



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

June 3, 2024
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

JUNE 3, 2024
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 Spaccone, Trustee Roger Sugrue, Trustee Greg Weider.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

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

5. PRESIDENT'S REPORT / COMMUNITY UPDATE

- Proclamation Declaring June 2024 to be National Gun Violence Awareness Month

6. CONSENT AGENDA

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

A. Approval of Minutes from the Village Board Meeting of May 20, 2024

Attachment: [6a.pdf](#)

B. Approval of Executive Session Minutes from the Village Board Meeting of May 6, 2024

C. Approval of Semi-Monthly Warrant Register Dated June 3, 2024, Totaling \$820,384.08

Attachment: [6c.pdf](#)

D. Ordinance Amending Chapter 8 of Title 1 of the Village Code Adding Provisions for Administrative Adjudication (Assign Ord. 2024-06-571)

Summary: The Village is authorized by the Illinois Municipal Code to assess certain costs to operate its administrative adjudication system. For the past 15 years, a processing fee of \$5 has been applied to individual cases of those who request a hearing and are then found liable of the violation after the matter has been reviewed. The proposed ordinance would increase the fee to \$40, which is more in line with the expenses incurred by the Village to operate administrative adjudication.

Attachment: [6d.pdf](#)

E. Special Event Requests the Rotary Eco Expo at Paulus Park on July 13, 2024 and LPOA Summer Fest at Paulus Park on August 25, 2024

Summary: The Park and Recreation Department will like to continue partnering with a variety of organizations to offer special events for our community in alignment with the Village's Strategic Goal to enhance community image through special events. LPOA Summer Fest and Rotary Eco Expo have requested special events at Paulus Park this July and August. Staff and the Park and Recreation Advisory Board recommend accepting the external special event requests for FY24.

Attachment: [6e.pdf](#)

F. Ordinance Approving Application for Special Use Permit for Kneading Works Massage Therapy at 60 South Old Rand Road (Assign Ord. 2024-06-572)

Summary: Ms. Dorothy Deemer is the owner and operator of Kneading Works Massage Therapy LLC currently located at 41 East Main Street. The applicant is proposing an establishment offering massage therapy service at 60 South Old Rand Road. The applicant

intends to purchase the property and establish a dwelling unit on the upper level for use as her primary residence. Upper story dwellings are allowed as permitted uses within the DR Downtown Redevelopment Overlay district within which this property is located.

Attachment: [6f.pdf](#)

G. Change Order for the 2024 Concrete Flatwork Program with Suburban Concrete in the Amount Not-To-Exceed of \$184,232.25

Summary: The 2024 budget includes \$175,000 for concrete curb and sidewalk repair in the Non-Home Rule Sales Tax Fund. Areas that required high quantities of back fill resulted in an overage of the original contract of \$9,232.25. This contract was originally approved at the March 18, 2024 Village Board meeting. Construction began April 15 with several issues occurring with the sub-base, requiring additional backfill to meet proper compaction standards.

Attachment: [6g.pdf](#)

7. NEW BUSINESS

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

A. Courtesy Review with LG Group for Main Street Block A Mixed-Use Development at 153 West Main Street (Trustee Bobrowski)

Summary: LG Group requests a Courtesy Review with the Village Board to consider a mixed-use development on village-owned parcels at Block A. The proposed concept consists of 64-luxury rental units over 3-stories with indoor and outdoor parking. Parking spaces are behind the building and bordering Lake Street. Their vision includes a standalone restaurant space with rooftop entertainment and dining options. The presenter and village staff seek to understand the Village Board's preferences towards the proposed mixed-use development.

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: [7a.pdf](#)

B. Courtesy Review with Miller Street Partners for Main Street Block A Mixed-Use Development at 153 West Main Street (Trustee Bobrowski)

Summary: Miller Street Partners, in partnership with Fabio Viviani, request a Courtesy Review with the Village Board to consider a mixed-use development on village-owned parcels at Block A. The proposed concept consists of 14,900 square feet of retail space with a café plaza facing the lake. Envisioned are a total of 56 luxury rental units over 4 stories with parking behind the building. This concept was developed in 2022 and has been recently refreshed with new elevations and a terrace level for an unobstructed view of the lake. The presenter and village staff seek to understand the Village Board's preferences towards the proposed mixed-use development.

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

9. VILLAGE STAFF REPORTS

10. EXECUTIVE SESSION called for the purpose of:

- Review of Executive Session Minutes from May 6, 2024 Meeting
- 5 ILCS 120 / 2 (c) (2) Collective Bargaining

11. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, June 17, 2024.

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



Monday, May 20, 2024 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7:01pm.
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. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Management Services Dir. Kyle Kordell, Police Chief Steve Husak, Public Works Dir. Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
Lake Zurich Green Business Award Winner – Learning Express Toys & Gifts at 315 South Rand Road: Mayor Poynton presented the award and the owner Rick Derr addressed the Board.
Proclamation Designation May 19-25, 2024 as National Public Works Week
Proclamation Recognizing May 27, 2024 as Memorial Day in Lake Zurich
6. **CONSENT AGENDA** * *Agenda Item #6 F was removed from the Consent Agenda.*
 - A. Approval of Minutes from the Village Board Meeting of May 6, 2024
 - B. Approval of Executive Session Minutes from the Village Board Meeting of April 15, 2024
 - C. Approval of Semi-Monthly Warrant Register Dated May 20, 2024, Totaling \$1,288,050.68
 - D. **Agreement with American Garage Floor Systems for Police Department Garage Floor Repairs and Refinishing in the Amount Not-to-Exceed \$61,000**
Summary: The 2024 budget includes \$61,000 in the Capital Projects Fund for this project. Based on the age and deteriorating condition of the PD garage floors, repairs and refinishing are recommended this year. Requests for proposals were sent to qualified companies with five proposals received. The lowest responsible proposal came from American Garage Floor Systems of Wauconda with a cost of \$55,810. The requested not-to-exceed amount includes a project contingency budget of \$5,190.

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E. Agreement with NPN Flooring for Buffalo Creek Floor Replacement in the Amount Not-to-Exceed \$34,196.40

Summary: The 2024 budget includes \$30,000 in the Capital Projects Fund for replacement is recommended this year. Competitive bids for this project were received on April 5, 2024, with three bids received and NPN Flooring of Brookfield offering the lowest responsible bid of \$29,736. The requested not-to-exceed amount includes a project contingency budget of 15% given the potential for defects with subflooring or low-lying areas that may require leveling.

**Agenda Item removed from the Consent Agenda.*

Amended and Updated Shared Use and Maintenance Agreement between the Village of Lake Zurich and Teryl Properties LLC for the Shared Use and Maintenance of a Shared Parking Lot and Pedestrian Access Areas

F. Amendment to End Date of the Alarm Monitoring Agreement with FSS Technologies, LLC

Summary: FSS Technologies provides direct connect radio-based alarm monitoring services to Lake Zurich and dispatch partner agencies since January 1, 2019. Fire, burglar and panic alarm monitoring services are a critical component of the Village's commitment to life safety. Staff is recommending that the Village Board approve the contract extension through December 31, 2028.

Recommended Action: A motion was made by Mayor Poynton, seconded by Trustee Euker, to approve the Consent Agenda as amended with exclusion of 6F.

AYES: 6 Trustees Bobrowski, Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. NEW BUSINESS

Agreement with ILM Environments for Buffalo Creek Streambank Stabilization in the Amount Not-to-Exceed \$518,145.16

Summary: The Buffalo Creek streambank, located south of Bristol Trails Park along Stanton Road, is experiencing severe erosion from significant rain fall events with existing timber retaining walls collapsing and the loss of property imminent if the streambank is not stabilized.

This environmental infrastructure project includes tree clearing of approximately 1,400 feet of streambank, the addition of protective armoring and gabion retaining walls, flood storage, and plant restoration using species that are native to northern Illinois.

Partnerships with the Illinois Department of Commerce and Economic Opportunity and Lake County Stormwater Commission are expected to result in grant funding to support this project.

A competitive bid opening on March 27, 2024, resulted in six bids received for this project, with the lowest responsible bid received from ILM Environments of Waukegan. The bid amount was \$360,448.81. The requested not-to-exceed

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amount includes an additional \$157,696.35 for engineering expenses and a 25% project contingency budget.

Public Works Dir. Mike Brown stated that this proposed project had been proposed for the last few years but funding was not available. This Spring the village was contacted by the agencies and is being funded at 90%, making it possible to address the issues with the Buffalo Creek Streambank.

Recommended Action: A motion was made by Trustee Spacone, seconded by Trustee Riley, to approve an agreement with ILM Environments for Buffalo Creek Streambank Stabilization in the Amount Not-to-Exceed \$518,145.16

AYES: 6 Trustees Bobrowski, Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED

8. TRUSTEE REPORTS

There were none.

9. VILLAGE STAFF REPORTS

A. Monthly Data Metric Reports

10. ADJOURNMENT

Motion to adjourn the meeting was made by Trustee Euker, seconded by Trustee Sugrue.

AYES: 6 Trustees Bobrowski, Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting Adjourned at 7.28pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

Mayor Thomas M. Poynton

Date.

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Item #	GL Number	GL Desc	Invoice Description	Amount	
Fund 101 GENERAL					
	Dept 00000				
1	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - MOVE AND GROOVE	8.73	
2	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - HIP HOP 2	2.20	
3	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - JAZZ II	23.98	
4	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - HIP HOP 2	11.18	
5	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - BALLET AND TAP II	10.60	
6	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - HIP HOP I	21.20	
7	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - DANCE	18.72	
8	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - HIP HOP JR	21.20	
9	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - MUSIC THEATER	29.20	
10	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - HIP HOP I	25.40	
11	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - HIP HOP 1	25.40	
12	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - DANCE	24.49	
13	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - BALLET AND TAP III	12.70	
14	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - BALLET AND TAP II	10.60	
15	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - JAZZ IV	36.94	
16	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - JAZZ II	12.45	
17	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - JAZZ II, HIP HOP	24.43	
18	101-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - MAY 2024	468.27	
	Total For Dept 00000			787.69	
	Dept 11006 LEGISLATIVE MAYOR & BOARD				
1	101-11006-54302	PUBLIC RELATIONS	GREEN BUSINESS AWARD MAY 20, 2024	99.80	
	Total For Dept 11006 LEGISLATIVE MAYOR & BOARD			99.80	
	Dept 12001 VILLAGE ADMIN ADMINISTRATION				
1	101-12001-51652	TRAINING AND MEETINGS	CLEANING - EXPO TABLE CLOTH	24.95	
2	101-12001-51652	TRAINING AND MEETINGS	IAMMA CONFERENCE - RAUSCHER	50.00	

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Item #	GL Number	GL Desc	Invoice Description	Amount
3	101-12001-51652	TRAINING AND MEETINGS	COFFEE WITH THE MAYOR	46.72
4	101-12001-51652	TRAINING AND MEETINGS	COFFEE WITH THE MAYOR	52.84
5	101-12001-51652	TRAINING AND MEETINGS	MEETING WITH MAYORS	70.05
6	101-12001-51654	MEMBERSHIPS & SUBSCRIPTIONS	ICMA ANNUAL DUES - KORDELL	200.00
7	101-12001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - APR 2024	5,997.75
8	101-12001-52202	LITIGATION	LEGAL SERVICES - APR 2024	60.00
Total For Dept 12001 VILLAGE ADMINISTRATION				<u>6,502.31</u>
Dept 17001 TECHNOLOGY ADMINISTRATION				
1	101-17001-52111	OTHER PROFESSIONAL SVCS	SUPPORT AGMT 2024 - JUN	2,095.60
2	101-17001-53203	TELEPHONE & DATA SVCS	BARN ELEVATOR PHONE	75.73
Total For Dept 17001 TECHNOLOGY ADMINISTRATION				<u>2,171.33</u>
Dept 24001 POLICE ADMINISTRATION				
1	101-24001-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	485.24
2	101-24001-51652	TRAINING AND MEETINGS	CALEA HOTEL - HUSAK	933.60
3	101-24001-51652	TRAINING AND MEETINGS	FBI, ILEAP TRAINING MEETINGS	70.00
4	101-24001-51655	EMPLOYEE RECOGNITION	RETIREMENT FLAGS	182.97
5	101-24001-52111	OTHER PROFESSIONAL SVCS	RED LIGHT CAMERA FEE	3,780.00
6	101-24001-53203	TELEPHONE & DATA SVCS	CABLE - PD	63.00
7	101-24001-53204	CELL PHONES & PAGERS	CELL PHONES - PD APR 2024	392.28
8	101-24001-53211	OTHER SUPPLIES	OFFICE CHAIR	398.87
9	101-24001-53211	OTHER SUPPLIES	TRAINING ROOM SUPPLIES - COFFEE	48.39
Total For Dept 24001 POLICE ADMINISTRATION				<u>6,354.35</u>
Dept 24210 POLICE OPERATIONS				
1	101-24210-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	2,638.11
2	101-24210-51652	TRAINING AND MEETINGS	TRAINING - SCARRY	175.00
3	101-24210-52204	OTHER LEGAL	OCAL PROSECUTOR FEES - APR	6,666.67

