



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

September 15, 2025
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

SEPTEMBER 15, 2025
07:00 PM
AGENDA

1. CALL TO ORDER

2. ROLL CALL

Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee William Riley, Trustee Marc Spacone, 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

â€¢ Proclamation for National Rail Safety Week
â€¢ Swearing in of Firefighter/Paramedic Caleb Meyers
â€¢ Swearing in of Firefighter/Paramedic Joseph Rajceвич

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 September 2, 2025

Attachment: [6a.pdf](#)

B. Approval of the Semi-Monthly Warrant Register Dated September 15, 2025 Totaling \$719,902.98

Attachment: [6b.pdf](#)

C. Agreement with M.E. Simpson Company, Inc for Leak Detection Services in the Amount Not-to-Exceed \$30,780

Summary: The 2025 budget includes funds for water distribution leak detections services. This program identifies and assesses leakage locations in the village's water distribution system to achieve reduction in water losses. The village utilizes the Municipal Partnering Initiative (MPI) cooperative to collaborate with other municipalities on similar projects to reduce expenses.

Bids were advertised for Water System Leak Detection and Survey Services in February 2025 by the Village of Arlington Heights on behalf of MPI for a three-year term with an option to renew for three additional one-year periods. One bid was received from M.E. Simpson Co and was determined to meet bid requirements. M.E. Simpson Co. has previously performed leak detection services for the Village.

Staff recommend approval of a three-year contract with M.E. Simpson Company for leak detection services in the amount not-to-exceed \$30,780.

Attachment: [6c.pdf](#)

7. NEW BUSINESS

A. Ordinance Granting Approval of a Development Concept Plan for a Planned Unit Development, Amendment to the Zoning Map, Preliminary Plat, and Special Use Permits for a Mixed-Use Development at 173 West Main Street (Assign Ord. #2025-09-625) (Trustee Marx)

Summary: THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group, requests approval of a Planned Unit Development, Preliminary Development Plan, Zoning Map Amendment and Preliminary Plat of Subdivision to redevelop the vacant, Village-owned property at 173 West Main Street, commonly referred to as "Block A."

The Huron Group's proposed project, The Waterfront of Lake Zurich, is a mixed-use development consisting of a two-story commercial building and 19 single-family-attached townhomes. The 19 townhomes will be arranged within five buildings, with each three-story dwelling to include three bedrooms, three bathrooms and a two-car garage. The commercial building, set up for use as a restaurant, will occupy the northern part of the site and will include a 23-space parking lot to the east of the building. Due to site constraints and the projected parking needs, the applicant will need to secure additional parking spaces nearby as a conditional of approval.

The Planning and Zoning Commission (PZC) conducted the public hearing on this proposal at their July 16 and August 20, 2025 meetings. Testimony and concerns from nearby residents and some PZC members focused on density, parking and the overall use of the property. By a vote of 2-4, the PZC failed to pass the motion to recommend approval of the development. Their findings of fact are provided for the Board's reference. Staff advise that the proposed development plan would meet the standards for PUDs, if the recommended conditions of approval included in the draft ordinance are satisfied.

Recommended Action: A motion to approve Ordinance #2025-09-625 Granting Approval of a Development Concept Plan for a Planned Unit Development, Amendment to the Zoning Map, Preliminary Plat, and Special Use Permits for a Mixed-Use Development at 173 West Main Street.

Attachment: [7a.pdf](#)

8. TRUSTEE REPORTS

9. VILLAGE STAFF REPORTS

A. Monthly data metrics

Attachment: [PD Monthly Report.pdf](#)

Attachment: [PW Monthly Report.pdf](#)

Attachment: [CD Monthly Report](#)

Attachment: [FD Monthly Report.pdf](#)

Attachment: [Finance Monthly Report.pdf](#)

Attachment: [Village Manager Monthly Report.pdf](#)

10. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, October 6, 2025.

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



Tuesday, September 2, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Tom Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, 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, Finance Dir. Rita Kruse, Police Chief Steve Husak, Public Works Dir. Mike Brown, H. R. Dir. Doug Gibson.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
Rock The Block will be Saturday, September 13th, 2025.
6. **CONSENT AGENDA**
 - A. **Approval of Minutes from the Village Board Meeting of August 4, 2025**
 - B. **Approval of Executive Session Minutes from the Village Board Meeting of July 21, 2025**
 - C. **Approval of Semi-Monthly Warrant Register Dated September 2, 2025 Totaling \$2,337,750.99**
 - D. **Resolution Approving an Agreement for the Plat of Consolidation and Easement Agreement at 85 South Old Rand Road RES.# 2025-09-104**

Summary: The Village of Lake Zurich in partnership with Mr. Alex Jump of Jumpco LLC Park Ave Series is requesting approval of the proposed plat of consolidation and public utility and access easement agreement for the property at 85 South Old Rand Road.

On April 7, 2025, the Village entered into an agreement with Mr. Jump for the sale and transfer of the property at 85 South Old Rand Road. Recently, Mr. Jump purchased the adjacent property at 100 Park Avenue. As a condition of the sale, the Village agreed to consolidate the two parcels and require a 20-foot-wide public utility easement be included on the property, extending from South Old Rand Road to Park Avenue.

The Planning and Zoning Commission held a public meeting on August 20, 2025 and voted 6-0 in favor of approval of the Plat and Agreement without further conditions for approval. Staff recommends approval of the resolution for the Plat of Consolidation and Easement Agreement at 85 South Old Rand Road.

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E. Ordinance Amending the Lake Zurich Zoning Code Title 9 and Land Development Code Title 10 (Private Roadways) ORD. #2025-09-624

Summary: From time to time, village development staff reviews the codes to ensure that they are updated, accurate, and serve the needs of the community. The Village has filed an application for amendments to the Lake Zurich Municipal Code to clarify the existing language regarding private roadways within and beyond the Village’s municipal boundaries. The refined language more clearly articulates the findings underlying the Village’s existing limitations on private roadways. The recommended amendment affirms how extending private driveways into other jurisdictions might result in the improper use of Village authority or resources, to the detriment of Lake Zurich residents and businesses and/or to the undue benefit of external businesses or residents without reciprocal benefit to the community. The regulations further protect both Lake Zurich and other jurisdictions from the externalities and unintended consequences of extending private roadways beyond municipal boundaries.

The Planning and Zoning Commission voted 6-0 to recommend approval of the text amendments at their August 20, 2025 meeting. Staff requests approval of the ordinance amending the provisions of the Lake Zurich Zoning Code Title 9 and Land Development Code Title 10 (Private Roadways).

F. Agreement with Alpha Maintenance & Services Inc. for the 2025 Fire Hydrant Painting Program in the Amount Not-to-Exceed \$27,900

Summary: The 2025 budget includes funds for hydrant maintenance and painting services. The Village’s hydrant painting program includes painting 300 of the Village’s 1500 hydrants. The Municipal Partnering Initiative (MPI) helps local communities jointly bid on similar projects to obtain improved unit pricing.

Bids were advertised in February 2024 and five bids were received, with Alpha Maintenance & Services providing the second lowest bid. On May 6, 2024, the Village Board authorized staff to enter into a three-year contract with Alpha Maintenance & Services through the MPI cooperative bid.

Staff requests authorization for year two of the hydrant painting services contract with Alpha Maintenance & Services in the amount not-to-exceed \$27,900.

Recommended Action: A motion to accept the Consent Agenda as presented by was made by Mayor Poynton, seconded by Trustee Bharadwaj.

Trustee....., seconded by Trustee

AYES: 6 Trustees Bharadwaj, Marx, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. NEW BUSINESS

A. Agreement with Chicagoland Paving for Well 12 and Ela Township Driveway Improvement Project in the Amount Not-to-Exceed \$145,000

Summary: The FY 2025 budget includes funding in the Water and Sewer budget for pavement rehabilitation and improvements for the Well 12 parking lot and repairs to the Ela Township/Knox Park parking lot. The need to repair the Ela Township driveway is due to a water main break in winter of 2024,

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which caused the driveway base to freeze and weakened the underlying structure.

A bid opening on July 30, 2025 yielded one bid from Chicagoland Paving, whom the village has worked with on numerous paving projects. Staff requests awarding a contract for the Well 12 and Ela Township Driveway Improvement Project to Chicagoland Paving in the amount not-to-exceed \$137,000, with a total budget not-to-exceed \$145,000.

RECOMMENDED ACTION: A motion was made by Trustee Spacone, seconded by Trustee Sugrue, to award a contract for the Well 12 and Ela Township Driveway Improvement Project to Chicagoland Paving in the amount not-to-exceed \$137,000, with a total budget not-to-exceed \$145,000.

AYES: 6 Trustees Bharadwaj, Marx, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

8. TRUSTEE REPORTS

Trustee Spacone reported on a recent social media posting about 7Brew traffic issues. He pointed out that the road in question is a privately owned frontage road.

9. VILLAGE STAFF REPORTS

A. FY 2025 Budget Update: Finance Dir. Rita Kruse gave an updated report on three funds – General Fund, Water & Sewer Fund and Capital Improvements Fund..

B. Mayor Poynton requested an update on the Main Street Beautiful project from Public Works Dir. Brown. Dir. Brown stated that all underground work has been finished and the road should be paved in the next few months.

10. EXECUTIVE SESSION called for the purpose of:

- 5 ILCS 120 / 2 (c) (21) review of Executive Session minutes,
- 5 ILCS 120 / 2 (c) (1) personnel: appointment, employment, compensation, discipline, performance or dismissal of specific employees ,
- 5ILCS 120/2 (c) 5 purchase or lease of Real Estate,
- 5ILS 120/2 (c) 6 setting of a price for sale of property owned by the public body,
- 5ILS 120/2 (c) 11 pending or imminent litigation.

Motion was made by Trustee Bharadwaj, seconded by Trustee Spacone, to adjourn the Open Meeting and adjourn to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) review of executive session minutes and 5 ILCS 120 / 2 (c) 1) personnel, appointment, employment, compensation, discipline, performance or dismissal of specific employees, 5ILCS 120/2 (c) 5 purchase or lease of Real Estate, 5ILS 120/2 (c) 6 setting of a price for sale of property owned by the public body, 5ILS 120/2 (c) 11 pending or imminent litigation.

There was no further business conducted in Open Meeting.

AYES: 6 Trustees Bharadwaj, Marx, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED/DENIED.

The Open Meeting moved to Executive Session at 7.17pm.

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11. ADJOURNMENT

The Open Meeting and Executive Session adjourned at 7.42pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

Mayor Thomas M. Poynton

Date.

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 101 GENERAL				
Dept 00000				
1	101-00000-10216	PETTY CASH SPECIAL EVENTS	RTB 2025 - PETTY CASH	3,300.00
2	101-00000-21201	OTHER ACCOUNTS PAYABLE	BOND REF #BCE23-0014 - 900 WINNETKA TER	3,582.74
3	101-00000-21201	OTHER ACCOUNTS PAYABLE	WILDWOOD ESTATES	17,267.50
4	101-00000-21201	OTHER ACCOUNTS PAYABLE	24560 W MILLER RD	1,375.00
5	101-00000-21201	OTHER ACCOUNTS PAYABLE	670 S OLD RAND RD	4,824.50
6	101-00000-21201	OTHER ACCOUNTS PAYABLE	24455 N US HWY 12	1,315.00
7	101-00000-21201	OTHER ACCOUNTS PAYABLE	REGAL REDEVELOPMENT - 755 S RAND RD	410.00
8	101-00000-21201	OTHER ACCOUNTS PAYABLE	MEADOW WOOD EAST	2,342.50
9	101-00000-21201	OTHER ACCOUNTS PAYABLE	173 W MAIN ST	3,005.00
10	101-00000-21201	OTHER ACCOUNTS PAYABLE	KILDEER CROSSINGS SUBDIVISION	1,845.00
11	101-00000-21201	OTHER ACCOUNTS PAYABLE	511 N COUNTRY RIDGE AD #2345024	71.30
12	101-00000-21201	OTHER ACCOUNTS PAYABLE	REGAL AD #2345025	80.50
13	101-00000-21201	OTHER ACCOUNTS PAYABLE	ADVOCATE AD #2345026	85.10
14	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - ROOKIE BASEBALL	32.00
15	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - BALLET & TAP I	11.00
16	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - YOUTH TENNIS	13.33
17	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - ADULT TOT TBALL	28.00
18	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - TBALL SKILLS CLINIC	32.00
19	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - BALLET & TAP III	9.00
20	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - BALLET & TAP II	11.00
		Total For Dept 00000		39,640.47
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
1	101-12120-51655	EMPLOYEE RECOGNITION	GIFT SETS	147.40
2	101-12120-54305	EMPLOYEE EXAMS	EMPLOYEE HEALTH SCREENINGS	1,809.00
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		1,956.40
Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT				
1	101-12180-54308	TAX REBATES	TAX REBATE - MAY 2025	15,219.01
2	101-12180-54308	TAX REBATES	TAX REBATE - MAY 2025	4,708.57
3	101-12180-54308	TAX REBATES	TAX REBATE - MAY 2025	9,417.13
		Total For Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT		29,344.71

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Dept 13001 FINANCE ADMINISTRATION				
1	101-13001-52111	OTHER PROFESSIONAL SVCS	TEMP SERVICES	2,007.25
2	101-13001-52111	OTHER PROFESSIONAL SVCS	TEMP SERVICES	2,007.25
3	101-13001-52111	OTHER PROFESSIONAL SVCS	TEMP SERVICES	1,942.50
4	101-13001-52111	OTHER PROFESSIONAL SVCS	TOP 10 TAXPAYERS REPORT 2024	5.00
5	101-13001-53207	PRINTING-STATIONERY/FORM	WINDOW ENVELOPES	194.42
6	101-13001-53208	OFFICE SUPPLIES	ENVELOPES	17.76
7	101-13001-54307	RENTAL PROPERTY TAXES	PROPERTY TAXES - 2ND INST	53.02
Total For Dept 13001 FINANCE ADMINISTRATION				6,227.20
Dept 17001 TECHNOLOGY ADMINISTRATION				
1	101-17001-52111	OTHER PROFESSIONAL SVCS	AWS CLOUD SVCS - AUG	15.66
2	101-17001-52111	OTHER PROFESSIONAL SVCS	DOCUWARE SUPPORT - SEP	435.01
3	101-17001-52118	SOFTWARE MAINTENANCE	UNITRENDS	2,045.72
4	101-17001-53203	TELEPHONE & DATA SVCS	ANALOG LINES 2025 - SEP	1,346.93
5	101-17001-53407	EQUIP MAINT PART&SUPPLIE	USB CABLES, WAGON CART	132.98
6	101-17001-53407	EQUIP MAINT PART&SUPPLIE	BATTERY	52.95
7	101-17001-56601	CAPITAL LEASE	FIRE & PD - COPIER LEASE	164.74
Total For Dept 17001 TECHNOLOGY ADMINISTRATION				4,193.99
Dept 24001 POLICE ADMINISTRATION				
1	101-24001-51653	BOOKS & PUBLICATIONS	LETTER CARDS	32.91
2	101-24001-52118	SOFTWARE MAINTENANCE	ECITATION PRINTERS	9,572.32
3	101-24001-53206	POSTAGE & SHIPPING	SHIPPING CHARGES	10.84
4	101-24001-53207	PRINTING-STATIONERY/FORM	TRAFFIC CITATIONS	2,015.80
5	101-24001-53208	OFFICE SUPPLIES	CORRECTION FLUID, STICKY NOTES, MEMO PADS	157.70
6	101-24001-53208	OFFICE SUPPLIES	PAPER	359.92
7	101-24001-53209	UNIFORMS	PANTS, SHOES - GAFFNEY	236.51
8	101-24001-54316	GRANT PASS-THROUGH EXPENDITURES	MEG JAG GRANT REIMBURSEMENT QTR 3	82,040.93
Total For Dept 24001 POLICE ADMINISTRATION				94,426.93
Dept 24210 POLICE OPERATIONS				
1	101-24210-51652	TRAINING AND MEETINGS	ROLL CALL NEWS SUBSCRIPTION	140.00

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Item	GL Number	GL Desc	Invoice Description	Amount
2	101-24210-52111	OTHER PROFESSIONAL SVCS	ANIMAL CONTROL SERVICES	100.00
3	101-24210-52204	OTHER LEGAL	PROSECUTORIAL SERVICES - AUG	6,666.67
4	101-24210-52204	OTHER LEGAL	ADJUDICATION SERVICES	150.00
5	101-24210-52704	MAINT-EQUIPMENT	RADAR CERTIFICATIONS	650.00
6	101-24210-53209	UNIFORMS	BADGES	359.00
7	101-24210-53209	UNIFORMS	BOOTS - BEIDELMAN	112.15
8	101-24210-53209	UNIFORMS	PANTS - JOHNSON	196.11
9	101-24210-53209	UNIFORMS	MUFFS, BAG, CAP, VESTS, POUCHES - NEW OFFICERS	1,338.13
10	101-24210-53209	UNIFORMS	SHIPPING LABEL - SIEBER, VANACKER	7.99
11	101-24210-53209	UNIFORMS	RETURN INSIGNIA - SIEBER, VANACKER	(36.00)
12	101-24210-53209	UNIFORMS	POUCH - VELCHECK, KATZ, CONDICH	43.63
13	101-24210-53209	UNIFORMS	CHEVRONS, NAMEPLATE	96.00
14	101-24210-53209	UNIFORMS	SHIRTS	220.00
15	101-24210-53209	UNIFORMS	CAPS	86.99
16	101-24210-53209	UNIFORMS	NAMEPLATES - KATZ, CONDICH, VELCHECK	34.50
17	101-24210-53209	UNIFORMS	REIMB: PANTS	172.80
18	101-24210-53209	UNIFORMS	NEW OFFICER CLOTHING - CONDICH	1,429.68
19	101-24210-53209	UNIFORMS	NEW OFFICER CLOTHING - KATZ	1,681.88
20	101-24210-53209	UNIFORMS	NEW OFFICER CLOTHING - VELCHECK	1,599.77
21	101-24210-53209	UNIFORMS	SOCKS, POUCH	22.00
22	101-24210-53209	UNIFORMS	SLEA UNIFORMS (3)	846.00
23	101-24210-53210	SMALL TOOLS & EQUIP	PACKING TAPE	16.98
24	101-24210-53211	OTHER SUPPLIES	KEY PROTECTIVE COVERS, MOP, BUCKET	142.58
Total For Dept 24210 POLICE OPERATIONS				16,076.86
Dept 24230 POLICE CRIME PREVENTION				
1	101-24230-52111	OTHER PROFESSIONAL SVCS	INVESTIGATIVE SEARCH ENGINE	75.00
2	101-24230-52111	OTHER PROFESSIONAL SVCS	INVESTIGATIVE SEARCH ENGINE	252.20
3	101-24230-53211	OTHER SUPPLIES	CLASP ENVELOPES, PHONE LIGHTING CORD, PROMO MAGNETS	366.39
Total For Dept 24230 POLICE CRIME PREVENTION				693.59
Dept 24240 POLICE INTERGOVERNMENTAL				
1	101-24240-53209	UNIFORMS	CROSSING GUARD LED STOP SIGNS	319.90
Total For Dept 24240 POLICE INTERGOVERNMENTAL				319.90

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Dept 25001 FIRE ADMINISTRATION				
1	101-25001-51654	MEMBERSHIPS & SUBSCRIP	MEMBERSHIP - PILGARD	75.00
2	101-25001-51654	MEMBERSHIPS & SUBSCRIP	MEMBERSHIP - CHRISTOPHERSON	50.00
3	101-25001-52701	MAINT-BLDGS & GROUNDS	MAINTENANCE DRY SPRINKLER SYSTEM	295.00
4	101-25001-53203	TELEPHONE & DATA SVCS	ANALOG LINES 2025 - SEP	187.55
5	101-25001-53204	MOBILE VOICE & DATA	ICLOUD 50BG STORAGE - SEP	0.99
6	101-25001-53206	POSTAGE & SHIPPING	SHIPPING CHARGES	5.98
7	101-25001-53208	OFFICE SUPPLIES	PENCILS, NOTEBOOKS	29.21
8	101-25001-53209	UNIFORMS	SHOES	102.89
9	101-25001-53209	UNIFORMS	BELT - MICHEHL	18.00
10	101-25001-53209	UNIFORMS	CAP - MICHEHL	30.00
11	101-25001-53209	UNIFORMS	SHORTS, RAIN COAT, CAP, SHIRTS - ST JOHN	209.00
12	101-25001-53209	UNIFORMS	SHIRTS - ST JOHN	102.00
13	101-25001-53209	UNIFORMS	BOOTS, SHORTS, SHIRTS - WASCOW	261.00
14	101-25001-53209	UNIFORMS	RAIN COAT - ST JOHN	109.00
15	101-25001-53209	UNIFORMS	BELT, CAPS, SHIRTS, RAIN COAT - DEBOER	217.00
16	101-25001-53209	UNIFORMS	CAPS, SHIRTS, JACKET, RAIN COAT, SHIRTS - KENYON	287.00
17	101-25001-53211	OTHER SUPPLIES	THERMOMETER, TOLIET BRUSH, BATHROOM CLEANER	122.08
18	101-25001-53211	OTHER SUPPLIES	TOWELS, DETERGENT, TISSUE, CLEANER	164.90
19	101-25001-53211	OTHER SUPPLIES	SOAP, TOWELS, DETERGENT, LINERS, CLEANER	377.96
20	101-25001-53211	OTHER SUPPLIES	TOWELS, TISSUE	209.73
21	101-25001-53211	OTHER SUPPLIES	TOWELS, TISSUE, DETERGENT	204.01
22	101-25001-53211	OTHER SUPPLIES	DETERGENT, CLEANER	43.75
23	101-25001-53211	OTHER SUPPLIES	CLEANER	66.92
24	101-25001-53405	BLDG & GROUND MAINT SUPP	FILTERS, MOPS, HORNET SPRAY	92.79
25	101-25001-54305	EMPLOYEE EXAMS	EMPLOYEE SCREENING EXAMS	775.00
26	101-25001-54305	EMPLOYEE EXAMS	EMPLOYEE SCREENING EXAMS	775.00
27	101-25001-56601	CAPITAL LEASE	FIRE & PD - COPIER LEASE	164.73
		Total For Dept 25001 FIRE ADMINISTRATION		4,976.49
Dept 25300 FIRE				
1	101-25300-45212	FIRE SUPPRESSION SYSTEM REVIEW	BD PYMNT REF #PB24-0033 - 900 WINNETKA	564.00

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2	101-25300-45806	SITE PLAN REVIEW	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	155.00
		Total For Dept 25300 FIRE		719.00
Dept 25310 FIRE EMERGENCY MANAGEMENT				
1	101-25310-52704	MAINT-EQUIPMENT	TORNADO SIREN MAINTENANCE	4,107.00
2	101-25310-53211	OTHER SUPPLIES	STAINLESS STEEL WATER BOTTLES	64.99
		Total For Dept 25310 FIRE EMERGENCY MANAGEMENT		4,171.99
Dept 25320 FIRE FIRE SUPPRESSION				
1	101-25320-52704	MAINT-EQUIPMENT	HOLMATRO EQUIPMENT REPAIR	365.81
2	101-25320-52707	MAINT-OTHER	TIRES	28.49
3	101-25320-52707	MAINT-OTHER	SCBA TANK HYDROTEST	467.04
4	101-25320-52707	MAINT-OTHER	SCBA TANK HYDROTEST	330.82
5	101-25320-53209	UNIFORMS	GLOVES	7,781.99
6	101-25320-53209	UNIFORMS	SHIRTS	49.95
7	101-25320-53209	UNIFORMS	PANTS	169.90
8	101-25320-53209	UNIFORMS	SHIRTS	52.95
9	101-25320-53210	SMALL TOOLS & EQUIP	FIRE SAW	4,341.00
10	101-25320-53211	OTHER SUPPLIES	TRAINING SUPPLIES AND CONSUMABLES	133.64
11	101-25320-53211	OTHER SUPPLIES	REHAB SUPPLIES	38.97
12	101-25320-53407	EQUIP MAINT PART&SUPPLIE	SCBA REPAIRS	1,984.90
		Total For Dept 25320 FIRE FIRE SUPPRESSION		15,745.46
Dept 25330 FIRE EMS				
1	101-25330-51651	LICENSING/CERTIFICATIONS	REIMB: PARAMEDIC LICENSE	40.00
2	101-25330-51652	TRAINING AND MEETINGS	IN-STATION CE FEES	2,925.00
3	101-25330-52118	SOFTWARE MAINTENANCE	IN-STATION CE FEES	2,012.09
4	101-25330-53211	OTHER SUPPLIES	CONTAINERS	134.95
5	101-25330-53211	OTHER SUPPLIES	BROSELOW MEDICAL TAPE	278.64
6	101-25330-53211	OTHER SUPPLIES	EMS SUPPLIES - GLOVES	61.70
7	101-25330-53211	OTHER SUPPLIES	EMS SUPPLIES - GLOVES	725.40
8	101-25330-53211	OTHER SUPPLIES	MASIMO RD SET - INFANT SENSOR	301.42
9	101-25330-53211	OTHER SUPPLIES	OXYGEN RENTAL	161.45
10	101-25330-53211	OTHER SUPPLIES	OXYGEN RENTAL	100.66

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11	101-25330-53211	OTHER SUPPLIES	EMS SUPPLIES	3.05
		Total For Dept 25330 FIRE EMS		6,744.36
Dept 25350 FIRE FIRE PREVENTION BUREAU				
1	101-25350-51654	MEMBERSHIPS & SUBSCRIP	MEMBERSHIP - WIECEK	150.00
2	101-25350-53211	OTHER SUPPLIES	OPEN HOUSE SUPPLIES - CARABINERS & JUMBO CLIPS	1,414.45
		Total For Dept 25350 FIRE FIRE PREVENTION BUREAU		1,564.45
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
1	101-28001-43801	BUILDING PERMITS	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	3,570.00
2	101-28001-43801	BUILDING PERMITS	BD PYMNT REF #PB24-1366 - 7 IRONWOOD CT	64.00
3	101-28001-43802	ELECTRIC PERMITS	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	350.00
4	101-28001-43802	ELECTRIC PERMITS	BD PYMNT REF #PB24-1366 - 7 IRONWOOD CT	64.00
5	101-28001-43803	PLUMBING PERMITS	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	740.00
6	101-28001-43807	OCCUPANCY CERTIFICATES	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	90.00
7	101-28001-43808	PERMIT PLAN REVIEW	BD PYMNT REF #PB24-1366 - 7 IRONWOOD CT	24.00
8	101-28001-43813	OTHER PERMITS	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	215.00
9	101-28001-45801	ENGINEERING REVIEW	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	250.00
10	101-28001-45804	HVAC/MECHANICAL PERMITS	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	530.00
11	101-28001-48301	MISCELLANEOUS INCOME	850 OLD MILL GROVE RD	2,620.00
12	101-28001-52113	ENGR/ARCHITECTURAL	60 MILLER RD	195.00
13	101-28001-52113	ENGR/ARCHITECTURAL	64 MILLER R	670.00
14	101-28001-52113	ENGR/ARCHITECTURAL	410 TELSER RD	922.50
15	101-28001-52113	ENGR/ARCHITECTURAL	COMMUNITY DEVELOPMENT ENGINEERING	552.50
16	101-28001-52113	ENGR/ARCHITECTURAL	255 QUENTIN RD	922.50
17	101-28001-52113	ENGR/ARCHITECTURAL	550 ENTERPRISE	307.50
18	101-28001-52113	ENGR/ARCHITECTURAL	629 ROSE RD	512.50
19	101-28001-52113	ENGR/ARCHITECTURAL	442 S RAND RD	375.00
20	101-28001-52113	ENGR/ARCHITECTURAL	865 TELSER	512.50
21	101-28001-52113	ENGR/ARCHITECTURAL	504 N OLD RAND RD	130.00
22	101-28001-52113	ENGR/ARCHITECTURAL	880 S RAND RD	580.00
23	101-28001-52113	ENGR/ARCHITECTURAL	330 E MAIN ST	615.00
24	101-28001-52113	ENGR/ARCHITECTURAL	ROCK ROSE SUBDIVISION	410.00
25	101-28001-52113	ENGR/ARCHITECTURAL	PAULUS PARK IMPROVEMENTS	2,052.50

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26	101-28001-52113	ENGR/ARCHITECTURAL	670 S OLD RAND RD DEVELOPMENT	2,085.00
27	101-28001-52113	ENGR/ARCHITECTURAL	24455 N US HWY 12	395.00
28	101-28001-52113	ENGR/ARCHITECTURAL	MEADOW WOOD EAST	2,255.00
29	101-28001-52113	ENGR/ARCHITECTURAL	REGAL REDEVELOPMENT	1,462.50
30	101-28001-52604	SWEEPING & MOWING	VIOLATION MOW - AUG	180.00
		Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION		23,652.00
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	101-36001-51651	LICENSING/CERTIFICATIONS	REIMB: CDL LICENSE	50.00
2	101-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 08/28	33.19
3	101-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 08/21	33.19
4	101-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/05	33.19
5	101-36001-52602	WASTE REMOVAL	SPOIL HAULING	10,000.00
6	101-36001-52701	MAINT-BLDGS & GROUNDS	FIRE STA #1 PEST CONTROL - AUG	83.00
7	101-36001-52701	MAINT-BLDGS & GROUNDS	VILLAGE HALL PEST CONTROL - AUG	79.50
8	101-36001-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 08/28	63.21
9	101-36001-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 08/21	99.25
10	101-36001-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 09/05	63.21
11	101-36001-52701	MAINT-BLDGS & GROUNDS	PW SAFETY REVERSE KITS	3,650.00
12	101-36001-52701	MAINT-BLDGS & GROUNDS	USED OIL RECOVERY FEE	135.00
13	101-36001-52701	MAINT-BLDGS & GROUNDS	PW PEST CONTROL - AUG	49.00
14	101-36001-52701	MAINT-BLDGS & GROUNDS	PD PEST CONTROL - AUG	93.00
15	101-36001-52702	MAINT-LAWN & LANDSCAPING	2025 SHRUB 1	481.20
16	101-36001-52702	MAINT-LAWN & LANDSCAPING	2025 MOWING CONTRACT	5,697.46
17	101-36001-52702	MAINT-LAWN & LANDSCAPING	2025 MOWING CONTRACT SUPPLEMENTAL	2,355.75
18	101-36001-53201	ELECTRICITY	1043 PARTRIDGE LN	65.68
19	101-36001-53204	MOBILE VOICE & DATA	PW TRUCK DATA PLAN	360.00
20	101-36001-53209	UNIFORMS	PPE HEADGEAR	557.73
21	101-36001-53210	SMALL TOOLS & EQUIP	CHARGER	205.00
22	101-36001-53210	SMALL TOOLS & EQUIP	HAND TOOLS	324.00
23	101-36001-53401	CUSTODIAL SUPPLIES	BAGS	489.20
24	101-36001-53403	LANDSCAPING SUPPLIES	FABRIC TAPE	44.95
25	101-36001-53403	LANDSCAPING SUPPLIES	TOPSOIL #231090	100.00
26	101-36001-53404	RIGHT OF WAY SUPPLIES	DRIVE SEAL	3.30

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27	101-36001-53404	RIGHT OF WAY SUPPLIES	SPACER RINGS	91.00
28	101-36001-53405	BLDG & GROUNDS SUPPLIES	HAND TRUCK	243.50
29	101-36001-53405	BLDG & GROUNDS SUPPLIES	MOUNTING HARDWARE	104.20
30	101-36001-53405	BLDG & GROUNDS SUPPLIES	FAUCET	209.16
31	101-36001-53405	BLDG & GROUNDS SUPPLIES	HVAC BELTS	117.10
32	101-36001-53405	BLDG & GROUNDS SUPPLIES	CARPET CLEANER	12.97
33	101-36001-53405	BLDG & GROUNDS SUPPLIES	VH DRYWALL	31.34
34	101-36001-53405	BLDG & GROUNDS SUPPLIES	DRYWALL TAPE	8.98
35	101-36001-53405	BLDG & GROUNDS SUPPLIES	MATS	51.96
36	101-36001-53405	BLDG & GROUNDS SUPPLIES	TURF BUILDER, LUMENS	105.94
37	101-36001-53405	BLDG & GROUNDS SUPPLIES	CO/RAY/VAC FILTERS	550.67
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		26,675.83
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
1	101-36420-52701	MAINT-BLDGS & GROUNDS	PAULUS PK PEST CONTROL - AUG	84.04
2	101-36420-52701	MAINT-BLDGS & GROUNDS	BUFFALO CREEK PEST CONTROL - AUG	77.22
3	101-36420-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 08/21	127.32
4	101-36420-52702	MAINT-LAWN & LANDSCAPING	2025 SHRUB 1	541.20
5	101-36420-52702	MAINT-LAWN & LANDSCAPING	2025 MOWING CONTRACT	18,427.78
6	101-36420-52702	MAINT-LAWN & LANDSCAPING	2025 MOWING CONTRACT SUPPLEMENTAL	717.00
7	101-36420-53201	ELECTRICITY	200 S RAND RD	314.70
8	101-36420-53201	ELECTRICITY	PARK ELECTRIC	26.54
9	101-36420-53201	ELECTRICITY	PARK ELECTRIC	44.94
10	101-36420-53210	SMALL TOOLS & EQUIP	HAND TOOLS	305.48
11	101-36420-53210	SMALL TOOLS & EQUIP	HAND TOOLS	323.86
12	101-36420-53401	CUSTODIAL SUPPLIES	BAGS	1,916.80
13	101-36420-53403	LANDSCAPING SUPPLIES	PEST CONTROL	54.45
14	101-36420-53405	BLDG & GROUND MAINT SUPP	CAUTION SIGNS	9.29
15	101-36420-53405	BLDG & GROUND MAINT SUPP	STAIN	97.26
16	101-36420-53405	BLDG & GROUND MAINT SUPP	BC DOORSTOP	13.57
17	101-36420-53405	BLDG & GROUND MAINT SUPP	BC BALLASTS	177.84
18	101-36420-53405	BLDG & GROUND MAINT SUPP	WICKLOW FENCING	177.12
19	101-36420-53405	BLDG & GROUND MAINT SUPP	SEALANT	19.94
20	101-36420-53405	BLDG & GROUND MAINT SUPP	BUILDING SUPPLIES	100.91

