILLAGE OBLIGATIONS

4.1 The Village has established a special tax allocation fund solely for the Project Area (the "STAF") into which the Village shall deposit all Incremental Taxes, as defined below, generated from the Project Area.

4.2 So long as no notice of default has been issued and remains outstanding as provided in Section 7 hereof, December 1 following the day of the issuance of a Certificate of Occupancy for the Subject Property and each December 1 of each year thereafter during the term of this Agreement, Incremental Taxes with respect to the Subject Property, in the percentages as hereinafter provided, shall be transferred from the STAF and deposited into the NorthStar Pickle Subaccount of the STAF (which Subaccount shall be automatically created by the ordinance approving this Agreement) and used to reimburse the Developer for eligible "Redevelopment Project Costs", as defined below, in a total amount not to exceed \$1,400,000. Transfers of the Incremental Taxes generated by the Subject Property shall be deposited into the NorthStar Pickle Subaccount in the following percentages until the first to occur: (i) the Developer has been reimbursed in an amount not to exceed \$1,400,000; or, (ii) December 31, 2046:

<i>Year</i>	<i>Percentage</i>
2025	75%
2026	70.0%
2027	65.0%
2028	60.0%
2029	55.0%
2030	50.0%
2031	45.0%
2032	40.0%
2033	35.0%
2034	30.0%
2035	25.0%
2036	20.0%
2037	15.0%
2038	10.0%
2039	10.0%
2040	10.0%
2041	10.0%

2042	10.0%
2043	10.0%
2044	10.0%
2045	10.0%
2046	10.0%

4.3 As used in this Agreement, "Incremental Taxes" shall mean the amount in the STAF equal to the amount of ad valorem taxes, if any, paid in respect of the Project Area and its improvements which is attributable to the increase in the equalized assessed value of all the parcels of property located herein over the initial equalized assessed value of said parcels.

4.4 As used in this Agreement, "Redevelopment Project Costs" shall mean and include all costs and expenses defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

ARTICLE 5. LIMITATION ON VILLAGE'S OBLIGATION TO REIMBURSE THE DEVELOPER

THE VILLAGE'S OBLIGATION TO REIMBURSE THE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM INCREMENTAL TAXES DEPOSITED INTO THE NORTHSTAR PICKLE SUBACCOUNT OF THE STAF FROM TIME TO TIME AND SHALL NOT BE SECURED BY THE FULL FAITH AND CREDIT OF THE VILLAGE.

ARTICLE 6. REPRESENTATIONS, WARRANTIES, AND COVENANTS

6.1 To induce the Village to enter into this Agreement and to adopt the ordinances and resolutions and grant the rights herein provided to the Developer, the Developer represents, covenants, warrants, and agrees, as the basis for the undertakings on the Developer's part herein contained, that:

- (a) All representations and agreements made by the Developer in the Agreement are true, complete, and accurate in all respects.
- (b) The Developer is an Illinois limited liability company duly formed and existing under the laws of the State of Illinois authorized to do business in Illinois, and the Developer has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. The Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as a limited liability company authorized to do business in the State of Illinois throughout the term of this Agreement.
- (c) The execution, delivery, and performance of this Agreement by the Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of the

Developer, or any restriction, organizational document, agreement, or instrument to which the Developer, or any of its partners or venturers, is now a party or by which the Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing.

6.2 The Developer further warrants there are no actions at law or similar proceedings either pending or, to the best of the Developer's knowledge, threatened against the Developer that would materially or adversely affect:

- (i) The ability of the Developer to proceed with the development of the Subject Property;
- (ii) The Developer's financial condition;
- (iii) The level or condition of the Developer's assets as of the date of this Agreement; or,
- (iv) The Developer's reputation.

6.3 To induce the Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the Village represents, covenants, warrants and agrees as follows:

- (a) All representations and agreements made by the Village in this Agreement are true, complete, and accurate in all respects.
- (b) The Village has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Village President and Village Clerk to execute and deliver this Agreement.
- (c) The execution, delivery, and performance of this Agreement by the Village, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the Village is a party or by which the Village is now bound.