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Item #	GL Number	GL Desc	Invoice Description	Amount
4	101-24210-52704	MAINT-EQUIPMENT	RADAR REPAIRS	270.82
5	101-24210-53209	UNIFORMS	BADGES	1,142.40
6	101-24210-53209	UNIFORMS	MUFFS, EYEWEAR, TOUR - MEDINA, LWEANDOWSKI	399.47
7	101-24210-53209	UNIFORMS	PANTS - PEACE	61.03
8	101-24210-53209	UNIFORMS	POUCH - STRUGA	64.90
9	101-24210-53209	UNIFORMS	REIMB: EAR PIECE	148.49
10	101-24210-53209	UNIFORMS	CITATION HOLDER - DUDEK	10.00
11	101-24210-53209	UNIFORMS	NAME BARS - LEWANDOWSKI	35.20
12	101-24210-53209	UNIFORMS	NAME BARS - MEDINA	44.19
13	101-24210-53209	UNIFORMS	PANTS, SHIRTS, JACKET - PEACE	566.59
14	101-24210-53209	UNIFORMS	CAP - PEACE	72.38
15	101-24210-53209	UNIFORMS	NEW OFFICER UNIFORM - PEACE	1,533.18
16	101-24210-53209	UNIFORMS	REIMB: EAR PIECE	188.11
17	101-24210-53211	OTHER SUPPLIES	PRISONER BLANKETS	181.48
18	101-24210-53211	OTHER SUPPLIES	PRISONER MEAL	9.66
19	101-24210-53211	OTHER SUPPLIES	PRISONER MEAL	9.77
20	101-24210-53211	OTHER SUPPLIES	PRISONER MEAL	47.23
21	101-24210-53211	OTHER SUPPLIES	PRISONER MEAL	7.72
22	101-24210-53211	OTHER SUPPLIES	PRISONER MEAL	15.23
23	101-24210-53211	OTHER SUPPLIES	PRISONER MEAL	6.00
24	101-24210-53211	OTHER SUPPLIES	JUVENILE, PRISONER MEALS	79.72
25	101-24210-53211	OTHER SUPPLIES	DOOR PROPPERS	43.95
26	101-24210-53211	OTHER SUPPLIES	BOFPC INTERVIEW - DINNER	55.00
Total For Dept 24210 POLICE OPERATIONS				14,472.30
 Dept 24230 POLICE CRIME PREVENTION				
1	101-24230-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	462.53
2	101-24230-53209	UNIFORMS	REIMB: DUTY BAG	175.86
3	101-24230-53209	UNIFORMS	VEST COVER REPAIRS - BUTLER	20.00

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Item #	GL Number	GL Desc	Invoice Description	Amount
4	101-24230-53211	OTHER SUPPLIES	EVIDENCE SUPPLIES	154.00
5	101-24230-53211	OTHER SUPPLIES	REIMB: NORTAF DINNER	90.40
			Total For Dept 24230 POLICE CRIME PREVENTION	902.79
			Dept 24240 POLICE INTERGOVERNMENTAL	
1	101-24240-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	263.21
2	101-24240-51654	MEMBERSHIPS & SUBSCRIP	ANNUAL DUES	500.00
			Total For Dept 24240 POLICE INTERGOVERNMENTAL	763.21
			Dept 25001 FIRE ADMINISTRATION	
1	101-25001-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	436.94
2	101-25001-52111	OTHER PROFESSIONAL SVCS	SUPPORT AGMT 2024 - JUN	1,128.40
3	101-25001-52707	MAINT-OTHER	ICE MACHINE MAINTENANCE/REPAIRS	493.78
4	101-25001-53204	CELL PHONES & PAGERS	CELL PHONES - FIRE APR 2024	185.98
5	101-25001-53208	OFFICE SUPPLIES	CERTIFICATE HOLDERS	21.99
6	101-25001-53208	OFFICE SUPPLIES	PENS, RUBBERBANDS, FOLDERS - STA 3	39.83
7	101-25001-53209	UNIFORMS	RETURN SAFETY BOOTS - CHRISTOPHERSON	(134.95)
8	101-25001-53209	UNIFORMS	SAFETY BOOTS - CHRISTOPHERSON	134.95
9	101-25001-53209	UNIFORMS	SWEATPANTS - GLASDER	29.00
10	101-25001-53209	UNIFORMS	SHIRT QUARTER ZIP - FISHMAN	158.00
11	101-25001-53209	UNIFORMS	SHIRT - KELLY	105.00
12	101-25001-53209	UNIFORMS	SHIRTS, CAP - HENRIKSEN	136.00
13	101-25001-53209	UNIFORMS	PANTS, SHIRTS - BOECKMANN	212.00
14	101-25001-53209	UNIFORMS	NAMEPLATE - BARTOLI	15.00
15	101-25001-53211	OTHER SUPPLIES	TOWELS, DETERGENT, BATTERIES - STA 4	50.97
16	101-25001-53211	OTHER SUPPLIES	TOWELS, TISSUE, FOIL, REHAB SUPPLIES - STA 3	211.00
17	101-25001-53211	OTHER SUPPLIES	TOWELS, TISSUE, REHAB SUPPLIES - STATION 1	281.90
18	101-25001-53211	OTHER SUPPLIES	DETERGENT - STA 3	20.97
19	101-25001-53211	OTHER SUPPLIES	LINERS - STA 1	159.98

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Item #	GL Number	GL Desc	Invoice Description	Amount
20	101-25001-53405	BLDG & GROUND MAINT SUPP	WATER PITCHER	19.88
		Total For Dept 25001 FIRE ADMINISTRATION		3,706.62
Dept 25320 FIRE FIRE SUPPRESSION				
1	101-25320-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	4,053.14
2	101-25320-51652	TRAINING AND MEETINGS	FAE CLASS MATERIALS	80.83
3	101-25320-51652	TRAINING AND MEETINGS	PER DIEM: LDDM FF TRAINING - MAY	235.25
4	101-25320-51652	TRAINING AND MEETINGS	HOTEL FOR LDDM	480.25
5	101-25320-51652	TRAINING AND MEETINGS	FIREMANSHIP CONFERENCE	405.48
6	101-25320-51652	TRAINING AND MEETINGS	PER DIEM - LEADERSHIP DEVELOPMENT AND DECISION MAKING	235.25
7	101-25320-51652	TRAINING AND MEETINGS	ESO CONFERENCE - REID	2,672.16
8	101-25320-51652	TRAINING AND MEETINGS	PER DIEM - FIREGROUND CO OFFICER SCHOOL	235.25
9	101-25320-51652	TRAINING AND MEETINGS	PER DIEM - LEADERSHIP DEVELOPMENT AND DECISION MAKING	235.25
10	101-25320-51652	TRAINING AND MEETINGS	PER DIEM - LEADERSHIP DEVELOPMENT AND DECISION MAKING	235.25
11	101-25320-51652	TRAINING AND MEETINGS	PER DIEM - FIREGROUND CO OFFICER SCHOOL	235.25
12	101-25320-53204	CELL PHONES & PAGERS	CELL PHONES - FIRE APR 2024	254.18
13	101-25320-53210	SMALL TOOLS & EQUIP	CREDIT FOR AJAX TOOLS	(2,325.00)
14	101-25320-53210	SMALL TOOLS & EQUIP	KEYS	2.54
15	101-25320-53210	SMALL TOOLS & EQUIP	SPRINGS, HOOKS, SCREWS	25.72
16	101-25320-53211	OTHER SUPPLIES	CLEANER - STA 1	148.92
17	101-25320-55254	MACHINERY & EQUIPMENT	1000 FEET 2.25IN HOSE, 1000 FEET 4IN HOSE	13,210.00
		Total For Dept 25320 FIRE FIRE SUPPRESSION		20,419.72
Dept 25330 FIRE EMS				
1	101-25330-51651	LICENSING/CERTIFICATIONS	AMBULANCE INSPECTIONS	102.25
2	101-25330-52704	MAINT-EQUIPMENT	STRYKER 4 YEAR AGREEMENT 11/1/23 - 10/31/24	10,312.00
3	101-25330-53211	OTHER SUPPLIES	OXYGEN RENTAL	71.52
4	101-25330-53211	OTHER SUPPLIES	CAMERAS WITH CASES	4,674.26
		Total For Dept 25330 FIRE EMS		15,160.03

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<i>Item #</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 25340 FIRE SPECIAL RESCUE				
1	101-25340-51652	TRAINING AND MEETINGS	PER DIEM - ROPE RESCUE TECH	470.50
2	101-25340-51652	TRAINING AND MEETINGS	PER DIEM - TRENCH RESCUE	235.25
3	101-25340-52704	MAINT-EQUIPMENT	PORTABLE GAS MONITORS	531.00
4	101-25340-53209	UNIFORMS	SRT TEAM WINTER GEAR - JACKETS, OVERALLS	<u>1,417.16</u>
Total For Dept 25340 FIRE SPECIAL RESCUE				<u>2,653.91</u>
Dept 25350 FIRE FIRE PREVENTION BUREAU				
1	101-25350-53204	CELL PHONES & PAGERS	CELL PHONES - FIRE APR 2024	<u>180.23</u>
Total For Dept 25350 FIRE FIRE PREVENTION BUREAU				<u>180.23</u>
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
1	101-28001-52111	OTHER PROFESSIONAL SVCS	APRIL 2024 BUILDING SERVICES	10,238.90
2	101-28001-52113	ENGR/ARCHITECTURAL	865 TELSER	2,881.75
3	101-28001-52113	ENGR/ARCHITECTURAL	865 TELSER	2,522.00
4	101-28001-53204	CELL PHONES & PAGERS	CELL PHONES - WTR/CS/PW - APR '24	49.04
5	101-28001-53207	PRINTING-STATIONERY/FORM	NAME PLATE - MCCUALEY	<u>13.50</u>
Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				<u>15,705.19</u>
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	101-36001-51652	TRAINING AND MEETINGS	APWA 2024 POSTER	55.20
2	101-36001-51652	TRAINING AND MEETINGS	APWA LAKE BRANCH TRAINING	220.80
3	101-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 05/16	36.00
4	101-36001-52701	MAINT-BLDGS & GROUNDS	VILLAGE HALL PEST CONTROL - MAY	75.00
5	101-36001-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 05/16	101.45
6	101-36001-52701	MAINT-BLDGS & GROUNDS	CLEANING SERVICES - MAY	5,716.85
7	101-36001-52701	MAINT-BLDGS & GROUNDS	PD ALARM REPAIR	224.96
8	101-36001-52701	MAINT-BLDGS & GROUNDS	BASKETS	476.00

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9	101-36001-52701	MAINT-BLDGS & GROUNDS	PD PEST CONTROL - MAY	93.00
10	101-36001-52701	MAINT-BLDGS & GROUNDS	PW PEST CONTROL - MAY	49.00
11	101-36001-53204	CELL PHONES & PAGERS	CELL PHONES - WTR/CS/PW - APR '24	263.97
12	101-36001-53208	OFFICE SUPPLIES	PICTURE FRAMES	187.60
13	101-36001-53208	OFFICE SUPPLIES	APWA 2024 POSTER	27.00
14	101-36001-53209	UNIFORMS	PPE BOOTS SEASONAL	161.95
15	101-36001-53210	SMALL TOOLS & EQUIP	TOOL BAGS	94.94
16	101-36001-53401	CUSTODIAL SUPPLIES	TISSUE, TOWELS, BAGS	872.42
17	101-36001-53403	LANDSCAPING SUPPLIES	PLANT FOOD	87.69
18	101-36001-53403	LANDSCAPING SUPPLIES	TOPSOIL #233500 5/15	75.00
19	101-36001-53404	RIGHT OF WAY SUPPLIES	BLOCKS	2,000.00
20	101-36001-53404	RIGHT OF WAY SUPPLIES	TARP	868.59
21	101-36001-53405	BLDG & GROUNDS SUPPLIES	BALL BUNGEE	19.99
22	101-36001-53405	BLDG & GROUNDS SUPPLIES	GASKETS	1.00
23	101-36001-53405	BLDG & GROUNDS SUPPLIES	FD ICE HOOKUP	25.32
24	101-36001-53405	BLDG & GROUNDS SUPPLIES	MOUNTING HARDWARE	3.56
25	101-36001-53405	BLDG & GROUNDS SUPPLIES	FD FRIDGE	<u>2,149.00</u>
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				13,886.29

Dept 36420 PUBLIC WORKS PARK MAINTENANCE

1	101-36420-52701	MAINT-BLDGS & GROUNDS	CHALET FLOOR REPAIRS	4,830.00
2	101-36420-52701	MAINT-BLDGS & GROUNDS	BACKFLOW CERTIFICATION PP HOTBOX	75.00
3	101-36420-52701	MAINT-BLDGS & GROUNDS	PAULUS PK PEST CONTROL - MAY	76.40
4	101-36420-52701	MAINT-BLDGS & GROUNDS	BUFFALO CREEK PEST CONTROL -MAY	70.20
5	101-36420-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 05/16	132.12
6	101-36420-52701	MAINT-BLDGS & GROUNDS	CLEANING SERVICES - MAY	7,444.31
7	101-36420-52701	MAINT-BLDGS & GROUNDS	PLUMBING REPAIRS	585.00
8	101-36420-52701	MAINT-BLDGS & GROUNDS	PAULUS PARK BARN DOOR REPAIR	561.00
9	101-36420-53201	ELECTRICITY	972 MARCH ST	22.80

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10	101-36420-53201	ELECTRICITY	200 S RAND RD	408.61
11	101-36420-53202	NATURAL GAS	125 N OLD RAND RD	42.34
12	101-36420-53401	CUSTODIAL SUPPLIES	TISSUE, TOWELS, BAGS	349.74
13	101-36420-53403	LANDSCAPING SUPPLIES	MULCH	1,140.00
14	101-36420-53405	BLDG & GROUND MAINT SUPP	SPLASHPAD HOTBOX VALVE	120.68
15	101-36420-53405	BLDG & GROUND MAINT SUPP	BRACES, WASHERS, NUTS, SCREWS	35.42
16	101-36420-53405	BLDG & GROUND MAINT SUPP	MOPS, BUCKETS, WALL PLATE, CLEANER	146.05
17	101-36420-53405	BLDG & GROUND MAINT SUPP	SPONGES, CLEANER, CLOTHES, BRUSHES	118.63
18	101-36420-53405	BLDG & GROUND MAINT SUPP	SHELF	25.94
19	101-36420-53405	BLDG & GROUND MAINT SUPP	SPLASHPAD REPAIR	21.96
20	101-36420-53405	BLDG & GROUND MAINT SUPP	GARBAGE CANS	75.94
21	101-36420-53405	BLDG & GROUND MAINT SUPP	SCREWS, WASHERS	26.16
22	101-36420-53405	BLDG & GROUND MAINT SUPP	SCREWS, WASHERS	17.18
23	101-36420-53405	BLDG & GROUND MAINT SUPP	FLIPTOGGLE BOLT	23.90
24	101-36420-53405	BLDG & GROUND MAINT SUPP	FORK EXTENSIONS	328.90
25	101-36420-53417	SAND & GRAVEL	SAND	1,170.12
Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE				17,848.40
Dept 36471 PUBLIC WORKS FLEET SERVICES				
1	101-36471-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 05/16	36.00
2	101-36471-53211	OTHER SUPPLIES	TORCH GAS	234.15
3	101-36471-52111	OTHER PROFESSIONAL SVCS	PLATE RENEWAL 122	154.40
4	101-36471-52118	SOFTWARE MAINTENANCE	FORD IDS SOFTWARE	800.00
5	101-36471-53211	OTHER SUPPLIES	SIREN TEMPLATE 248	128.26
6	101-36471-53406	AUTO PARTS & SUPPLIES	WINCH COVER 270	68.61
7	101-36471-53406	AUTO PARTS & SUPPLIES	SOLENOID 212 PRIMER	34.59
8	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - TUBE RETURN	(75.62)
9	101-36471-53406	AUTO PARTS & SUPPLIES	CONTROL ARMS 118	391.36
10	101-36471-53406	AUTO PARTS & SUPPLIES	TUBE	51.25