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21	101-36420-53405	BLDG & GROUND MAINT SUPP	EDISON SUPPLIES	102.89
22	101-36420-53405	BLDG & GROUND MAINT SUPP	EDISON SUPPLIES	200.61
23	101-36420-53405	BLDG & GROUND MAINT SUPP	PEST CONTROL	6.94
24	101-36420-53405	BLDG & GROUND MAINT SUPP	EDISON SUPPLIES	24.75
25	101-36420-53405	BLDG & GROUND MAINT SUPP	KEYS	12.71
26	101-36420-53405	BLDG & GROUND MAINT SUPP	BARN PAINT	45.95
27	101-36420-53407	EQUIP MAINT PART&SUPPLIE	GRILLS	1,734.00
28	101-36420-53417	SAND & GRAVEL	MASON SAND	496.00
29	101-36420-54306	EQUIPMENT RENTAL	PAULUS PARK PORT-O-POTTY	161.95
30	101-36420-54306	EQUIPMENT RENTAL	CHESTNUT PORT-O-POTTY	150.48
31	101-36420-54306	EQUIPMENT RENTAL	CHESTNUT PORT-O-POTTY	150.48
Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE				26,644.02
Dept 36471 PUBLIC WORKS FLEET SERVICES				
1	101-36471-51652	TRAINING AND MEETINGS	GM PRESENTATION - PAULUS	70.00
2	101-36471-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 08/28	31.22
3	101-36471-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 08/21	31.22
4	101-36471-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/05	31.22
5	101-36471-52703	MAINT-VEHICLES	CORROSION REPAIR 215	2,770.90
6	101-36471-52703	MAINT-VEHICLES	DECALS 215	225.00
7	101-36471-53211	OTHER SUPPLIES	TOWELS	5.98
8	101-36471-53211	OTHER SUPPLIES	MOUNTING HARDWARE	70.74
9	101-36471-53211	OTHER SUPPLIES	9V BATTERY	28.25
10	101-36471-53211	OTHER SUPPLIES	HARDWARE	549.79
11	101-36471-53211	OTHER SUPPLIES	HARDWARE	6.50
12	101-36471-53211	OTHER SUPPLIES	HARDWARE	6.38
13	101-36471-53211	OTHER SUPPLIES	MOUNTING TAPE	15.28
14	101-36471-53406	AUTO PARTS & SUPPLIES	LIGHTING PARTS	2,634.97
15	101-36471-53406	AUTO PARTS & SUPPLIES	TAILGATE 330	1,787.36
16	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PARTS	185.37
17	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PARTS 328	469.67
18	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PARTS 330	329.28
19	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PARTS 104	347.11
20	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - PARTS RETURN	(457.18)

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21	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - CORE RETURN	(18.00)
22	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE ROTORS	457.18
23	101-36471-53406	AUTO PARTS & SUPPLIES	BATTERY	152.39
24	101-36471-53406	AUTO PARTS & SUPPLIES	FILTERS	313.11
25	101-36471-53406	AUTO PARTS & SUPPLIES	EXHAUST TUBE	33.10
26	101-36471-53406	AUTO PARTS & SUPPLIES	EXHAUST ELBOW	45.53
27	101-36471-53406	AUTO PARTS & SUPPLIES	EXHAUST PARTS 212	102.89
28	101-36471-53406	AUTO PARTS & SUPPLIES	EXHAUST PARTS	163.46
29	101-36471-53406	AUTO PARTS & SUPPLIES	DEF/FILTERS	320.54
30	101-36471-53406	AUTO PARTS & SUPPLIES	WIPER BLADES	239.90
31	101-36471-53406	AUTO PARTS & SUPPLIES	FILTERS	170.60
32	101-36471-53406	AUTO PARTS & SUPPLIES	LIGHT	141.35
33	101-36471-53406	AUTO PARTS & SUPPLIES	MAIN CIRCUIT BOARD	3,772.46
34	101-36471-53406	AUTO PARTS & SUPPLIES	TIE ROD	155.11
35	101-36471-53406	AUTO PARTS & SUPPLIES	SQUAD TIRES	1,559.00
36	101-36471-53406	AUTO PARTS & SUPPLIES	COVER	206.98
37	101-36471-53406	AUTO PARTS & SUPPLIES	WASHER JET	24.30
38	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE ROTORS 121	214.52
39	101-36471-53406	AUTO PARTS & SUPPLIES	BARKE PARTS 121	578.54
40	101-36471-53407	EQUIP MAINT PART&SUPPLIE	CHIPPER CLUTCH	1,404.85
41	101-36471-53407	EQUIP MAINT PART&SUPPLIE	CHOCKS	41.98
42	101-36471-53407	EQUIP MAINT PART&SUPPLIE	CONNECTORS	17.98
43	101-36471-53407	EQUIP MAINT PART&SUPPLIE	SPARK PLUG	11.66
44	101-36471-53407	EQUIP MAINT PART&SUPPLIE	HARDWARE	6.00
45	101-36471-53407	EQUIP MAINT PART&SUPPLIE	CHAIN	7.12
46	101-36471-53407	EQUIP MAINT PART&SUPPLIE	TRAILER HITCH ADAPTORS	36.38
47	101-36471-53407	EQUIP MAINT PART&SUPPLIE	HITCH PINS	32.70
48	101-36471-53414	CHEMICALS	EXHAUST PARTS	16.39
49	101-36471-53415	FUELS	DIESEL & FUEL #1936489	1,218.31
50	101-36471-53415	FUELS	DIESEL & FUEL #1938965	7,470.30
51	101-36471-53415	FUELS	DIESEL & FUEL #8035019	75.00
52	101-36471-53415	FUELS	DIESEL & FUEL #1936490	512.20
53	101-36471-53415	FUELS	DIESEL & FUEL #1936488	359.88
54	101-36471-53415	FUELS	DIESEL & FUEL #1936486	769.45

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55	101-36471-53415	FUELS	DIESEL & FUEL #1936487	1,649.43
56	101-36471-53418	LUBRICANTS & FLUIDS	COOLANT	141.60
57	101-36471-53418	LUBRICANTS & FLUIDS	OIL	13.98
58	101-36471-53418	LUBRICANTS & FLUIDS	DEF/FILTERS	155.88
Total For Dept 36471 PUBLIC WORKS FLEET SERVICES				31,713.11
Dept 67001 RECREATION ADMINISTRATION				
1	101-67001-53207	PRINTING-STATIONERY/FORM	FALL WINTER BROCHURE PRINTING	6,027.02
2	101-67001-53208	OFFICE SUPPLIES	DISPLAYS, INK	55.09
3	101-67001-53208	OFFICE SUPPLIES	PAPER, LABELS, STAPLER	211.91
4	101-67001-53212	PROGRAM SUPPLIES	FILE FOLDERS, NOTEBOOKS	55.97
Total For Dept 67001 RECREATION ADMINISTRATION				6,349.99
Dept 67935 RECREATION DANCE				
1	101-67935-52115	RECREATION PROGRAM SERVICE	DANCE FOOTWORK	300.00
2	101-67935-53211	OTHER SUPPLIES	POPCORN, BAGS	119.63
3	101-67935-53212	PROGRAM SUPPLIES	EXERCISE BANDS, WEIGHTS, CONES, TAPE	346.76
Total For Dept 67935 RECREATION DANCE				766.39
Dept 67940 RECREATION PRESCHOOL				
1	101-67940-53212	PROGRAM SUPPLIES	CABINET, SOAP, LABELS, CRAFT SUPPLIES	449.84
Total For Dept 67940 RECREATION PRESCHOOL				449.84
Dept 67960 RECREATION CAMPS				
1	101-67960-52115	RECREATION PROGRAM SERVICE	KOOKER'S FOOD - SUMMER 2025	6,170.00
2	101-67960-53212	PROGRAM SUPPLIES	RETURN - SUNSCREEN, BOWLS	(6.99)
Total For Dept 67960 RECREATION CAMPS				6,163.01
Dept 67970 RECREATION AQUATICS				
1	101-67970-53211	OTHER SUPPLIES	WALKIES, BATTERIES, STORAGE BAGS	165.36
Total For Dept 67970 RECREATION AQUATICS				165.36
Total For Fund 101 GENERAL				349,381.35

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Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	202-36001-52701	MAINT-BLDGS & GROUNDS	LCDOT SIGNAL MAINT QUENTIN/ENSELL	244.19
2	202-36001-52701	MAINT-BLDGS & GROUNDS	MAIN ST SIGNAL MAINT	216.74
3	202-36001-52701	MAINT-BLDGS & GROUNDS	MAIN ST SIGNAL MAINT	216.74
4	202-36001-52701	MAINT-BLDGS & GROUNDS	2025 SHRUB 1	4,458.00
5	202-36001-52701	MAINT-BLDGS & GROUNDS	2025 MOWING CONTRACT	2,421.50
6	202-36001-55253	INFRASTRUCTURE IMPROVEMT	2025 LANE MARKING	22,995.00
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				30,552.17
Total For Fund 202 MOTOR FUEL TAX				30,552.17
Fund 207 SPECIAL EVENTS FUND				
Dept 67601 RECREATION ROCK THE BLOCK				
1	207-67601-52115	RECREATION PROGRAM SERV	2025 RTB SOUND SYSTEM	2,285.00
2	207-67601-52115	RECREATION PROGRAM SERV	2025 RTB BAND - XTREME	2,125.00
3	207-67601-53212	PROGRAM SUPPLIES	TENTS	175.34
4	207-67601-53212	PROGRAM SUPPLIES	2025 RTB STAFF SHIRTS	620.00
Total For Dept 67601 RECREATION ROCK THE BLOCK				5,205.34
Dept 67605 RECREATION WINTER FESTIVAL				
1	207-67605-53212	PROGRAM SUPPLIES	TENT COVERS	197.58
Total For Dept 67605 RECREATION WINTER FESTIVAL				197.58
Total For Fund 207 SPECIAL EVENTS FUND				5,402.92
Fund 227 DISPATCH CENTER				
Dept 24220 POLICE DISPATCH				
1	227-24220-55254	MACHINERY & EQUIPMENT	SECURITY & CCTV UPDATES FOR POLICE DEPT	34,449.31
Total For Dept 24220 POLICE DISPATCH				34,449.31
Total For Fund 227 DISPATCH CENTER				34,449.31

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Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 00000				
1	401-00000-25309	STORMWATER IMPROVE. ESCROW	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	2,415.00
		Total For Dept 00000		2,415.00
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	401-36001-55251	LAND IMPROVEMENTS	PAULUS PARK OSLAD IMPROVEMENT GRANT	164,080.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		164,080.00
Dept 36440 PUBLIC WORKS RIGHT OF WAY				
1	401-36440-55251	LAND IMPROVEMENTS	SOUNDWALL MAINT PARTS	7,115.90
		Total For Dept 36440 PUBLIC WORKS RIGHT OF WAY		7,115.90
Total For Fund 401 VILLAGE CAPITAL PROJECTS				173,610.90
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	405-36001-53416	CONCRETE & ASPHALT	BLACKTOP #67124	381.87
2	405-36001-53416	CONCRETE & ASPHALT	BLACKTOP #67933	530.55
3	405-36001-53416	CONCRETE & ASPHALT	CONCRETE #002-95166	1,796.00
4	405-36001-53417	SAND & GRAVEL	GRADE 9 #057395	2,018.97
5	405-36001-55253	INFRASTRUCTURE IMPROVEMT	THREADED ROD	11.04
6	405-36001-55253	INFRASTRUCTURE IMPROVEMT	FASTENERS	48.05
7	405-36001-55253	INFRASTRUCTURE IMPROVEMT	LZ 2025 ROAD PROGRAM	1,560.00
8	405-36001-55253	INFRASTRUCTURE IMPROVEMT	CONCRETE REPAIR 405 THISTLE FINAL	1,234.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		7,580.48
Total For Fund 405 NHR CAPITAL PROJECTS				7,580.48
Fund 501 WATER & SEWER				
Dept 00000				
1	501-00000-21204	LC CONNECTION FEES PAYABLE	LC CONNECTION FEE - 14 BEECH DR	4,030.00

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
2	501-00000-21206	WATER BILLING REFUNDS Total For Dept 00000	UB REF - A/C #007109-00 FINAL	101.02 <hr/> 4,131.02
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	501-36001-45526	WATER SERVICE - UNMETERED	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	45.00
2	501-36001-45571	CONNECTION FEE - WATER	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	1,665.00
3	501-36001-45573	NEW METER FEE	BD PYMNT REF #PB24-0981 - 450 N OLD RAND	940.00
4	501-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 08/28	34.10
5	501-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 08/21	34.10
6	501-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/05	34.10
7	501-36001-52602	WASTE REMOVAL	SPOIL HAULING	14,790.00
8	501-36001-52704	MAINT-EQUIPMENT	DTTO FOR IPAD	12.82
9	501-36001-53203	TELEPHONE & DATA SVCS	ANALOG LINES 2025 - SEP	170.49
10	501-36001-53203	TELEPHONE & DATA SVCS	SCADA CELLPHONE/MODEM CONNECTION - AUG	111.00
11	501-36001-53209	UNIFORMS Total For Dept 36001 PUBLIC WORKS ADMINISTRATION	WINTER OUTERWEAR - BERNARDO	312.27 <hr/> 18,148.88
Dept 36530 PUBLIC WORKS WATER BILLING				
1	501-36530-52111	OTHER PROFESSIONAL SVCS	WATER BILL PROCESSING - AUG 2025	582.31
2	501-36530-53206	POSTAGE & SHIPPING Total For Dept 36530 PUBLIC WORKS WATER BILLING	WATER BILL PROCESSING - AUG 2025	2,906.10 <hr/> 3,488.41
Dept 36550 PUBLIC WORKS WATER SERVICE				
1	501-36550-52111	OTHER PROFESSIONAL SVCS	ASPHALT PATCH/RUSSET CIR WATER MAIN BREAK	1,800.00
2	501-36550-52111	OTHER PROFESSIONAL SVCS	LEAK DETECTION SERVICE 370 STONE AVE	645.00
3	501-36550-52111	OTHER PROFESSIONAL SVCS	GIS STAFFING SERVICES	10,016.51
4	501-36550-52111	OTHER PROFESSIONAL SVCS	ANNUAL DATA COLLECTION SERVICE APP	5,850.00
5	501-36550-52606	SYSTEM(S) INSPECTIONS	ANNUAL FACILITY FIRE EXTINGUISHER INSPECTION/MAINTENANCE	455.92
6	501-36550-52607	WATER SAMPLE ANALYSIS	WATER SAMPLE ANALYSIS	812.00
7	501-36550-52701	MAINT-BLDGS & GROUNDS	2025 MOWING CONTRACT	743.18
8	501-36550-52709	MAINT-METERS	WATER METER TESTING	39.00
9	501-36550-53211	OTHER SUPPLIES	HEX NIPPLE, SHIPPING	94.98
10	501-36550-53211	OTHER SUPPLIES	REPLACEMENT UPS BATTERY/NW	22.95
11	501-36550-53211	OTHER SUPPLIES	2.5" HYDRANT CAP GASKETS	59.44

VILLAGE OF LAKE ZURICH
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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
12	501-36550-53211	OTHER SUPPLIES	B-BOX PARTS, WATEROUS HYDRANT REPAIR KIT	474.00
13	501-36550-53405	BLDG & GROUND MAINT SUPP	PLUMBING REPAIR SUPPLIES	30.62
14	501-36550-53413	DISTRIBUTION SYS REPAIR	B-BOX PARTS, WATEROUS HYDRANT REPAIR KIT	408.00
15	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #9	2,724.12
16	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #12	2,803.50
17	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #10	2,736.72
18	501-36550-53416	CONCRETE & ASPHALT	CONCRETE CURB & APRON REPAIR/KIM TRAIL #126927	828.50
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		<u>30,544.44</u>
		Dept 36560 PUBLIC WORKS SEWER SERVICE		
1	501-36560-52111	OTHER PROFESSIONAL SVCS	2025 PRETREATMENT ASSISTANCE	3,008.60
2	501-36560-52111	OTHER PROFESSIONAL SVCS	HYDROGEN SULFIDE REDUCTION PROGRAM QUENTIN & NW PUMP STATIONS	5,460.00
3	501-36560-52607	WATER SAMPLE ANALYSIS	WASTEWATER SAMPLE ANALYSIS	438.00
4	501-36560-53403	LANDSCAPING SUPPLIES	TOPSOIL #231113	100.00
5	501-36560-53414	CHEMICALS	FOG/ODOR CONTROL ENZYMES	5,776.72
6	501-36560-53417	SAND & GRAVEL	GRAVEL	1,721.81
		Total For Dept 36560 PUBLIC WORKS SEWER SERVICE		<u>16,505.13</u>
		Total For Fund 501 WATER & SEWER		<u>72,817.88</u>
		Fund 615 EQUIPMENT REPLACEMENT		
		Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		
1	615-10001-55254	MACHINERY & EQUIPMENT	NETWORKING SWITCH	359.99
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		<u>359.99</u>
		Dept 36001 PUBLIC WORKS ADMINISTRATION		
1	615-36001-55261	VEHICLES - POLICE	VIDEO MOUNTS NEW 106/119	136.00
2	615-36001-55261	VEHICLES - POLICE	LIGHTBAR UPGRADE	1,243.00
3	615-36001-55261	VEHICLES - POLICE	LIGHTER	16.68
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		<u>1,395.68</u>
		Total For Fund 615 EQUIPMENT REPLACEMENT		<u>1,755.67</u>

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
1	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0638 - 1245 THORNDALE LN	500.00
2	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0438 - 48 N PLEASANT	3,600.00
3	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0368 - 1232 ERIC LN	500.00
4	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0203 - 550 RILEY LN	500.00
5	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0388 - 171 LIONS CT	500.00
6	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0390 - 2 FERN CT	500.00
7	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0348 - 330 HOBBLE BUSH	500.00
8	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0582 - 450 N OLD RAND RD	500.00
9	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0583 - 450 N OLD RAND RD	3,600.00
10	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0377 - 1050 BRITTANY RD	500.00
11	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0381 - 114 W HARBOR DR	300.00
12	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0101 - 900 WINNETKA TER	3,570.00
13	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0369 - 1167 DONEGAL LN	500.00
14	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0501 - 561 CHESTERFIELD	500.00
15	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0462 - 371 KIM TRL	300.00
16	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0432 - 1232 BERKSHIRE	300.00
17	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0281 - 1407 SANDY PASS	300.00
18	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0331 - 1241 S RAND RD	250.00
19	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0420 - 1098 QUEEN ANN LN	1,200.00
20	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0136 - 802 JUNE TER	500.00
21	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0383 - 865 OLD MILL GROV	300.00
22	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0173 - 325 HOBBLE BUSH D	500.00
23	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0257 - 1248 THORNDALE LN	500.00
24	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0299 - 1084 CORMAR DR	500.00
25	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0401 - 1241 S RAND RD	1,000.00
26	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0007 - 680 S RAND RD	1,000.00
27	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0307 - 538 PRAIRIE LN	300.00
28	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0415 - 1085 PHEASANT RID	500.00
29	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0072 - 41 LAKEVIEW PL	500.00
30	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0126 - 570 DUNHILL DR	500.00
31	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0228 - 1135 STRATORD LN	300.00
32	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0271 - 949 MANCHESTER RD	500.00

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
33	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0264 - 710 JUNE TER	500.00
34	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0407 - 630 BRAEMAR LN	500.00
35	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0412 - 1115 CEDAR CREEK	1,200.00
36	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0334 - 740 PORTREE LN	500.00
37	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0580 - 7 IRON WOOD CT	500.00
38	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0215 - 444 GREVER CT	500.00
39	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0302 - 282 DENBERRY DR	500.00
40	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0283 - 469 CROMWELL CT	500.00
41	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0204 - 267 WASHO DR	500.00
42	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0385 - 1110 S OLD RAND	1,000.00
43	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0379 - 121 LORRAINE	500.00
44	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0252 - 8 N OLD RAND RD	1,000.00
45	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0245 - 820 S RAND RD	1,000.00
46	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0568 - 1249 S RAND RD	500.00
47	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0493 - 880 S RAND RD	1,000.00
48	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0258 - 1040 BRITTANY RD	500.00
49	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0435 - 1170 STRATFORD	500.00
50	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0261 - 287 SANDY POINT	500.00
51	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0260 - 295 SANDY POINT	500.00
52	710-00000-25202	OCCUPANCY PERMIT DEPOSITS	BOND REF #BOD24-0024 - 570 TELSER RD	5,400.00
Total For Dept 00000				42,920.00
Dept 17001 TECHNOLOGY ADMINISTRATION				
1	710-17001-53214	PEG CABLE EXPENSE	MEDIA CREW - JUL 2025	60.00
2	710-17001-53214	PEG CABLE EXPENSE	MEDIA CREW - AUG 2025	82.50
Total For Dept 17001 TECHNOLOGY ADMINISTRATION				142.50
Total For Fund 710 PERFORMANCE ESCROW				43,062.50
Fund 720 PAYROLL CLEARING				
Dept 00000				
1	720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	GROUP LIFE INSURANCE - SEP	124.00
Total For Dept 00000				124.00

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Total For Fund 720 PAYROLL CLEARING				124.00
Fund 731 SSA #8 HEATHERLEIGH SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
1	731-10099-52604	SWEEPING & MOWING	2025 SHRUB 1	519.60
2	731-10099-52604	SWEEPING & MOWING	2025 MOWING CONTRACT	332.87
Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				852.47
Total For Fund 731 SSA #8 HEATHERLEIGH SUBDV				852.47
Fund 734 SSA #11 LZ PINES SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
1	734-10099-52604	SWEEPING & MOWING	2025 MOWING CONTRACT	13.69
Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				13.69
Total For Fund 734 SSA #11 LZ PINES SUBDV				13.69
Fund 735 SSA #13 CONVENTRY CRK SUB				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
1	735-10099-52604	SWEEPING & MOWING	2025 MOWING CONTRACT	299.64
Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				299.64
Total For Fund 735 SSA #13 CONVENTRY CRK SUB				299.64

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund Totals:				
			Fund 101 GENERAL	349,381.35
			Fund 202 MOTOR FUEL TAX	30,552.17
			Fund 207 SPECIAL EVENTS FUND	5,402.92
			Fund 227 DISPATCH CENTER	34,449.31
			Fund 401 VILLAGE CAPITAL PROJECTS	173,610.90
			Fund 405 NHR CAPITAL PROJECTS	7,580.48
			Fund 501 WATER & SEWER	72,817.88
			Fund 615 EQUIPMENT REPLACEMENT	1,755.67
			Fund 710 PERFORMANCE ESCROW	43,062.50
			Fund 720 PAYROLL CLEARING	124.00
			Fund 731 SSA #8 HEATHERLEIGH SUBDV	852.47
			Fund 734 SSA #11 LZ PINES SUBDV	13.69
			Fund 735 SSA #13 CONVENTRY CRK SUB	299.64
				<u>\$ 719,902.98</u>



At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telsler Road
Lake Zurich, Illinois 60047

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

MEMORANDUM

Date: September 8, 2025

To: Ray Keller, Village Manager *PK*

From: Steve Schmitt, Utilities Superintendent

Copy: Michael J. Brown, Public Works Director

Subject: **2025 Water Distribution Leak Survey (MPI Cooperative Bid)**

AGENDA ITEM
6c

Issue: The 2025 budget includes funds for water distribution leak detection services. The Village’s leak detection program is designed to be a comprehensive survey of the Village’s water distribution system to identify and assess specific leakage locations through use of highly technical acoustic equipment in order to direct repairs and achieve an overall reduction in water losses (non-revenue) for our system.

Background: The Municipal Partnering Initiative (MPI) is a cooperative of sixteen Chicagoland suburban municipalities that collaborate on similar projects to reduce administrative expenses and obtain improved unit prices through economies of scale. Bids were advertised publicly for Water System Leak Detection and Survey Services in February 2025 by the Village of Arlington Heights on behalf of the Municipal Partnering Initiative (MPI) for a three-year term with option to renew for three additional one-year periods.

Analysis: One bid was received from M.E. Simpson Co., Inc., was determined to meet bid requirements and specifications and has been selected by MPI to be awarded the contract for a three-year initial term with option to extend up to three one-year extensions. M.E. Simpson Co., Inc. has previously performed leak detection services for the Village of Lake Zurich, and other MPI communities and staff has been satisfied with their level of service and performance.

Village Strategic Plan: This agenda item is consistent with the following Goals and Objectives of the Strategic Plan.

- Infrastructure Investment: Ensure a sustainable, healthy and economical water source for current and future Lake Zurich residents.

Recommendation: Award a three-year contract for Leak Detection Services to M.E. Simpson Company, Inc., of Valparaiso, Indiana based on the following:

Year	Cost Per Mile	Total
2025	\$285	\$30,780
2026	\$285	\$30,780
2027	\$295	\$31,860

and authorize the expenditure for 2025 (year 1) in an amount not-to-exceed \$30,780.

W/Attachments:

1. MPI Cooperative Bid & Contract Documents (63 pages).
2. MPI Bid Award Memo (2 pages).
3. Proposal from M.E. Simpson (16 pages).

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR FULL SYSTEM LEAK DETECTION SERVICES TO M.E. SIMPSON COMPANY, INC. OF VALPARAISO, INDIANA

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village is eligible to participate in the Municipal Partnering Initiative (MPI), a purchasing cooperative that permits local governments to purchase and lease commodities and services according to contracts negotiated by MPI, resulting in significant savings for the Village; and

WHEREAS, the Public Works and Engineering Department has identified the need to procure the Full System Leak Detection Services; and

WHEREAS, the MPI sought bids for the award of the contract for leak detection services; and

WHEREAS, the MPI identified M.E. Simpson Company, Inc. of Valparaiso, Indiana as the low responsible bidder for the Purchase Contract; and

WHEREAS, the Village now desires to purchase the leak detection services, in a total amount not to exceed \$74,100; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the leak detection services from M.E. Simpson Company, Inc., in a total amount not to exceed \$74,100, in accordance with the MPI and the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF PURCHASE. The President and Board of Trustees hereby approve the purchase by the Village of the Full System Leak Detection Services from M.E. Simpson Company, Inc., in a total amount not to exceed \$74,100, in accordance with MPI and the Purchase Contract, is hereby approved.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Manager and the Village Clerk are hereby authorized to execute and attest, on behalf of the Village, all documents necessary to complete the purchase authorized pursuant to Section 2 of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 20__.

Village President

ATTEST:

Village Clerk

4866-5745-4058, v. 1



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

NOTICE OF AWARD

M.E. Simpson Company, Inc.
3406 Enterprise Ave.
Valparaiso, IN 46383

April 7, 2025

Project Description: Water System Leak Detection & Survey Services

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened March 24, 2025.

YOU ARE HEAREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on April 7, 2025 for items and services for the amount of: **Seventy-Four Thousand One Hundred Dollars and 00/100ths** (\$74,100.00).

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 7th day of April, 2025

Village of Arlington Heights

By: _____

Lisa Subrin, Purchasing Coordinator

Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by M.E. Simpson Company, Inc. this _____ of _____ (month), 2025.

By: _____

Title: _____

**VILLAGE OF ARLINGTON HEIGHTS
CONTRACT**

This Agreement is made and entered into this 7th day of April, 2025, between the Village of Arlington Heights "Village" and M.E. Simpson Company, Inc., "Vendor."

In consideration of the mutual benefits that will result to the parties in carrying out the terms of this Agreement, the parties agree as follows:

1. The Vendor agrees to do all the work, furnish all materials and all labor necessary to complete the work in full compliance with all of the terms of this agreement and the proposed specifications and the requirements of the Director under it;
2. The Village agrees to pay the Vendor based on unit prices for completion of the work in accordance with the bid documents;
3. It is understood and agreed that the Bid Documents, Specifications, Addenda, and the Bidder's response are all essential documents for the Water System Leak Detection and Survey Services. They are attached and hereby made part of this agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date indicated above.

Attest: Village of Arlington Heights
 _____ By: _____
 Clerk Title: _____
 (Seal) Date: _____

Attest: Bidder:
 _____ By: _____
 _____ Title: _____
 Notary Date: _____
 (Seal)

Subscribed & sworn before me this _____ day of _____ 2025.

**VILLAGE OF ARLINGTON HEIGHTS
FINANCE DEPARTMENT, PURCHASING DIVISION
33 S. ARLINGTON HEIGHTS ROAD**

BID SPECIFICATIONS AND CONTRACT DOCUMENTS

Water System Leak Detection and Survey Services

Required for Use by: Village of Arlington Heights- Public Works

Bid Deposit: 10% of bid

Performance Bond: 100% of bid

Pre-Bid Meeting: N/A

Date and Time Bids Due: Monday March 24, 2025 at 10:00 am

Date and Time of Bid Opening: Monday March 24, 2025 at 10:00 am

Project Contact: Scott Schweda 847-368-5800

Purchasing Coordinator: Lisa Subrin, lsubrin@vah.com, 847-368-5509

In the event bidder cannot submit a bid on the requirements as set forth in the bid documents, he or she should return the bid documents with an explanation as to why he or she is unable to bid on these requirements. Because of the large number of firms listed on the Village's qualified bidder's list, it is necessary to delete from these lists the names of those persons, firms or corporations who fail to respond after having been invited to bid on a commodity or commodities.

BID NOTICE

Water System Leak Detection and Survey Services

Request for Bid: Water System Leak Detection and Survey Services for the Municipalities of Arlington Heights, Glenview, Highland Park, Lake Forest, Northbrook, and Northfield/

Sealed proposals will be received by the Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, Illinois, until 10:00 am local time on March 24, 2025, at which time they will be publicly opened and read.

Scope of work includes: performing leak detection services as identified in specifications for the Municipalities of Arlington Heights, Glenview, Highland Park, Lake Forest, Northbrook, and Northfield.

All proposals or bids offered must be accompanied by a bid security in the amount of 10% of the total bid in the form of a certified check, bid bond or cashier's check made payable to the Village of Arlington Heights. No bids shall be considered unless accompanied by such security.

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Municipalities.

Bidders shall comply with the Prevailing Wage Rate Act (820 ILCS 130). Bidders will also be required to comply with the applicable equal employment opportunity provisions.

The Village of Arlington Heights reserves the right to reject any or all proposals, to waive informalities in bidding and to accept the proposal deemed by the Board of Trustees to be the most favorable to the interests of the Village.

Specifications/bid documents may be obtained by contacting Lisa Subrin, Purchasing Coordinator, by email at lsubrin@vah.com

For a list of our current bids, visit our website at www.vah.com.

**VILLAGE OF ARLINGTON HEIGHTS
GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS
PUBLIC IMPROVEMENT/SERVICES**

THE GENERAL TERMS AND CONDITIONS WHICH FOLLOW APPLY TO ALL PURCHASES AND SERVICES AND BECOME A DEFINITE PART OF EACH FORMAL INVITATION TO BID, PURCHASE ORDER, OR CONTRACT ISSUED BY THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE"), UNLESS OTHERWISE SPECIFIED. BY SUBMITTING A BID, THE BIDDER AGREES TO BE BOUND BY THESE TERMS AND CONDITIONS. BIDDERS OR THEIR AUTHORIZED REPRESENTATIVES ARE EXPECTED TO FULLY INFORM THEMSELVES OF THE CONDITIONS, REQUIREMENTS, AND SPECIFICATIONS BEFORE SUBMITTING BIDS, FAILURE TO DO SO WILL BE AT THE BIDDER'S OWN RISK AND WILL NOT SECURE RELIEF ON THE PLEA OF ERROR.

1.01 PREPARATION OF PROPOSALS:

The bidder shall submit their sealed bid proposal on the proposal forms provided. The proposal shall be executed properly and all writing shall be ink or typewritten, except the signature of the bidder which shall be written in ink. The bidder shall specify in figures, in the places provided, a price for each of the separate items called for in the proposal forms.

Bidders are requested to submit their bids directly to the owner in a properly sealed envelope. If the bidder is a corporation, the legal name of the corporation, the state of incorporation and the business address shall be set forth together with signature of the officer or officers authorized to sign contracts on behalf of the corporation and attested by the secretary of the corporation. The corporate seal shall also be affixed. If the bidder is partnership, the true name and seals shall also be affixed. If the bidder is a partnership the true name and address of the firm shall be set forth together with the signatures of authorized partners. If the bidder is an individual, the signature and address shall be inscribed. If the signature is by an agent other than an officer of the corporation or member of the partnership, a power of attorney must be submitted with the bid, otherwise, the bid may be regarded as irregular. All names must be printed below the signature.

1.02 BID SECURITY:

No bid will be considered unless accompanied by a bid security as defined in the Invitation to Bid as a guarantee that if the bid is accepted the bidder will execute the agreement and file bonds and insurance's required by the contract documents. Bid securities shall be made payment to the Village of Arlington Heights. In the event that the bidder fails to furnish the required bonds and insurance within ten (10) calendar days after notice of acceptance of the bid by the Village, then the bid deposit of the bidder shall be retained by the Village as liquidated damages, it being now agreed that said sum is a fair estimate of the amount of damages that said Village will sustain due to the bidder's failure to furnish said bond.

1.03 BID SUBMITTAL:

Each bid properly signed together with the bid security and all documents bound herewith shall be enclosed in a sealed addressed and entitled envelope as specified in the Invitation for Bids and delivered to the office designated in the Invitation for Bids. If the bid is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "Bid Enclosed" on the face of it.

1.04 WITHDRAWAL OF BID:

No bid shall be withdrawn after the opening of any bid without the consent of the Village. Any bid may be withdrawn at any time prior to the hour fixed in the Invitation for Bids for the opening of bids provided that a request in writing executed by the bidder or duly authorized representative for the withdrawal of such bid is filed with the owner prior to the time specified for the opening of bids.

1.05 AWARDING THE BID:

The contract will be awarded to the lowest responsible bidder, or any other bidder determined by the Village Board to be in the best interest of the Village, who complies with all the provisions of the invitation to bid. The Village reserves the right to reject any or all bids or to waive any non-conformity in bids received whenever such rejection or waiver is in the best interests of the Village. The Village also reserves the right to reject the bid of a bidder who has previously failed to satisfactorily perform a contract, has not completed contracts on time, or whom an investigation shows is not in a position to perform the contract.

In determining responsibility, the following qualifications will be considered by the Village:

- (a) The ability, capacity, and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability, and adaptability of the supplies or contractual services to the particular use required;

Except as otherwise provided by law, the Village Mayor and Board of Trustees reserves the right to reject any or all bids and to waive any informality in the bids received.

2.00 WORK COVERED BY CONTRACT DOCUMENTS:

The work comprises the completed Public Improvement/Services required by the contract documents and includes all labor necessary to produce such Public Improvement/Services and all materials and equipment incorporated or to be incorporated in such Public Improvement/Service.

3.00 AWARD:

The decision of the Village to accept the proposal of a responsible bidder for the work, subject to the execution and approval of the contract and contract bond to secure the performance thereof, and to such other conditions as may be specified or otherwise required by law.

3.01 BIDDER:

Any individual, firm or corporation submitting a proposal for the work contemplated, acting directly or through a duly authorized representative.

3.02 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):

The security furnished with the bid to guarantee that the bidder will enter into the contract for the work.

3.03 CONTRACT /AGREEMENT:

The contract represents the entire and integrated agreement between the Village and contractor and supersedes all prior negotiations, representations or agreements either written or oral. The

contract may be amended, or modified in writing signed by both parties.

3.04 CONTRACT BOND:

The form of security approved by the Village and furnished by the contractor and a surety as a guarantee of good faith and ability on the part of the contractor to execute the work in accordance with the terms of the contract.

3.05 CONTRACT DOCUMENTS:

The Village/contractor agreement, the conditions of the contract (general), supplementary or special and other conditions), the plans, specifications, addenda and all modifications (written amendments, change orders, written interpretations or other written orders), and the contract bond when required.

3.06 CONTRACTOR:

The contractor is the person or entity identified in the Village-contractor agreement and is referred to throughout the contract documents as if singular in number. The term contractor means the contractor or an authorized representative.

3.07 CORPORATION:

A corporate body authorized or licensed to do business in Illinois.

3.08 ENGINEER:

When the word "Engineer" appears in the specifications it shall mean the Village Engineer of the Village of Arlington Heights, Illinois or those designated by the Village Engineer.

3.09 OBSERVER:

The Village's authorized representative assigned to observe any or all portions of the work and materials being used for the project.