ARTICLE 7: ENFORCEMENT AND REMEDIES

7.1 Enforcement: Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

7.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided by any other

provision of this Article 7, thirty (30) days after notice of any breach delivered in accordance with this Article 7 to correct the same prior to the pursuit of any remedy provided for in Section 7.4; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 7.2, then, except as specifically provided otherwise in the following sections of this Article 7 and in addition to any and all other remedies that may be available either in law or equity, the party affected by the defaulting party shall have the right (but not the obligation) to take any action as in its discretion and judgment shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

7.3 Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

- (a) If any material representation made by the Developer in this Agreement, or in any certificate; notice, demand to the Village; or request made by the Village in connection with any of documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) Default by the Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of the Developer.
- (c) The Developer's default in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement.
- (d) The Developer's breach of the covenants and warranties as set forth in Section 4.3.
- (e) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.
- (f) The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by the Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of the Developer or of any

substantial part of the Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

7.4 The Village shall have the following remedies in the event of default by the Developer:

- (a) In the case of an event of default by the Developer, the Village may institute such legal proceedings as may be necessary to enforce the obligations of the Developer hereunder and no further reimbursements shall be made to the Developer.
- (b) In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Village, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken.

7.5 The Developer agrees to indemnify the Village, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) the Developer's development, construction, maintenance, or use of any property; or, (ii) the Developer's default under the provisions of this Agreement.

ARTICLE 8: GENERAL PROVISIONS

8.1 The Developer acknowledges and agrees that (i) the Village is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Property or the improvements and (ii) the Village's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

8.2 The Developer shall hold harmless the Village, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans or improvements or (ii) the Village's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the Village as a result of a Village event of default under this Agreement, claims that are made against the Village that relate to one or more of the Village's representations, warranties, or covenants under Section 6.3 and claims that the Village, either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

8.3 The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the Village, no failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other right.

8.4 Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

8.5 This Agreement may not be assigned by the Developer without the prior written consent of the Village, which consent shall not be unreasonably withheld.

ARTICLE 9. TERM

9.1 This Agreement shall be in full force and effect upon its execution by the parties and terminate upon the first to occur: (i) reimbursement to the Developer of \$1,400,000; or, (ii) December 31, 2046.

ARTICLE 10. NOTICES

10.1 All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

with a copy to:

NorthStar Pickle Company, LLC
629 Rose Road
Lake Zurich, Illinois 60047

Notices and communications to the Village shall be addressed to and delivered at these addresses:

with a copy to:

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

Kathleen Field Orr
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

By notice complying with the requirements of this Article, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

ARTICLE 11. IN GENERAL

11.1 No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the Village and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

11.2 No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or the Developer.

11.3 This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

11.4 This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the date first written above.

VILLAGE OF LAKE ZURICH

Attest:

By: _____
Village President

By: _____
Village Clerk

Date: _____, 2023

NorthStar Pickle Company, LLC , an Illinois
Limited liability company

By: _____

Date: _____, 2023



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

73

MEMORANDUM

Date: May 31, 2023

To: Ray Keller, Village Manager *PK*

From: Roy Witherow, Assistant Village Manager
Sarosh Saher, Community Development Director

Re: **Courtesy Review – 305 West Main Street
MP Consulting**

Issue: Mr. Mitul Patel, Chief Executive Officer of MP Consulting, LLC, a Making Company, LLC, and the Aarush M. Patel Foundation with corporate engineering design offices in Palatine and light assembly operations in Lake Zurich has met with staff over the past year to identify a potential location to consolidate operations in Lake Zurich. As a result, Mr. Patel is currently in discussions with the owner of the approximately 3.2 acre property assemblage at the northeast corner of West Main Street and Route 22 to construct a two-story, 50,000 square foot facility on the site.

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

- Revitalization of Downtown
- Continue Route 22 Corridor Development
- Expand the Village's role as a major regional economic hub in Lake County
- Become more business friendly and customer oriented.

Background: Staff first began discussions with Mr. Mitul Patel and Mr. Rajesh Patel, owners of MP Consulting (MPC), in July 2022. The company is an engineering firm which focuses on mechanical, electrical, and firmware design and program management. MPC's corporate offices are located in Palatine with its assembly facility in the Lake Zurich Industrial Park located at 100 Oakwood Road. Their intentions were to explore the feasibility of combining its corporate offices and assembly facility on one property.

Initially considered was the Valenti property located across the street at 290 West Main Street. However, this site posed several challenges related to land area, site access and surrounding residential uses.