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Item #	GL Number	GL Desc	Invoice Description	Amount
11	101-36471-53406	AUTO PARTS & SUPPLIES	FILTERS	951.02
12	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE CABLE	265.00
13	101-36471-53406	AUTO PARTS & SUPPLIES	TRANS MOUNT 112	230.66
14	101-36471-53406	AUTO PARTS & SUPPLIES	STEERING WHEEL 7491	355.84
15	101-36471-53406	AUTO PARTS & SUPPLIES	SEAT BELT 109	106.10
16	101-36471-53407	EQUIP MAINT PART&SUPPLIE	TRAILER PLUG HOLDERS	28.46
17	101-36471-53407	EQUIP MAINT PART&SUPPLIE	GENERATOR FEET	23.98
18	101-36471-53407	EQUIP MAINT PART&SUPPLIE	BUSHING	0.88
19	101-36471-53407	EQUIP MAINT PART&SUPPLIE	TANK VALVE	48.65
20	101-36471-53407	EQUIP MAINT PART&SUPPLIE	BOAT ROPE	31.96
21	101-36471-53407	EQUIP MAINT PART&SUPPLIE	FILTER	5.33
22	101-36471-53407	EQUIP MAINT PART&SUPPLIE	FILTER	16.03
23	101-36471-53407	EQUIP MAINT PART&SUPPLIE	FUEL FILTER	92.79
24	101-36471-53407	EQUIP MAINT PART&SUPPLIE	SPRINGS	51.68
25	101-36471-53415	FUELS	DIESEL & FUEL #1830723	9,005.95
26	101-36471-53415	FUELS	DIESEL & FUEL #1830724	6,401.85
27	101-36471-53418	LUBRICANTS & FLUIDS	BOAT GREASE	29.97
28	101-36471-53418	LUBRICANTS & FLUIDS	OIL	69.98
Total For Dept 36471 PUBLIC WORKS FLEET SERVICES				19,539.13

Dept 67001 RECREATION ADMINISTRATION

1	101-67001-51652	TRAINING AND MEETINGS	NRPA MEMBERSHIP	314.00
2	101-67001-53208	OFFICE SUPPLIES	CARDSTOCK FOR EMERGENCY KITS	87.48
3	101-67001-53211	OTHER SUPPLIES	WALL POCKETS, STENCIL LETTERS	261.77
4	101-67001-53211	OTHER SUPPLIES	CARDSTOCK FOR EMERGENCY KITS	565.52
5	101-67001-53211	OTHER SUPPLIES	FIRST AID SUPPLIES	181.22
6	101-67001-53211	OTHER SUPPLIES	FIRST AID SUPPLIES	552.45
7	101-67001-53211	OTHER SUPPLIES	FIRST AID SUPPLIES	706.86
Total For Dept 67001 RECREATION ADMINISTRATION				2,669.30

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Dept 67935 RECREATION DANCE				
1	101-67935-52115	RECREATION PROGRAM SERVICE	DANCESTUDIO PRO	75.00
2	101-67935-53211	OTHER SUPPLIES	RECITAL COSTUMES	606.89
3	101-67935-53211	OTHER SUPPLIES	SHIPPING - COSTUME RETURN	87.08
4	101-67935-53211	OTHER SUPPLIES	APA MAY RECITAL NO EXCUSES COSTUME RETURN	(59.95)
5	101-67935-53211	OTHER SUPPLIES	COSTUMES	769.50
6	101-67935-53212	PROGRAM SUPPLIES	PERMANENT MARKERS, SNACK BOX, DISPLAY HOLDERS	127.87
7	101-67935-53212	PROGRAM SUPPLIES	PIZZA	107.97
8	101-67935-53212	PROGRAM SUPPLIES	IMPULSE RECITAL - BOUQUETS	65.94
9	101-67935-53212	PROGRAM SUPPLIES	POST-IT NOTES	105.20
10	101-67935-53213	FUNDRAISING EXPENSES	COMP INSTRUCTOR STAY	886.26
11	101-67935-54306	EQUIPMENT RENTAL	IMPULSE RECITAL	167.00
12	101-67935-54306	EQUIPMENT RENTAL	IMPULSE RECITAL - REFUND	(300.00)
Total For Dept 67935 RECREATION DANCE				2,638.76
Dept 67940 RECREATION PRESCHOOL				
1	101-67940-53212	PROGRAM SUPPLIES	CONSTRUCTION PAPER	110.63
2	101-67940-53212	PROGRAM SUPPLIES	GLITTER	32.03
3	101-67940-53212	PROGRAM SUPPLIES	VELCRO	4.48
4	101-67940-53212	PROGRAM SUPPLIES	STEPPING STONES	67.72
5	101-67940-53212	PROGRAM SUPPLIES	ECLIPSE GLASSES	44.95
6	101-67940-53212	PROGRAM SUPPLIES	PRESCHOOL T-SHIRTS	931.50
7	101-67940-53212	PROGRAM SUPPLIES	CATERPILLARS	41.66
Total For Dept 67940 RECREATION PRESCHOOL				1,232.97
Dept 67960 RECREATION CAMPS				
1	101-67960-52115	RECREATION PROGRAM SERVICE	CAMPDOCS SUBSCRIPTION - JUN	275.00

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2	101-67960-53209	UNIFORMS	DAY CAMP JACKETS	348.00
		Total For Dept 67960 RECREATION CAMPS		623.00
 Dept 67965 RECREATION ATHLETICS				
1	101-67965-52115	RECREATION PROGRAM SERVICE	YOUTH INDEPENDENT CONTRACTOR	363.43
		Total For Dept 67965 RECREATION ATHLETICS		363.43
 Dept 67970 RECREATION AQUATICS				
1	101-67970-53209	UNIFORMS	GUARD UNIFORMS	2,793.50
2	101-67970-53209	UNIFORMS	AQUATICS UNIFORMS	1,054.95
3	101-67970-53211	OTHER SUPPLIES	SAFE, CORKBOARDS	234.08
4	101-67970-53211	OTHER SUPPLIES	FAN	59.99
5	101-67970-53211	OTHER SUPPLIES	CANDY	74.83
6	101-67970-53211	OTHER SUPPLIES	WALL POCKETS, STENCIL LETTERS	83.86
7	101-67970-53211	OTHER SUPPLIES	OSCILLATING WALLMOUNT	39.98
		Total For Dept 67970 RECREATION AQUATICS		4,341.19
 Dept 67975 RECREATION SPECIAL INTERESTS/EVENTS				
1	101-67975-52115	RECREATION PROGRAM SERVICE	GUITAR UKULELE LESSONS JAN/APR	713.73
		Total For Dept 67975 RECREATION SPECIAL INTERESTS/EVENTS		713.73
Total For Fund 101 GENERAL				153,735.68
 Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	202-36001-52701	MAINT-BLDGS & GROUNDS	TRAFFIC SIGNAL MAINT IDOT - 1ST QTR '24	9,905.49
2	202-36001-53201	ELECTRICITY	STREETLIGHT ELECTRIC	13,685.86
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		23,591.35
Total For Fund 202 MOTOR FUEL TAX				23,591.35

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Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
1	207-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - MAY 2024	2.69
		Total For Dept 00000		<u>2.69</u>
Dept 67600 RECREATION SPECIAL EVENTS ADMIN				
1	207-67600-53212	PROGRAM SUPPLIES	LAWN SIGNS & BANNERS FARMERS AND SPONSOR	146.60
		Total For Dept 67600 RECREATION SPECIAL EVENTS ADMIN		<u>146.60</u>
Dept 67603 RECREATION FARMERS MARKET				
1	207-67603-52115	RECREATION PROGRAM SERV	FARMERS MARKET BAND - 06/07	200.00
2	207-67603-52115	RECREATION PROGRAM SERV	FARMERS MARKET BAND - 06/14	150.00
3	207-67603-53212	PROGRAM SUPPLIES	FARMERS MARKET HIGH BOYS	339.75
4	207-67603-53212	PROGRAM SUPPLIES	FARMERS MARKET PHOTO OP BOARDS	119.95
5	207-67603-54302	PUBLIC RELATIONS	LAWN SIGNS & BANNERS FARMERS AND SPONSOR	250.00
		Total For Dept 67603 RECREATION FARMERS MARKET		<u>1,059.70</u>
Dept 67699 RECREATION MISC SPECIAL EVENTS				
1	207-67699-52115	RECREATION PROGRAM SERV	LIVE AT THE LAKE IMPROV COMEDY	1,250.00
2	207-67699-52115	RECREATION PROGRAM SERV	LIVE AT THE LAKE PROGRAM SERVICE	900.00
3	207-67699-52115	RECREATION PROGRAM SERV	LIVE AT THE LAKE BAND 06/20	1,500.00
4	207-67699-53212	PROGRAM SUPPLIES	CANDY	30.08
5	207-67699-53212	PROGRAM SUPPLIES	CANDY	(74.40)
		Total For Dept 67699 RECREATION MISC SPECIAL EVENTS		<u>3,605.68</u>
Total For Fund 207 SPECIAL EVENTS FUND				<u>4,814.67</u>

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Fund 227 DISPATCH CENTER				
Dept 00000				
1	227-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - MAY 2024	47.97
		Total For Dept 00000		47.97
Dept 24220 POLICE DISPATCH				
1	227-24220-50301	SWORN PENSION COSTS	P-TAX PENSION YE TRUE UP 2022 LEVY	53.84
2	227-24220-51651	LICENSING/CERTIFICATIONS	REIMB: LOVELACE EFD CERTIFICATION	30.00
3	227-24220-53209	UNIFORMS	JACKET - TORRES	72.30
		Total For Dept 24220 POLICE DISPATCH		156.14
Total For Fund 227 DISPATCH CENTER				
				204.11
Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD PLUMBING INSTALL	287.96
2	401-36001-55251	LAND IMPROVEMENTS	ADA GRAB BARS BREEZEWALD BATHROOMS	180.14
3	401-36001-55251	LAND IMPROVEMENTS	ADA GRAB BARS BREEZEWALD BATHROOMS	121.94
4	401-36001-55251	LAND IMPROVEMENTS	BALANCE PLUMBING INSTALL - BREEZEWALD	1,275.00
5	401-36001-55251	LAND IMPROVEMENTS	CAULK BREEZEWALD BATHROOMS	125.86
6	401-36001-55251	LAND IMPROVEMENTS	SCREWS, WASHERS - BREEZEWALD	56.09
7	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD PLUMBING MISC.	115.28
8	401-36001-55251	LAND IMPROVEMENTS	ADAPTER, FIRE CAULK, ELBOW	18.59
9	401-36001-55251	LAND IMPROVEMENTS	CREDIT - RETURNED DAMAGED TILES	(227.37)
10	401-36001-55251	LAND IMPROVEMENTS	HOSE HANGER BREEZEWALD	9.98
11	401-36001-55251	LAND IMPROVEMENTS	HARDWARE - HANG LIFEGUARD PRODUCTS BREEZEWALD	24.70
12	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD BATHROOM PLUMBING	6.44
13	401-36001-55251	LAND IMPROVEMENTS	ROOF INSTALL BREEZEWALD	24,379.00
14	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD BATHROOM PLUMBING/TRIM	174.42

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15	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD ROLLER MOP	53.94
16	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD RETAINING WALL	330.16
17	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD RETAINING WALL TIMBER	20.17
18	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD EXTERIOR TRIM	130.32
19	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD TRIM CREDIT	(93.45)
20	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD TRIM	56.07
21	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD INTERIOR PAINT	242.60
22	401-36001-55251	LAND IMPROVEMENTS	BREEZEWALD BATHROOM BUILDING PAINT	359.31
23	401-36001-55251	LAND IMPROVEMENTS	GARBAGE CANS FOR BREEZEWALD	810.00
24	401-36001-55252	BLDG & BLDG IMPROVEMENTS	VENTS - CHALET	45.36
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		<hr/> 28,502.51
		Total For Fund 401 VILLAGE CAPITAL PROJECTS		<hr/> 28,502.51
 Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	405-36001-53416	CONCRETE & ASPHALT	CONCRETE #122780	1,266.00
2	405-36001-55253	INFRASTRUCTURE IMPROVEMT	2024 CONCRETE PROGRAM	<hr/> 163,180.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		<hr/> 164,446.00
		Total For Fund 405 NHR CAPITAL PROJECTS		<hr/> 164,446.00
 Fund 501 WATER & SEWER				
Dept 00000				
1	501-000000-21204	LC CONNECTION FEES PAYABLE	LC CONNECTION FEE - 865 TELSER RD	21,117.20
2	501-000000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - MAY 2024	<hr/> 51.86
		Total For Dept 00000		<hr/> 21,169.06