3.10 OWNER/VILLAGE:

When the word "Owner" or "Village" appears in the specifications they shall mean the Village of Arlington Heights, Illinois, a municipal corporation of the State of Illinois, 33 South Arlington Heights Road, Arlington Heights, Illinois 60005.

3.11 PLANS:

All official drawings or reproductions of drawings pertaining to the work provided for in the contract.

3.12 PROJECT MANUAL:

The booklet (manual) which includes the bidding requirements, conditions of the contract, the proposal, specifications.

3.13 BID PROPOSAL:

The written offer of the bidder to perform the work proposed and presented to the Village.

3.14 SPECIAL CONDITIONS:

Special conditions when included in these contract documents shall supplement the general conditions, the attached specifications and the plans on particular portions of the project. They shall govern the contract documents wherever they conflict therewith; but shall not operate to annul those portions of the contract documents with which they are not in conflict.

3.15 SPECIFICATIONS:

The body of descriptions, conditions and requirements contained in the contract, together with written agreements and all documents of any description made or to be made pertaining to the method or manner of performing the work, the quantities, or the quality of materials to be furnished under the contract.

3.16 SURETY:

The corporate body, acceptable to the Village, bound with and for the contractor to insure the contractor's performance of the contract and for payment of all obligations pertaining to the work.

3.17 MISCELLANEOUS DEFINITIONS:

- (a) "Shall" means mandatory.
- (b) "As Required" means as prescribed by the contract documents.
- (c) "As Necessary" means essential to the completion of the work.
- (d) "Or Equal" means a substitute meeting the exact specification of those items so stated on the drawings, details, and/or the specifications and approved by the Village before bids are submitted.

4.00 CONTRACT DOCUMENTS**4.01 OWNERSHIP OF PLANS AND SPECIFICATIONS:**

All plans and specifications and copies thereof furnished by the Village are Village property. They are not to be used on other work and with the exception of one complete set, are to be returned to the Village on request, at the completion of the contract work.

4.02 EXAMINATION OF CONTRACT DOCUMENTS AND THE SITE OF PROPOSED WORK:

The bidder shall, before submitting a bid, carefully examine the contract, including the proposal, specifications, general and special conditions. The bidder shall inspect the site of the proposed work and become familiar with all the local conditions affecting the contract and the detailed requirements of the public improvement/service. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to comply with these instructions. The Village will, in no case, be responsible for any change in anticipated profits resulting from such failure or neglect.

4.03 INTENTION OF CONTRACT DOCUMENTS:

The contract documents are complementary; what is called for by one is as binding as if called for by all. The contractor shall bring any conflict, errors, or discrepancies in the contract documents to the attention of the Village in writing before proceeding with the work affected.

4.04 BID PROPOSAL SECURITY (PROPOSAL GUARANTEE):

Each proposal shall be accompanied by a bid proposal security (see invitation or instructions to bidders). A bid proposal security shall be a properly certified check, bank draft, bank cashier's check or bid bond for the amount of 10% of the total bid, made payable to the Village or Arlington Heights. The proposal guarantee will be returned within five (5) working days after the bid opening date to all but the successful bidder, and one alternate bidder to be designated by the Village. The proposal guarantee of the successful bidder and the alternate bidder will be returned as soon as the contract bond, insurance policies and certificates are in proper order, delivered to the Village and the contract has been fully executed by the bidder to whom the contract is awarded.

4.05 BONDING REQUIREMENTS:

- (a) Performance and Payment Bond. The Contractor will provide both a Performance and Payment Bond each for 100% of the contract price with a minimum "A" rating as defined in Best's Key Rating Guide and be conditioned on the faithful performance of the requirements of the contract, and will have as surety a corporate surety authorized to act as such in Illinois and that the Contractor will be responsible for all claims for injuries to persons or damages to

property or premises arising out of or in connection with his or her operations prior to the acceptance of the finished work or supplies, and that he or she will promptly make payments to all persons supplying them with labor or materials in the prosecution of the work provided for in the Contract; and will guarantee to indemnify and hold harmless the Village and its officers and employees for all costs, damages and expenses arising out of or by reason of the contractor's failure to comply and perform the work and to complete the contract in accordance with the specifications.

(b) Failure on the part of the contractor to obtain and deliver a Surety, Performance, and Payment Bonds, acceptable to the Village, within fifteen (15) calendar days from the date of Notice of Award of contract will be considered just cause for the annulment of the Award and the forfeiture of the bid proposal security to the Village.

4.06 CONFLICTS:

Where conflict exists within or between parts of the contract documents and applicable standards, codes or ordinances, the more stringent or higher quality requirements shall apply. Large scale drawings take precedence over smaller scaled drawings, figured dimensions on the drawings over scaled dimensions, and noted materials over graphic representations.

4.07 BID PROPOSAL:

The bidder shall submit a sealed bid proposal on the attached proposal forms. The proposal shall be executed properly and all writing shall be in ink or typewritten, except the signatures of the bidder which shall be written in ink. Proposals that contain omissions, erasures, alterations, irregularities of any kind, or not accompanied by the proper proposal guaranty shall be rejected. However, the Village reserves the right to reject or accept any and all proposals and to waive technical error as may be deemed in the best interest of the Village.

4.08 LATE BIDS:

Late bids shall not be considered and will be returned unopened.

5.00 PROPOSAL FORM

5.01 UNIT PRICE BID PROPOSAL FORM

(a) Bidders will be furnished with a unit price bid proposal form, attached to the project manual, stating the items of work contemplated and the approximate estimated quantities. It is the result of careful calculations and is believed to be correct, but it is given only as a basis for comparison of proposals and the award of the contract. The Village does not expressly or by implication agree that the actual quantities involved will correspond exactly with the estimated quantities. The bidder shall verify these quantities before bidding.

(b) Payment will be based on the actual quantities of work performed in accordance with the contract, as the contract unit prices specify. No allowance will be made for any change in anticipated profits due to an increase or decrease in the original estimate of quantities. The Village reserves the right to omit any item entirely, or to increase or decrease any or all items.

5.02 LUMP SUM BID PROPOSAL FORM:

Bidders will be furnished with a lump sum bid proposal form, attached to the project manual, for the work to be performed.

6.00 LAWS, PERMITS AND REGULATIONS

(a) The contractor shall at all times comply with all federal, state and local laws, regulations, and ordinances. Any complaint, claim or action brought against the contractor for failing to observe or comply with any law, ordinance, or regulation shall be the sole responsibility of the contractor and

shall in no way extend to or expose the Village to liability. The contractor shall indemnify and hold harmless the Village from any and all such complaints, claims or actions. In addition, the contractor agrees to comply with all applicable statutes regarding prevailing wage laws.

(b) Unless otherwise provided in the contract documents, the contractor shall secure and pay for the construction permit and all other permits and governmental fees, licenses, and inspections necessary for the proper execution and completion of the work.

(c) If the contractor performs any work knowing it violates any laws, ordinances, rules and regulations, the contractor shall assume full responsibility and shall bear all attributable costs.

(d) All work done under the contract shall be done to the satisfaction of the Village. The Village will determine the amount of completed work which is to be paid for under the contract. The Village will decide all questions that may arise regarding the measurements of quantities and fulfillment of this contract, and will determine all questions concerning the true intent or meaning of the plans and specifications. This determination and decision will be final.

(e) The contractor and all subcontractors shall be licensed with the Village of Arlington Heights and the State of Illinois where applicable and shall provide indemnity bonds required by the Village Code.

6.01 EMPLOYMENT OF ILLINOIS WORKERS DURING PERIODS OF EXCESSIVE UNEMPLOYMENT

(a) Whenever there is a period of excessive unemployment in Illinois which is defined as any month immediately following two (2) consecutive calendar months during which the level of unemployment in the State of Illinois has exceeded five (5%) percent as measured in the United States Bureau of Labor Statistics in its monthly publication of employment and unemployment figures, the contractor shall employ only Illinois laborers. "Illinois laborers" means any person who has resided in Illinois for at least thirty (30) days and intends to become or remain an Illinois resident.

(b) Other laborers may be used when Illinois laborers, as defined herein, are not available, or are incapable of performing the particular type of work involved, if so certified by the contractor and approved by the Village. The contractor may replace no more than three (3) regularly employed non-resident executive and technical experts, who do not qualify as Illinois laborers, to do work encompassed by this contract during periods of excessive unemployment.

(c) This provision applies to all labor whether skilled, semi-skilled, whether manual or non-manual.

6.02 EMPLOYMENT PREFERENCE:

The contractor shall comply with "AN ACT to give preference to the veterans of the United States military and naval service in appointments and employment upon public works, by, or for the use of, the State or its political subdivisions, passed by the 59th General Assembly and approved on June 12, 1935, "(330 ILCS 55/1)".

6.03 ILLINOIS HUMAN RIGHTS ACT:

The contractor shall comply with the Illinois Human Rights Act, 775 ILCS 5/1.101, et seq including, but not limited to establishment of sexual harassment policies and program.

6.04 EQUAL EMPLOYMENT OPPORTUNITY:

During the performance of this contract the contractor agrees as follows:

(a) That it will not discriminate against any employee or applicant for employment because of

race, color, religion, sex national origin or ancestry and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

(b) That if it hires additional employees in order to perform this contract or any portion hereof it will determine the availability (in accordance with the Illinois Fair Employment Practices Commission's Rules and Regulations for Public Contracts) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

(c) That in all solicitations or advertisements for employees placed by it or on its behalf it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, national origin or ancestry.

(d) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding a notice advising such labor organization or representative of the contractor's obligations under the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts. If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such Act and Rules and Regulations the contractor will promptly so notify the Illinois Fair Employment Practices Commission and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.

(e) That it will submit reports as required by the Illinois Fair Employment Practices Commission's Rules and Regulations for Public contracts. Furnish all relevant information as may from time to time be requested by the Commission or the contracting agency, and in all respects comply with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(f) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Illinois Fair Employment Practices Commission for purposes of investigation to ascertain compliance with the Illinois Fair Employment Practices Act and the Commission's Rules and Regulations for Public Contracts.

(g) That it will include verbatim or by reference the provisions of paragraphs 1 through 7 of this clause in every performance subcontract as defined in Section 2.10(b) of the Commission's Rules and Regulations for Public Contracts. So that such provision will be binding upon every such subcontractor and that it will also include the provisions of paragraphs 1, 5, 6 and 7. In every supply subcontract as defined in Section 2.10 (a) of the Commission's Rules and Regulations for Public Contracts so that such provisions will be binding upon every such subcontractor. In the same manner as with other provisions of this contract. The contractor will be liable for compliance with applicable provisions of this clause by all its subcontractors: and further it will promptly notify the contracting agency and the Illinois Fair Employment Practices Commission in the event any subcontractor fails or refuses to comply therewith. In addition no contractor will utilize any subcontractor declared by the Commission to be non-responsible and therefore ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

(h) The Village of Arlington Heights does not discriminate on the basis of handicapped status in admission or access to, or treatment or employment in its programs and activities.

6.05 THE AMERICANS WITH DISABILITIES ACT:
(42 USC 121-1 et seq.) and its accompanying regulations (28 CFR 35.130) prohibit

discrimination against qualified individuals with disabilities by a local government, whether directly or through contractual arrangements, in the provision of any benefit, service, program or activity of the public entity. As a condition of receiving this contract, the contractor certifies by signing the bid proposal form, that any services, programs and activities provided under this contract are now and will continue to be in compliance with the Americans with Disabilities Act.

7.00 CONTRACTOR

7.01 COMPETENCY OF CONTRACTOR:

The contractor shall, when requested by owner, furnish signed statements, showing responsibility, financial ability, experience, amount and condition of equipment and the value of all uncompleted work under contract.

7.02 SUPERINTENDENT OR FOREMAN:

The contractor shall supervise and direct the work efficiently, and with the contractor's best skill and attention. The contractor shall be solely responsible for the negligence of others in the means, method, techniques, sequence or procedure of Public Improvement / Services which is indicated in and required by the contract documents. Contractor shall be responsible to see that the finished work complies accurately with the contract documents.

7.03 WORKMANSHIP:

The contractor shall be responsible for high quality workmanship on all items of work.

7.04 RESPONSIBILITY:

The contractor and subcontractor shall be responsible for maintaining of safe equipment and using proper methods and procedures. The Village reserves the right to ascertain and to require that the contractor's work and the subcontractor's work complies with the contract.

7.05 HOLD HARMLESS AND INDEMNIFICATION:

To the fullest extent permitted by law, the contractor shall assume all liability for, and shall protect, defend, indemnify and hold harmless the Village, it's officers, employees, servants, and agents, from and against all claims, actions, suits, judgments, costs, losses, expenses including but not limited to fees and charges of attorneys, engineers and architects, court and arbitration costs, and liabilities of whatsoever kind or nature arising out of:

(a) Any infringement (actual or claimed) on any patents, copyrights or trade names by reason of any work performed by the contractor under this contract or by reason of anything to be supplied by the contractor pursuant to this contract.

(b) Bodily injury, including death, "sickness or disease", to any person or persons (including contractor's officers, employees, agents, and servants) or damage to or destruction of any property including the loss of use thereof:

- (1) caused by whole or in part by any act, error or omission by the contractor or any subcontractor or anyone directly or indirectly employed by any of them;
- (2) arising directly or indirectly out of the presence of any person in or about any part of the project site or the streets, sidewalks, and property adjacent hereto;
- (3) arising directly or indirectly out of the use, misuse or failure of any machinery or equipment used directly or indirectly in the performance of the contract.

(c) In any and all claims against the Village or it's agents or employees by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts they may be liable, the indemnification obligation under this section 1.06, shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's compensation acts, disability benefit acts or other employee benefit acts. This indemnification does not apply to any liability

caused by the Village's own negligence.

7.06 ADANDONMENT:

If the contractor abandons or neglects the work or if the Village at any time is convinced that the work is unreasonably delayed, or that the conditions of the contract are being willfully violated, executed carelessly, or in bad faith, the Village may notify the contractor in writing, and if this notification is without effect within twenty-four (24) hours after the delivery thereof, then, and in that case, the contractor shall discontinue all work under the contract and the Village shall have full authority to make arrangements for the completion of the contract at the expense of the contractor.

7.07 CLEAN UP AND SITE MAINTENANCE:

The contractor shall at all times keep the site and adjoining premises free from accumulation of waste material or rubbish caused by its employees or work, and at the completion of the work, shall remove all rubbish, tools, and surplus materials from the site and adjoining premises, leaving the area in a neat and workmanlike condition. In case of dispute, the Village may remove the rubbish and charge the cost to the contractor.

8.00 CHANGES/ALTERATIONS OF CONTRACT WORK AND EXTRA WORK:

The Village reserves the right to alter the specifications by adding or subtracting from the original quantities as bid without invalidating the contract. All such work shall be executed under the same conditions as the original contract, except for an extension in time when any such change/alteration results in additional work. All changes/alterations shall be made only when ordered in writing from the Village as follows:

(a) The Village Manager must approve an increase in the contract price of not more than \$10,000.00 by written change order.

(b) The Village Board must approve an increase in the contract price in all other instances or an extension in the contract completion time by written change order.

(c) The value of any change shall be determined by one or more of the following methods:

- (1) An approved Lump Sum.
- (2) Unit Prices given in the Contract or subsequently agreed upon.

9.00 PROTECTION OF PERSONS AND PROPERTY

9.01 SAFETY PRECAUTIONS AND PROGRAMS:

The contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work.

9.02 SAFETY OF PERSONS AND PROPERTY

(a) The contractor shall take all reasonable precautions for safety, and all reasonable protections to prevent damage, injury or loss to:

- (1) all employees on the site and all other persons who may be affected hereby;
- (2) all the work and all materials and equipment to be incorporated therein, whether in storage on or off site, under the care, custody, or control of the contractor or any subcontractors; and
- (3) other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of Public Improvement/Service.

(b) The contractor shall give all notices and comply with all applicable laws, ordinances, rules and regulation and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

(c) The contractor shall erect and maintain, as required by existing condition and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.

(d) The contractor shall use proper warning guards and safety devices with respect to the construction area.

(e) No trees, fire hydrants, utility poles, shrubs or hedges, traffic signs, or other public structure shall be removed, replaced, damaged or destroyed unless and until approval for such removal, replacement, damage or destruction has been given in writing from the Village.

(f) Notwithstanding the foregoing requirements, the contractor shall be responsible for taking immediate steps to correct any damage or injury to public structures, utility services, roadways or public buildings as well as any damage or injury occasioned to private property as a result of the contractor's activities.

(g) The contractor should keep a daily record of all injuries or incidents or damage occurring in, on or near the construction site as a result of the contractor's construction activities. This information shall be given to the Village within twenty-four (24) hours after the day of occurrence.

10.00 INSURANCE REQUIREMENTS:

(a) The Contractor shall not commence work until the Contractor has obtained all insurance required in these documents. The Contractor shall purchase and maintain, throughout the duration of the contract, insurance as is appropriate for the work being performed and furnished and shall provide protection from claims which may arise out of or result from the Contractor's performance and furnishing of the work and Contractor's other obligations under the contract documents, whether it is to be performed or furnished by the Contractor, by any Subcontractor, by anyone directly or indirectly employed by them or by anyone for whose acts any of them may be liable.

(b) Insurance required by this Section shall be written with a company having at least an "A" Property-Casualty Rating, and financial size of at least Class 7 as listed in the most recent published A. M. Best's Insurance Guide.

(c) The Village shall be named as additional insured on all policies required by the contract except for Workmen's Compensation Insurance. The coverage afforded shall be primary and non-contributory for the additional insured with respect to claims arising out of operations performed by or on behalf of the Contractor. Additional insured: Village Of Arlington Heights, its Officials, Employees, Agents and Volunteers. If the additional insured has other insurance which is applicable to the loss, such as other insurance shall be on an excess or contingent basis. The amount of the Contractor's insurance company's liability under this insurance policy shall not be reduced by the existence of such other insurance. Additional insured status shall be provided by original endorsement as least as broad as CG 20 10 04 13 or CG 20 26 04 13.

(d) As a minimum, the contractor shall secure and maintain the types of insurance as hereinafter specified, and shall submit evidence to the Village on an annual basis that the insurance coverage's are in force. The form and limits of such insurance, together with the underwriter thereof in each case, shall be acceptable to the Village, but regardless of such acceptance it shall be the responsibility of the Contractor to maintain adequate insurance coverage until final payment and at all times thereafter when the Contractor may be correcting, removing, or replacing

defective work in accordance with the General Conditions and Instruction to Bidders. Failure of the Contractor to maintain adequate coverage shall not relieve him of any contractual responsibility or obligation.

(e) The Contractor shall forward original copies of the Certificates of Insurance with the coverage's and limits specified annually during the contract period to the Purchasing Division, Finance Department, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

(f) Insurance Certificates and Policies delivered to the Village shall recite that 30 days prior written notice will be given to the Village by certified mail before any policy is materially changed, canceled, or not renewed.

10.01 WORKER'S COMPENSATION AND EMPLOYERS LIABILITY:

The insurance shall protect the Contractor against all claims under applicable State or Federal Worker's Compensation Laws. The Contractor shall also be protected against claims for injury, disease or death of employees which for any reason may not fall within the provisions of the Worker's Compensation Law. The policy shall include "broad form all states" endorsement coverage extended to cover all states except the monopolistic fund states.

The liability limits shall not be less than:

- 1. Worker's Compensation.....Statutory
- 2. Employer's Liability.....\$1,000,000 per occurrence

10.02 BUSINESS AUTO LIABILITY:

The insurance shall be written in automobile liability form and shall protect the Contractor against all claims for injuries to persons and damages to property arising from the ownership, maintenance or use of any motor vehicles and shall cover operation on or off the site of all motor vehicles, whether they are owned, non-owned or hired.

The liability limits shall not be less than:

- 1. Bodily Injury and Property Damage Combined.....\$1,000,000 per occurrence

10.03 COMMERCIAL GENERAL LIABILITY, INCLUDING PREMISES AND OPERATIONS, CONTRACTUAL, PERSONAL INJURY, PRODUCT LIABILITY, COMPLETED OPERATIONS, AND BROAD FORM PROPERTY COVERAGES:

(a) This insurance shall be written in Commercial General Liability form and shall protect the Contractor against all claims arising from injuries to persons or damages to property caused by any act or omission of the Contractor or his agents, employees or Subcontractors. The Contractors General Aggregate shall apply on a per Project basis. The Broad Form General Liability Endorsement shall be included.

(b) In addition, this policy shall contain a Contractual Liability Endorsement covering any Contractual Liability assumed in the Contract and all changes and modifications thereto, whether in writing or oral.

(c) The scope of the coverage shall also include the Personal Injury Hazards including "a", "b", and "c". "a" includes false arrest, malicious prosecution, and unwillful detention or imprisonment. "b" includes libel, slander, and defamation of character. "c" includes wrongful eviction, invasion of privacy, and wrongful entry. Fellow Employee exclusion shall be removed.

(d) The Policy shall also include Broad Form Property Damage Protection.

(e) The Contractor shall include all the Contractor’s employees as additional insureds under the policy.

(f) Commercial General Liability Coverage shall contain no exclusions for explosion, collapse or underground work (X, C, U).

(g) The liability limits shall not be less than:

- 1. Bodily Injury and Property Damage, Combined single limit, per occurrence including, Contractual Liability – Broad Form Products and Completed Operations.....\$2,000,000
- 2. Premises/Operations Personal Injury.....\$1,000,000
- 3. General Aggregate.....\$4,000,000

Products/Completed Operations coverage is to remain in force for a period of two (2) years after the completion of the project.

(h) The Contractor may furnish coverage for bodily injury and property damage for Business Auto Liability and Commercial General Liability through the use of a combined limit as indicated above or through separate single limits acceptable to the Village.

10.04 UMBRELLA EXCESS LIABILITY:

Special coverage shall be as follows.....\$2,000,000 over primary insurance

The required coverages may be in combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy excess the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

Policy should be written on an occurrence basis.

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

11.00 PAYMENTS

11.01 TAXES:

No charges will be allowed for taxes from which the Village is exempt. The Village is not liable for the Illinois Retailer’s Occupation Tax, the Service Occupation Tax, nor the Service Use Tax. The Village is also exempt from Federal Excise Transportation Tax.

12.00 TERMINATION OF THE CONTRACT:

The Village may terminate the contract upon the occurrence of any one or more of the following events:

(a) The contractor files under any chapter of the Bankruptcy Code (Title 11, United States Code) takes any equivalent or similar action by filing a petition or otherwise under any federal or state law in effect at the time relating to bankruptcy or insolvency.

(b) If a petition is filed against the contractor under any chapter of the Bankruptcy Code as now or hereinafter in effect or if a petition is filed seeking any equivalent or similar relief against the Contractor under any other federal or state law in effect at the time relating to bankruptcy or insolvency.

(c) If the contractor makes a general assignment for the benefit of creditors.

(d) If a trustee, receiver, custodian or agent of the contractor is appointed to take charge of the contractor's property for the purpose of enforcing a lien against the property or for the purpose of general administration of the property for the benefit of the contractor's creditors.

(e) If the contractor admits in writing an inability to pay its debts generally as they become due.

(f) If the contractor persistently fails to perform the work in accordance with the contract documents, including but not limited to failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established herein.

(g) If the contractor disregards laws and regulations of any public body.

(h) If the contractor disregards the authority of the Village.

(i) If the contractor violates any provisions of the contract documents.

**VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE**

Applicant _____
Name

Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, _____, being first duly sworn on oath, deposes and states that he or she is _____ (sole owner, partner, joint ventured, President, Secretary, etc..) of _____ and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid, that such bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that _____ provides a
(Name of Company)
drug free workplace pursuant to Illinois Statutes, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that _____ is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: _____
(Name)
(Title)

Subscribed and sworn to before me this _____ day of _____ 20____,
AD.

By: _____
(Notary Public)

-Seal-

**VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: _____

By: _____



VENDOR QUESTIONNAIRE

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

Commodity: _____ Years in Business: _____

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- Not Applicable

Certifications:

Agency/Institution: _____

Phone: _____ Approval Date: _____

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: _____ Title: _____

Name: _____ Date: _____

**INVITATION FOR BIDS
BID DOCUMENTS AND SPECIFICATIONS**

WATER SYSTEM LEAK DETECTION AND SURVEY SERVICES

FOR THE MUNICIPALITIES OF:

ARLINGTON HEIGHTS, GLENVIEW, HIGHLAND PARK, LAKE FOREST, NORTHBROOK,
AND NORTHFIELD

**VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
847-368-5505**

GENERAL TERMS AND CONDITIONS

1. INTENT

It is the intent of the Village of Arlington Heights ("Arlington Heights"), the Village of Glenview ("Glenview"), the City of Highland Park ("Highland Park"), the Village of Lake Forest ("Lake Forest"), the Village of Northbrook ("Northbrook"), and the Village of Northfield ("Northfield") (collectively, "Municipalities") to award a single contract to a single contractor for leak detection and survey services.

Through this joint bid process, the Municipalities are presenting an economy of scale to potential bidders, providing them with opportunities for increased revenues as well as reduced costs, which the bidders will in turn extend to the Municipalities via lower pricing. The Village of Arlington Heights is conducting the bidding process on behalf of the Municipalities. Each Village's municipal manager or board of trustees/city council as the case may be, will have the right to review and independently approve or reject the bid award and execute the Agreement Acceptance.

2. BID PRICE

The Municipalities of Arlington Heights, Glenview, Highland Park, Lake Forest, Northbrook, and Northfield request pricing for the base bid of year (1) one and request firm/fixed pricing for years (2) two and (3) three.

Additionally, the Municipalities request pricing for Emergency Response Services.

The Contractor shall identify the discount per municipality if equipment staging is allowed at municipal facilities.

3. AWARD

Award shall be made to the lowest responsive and responsible bidder who best meets the specifications including financial capacity to perform, experience and qualifications performing similar work, and scheduling based upon the evaluation criteria specified herein.

Award shall be made on a total lump sum of the bid. Each Municipality reserves the right to award multiple years, to award the bid in part or in whole or not award, and/or reject any or all bids, whatever is deemed to be in its best interest.

Each year, the individual Municipalities shall award their work to the Contractor independently of the other Municipalities after having secured permission to do so from their respective corporate authorities. Work shall proceed in an individual Municipality per its scheduling with the Contractor regardless of whether all of the Municipalities' corporate authorities have approved their

awards to the Contractor for their respective work by the individual Municipality's scheduled start date.

4. VOLUME/ESTIMATED QUANTITY

The quantities identified herein are estimates quantities. The Municipalities do not guarantee any specific amount and shall not be held responsible for any deviation. This contract shall cover the Municipality's requirements whether more or less than the estimated amount.

The Municipalities reserve the right to increase and/or decrease quantities, add or delete locations or municipalities during the term of the Agreement, whatever is deemed to be in the best interest of the Municipalities.

In the event awarded Contractor (s) is unavailable, the Municipalities reserve the right to use whatever Contractor is available to minimize and/or mitigate damages to their Municipality.

5. TERM

The term of the contract shall be for three (3) years from the date of award for Arlington Heights, Glenview, Highland Park, Lake Forest, Northbrook, and Northfield. The Municipalities reserve the right to renew this contract for three (3) additional one (1) year periods subject to acceptable performance by the Contractor. In the event this contract is extended, the CONTRACTOR may, 30 days prior to the extended contract term raise the price for services to be performed under the contract by giving written notice to the VILLAGE. The increase shall not exceed the previous twelve-month period of the Chicago Consumer Price Index. The rate adjustment shall take effect each year on January 1st of each extension year. The increase in contract price shall be effective thirty (30) days after the written notice is given and approved by the VILLAGE. Only one increase shall be allowed in any contract extension period.

At the end of any contract term, the Municipalities reserve the right to extend this contract for a period of up to sixty (60) days for the purpose of getting a new contract in place.

For any year beyond the initial year, this contract is contingent upon the appropriation of sufficient funds; no charges shall be assessed for failure of either municipality to appropriate funds in future contract years.

6. MODIFICATIONS

Bidders shall be allowed to modify/withdraw their bids prior to opening. Once bids have been received and opened no modifications shall be permitted without the approval of the Municipalities.

7. CONTACT WITH MUNICIPAL PERSONNEL

All bidders are prohibited from making any contact with the municipalities' Presidents, Trustees, or any other official or employee of the municipalities (collectively, "Municipal Personnel") with regard to the Project, other than in the manner and to the person(s) designated herein. The Arlington Heights Village Manager reserves the right to disqualify any bidder found to have contacted Municipal Personnel in any manner with regard to the Project. Additionally, if the Arlington Heights Village Manager determines that the contact with Municipal Personnel was in violation of any provision of 720 ILCS 5/33E, the matter will be turned over to the Cook County State's Attorney for review and prosecution.

8. DOCUMENT OBTAINED FOR OTHER SOURCES

The Village of Arlington Heights is the only official source for bid packages, questions and answers, and supporting materials. Registration with the Village of Arlington Heights is the only way to ensure bidders receive all Addenda and other Notices concerning this project. The Village of Arlington Heights cannot ensure that bidders who obtain bid packages from sources other than the Village of Arlington Heights will receive Addenda and other Notices. All bidders are advised that bids that do not conform to the requirements of this bid package, including compliance with and attachment of all Addenda and other Notices, may, at the Village of Arlington Heights' discretion, be rejected as non-responsive and/or the bidder disqualified. In such cases, the Village of Arlington Heights will NOT rebid the project absent extraordinary circumstances.

9. JOINT PURCHASING/PURCHASING EXTENSION

The purchase of goods and services pursuant to the terms of this Agreement shall also be offered for purchases to be made by the Municipalities, as authorized by the Governmental Joint Purchasing Act, 30 ILCS 525/0.01, et seq. (the "Act"). All purchases and payments made under the Act shall be made directly by and between each Municipality and the successful bidder. The bidder agrees that the Village of Arlington Heights shall not be responsible in any way for purchase orders or payments made by the other Municipalities. The bidder further agrees that all terms and conditions of this Agreement shall continue in full force and effect as to the other Municipalities during the extended term of this Agreement.

Bidder and the other Municipalities may negotiate such other and further terms and conditions to this Agreement ("Other Terms") as individual projects may require. In order to be effective, Other Terms shall be reduced to writing and signed by a duly authorized representative of both the successful bidder and the other Municipality.

The bidder shall provide the other Municipalities with all documentation as required in the RFB, and as otherwise required by the Village of Arlington Heights, including, but not limited to:

- Certificate of insurance naming each additional Municipality as an additional insured

10. RESERVATION OF RIGHTS

Each Municipality reserves the right to accept the Bidder's Proposal that is, in their judgment, the best and most favorable to the interests of the Municipality and the public; to reject the low Price Proposal; to accept any item to any Bidder's Proposal; to reject, and all Bidder's Proposals; to accept and incorporate corrections, clarifications or modifications following the opening of the Bidder's Proposals when to do so would not, in Municipalities opinion, prejudice the bidding process or create any improper advantage to any Bidder; and to waive irregularities and informalities in the bidding process or in any Bidder's Proposal submitted; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defects or informalities, and Bidders should not rely upon, or anticipate, such waivers in submitting the Bidder's Proposals. The enforcement of this Reservation of Rights by one or more of the Municipalities shall not be considered an alteration of the bids.

11. BIDDER QUALIFICATIONS AND EVALUATION CRITERIA

The Bidders must be qualified contractors and demonstrate the capability to provide services required in accordance with the bid specifications. This would include:

- Bid pricing
- Emergency Response Rate and Minimum Call Out Time
- Compliance with specifications
- Previous Municipality Experience
- Submittal compliance
- References

12. SUBCONTRACTORS

If any Bidder submitting a bid intends on subcontracting out all or any portion of the engagement, that fact, and the name of the proposed subcontracting firm(s) must be clearly disclosed in the bid on the form provided herein (use additional sheets if necessary).

In the event the Contractor requires a change of the subcontractor (s) identified a written request from the Contractor and a written approval from the Municipalities is required.

Notwithstanding written consent to subcontract approved by the Municipalities, the Contractor shall perform with the Contractor's own organization, work amounting to not less than fifty (50%) percent of the total contract cost, and with materials purchased or produced by the Contractor.

The subcontracting, if any, shall be done by the Contractor in accordance with applicable Article 108.01 of the IDOT Standard Specifications.

Failure to identify subcontractors could result in disqualification.

13. SILENCE OF SPECIFICATIONS

The apparent silence of specifications as to any detail or apparent omission from it as detailed description concerning any portion shall be interpreted as meaning that only the best commercial material or practice shall prevail and that only items of the best material or workmanship to be used.

14. ADDITIONAL INFORMATION

Should the bidder require additional information about this bid, submit questions via email to: lsubrin@vah.com. Questions are requested prior to the Bid Opening and are required no later than 4:00 p.m. on March 21, 2025.

ANY and ALL changes to these specifications are valid only if they are included by written Addendum from the Village of Arlington Heights to All Bidders. No interpretation of the meaning of the plans, specifications or other contract documents will be made orally. Failure of any bidder to receive any such addendum or interpretation shall not relieve the bidder from obligation under this bid as submitted. All addenda so issued shall become part of the bid documents. Failure to request an interpretation constitutes a waiver to later claim that ambiguities or misunderstandings caused a bidder to improperly submit a bid.

The Municipalities recognizes that in some cases the information conveyed in this RFB may provide an insufficient basis for performing a complete analysis of the RFB requirements. Prospective bidders are, therefore, requested to make the best possible use of the information provided, without the expectation that the Village of Arlington Heights will be able to answer every request for further information or that the schedule for receipt and evaluation of proposals will be modified to accommodate such request.

15. PROTEST PROCEDURE

Any bidder wishing to file a protest regarding the proposal process may do so by giving written notice to the Village of Arlington Heights Purchasing Coordinator within seven calendar days of the closing time and date. This

notice should include the title of the requirement, the closing date and the nature of the protest.

Any disputes concerning a question of fact under this procurement which is not disposed of by agreement shall be decided by the Purchasing Coordinator. The decision of the Purchasing Coordinator or their duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, or capricious, or arbitrary, or so grossly erroneous as necessary to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the Contractor shall be afforded an opportunity to be heard and offer evidence in support of his appeal. Pending final decision of a dispute hereunder, the Contractor shall proceed diligently with the performance of the contract and in accordance with the decision of the Purchasing Coordinator.

16. AFFIDAVITS

The following affidavits included in these contract documents must be executed and submitted with the bid:

- References
- Disqualification of Certain Bidders
- Affidavit/Anti-collision
- Conflict of Interest Form
- Tax Compliance
- Identification of Subcontractors
- Participation Affidavit

17. RESPONSIVE BID

17.1. A "Responsive Bid" is defined as a "bid which conforms in all material respects to the requirements set forth in the invitation for bids." Bidders are hereby notified that any exceptions to the requirements of this bid may be cause for rejection of the bid.

17.2. Bidders shall promptly notify the Village of any ambiguity, inconsistency or error which they may discover upon examination of the bidding documents. Interpretations, corrections and changes will be made by addendum. Each bidder shall ascertain prior to submitting a bid that all addenda have been received and acknowledged in the bid.