Courtesy Review – MP Consultants – 305 W Main Street
June 5, 2023

page 2

MP Consulting (MPC)

MPC's has a current employee compliment of 25 with a projected compliment of 40-50 over the next five years. The majority of these are engineer-type positions with annual salaries of approximately \$150,000. The company has expressed a desire to locate within or close to the Main Street District (MSD) as many of its clients are international corporations, and they feel the growing hospitality venue in the MSD would be conducive to entertaining such clients.

The building would house the product design component consisting of consumer electronics, medical sensors and equipment, and U.S. military support radios and drones; low volume/clean assembly; a non-profit technology center focusing on women's health with partnerships with UIUC and Northwestern University; and a technology incubator for next generation engineers and entrepreneurs.

The Patels have been residents of Lake Zurich for 34 years and wish to combine and expand their business in the Lake Zurich community.

The property at 305 West Main Street has always remained vacant with the exception of a smaller commercial building that was constructed in the 1950s, but demolished in the 1990s. The assemblage of parcels for the proposed development lies within the Downtown (Main Street Area) TIF District. Any new construction would generate an increase in property tax beyond the 2022 totals of \$20,540.

Analysis: Staff offers the following information for the Village Board to consider as it relates to the proposed development:

1. **Land Use and Zoning Classification.** The property is currently zoned within the R-5 single-family residential district and is vacant. MPC is proposing a new two-story, 50,000 square-foot building containing offices, a light assembly component, a non-profit women's technology center and a technology incubator. Such uses would require the property to be rezoned within a commercial district. The most appropriate zoning classification by virtue of location and proposed land uses would be the B-2 Central Business District. The property is also subject to the DR Downtown Redevelopment Overlay District.
2. **Building Design and Materials.** A concept prepared by the Applicant depicts the building to be constructed using masonry and glass with large expanses of glass to benefit from light and views of the lake. The concept also proposes a community amenity in the form of a monument sign signifying the entry to the Main Street Area of Lake Zurich.
3. **Vehicular Access.** The property is located at the northeast corner of East IL Rt 22 and West Main Street. East IL Rt 22 is under the jurisdiction of the Illinois Department of Transportation (IDOT).
4. **Zoning Relief Requested.** The developer will need to request the following zoning relief and approvals to be able to develop the property in the manner that is currently proposed:

Courtesy Review – MP Consultants – 305 W Main Street
June 5, 2023

page 3

- a. Amendment to the Lake Zurich Zoning Map (Map Amendment) to reclassify the property within the B-2 Central Business District and DR Downtown Redevelopment Overlay District
- b. Special Use Permit for a Planned Unit Development (PUD) to allow for the proposed land uses to be established on the property.
- c. Plat of Consolidation. A plat of consolidation of the two parcels that comprise the property into one zoning lot.
- d. Any modifications from the requirements of the zoning and land development code to allow for the development of the buildings and associated structures and parking lots. At this time, no specific modifications to the zoning code have been identified.

Recommendation: The developer and staff seek to understand the Village Board's preferences towards the development of the property with the proposed land uses and buildings. Staff therefore recommends that the Village Board provide feedback on the proposed development and highlight any further areas of concern to the developer on the above listed issues.

Next Steps: The developer has indicated that if positive feedback is provided by the Village Board, they would move forward with application to the Planning and Zoning Commission (PZC). The developer intends to present their application to the PZC in the coming months.

Following a recommendation from the PZC, the proposal will need to be brought before the Village Board for consideration and approval of ordinances for the PUD, Map Amendment and Plat of Consolidation.

Attachments:

- Exhibit A – Concept Proposal Prepared by MP Consultants
- Exhibit B – Aerial Map

Lake County, Illinois



Map Printed on 5/16/2023



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



A Making Company

A Making Company, established in the midst of COVID 2020, is a small build manufacturing firm based in Lake Zurich, Illinois. The company offers a wide array of services to their clients including but not limited to; box builds, cable harnesses, PCBA testing, refurbishment, kitting, warehousing and reverse logistics. The current 3,000 square foot warehouse is becoming too small as the company continues to expand and grow! For more information, visit www.amakingcompany.com

MP Consulting

MP Consulting, a turn-key design and product development firm, was established in late 2015 and has since grown to become a multinational group consisting of over 70 employees. The MPC team spans across all disciplines including firmware, mechanical, electrical, app development, supply chain, and program management and can provide services ranging from single-task assistance to end-to-end solutions. With a team of engineers that come from diverse backgrounds and specialize in numerous different technical areas, MPC can assist with almost any project a company/entrepreneur might have. Currently located in Palatine, Illinois - the original space was a fantastic starting point for MP Consulting, but as they continue to grow, moving into or building a larger space has become more urgent. www.mpconsulting.com