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Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	501-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 05/16	34.48
2	501-36001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - APR 2024	603.75
3	501-36001-53204	CELL PHONES & PAGERS	CELL PHONES - WTR/CS/PW - APR '24	145.64
4	501-36001-53209	UNIFORMS	HIP BOOTS-WINDHAUSER	194.95
5	501-36001-53209	UNIFORMS	SAFETY WORK BOOTS/JACOB WHITE	<u>300.00</u>
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				1,278.82
Dept 36550 PUBLIC WORKS WATER SERVICE				
1	501-36550-52111	OTHER PROFESSIONAL SVCS	LEAK DETECTION SERVICE/634 N OLD RAND	545.00
2	501-36550-52704	MAINT-EQUIPMENT	SCADA SUPPORT SERVICES	700.00
3	501-36550-53201	ELECTRICITY	ELECTRICITY-WELLS/WTP'S, SANITARY PUMP/LIFT STA	32,968.38
4	501-36550-53202	NATURAL GAS	NATURAL GAS - WELL #12	90.30
5	501-36550-53202	NATURAL GAS	NATURAL GAS - WELL #7	183.61
6	501-36550-53202	NATURAL GAS	NATURAL GAS - WELL #8	260.46
7	501-36550-53202	NATURAL GAS	NATURAL GAS - WELL #9	113.81
8	501-36550-53403	LANDSCAPING SUPPLIES	TOPSOIL #233856 5/16	90.00
9	501-36550-53405	BLDG & GROUND MAINT SUPP	HOSEBIB VACUUM BREAKERS	23.49
10	501-36550-53413	DISTRIBUTION SYS REPAIR	B-BOX EXTENSIONS	86.00
11	501-36550-53413	DISTRIBUTION SYS REPAIR	TRAVERSE CITY VALVE REPAIR KIT/LIONS DRIVE	1,989.88
12	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #9	2,841.38
13	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #10	3,003.04
14	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #8	<u>2,905.77</u>
Total For Dept 36550 PUBLIC WORKS WATER SERVICE				45,801.12
Dept 36560 PUBLIC WORKS SEWER SERVICE				
1	501-36560-52111	OTHER PROFESSIONAL SVCS	2024 PRETREATMENT ASSISTANCE	1,260.00
2	501-36560-52111	OTHER PROFESSIONAL SVCS	METROCLOUD DATA MONITORING/LIFT STATIONS	585.00
3	501-36560-52111	OTHER PROFESSIONAL SVCS	HYDROGEN SULFIDE REDUC PRGRM QUENTIN/NW PUMP STA	5,306.00

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4	501-36560-53201	ELECTRICITY	ELECTRICITY-WELLS/WTP'S, SANITARY PUMP/LIFT STA	8,323.59
		Total For Dept 36560 PUBLIC WORKS SEWER SERVICE		15,474.59
			Total For Fund 501 WATER & SEWER	83,723.59
			Fund 601 MEDICAL INSURANCE	
			Dept 10001 GENERAL GOVERNMENT ADMINISTRATION	
1	601-10001-52340	MEDICAL ADMIN FEE	COBRA PLAN - MAY	108.80
2	601-10001-52340	MEDICAL ADMIN FEE	FSA PLAN - MAY	115.72
3	601-10001-52341	HEALTH INS. FIXED COSTS	IPBC INSURANCE COVERAGE - MAY	260,341.73
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		260,566.25
			Total For Fund 601 MEDICAL INSURANCE	260,566.25
			Fund 603 RISK MANAGEMENT	
			Dept 00000	
1	603-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - MAY	1.66
		Total For Dept 00000		1.66
			Total For Fund 603 RISK MANAGEMENT	4,927.25
			Fund 615 EQUIPMENT REPLACEMENT	
			Dept 10001 GENERAL GOVERNMENT ADMINISTRATION	
1	615-10001-55254	MACHINERY & EQUIPMENT	DELL MONITORS	669.96

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Item #	GL Number	GL Desc	Invoice Description	Amount
2	615-10001-55254	MACHINERY & EQUIPMENT	UBIQUITI UNIFI 6 MESH - WIRELESS ACCESS PT	355.32
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		1,025.28
		Dept 36001 PUBLIC WORKS ADMINISTRATION		
1	615-36001-55263	VEHICLES - PUBLIC WORKS	2024 FORD F150 LIGHTING	59,680.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		59,680.00
		Total For Fund 615 EQUIPMENT REPLACEMENT		60,705.28
Fund 710 PERFORMANCE ESCROW				
	Dept 00000			
1	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0420 - 944 MANCHESTER	105.00
2	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0535 - 1128 STRATFORD LN	105.00
3	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0121 - 484 S RAND RD	250.00
4	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0119 - 5 MARIA CT	500.00
5	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0126 - 675 N RAND RD	1,000.00
6	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD22-0698 - 1186 SYCAMORE DR	105.00
7	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0006 - 1186 SYCAMORE	3,300.00
8	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0036 - 675 N RAND RD	250.00
9	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0133 - 1177 STANTON RD	500.00
10	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0170 - 755 PHEASANT RIDG	500.00
11	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0138 - 560 SHAKER LN	500.00
12	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0387 - 928 INTERLAKEN DR	105.00
13	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0069 - 1049 WILMETTE TER	500.00
14	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0106 - 550 TIMBERWOOD	500.00
15	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0433 - 330 E IL RT 22	105.00
16	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0411 - 555 AMERICA CT	510.00
17	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0122 - 1323 THORNDALE LN	500.00
18	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0109 - 700 SHALLOW COVE	500.00

VILLAGE OF LAKE ZURICH
 WARRANT REPORT - 06/3/2024
\$820,384.08

Page 18 of 19

Item #	GL Number	GL Desc	Invoice Description	Amount
19	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0528 - 816 S RAND RD	510.00
20	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD23-0183 - 1040 BRUSH HILL	1,020.00
21	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0163 - 810 PHEASANT RIDG	500.00
		Total For Dept 00000		<u>11,865.00</u>
		Dept 17001 TECHNOLOGY ADMINISTRATION		
1	710-17001-53214	PEG CABLE EXPENSE	PEG CHANNEL CONFIGURATION FILES	2.99
2	710-17001-53214	PEG CABLE EXPENSE	MEDIA CREW - MAY 2024	90.00
		Total For Dept 17001 TECHNOLOGY ADMINISTRATION		<u>92.99</u>
		Total For Fund 710 PERFORMANCE ESCROW		<u>11,957.99</u>
		Fund 720 PAYROLL CLEARING		
		Dept 00000		
1	720-00000-22301	DENTAL / VISION BENEFITS	DENTAL INSURANCE - MAY	12,867.68
2	720-00000-22301	DENTAL / VISION BENEFITS	VISION INSURANCE - MAY	2,212.85
3	720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INSURANCE PREMIUM - APR	6,025.68
4	720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	IPBC INSURANCE COVERAGE - MAY	2,103.19
		Total For Dept 00000		<u>23,209.40</u>
		Total For Fund 720 PAYROLL CLEARING		<u>23,209.40</u>

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 06/3/2024
\$820,384.08

Page 19 of 19

<i>Item #</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
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Fund Totals:

Fund 101 GENERAL	153,735.68
Fund 202 MOTOR FUEL TAX	23,591.35
Fund 207 SPECIAL EVENTS FUND	4,814.67
Fund 227 DISPATCH CENTER	204.11
Fund 401 VILLAGE CAPITAL PROJECTS	28,502.51
Fund 405 NHR CAPITAL PROJECTS	164,446.00
Fund 501 WATER & SEWER	83,723.59
Fund 601 MEDICAL INSURANCE	260,566.25
Fund 603 RISK MANAGEMENT	4,927.25
Fund 615 EQUIPMENT REPLACEMENT	60,705.28
Fund 710 PERFORMANCE ESCROW	11,957.99
Fund 720 PAYROLL CLEARING	23,209.40

\$ 820,384.08



VILLAGE MANAGER'S OFFICE

Lake Zurich Village Hall
70 East Main Street
Lake Zurich, Illinois 60047

(847) 438-5141
LakeZurich.org

At the Heart of Community

MEMORANDUM

Date: May 24, 2024

To: Ray Keller, Village Manager *PK*

From: Kyle Kordell, Management Services Director

Copy: Steve Husak, Police Chief

Subject: Administrative Adjudication – Hearing Costs

AGENDA ITEM
60

Issue: An amendment to the administrative adjudication processing fee from \$5 to \$40. This fee “court fee” has been at \$5 since 2009.

Analysis: In 2009, the Village of Lake Zurich established an administrative adjudication system, setting up a hearing process for alleged ordinance violations. The most common violations addressed in monthly adjudication include parking tickets, automated traffic enforcement tickets, property maintenance issues, and administrative tows. In a typical year, 100 to 200 individuals will request an administrative adjudication hearing. The “court fee” only applies to those who are found liable of a violation.

The Village is authorized by the Illinois Municipal Code to assess certain costs to operate its administrative adjudication system. In the 15 years Lake Zurich’s adjudication system has existed, a processing fee of \$5 has been applied to individual cases of those who request a hearing and are then found liable of the violation after the matter has been reviewed. The proposed ordinance would increase this to \$40, more in line with the actual expenses incurred by the Village to operate this system. This non-refundable processing fee will be added to the fine established by the independent Adjudicator to those found liable.

The chart below shows what other suburbs charge for their adjudication processing fee.

Admin Adjudication Costs	
Lake Zurich	\$5
Palatine	\$75
Round Lake	\$50
Schaumburg	\$50
Crystal Lake	\$50
Rolling Meadows	\$50
Westmont	\$50
Northbrook	\$50
Genoa	\$50
Highland Park	\$50
Winnetka	\$40
Lincolnwood	\$40
Lake Forest	\$40
Vernon Hills	\$25
Buffalo Grove	\$25

Recommendation: Approval of the proposed ordinance.

w/ attachments: Proposed Ordinance Amending Title 1, Chapter 8 of Village Code

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2024-05-____

**AN ORDINANCE AMENDING CHAPTER 8 OF TITLE 1
OF THE VILLAGE CODE ADDING PROVISIONS TO THE CODE
HEARING DEPARTMENT FOR ADMINISTRATIVE ADJUDICATION**

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and

WHEREAS, the Village of Lake Zurich ("Village") is a municipal corporation and non-home rule unit of local government pursuant to the Constitution of the State of Illinois of 1970, as amended; and

WHEREAS, the Code of Ordinances of the Village of Lake Zurich is set forth in that document codified and established as the Village Code of Lake Zurich, Illinois ("Code"); and

WHEREAS, the Village has adopted and established an administrative Code Hearing Unit pursuant to Division 2.1 of the Illinois Municipal Code, 65 ILCS 5/1-2.1-1 for the purposes outlined therein; and

WHEREAS, the Village is authorized, pursuant to Section 1-2.1-1 and 1-2-1 of the Illinois Municipal Code, to assess and collect certain costs of its administrative adjudication system and hearing processes; and

WHEREAS, the President and Board of Trustees of the Village have determined that this amendment of the Code to the provisions Chapter 8, as provided herein, is in the best interests of the Village and its residents.

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

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

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SECTION 2: That Section 1-8-10 entitled "Fines and Penalties" of Chapter 8 entitled "Code Enforcement Department" of Title 1 entitled "Administrative" of the Village Code is hereby amended by adding the following redlined and underscored provisions as subsection C to current Section 1-8-10, and redesignating the lettered subsections as shown in redlining and underscored below:

§ 1-8-10: Fines and Penalties:

- A. The fines and penalties that may be imposed pursuant to this Chapter are set forth in Title 13, Chapter 1, "Fee Schedule", of this Code.
- B. A Hearing Officer may impose the penalty and those costs allowable by law, on a respondent/defendant found liable for a violation penalty as set forth in title 13, chapter 1, "Fee Schedule", of this Code. The amount of any violation penalty is in addition to the fines and penalties set forth in subsection A of this section.
- C. In addition, if you are found liable, hearing costs will be added to the fine. There shall be assessed a non-refundable administrative processing fee of \$40 for any matter processed through the Village's administrative adjudication system, which matter results in either a default judgment or a determination of liability, provided that no additional fee shall be charged to the alleged violator for exercising their right to any administrative hearing pertaining to automated traffic law violations hereunder.

E D. Traffic Education Program:

- 1. In addition to any other penalty imposed pursuant to this section, a defendant who is found liable for violations of Title 6 of this Code pertaining to automated traffic law violations or violations concerning the standing, parking, and condition of vehicles may be required to complete a traffic education program and to pay a fee for participating in such traffic education program. The late penalty for failure to timely complete a traffic education program is shown in title 13, chapter 1, "Fee Schedule", of this Code.
- 2. A low-income individual required to complete a traffic education program who provides proof of eligibility for the Federal Earned Income Tax credit under section 32 of the Internal Revenue Code or the Illinois Earned Income Tax credit under section 212 of the Illinois Income Tax Act is not required to pay any fee for participating in a traffic education program.
- 3. A violation of vehicle weight or size restrictions by the holder of a commercial driver's license is not considered a violation for which completion of a traffic education program may be required.

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D E. An automated traffic law violation for which a civil penalty is imposed under this section is not a violation of a traffic regulation governing the movement of vehicles and may not be recorded on the driving record of the owner of the vehicle.

SECTION 3: All ordinances, resolutions, and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 4: If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5: The Clerk of the Village is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6: This Ordinance shall be in full force and effect after its passage and publication in accordance with Illinois law.

ADOPTED AND PASSED THIS 3rd day of June, 2024.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

APPROVED THIS _____ day of June, 2024.

Village President

ATTEST:

Village Clerk

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At the Heart of Community

PARKS AND RECREATION DEPARTMENT

200 South Rand Road
Lake Zurich, Illinois 60047

(847) 438-5146
LakeZurich.org

MEMORANDUM

AGENDA ITEM

30

Date: June 3, 2024
To: Ray Keller, Village Manager *PK*
From: Bonnie Caputo, Recreation Director
Subject: FY24 External Special Event Requests

Issue:

The Park and Recreation Department would like consideration to partner with a variety of organizations to offer special events for our community in the upcoming year. This would continue to meet the Village's Strategic Goal to enhance our community image and positive interactions through special events. According to Special Events guidelines, private events requiring only Park/Facility use with attendance over 100 must be reviewed and approved by the Park and Recreation Advisory Board and then the Village Board of Trustees.

Analysis:

Below are additional external special event requests the Park and Recreation Department is requesting approval for in FY24:

Event	Date(s) and Time(s)	Location	Estimated Attendance
LPOA Summer Fest	8/25/2024 (Sun) 10am-7pm	Paulus Park Playground Pavilion	100
Rotary Eco Expo	7/13/24 10am-1pm	Paulus Park Center Stage	150+

Recommendation:

Staff and the Park and Recreation Advisory Board recommends accepting the above external special event requests for FY24 with all applicable park usage fees to be collected.

w/Attachments: Special Events Applications

SPECIAL EVENT APPLICATION & AGREEMENT

EVENT SUMMARY

Event Name LPOA - Summer Lake Fest 2024

Event Type/Purpose Social event for private associate (Lake Property Owners Association)

Event Date(s) SUNDAY
Saturday - 8/25/2024 Event Start/End Time 10a-7p

Event Location Paulus Park - Pavilion Playground

Note: The Village does not grant exclusive use of their parks and outdoor facilities.