18. HOLD HARMLESS

The Contractor agrees to indemnify, save harmless and defend the Village of Arlington Heights ("Arlington Heights"), the Village of Glenview ("Glenview"), the City of Highland Park ("Highland Park"), the Village of Lake Forest ("Lake Forest"), the Village of Northbrook ("Northbrook"), and the Village of Northfield ("Northfield") (collectively, "Municipalities") which include their representatives,

agents, servants, employees, and each of them against and hold it and them harmless from any and all lawsuits, claims, demands, liabilities, losses, and expenses; including court costs and attorney's fees for or on account of any injury to any person, or any death at any time resulting from such injury, or any damage to property, which may arise or which may be alleged to have arisen out of, or in connection with the work covered by this project. The foregoing indemnity shall apply except if such injury is caused directly by the willful and wanton conduct of the Village of Arlington Heights ("Arlington Heights"), the Village of Glenview ("Glenview"), the City of Highland Park ("Highland Park"), the Village of Lake Forest ("Lake Forest"), the Village of Northbrook ("Northbrook"), and the Village of Northfield ("Northfield") (collectively, "Municipalities") its agents, servants, or employees or any other person indemnified hereafter.

19. CHANGE IN STATUS

The Contractor shall notify the Village of Arlington Heights and each Municipality immediately of any change in its status resulting from any of the following: (a) vendor is acquired by another party; (b) vendor becomes insolvent; (c) vendor, voluntary or by operation law, becomes subject to the provisions of any chapter of the Bankruptcy Act; (d) vendor ceases to conduct its operations in normal course of business. The Municipalities shall have the option to terminate the contact with the vendor immediately on written notice based on any such change in status.

20. CHANGE ORDERS

The Municipalities believe that the project is fully defined in the Contract Documents and that Change orders will not be necessary. However, in the event that a Change Order is required, the Contractor shall review the scope of work to be performed under the contract to suggest alternatives that can be implemented to offset the cost increase of any necessary changes without sacrificing the quality and/or scope of the contract specifications. All Change Orders and alternative suggestions must be approved by the Village of Arlington Heights prior to execution.

Change Orders shall comply with 720 ILCS 5/33E-9.

- 20.1.** In case of an increase in the Contract Sum, there will be an allowance for overhead and profit.
- 20.2.** The allowance for the combined overhead and profit, including premiums for all bonds and insurance, shall be based on the percentage as bid. This same percentage shall apply to both extras and credits and for work performed by the Contractor, a Subcontractor, or Sub-subcontractor.
- 20.3.** Detailed written Requests for Change Orders must be submitted to the Municipality's Representative on the form provided by the Owner. (Request furnished in any other format or lacking sufficient information will be rejected). In order to facilitate checking of quotations for extras or credits,

all requests for change orders shall be accompanied by a complete itemization of costs including labor, materials and Subcontracts. Where major cost items are Subcontracts, they shall also be itemized. Requests will be reviewed by the affected Municipality's Purchasing Coordinator.

20.4. Each written Request for a Change Order must be accompanied by written suggestions where costs can be reduced to offset the Change Order increase requested or a written certification stating that the Contractor has reviewed the work to be performed and cannot identify areas where costs can be reduced.

20.5. A written Change Order must be issued by the affected Municipality's Purchasing Coordinator prior to commencing any additional work covered by such order. Work performed without proper authorization shall be the Contractor's sole risk and expense.

21. INVOICES, PAYMENTS, AND QUANTITIES

The Contractor shall submit invoices to each Municipality detailing the services provided directly to the respective Municipality. All services shall be invoiced based on unit pricing and quantities used. The Municipalities shall only pay for quantities used or ordered. Quantities may be adjusted up or down based on the needs of the Municipality. Payment shall be made in accordance with the Local Government Prompt Payment Act.

Invoices shall be delivered to:

<p>Village of Arlington Heights Emailed to: AccountsPayable@vah.com</p>	<p>Village of Glenview Director of Public Works 2498 East Lake Avenue Glenview, IL 60026</p>	<p>City of Highland Park Emailed to: kmiller@cityhpil.com</p>
<p>Village of Lake Forest Emailed to: volper@cityoflakeforest.com</p>	<p>Village of Northbrook Emailed to: Joseph Rizzo Joseph.Rizzo@northbrook.il.us</p>	<p>Village of Northfield c/o Bill Wipperfurth 1800 Winnetka Road Northfield, IL 60093</p>

22. PRECEDENCE

Where there appears to be variances or conflicts, the following order of precedence shall prevail: The Village of Arlington Heights Project Specifications; The Village of Arlington Heights General Terms & Conditions, The Village of Arlington Heights Invitation for Bids, General Terms & Specifications and the Contractor's Bid Response.

23. NON-ENFORCEMENT BY THE VILLAGE

The Contractor shall not be excused from complying with any of the requirements of the Contract because of any failure on the part of the Village, on any one or

more occasions, to insist on the Contractor's performance or to seek the Contractor's compliance with any one or more of said terms or conditions.

24. INDEPENDENT CONTRACTOR

The Contractor is an independent contractor and no employee or agent of the Contractor shall be deemed for any reason to be an employee or agent of the Village.

25. TERMINATION

The Municipalities reserve the right to terminate their respective portion of this contract, or any part thereof, upon thirty (30) days written notice. In case of such termination, the Contractor(s) shall be entitled to receive payment from the terminating Municipalities for work completed to date in accordance with the terms and conditions of this contract. In the event that this Contract is terminated due to Contractor's default, the Municipalities shall be entitled to purchase substitute items and/or services elsewhere and charge the Contractor with any or all losses incurred, including attorney's fees and expenses.

26. ALTERNATE AND MULTIPLE BIDS

Unless otherwise indicated in these documents, the bidder may not submit alternate or multiple bids as part of this package. The submission of more than one bid within a single package may be cause for rejection of any or all of the bids of that bidder.

27. MUNICIPALITY CONTRACTOR'S LICENSE

The most responsive and responsible bidder, prior to commencing any work, must have a valid Contractor's License on-file with the respective Municipality's Development Department, if applicable.

28. NON-APPROPRIATIONS

The Municipalities reserve the right to terminate their respective part of this contract or to reject bids, in the event that sufficient funds to complete the contract are not appropriated by the either Village Board of Trustees or City Council of the affected Municipality.

29. UNBALANCED BIDS

Any bid which is materially unbalanced as to prices for the Base Bid and/or Optional Bid Items may be rejected. An unbalanced bid is one which is based on the prices significantly less than the cost for some work and/or prices which are significantly overstated for other work.

The Village of Arlington Heights will review all unit prices submitted by the apparently lowest responsible and responsive bidder and will decide whether any

of the unit prices are excessively above or below a reasonable cost analysis value determined by the Municipalities.

In the event any unit prices are determined to be unbalanced and contrary to the interest of the Municipalities, the right is reserved to reject such bid at the discretion of the Village of Arlington Heights.

30. OMISSIONS/HIDDEN CONDITIONS

The drawings and specifications are intended to include all work and materials necessary for completion of the work. Any incidental item of material, labor, or detail required for the proper execution and completion of the work and omitted from either the drawings or specifications or both, but obviously required by governing codes, federal or state laws, local regulations, trade practices, operational functions, and good workmanship, shall be provided as a part of the contract work at no additional cost to the owner, even though not specifically detailed or mentioned.

31. AUDIT/ACCESS TO RECORDS

- 31.1.** The Contractor shall maintain books, records, documents and other evidence directly pertinent to performance of the work under this agreement consistent with generally accepted accounting standards in accordance with the American Institute of Certified Public Accountants Professional Standards. The Contractor shall also maintain the financial information and data used by the Contractor in the preparation or support of any cost submissions required under this subsection, (Negotiation of contract amendments, change orders) and a copy of the cost summary submitted to the Municipality. The Auditor General, the Municipality, or any government agency or any of their duly authorized representatives shall have access to the books, records, documents, and other evidence for purposes of inspection, audit, and copying. The Contractor will provide facilities for such access and inspection.
- 31.2.** Audits conducted pursuant to this provision shall be consistent with generally accepted auditing standards in accordance with the American Institute of Public Accountants Professional Standards.
- 31.3.** The Contractor agrees to the disclosure of all information and reports resulting from access to records pursuant to the subsection above. Where the audit concerns a Contractor, the auditing agency will afford the Contractor an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.
- 31.4.** Records under the subsections above shall be maintained and made available during performance of the work under this agreement and until three years from the date of final audit for the project. In addition, those records which relate to any dispute or litigation or the settlement of claims

arising out of such performance, costs or items to which an audit exception has been taken, shall be maintained and made available for three years after the date of resolution of such dispute, appeal, litigation, claim or exception.

32. COMPETENCY OF BIDDER

If requested in writing by a municipality, the Bidder must present within three (3) working days, satisfactory evidence of its ability and possession of the necessary facilities, experience, financial resources and adequate insurance to comply with the terms of the Contract Documents.

Additionally, bidders shall provide, at a minimum, five (5) references that indicate the bidder's ability to successfully perform similar work on the form identified herein.

SPECIFICATIONS

1. SCOPE OF WORK

1.1. Village of Arlington Heights FULL SYSTEM SURVEY FOR EACH YEAR SERVICES ARE REQUESTED.

The Village of Arlington Heights water system consists of approximately 26,900 service connections and approximately 286 miles of water main ranging in size from 4" to 24" pipe. There are approximately 3,300 hydrants and 4,400 valves throughout the systems. The average daily pumpage is 8.0 MGD and all water is supplied from the Northwest Water Commission.

1.2. Village of Glenview - FULL SYSTEM SURVEY FOR EACH YEAR SERVICES ARE REQUESTED.

The Glenview system consists of approximately 16,000 service connections and approximately 246 miles of water main ranging in size from 4" to 42" pipe. There are 2,700 hydrants and 4,200 valves throughout the system. The average daily pumpage is 8.53 MGD and all the water is supplied from the Village of Wilmette.

1.3. City of Highland Park - FULL SYSTEM SURVEY FOR EACH YEAR SERVICES ARE REQUESTED

The City of Highland Park water distribution system consists of 10,449 service connections and over 180 miles of water main ranging in size from 4" to 36" pipe. There are 1,805 hydrants and 2,143 valves throughout the system. The average pumpage is 8.5 MGD and all water is supplied from The City of Highland Park.

1.4. Village of Lake Forest - FULL SYSTEM SURVEY FOR EACH YEAR SERVICES ARE REQUESTED

The City of Lake Forest water distribution system consists of approximately 6,800 service connections and approximately 170 miles of water main ranging in size from 4" to 36" pipe. There are 1,500 hydrants and 1,800 valves throughout the system. The average pumpage is 3.54 MGD and all water is supplied from the City of Lake Forest.

1.5. Village of Northbrook - FULL SYSTEM SURVEY FOR EACH YEAR SERVICES ARE REQUESTED

The Village of Northbrook water distribution system consists of 12,500 service connections and over 220 miles of water main ranging in size from 4" to 42" pipe. There are over 2,751 hydrants and over 2,145 valves throughout the system. The average pumpage is 9 MGD and all water is supplied from Lake Michigan.

1.6. Village of Northfield - FULL SYSTEM SURVEY FOR EACH YEAR SERVICES ARE REQUESTED

The Village of Northfield is supplied by the Village of Winnetka with three main feeders. There is an emergency connection with Glencoe's water tower. The Village of Northfield owns and maintains approximately 591 hydrants and 550 valves. There are 2,136 service connections within the 48 square-miles (or 253,440 linear feet) of water mains. The water mains range in size from 4"-24". We pump an average of just below 1 MGD.

2. PROJECT DELIVERABLES

The Contractor shall provide the following identified below at each year end. All project deliverables shall be submitted to the respective Municipality within 30 days completion of services or October 31st, whichever comes first.

2.1. Records of Findings

The Contractor shall develop and maintain detection survey field notes. These records shall record the type of monitored appurtenances, their location and any mechanical deficiencies discovered during the survey, i.e. broken or leaking valves, hydrants or buffalo boxes. Any mapping discrepancies found shall also be recorded. The records shall be submitted with the final report and shall be suitable for presentation to the respective Village Board of Trustees or City Council for their review.

2.2. Leak Location Documentation

As each leak is pin-pointed, its location shall be marked in the field. The contractor shall submit a written "Leak Location Form" on the day a leak was pin-pointed. The "Leak Location Form" shall include a descriptive map of each leak location and an estimated amount of water leakage. Other information contained within this document will include correlation filters, line locations, and distances between sensors. The contractor will submit this document to the Municipalities weekly or upon demand.

2.3. Final Report

At the conclusion of each survey, the contractor shall prepare and submit one (1) hardcopy and one (1) electronic copy of a comprehensive detailed report. This summary report shall include, but is not limited to: areas surveyed, number and type of leaks found, estimates of leakage, map discrepancies, and any valve, hydrant or buffalo box repairs.

3. MATERIALS & SERVICES TO BE PROVIDED BY THE MUNICIPALITIES

Arlington Heights

The Village of Arlington Heights will supply the contractor with one (1) 11" x 17" copy of the most current water distribution maps and necessary records to conduct the survey. PDFs and/or Cityworks access with appropriate GIS layers will also be available if requested.

Glenview

The Village of Glenview will supply the contractor with one (1) 11" x 17" copy of the most current water distribution maps and necessary records to conduct the survey.

Highland Park

The City of Highland Park will supply the contractor with one (1) 11" x 17" copy of the most current water distribution maps and necessary records to conduct the survey. PDFs access with appropriate GIS layers will also be available if requested.

Lake Forest

The City of Lake Forest will supply the contractor with one 11" x 17" copy of the most current water distribution maps and necessary records to conduct the survey. PDFs and access with appropriate GIS layers will also be available if requested.

Northbrook

The Village of Northbrook will supply the contractor with one 11" x 17" copy of the most current water distribution maps and necessary records to conduct the

survey. PDFs and access with appropriate GIS layers will also be available if requested.

Northfield

The Village of Northfield will supply the contractor with one (1) 11" X 17" copy of the most current water distribution maps and necessary records to conduct the survey.

The Municipalities shall make available, as necessary, personnel with working knowledge of their respective water systems. These persons may assist in locating valves, mains and supplying general information about the system. The Municipalities may assist as necessary, with the cleaning of valve vaults and buffalo boxes in an effort to aid the contractor with listening for leakage. This assistance shall be provided during regular working days, Monday through Friday, 7:00AM-3:00PM.

4. TECHNICAL SPECIFICATIONS

- 4.1.** The leak detection survey shall consist of, but is not limited to, listening to accessible mainline water distribution valves, hydrants, and when necessary, buffalo boxes with electronic listening equipment. Any listening points that are not accessible will be reported to the utility and then listened to upon correction. All leak detection shall be completed no later than October 31st of each year.
- 4.2.** Listening points of the contract include valves, hydrants, service valves, or meter settings. The listening points' preference is as follows: direct contact with the pipe, mainline valves, hydrant valves, hydrants, then service valves or meter settings.
- 4.3.** When the Contractor identifies a significant water leak, the Contractor shall mark the parkway or street with a mutually agreed upon color of spray paint. If the leak is suspected to be in a residential driveway, the Contractor shall not mark with spray paint. The Contractor shall notify the respective Municipality's contact person when a significant leak is found. The contractor will notify the Municipality of any leaks requiring immediate attention (threat to life, injury, or traffic).
- 4.4.** Specific listening distances will be determined by pipe material.
 - Metallic Type: No greater than 500' between listening points
 - Non-Metallic AC/Concrete Type: No greater than 300' between listening points
 - Non-Metallic PVC/HDPE Type: No greater than 150' between listening points.

The Echologics Leak Finder-ST with headphones leak detector or Fluid Conservation Systems (FCS) TriCorr Touch leak correlator or comparable to FCS TriCorr will be used for correlations because of these correlators' ability to be able to analyze the particular sound frequencies inherent to PVC pipe.

5. EMERGENCY SERVICES

The Contractor shall be called upon from time to time to respond after business hours (3:30 p.m. through 7 a.m.) or during regular business hours (7 a.m. and 3:30 p.m.) when not performing work in a municipality to assist crews with locating possible main breaks. Under these circumstances the Contractor shall be compensated only at an hourly rate per crew that shall be inclusive of all labor, materials, travel, and equipment as identified herein. Only the cost for after business hours emergency responses will include travel time to the site.

The awarded contractor shall provide a 24-hour emergency telephone number to contact a representative in case of emergency. For any/all emergency services that are needed, the Municipalities request that the Contractor provide hourly rates under the Pricing Table section of the RFB.

The Municipalities reserve the right to terminate the Agreement for violations to the Emergency Services response time as identified herein.

6. SCHEDULING OF WORK

The Municipalities shall schedule their work independent of the other. The Contractor shall have sufficient equipment and personnel to work simultaneously in each Village and to complete the leak detection survey prior to October 31 of each year.

Unless unusual circumstances dictate, all survey work shall be conducted during daylight hours, with the water system operating in a normal manner. Twenty-four (24) hour notification is required prior to any conducting services after business hours or during the night.

7. CONTRACTOR'S PERSONNEL

While working for the Municipalities the Contractor shall be responsible for ensuring that all personnel are properly identified to minimize customer concerns regarding the presence of unusual utility workers in the parkways, alleys, and lot lines. Specifically, Contractors shall display a picture identification badges with the Contractor's business name and/or logo on it or a standard uniform with the Contractor's and employees affixed.

8. CONTRACTOR'S EQUIPMENT

The Municipalities may provide the Contractor space at their Public Works facility to store equipment while working in the Municipalities. In exchange for storage space, the Contractor shall identify the discount to each Municipality if space is provided. Access to facilities shall be established with the successful bidder.

SCHEDULE OF PRICES

WATER SYSTEM LEAK DETECTION & SURVEY SERVICES PRICING TABLE

Item A – Year One

Item No.	Items	Unit	Annual Price
1.	Arlington Heights	Year	
2.	Glenview	Year	
3.	Highland Park	Year	
4.	Lake Forest	Year	
5.	Northbrook	Year	
6.	Northfield	Year	
Total Item A – Year One Costs			

Item B – Year Two

Item No.	Items	Unit	Annual Price
1.	Arlington Heights	Year	
2.	Glenview	Year	
3.	Highland Park	Year	
4.	Lake Forest	Year	
5.	Northbrook	Year	
6.	Northfield	Year	
Total Item B – Year Two Costs			

Item C – Year Three

Item No.	Items	Unit	Annual Price
1.	Arlington Heights	Year	
2.	Glenview	Year	
3.	Highland Park	Year	
4.	Lake Forest	Year	
5.	Northbrook	Year	
6.	Northfield	Year	
Total Item C – Year Three Costs			
TOTAL COST OF ALL ITEMS			

ANNUAL DISCOUNT IF ALLOWED TO STORE AT MUNICIPAL FACILITY

IF THE CONTRACTOR WILL UTILIZE SPACE AT A MUNICIPAL FACILITY TO STORE EQUIPMENT OVERNIGHT

Item No.	Items	% Annual Discount
1.	Arlington Heights	%
2.	Glenview	%
3.	Highland Park	%
4.	Lake Forest	%
5.	Northbrook	%
6.	Northfield	%

Emergency Response Rate

Item No.	Items	Unit	Rate
1.	Regular Hours – No Minimums	Per Hour	
2.	After Hours – Minimum Two Hours	Two Hour Callout	
3.	After Hours – Hourly Cost After Two Hour Minimum	Per Hour	

Any and all exceptions to these specifications MUST be clearly and completely indicated on the bid sheet. Attach additional pages if necessary. **NOTE TO BIDDERS:** Please be advised that any exceptions to these specifications may cause your bid to be disqualified. Submit bids by SEALED BID ONLY. Fax and e-mail bids are not acceptable and will not be considered.

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this bid document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Authorized Signature: _____ Company Name: _____

Typed/Printed Name: _____ Date: _____

Title: _____ Telephone Number: _____

E-mail _____

CONTRACTORS REFERENCES

Please list below five (5) references for which your firm has performed similar work for municipalities as identified in Bidder Qualifications.

Municipality:	
Address:	
Contact Person:	
Telephone Number:	
Dates of Service:	
Award Amount:	

Municipality:	
Address:	
Contact Person:	
Telephone Number:	
Dates of Service:	
Award Amount:	

Municipality:	
Address:	
Contact Person:	
Telephone Number:	
Dates of Service:	
Award Amount:	

Municipality:	
Address:	
Contact Person:	
Telephone Number:	
Dates of Service:	
Award Amount:	
Municipality:	
Address:	
Contact Person:	

Telephone Number:	
Dates of Service:	
Award Amount:	

DISQUALIFICATIONS OF CERTAIN BIDDERS – PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION

No person or business entity shall be awarded a contract or subcontract, for a stated period of time, from the date of conviction or entry of a plea or admission of guilt, if the person or business entity,

- has been convicted of an act committed, within the State of Illinois or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Illinois, or any State in the United States in that officer’s or employee’s official capacity;
- has been convicted of an act committed, within the State of Illinois or any state within the United States, of bid rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C.;
- has been convicted of bid rigging or attempting to rig bids under the laws of the State of Illinois, or any state in the United States;
- has been convicted of bid rotating or attempting to rotate bids under the laws of the State of Illinois, or any state in the United States;
- has been convicted of an act committed, within the State of Illinois or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 et seq.;
- has been convicted of price-fixing or attempting to fix prices under the laws of the State of Illinois, or any state in the United States;
- has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois or in any state in the United States;
- has made an admission of guilt of such conduct as set forth in subsection (A) through (F) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;
- has entered a plea of nolo contendere to charges of bribery, price fixing, bid rigging, bid rotating, or fraud; as set forth in subparagraphs (A) through (F) above.

Business entity, as used herein, means a corporation, partnership, limited liability company trust, association, unincorporated business or individually owned business.

By signing this document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

 (Signature of Offeror if the Offeror is an Individual)
 (Signature of Partner if the Offeror is a Partnership)
 (Signature of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this _____ day of _____, 2025

Notary Public _____
Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

SUB-CONTRACTOR INFORMATION

Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	

Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	

Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	

Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	

Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	

ATTACHMENT 1**ADDITIONAL INFORMATION CONCERNING THE MUNICIPALITIES****Village of Arlington Heights**

1. Miles of distribution pipeline requiring leak detection: 260 Lane Miles
2. System total mileage: 286
3. Will accurate system maps be made available? If so, what are the age of the maps? Yes, they can be made available daily by either print or digital.
4. Is your municipality on a grid system? No, Arlington Heights is on a loop system.
5. Please list the water pipe diameter size range: 4" to 42"
6. Approximately what percent of your pipes are:
 - a. cast iron: 49%
 - b. ductile iron: 50%
 - c. steel: 0%
 - d. AC: 0%
 - e. PVC : 1%
 - f. other: 0%
7. What materials are your service lines (copper, poly, galv., etc.)? Copper, Lead
8. Please list your system pressure variances (PSI) range: 40 to 60 PSI
9. Please list your water loss in GPM and also as a percent: Unknown
10. Approximate # of service connections: 26,900
11. What % of services are metered: 100%
12. Please list your pipe depth range: 4' to 12'
13. Please list your water source(s): Lake Michigan
14. Number of tanks/reservoirs: 7 tanks
15. Do you currently use GIS: Yes
16. Do you currently use a computer maintenance management system (CityWorks, PubWorks etc.)? If so, what system do you use? Yes, Cityworks. Access can be provided to the contractor if requested.
17. Have you started an asset management program? Yes

Village of Glenview

1. Miles of distribution pipeline requiring leak detection: 246
2. System total mileage: 246
3. Will accurate system maps be made available? If so, what are the age of the maps? Yes. They are updated as we find issues
4. Is your municipality on a grid system? No, Glenview is on a loop system
5. Please list the water pipe diameter size range: 4" to 42"
6. Approximately what percent of your pipes are:
 - a. cast iron: 37.8 percent
 - b. ductile iron: 52.8 percent
 - c. steel: 0 percent
 - d. AC: 0.44 percent
 - e. PVC : 3.6 percent
 - f. other: 5.30 percent
7. What materials are your service lines (copper, poly, galv., etc.)? Copper, Galv. Other
8. Please list your system pressure variances (PSI) range: 40 to 65
9. Please list your water loss in GPM and also as a percent: 18.5 percent
10. Approximate # of service connections: 16,000
11. What % of services are metered: ~100 percent
12. Please list your pipe depth range: 4' to 14'
13. Please list your water source(s): Lake Michigan
14. Number of tanks/reservoirs: 1 tank and 3 reservoirs
15. Do you currently use GIS: Yes
16. Do you currently use a computer maintenance management system (CityWorks, PubWorks etc.)? If so, what system do you use? No
17. Have you started an asset management program? No

City of Highland Park

1. Miles of distribution pipeline requiring leak detection: 172
2. System total mileage: 172
3. Will accurate system maps be made available? If so, what are the age of the maps? Yes, they are current. Items are updated as we find them.
4. Is your municipality on a grid system? No we are a loop system.
5. Please list the water pipe diameter size range: 4"-36"
6. Approximately what percent of your pipes are:
 - a. Cast iron: 51.19
 - b. Ductile iron: 27.28
 - c. Steel: 0
 - d. AC: 0
 - e. PVC: .28
 - f. Other: 20.65
 - g. Reinforced Concrete: .6
7. What materials are your service lines (copper, poly, galv., etc.)? Ductile, Cast, Copper, Galvanized, and Lead
8. Please list your system pressure variances (PSI) range: 65-100
9. Approximate # of service connections: 10,449
10. What % of services are metered: All
11. Please list your pipe depth range: 4'-16'
12. Please list your water source(s): Lake Michigan
13. Number of tanks/reservoirs: 3
14. Do you currently use GIS: Yes
15. Do you currently use a computer maintenance management system (CityWorks, PubWorks etc.)? If so, what system do you use? No
16. Have you started an asset management program? No

Village of Lake Forest

1. Miles of distribution pipeline requiring leak detection: 170
2. System total mileage: 170
3. Will accurate system maps be made available? If so, what are the age of the maps? Yes. Maps are updated as we find issues.
4. Is your municipality on a grid system? No
5. Please list the water pipe diameter size range: 4" to 36"
6. Approximately what percent of your pipes are:
 - a. Cast iron: 43.96 percent
 - b. Ductile iron: 48.55 percent
 - c. Steel: 0 percent
 - d. AC: .34 percent
 - e. PVC: 4.72 percent
 - f. Other: 2.43 percent
7. What materials are your service lines (copper, poly, galv., etc.)? Copper, Galv., Lead and Poly
8. Please list your system pressure variances (PSI) range: 40-65
9. Approximate # of service connections: 6,800
10. What % of services are metered: 100 percent
11. Please list your pipe depth range: 5' to 12'
12. Please list your water source(s): Lake Michigan
13. Number of tanks/reservoirs: 1 tank and 1 reservoir
14. Do you currently use GIS: Yes
15. Do you currently use a computer maintenance management system (CityWorks, PubWorks etc.)? If so, what system do you use? Yes, Cartegraph
16. Have you started an asset management program? Yes

Village of Northbrook

1. Miles of distribution pipeline requiring leak detection: 220
2. System total mileage: 220
3. Will accurate system maps be made available? If so, what are the age of the maps? Current
4. Is your municipality on a grid system? No
5. Please list the water pipe diameter size range: 4" to 42"
6. Contact points (valves, hydrants, services) are within ____ ft: 30ft to 150ft
7. Approximately what percent of your pipes are:
 - a. Cast iron: 55%
 - b. Ductile iron: 41%
 - c. Steel:
 - d. AC: 1%
 - e. PVC: 3%
 - f. Other:
8. What materials are your service lines (copper, poly, galv., etc.)? Copper, ductile iron, cast iron, and lead
9. Please list your system pressure variances (PSI) range: 40 to 65 psi
10. Approximate # of service connections: 12,420
11. What % of services are metered: 100%
12. Please list your pipe depth range: 4' to 10'
13. Please list your water source(s): Lake Michigan
14. Number of tanks/reservoirs: 2 Elevated storage tanks, 1 Reservoir
15. Do you currently use GIS: Yes
16. Do you currently use a computer maintenance management system (CityWorks, PubWorks etc.)? If so, what system do you use? No
17. Have you started an asset management program? Yes

Village of Northfield

1. Miles of distribution pipeline requiring leak detection: 48 miles
2. System total mileage: 48 miles
3. Will accurate system maps be made available? If so, what are the age of the maps? Yes, Last updated 2014
4. Is your municipality on a grid system? No
5. Please list the water pipe diameter size range: 4"-24"
6. Contact points (valves, hydrants, services are within 300 ft.
7. Approximately what percent of your pipes are:
 - a. cast iron: 25%
 - b. ductile iron: 70%
 - c. steel:
 - d. AC:
 - e. PVC: 5%
 - f. Other:
8. What materials are your service lines (copper, poly, galv., etc.)? Copper and Lead.
9. Please list your system pressure variances (PSI) range: 60 psi
10. Please list your water loss in GPM and also as a percent: 2014 LMO-2 was 7.94%
11. Approximate # of service connections: 2,018
12. What % of services are metered: 100%
13. Please list your pipe depth range: 4 -9 feet
14. Please list your water source(s): Winnetka and Village of Glencoe
15. Number of tanks/reservoirs: 1 reservoir
16. Do you currently use GIS: yes
17. Do you currently use a computer maintenance management system (CityWorks, PubWorks etc.)? If so, what system do you use? No
18. Have you started an asset management program? No

Lock Fields

CAPITOL INDEMNITY CORPORATION
POWER OF ATTORNEY

CIC1962313B

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

JEREMY J. CRAWFORD; WILLIAM J. NEMEC; MICHAEL D. WILLIAMS

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED: \$20,000,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of January, 2020.

Attest:

RJ Byrnes
Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer
Suzanne M Broadbent
Suzanne M. Broadbent
Assistant Secretary



CAPITOL INDEMNITY CORPORATION

John L Sennott Jr.
John L. Sennott, Jr.
Chief Executive Officer and President

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

On the 1st day of January, 2020 before me personally came John L. Sennott, Jr., to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



David J. Regele
David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN }
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 24th day of March 20 25



Andrew B Diaz-Matos
Andrew B. Diaz-Matos
Senior Vice President, General Counsel and Secretary

THIS DOCUMENT HAS BEEN GENERATED FOR A SPECIFIC BOND. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL 800-475-4450. CIC-ePOA-M (Rev. 01-2020)

**VILLAGE OF ARLINGTON HEIGHTS
AFFIDAVIT OF COMPLIANCE**

Applicant M.E. Simpson Co., Inc.
Name
3406 Enterprise Ave., Valparaiso, IN 46383
Address

As a condition of entering into a contract with the Village of Arlington Heights, and under oath and penalty of perjury and possible termination of contract right and debarment, the undersigned, Cara Lance-Emerick, being first duly sworn on oath, deposes and states that he or she is Chief Financial Officer (sole owner, partner, joint ventured, President, Secretary, etc..) of M.E. Simpson Co., Inc. and has the authority to
(Name of Company)
make all certifications required by this affidavit.

Section I

Non Collusion

The undersigned certifies that this bid, that such bid is genuine and not collusive or sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned hereby certifies that it is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

Section III

Illinois Drug Free Workplace Act

The undersigned further states that M.E. Simpson Co., Inc. provides a
(Name of Company)
drug free workplace pursuant to Illinois Statutes, 30 ILCS 580/1, et seq and provides compliance with necessary requirements.

Section IV

Tax Payment

The undersigned further states that M.E. Simpson Co., Inc. is not
(Name of Company)
delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

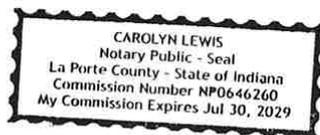
The undersigned certifies that all the information contained in the Affidavit is true and correct.

Signed by: Cara Lance-Emerick
(Name) Cara Lance-Emerick
(Title) CFO

Subscribed and sworn to before me this 19th day of March 2025
AD.

By: Carolyn Lewis
(Notary Public)

-Seal-



**VILLAGE OF ARLINGTON HEIGHTS
INDEMNITY HOLD HARMLESS AGREEMENT**

To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify and hold harmless the Village of Arlington Heights, its Board of Trustees, officers, agents and employees from any and all liability, losses or damages the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature in any way resulting from or arising out of any action on the part of the Contractor or any Subcontractor. The Contractor shall, at its own expense; appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Arlington Heights, its Board of Trustees, officers, agents and employees, in any such action, the contractor shall, at its own expense, satisfy and discharge the same. This indemnification does not apply to liability caused by the Village's own negligence.

The Contractor expressly understands and agrees that any insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Arlington Heights, its Board of Trustees, officers, agents and employees as herein provided.

CONTRACTOR: M.E. Simpson Co., Inc.

By: *Carlynn-Eira*



VENDOR QUESTIONNAIRE

Company Name: M.E. Simpson Co., Inc.

Address: 3406 Enterprise Ave.

City: Valparaiso State: IN Zip: 46383

Phone: 800-255-1521 E-Mail: joen@mesimpson.com

Commodity: SIC Code 4941 Years in Business: 46

DBE (Disadvantaged Business Enterprise) Classification: Please indicate your DBE classification below, and provide any agency certifications you have received.

- MBE (Minority-Owned Business Enterprise): A business that is at least 51 percent owned by one or more minorities. A person who is a U.S. citizen or lawful permanent resident and is African American, Hispanic American, Asian American, Native American, as well as other groups found to be disadvantaged pursuant to Section 8 (a) of the Small Business Act.
- WBE (Women-Owned Business Enterprise): A business that is at least 51 percent owned by a woman or women who are United States Citizens or lawful permanent residents of the United States.
- DOBE (Disability-Owned Business Enterprise): A business that is at least 51 percent owned by a person or group of persons with a disability, as recognized by the Americans with Disabilities Act.
- VOSB (Veteran-Owned Small Business): A business that meets the qualifications to be a small business according to the SBA, and is at least 51 percent owned, operated and controlled by a veteran.
- Not Applicable

Certifications:
Agency/Institution: N/A

Phone: N/A Approval Date: N/A

I hereby certify that the information supplied in this form is complete and correct to the best of my knowledge and belief. I authorize The Village of Arlington Heights to verify any of this information as needed.

Signature: *Cara Lance-Emerick* Title: CFO

Name: Cara Lance-Emerick Date: 3/19/25

SCHEDULE OF PRICES**WATER SYSTEM LEAK DETECTION & SURVEY SERVICES PRICING TABLE****Item A – Year One**

Item No.	Items	Unit	Annual Price
1.	Arlington Heights	Year	\$74,100.00
2.	Glenview	Year	\$70,110.00
3.	Highland Park	Year	\$49,020.00
4.	Lake Forest	Year	\$48,450.00
5.	Northbrook	Year	\$62,700.00
6.	Northfield	Year	\$13,680.00
Total Item A – Year One Costs			\$318,060.00

Item B – Year Two

Item No.	Items	Unit	Annual Price
1.	Arlington Heights	Year	\$76,700.00
2.	Glenview	Year	\$72,570.00
3.	Highland Park	Year	\$50,740.00
4.	Lake Forest	Year	\$50,150.00
5.	Northbrook	Year	\$64,900.00
6.	Northfield	Year	\$14,160.00
Total Item B – Year Two Costs			\$329,220.00

Item C – Year Three

Item No.	Items	Unit	Annual Price
1.	Arlington Heights	Year	\$76,700.00
2.	Glenview	Year	\$72,570.00
3.	Highland Park	Year	\$50,740.00
4.	Lake Forest	Year	\$50,150.00
5.	Northbrook	Year	\$64,900.00
6.	Northfield	Year	\$14,160.00
Total Item C – Year Three Costs			\$329,220.00
TOTAL COST OF ALL ITEMS			\$976,500.00

ANNUAL DISCOUNT IF ALLOWED TO STORE AT MUNICIPAL FACILITY

IF THE CONTRACTOR WILL UTILIZE SPACE AT A MUNICIPAL FACILITY TO STORE EQUIPMENT OVERNIGHT

Item No.	Items	% Annual Discount
1.	Arlington Heights	0 %
2.	Glenview	0 %
3.	Highland Park	0 %
4.	Lake Forest	0 %
5.	Northbrook	0 %
6.	Northfield	0 %

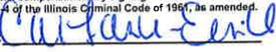
Emergency Response Rate

Item No.	Items	Unit	Rate
1.	Regular Hours – No Minimums	Per Hour	\$385.00
2.	After Hours – Minimum Two Hours	Two Hour Callout	\$1,395.00
3.	After Hours – Hourly Cost After Two Hour Minimum	Per Hour	\$350.00

Any and all exceptions to these specifications MUST be clearly and completely indicated on the bid sheet. Attach additional pages if necessary. **NOTE TO BIDDERS:** Please be advised that any exceptions to these specifications may cause your bid to be disqualified. Submit bids by SEALED BID ONLY. Fax and e-mail bids are not acceptable and will not be considered.