The Aarush M. Patel Foundation

The Founder of The Aarush M. Patel Foundation, Mitul Patel, and his wife started their parenthood journey, like many other first parents, with very few concerns in the world. After 2 years of fertility planning to get pregnant and at 38 weeks of anticipation, their parenthood journey was met with an unexpected tragedy, the birth of their son Aarush, stillborn due to an umbilical cord knot. Amidst the support of friends and family, they decided to focus the energy they had reserved to raise their Sunshine Son, in creating the Aarush M. Patel Foundation in his honor. This foundation, established in October of 2021, aims to change the landscape of Women's Health through research & innovation, product development, and overall engagement with the community. To date, the foundation has sent care baskets to other loss parents in local hospitals, pledged over \$100,000 to 3 separate Women's Health programs over the next 5 years, and will be continuing to host events in the Chicago suburbs to bring the community together to learn more about Women's Health and help build the ecosystem. www.sunshineson.com

Our proposal

We would like to bring all three of these entities together and build a multipurpose facility in Lake Zurich that can grow the city's narrative to further be known for technology design, assembly, and distribution. Our portfolio will attract a variety of market sectors to travel to Lake Zurich on a daily basis.



We want Lake Zurich to
be known for technology
design, assembly, and
distribution.

WE ARE "THE BRIDGE"

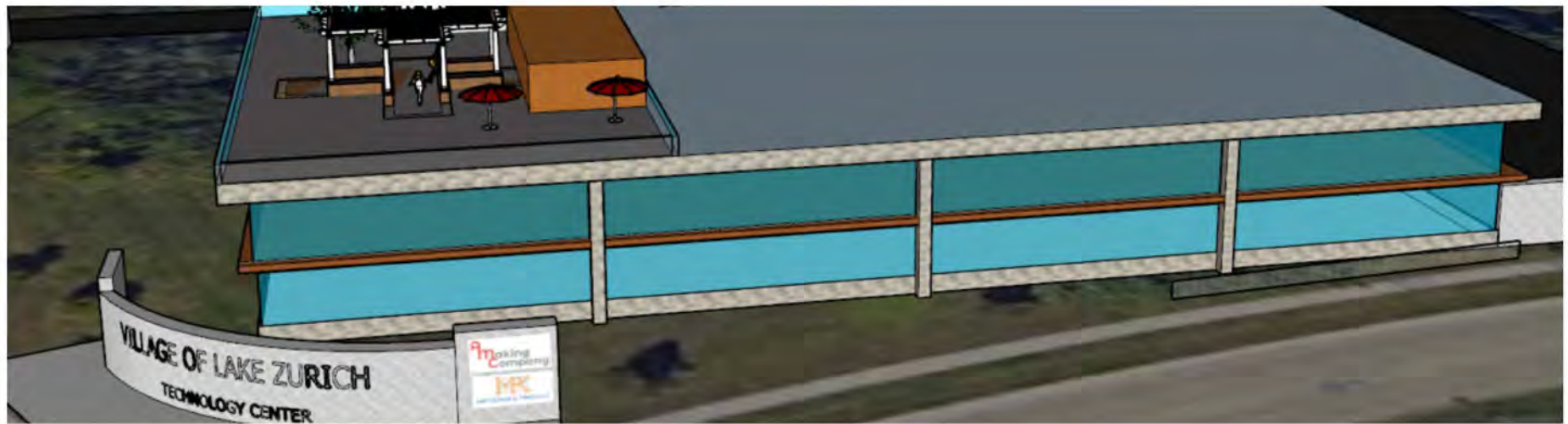
Our portfolio will attract the following sectors into Lake Zurich on a daily basis



TECHNOLOGY INCUBATION FOR ALL VERTICALS



- Product Design
 - Consumer Electronics
 - Medical Sensors and Equipment
 - US Military Support Radios and Drones
- Low Volume / Clean Assembly
 - On shore assembly
 - Design to distribution in 1 building
- Non-Profit Technology Center
 - Women's Health focused R&D
 - Partnerships with UIUC and Northwestern
 - Support and Care for loss parents
- Technology Incubator
 - Mentor the next generation of Entrepreneurs
 - Provide access to world class production equipment to fine tune prototypes and create community environment for technology creation