APPLICANT INFORMATION

Organization Name Lake Property Owners Association

Applicant's Name/Responsible Party Tom Rylko

Organization/Applicant/Address/City/State/Zip 272 W Main St Lake Zurich

Applicant Phone Numbers 847-708-2337

Applicant E-Mail Address thomasrylko@hotmail.com

Contact Name & Phone Number During Event Same as applicant

*Representative must be on site and available during event hours

EVENT SITE DETAILS

If your event is for a run/walk/parade, you must include a MAP of your route with the application

Provide a detailed description of your event _____



WAIVER AND RELEASE OF ALL CLAIMS

The undersigned participant agrees to obey all Village of Lake Zurich rules and regulations. As a user of the park, I recognize and acknowledge that there are certain risks of physical injury and I agree to assume the full risk of any injury, including death, damages or loss which I, or any of my guests may sustain as a result of participating in any activities connected with or associated with the use of Department parks. I agree to waive and relinquish all claims I may have against the Village of Lake Zurich and its officers, agents, servants, employees and volunteers. I further agree to indemnify and hold harmless and defend the Village of Lake Zurich and its officers, agents, servants, employees and volunteers from any and all claims sustained by me and/or my guests. I have read and fully understand the above details and waive and release all claims.

It will be my responsibility to assure our group follow all special event policies outlined in the policy/application including the Village of Lake Zurich park rules.

Tom Rylko

5/16/2024

Signature

Date

FOR OFFICE USE ONLY

Date application received _____

Application approved or denied by _____

Date paid _____ Amount _____ Check/Cash/Credit _____

Certificate of Insurance received by _____

Raffle Permit received by _____

Liquor License received by _____

Tent Permit received by _____

JULIE contacted _____



SPECIAL EVENT APPLICATION & AGREEMENT

EVENT SUMMARY

Event Name Eco Expo

Event Type/Purpose Market

Event Date(s) July 13 Event Start/End Time 10 am - 1 pm

Event Location Paulus Park Center Stage Pavilion

Note: The Village does not grant exclusive use of their parks and outdoor facilities.

APPLICANT INFORMATION

Organization Name _____

Applicant's Name/Responsible Party _____

Organization/Applicant/Address/City/State/Zip _____

Applicant Phone Numbers _____

Applicant E-Mail Address _____

Contact Name & Phone Number During Event _____

*Representative must be on site and available during event hours

EVENT SITE DETAILS

If your event is for a run/walk/parade, you must include a MAP of your route with the application

Provide a detailed description of your event Open-air market allowing various environmentally-focused businesses and charities to promote themselves



WAIVER AND RELEASE OF ALL CLAIMS

The undersigned participant agrees to obey all Village of Lake Zurich rules and regulations. As a user of the park, I recognize and acknowledge that there are certain risks of physical injury and I agree to assume the full risk of any injury, including death, damages or loss which I, or any of my guests may sustain as a result of participating in any activities connected with or associated with the use of Department parks. I agree to waive and relinquish all claims I may have against the Village of Lake Zurich and its officers, agents, servants, employees and volunteers. I further agree to indemnify and hold harmless and defend the Village of Lake Zurich and its officers, agents, servants, employees and volunteers from any and all claims sustained by me and/or my guests. I have read and fully understand the above details and waive and release all claims.

It will be my responsibility to assure our group follow all special event policies outlined in the policy/application including the Village of Lake Zurich park rules.

Signature

Date

FOR OFFICE USE ONLY

Date application received _____

Application approved or denied by _____

Date paid _____ Amount _____ Check/Cash/Credit _____

Certificate of Insurance received by _____

Raffle Permit received by _____

Liquor License received by _____

Tent Permit received by _____

JULIE contacted _____





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

MEMORANDUM

Date: June 3, 2023

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Colleen McCauley, Village Planner

**Re: Zoning Application for a Special Use Permit – 60 South Old Rand Road
Massage Therapy Services – Kneading Works Massage Therapy, LLC**

MEMORANDUM

6
14

Issue. Ms. Dorothy Deemer, d/b/a Kneading Works Massage Therapy, LLC, (the “Applicant”), has filed a zoning application for the property at **60 South Old Rand Road** (the “Subject Property”). Specifically, the applicant is seeking:

- Special Use Permit approval to operate an establishment offering Massage Therapy Services (SIC #7299) within the first floor of the property at 60 South Old Rand Road

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

- Revitalization of Main Street Area
- Expand the Village’s role as a major regional economic hub in Lake County.
- Become more Business Friendly

Analysis. The Subject Property is located within the Village’s B-2 Central Business District and DR Downtown Redevelopment Overlay District.

The Applicant, Ms. Dorothy Deemer, is the owner and operator of “Kneading Works Massage Therapy LLC and has been operating at 41 East Main Street since 2014.

The Applicant intends to purchase the property and offer massage therapy services within the setup of set up with 2 rooms and a reception on the first floor, and a dwelling unit on the upper level for use as her primary residence. Upper Story dwellings are allowed as permitted uses within the DR Downtown Redevelopment Overlay district within which this property is located. The

Special Use Permit – Kneading Works Massage Therapy at 60 South Old Rand Road
June 3, 2024

property is handicap accessible and contains sufficient off-street parking for the proposed use. No other new construction or alteration to the building and its accessory structure is contemplated at this time.

The business will be open by appointment only, but available Mondays to Fridays from 9:00 a.m. to 7:00 p.m., Saturdays from 9:00 a.m. to 1:00 p.m. and closed on Sundays. There will be 2 employees for the business, including the owner, both of whom are licensed massage therapists by the State of Illinois.

The Planning and Zoning Commission (PZC) held a public hearing on May 15, 2024 to consider the application and voted 6-0 to recommend approval of the special use. The video stream from the PZC meeting can be accessed via the link:

<https://play.champds.com/lakezurichil/event/119>

A detailed evaluation and summary of the project can be found in the Staff Report that was provided to the Planning and Zoning Commission, which is made a part of the attached Ordinance.

Recommendation. At their meeting on May 15, 2024, the Planning and Zoning Commission recommended approval of the Special Use Permit incorporating the conditions for approval provided by staff in its report.

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

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated April 10, 2024, and prepared by Ms. Dorothy Deemer.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site and Building Plans Sheets 1-3, prepared by Lynde Anderson and Associates Architects, dated September 17, 1992 for the Dental Office of Dr. Steven Landman, which plans will be used as the basis for the location, design and operation of the proposed land use of Massage Therapy Services on the main floor and to develop the plans for a residential dwelling unit on the upper floor.
2. The special use constituting this massage therapy business shall be located within the first floor of the building on the property addressed at 60 South Old Rand Road as depicted on the Site and Building Plans submitted by Ms. Dorothy Deemer, dated September 17, 1992, as amended, and such special use shall expire if this massage therapy business ceases operating at the subject property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.

Special Use Permit – Kneading Works Massage Therapy at 60 South Old Rand Road
June 3, 2024

3. All employees of the proposed massage therapy business shall be trained therapists certified by the Illinois Department of Financial and Professional Regulation.
4. The upper floor dwelling unit shall be established in conformance with applicable building codes following the issuance of all necessary building and occupancy permits.
5. The proposed land use and 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 15, 2024 staff report and PZC recommendation/conditions

● Page 3



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

MEMORANDUM

Date: June 3, 2023

To: Ray Keller, Village Manager

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor
Colleen McCauley, Village Planner

**Re: Zoning Application for a Special Use Permit – 60 South Old Rand Road
Massage Therapy Services – Kneading Works Massage Therapy, LLC**

Issue. Ms. Dorothy Deemer, d/b/a Kneading Works Massage Therapy, LLC, (the “Applicant”), has filed a zoning application for the property at **60 South Old Rand Road** (the “Subject Property”). Specifically, the applicant is seeking:

- Special Use Permit approval to operate an establishment offering Massage Therapy Services (SIC #7299) within the Commercial Space on the First Floor of the property at 60 South Old Rand Road

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

- Revitalization of Main Street Area
- Expand the Village’s role as a major regional economic hub in Lake County.
- Become more Business Friendly

Analysis. The Subject Property is located within the Village’s B-2 Central Business District and DR Downtown Redevelopment Overlay District.

The Applicant, Ms. Dorothy Deemer, is the owner and operator of “Kneading Works Massage Therapy LLC and has been operating at 41 East Main Street since 2014.

The Applicant intends to purchase the property and offer massage therapy services within the setup of set up with 2 rooms and a reception on the first floor, and a dwelling unit on the upper level for use as her primary residence. Upper Story dwellings are allowed as permitted uses within the DR Downtown Redevelopment Overlay district within which this property is located. The

Special Use Permit – Kneading Works Massage Therapy at 60 South Old Rand Road
June 3, 2024

property is handicap accessible and contains sufficient off-street parking for the proposed use. No other new construction or alteration to the building and its accessory structure is contemplated at this time.

The business will be open by appointment only, but available Mondays to Fridays from 9:00 a.m. to 7:00 p.m., Saturdays from 9:00 a.m. to 1:00 p.m. and closed on Sundays. There will be 2 employees for the business, including the owner, both of whom are licensed massage therapists by the State of Illinois.

The Planning and Zoning Commission (PZC) held a public hearing on May 15, 2024 to consider the application and voted 6-0 to recommend approval of the special use. The video stream from the PZC meeting can be accessed via the link:

<https://play.champds.com/lakezurichil/event/119>

A detailed evaluation and summary of the project can be found in the Staff Report that was provided to the Planning and Zoning Commission, which is made a part of the attached Ordinance.

Recommendation. At their meeting on May 15, 2024, the Planning and Zoning Commission recommended approval of the Special Use Permit incorporating the conditions for approval provided by staff in its report.

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

1. Substantial conformance with the following documentation submitted as part of the Application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated April 10, 2024, and prepared by Ms. Dorothy Deemer.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site and building plans sheets 1-3, prepared by Lynde Anderson and Associates Architects, dated September 17, 1992 for the Dental Office of Dr. Steven Landman, which plans will be used as the basis for the location, design and operation of the proposed land use of Massage Therapy Services in the Commercial Space on the main floor and to develop the plans for a residential dwelling unit on the upper floor (the “Site and Building Plans”).
2. The special use constituting this massage therapy business shall be located within the first floor Commercial Space of the building on the Subject Property addressed at 60 South Old Rand Road as depicted on the Site and Building Plans, and such special use shall expire if this massage therapy business ceases operating at the Subject Property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.

• Page 2

Special Use Permit – Kneading Works Massage Therapy at 60 South Old Rand Road
June 3, 2024

3. All employees of the proposed massage therapy business shall be trained therapists certified or licensed by the Illinois Department of Financial and Professional Regulation.
4. The upper floor dwelling unit shall also be established in conformance with applicable building codes following the issuance of all necessary building and occupancy permits.
5. The proposed land use and 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 15, 2024 staff report and PZC recommendation/conditions

● Page 3

ORDINANCE NO. 2024-_____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT
Kneading Works Massage Therapy, LLC – 60 South Old Rand Road

WHEREAS, Ms. Dorothy Deemer, d/b/a Kneading Works Massage Therapy, LLC is the applicant (the “Applicant”) for a special use permit at that two story structure and property at 60 South Old Rand Road, legally described in Exhibit A attached hereto (the “Subject Property”), for the commercial use of the first floor of the Subject Property as an establishment offering massage therapy services, said commercial space as depicted on the site and floor plans, as described and set forth hereinafter, (the “Commercial Space”); and

WHEREAS, the Applicant has filed zoning application PZC 2024-03, dated April 10, 2024 (the “Application”) attached hereto as Exhibit C, seeking the approval of the following:

- Special Use Permit approval to operate an establishment offering Massage Therapy Services (SIC #7299) within the Commercial Space on the First Floor of the property at 60 South Old Rand Road

WHEREAS, the current zoning of the Subject Property is the Village’s B-2 Central Business District and DR Downtown Redevelopment Overlay District; and

WHEREAS, Applicant proposes to acquire the Subject Property and offer massage therapy services within the Commercial Space, and establish a dwelling unit for her use as a private residence on the upper floor, as depicted on the site and floor plans set forth hereinafter; and

WHEREAS, massage therapy services are classified as a Special Use within the B-2 Central Business district and dwellings are permitted as of right on stories above the first story (that is, not at street level) for building within the DR Downtown Redevelopment Overlay District for property that abuts Old Rand Road; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code (the “Zoning Code”), notice was published on May 1, 2024, in The Daily Herald, and the Village posted a public hearing sign on the Subject Property, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission (“PZC”) on May 15, 2024, to consider the Application for this requested zoning authority and approval; and

WHEREAS, the PZC received and considered the report dated May 15, 2024, setting forth the background information regarding this application, the general evaluation of the Application and proposed findings and recommendations of Village staff against the applicable and required standards and provisions of the Zoning Code (“STAFF REPORT”) which was provided to the PZC for the meeting, addressing the request for approval of said Special Use Permit to allow for the establishment and operation of

massage therapy services within the Commercial Space of the Subject Property in the B-2 Central Business District and DR Downtown Redevelopment Overlay District; and

WHEREAS, the PZC considered all information presented by the Applicant, and the applicable factors required under of the Zoning Code; and, after the conclusion of the public hearing, the PZC recommended that the Board of Trustees approve the Special Use Permit requested in this Application, subject to those conditions of approval recommended by Village staff; and

WHEREAS, the Mayor and Board of Trustees of the Village of Lake Zurich met on June 3, 2024, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated May 15, 2024, all consisting of 9 pages, and said required zoning standards, findings and recommendations attached hereto as Exhibit B and having considered all of the facts and circumstances regarding the Application and these recommended approvals, the Mayor and Board of Trustees have determined that the applicable standards for this Special Use Permit 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 Mayor and Board of Trustees, and Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approval, except as otherwise provided below.

SECTION 2: GRANT OF SPECIAL USE PERMIT. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 4 (Section 9-4-3), Chapter 7, Article D (Section 9-7D-5) and Chapter 19 (Sections 9-19-3 through 9-19-5) of Title 9 governing zoning in the Lake Zurich Municipal Code, hereby grant the following approval, final findings and recommendations of the PZC, as shown and provided in the STAFF REPORT dated May 15, 2024, all consisting of 9 pages, and attached hereto as Exhibit B.