THE SECTION BELOW MUST BE COMPLETED IN FULL AND SIGNED

The undersigned hereby certifies that they have read and understand the contents of this solicitation and agree to furnish at the prices shown any or all of the items above, subject to all instructions, conditions, specifications and attachments hereto. Failure to have read all the provisions of this solicitation shall not be cause to alter any resulting contract or to accept any request for additional compensation. By signing this bid document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1962, as amended.

Authorized Signature:  Company Name: M.E. Simpson Co., Inc.
 Typed/Printed Name: Cara Lance-Emerick Date: 3/19/2025
 Title: CFO Telephone Number: 800-255-1521
 E-mail: caral@mesimpson.com

CONTRACTORS REFERENCES

Please list below five (5) references for which your firm has performed similar work for municipalities as identified in Bidder Qualifications.

Municipality:	City of Joliet, IL
Address:	921 E Washington Street, Joliet, Illinois 60433
Contact Person:	Ms. Allison Swisher, P.E.
Telephone Number:	815.724.4230
Dates of Service:	05-13-2024 - 10-14-2024; M.E. Simpson has performed a leak survey for Joliet annually since 2008
Award Amount:	\$189,000.00
Municipality:	Village of Downers Grove, IL
Address:	5101 Walnut Ave, Downers Grove, IL 60515
Contact Person:	Mr. David Moody
Telephone Number:	630.434.5462
Dates of Service:	08-10-2024 - 10-26-2024; annually since 2011
Award Amount:	\$54,755.00
Municipality:	City of Batavia, IL
Address:	200 N Raddant Rd, Batavia, IL 60510
Contact Person:	Mr. Jeremy Barkei
Telephone Number:	630.454.2300
Dates of Service:	08-07-2024 - 10-09-2024; annually since 2020
Award Amount:	\$42,261.12
Municipality:	Village of Shorewood, IL
Address:	1 Towne Center Blvd, Shorewood, IL 60404
Contact Person:	Mr. Noriel Noriega
Telephone Number:	815.725.2150
Dates of Service:	12-27-2023 - 1/19/24; annually since 2014
Award Amount:	\$20,855.00
Municipality:	City of West Bend, WI
Address:	251 Municipal Drive, West Bend, Wisconsin 53095
Contact Person:	Mr. Travis Thull

Telephone Number:	262.335.5040
Dates of Service:	06-24-2024 - 07-19-2024
Award Amount:	\$17,640.00

DISQUALIFICATIONS OF CERTAIN BIDDERS – PERSONS AND ENTITIES SUBJECT TO DISQUALIFICATION

No person or business entity shall be awarded a contract or subcontract, for a stated period of time, from the date of conviction or entry of a plea or admission of guilt, if the person or business entity,

- has been convicted of an act committed, within the State of Illinois or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Illinois, or any State in the United States in that officer's or employee's official capacity;
- has been convicted of an act committed, within the State of Illinois or any state within the United States, of bid rigging or attempting to rig bids as defined in the Sherman Anti-Trust Act and Clayton Act 15 U.S.C.;
- has been convicted of bid rigging or attempting to rig bids under the laws of the State of Illinois, or any state in the United States;
- has been convicted of bid rotating or attempting to rotate bids under the laws of the State of Illinois, or any state in the United States;
- has been convicted of an act committed, within the State of Illinois or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 et seq.;
- has been convicted of price-fixing or attempting to fix prices under the laws of the State of Illinois, or any state in the United States;
- has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois or in any state in the United States;
- has made an admission of guilt of such conduct as set forth in subsection (A) through (F) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;
- has entered a plea of nolo contendere to charges of bribery, price fixing, bid rigging, bid rotating, or fraud; as set forth in subparagraphs (A) through (F) above.

Business entity, as used herein, means a corporation, partnership, limited liability company trust, association, unincorporated business or individually owned business.

By signing this document, the bidder hereby certifies that they are not barred from bidding on this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code of 1961, as amended.

Carolan-Enill, CFO

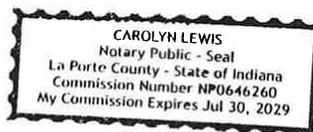
(Signature of Offeror if the Offeror is an Individual)
(Signature of Partner if the Offeror is a Partnership)
(Signature of Officer if the Offeror is a Corporation)

The above statements must be subscribed a sworn to before a notary public.

Subscribed and Sworn to this 19th day of March, 2025

Notary Public Carolyn Lewis

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.



N/A

SUB-CONTRACTOR INFORMATION

Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	
Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	
Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	
Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	
Name:	
# Years In Business:	
Address:	
# Years Used By Contractor	
Services Used By Sub-Contractor	



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Village Board of Trustees
4/7/2025

Item: Resolution Awarding a Contract for Leak Detection Services
Department: Public Works & Engineering

Item Description:

The 2025 Water and Sewer Operating Budget includes funding for professional services to perform a leak detection survey of the 285 miles of water mains located throughout the Village. The survey helps minimize emergency water main repairs by locating leaks in the distribution system via acoustic detection before catastrophic failure. This practice also provides critical information to reduce costs associated with leaking water, which also impacts the Village's unaccounted for water loss reported annually to the IEPA.

This service is professional by nature and very specific with regard to the highly technical acoustic equipment used for the duration of the survey. Leak detection is performed by installing sophisticated sounding equipment to all of the valves and hydrants in the system. When leaks exist in a pressurized system, they create a specific acoustic signature. These digital systems can correlate the sound between the listening points (or nodes) to pinpoint a leak underground. As the leak survey is performed and leaks are detected, Village staff are notified so repairs can be scheduled, based on the severity of the leak.

The Public Works and Engineering Department has participated in this Municipal Partnering Initiative (MPI) Program for Leak Detection services for numerous years. The MPI is a working group of sixteen Chicagoland suburban municipalities, which have been collaborating since 2010. Combining multiple municipal quantities allows for lower pricing through economies of scale. The Village of Arlington Heights is leading a group of municipalities this year on this bid for a leak detection survey of the Village's entire water distribution system.

Bids were duly advertised and publicly opened by the Village on behalf of the Municipal Partnering Initiative on March 24, 2025. One bid was received, reflected below.

Bidder Bid Amount

M. E. Simpson Company, Inc \$74,100

M.E. Simpson Co., Inc. has previously performed services for the Village, and the other participating MPI communities, and staff has been satisfied with their level of service and performance.

The contract is proposed as a three-year initial term with the option to extend up to three one-year extensions. Funds for these services are available in Account No. 505-7201-521300.

RECOMMENDATION

It is recommended that the Village Board award a three-year contract for Leak Detection Services to M.E. Simpson Company, Inc of Valparaiso, Indiana in the amount of \$74,100 and authorize staff to execute the necessary documents.

ATTACHMENTS:

1. 20250407_Leak_Detection_Services_Resolution_and_attachment

Steve Schmitt

From: Tim Crisp <timc@mesimpson.com>
Sent: Tuesday, September 2, 2025 2:48 PM
To: Steve Schmitt; Joe Nepras
Subject: [External Sender] Leak Survey Proposal - M.E. Simpson Co., Inc.
Attachments: Notice of Award - Arlington Heights.pdf; Bid Notice- Water System Leak Detection and Survey Services.pdf; 2025_Lake Zurich_MPI_Leak Survey Proposal.pdf

Mr. Schmitt,

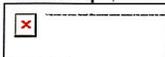
Attached is a proposal to the Village of Lake Zurich for leak detection services from M.E. Simpson Co., Inc. This proposal is priced to match the MPI rate used for our program with Arlington Heights, and other municipalities. I've also attached the Bid Notice for that program and the Notice of Award for M.E. Simpson.

Please let me know if you have any questions or need any additional information. Thank you kindly.

Best regards,
Tim Crisp

--

Tim Crisp | Technical Documentation Specialist



| 3406 Enterprise Ave. | Valparaiso, IN 46383
Phone: 800.255.1521 | Fax: 888.531.2444 | timc@mesimpson.com

BID NOTICE**Water System Leak Detection and Survey Services**

Request for Bid: Water System Leak Detection and Survey Services for the Municipalities of Arlington Heights, Glenview, Highland Park, Lake Forest, Northbrook, and Northfield/

Sealed proposals will be received by the Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, Illinois, until 10:00 am local time on March 24, 2025, at which time they will be publicly opened and read.

Scope of work includes: performing leak detection services as identified in specifications for the Municipalities of Arlington Heights, Glenview, Highland Park, Lake Forest, Northbrook, and Northfield.

All proposals or bids offered must be accompanied by a bid security in the amount of 10% of the total bid in the form of a certified check, bid bond or cashier's check made payable to the Village of Arlington Heights. No bids shall be considered unless accompanied by such security.

Offers may not be withdrawn for a period of ninety (90) days after closing date without the consent of the Municipalities.

Bidders shall comply with the Prevailing Wage Rate Act (820 ILCS 130). Bidders will also be required to comply with the applicable equal employment opportunity provisions.

The Village of Arlington Heights reserves the right to reject any or all proposals, to waive informalities in bidding and to accept the proposal deemed by the Board of Trustees to be the most favorable to the interests of the Village.

Specifications/bid documents may be obtained by contacting Lisa Subrin, Purchasing Coordinator, by email at lsubrin@vah.com

For a list of our current bids, visit our website at www.vah.com.



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

NOTICE OF AWARD

M.E. Simpson Company, Inc.
3406 Enterprise Ave.
Valparaiso, IN 46383

April 7, 2025

Project Description: Water System Leak Detection & Survey Services

The Village of Arlington Heights has considered the proposal submitted by your Company for the above-described work in response to its INVITATION FOR BIDS opened March 24, 2025.

YOU ARE HEAREBY NOTIFIED that your proposal/bid has been accepted by the Village Board on April 7, 2025 for items and services for the amount of: **Seventy-Four Thousand One Hundred Dollars and 00/100ths** (\$74,100.00) in year 1 of a three-year contract with the option for three one-year extensions thereafter.

You are required to execute the Contract Documents and provide necessary Insurance documentation within Fifteen (15) days from the date of this Notice to you.

If you fail to execute said Contract within Fifteen (15) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your proposal as abandoned and the Owner will be entitled to such other rights as may be granted by law. Please return signed contracts to Lisa Subrin.

You are required to return an acknowledged copy of this Notice of award to the Village, with two signed copies of the contract.

Dated this 7th day of April, 2025

Village of Arlington Heights

By: _____

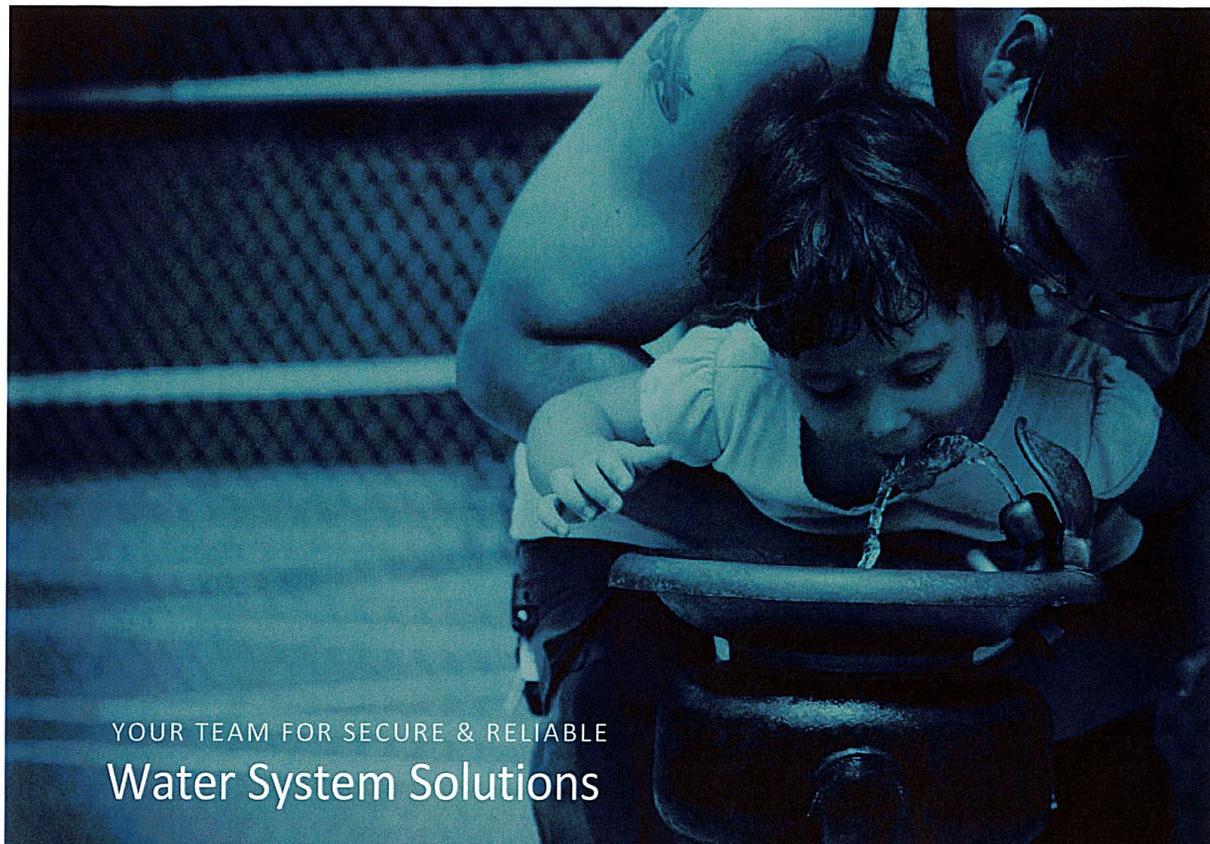
Lisa Subrin, Purchasing Coordinator

Acceptance of Notice

Receipt of the above Notice of Award is acknowledged by M.E. Simpson Company, Inc. this 25th of April (month), 2025.

By: Carlynn-Enice _____

Title: CFO _____



YOUR TEAM FOR SECURE & RELIABLE
Water System Solutions



PROPOSAL TO PROVIDE

Village of Lake Zurich, IL

Water Distribution System Leak Survey

Due: September 2, 2025





9/2/25

Steve Schmitt
Utilities Superintendent
Village of Lake Zurich
505 Tesler Road
Lake Zurich, IL 60047

RE: PROPOSAL FOR A COMPREHENSIVE WATER DISTRIBUTION SYSTEM LEAK SURVEY

Dear Mr. Schmitt,

M.E. Simpson Co., Inc. is delighted to present our proposal for a Water Distribution System Leak Survey to the Village of Lake Zurich. We feel privileged to be considered for this vital project and are confident that our expertise and commitment will help achieve outstanding results.

As a trusted provider of professional services, we specialize in optimizing the performance of water distribution systems through programs and solutions recognized worldwide as Best Management Practices (BMPs). By combining cutting-edge technology, industry-leading methodologies, and a team of highly trained professionals, we are well-equipped to support the success of your project. Our dedicated engineers and technical experts are prepared to seamlessly integrate into your operations, reducing the burden on your staff while delivering exceptional outcomes.

Our services are designed to address the specific challenges utilities face today. Whether providing comprehensive turn-key solutions or empowering in-house teams, our mission is unwavering: to enhance public trust by safeguarding the quality and reliability of drinking water.

Thank you for considering M.E. Simpson Co., Inc. for this important initiative. We look forward to the opportunity to partner with the Village of Lake Zurich and deliver results that exceed expectations.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Nepras".

Joe Nepras
Regional Manager

Joe Nepras
Regional Manager
3406 Enterprise Avenue
Valparaiso, IN 46383
800.255.1521 P
888.531.2444 F
joen@mesimpson.com

M.E. Simpson Co., Inc. | Village of Lake Zurich: Leak Detection Survey – Firm Qualifications & Experience

FIRM HISTORY

M.E. Simpson Co., Inc., established in 1979 by Marvin E. Simpson, is headquartered in Valparaiso, Indiana, near Chicago, Illinois. Over the years, our company has emerged as the leading provider of water loss assessment and distribution system asset management programs and services in the industry. We specialize in assisting our clients in optimizing the performance of their water distribution systems, striving for peak efficiency.

At M.E. Simpson, we pride ourselves on delivering top-notch technical and professional services, utilizing cutting-edge technologies and a team of highly skilled, trained professionals. Our dedicated staff has developed a range of advanced programs to ensure your utility stays ahead of the curve in managing your water distribution systems.

To date, we have achieved remarkable results in enhancing distribution system performance and optimizing data, records, and mapping for our clients. Our track record includes servicing over 80,000 large water meters as part of our Water Loss Control programs, providing leak detection services covering 100,000 miles, and conducting numerous water audit programs. Additionally, our asset management services have successfully documented the location and exercise of over 500,000 valves. Furthermore, our fire hydrant flow testing program has meticulously inspected and tested 80,000 fire hydrants, gathering valuable information on water main capacity.

Leak Detection History

In 1987, M.E. Simpson Co., Inc. introduced its Water Transmission and Distribution Leak Survey services. Since then, we have consistently improved and expanded the program, establishing it as a central initiative for water loss control among our clients.

Over the years, our Water Transmission and Distribution Leak Survey services have been widely adopted by municipalities throughout the Chicago Metro Area, the Midwest, and beyond. Our skilled crews have been deployed to various locations across the United States, including Georgia and California, as well as overseas, to assist utilities in addressing transmission and distribution system leakage challenges. Thanks to their comprehensive cross-training in all the services provided by M.E. Simpson Co., Inc., our crews possess the unique ability to respond to specific utility requests.

Equipped with state-of-the-art technology and staffed by capable project managers and personnel, we are fully prepared to undertake your leak survey and meet all your utility requirements. We take great pride in our work, which consistently leverages the latest advancements in technology while prioritizing the needs of our customers—the Water Works Industry.

Leak Survey Project Understanding

The Village of Lake Zurich is currently in search of a reputable firm to offer services for a Water System Leak Detection Survey. The primary objective of this program is to identify and assess specific leakage problems within the water distribution system, ultimately leading to targeted directions for locating and repairing the leaks and achieving an overall reduction in water losses for the system. The chosen firm will be responsible for providing expertise in detecting and quantifying leaks, as well as offering guidance for effective leak repair strategies.

Company Qualifications

M.E. Simpson Co., Inc. is a renowned professional services company with a specialization in water distribution asset management and water loss control. As a niche company within the water industry, we do not meet the criteria to be classified as a "contractor" and, therefore, cannot obtain a contractor's license. However, for the past 40 years, we have successfully executed leak detection programs, and our extensive expertise and experience go above and beyond the requirements of the Village of Lake Zurich Leak Detection Survey Program. We are confident in our ability to exceed your expectations with our knowledge and capabilities.

SCOPE OF WORK

Water Distribution System Leak Survey

The Field Scope of Service for the Leak Survey is understood to be the following:

M.E. Simpson Co., Inc. will be responsible for supplying all the essential resources, including labor, materials, transportation, tools, and equipment, required for the survey of the designated water distribution system areas as determined by the Utility. M.E. Simpson Co., Inc. must ensure the availability of proficient and trained personnel, as well as the necessary equipment, to successfully execute the tasks outlined in this scope of work.

There will be a minimum of Two Persons per team working on the survey at all times. The project team will:

- ◆ Work in an orderly and **safe** manner to ensure protection of the local residents, Utility employees, and the Field Staff, preventing **avoidable** accidents.
- ◆ All Field Staff will wear readily observable identification badges while in the field.
- ◆ Use leak detection equipment specified in the "Equipment to be used" section.
- ◆ Initially, conduct physical contact listening on **all fire hydrants, all accessible main line valves**, and, when necessary, selected service connections across the entire distribution system. Inaccessible listening points will be reported to the Utility for resolution.
- ◆ Listening points of contact will be valves, hydrants, service valves or meter settings. The preferred order of listening points is as follows: direct contact with the pipe, main line valves, hydrant valves, hydrants, then service valves or meter settings.
- ◆ Determine specific listening distances based on pipe material: Metallic pipes - no greater than 500 feet between listening points; Non-Metallic AC/Concrete pipes - no greater than 300 feet between listening points; Non-Metallic PVC/HDPE pipes - no greater than 150 feet between listening points.
- ◆ Maintain a Suspected Leak log indicating all areas where suspected leak noise was detected. This log will be reviewed during the verification of suspected leak areas, regardless of whether an actual leak is found, with an explanation of the noise source. It will be included in the periodic reports submitted to the Utility.
- ◆ Upon identifying or suspecting potential leak noise, conduct a secondary verification of the suspected area. A minimum of four hours will elapse between the initial assessment and the follow-up confirmation.
- ◆ The Project Team will perform **line locating** for both the water main and service lines in the nearby vicinity. Accurate pipe distance input into the leak correlator and providing the Water Utility with preliminary knowledge of the water main's approximate location are vital outcomes of this step. In the case of non-metallic pipes, their locations will be estimated, considering the line location of metallic services, Utility's area knowledge, or other pertinent information.
- ◆ Employ state-of-the-art **Electronic Leak Correlators** to detect and pinpoint leaks.
- ◆ For PVC water mains only the Echologics LeakFinder-ST w/hydrophones leak correlator or Fluid Conservation Systems (FCS) Touch Pro leak correlator, will be used for correlations due to their ability to analyze the particular sound frequencies associated with PVC pipe.
- ◆ Field marking of leak locations will be done using environmentally formulated Precautionary Blue paint.
- ◆ The Project Team will document all leak locations with diagrams indicating the leak's precise position, along with related correlation information such as filters used, line locations, sensor distances, and more.
- ◆ Leaks requiring **immediate attention (immediate threat to life, injury or traffic)** will be reported as swiftly as possible to expedite the repair process.
- ◆ Daily reporting to the Utility's assigned Professional will occur, covering progress from the previous day and survey plans for the current day.
- ◆ Components of the Leak Survey may need to be conducted during "off hours," such as at night. Advanced 24-hour notice will be given when surveying an area that requires after-hours or nighttime surveying to

M.E. Simpson Co., Inc. | **Village of Lake Zurich: Leak Detection Survey – Scope of Work**

enable proper planning by the Utility, notification to the Police department, and other relevant Public Works Divisions.

- ◆ As part of the leak program, mapping discrepancies and distribution assets found in disrepair will be noted and reported to the Utility.
- ◆ Leaks confirmed on the customer's side of a service shut-off will not be located beyond the shut-off. The Utility will be informed first, followed by customer notification and permission before any water shut-off, even for short periods, occurs, allowing for customer response.
- ◆ If the Utility requests leak locations beyond the service shut-off on the customer's side of the service line, an additional charge will be applied to the leak survey based on an hourly rate. Such service must be agreed upon between the Utility and M.E. Simpson Co., Inc. before the survey's commencement.
- ◆ Only operate valves and hydrants with permission from the Utility. Valves and hydrants breaking during this operation are the sole responsibility of the Utility. M.E. Simpson Co., Inc. cannot be held liable for breakage due to pre-existing conditions.
- ◆ Encourage the Utility to expedite the repair of located leaks so that the area can be re-surveyed while the Project Team is still working in that geographical vicinity to ensure no other leaks are present.

Equipment List

- ◆ FCS S30 Gutermann **AquaScope** electronically enhanced listening device
- ◆ Echologics **LeakFinder-ST w/hydrophones**
- ◆ FCS **Touch Pro**
- ◆ Vivax-Metrotech **HL6000X** leak correlator systems
- ◆ **RADIO Detection** Line Locators
- ◆ **Chicago Tape, Fisher M-Scope or Schonstedt** magnetic locators
- ◆ **All necessary listening rods, valve keys, hydrant wrenches and hand tools**
- ◆ Truck mounted arrow board/signage and warning lights
- ◆ Traffic control equipment, including properly sized traffic cones with reflective stripes

Quality Control and Accuracy of Leak Locations

The level of accuracy in leak detection is contingent on a thorough consideration of all the factors mentioned above, and the application of these considerations to each potential leak location as it undergoes evaluation. Any statement regarding the accuracy of leak locations must be understood in the context of the specific conditions surrounding each leak.

Detecting and pinpointing leaks within a distribution system is inherently challenging. It is not a perfect science. Pipes and fittings may develop leaks for a variety of reasons, including factors such as age, poor installation, material deficiencies, or adverse soil conditions. By adhering to a strict methodology in the field during the leak survey, these variables can be accounted for and mitigated. The depth of experience possessed by the Project Team is pivotal in maintaining the ability to achieve accurate leak locations. Furthermore, field crews work in Two-Person Teams, providing an additional layer of oversight and quality control as the survey progresses.

Utility Observations

The M.E. Simpson Co., Inc. Project Team will welcome having staff of the Utility observe field procedures while the Leak Survey is in progress. They will be happy to explain and demonstrate the equipment and techniques that are employed by M.E. Simpson Co., Inc. for detecting and locating leaks on the Water System.

M.E. Simpson Co., Inc. | Village of Lake Zurich: Leak Detection Survey – Scope of Work

Final Reports, Documentations & Communications

M.E. Simpson Co, Inc. will perform the following:

- ◆ Project Team will **meet daily** with assigned Utility personnel to go over areas of survey for prior workday and plan current day and area to survey.
- ◆ The field technicians will be readily available by phone. This will facilitate communications between the Utility and the field technicians. A **24-hour toll-free 800 number** is available for direct contact with M.E. Simpson Co., Inc. for emergencies.
- ◆ **Diagram all leak locations**, date of location, and classify according to severity and an estimate of loss.
- ◆ **The Project Manager will** meet with the Utility regularly for a progress report.
- ◆ **Prepare a progress report** at monthly intervals for the Utility if requested.
- ◆ Develop a **Leak Survey log** of activity which will also have confirmed leaks listed and this list will be turned in weekly (in the Utility preferred format). The list will also be included with the final report that will include the following:
 1. Mechanical deficiencies discovered
 2. Mapping errors on the water atlas
 3. Type of monitored appurtenances
 4. Location of same for leaks discovered
 5. Total estimated loss
- ◆ Provide a paper map with numbered location IDs and ArcGIS files showing a point location for each leak. The ArcGIS shapefile/geodatabase shall include the following attribute fields:
 1. Location per sub-meter GPS
 2. Date of leak test
 3. Estimated severity in GPM
 4. Notes (as applicable)
- ◆ **Prepare the final report** at the completion of the project which will include all leak location reports with drawings, total of estimated water loss, total pipe distance investigated, a description of the area surveyed, and other problems found in the system during the course of the survey that need the attention of the Water Utility. The leak summary will list leak types such as main leaks, service line leaks, valve leaks, or hydrant leaks.

A cost benefit analysis of the survey based on the “cost to produce” water will also be included that describes the financial impact to the Utility for water loss. Recommendations for system maintenance will be a part of this report based on field observations made during the survey. **This final report shall be made available for submission to the Utility within thirty (30) working days of the completion of the fieldwork.**

Assumptions & Services Provided by the Utility

- ◆ Utility will provide access to documents, records, electronic and paper maps, and data sources. These detailed items are necessary to properly conduct the system leak survey. These will include:
 1. ArcGIS Online internet mapping application, which allows on-screen distance measurements.
 2. Exported copy of the Utility’s water GIS database in shapefile or another ESRI-compatible format.
 3. Electronic version of the Village-wide map in PDF format.
 4. PDF versions or paper copies of detailed engineering drawings only as needed and available.
- ◆ The Utility will assist as necessary to clean out service valves, meter pits and valve-boxes needed for listening.

M.E. Simpson Co., Inc. | **Village of Lake Zurich: Leak Detection Survey – Scope of Work**

- ◆ The Utility will provide a Primary Contact Person and/or secondary contact person for the Field Staff to report to on a periodic basis. This person shall act as the official liaison for the duration of the Leak Survey. This person shall have a working knowledge of the water system and will be helpful in attempting to locate particularly hard-to-find water valves for listening and for general information about the water system. *This person will not need to assist the Project Team on a full-time basis*, but only on an “as needed” basis.
- ◆ The Utility will assist, if needed, to help gain entry into sites that may be difficult to get into due to security issues or other concerns.
- ◆ The Utility will assist, if needed, to locate all nonmetallic pipe within the service area. This would include all Concrete Cylinder pipe, Asbestos Cement Pipe, PVC pipe and HDPE pipe.
- ◆ We will encourage the immediate digging of major leaks (main breaks) so that if there are problems with the leak location, the problems can be corrected while the Project Team is close by and can verify the site.

M.E. Simpson Co., Inc. | Village of Lake Zurich: Leak Detection Survey – Safety Plan

PROJECT SAFETY PLAN

M.E. Simpson Co., Inc.'s Safety Programs cover all aspects of the work performed by M.E. Simpson Co., Inc. We take great pride in our safety plan/policy/program and that is evident in our EMR scores over the last five years. The safety of our employees, the utilities employees and that of the general public is our #1 priority.

Our Safety Plan/Policy/Program, with all of its parts, is 140 pages in length. In an effort to be more efficient and less wasteful we do not print copies of the safety program for RFPs. There is nothing secretive or proprietary contained within our plan/policy/program and we are happy to share its contents. If you would like a PDF copy of our plan/policy/program please contact Terrence Williams, Operations Manager, at (800) 255-1521 and a copy of our program will be sent via email to you.

Below is an overview of our plan/policy/program:



Safety is a major part of any project. M.E. Simpson Co., Inc. always provides a safe work environment for its employees. **Our staff is trained in General Industry OSHA rules, Confined Space Entry & Self-Rescue, First Responder First Aid, CPR, and Traffic Control.** While in the field on your project, M.E. Simpson Co., Inc., and its employees will follow all of the necessary safety procedures to protect themselves, your staff and the general public.

M.E. Simpson Co., Inc. uses Two-Man Teams for Safety and Quality Assurance.

The use of a "one-person" leak detection team is dangerous and impractical where water mains run under roadways. It would be a dangerous precedent to allow a "one-person" team to access main line valves located in the roadway, attempt to listen to the valve with headphones on, and at the same time try to control traffic flow at that person's location in the street.

Therefore M.E. Simpson Co., Inc. adheres to the following:

- ◆ The Project Manager and the Field Manager will be trained in accordance with OSHA Standard 1910 (General Industry) and be in possession of an OSHA 10 Hour or 30 Hour Card.
- ◆ Any activity located in a "confined space" such as pit and vault installations that **require entry** will be treated in accordance with the safety rules regarding **Confined Space Entry, designated by the Utility, The Department of Labor and OSHA.**
 - All personnel are **trained and certified** in Confined Space Entry & Self-Rescue.
- ◆ We will follow all safety rules regarding **First Responder First Aid & CPR, designated by the Utility, The Department of Labor and OSHA.**
 - All personnel are **trained and certified** in First Responder First Aid & CPR.
- ◆ We will follow all **traffic safety rules, designated by the Utility, The Department of Labor, OSHA, and the Department of Transportation.**
 - All personnel are **trained and certified**, by the **AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA)** in Traffic Control and Safety.

Current documentations of safety training and certifications can be provided for all project personnel for the Utility. These certifications are current and up to date for all project personnel.

M.E. Simpson Co., Inc. | Village of Lake Zurich: Leak Detection Survey – Documentation Examples

Sample Documentation

Examples of our leak survey report are shown below.



M.E. SIMPSON COMPANY, INC.

LEAK LOCATION REPORT

Client: JSH&L, Illinois Time: 1:00 PM
 Date: June 17, 2024 Tech: Salvatore M. & Victor B.
 Address: Herculeson Avenue & Basler St

Below is a diagram of the area surveyed for a suspect leak.
 This drawing is not to scale.



Distance: 0' from A
 Connection point: A- Main Line Valve
 Leak Location: 0' from A
 Comments: This is a leak on a main line valve

We thank you for the opportunity to work for your community and look forward to serving you again.
 If you have any questions please don't hesitate to call.

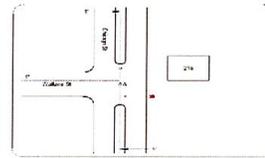


M.E. SIMPSON COMPANY, INC.

LEAK LOCATION REPORT

Client: JSH&L, Illinois Time: 12:30 PM
 Date: June 24, 2024 Tech: Salvatore M. & Victor B.
 Address: 215 Chicago Street

Below is a diagram of the area surveyed for a suspect leak.
 This drawing is not to scale.



Distance: 0' from A
 Connection point: A- Main Line Valve
 Leak Location: 0' from A
 Comments: This is a leak on a main line valve

We thank you for the opportunity to work for your community and look forward to serving you again.
 If you have any questions please don't hesitate to call.

M.E. Simpson Co., Inc. | **Village of Lake Zurich: Leak Detection Survey – Schedule of Work**

SCHEDULE OF WORK

Kick Off Meeting and Commencement of work: Within 30 days of “Notice to Proceed” or as agreed upon between the Utility and M.E. Simpson to meet with Utility staff to go over project goals and objectives. Field work will begin the same day or agreed upon by the Utility and M.E. Simpson Co., Inc.

Fieldwork to be completed and documented: Field work will be started as agreed upon by the Utility and M.E. Simpson Co., Inc. Assume one field team (2 persons each) is in the field for completion of field work for the water distribution system leak survey. Additional leak survey work beyond the approximate **108 miles** of water main will be based on a per mile fee and may cause a shift in the completion date.

Daily Work Hours: Normal “on site” daily work hours will be 7:00 AM to 4:30 PM. Any work that needs to be performed outside the normal work hours will be discussed with the Utility at least 24 hours in advance.

Daily Reporting: The Field staff will meet with assigned Utility staff daily or as needed and determined by the assigned Utility Manager. Leaks located that need immediate attention will be documented and submitted immediately for the Utility’s attention. Minor leaks will be reported daily for scheduling of repair. Appurtenances that need moderate to severe repair to listen to the water main will be turned in to assigned Utility Manager daily or as agreed upon by, prioritized by severity.

Periodic Reports: Weekly summary reports will be available 5 workdays after field work has been validated for the program for each week, for the Leak Detection work. These reports will have all the leak survey information compiled during the project for the week.

Final Reports: Final summary reports will be available 30 workdays after field work has been completed for the program. These reports will have all the leak data compiled during the project.