MITUL PATEL - CEO, INNOVATOR, ENGINEER, PHILANTHROPIST

Born and Raised in Lake Zurich, IL



- Leadership
 - CEO: MP Consulting, LLC
 - CEO: A Making Company, LLC
 - CEO: The Aarush M Patel Foundation
 - Managing Partner: Dipalo Ventures
- Volunteering
 - Northwestern University - Guest Lecturer
 - University of Illinois Leadership Center - Imprint Mentor
- Incubator Participation
 - Carle Illinois College of Medicine Mentor
 - mHUB Med-Tech Cohort Partner
 - Lake Zurich High School Incubator Mentor
- Awards
 - Lake Zurich Mentor of the Year - 2022
 - Lake Zurich High School Distinguished Alumni - 2022



MP CONSULTING, LLC

Locations: Palatine, Illinois | Ahmedabad, India | Seoul, South Korea

Mechanical | Electrical | App Dev | Firmware | Program Management

70

Experienced
Engineers

3

Countries Staffed
Following the Sun

50+

Successful
Projects

Medical | Industrial | Consumer | Automotive | IOT

Research & Definition Stage

- Prototype Plan
- Enclosure Design
- Proof-of-Concept Prototyping
- Product Requirements Document (PRD)
- Market Requirements Document (MRD)
- Hardware Requirements
- Deep Dive Review

Design & Development Stage

- Electrical, Mechanical, and Firmware Architecture & Design
- System Validation
- Prototype Build & Implementation
- Soft / Hard Tooling
- 2D & 3D Drawings

Test & Validation Stage

- Final Design Prototyping
- Test Plan Development / Execution
- Durability Testing
- Design Refinement
- Testing and Certification Compliance
- BOM Material Sourcing

Mass Production Stage

- Pilot Run
- Increase Production Volume
- Cost Reduction Analysis
- Performance Enhancement

www.mpconsulting.com



THE AARUSH M. PATEL FOUNDATION

Location: Palatine, Illinois



UNIVERSITY GRANTS

\$200,000 seed pledged to date to Northwestern Medicine and Carle Illinois College of Medicine for Women's Health Research

Goal: \$20 Million to create endowed research centers



SUPPORT AND CARE

25 baskets produced for post-partum stillbirth parents and distributed to Northwestern system hospitals



TECHNOLOGY INCUBATION

Screen, assist, & boost health tech companies centered in Women's Health and prenatal care



Ciconia Medical



MACHINE LEARNING / AI

Creating a health platform dedicated to Women's health from menarche to menopause to feed our future research centers

www.sunshineson.com



dipalo ventures DIPALO VENTURES

Location: Chicago, Illinois



"The Residency" : Venture Studio with Experienced Partners

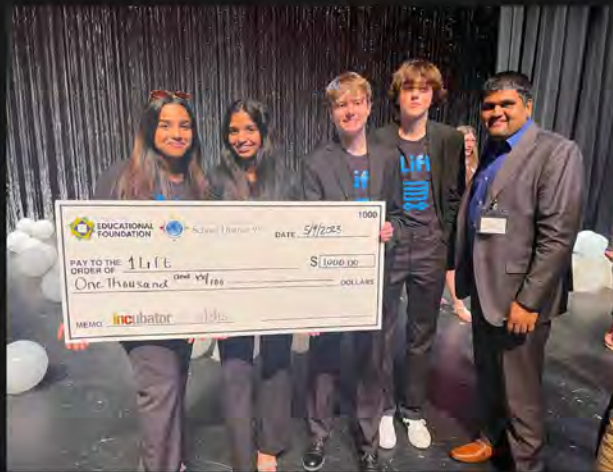


LAKE ZURICH - BORN AND RAISED

Giving Back



Inducted to Lake Zurich High School's Distinguished Alumni in 2022



Incubator Team
"1Lift" a top 5 finalist



Incubator Team
"Knock Knock" a 2nd place finalist

CHICAGO REGION

Giving Back



- Guest Lecturer for global leadership in 2021/22
- "Shark Tank" judge for final capstone pitch



- "Imprint" Leadership Coach
- 6 years of leadership mentoring



- Engineering mentor for multiple incubator teams at LZHS
- Awarded 2022 Mentor of the year

**Thank You for Your Time
and Consideration!**