Special Use Permit approval to operate an establishment offering Massage Therapy Services (SIC #7299) within the first floor of the Subject Property at 60 South Old Rand Road and subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the Application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated April 10, 2024, and prepared by Ms. Dorothy Deemer.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site and building plans sheets 1-3, prepared by Lynde Anderson and Associates Architects, dated September 17, 1992 for the Dental Office of Dr. Steven Landman, which plans will be used as the basis for the

location, design and operation of the proposed land use of Massage Therapy Services in the Commercial Space on the main floor and to develop the plans for a residential dwelling unit on the upper floor (the “Site and Building Plans”).

2. The special use constituting this massage therapy business shall be located within the first floor Commercial Space of the building on the Subject Property addressed at 60 South Old Rand Road as depicted on the Site and Building Plans, and such special use shall expire if this massage therapy business ceases operating at the Subject Property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.
3. All employees of the proposed massage therapy business shall be trained therapists certified or licensed by the Illinois Department of Financial and Professional Regulation.
4. The upper floor dwelling unit shall also be established in conformance with applicable building codes following the issuance of all necessary building and occupancy permits.
5. The proposed land use and development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF SPECIAL USE PERMITS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated May 15, 2024, and the PZC recommendations, all consisting of 9 pages, along with the filings provided to the PZC, regarding the applicable standards of Chapter 4 (Section 9-4-3), Chapter 7, Article D (Section 9-7D-5) and Chapter 19 (Sections 9-19-3 through 9-19-5) of Title 9 governing zoning of the Lake Zurich Municipal Code, are hereby accepted as the Board’s own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

SECTION 4: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

PASSED THIS _____ day of _____, 2024.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of _____, 2024.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of Subject Property

LOT 13 IN BLOCK 4 IN OAK PARK, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1893, AS DOCUMENT NUMBER 57142 IN BOOK "C" OF PLATS, PAGE 72, IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS.

Common Street Address: 60 South Old Rand Road
Property Index Number (PIN): 14-20-201-006

EXHIBIT B

May 15, 2024 staff report and
PZC recommendation and conditions

EXHIBIT C

Application and Exhibits submitted by Applicant on April 10, 2024



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 2024-03
PZC Hearing Date: May 15, 2024

AGENDA ITEM 4.A

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

CC: Mary Meyer, Building Services Supervisor

Date: May 15, 2024

Re: PZC 2024-03: 60 South Old Rand Road – Special Use Permit
Massage Therapy Services – Kneading Works Massage Therapy, LLC

SUBJECT

Ms. Dorothy Deemer, d/b/a Kneading Works Massage Therapy, LLC (the “Applicant”) with the consent of the property owner, Dr. Steven A. Landman (the “Owner”) request a Special Use Permit to allow for Massage Therapy Services (SIC #7299) at the property commonly known as 60 South Old Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Special Use Permit</u>
Current Zoning:	<u>B-2 Central Business District</u> <u>DR Downtown Redevelopment Overlay District</u>
Existing Use	<u>Office of Dentist</u>
Proposed Uses:	<u>Massage Therapy Services Establishment (SIC #7299)</u>
Property Location:	<u>60 South Old Rand Road</u>
Applicant:	<u>Ms. Dorothy Deemer</u> <u>d/b/a Kneading Works Massage Therapy, LLC</u>
Owner:	<u>Dr. Steven A. Landman</u>

Staff Report
APPLICATION PZC 2024-03

Community Development Department
PZC Hearing Date: May 15, 2024

Staff Coordinator: Sarosh Saher, Community Development Department

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

Ms. Dorothy Deemer (the “Applicant”), is proposing an establishment offering massage therapy services at the Subject Property, legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich dated April 10, 2024 and received on April 17, 2024 (the “Application”) seeking:

- Special Use Permit approval for Massage Therapy Services (SIC #7299)

The Applicant is the owner and operator of “Kneading Works Massage Therapy LLC currently located at 41 East Main Street. The business has been in operation since 2014. The Applicant now has the opportunity to acquire the Subject Property at 60 South Old Rand Road which is currently used as a dentist office, operated by Dr. Steve Landman, who is retiring after over 30 years in practice at this location.

The building on the Subject Property is currently set up with 2 rooms and a reception and will not require much in the way of alterations to accommodate the massage therapy establishment.

The business will be open by appointment only, but available Mondays to Fridays from 9:00 a.m. to 7:00 p.m., Saturdays from 9:00 a.m. to 1:00 p.m. and closed on Sundays. There will be 2 employees for the business, including the owner, both of whom are licensed massage therapists by the State of Illinois.

On-premise parking at the rear of the property consists of 4 parking spaces accessible from the rear public alley, a 1-car garage to be used by the owner and 1 accessible space to be located in front of the garage in compliance with the accessibility codes. As the business will only be able to serve 2 clients at a time, with 30 minutes between appointments, there will be sufficient parking available on the premises.

The Applicant intends to purchase the property and establish a dwelling unit on the upper level for use as her primary residence. The space is currently contains an office and open attic space and will be remodeled with the addition of a new full bathroom and a small kitchen. Upper Story

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APPLICATION PZC 2024-03

Community Development Department
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dwellings are allowed as permitted uses within the DR Downtown Redevelopment Overlay district within which this property is located. The main floor of the building is handicap accessible by means of a previously constructed ramp located at the rear of the building. No other new construction or alteration to the building and its accessory structure is contemplated at this time.

Pursuant to public notice published on May 1, 2024, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for May 15, 2024, to consider the Application. On May 1, 2024, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Lake Zurich Main Street Area, which is the village's oldest commercial area. The property is Lot 13 of a Part of Oak Park Subdivision, the Plat of which was recorded on December 1, 1893. The building was originally constructed as a single-family residence, but later converted to a commercial use as the character of the area changed. Available records indicate that the building on the property was constructed prior to 1939. The property was zoned within the B-2 Central Business District following the comprehensive amendment to the zoning code in 2004, and included within the DR Downtown Redevelopment Overlay district at that time.
- C. Surrounding Land Use and Zoning.** The subject property is located along the traditional Main Street Area of Lake Zurich. The properties to the north, south and west of the property are zoned within the B-2 Central Business district and improved with a mix of locally owned retail and service businesses. The property to the east is zoned within the OS Open Space district and contains the baseball field and open spaces owned by the Lions Club of Lake Zurich.
- D. Trend of Development.** The subject property is located within Lake Zurich's Main Street Area. The area is developed with a mix of vintage and more recent buildings containing smaller locally-owned businesses on the first floor with some residential uses on upper floors. A number of properties containing older buildings that had outlived their utility have been redeveloped with newer mixed-use buildings.
- E. Zoning District.** The B-2 Central Business District is located in the center of the Village. It is intended to serve the entire Lake Zurich suburban community with a wide variety of retail and service uses. The bulk standards in this district are intended to reflect the generally more intense development of property existing in this area.

The DR Downtown Redevelopment Overlay district is intended to promote the downtown center of the village of Lake Zurich as an important meeting place where residents and visitors greet neighbors, shop, stroll, picnic, visit public buildings, and enjoy the beauty of the lake.

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The result of the village's efforts was the adoption of carefully crafted master plans, redevelopment guidelines, the tax increment financing ("TIF") redevelopment plan, and other standards for all new development throughout the downtown. Those plans and standards establish a distinct character for the downtown that is necessary for its success. That character can be achieved only by the comprehensive and consistent application of the regulations of the DR downtown redevelopment overlay district to all new construction, redevelopment, exterior remodeling, and exterior alteration of downtown buildings, structures, and amenities.

Massage Therapy Services (SIC #7299) are allowed as a special use requiring a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special uses are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

GENERAL FINDINGS

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

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

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

- A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:
 - 1. **Zoning Code and Plan Purposes:** The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the B-2 Central Business District, the DR Downtown Redevelopment District and the land use designation of the adopted Comprehensive Plan.

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

Staff Response: Standard met. The proposed land use is consistent with other uses within the Main Street area. The use has been in operation at another location within the Main Street Area for the past ten years and has not

Staff Report
APPLICATION PZC 2024-03

Community Development Department
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demonstrated any adverse impact on adjacent property or the character of the area.

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 use will be operated entirely within the enclosed building on the property. All parking will be accommodated on the property. Based on the frequency of customers to the proposed business, (2 clients at a time), there is sufficient parking to accommodate the clients and employees on the property without interfering with the use, development and operations of adjacent properties.

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 Subject Property is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities, drainage and other municipal services. No changes to these are contemplated at this time.

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

Staff Response: Standard Met. The property is served by Old Rand Road, a major collector road connecting the Main Street Area to the two major arterial roads that traverse the village – Rand Road and Old Rand Road. The rear of the property is provided with access by means of a public alley.

On-premise parking at the rear of the property consists of 4 parking spaces accessible from the rear public alley, a 1-car garage to be used by the owner and 1 accessible space to be located in front of the garage in compliance with the accessibility codes.

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

Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would be conducted entirely within the enclosed building on the Subject Property.

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

Staff Response: Standard met. The proposed use will comply with all other additional standards imposed through the building codes as they relate to establishments offering massage therapy services.

The applicant is proposing the additional interior buildout of the upper floor to accommodate a dwelling unit to be used by the owner of the business. All interior renovations will be conducted in compliance with applicable building codes.

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

Staff Response: Standard met. The proposed land use will continue to uphold the established character of the Main Street Area, and will provide a convenient lifestyle option for the Village's residents and employees of that area. Additionally, with the granting of the Special Use Permit, an existing business will continue to remain within the Main Street Area of Lake Zurich.

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 additional standards for the establishment of Massage Therapy Services as follows:

- a. **Such use shall be permitted only during normal business hours and never before 8:00 A.M. or after 10:00 P.M. on any day; and**
- b. **Such services shall be performed only by trained therapists professionally certified by the Illinois Department of Financial and Professional Regulation.**

The proposed hours of operation - Mondays to Fridays from 9:00 a.m. to 7:00 p.m., Saturdays from 9:00 a.m. to 1:00 p.m. and closed on Sundays are in compliance with this standard. Additionally, both employees, including the owner, are licensed therapists by the State of Illinois.

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

Staff Report
APPLICATION PZC 2024-03

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PZC Hearing Date: May 15, 2024

facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Staff Response: Standard met. The proposed development will continue to allow a unique healthy lifestyle option to remain within the Village's Main Street Area.

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: Massage Therapy Services (SIC #7299) are a special use within the Village's Business districts.

The Applicant currently operates within a rental lease space at 41 East Main Street. The Applicant has indicated the primary reason for moving to the Subject Property as an opportunity to purchase the property, operate her business and reside on the premises.

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. Since no exterior construction is contemplated on the property, and the only major changes are proposed to the interior upper floor to accommodate the new residence of the Applicant, the establishment will not create an adverse impact or an undue hardship on itself or the surrounding businesses in the Main Street Area.

RECOMMENDATION

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

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and 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 2024-03, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:

Staff Report
APPLICATION PZC 2024-03

Community Development Department
PZC Hearing Date: May 15, 2024

- a. Zoning Application, Cover Letter, and background information dated April 10, 2024, and prepared by Ms. Dorothy Deemer.
- b. Exhibit A: Legal Description of the Subject Property
- c. Site and Building Plans Sheets 1-3, prepared by Lynde Anderson and Associates Architects, dated September 17, 1992 for the Dental Office of Dr. Steven Landman, which plans will be used as the basis for the location, design and operation of the proposed land use of Massage Therapy Services on the main floor and to develop the plans for a residential dwelling unit on the upper floor.

2. The special use constituting this massage therapy business shall be located within the first floor of the building on the property addressed at 60 South Old Rand Road as depicted on the Site and Building Plans submitted by Ms. Dorothy Deemer, dated September 17, 1992, as amended, and such special use shall expire if this massage therapy business ceases operating at the subject property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.

3. All employees of the proposed massage therapy business shall be trained therapists certified by the Illinois Department of Financial and Professional Regulation.

4. The upper floor dwelling unit shall be established in conformance with applicable building codes following the issuance of all necessary building and occupancy permits.

5. The proposed land use and development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Sarosh Saher
Community Development Director

Staff Report
APPLICATION PZC 2024-03

Community Development Department
PZC Hearing Date: May 15, 2024

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

60 South Old Rand Road
May 15, 2024

The Planning & Zoning Commission recommends approval of Application [PZC 2024-03](#), subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated April 10, 2024, and prepared by Ms. Dorothy Deemer.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Site and Building Plans Sheets 1-3, prepared by Lynde Anderson and Associates Architects, dated September 17, 1992 for the Dental Office of Dr. Steven Landman, which plans will be used as the basis for the location, design and operation of the proposed land use of Massage Therapy Services on the main floor and a residential dwelling unit on the upper floor.
2. The special use constituting this massage therapy business shall be located within the first floor of the building on the property addressed at 60 South Old Rand Road as depicted on the Site and Building Plans submitted by Ms. Dorothy Deemer, dated September 17, 1992, as amended, and such special use shall expire if this massage therapy business ceases operating at the subject property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.
3. All employees of the proposed massage therapy business shall be trained therapists certified by the Illinois Department of Financial and Professional Regulation.
4. The upper floor dwelling unit shall be established in conformance with applicable building codes following the issuance of all necessary building and occupancy permits.
5. The proposed land use and 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:


Lynde Anderson
Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2024-03

Community Development Department
PZC Hearing Date: May 15, 2024

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 13 IN BLOCK 4 IN OAK PARK, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1893, AS DOCUMENT NUMBER 57142 IN BOOK "C" OF PLATS, PAGE 72, IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS.