M.E. Simpson Co., Inc. | [Village of Lake Zurich: Leak Detection Survey – References](#)

LEAK SURVEY REFERENCES

[City of Joliet, Illinois \(2008 – Current\)](#)

M.E. Simpson Co., Inc. has been performing water loss assessments for the City of Joliet since 2008, including leak detection surveys and “on call” emergency leak detection services as a way to reduce water loss in the distribution system. The program for 2024 surveyed approximately 700 miles of water main and located 171 leaks. These leaks were estimated to be costing the utility in excess of \$508.03 per day or \$185,431.68 annually. The survey paid for itself in water loss recovery in 13 months based on the Variable Cost (production cost) of water. This project cost a total of \$189,000.00 and was completed in 109 days.

Ms. Allison Swisher, P.E.
 Director of Public Utilities
 City of Joliet
 921 East Washington Street, Joliet, Illinois 60433
 815.724.4230
aswisher@jolietcity.org

[Village of Downers Grove, IL \(2011 – Current\)](#)

M.E. Simpson Co., Inc. conducts a Leak Survey on approximately 233 miles per year as a way for the Village to reduce water losses occurring in the distribution system. The completed Leak Survey Program in 2023 resulted in the location of 13 leaks totaling 364,320 gallons of water per day. The leaks were estimated to be costing the utility in excess of \$449,782.20 annually using the cost of water sold per 1,000 gallons. The survey paid for itself within three months. This project cost a total of \$39,600.00 and was completed in 49 days.

Mr. David Moody
 Director of Public Utilities
 Village of Downers Grove
 5101 Walnut Avenue, Downers Grove, IL 60515-4074
 630-434-5462
dmoody@downers.us

[Village of Shorewood, IL \(2014 – Current\)](#)

M.E. Simpson Co., Inc. conducted its most recent Leak Survey in Shorewood on approximately 99 miles in 2023 as a way for the Village to reduce water losses occurring in the distribution system. This Leak Survey Program resulted in the location of 23 leaks totaling 59,040 gallons of water per day. Using a sale price of \$4.22 per thousand gallons these leaks were estimated to be costing the utility in excess of \$139.77 per day or \$51,014.74 annually. The 2023 leak survey paid for itself within 5 months. This project cost a total of \$21,285.00 and was completed in 25 days.

Mr. Noriel Noriega
 Superintendent of Public Works
 Village of Shorewood
 1 Towne Center Boulevard, Shorewood, Illinois 60404
 815.725.2150
nnoriega@vil.shorewood.il.us

M.E. Simpson Co., Inc. | [Village of Lake Zurich: Leak Detection Survey – References](#)

City of Batavia, IL (2020 – Current)

M.E. Simpson Co, Inc. conducts a Leak Survey on approximately 174 miles of water main per year as a way for the City to reduce water losses occurring in the distribution system. The completed Leak Survey Program in 2024 resulted in the location of 29 leaks totaling 27,652 gallons of water per day. The leaks were estimated to be costing the utility in excess of \$71,744.40 annually using the cost of water sold per 1,000 gallons. This project cost a total of \$42,260.00 and was completed in 25 days

Mr. Jeremy Barkei
Water and Sewer Division Superintendent
City of Batavia
200 N Raddant Road, Batavia, IL 60510
630-454-2300
jbarkei@cityofbatavia.net

City of West Bend, Wisconsin (1997 – Current)

M.E. Simpson Co., Inc. conducts a Leak Survey on half of the 147-mile distribution system every other year as a way for the West Bend Water Utility to reduce water losses occurring in the distribution system. The Utility owns Leak detection equipment; however, the staff of M.E. Simpson Co., Inc. performs leak detection work daily and has a greater understanding of the parameters of detection and locating leaks. The leak surveys have found numerous leaks on this system since the start of the leak detection program; however, because of the vigilance of the program, these water losses have subsided to a point of regular distribution system preventative maintenance. This project cost a total of \$17,640.00 and was completed in 9 days.

Mr. Travis Thull
Water Utility Manager
City of West Bend
251 Municipal Drive, West Bend, Wisconsin 53095
262-335-5040

M.E. Simpson Co., Inc. | Village of Lake Zurich: Leak Detection Survey – Investment

INVESTMENT

A commitment to improving and maximizing the Village of Lake Zurich water distribution system for future generations.

M.E. Simpson Co., Inc. is pleased to present our proposal for a Water Distribution System Leak Detection program for the Village of Lake Zurich. M.E. Simpson Co., Inc. will perform our leak detection services on approximately 108 miles of watermain within the Village of Lake Zurich water distribution system. The survey will be completed by listening on the accessible main line valves, fire hydrants and as needed services by one of our two-man teams with all necessary equipment furnished by M.E. Simpson Co., Inc. as described within this document. The project will also include complete reporting of all issues found, with a final comprehensive report.

2025 – 2027 Leak Survey Program Fee

2025 – Water Distribution System Leak Survey Program Fee 108 miles @ \$285/mile	\$30,780.00*
2026 – Water Distribution System Leak Survey Program Fee 108 miles @ \$285/mile	\$30,780.00*
2027 – Water Distribution System Leak Survey Program Fee 108 miles @ \$295/mile	\$31,860.00**

*Any water main surveyed in addition to the above 108 miles of watermain will be surveyed at that year’s per mile rate.

We thank you for this opportunity to acquaint you with our Water Distribution System Leak Detection services and offer this proposal. If you have further inquiries or you wish to discuss our service in more detail, do not hesitate to call us.

r-



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road
Lake Zurich, Illinois 60047

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

MEMORANDUM

Date: September 15, 2025

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor

**Re: Zoning Application for a Planned Unit Development
The Waterfront of Lake Zurich – 173 West Main Street**

AGENDA ITEM

7a

Issue. THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group, (the “Applicant”), requests Development Concept Plan (Preliminary Plan) approval of a Planned Unit Development (PUD), Zoning Map Amendment and Preliminary Plat of Subdivision to redevelop the property at 173 West Main Street (commonly referred to as Block A) legally described in Exhibit A attached hereto (the “Subject Property”).

The Huron Group is the contract purchaser of the property. The property is currently owned by the Village of Lake Zurich.

Specifically, the Applicant is seeking approval of the following:

- A special use permit for a Planned Unit Development (“PUD”) by approval of its required development concept plan (“Development Concept Plan”) as its preliminary plan, for the Development on the Subject Property meeting the standards for a planned unit development (“PUD”), said Development Concept Plan attached hereto and made a part hereof as Exhibit B, with the grant of modifications to the Zoning Code under the PUD as follows:
 - Bulk requirements for multiple family residential development.
 - Parking requirements for commercial development.
- Rezoning the Subject Property within the B-2 Central Business and R-6 Multiple-Family Residential District; and
- Exterior Appearance and Site Plan Approval consistent with the Development Concept Plan.

The Waterfront of Lake Zurich – 173 w. Main Street
September 15, 2025

2014-2019 Strategic Plan. This agenda item is consistent with the following objectives under Goal #2 – Development:

- Continue implementation of the 6-point Downtown Redevelopment Plan
- Revitalization of Downtown (Main Street Area)
- Expand the Village’s role as a major regional economic hub in Lake County.
- Become more business friendly and customer oriented

Background. The Subject Property commonly referred to as “Block A” consists of 10 parcels under 8 addresses, encompassing approximately 1.7 acres of land. The property is currently vacant and unimproved, containing no structures and contains a mix of trees and concrete surfaces that remained after the original building structures were demolished.

The site lies directly across from the Village-owned and maintained promenade along the southeast side of the lake. It is also within the area currently undergoing the Main Street Improvement Project, which will enhance the streetscape over the next two years.

The Subject Property consists of ten parcels under two zoning classifications as follows:

- The four parcels fronting West Main Street (183, 173, and 153 West Main Street) are currently zoned within the B-2 Central Business District;
- The remaining six parcels to the east and interior to the Subject Property are currently zoned within the R-5 Single-Family Residential District.

Over the years, Block A has drawn interest from multiple developers proposing a range of mixed-use concepts, including retail, single-family, and multi-family residential uses. None of these proposals advanced beyond the conceptual stage.

Proposal

The developer’s proposed project is a mixed-use development consisting of a two-story commercial building proposed to contain a restaurant and 19 attached single-family townhomes.

The commercial building will occupy the northern portion of the site, complementing the existing commercial character of the Main Street Area. The residential portion will be located to the south, providing a transition to the adjacent residential neighborhoods. The site’s circulation plan is designed to provide access to both the residential and commercial components.

The 19 townhomes will be arranged within five buildings, each being three stories in height, containing three bedrooms and three bathrooms, and constructed with high-quality materials.

Density

The Subject Property contains 1.7 acres of land area. With a total of 19 units, the density of the proposed development is 11.3 units per acre. This density is in-line with other townhome and

The Waterfront of Lake Zurich – 173 w. Main Street
September 15, 2025

higher density developments in the Village's Main Street Area. Comparable townhome densities in the vicinity include:

- a. Canterbury Townes along Rt 22 with a density of approximately 11.5 units per acre; and
- b. Somerset Townhomes along Lakeview Place and North Old Rand Road with a density of approximately 19 units per acre.

Parking

The townhomes will have rear vehicular access to private two-car garages. Each garage will accommodate two vehicles, and an additional two spaces will be made available on the driveway, meeting the Village's parking requirements for single-family dwellings.

The commercial site will feature a 9,750 square-foot, two-story building with a 23-space parking lot located to the east. While the number of proposed onsite parking spaces is not sufficient due to the constraints of the site and the estimated design capacity occupant load of the proposed building (268 seats), additional parking will be available on nearby properties as the development progresses. The zoning code allows deficiency of parking spaces to be made up by locating them within five hundred feet (500') of the zoning lot on which the use to be served is located as long as those spaces are designated as permanent parking. The Applicant is in discussion with the adjacent property owner and the Village to work out a parking agreement to accommodate the 31 deficient parking spaces on the Subject Property.

The Main Street improvements at the promenade also offer 15 new public parking spaces for the use of visitors, patrons and guests that visit the promenade, the restaurant and the residents of the townhomes. These spaces will not be dedicated to any single use or property, rather be available to anyone that wishes to use them while enjoying the amenities of the Main Street Area.

Stormwater and Wetland Management

The Developer has been required to and has agreed to meet to stormwater management requirements based on benchmarks set by the village for detention (0.7 acre-feet of detention) and release rates (0.15 cubic feet per second release rate). These numbers represent a balanced approach - maximizing what can reasonably be stored on-site while considering both the site's physical limitations and cost constraints. As the Development proceeds through the Final Plan process, these calculations may be reassessed to ensure that stormwater management compliance and expectations are met.

Analysis. The Planning and Zoning Commission (PZC) considered the application at public hearings held on July 16 and August 20, 2025. Public testimony was provided by a nearby resident and other interested community residents, expressing concerns, support, and inquiries regarding the project. Several members of the Planning and Zoning Commission (PZC) expressed concerns focused on density, parking and the overall use of the property as a village amenity. Following the close of the hearing and deliberations, the PZC voted 2 in favor and 4 against a motion to recommend approval of the development. The findings and recommendation of the PZC accompany this report.

The Waterfront of Lake Zurich – 173 w. Main Street
September 15, 2025

The videos from the two PZC meeting can be accessed via the following links:

[July 16, 2025: Meeting 1 - Motion to Continue Hearing](#)

[August 20, 2025: Meeting 2 - Findings and Recommendation](#)

The staff evaluation and summary of the project can be found in the Staff Reports that were provided to the Planning and Zoning Commission, which are a part of the attached Ordinance.

Recommendation. At their meeting on August 20, 2025, the PZC recommended denial of the development concept plan for reasons related to density, parking and the overall use of the property as a village amenity. The Findings and Recommendation of the PZC are attached to this report.

Staff continues to find that the development concept plan meets the standards for PUDs and the overall goals aspirations of the recently adopted Comprehensive Plan for this property and the Main Street area and recommends approval of the development concept plan.

Should the Village Board move to approve the proposed development concept plan (preliminary plan) and map amendment, staff recommends the consideration and approval of the attached ordinance with its specific attachments contingent upon the following conditions for approval, and any additional conditions of the Village Board as required:

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 and Cover Letter dated June 18, 2025, and prepared by Mr. Derick Goodman, President of The Huron Group, Inc.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Design Package, dated June 19, 2025, prepared by Hirsch MPG Architecture & Planning, containing the site plan, townhome floor plans, elevations for the townhomes and restaurant, and renderings of the proposed development
 - d. Building Material Specifications
 - e. Boundary and Topographic Survey dated October 7, 2025, and prepared by R.E. Decker, P.C. Land Surveyors
 - f. ALTA / NSPS Land Title Survey dated April 22, 2025, and prepared by R.E. Allen and Associates, LTD
 - g. Preliminary Plat dated May 23, 2025, and prepared by R.E. Allen and Associates, LTD
 - h. Preliminary Engineering (sheets 1, 2, 3, 4, 5, S1) dated June 18, 2025, and prepared by Pearson, Brown & Associates, Inc.
 - i. Tree Inventory, Locations, and Report dated May 21, 2025, and prepared by Urban Forest Management, Inc.
 - j. Preliminary Landscape Plan (sheet L1.1) dated June 18, 2025, and prepared by Gary R. Weber Associates, Inc.

The Waterfront of Lake Zurich – 173 w. Main Street
September 15, 2025

2. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition. The maintenance of such landscape material shall be the responsibility of the HOA established for the development.
3. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including private roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.
4. The development shall be properly screened with the required amount of landscaping and buffering plant material as required by the village code. The Property line along the east of the development shall be landscaped and screened from adjacent properties to the east with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs.

In order to accommodate the additional landscape material, the width of the landscape area along the east lot line of the development should be designed with adequate width. This may be accomplished by the acquisition of the approximately 6-foot wide strip of property along the southerly portion of the east lot line. The final landscape plan shall be approved by village staff prior to approval of the project by the Village Board.

5. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space, consistent with the requirements herein. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the “Final Plan”), and shall be subject to the review and approval of the Village.
6. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
7. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be no less than eighteen feet (18').

The Waterfront of Lake Zurich – 173 w. Main Street
September 15, 2025

8. All stormwater management features and structures located on the Subject Property and off-site to connect to the Village system shall be constructed in conformance with the stormwater management plan as reviewed and approved by the Village Engineer.
9. Accommodation for the required parking for the commercial component of the development shall be determined on the Subject Property and adjacent property within 500 feet of the Subject Property by means of a shared parking agreement with the respective owner of the adjacent property. Such parking agreement shall be established prior to Final Plan approval by the Village Board.
10. All sidewalks within and along the periphery of the Development on the Subject Property shall be constructed by the Developer as part of the development and as required by the Village.
11. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled “Procedure for Subdivision Approval,” which are applicable to a PUD, specifically Section 10-5-7 entitled “Agreements and Guarantee of Improvements,” such agreement shall additionally contain the following additional provisions:
 - a. Establishment of a “backup” open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
12. The Developer and/or its successors on the commercial component of the Development shall be responsible for payment of all Development Impact Fees, construction escrows, utility connection fees and building permit fees as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building. The amount of the fees shall be determined prior to obtaining Final Plan approval by the Village Board.
13. The development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.
 - Correspondence following the close of the public hearings
 - Approval Ordinance including the following exhibits:

• Page 6

The Waterfront of Lake Zurich – 173 w. Main Street
September 15, 2025

- Exhibit A – Legal description of the Subject Property
- Exhibit B – PUD Ordinance Exhibits - Preliminary Plan
- Exhibit C – July 16 and August 20, 2025 staff reports and PZC final recommendation

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2025-09-625

**AN ORDINANCE GRANTING APPROVAL OF A
DEVELOPMENT CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT,
AMENDMENT TO THE OFFICIAL ZONING MAP, PRELIMINARY PLAT,
SPECIAL USE PERMITS AND MODIFICATIONS TO THE ZONING AND
LAND DEVELOPMENT CODE FOR A MIXED-USE DEVELOPMENT**

The Waterfront of Lake Zurich (Block A) – 173 West Main Street

WHEREAS, THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group (the “Applicant” and “Developer”) is the Applicant for the development of certain property with a Planned Unit Development (the “PUD”), that property commonly referred to as 173 West Main Street or Block A, said Property legally described in Exhibit A hereto (“Subject Property”); and

WHEREAS, Applicant is the contractor purchaser of the Subject Property; and

WHEREAS, the owner of the Subject Property is the Village of Lake Zurich, Illinois (“Owner”) and has provided its consent to allow Applicant to apply for the requested development approvals; and

WHEREAS, the Subject Property comprises 1.7 acres of land located along Main Street and comprises vacant and unimproved, containing no structures and a mix of existing trees and concrete surfaces that remained after the building structures were demolished; and

WHEREAS, Applicant proposes to re-develop the Subject Property with a two-story commercial building proposed to contain a restaurant and 19 attached single-family townhomes, accompanying parking lots, private streets and driveways and stormwater management systems (the “Development”); and

WHEREAS, the Applicant seeks the following zoning approvals under the Lake Zurich Zoning Code (“Code”):

- A special use permit for a Planned Unit Development (“PUD”) by approval of its required development concept plan (“Development Concept Plan”) as its preliminary plan, for the Development on the Subject Property meeting the standards for a planned unit development (“PUD”), said Development Concept Plan attached hereto and made a part hereof as Exhibit B, with the grant of modifications to the Zoning Code under the PUD as follows:

- Bulk requirements for multiple family residential development.
- Parking requirements for commercial development.
- Rezoning the Subject Property within the B-2 Central Business and R-6 Multiple-Family Residential District; and
- Exterior Appearance and Site Plan Approval consistent with the Development Concept Plan.

and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice of a public meeting was published on June 28, 2025, in *The Daily Herald*, and the Village posted a public meeting sign on the Subject Property on June 28, 2025, both the newspaper and sign notices informing the public of a meeting to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on July 16, 2025, to consider the Application for these requested zoning approvals; and

WHEREAS, the PZC opened the required public hearing on July 16, 2025, but continued the public hearing on August 20, 2025 to allow the Applicant additional time to address comments of the Village's Development Review Team; and

WHEREAS, the Applicant presented its proposal for the Development to the PZC at the continued public hearing on August 20, 2025; and

WHEREAS, the PZC received the reports prepared by the Village staff dated July 16, 2025 (consisting of 1 page) and August 20, 2025 (consisting of 29 pages), (STAFF REPORTS") which were provided to the PZC for the hearings, and considered the request for the Subject Property for a special use permit for a PUD, with zoning modifications, preliminary plan approval of the Development Concept Plan of the PUD, rezoning, Site Plan and Exterior Appearance Review required under the following applicable provisions of the Zoning Code ("Code"), including Subsection E of Section 9-3-3 of Chapter 3, Subsection C of Section 9-4-3 of Chapter 4, Section 9-18-3 of Chapter 18, Sections 9-19-3 and 9-19-4 of Chapter 19, Section 9-20-3 of Chapter 20, Section 9-21-3 of Chapter 21, and Sections 9-22-4 and 9-22-5 of Chapter 22, and after the conclusion of its public hearing on August 20, 2025, the PZC recommended that the Board of Trustees deny the zoning approvals requested in this Application, subject to those findings of the PZC as set forth herein; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on September 15, 2025, to consider the Application, findings and conditions of the PZC and information and recommendations of Village staff contained in reports prepared by the Village staff dated July 16, 2025 (consisting of 1 page) and August 20, 2025 (consisting of 29 pages), (STAFF REPORTS"); and

WHEREAS, the President and Board of Trustees considered the findings, conditions and recommendations of the PZC, the information and recommendations of staff within its STAFF REPORTS, said required zoning standards, findings and recommendations attached hereto as Exhibit C including:

1. A Special Use Permit for a Planned Unit Development (PUD) through approval of a Development Concept Plan (Preliminary Plan) to develop the Subject Property with a mixed-use project.
2. Rezoning the northerly portion of the Subject Property within the B-2 Central Business and the southerly portion of the Subject Property within the R-6 Multiple-Family Residential District
3. Exterior Appearance and Site Plan Approval consistent with the Development Concept Plan
4. The grant of modifications to the Zoning Code under the PUD:
 - a. Bulk requirements for multiple family residential development
 - b. Parking requirements for commercial development

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

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

SECTION 1: ADOPTION AND INCORPORATION OF RECITALS. The foregoing recitals, findings, recommendations, exhibits, required standards and plans as addressed by the PZC and of Village staff in the STAFF REPORTS, are hereby incorporated into this Ordinance. The proposed findings and recommendations of Village staff contained within the STAFF REPORTS are hereby adopted as the findings and requirements of the President and Board of Trustees, and all Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approvals, except as otherwise provided below.

SECTION 2: APPROVAL AND GRANT OF MAP AMENDMENT, A SPECIAL USE PERMIT AND DEVELOPMENT CONCEPT PLAN FOR A PUD, AND PLAN MODIFICATIONS AND CONDITIONS. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and applicable standards and provisions of the Village Code, including Chapters 18, 19, 20, 21 and 22 of the Lake Zurich Zoning Code, hereby grant the following zoning approval(s), as shown and provided in the STAFF REPORTS, and proposed findings and recommendations of Village staff:

- A. An amendment to the Zoning Map of the Village of Lake Zurich to rezone the northerly portion of the Subject Property from B-2 Central Business District and R-5 Single-Family Residential District to B-2 Central Business District, and to rezone the southerly portion of the property from B-2 Central Business District and R-5 Single-Family Residential District to R-6 Multiple-family Residential District, in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments, including general conformance with the Comprehensive Plan for this Subject Property and the Village of Lake Zurich subject to the PUD and Development Concept Plan for the property.

- B. The Development Concept Plan for the PUD for the Subject Property, attached hereto and made a part hereof as Exhibit B, to authorize a mixed-use development in accordance with the standards for the grant of a special use set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled “Standards for Special Use Permits,” in accordance with the procedures for a planned unit development concept plan as a preliminary plan, set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning Code of the Village of Lake Zurich entitled “Standards for Planned Unit Developments.”
- C. The Special Use Permit and foregoing approvals, including the Development Concept Plan for the PUD, pursuant to Section 9-19-4, shall be further subject to the following conditions:
1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated June 18, 2025, and prepared by Mr. Derick Goodman, President of The Huron Group, Inc.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Design Package, dated June 19, 2025, prepared by Hirsch MPG Architecture & Planning, containing the site plan, townhome floor plans, elevations for the townhomes and restaurant, and renderings of the proposed development
 - d. Building Material Specifications
 - e. Boundary and Topographic Survey dated October 7, 2025, and prepared by R.E. Decker, P.C. Land Surveyors
 - f. ALTA / NSPS Land Title Survey dated April 22, 2025, and prepared by R.E. Allen and Associates, LTD
 - g. Preliminary Plat dated May 23, 2025, and prepared by R.E. Allen and Associates, LTD
 - h. Preliminary Engineering (sheets 1, 2, 3, 4, 5, S1) dated June 18, 2025, and prepared by Pearson, Brown & Associates, Inc.
 - i. Tree Inventory, Locations, and Report dated May 21, 2025, and prepared by Urban Forest Management, Inc.
 - j. Preliminary Landscape Plan (sheet L1.1) dated June 18, 2025, and prepared by Gary R. Weber Associates, Inc.
 2. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition. The maintenance of such signage and landscape material shall be the responsibility of the HOA established for the Development.

3. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the Development for the Subject Property including private roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of the zoning lots within the subdivision.
4. The Development shall be properly screened with the required amount of landscaping and buffering plant material as required by the Village Code. The Subject Property line along the east of the Development shall be landscaped and screened from adjacent properties to the east with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs.

In order to accommodate the additional landscape material, the landscape area along the east lot line of the Development should be designed with adequate width. This may be accomplished by the acquisition of the approximately 6-foot wide strip of property along the southerly portion of the east lot line of the Subject Property. The final landscape plan shall be approved by Village staff prior to approval of the Development by the Village Board.

5. The Developer shall establish a home owners association (HOA), and accompanying declaration of covenants, conditions and restrictions ("CCR"), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space, consistent with the requirements herein. The provisions for such HOA, CCR and common area maintenance shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village including rights of the Village, without obligation, to maintain the common area if the HOA fails to do so, and to charge the HOA and/or record a lien for such charges, if unpaid.
6. All streets within the Development shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
7. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter

space or space perpendicular to a landscape area shall be no less than eighteen feet (18').

8. All stormwater management features and structures located on the Subject Property and off-site to connect to the Village system shall be constructed in conformance with the stormwater management plan to be reviewed and approved by the Village Engineer.
9. Accommodation for the required parking for the commercial component of the development shall be determined on the Subject Property and adjacent property within 500 feet of the Subject Property by means of a shared parking agreement with the respective owner of the adjacent property. Such parking agreement shall be established prior to Final Plan approval by the Village Board.
10. All sidewalks within and along the periphery of the Development on the Subject Property shall be constructed by the Developer as part of the development and as required by the Village.
11. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
 - a. Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
12. The Developer and/or its successors on the commercial component of the Development shall be responsible for payment of all Development Impact Fees, construction escrows, utility connection fees and building permit fees as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building. The amount of the fees shall be determined prior to obtaining Final Plan approval by the Village Board.
13. The Development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and

continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

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

- A. The Applicant is granted a modification to 9-10-1 which provides for requirement of 54 parking spaces for eating and drinking places based on 1 space required for each 5 persons of design capacity in the B-2 Central Business District, said modification authorizing the construction 23 parking spaces on the Subject Property and the elimination of the deficiency of the remaining 31 parking spaces located on property within five hundred feet (500') of the zoning lot on which the use to be served is located; provided, however, that such remote parking spaces may be allowed only when such remote site is covenanted to remain as parking (through a shared parking agreement) for so long as said parking spaces are required to meet the standards of this Code and only when such remote site is authorized by the regulations of the district within which it is located
- B. The Applicant is granted a modification to Section 9-3-11 which provides for Bulk, Space and Yard Requirements for properties within the R-6 multiple-family residential district, with said modifications as noted below:

Standard	Required	Proposed
Minimum Lot Area per Unit (square feet)	5,000	2,859
Minimum Yards: Front and Corner Side (feet)	25	10
Minimum Yards: Rear (feet)	30	15
Minimum Landscaped Surface Area (Percent)	60	27

SECTION 4: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PUD, MAP AMENDMENT, SITE PLAN AND EXTERIOR APPEARANCE REVIEWS. The findings, conditions and recommendations of Village Staff as set forth in

the STAFF REPORTS are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

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

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

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

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

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

SECTION 10: BINDING EFFECT; SUCCESSION IN INTEREST. This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Applicant of its interest in the Subject Property to any successor, assign or nominee, Applicant shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken by Applicant, or for which Applicant has posted security to perform an obligation in which case Applicant shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by the new owner or Applicant, and accepted by the Village, which shall not be unreasonably

withheld. In such event, the Applicant shall be released from the underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Applicant hereby undertaken.

PASSED THIS _____ day of September, 2025.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of September, 2025.

ATTEST:

Thomas Poynton, Village President

Kathleen Johnson, Village Clerk

EXHIBIT A

Legal description of Property

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 2 IN E. S. BRUCE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 1 / 4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1898 AS DOCUMENT 72176 IN BOOK "E" OF PLATS, PAGE 5, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN MIONSKE'S SECOND SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1951 AS DOCUMENT 737804, IN BOOK 1066 OF RECORDS, PAGE 189, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF A 10 FOOT NORTH-SOUTH ALLEY LYING NORTH OF LAKE STREET, EAST OF LOTS 3, 4 AND 5 AND WEST OF LOT 6, ALL IN BLOCK 2, IN E.S. BRUCE'S SUBDIVISION OF PART OF THE NORTHEAST 1 / 4 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 1 0 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1898 AS DOCUMENT 72176, IN BOOK "E" OF PLATS, PAGE 5 AS VACATED BY PLAT OF VACATION RECORDED MARCH 1ST, 2007 AS DOCUMENT NUMBER 614050 IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

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

EXHIBIT C

STAFF REPORTS, FINDINGS AND RECOMMENDATION

Staff Report – July 16, 2025 consisting of 1 page, and
Staff Report – August 20, 2025, consisting of 29 pages

EXHIBIT D

PZC FINAL FINDINGS AND RECOMMENDATION – August 20, 2025



Derick Goodman, President
The Huron Group, Inc.
747 Lake Cook Road, Suite 100W
Deerfield, IL 60015
312-260-9822 X 702
dgoodman@thehurongroup.com

June 18th, 2025

Orlando Stratman, Chairperson of the Planning & Zoning Commission
Village of Lake Zurich, IL
70 E. Main St.
Lake Zurich, IL 60047

RE: 173 W. Main St, Lake Zurich, IL 60084

Dear Mr. Stratman,

THG Holdings LLC-Series I (THG) asks that the Village of Lake Zurich accept our formal application and provide a recommendation for the property commonly known as 173 W. Main St. THG is seeking a Special use permit for a Planned Unit Development (PUD) & Preliminary Plat of Subdivision.

Existing Land Use: Unimproved/Vacant
Existing Zoning: B-2 Central Business District & R-5 Single Family Residential

Surrounding Area:

- North/Northeast Commercial/Restaurant & Apartments
- East Single Family
- South Residential Single Family & Apartments
- West Lake Zurich

Project Narrative/Use Description:

THG Holdings LLC-Series I is the contract purchaser for 173 W. Main St. The property is comprised of 10 parcels located at the southeast corner of Mionske St. and Main St. with a combined area of 1.686 acres. The Village of Lake Zurich acquired the property in two transactions in 2004 and 2006 and it has subsequently remained vacant. THG's intended use for the property is a mixed-use development which includes attached single family townhomes and a two-story commercial space with parking. We believe the included plan aligns well with the surrounded area with residential to the south and commercial to the north.

The 19 attached single-family homes will be arranged in townhome buildings of 3 or 4 homes and will be 3 stories high. Building size will be 45' deep by 67' or 89'. Each home will be approximately 2,540 square feet and have 3 bedrooms 2.5-3 baths, a 2-car private garage, and a private driveway.

The commercial site will include a 65X75' two story building and a parking lot for 31 spaces. Additional offsite public parking will be available along Main Street, and other opportunities are available as needed to expand parking capacity offsite.

747 Lake Cook Road, Suite 100W, Deerfield, IL 60015 | (312) 260-9822 | thehurongroup.com

HOMES CONSTRUCTION DESIGN

Attachments:

Enclosed are the materials required for preliminary plat approval:

- Zoning application
- Preliminary plat of subdivision
- Preliminary engineering
- Preliminary landscaping
- Site Plan
- Building elevations / Renderings
- Building materials summary
- Tree inventory/report/locations
- Legal description
- PIN's
- Mailing list for subsequent hearings

Please don't hesitate to contact our office with any additional questions.

Thank you,



Derick Goodman

747 Lake Cook Road, Suite 100W, Deerfield, IL 60015 | (312) 260-9822 | thehurongroup.com

HOMES CONSTRUCTION DESIGN



ZONING APPLICATION

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

(Please Type or Print)

- 1. Address of Subject Property: 173 W. Main St, Lake Zurich, IL
- 2. Please attach complete legal description
- 3. Property Identification number(s): See Legal & PIN's
- 4. Owner of record is: Village of Lake Zurich Phone: 847-540-1683
E-Mail Michael.Duebner@lakezurich.org Address: 70 E Main St, Lake Zurich, IL 60047
- 5. Applicant is (if different from owner): THG Holdings LLC-Series I Phone: 312-260-9822 X702
E-Mail dgoodman@thehurongroup.com Address: 747 Lake Cook Road, Suite 100W, Deerfield, IL 60015
- 6. Applicant's interest in the property (owner, agent, realtor, etc.): Contract Purchaser
- 7. All existing uses and improvements on the property are: Unimproved
- 8. The proposed uses on the property are: 3 Story Attached Single Family Townhome & 2 Story Commercial
- 9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
- 10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property: Contract for sale of property from Village of Lake Zurich to THG Holdings LLC-Series I
- 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.

THG HOLDINGS LLC-SERIES I
(Name of applicant)

[Signature]
(Signature of applicant)

Subscribed and sworn to before me this 16th day of June, 2025.

[Signature]
(Notary Public)

My Commission Expires 3-21-27



VILLAGE OF LAKE ZURICH
(Name of Owner, if different)

[Signature]
(Signature of Owner, if different)

Subscribed and sworn to before me this 16th day of June, 2025.

[Signature]
(Notary Public)

My Commission Expires 3-3-2026



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 Planned Unit Development

(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-1½ 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.

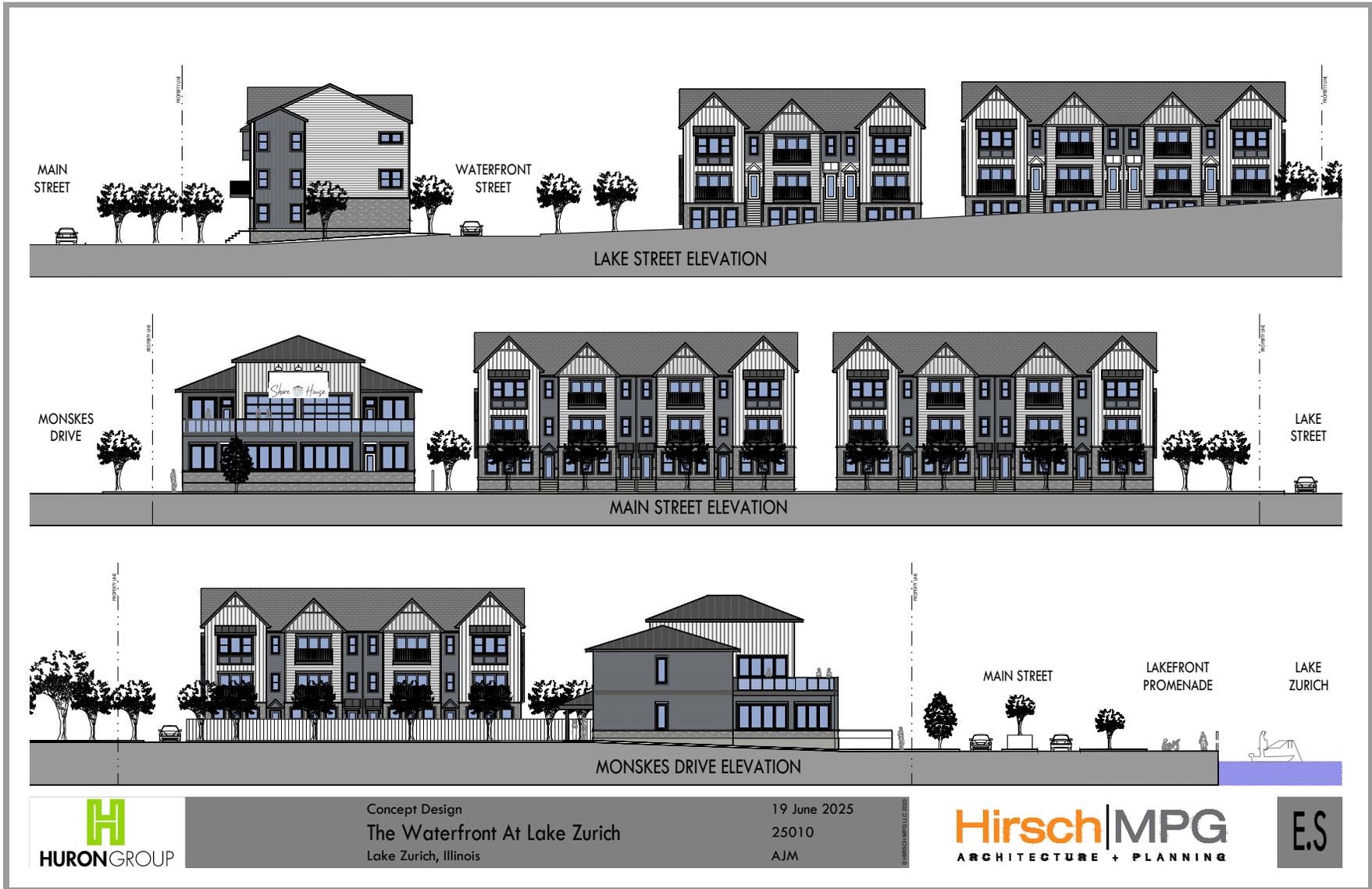
- Petition to Annex Certain Territory (Please complete attached petition)
- Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

- Comprehensive Plan **Map** Amendment for _____
- Comprehensive Plan **Text** Amendment for _____



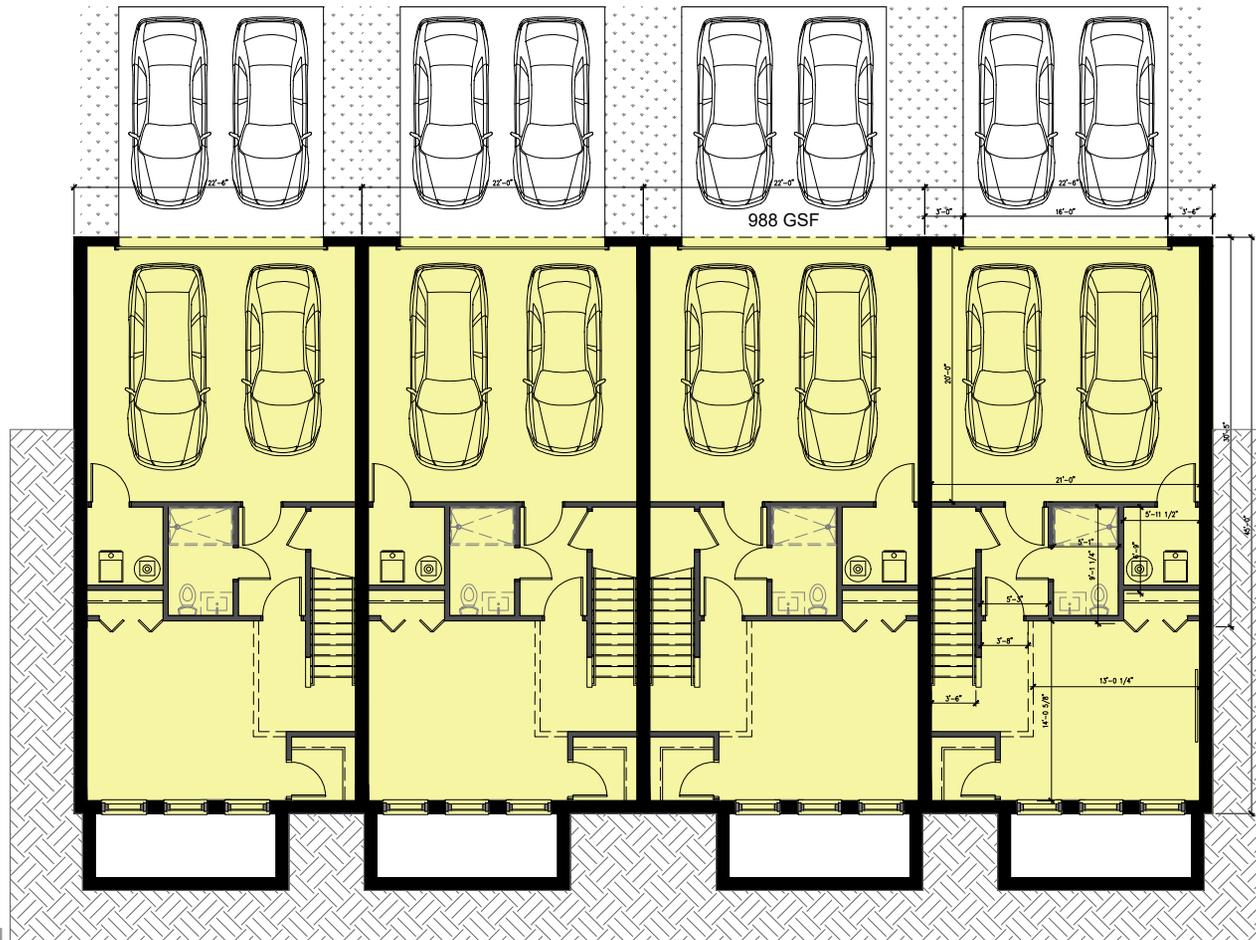




Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM





Level 1 Plan - Lake St.



Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM



1b



Level 2 Plan - Typical

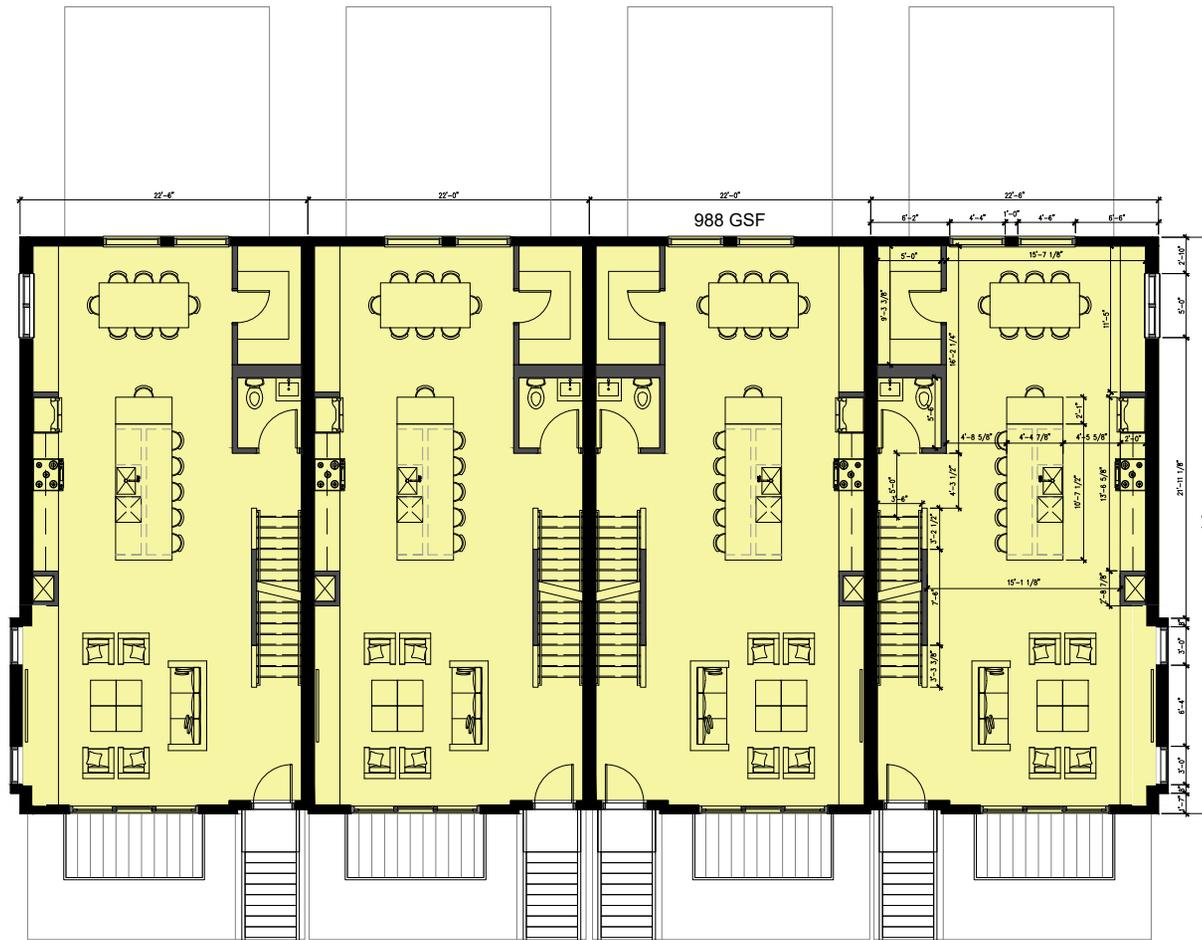


Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM



2a



Level 2 Plan - Lake St.

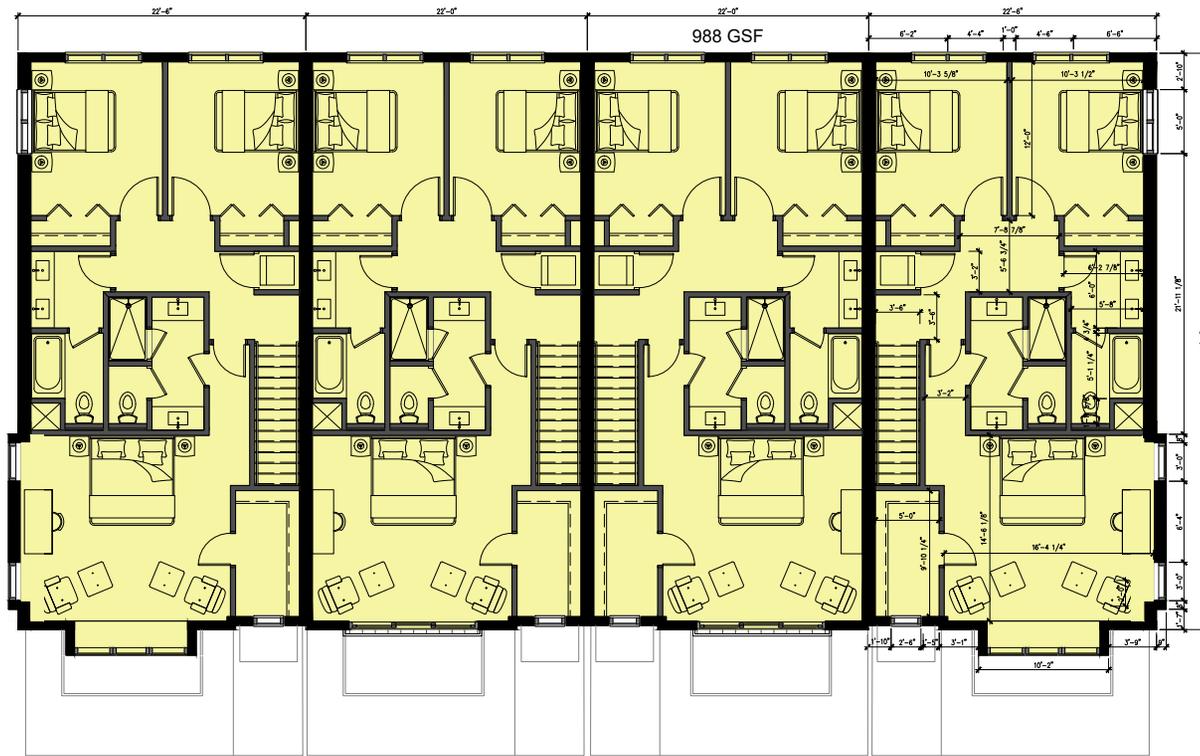


Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM



2b



Level 3 Plan - Typical



Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM



3



Front Elevation



Concept Design
The Waterfront At Lake Zurich
 Lake Zurich, Illinois

19 June 2025
 25010
 AJM



E1



Back Elevation

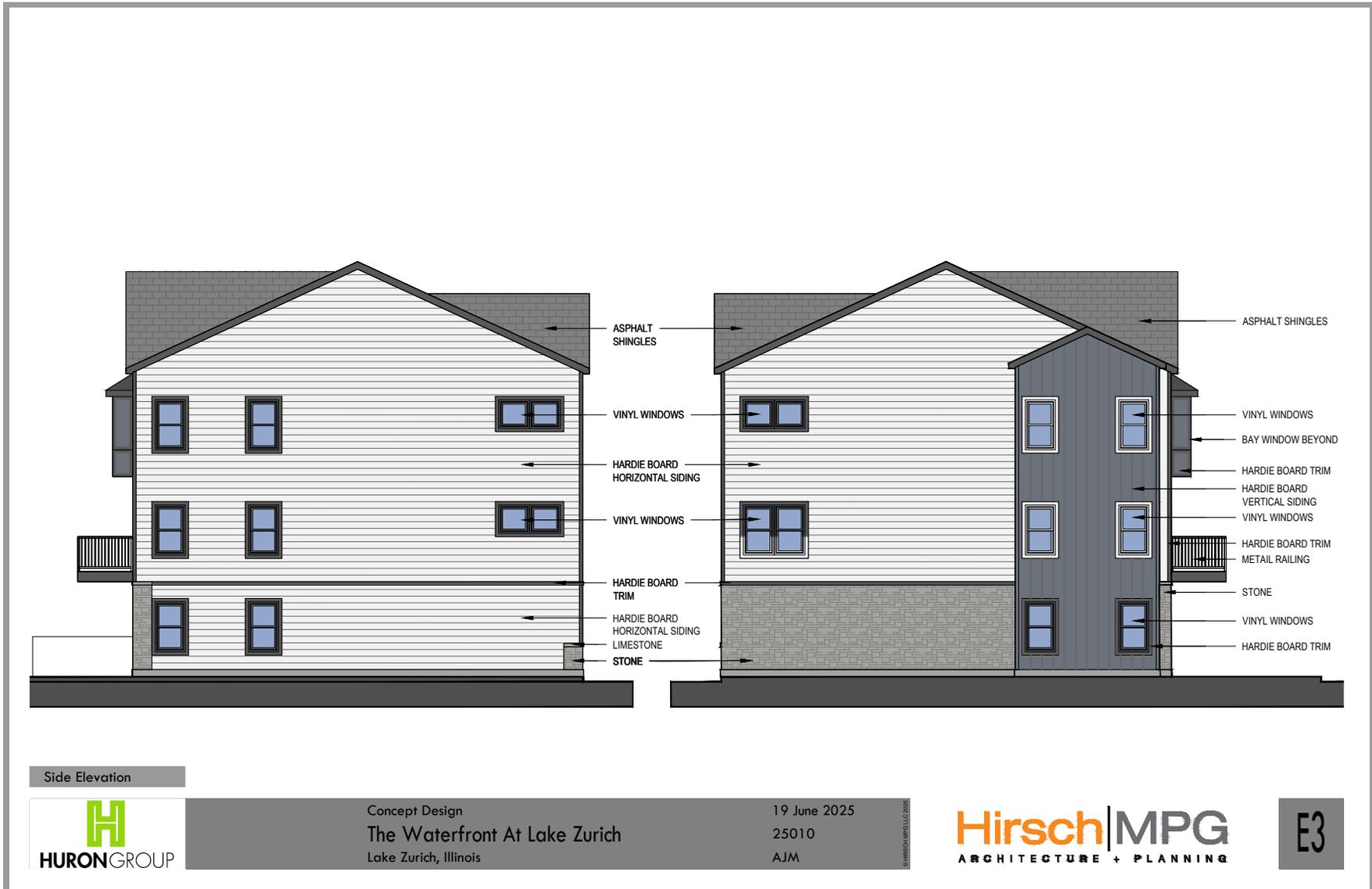


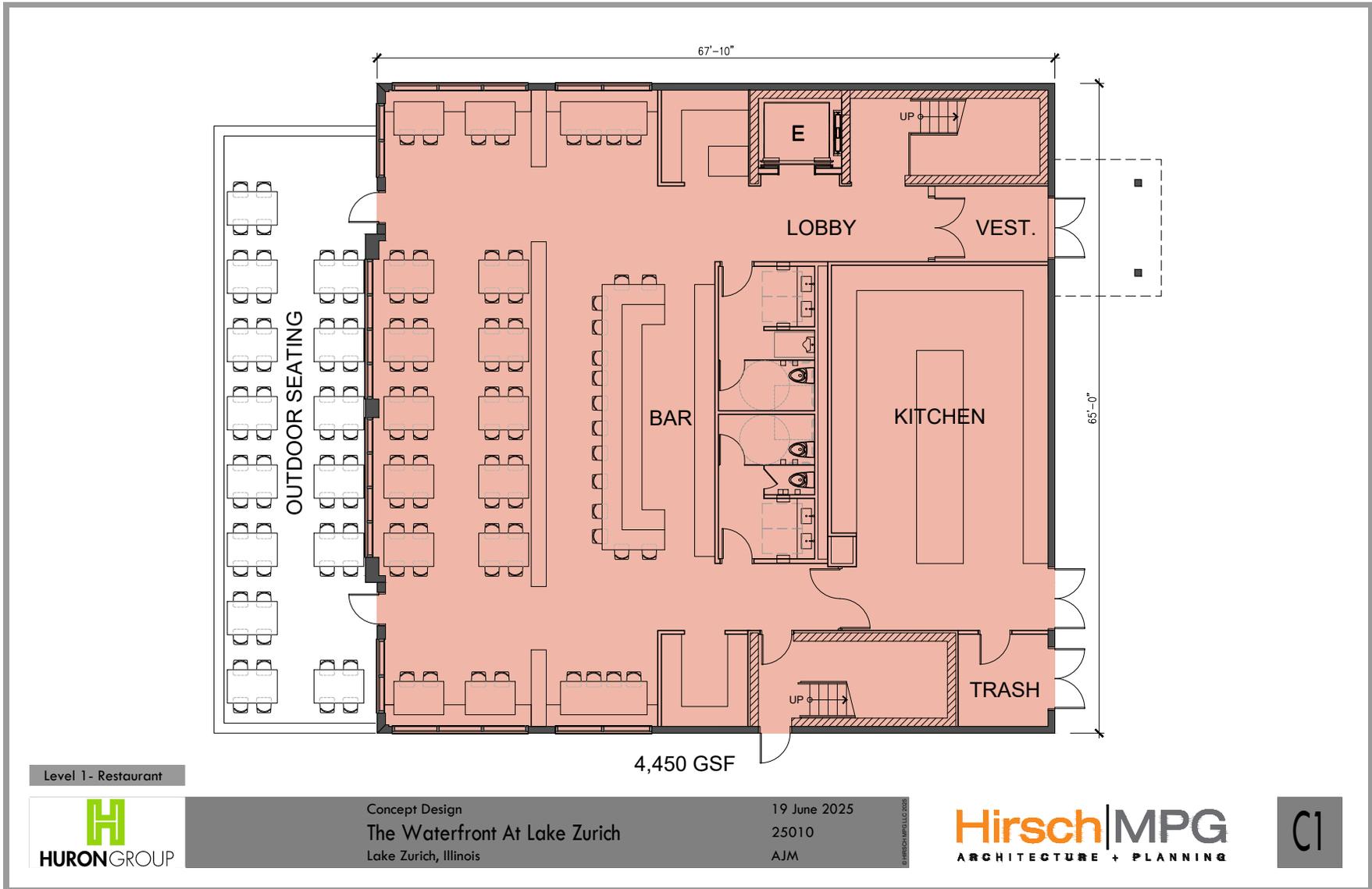
Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

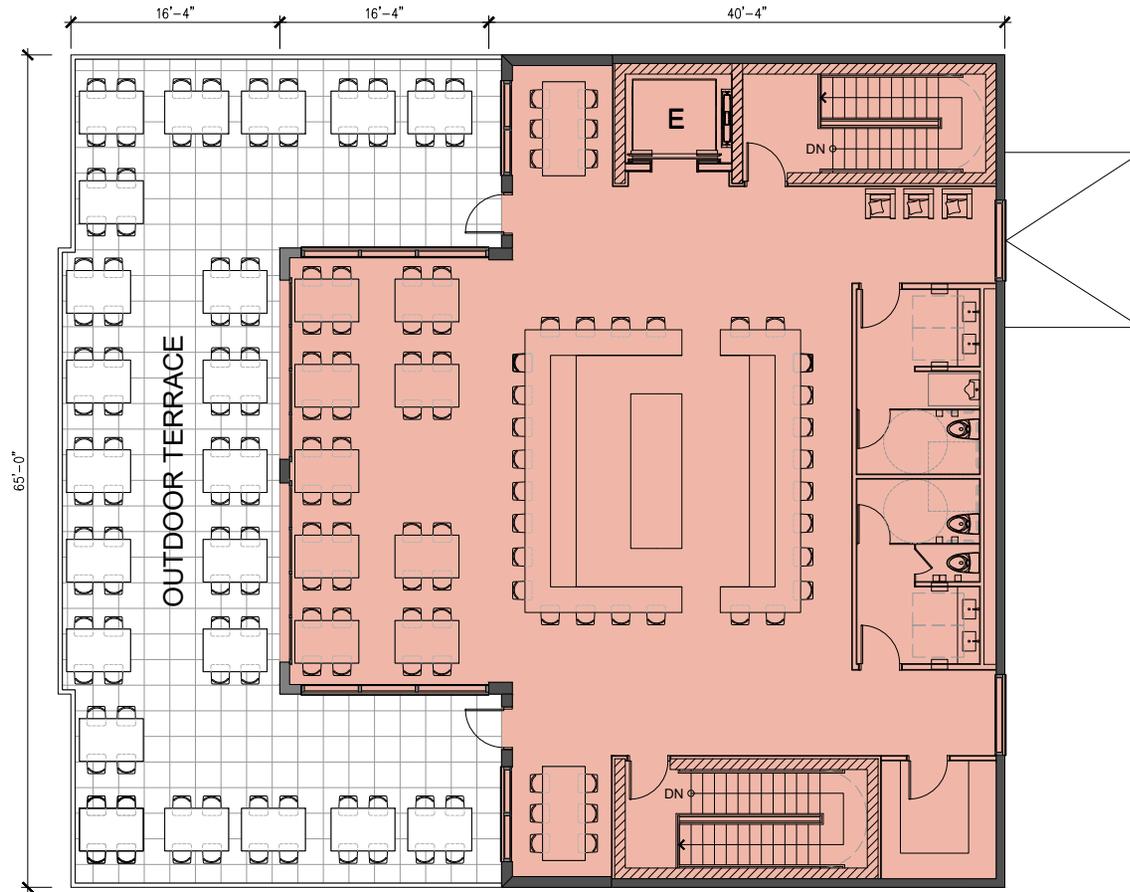
19 June 2025
25010
AJM



E2







3,160 GSF

Level 2 - Restaurant

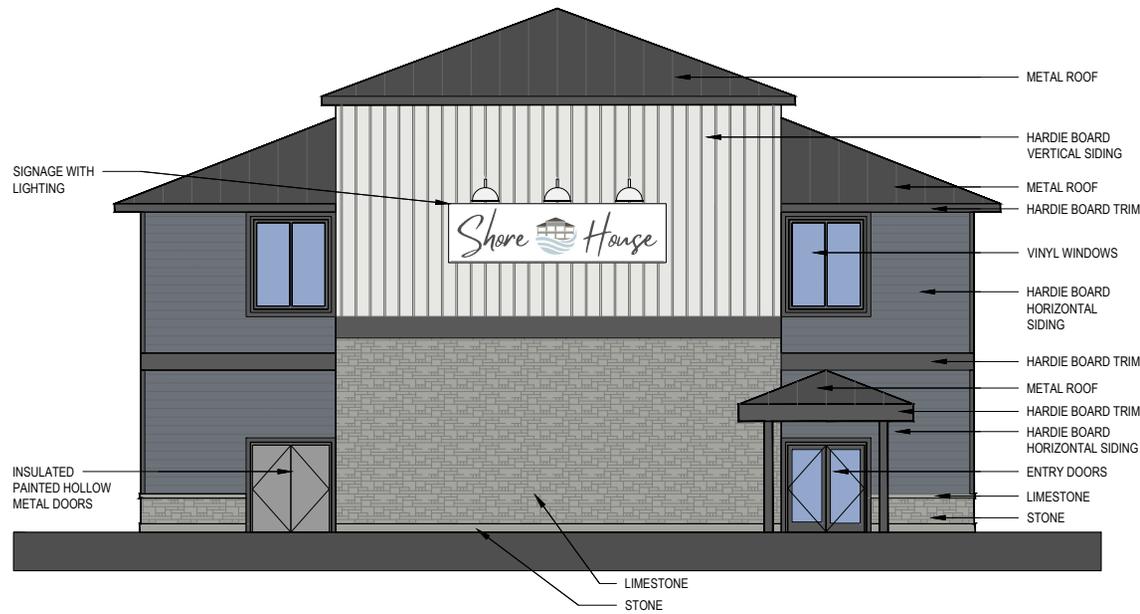


Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM



C2



Elevation - East



Concept Design
The Waterfront At Lake Zurich
Lake Zurich, Illinois

19 June 2025
25010
AJM





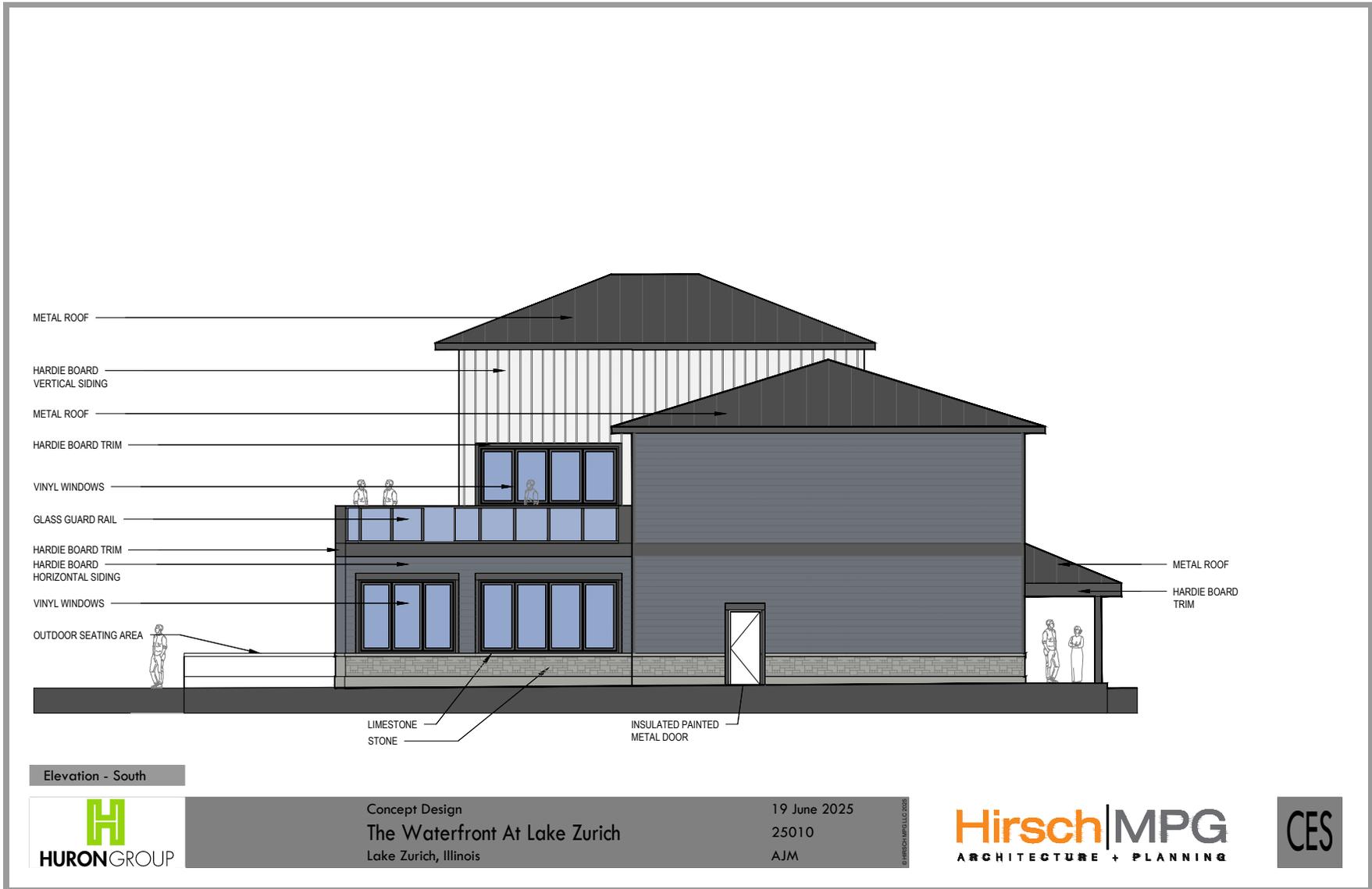
Elevation - North



Concept Design
The Waterfront At Lake Zurich
 Lake Zurich, Illinois

19 June 2025
 25010
 AJM







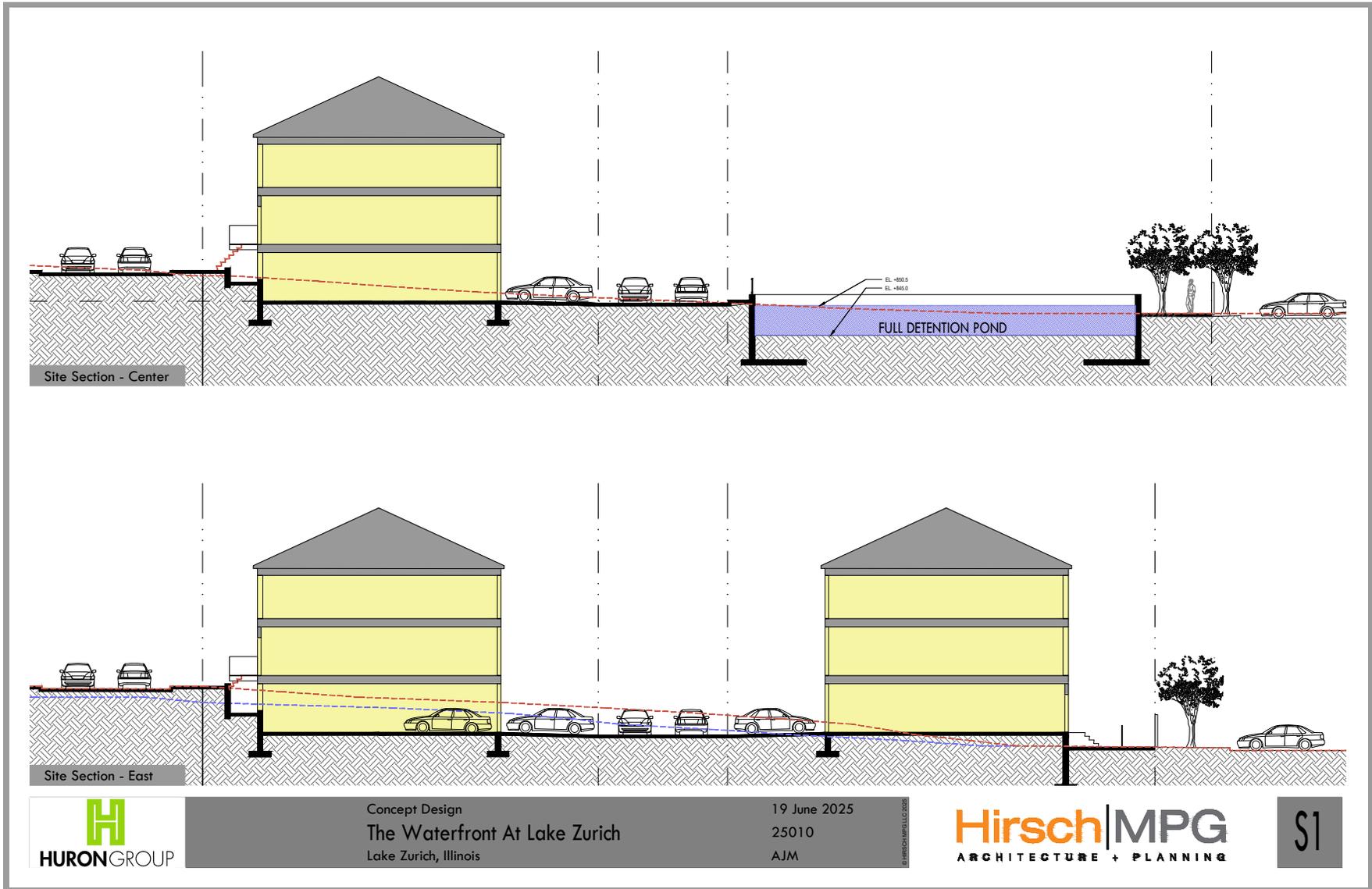
Elevation - West

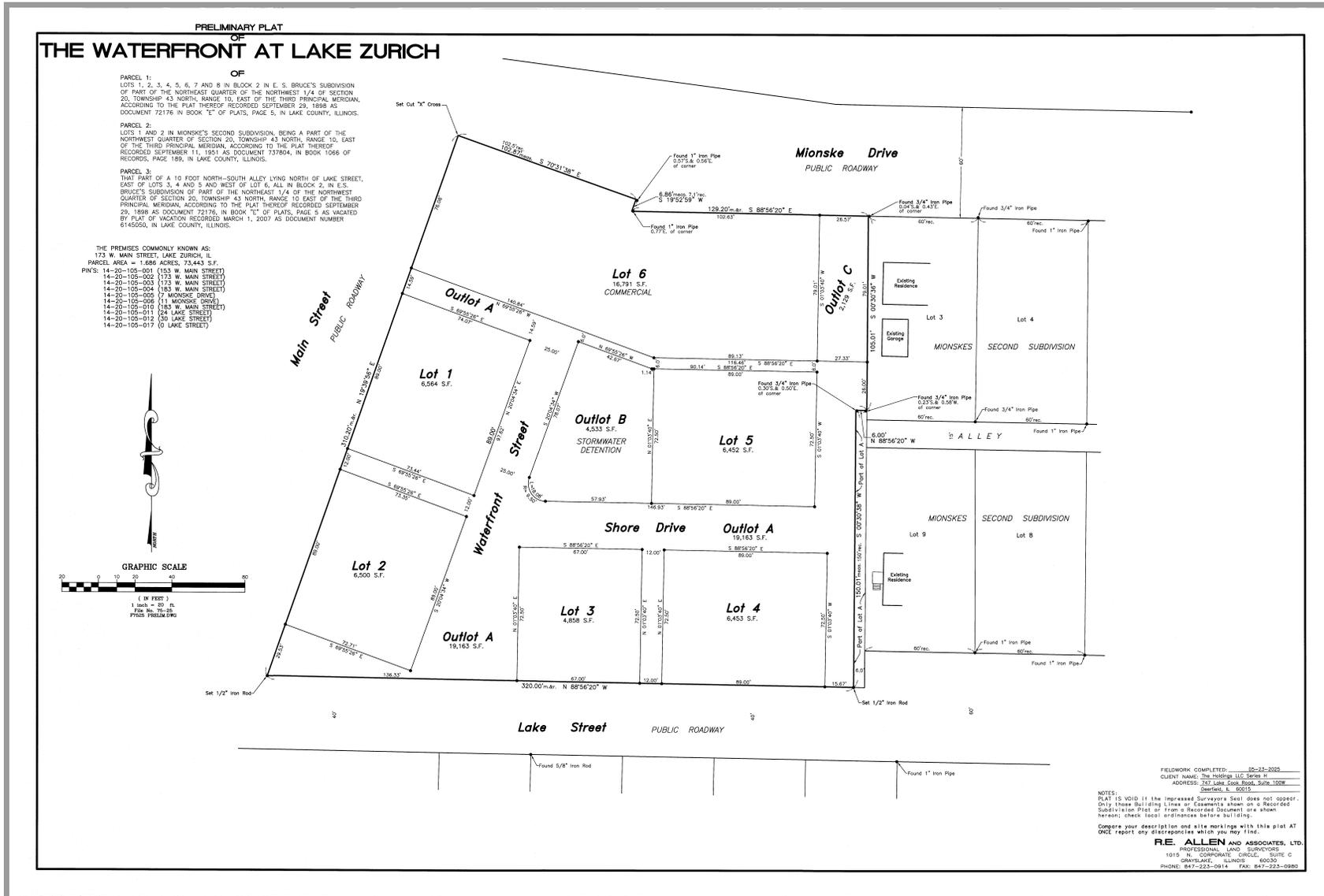


Concept Design
The Waterfront At Lake Zurich
 Lake Zurich, Illinois

19 June 2025
 25010
 AJM







ALTA / NSPS LAND TITLE SURVEY OF

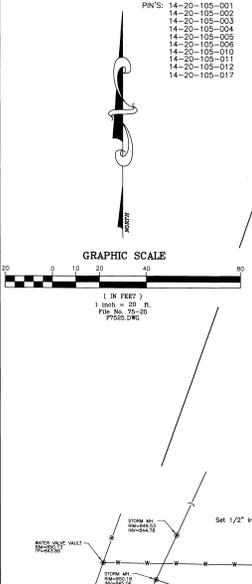
PARCEL 1:
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 2 IN E. S. BRUCE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1899 AS DOCUMENT 72176 IN BOOK "E" OF PLATS, PAGE 5, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 AND 2 IN MONSKES SECOND SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1951 AS DOCUMENT 737804, IN BOOK 1066 OF RECORDS, PAGE 189, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF A 10 FOOT NORTH-SOUTH ALLEY LYING NORTH OF LAKE STREET, EAST OF LOTS 3, 4 AND 5 AND WEST OF LOT 6, ALL IN BLOCK 2, IN E. S. BRUCE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1899 AS DOCUMENT 72176, IN BOOK "E" OF PLATS, PAGE 5 AS VACATED BY PLAT OF VACATION RECORDED MARCH 1, 2009 AS DOCUMENT NUMBER 6145050, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
173 W. MAIN STREET, LAKE ZURICH, IL
PARCEL AREA = 1.686 ACRES, 73,443 S.F.