Common Street Address: 60 South Old Rand Road
Property Index Number (PIN): 14-20-201-006

Staff Report
APPLICATION PZC 2024-03

Community Development Department
PZC Hearing Date: May 15, 2024

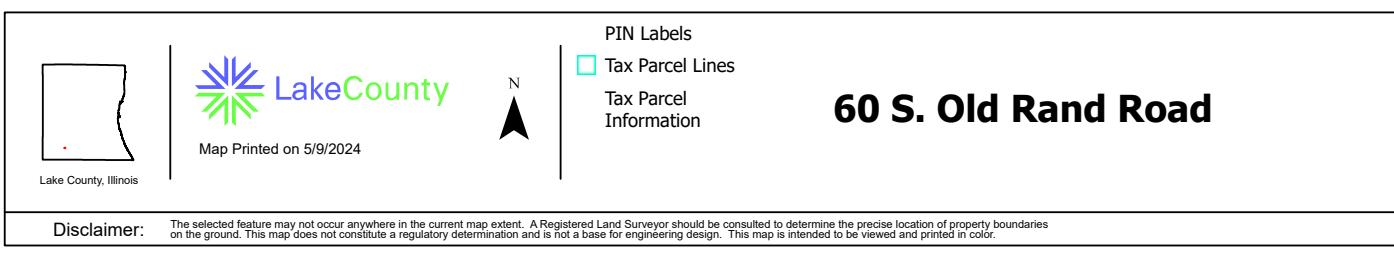
EXHIBIT B

PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY

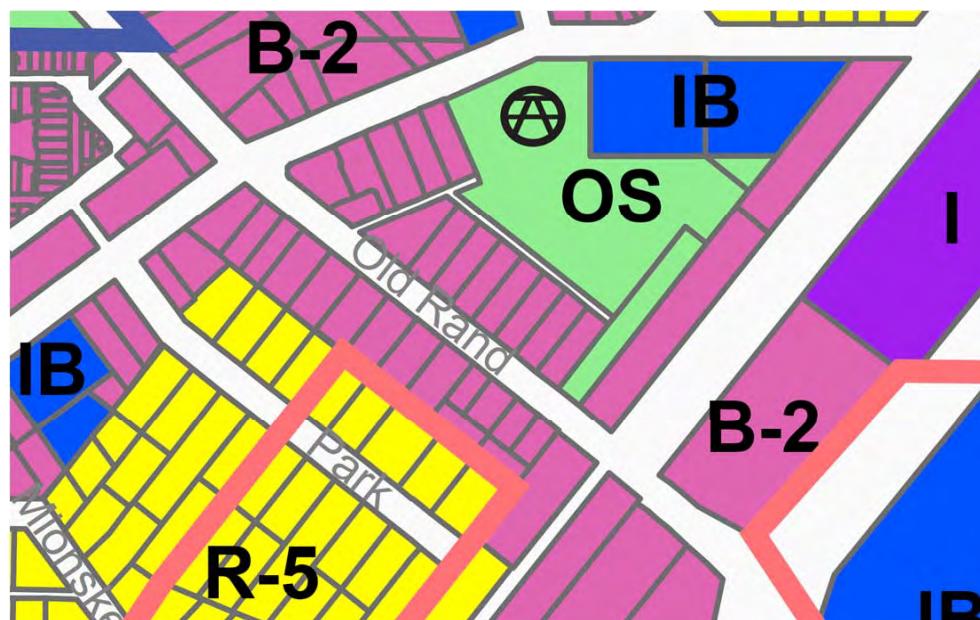




Lake County, Illinois



Village of Lake Zurich
Zoning Map
60 South Old Rand Road



VILLAGE OF LAKE ZURICH
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Lake Zurich, Planning & Zoning Commission shall conduct a public hearing on **May 15, 2024**, at 7:00 P.M. in the Board Room of the Lake Zurich Village Hall, 70 East Main Street, Lake Zurich, Illinois for the purpose of considering a zoning application filed with the Village regarding an application for Special Use Permit to operate for massage therapy services, at the property whose common street address and property index number (PIN) are stated below. A copy of the application and the Zoning Code are on file at the Village Hall. Interested persons may inspect the application and Zoning Code at the Village Hall or at the Village Services Department.

Common Street Address: **46 South Old Rand Road**

Property Index Number (PIN): **14-20-20-006**

At said public hearing, the Planning & Zoning Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions necessary to the proposed use, including special use permits, variations, other special approvals, or amendments to the text of the Zoning Code that may be necessary or convenient to permit development of the proposed type of use on the property. All interested persons are invited to attend and be heard.

DATED: April 29, 2024

Orlando Stralman

Chairperson, Planning & Zoning Commission

Published Daily Herald, May 1, 2024 (4615247)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/01/2024 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY Paula Baetz
 Designee of the Publisher of the Daily Herald

Control # 4615247



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to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671

hours: M - F 8:30 a.m. - 4:30



(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: 60 S. Old Rand Rd. Lake Zurich, IL 60047

2. Please attach complete legal description

3. Property Identification number(s): 14-20-201-006

4. Owner of record is: Steven A Landman Phone: 847-721-7427

E-Mail _____ Address: 60 S. Old Rand Rd, Lake Zurich, IL

5. Applicant is (if different from owner): Dorothy Deemer Phone: 847-602-0793

E-Mail dmdeemer@msn.com Address: 44 E. Main Street Apt B Lake Zurich, IL

6. Applicant's interest in the property (owner, agent, realtor, etc.): Will be owner

7. All existing uses and improvements on the property are: Currently the building is used as a dental office.

The building will be used for a Massage Therapy business without changes to the configuration of the 1st floor.

8. The proposed uses on the property are: The main floor will be for a Massage Therapy Business

A full bathroom and a small kitchen will be added to the 2nd floor to make an apartment for the owner.

9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height

requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:

None

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

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.

Dorothy M. Deemer

(Name of applicant)

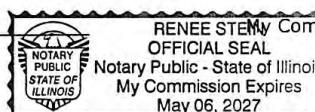
Dorothy M. Deemer

(Signature of applicant)

Subscribed and sworn to before me this 17 day of April, 2024.

Renee Stein

(Notary Public)



RENEE STEIN My Commission Expires 05-06-2024

OFFICIAL SEAL

Notary Public - State of Illinois

My Commission Expires

May 06, 2027

STEVEN A LANDMAN

(Name of Owner, if different)

D. A. Landman

(Signature of Owner, if different)

Subscribed and sworn to before me this 17 day of April, 2024.

Renee Stein

(Notary Public)



RENEE STEIN My Commission Expires 05-06-2024

OFFICIAL SEAL

Notary Public - State of Illinois

My Commission Expires

May 06, 2027

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 **Massage Therapy**
(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 _____

[Type here]

[Type here]

04/10/2024

Dear Chairman Stratman,

Kneading Works Massage Therapy LLC has an Active Business License in Lake Zurich at 41 E. Main Street since 2014. At that time, I, Dorothy Deemer was the owner and only employee. In 2018, I added Lauren Hutcheons as an associate and became an LLC. We are both licensed by the State of Illinois and have never had violations or licensing issues with the State of Illinois.

I have the opportunity to purchase 60 S. Old Rand Rd in Lake Zurich. That property is currently owned by Steven Landman DDS. He has had his dental practice there for over 30 years and is now ready to retire. The business space is perfectly set up to convert from a dental office, with 2 operatories and a reception area to a massage business with 2 massage rooms and a reception area.

Kneading Works Massage Therapy LLC, like a dental practice is open by appointment only, but we are available only Monday-Friday 9am to 7pm and Saturday 9am to 1pm. Closed on Sunday. Since there are only 2 treatment rooms, there would only be 2 employees (including myself) on site at any given time.

There is private parking behind the building that could accommodate 3-4 cars, as well as a garage (for my car!) and a Handicap Parking spot. We would never need more than 4 parking spots at one time. We allow 30 minutes between appointments, so do not have the next client coming in before the prior client has left.

It is my intention to add a full bathroom and a small kitchen to the 2nd floor area (currently an office and open attic space) and have a small apartment where I will live.

Sincerely,

Dorothy Deemer
Kneading Works Massage Therapy LLC
847-602-0793



VILLAGE OF LAKE ZURICH

70 EAST MAIN STREET
LAKE ZURICH, IL 60047
847-438-5141
LAKEZURICH.ORG

Date: 04/18/2024
Receipt #: 253895
Cashier: Nadine.Gerling
Total: \$2,950.00

Received Of:

DEEMER, DOROTHY M
706 DORSET CIRCLE
WHEELING, IL 60090

Description/Notes: CR Payment

Transaction	Type	Record	Address	Amount
00050934	PZE Process	PZC24-0002	60 S OLD RAND RD	\$950.00

Special Use Permit 101-28001-43854 950.00

Description/Notes: CR Payment

Transaction	Type	Record	Address	Amount
00050935	Name	DEEMER, DOROTHY M	706 DORSET CIRCLE	\$2,000.00

Invoice for bond 101-00000-21201 2,000.00

Reference Number:	00038721	Total	\$ 2,950.00
		Cash	
		Check	\$ 2,950.00
		Credit	
		Transferred	
		Tendered	\$ 2,950.00
		Change	\$ 0.00
		To Overpayment	\$ 0.00

Dorothy M Deemer 07-79
700 Dwyer Rd
Meeting # 800020088

07-79

6585
25070111
9505

Date

4-18-24

Pay to the Village of Lake Zurich \$ 2950⁰⁰
Order of Two Thousand Nine Hundred Fifty and no Dollars

Bank of America



Bank of America Advantage®



For

Dorothy M Deemer MP

10710005050 000452009988116585

Harold Cates

MAISON SIEFFREIN

5941056

This Document Prepared By

Olga Rusimovic
LaSalle Bank National Association
4747 West Irving Park Rd
Chicago, Illinois 60641



FILED FOR RECORD BY:
MARY ELLEN VANDERVERENTER
LAKE COUNTY, IL RECORDER
02/03/2006 - 11:53:37 A.M.
RECEIPT #: 268644
RHSP \$10.00
DRAWER #: 16

After Recording Please Mail To:

Steven A. Landman
60 S Old Rand
Lake Zurich, IL 60047

**RELEASE OF
MORTGAGE AND SECURITY AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that LASALLE BANK NATIONAL ASSOCIATION f/k/a AFFILIATED BANK, for and in so consideration of the payment of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY and QUIT CLAIMS unto STEVEN A. LANDMAN, its rights, title, claim or demand whatsoever it may have acquired in, through or by certain MORTGAGE AND SECURITY AGREEMENT DOCUMENT NO. 3175580, in the Office of the Recorder of Deeds of LAKE County, State of ILLINOIS to the premises herein described, situated in the County of LAKE, State of ILLINOIS, as follows, to-wit:

LEGAL DESCRIPTION

LOT 13 IN BLOCK 4 IN OAK PARK, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1893, AS DOCUMENT NUMBER 57142 IN BOOK "C" OF PLATS, PAGE 72 IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 60 South Old Rand Road, Lake Zurich, Illinois

TAX ID. 14-20-201-006

together with all the appurtenances and privileges thereunto belonging or appertaining.

(2)

IN TESTIMONY WHEREOF, THE SAID LASALLE BANK NATIONAL ASSOCIATION has caused these presents to be signed by its Assistant Vice President, this 10th day of January, 2006.

LASALLE BANK NATIONAL ASSOCIATION

By: Lisette Alamo
Lisette Alamo
Its: Assistant Vice President

**FOR YOUR PROTECTION THIS DOCUMENT SHOULD BE RECORDED IN THE
COUNTY WHERE THE PROPERTY IS LOCATED.**

I, the undersigned a Notary Public, in and for the said County, in the State aforesaid, do hereby certify that Lisette Alamo, Assistant Vice President, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President, appeared before me this day in person and respectively, and acknowledged that he/she signed and delivered the said instrument as he/she own free voluntary act as the free and voluntary act of said Association for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4th day of January 2006.

Disette Lyanja
Notary Public

REF: 5266002496-096/9502

STEVEN A LANDMAN DDS
60 SOUTH OLD RAND ROAD
LAKE ZURICH, ILLINOIS 60047

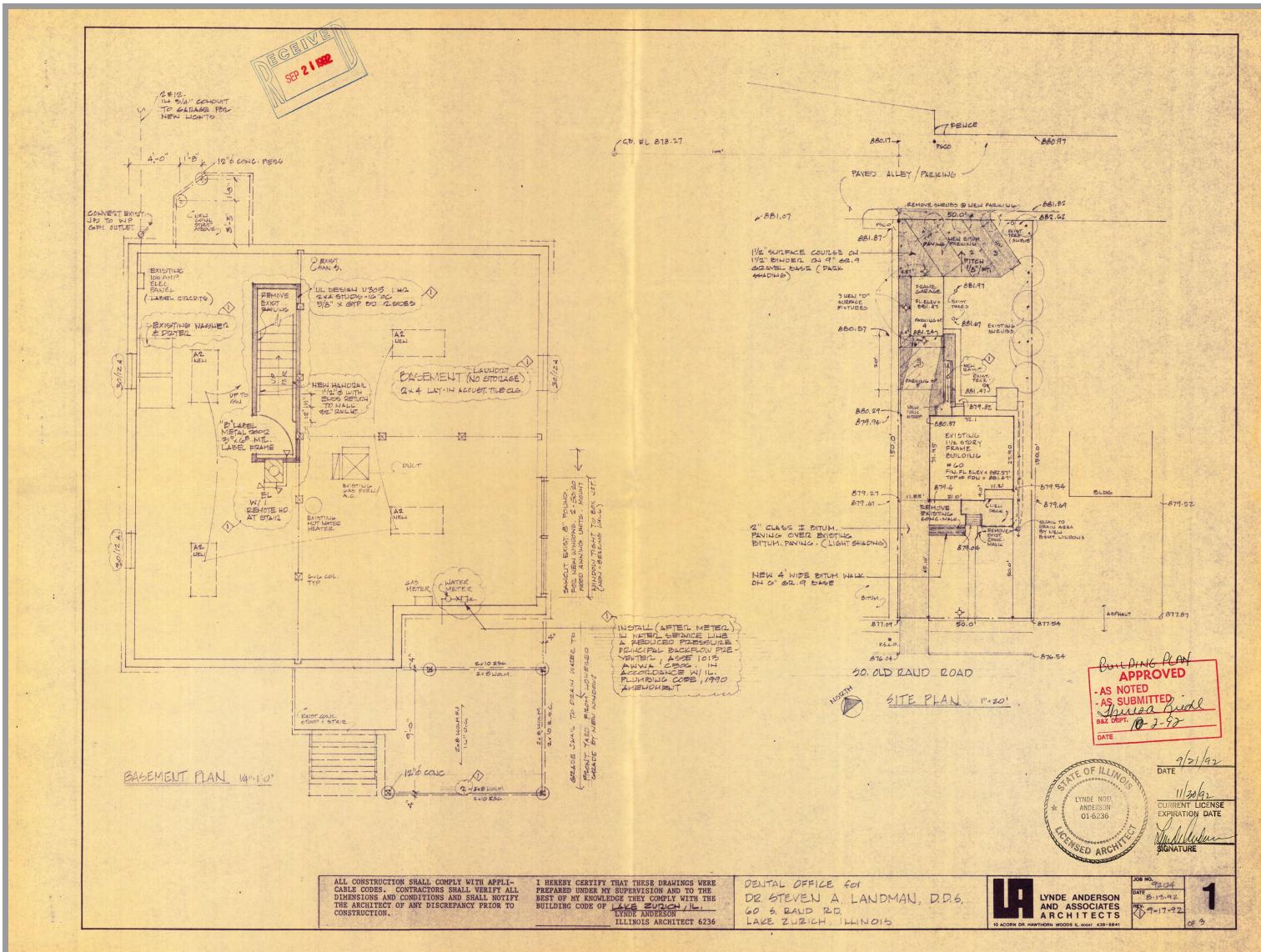
4/10/24

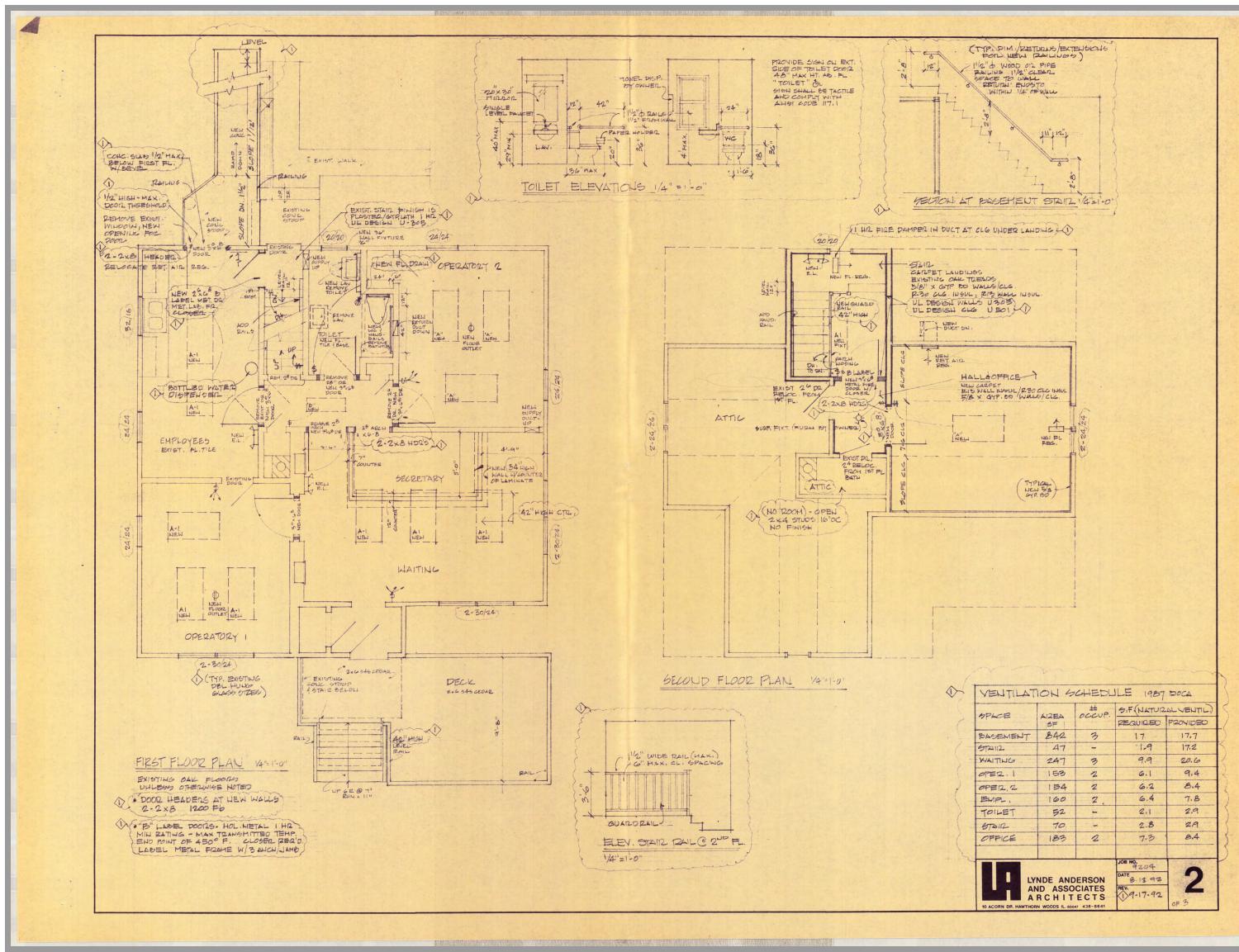
DOROTHY DEEMER HAS
MY PERMISSION TO
MOVE FORWARD TO
PERMITS AND SUCH
IN ACQUIRING
PROPERTY AND
BUILDING AT
60 SOUTH OLD
RAND ROAD
LAKE ZURICH

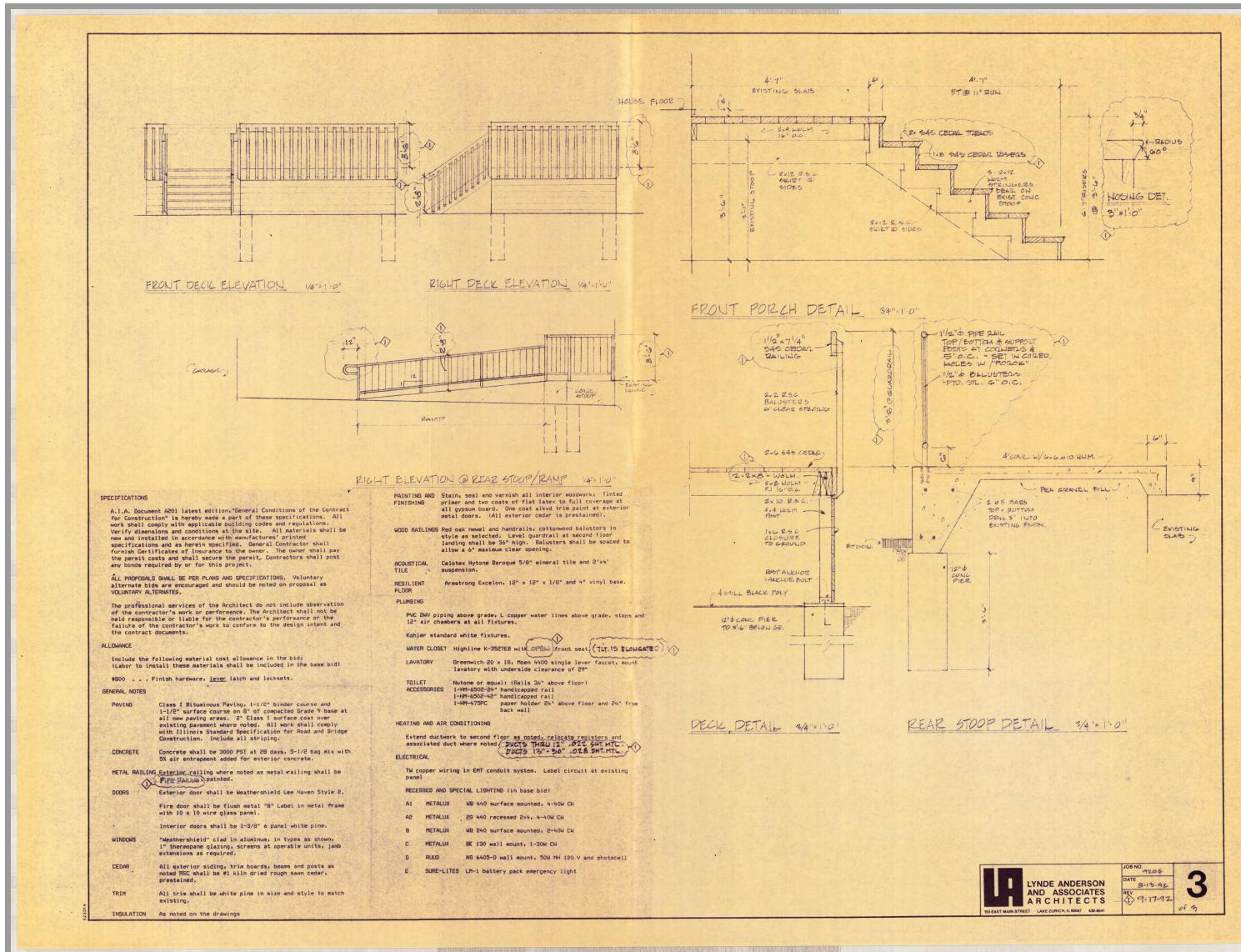


C 847 721-7427
W 847 438-7427











At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

MEMORANDUM

Date: May 22, 2024
To: Ray Keller, Village Manager
From: Michael J. Brown, Director of Public Works
Subject: **Award Recommendation
2024 Concrete Flatwork Program**

AGENDA ITEM
6G

Issue: The FY 2024 budget includes \$175,000 for concrete curb and sidewalk repair in the Non-Home Rule Sales Tax Fund. Areas required higher quantities of back fill resulting in an overage of the original contract of \$9,232.25.

Background: Staff solicited bids for the 2024 Concrete Replacement Program in January 2024. The bid opening occurred on February 28, 2024. The lowest responsible bid was received from Suburban Concrete Inc. of Mundelein, Illinois for \$175,000. The contract was approved at the March 18, 2024 Village Board meeting, with the program to focus on sidewalk and curb repairs throughout the Wicklow Subdivision, and the Lake Zurich Corporate Park.

Analysis: Construction began on April 15th. Upon removal of existing concrete, staff observed several issues with the sub-base under the infrastructure that required additional backfill to meet proper compaction standards. These additional quantities created a change order to the original contract that resulted in an overage of \$9,232.25. of the original contract bringing the project total to \$184,232.25. The project overage will be absorbed through the budgeted Non-Home Rule Infrastructure fund.

Recommendation: Amend the awarded contract for the 2024 Concrete Flatwork to Suburban Concrete Inc. of Mundelein, IL, in an amount not-to-exceed of \$184,232.25

W/Attachments:

1. Project Invoices

Suburban Concrete Inc

**21227 W Commercial Drive
Suite B
Mundelein, IL 60060**
Phone # (847) 837-8805 **suburbanconcrete@comcast.net**
Fax # (847) 837-8827

Invoice

Date	Invoice #
5/13/2024	LZ-2024-PE1

Billings

**VILLAGE OF LAKE ZURICH
70 E MAIN ST
LAKE ZURICH, IL 60047**

Suburban Concrete Inc

21227 W Commercial Drive

Suite B

Mundelein, IL 60060

Phone # (847) 837-8805

suburbanconcrete@comcast.net

Fax # (847) 837-8827

Invoice

Date	Invoice #
5/28/2024	LZ-2024-PE2

Bill To:

VILLAGE OF LAKE ZURICH
70 E MAIN ST
LAKE ZURICH, IL 60047

Quantity	Description	Rate	Terms	Project	Amount
				2024 Concrete Flatwo...	
2,507.5	Concrete Sidewalk R&R	8.30			20,812.25
1	ADA Panel	240.00			240.00
				Total	\$21,052.25



At the Heart of Community

VILLAGE MANAGER'S OFFICER

70 East Main Street
Lake Zurich, Illinois 60047

Phone (847) 540-1684
LakeZurich.org

MEMORANDUM

Date: May 28, 2024
To: Ray Keller, Village Manager
From: Michael Duebner, Assistant Village Manager
Re: Courtesy Review for Block-A Mixed-Use Development

Issue: LG Group has requested a Courtesy Review of the Village Board to consider a mixed-use development for 153 W Main Street, commonly known as Block-A.

Village Strategic Plan: This agenda item is consistent with the following strategic objectives:

- *Financial Sustainability*
 - Maximize current & identify new revenue sources.
- *Economic Development*
 - Continue Main Street redevelopment
 - Expand the Village's role as a regional economic hub in Lake County.
 - Become more business friendly and customer oriented.

Analysis: LG Group is proposing a mixed-use development for the village owned property usually referred to as Block-A. The proposed concept consists of 64 luxury rental units over 3 stories with indoor and outdoor parking. Parking spaces are behind the building and bordering Lake Street. Their vision includes a standalone restaurant space with rooftop entertainment and dining options.

Recommendation: The presenter and village staff seek to understand the Village Board's preferences towards the proposed mixed-use development. Given a positive recommendation, parties intend to move forward with negotiating a redevelopment agreement.

Attachments:
LG Group Exhibits

GENERAL ATTACHMENT
7A

LG Group

Block-A Mixed Use Development







At the Heart of Community

VILLAGE MANAGER'S OFFICER

70 East Main Street
Lake Zurich, Illinois 60047

Phone (847) 540-1684
LakeZurich.org

MEMORANDUM

Date: May 28, 2024
To: Ray Keller, Village Manager
From: Michael Duebner, Assistant Village Manager
Re: Courtesy Review for Block-A Mixed-Use Development

AGENDA ITEM
7B

Issue: Miller Street Partners in partnership with Fabio Viviani has requested a Courtesy Review of the Village Board to consider a mixed-use development for 153 W Main Street, commonly known as Block-A.

Village Strategic Plan: This agenda item is consistent with the following strategic objectives:

- *Financial Sustainability*
 - Maximize current & identify new revenue sources.
- *Economic Development*
 - Continue Main Street redevelopment
 - Expand the Village's role as a regional economic hub in Lake County.
 - Become more business friendly and customer oriented.

Analysis: Miller Street Partners in partnership with Fabio Viviani is proposing a mixed-use development for the now vacant village owned property commonly referred to as Block-A. The proposed concept consists of 14,900 SF of retail space with a café plaza facing the lake. Envisioned are a total of 56 luxury rental units over 4 stories with parking behind the building. This concept was developed in 2022 and has been recently refreshed with new elevations and a terrace level for an unobstructed view of the lake.

Recommendation: The presenter and village staff seek to understand the Village Board's preferences towards the proposed mixed-use development. Given a positive recommendation, parties intend to move forward with negotiating a redevelopment agreement.

Attachments:

Miller Street Partner Exhibits

BLOCK-A MIXED USE DEVELOPMENT

Miller Street Partners in Partnership with
Fabio Viviani



MILLER STREET PARTNERS

Exterior Rendering

MAIN AND LAKE- LAKE ZURICH ILLINOIS

funkearchitects.com