- PN'S 14-20-105-001
- 14-20-105-002
- 14-20-105-003
- 14-20-105-004
- 14-20-105-005
- 14-20-105-006
- 14-20-105-007
- 14-20-105-008
- 14-20-105-009
- 14-20-105-010
- 14-20-105-011
- 14-20-105-012
- 14-20-105-017



GRAPHIC SCALE
1 INCH = 20 FEET
1/8" = 2.5' (1/4" = 5')

CERTIFIED TO:
 * THE NATIONAL TITLE GROUP, LLC
 * THE ILLINOIS
 * THE VILLAGE OF LAKE ZURICH, A MUNICIPAL CORPORATION

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD PRACTICES FOR SURVEYS OF LAND IN ILLINOIS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE 1992 EASMENT OF 180' AS THEREOF. THE FIELD WORK WAS COMPLETED ON 04-22-2005.

DATE: MAY 8TH, 2025

NOTE:
 * SURVEY BASED ON NAD 83 NATIONAL TITLE GROUP, LLC FILE NO. 2500000-33
 * COMMENTARY DATE: APRIL 23, 2005
 * BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO A FLOOD HAZARD. THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170970222W, EFFECTIVE DATE SEPTEMBER 16, 2013.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3678
 PROFESSIONAL DESIGN FIRM NO. 324-202232

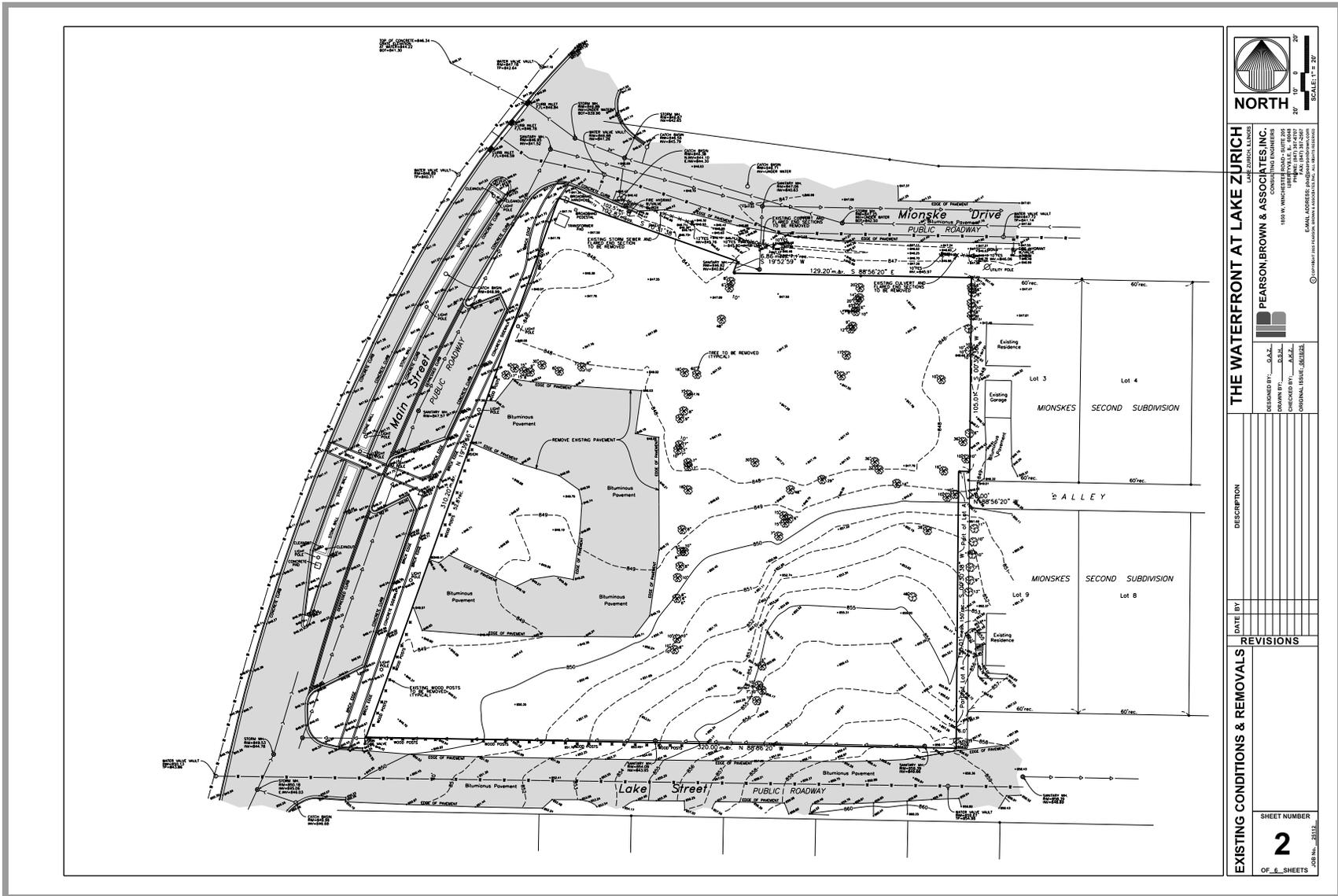
EXCEPTION NOTES:
 1. EASEMENTS, CLAIM OF EASEMENTS OR ENCROACHMENTS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
 2. EASEMENTS, CLAIM OF EASEMENTS OR ENCROACHMENTS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
 3. EASEMENTS, CLAIM OF EASEMENTS OR ENCROACHMENTS THAT ARE NOT SHOWN IN THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
 4. THE EFFECT ON THE TITLE OF AN ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN ENCROACHMENT) ACROSS THE BOUNDARY LINES OF THE LAND, BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.
 5. RESERVATION IN WARRANTY DEED DATED MAY 6, 1898 AND RECORDED AUGUST 24, 1898 AS DOCUMENT 7180, FROM EDWARD R. CLARK AND CORNELIA R., HIS WIFE TO EDNA S. BRUCE OF TITLE TO THE GRASS RUNNING THROUGH THE LAND COVERED BY BRUCE'S SUBDIVISION AFORESAID, TOGETHER WITH RIGHT OF ACCESS THEREOF FOR REVERSE OR RETURNING THE SAME AND CONVEY AND AGREEMENT CONTAINED IN SAID DEED THAT NO BUILDINGS OR ENCROACHMENTS SHALL BE BUILT UPON OR ACROSS SAID PROPERTY IN SUCH A MANNER AS TO DAMAGE OR OBSTRUCT SAID GRASS AND THAT IN CASE A BALLOON TRACK IS BUILT ON SAID TRACT THAT THERE SHALL REMAIN AN OPENING OF NOT LESS THAN 6 TO 10 FEET THE WIDTH OF WHICH SHALL BE BUILT WITH STONE AND MORTAR ABUTMENTS FOR THE PROTECTION OF SAID GRASS, SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORTFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION, (AFFECTS PARCEL 1).
 6. RIGHT OF WAY NOT LESS THAN 10 FEET WIDE THROUGH LAND COVERED BY BRUCE'S SUBDIVISION HEREON DESCRIBED, RESERVED IN WARRANTY DEED DATED MAY 6, 1898 AND RECORDED AUGUST 24, 1898 AS DOCUMENT 7180, FROM EDWARD R. CLARK AND CORNELIA R., HIS WIFE TO EDNA S. BRUCE (AFFECTS PARCEL 1).
 7. CORNELIA R., HIS WIFE TO EDNA S. BRUCE (AFFECTS PARCEL 1).
 8. RIGHT OF EDNA S. BRUCE AND EASTERN RAILWAY, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN PIPE LINES LAYED BY BRUCE'S SUBDIVISION HEREON DESCRIBED, AS DISCLOSED BY DEED NOTED HEREON AS DOCUMENT 7180, (AFFECTS PARCEL 1).
 9. EASEMENT AND PROMISE GRANTED BY THE GRANTEE IN WARRANTY DEED DATED APRIL 29, 1921 AND RECORDED APRIL 29, 1921 AS DOCUMENT 531471 FROM FRED F. HOFF AND EMMA L., HIS WIFE TO EDNA S. BRUCE, TO THE GRANTEE IN SAID DEED, TO MAINTAIN A DRAIN THROUGH THE SOUTHEAST CORNER OF LOT 4 (AFFECTS PARCEL 1).
 10. COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM FRED F. HOFF AND EMMA L., HIS WIFE TO EDNA S. BRUCE, IN WARRANTY DEED DATED SEPTEMBER 1, 1917 AND RECORDED MARCH 31, 1918 AS DOCUMENT 485888, THAT THE GRANTEE HEREIN SHALL HAVE THE PRIVILEGE OF ENTERING AND MAINTAINING A BRICK OR POT HOUSE UPON THE SHORE OF LAKE ZURICH AND FRONTING SAID PROPERTY AND OVER WATER COVERING LAND OWNED BY THE GRANTEE HEREIN, BUT SAID PIER OR BOAT HOUSE SHALL BE CONSTRUCTED IN SUCH MANNER AND SUCH LOCATION AS TO IN NO MANNER INTERFERE OR COME IN CONTACT WITH THE CUTTING OR STORING OF ICE OR CARPONG ON THE ICE BELONGING TO BE CONDUCTED BY THE GRANTEE HEREIN OR THROUGH THE PROPERTY HEREIN CONVEYED AND GRANTEE HAS THE PRIVILEGE OF ENTERING AND MAINTAINING SAID COVENANTS AND CONDITIONS ALSO REFERRED TO IN SAID DEED DATED DECEMBER 15, 1921 AND RECORDED DECEMBER 15, 1921 AS DOCUMENT 597491, FROM EDWARD W. WILKINSON AND IRMA, HIS WIFE TO CITO J. DEWITZ AND IN SAID DEED DATED MARCH 17, 1922 AND RECORDED MARCH 19, 1922 AS DOCUMENT 510045 FROM CITO J. DEWITZ AND HANNAH R., HIS WIFE, TO IRMA W. WILKINSON.
 11. SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORTFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION, (AFFECTS PARCEL 1).
 12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED FROM IRMA W. WILKINSON AND IRMA, HIS WIFE TO CITO J. DEWITZ AND IRMA, HIS WIFE TO CITO J. DEWITZ AND HANNAH R., HIS WIFE, TO IRMA W. WILKINSON, ET AL AS DOCUMENT 510045, DATED MAY 29, 1948 AND RECORDED JUNE 1, 1948 AS DOCUMENT 643376, THAT AT NO TIME HERETOFORE THE LAND HEREON CONVEYED BE USED AS A PUBLIC PARKING LOT.
 13. SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORTFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION, (AFFECTS PARCEL 1).
 14. RIGHT OF THE VILLAGE OF LAKE ZURICH, TO REPAIR, MAINTAIN, REPAIR AND REPLACE A SEWER MAIN ON INTERSECTING SEWER IN AND ALONG THE WESTERN 15 FEET OF THE LAND HEREON AS GRANTED BY INSTRUMENT RECORDED NOVEMBER 25, 1954 AS DOCUMENT 646207, (AFFECTS PARCEL 1) LOT 4).
 15. AGREEMENT BY AND BETWEEN CHARLES H. MONKOE AND CAROLINE M. MONKOE, HIS WIFE AND VILLAGE OF LAKE ZURICH, A MUNICIPAL CORPORATION, THAT PARTIES OF THE FIRST PART WILL CONDUCT AT THEIR OWN EXPENSE THE INSTALLATION OF A SEWER MAIN TO THE VILLAGE SEWER WITH PROPERLY SLOPED JOINTS OF SUFFICIENT LENGTH TO SERVE THE LAND HEREIN, THE SEWER SYSTEM IS ALSO TO INCLUDE 6 FT. DIAMETER OPEN SEWER MAINS TO BE LOCATED IN THE VILLAGE SEWER DISPOSAL FACILITIES TO PREMISES, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 27, 1954 AS DOCUMENT 644710, (AFFECTS PARCEL 1 AND PARCEL 2).
 16. RIGHTS OF THE PUBLIC AND QUARTERLY UTILITIES, IF ANY, IN SAID VACATED MONKOE DRIVE AND THE VACATED ALLEY FOR MAINTENANCE THEREOF OF PAVES, CONDUITS, SEWERS AND OTHER FACILITIES, (AFFECTS PARCEL 3).
 17. DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF LAKE ZURICH AND DEVELOPER/OWNER, LEE HELMOLD ABRAMS, DATED APRIL 1, 1992 AS DOCUMENT NO. 6463796 AND THE TERMS, PROMISION AND CONDITIONS CONTAINED THEREIN.

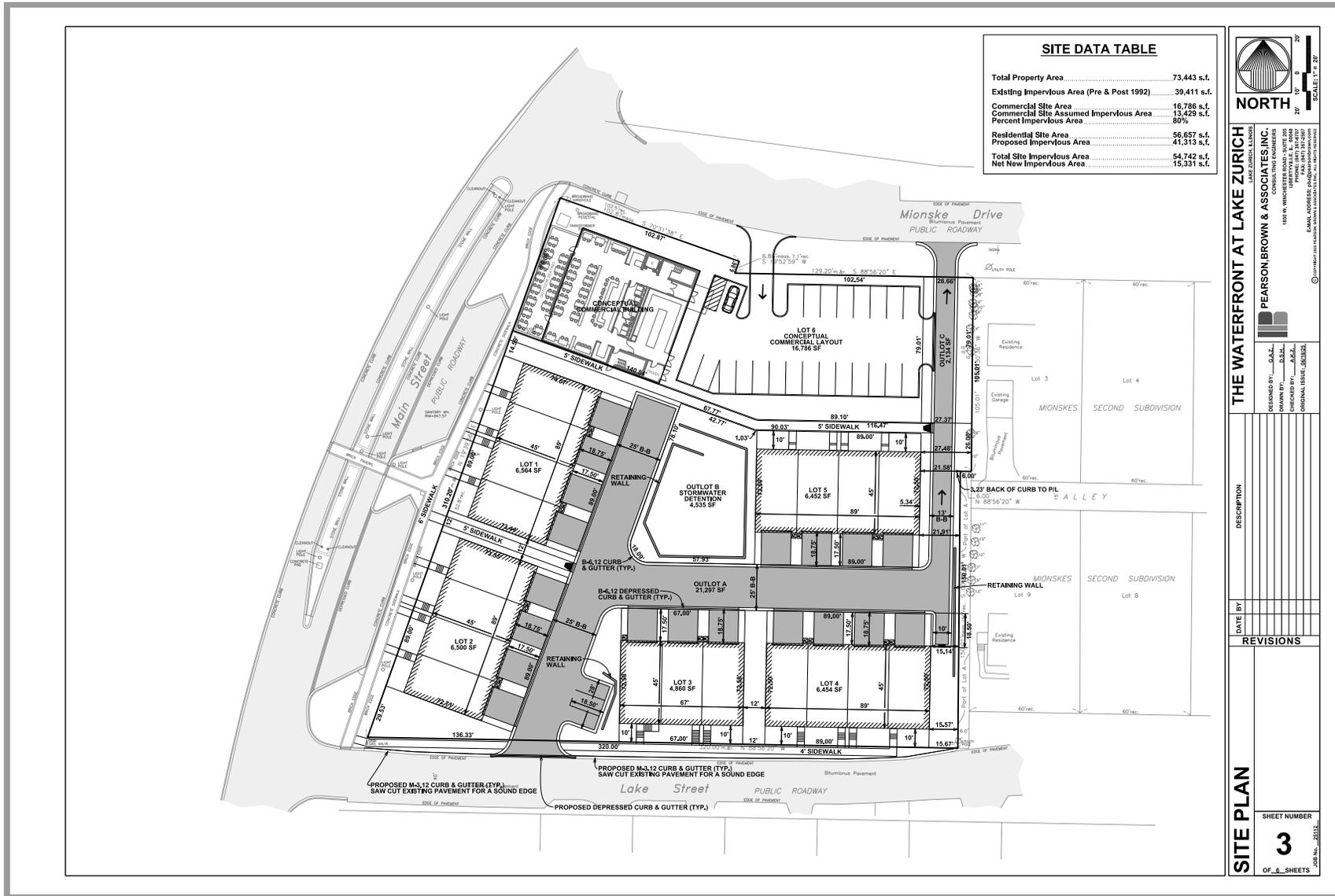
FIELDWORK COMPLETED: 04-22-2005
 CLIENT NAME: THE HISSPGE LLC Series II
 ADDRESS: 727 Lake Shore Road, Suite 100W
 Deerfield, IL 60015

NOTES:
 PLAT IS VOID IF THE IMPRESSED SURVEYOR'S SEAL DOES NOT APPEAR.
 ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT OR FROM A RECORDED DOCUMENT ARE SHOWN HEREON, OTHER LOCAL ORDINANCES BEING BUT NOTING.

Compare your description and site markings with this plat AT ONCE report any discrepancies with us within 90 days.

RE ALLEN AND ASSOCIATES, L.C.
 PROFESSIONAL LAND SURVEYORS
 1010 N. CORCORAN CIRCLE, SUITE C
 GRAYSLAKE, ILLINOIS 60034
 PHONE: 847-223-0915 FAX: 847-223-0990





DETENTION DESIGN SUMMARY

(DETENTION DESIGNED TO NOT EXCEED PRE-EXISTING 100YR, 24HR RUNOFF RATE IN PROP. COND.)

POUND BOTTOM	844.50 ft
POUND OUTLET	845.00 ft
POUND	845.00 ft
WEIR ELEVATION INSIDE OUTLET STR.	845.00 ft OPERATING HEAD - 1.0'
LOW TOP OF WALL ELEV.	849.50 ft

DETENTION DESIGN:

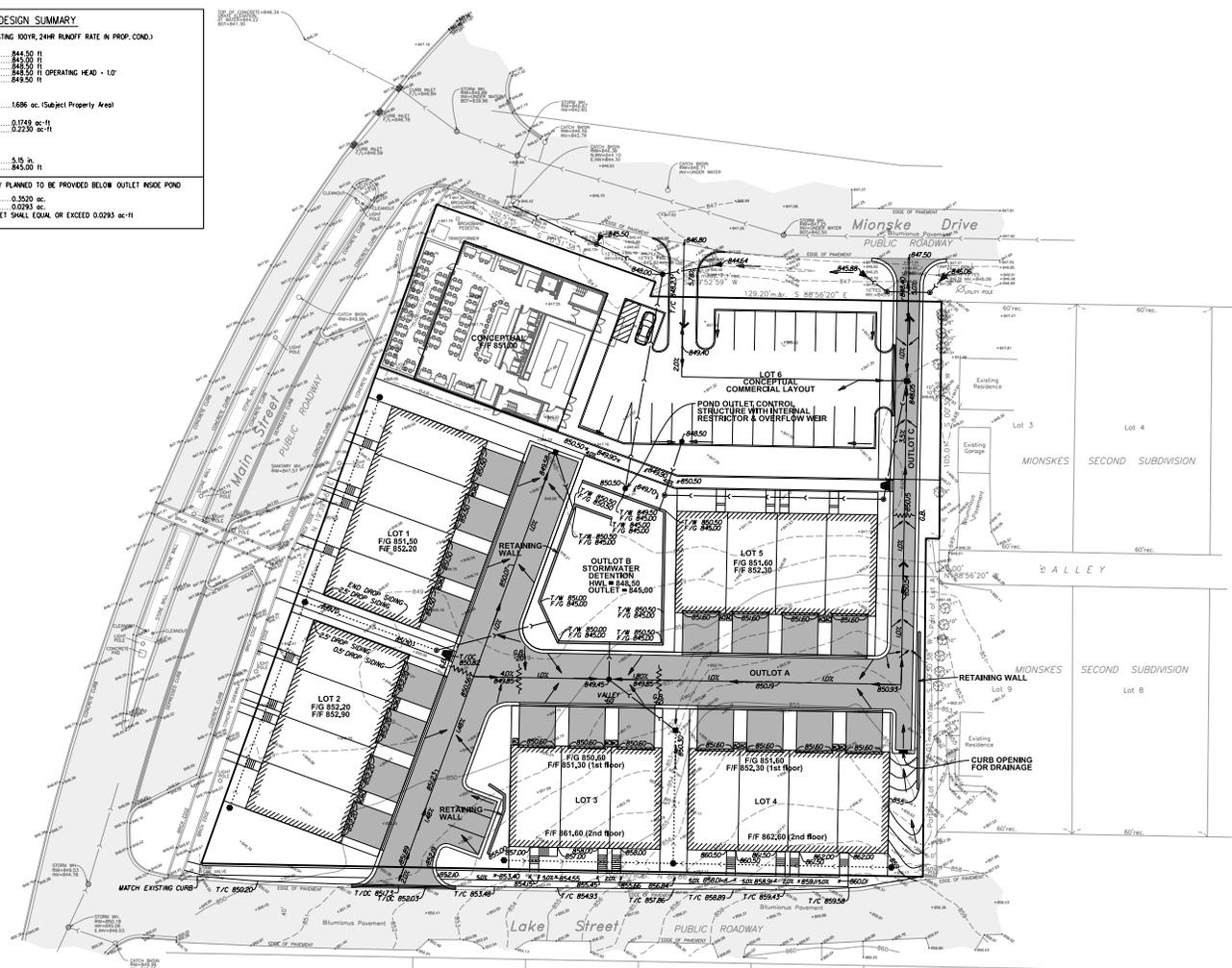
HYDROLOGICALLY DISTURBED/DESIGN AREA	1.696 ac. (Subject Property Area)
TOTAL 100YR STORAGE REQUIRED	0.1749 ac-ft
TOTAL STORAGE PROVIDED AT ELEV. 848.50	0.2230 ac-ft

OUTLET DESIGN:

LOWER RESTRICTOR DIAMETER	5.0' o.c.
RESTRICTOR INVERT ELEVATION	845.00 ft

RUNOFF VOLUME REDUCTION AND WATER QUALITY PLANNED TO BE PROVIDED BELOW OUTLET INSIDE POND

NET NEW ONSITE PROPOSED IMPERVIOUS	0.3520 ac.
WATER QUALITY TREATMENT VOLUME	0.0293 ac-ft
VOLUME TO BE PROVIDED IN POND BELOW OUTLET SHALL EQUAL OR EXCEED 0.0293 ac-ft	





NORTH

SCALE: 1" = 20'

THE WATERFRONT AT LAKE ZURICH

DESIGNED BY: PEARSON BROWN & ASSOCIATES, INC.
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 ORIGINAL ISSUE: [Date]

DATE BY	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

GRADING PLAN

SHEET NUMBER
4
 OF 6 SHEETS

Preliminary Landscape Plan

The Waterfront at Lake Zurich

Lake Zurich, Illinois

June 18, 2025

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



ARCHITECT:
HIRSCH|MPG
225 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654



LOCATION MAP
SCALE: 1"=200'

INDEX OF PLAN SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN

REPRESENTATIVE PLANT LIST

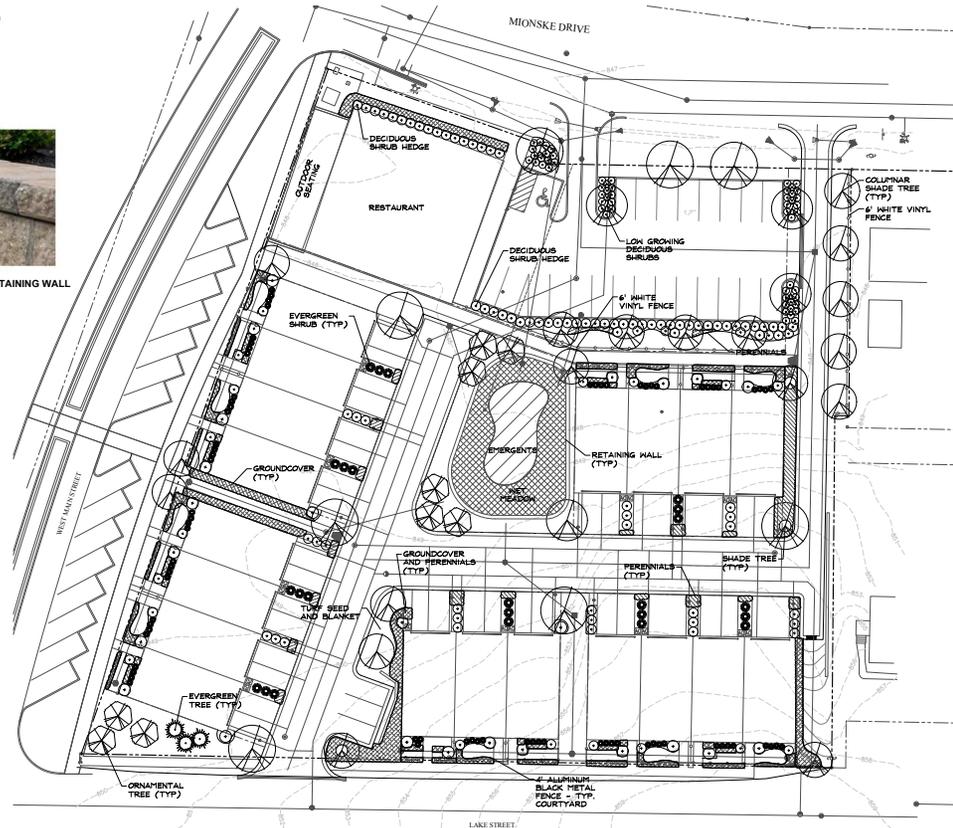
Key	Botanical/Common Name	Size	Remarks
SHADE TREES			
	<i>Asar. x freemanii</i> 'Jeffers' Red AUTUMN BLUE MAPLE	2 1/2' Cal.	
	<i>Celtis occidentalis</i> COMMON HACKBERRY	2 1/2' Cal.	
	<i>Quercus imbricaria</i> var. 'nana' 'Nanos' SCYLLINE HONEYLOCUST	2 1/2' Cal.	
	<i>Quercus macrocarpa</i> BURR OAK	2 1/2' Cal.	
	<i>Tilia americana</i> 'Baltimore' REDBUD AMERICAN LINDEN	2 1/2' Cal.	
	<i>Griseb. Nana</i> 'Princeton Sentry' PRINCETON SENTRY GINKGO	2 1/2' Cal.	Columnar
ORNAMENTAL TREES			
	<i>Amelanchier x grandiflora</i> APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	<i>Betula nigra</i> 'Cully' HERITAGE SWAMP BIRCH	6' Ht.	Multi-Stem
	<i>Cornus canadensis</i> EASTERN REDBUD	6' Ht.	Multi-Stem
EVERGREEN TREES			
	<i>Thuja 'Green Giant'</i> GREEN GIANT ARBORVITAE	8' Ht.	
DECIDUOUS SHRUBS			
	<i>Cornus amomum</i> 'Raiet's' RAILEY'S REDTING DOGWOOD	24" Tall	8' O.C.
	<i>Hydrangea paniculata</i> 'SHRUBLOFF' LITTLE LACE PINE HYDRANGEA	24" Tall	8' O.C.
	<i>Syringa meyeri</i> 'Palmer' DREAM NORTON LILAC	24" Tall	4' O.C.
	<i>Viburnum x juddii</i> JUD'S VIBURNUM	24" Tall	4' O.C.
EVERGREEN SHRUBS			
	<i>Jasminum spirale</i> 'Blue Pacific' BLUE PACIFIC JASMINE	24" Ht.	4' O.C.
	<i>Buxus x 'Green'</i> CHICAGO LANE GREEN BOXWOOD	24" Ht.	8' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
	<i>Allium 'Summer Beauty'</i> SUMMER BEAUTY ONION	18"	18" O.C.
	<i>Hemerocallis 'Happy Returns'</i> HAPPY RETURNS DAYLILY	18"	18" O.C.
	<i>Botanichium asperatum</i> 'Twilight Zing' TWILIGHT LITTLE BLUEBERRY	18"	24" O.C.
	<i>Boraginaceae</i> 'Islandia' ISLANDIA	18"	24" O.C.
GROUNDCOVERS			
	<i>Liriodendron</i> 'Lilypuff' LILYPUFF	18" x 24"	18" O.C.

NATIVE SEED LEGEND

Key	Description
	EVERGREEN SEED & PLUGS
	WET MEADOW SEED & BLANKET



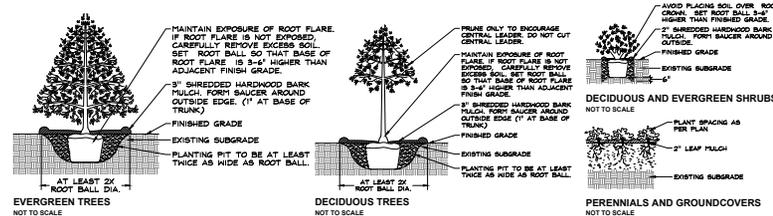
UNLOCK PISA STONE GRANITE RETAINING WALL



GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractor convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
- See General Conditions and Specifications for landscape work for additional requirements.

PLANTING DETAILS



LAKE ZURICH WATERFRONT ASSOCIATION, INC.
747 LAKE COOK ROAD
SUITE 100W
DEERFIELD, ILLINOIS 60015

THE WATERFRONT AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

REVISIONS

DATE	PROJECT NO.	DRAWN	CHECKED	SHEET NO.
06.18.25	14852201	ESM	ESM	13A

L1.1

Tree Inventory Listing
173 W. Main Street
Lake Zurich, IL
Prepared by Urban Forest Management, Inc. 5/15/2025

Tag No.	Botanical Name	Common Name	Size	Cond.	Problems	Insect/Disease	Comments	Co-Leaders at DBH	LZ Tree Classification
1801	Acer saccharinum	Silver Maple	40	FAIR	double leader, minor deadwood, suckering, compaction		Old tag# 143, construction parking across root zone, heavy seed crop		Desirable Species
1802	Salix nigra	Black Willow	9	FAIR	weak crotch, twist in trunk, minor deadwood			Forked at 1.5'	Desirable Species
1803	Acer negundo	Boxelder Maple	4	FAIR	over-topped, sweep, suckering				Undesirable Species
1804	Acer platanoides	Norway Maple	10	FAIR	over-topped, double leader, one-sided, basal scar showing good callus growth				Desirable Species
1805	Catalpa speciosa	Northern Catalpa	37	POOR	multiple leaders, upper cavity, basal decay, basal scar, trunk scar, slight lean, hollow				Desirable Species - DQ CONDITION
1806	Juniperus virginiana	Eastern Red-cedar	10	FAIR	double leader, over-topped				Desirable Species
1807	Acer platanoides	Norway Maple	12	FAIR	one-sided, double leader				Desirable Species
1808	Acer platanoides	Norway Maple	16	FAIR	over-topped, slight sweep		Old tag #4331, 16" co-leader fused with #1809 at 5'	Forked at 1' with an 8' co-leader	Desirable Species
1809	Ulmus americana	American Elm	22	FAIR	one-sided, double leader, suckering, minor deadwood		Old tag #149		Landmark Species
1810	Acer platanoides	Norway Maple	8	FAIR	over-topped, one-sided, minor deadwood				Desirable Species
1811	Acer platanoides	Norway Maple	18	FAIR	over-topped, double leader, damaged leader, slight sweep				Desirable Species
1812	Catalpa speciosa	Northern Catalpa	4	GOOD	one-sided				Desirable Species
1813	Fraxinus pennsylvanica	Green Ash	4	POOR	one-sided, over-topped, trunk scar, suckering	emerald ash borer			Undesirable Species
1814	Acer platanoides	Norway Maple	7	FAIR	double leader, slight lean, thin crown			Forked at 1'	Desirable Species
1815	Morus alba	White Mulberry (Common Mulberry)	5	FAIR	slight lean, thin crown, minor deadwood				Undesirable Species
1816	Morus alba	White Mulberry (Common Mulberry)	9	FAIR	slight lean, one-sided				Undesirable Species
1817	Morus alba	White Mulberry (Common Mulberry)	5	FAIR	slight lean, thin crown				Undesirable Species
1818	Morus alba	White Mulberry (Common Mulberry)	7	FAIR	over-topped, double leader, weak crotch				Undesirable Species
1819	Acer saccharinum	Silver Maple	44	POOR	broken limbs, minor deadwood, storm damage, dieback, multiple leaders, hollow				Desirable Species - DQ CONDITION
1820	Morus alba	White Mulberry (Common Mulberry)	4	FAIR	over-topped, one-sided, twist in trunk				Undesirable Species
1821	Populus deltoides	Eastern Cottonwood	71	POOR	damaged leader, top broken off		snapped off at 35'		Desirable Species - DQ CONDITION
1822	Acer platanoides	Norway Maple	23	FAIR	minor deadwood, storm damage				Desirable Species
1823	Morus alba	White Mulberry (Common Mulberry)	5	FAIR	over-topped, slight sweep, sweep, basal scar			Forked at base with 4", 3", 2" co-leaders	Undesirable Species
1824	Acer negundo	Boxelder Maple	8	POOR	over-topped, minor deadwood, suckering, twist in trunk				Undesirable Species
1825	Ailanthus altissima	Tree-of-Heaven	8	FAIR	minor deadwood, over-topped, slight sweep				Undesirable Species
1826	Ulmus americana	American Elm	13	FAIR	over-topped, slight sweep, one-sided				Landmark Species
1827	Acer platanoides	Norway Maple	6	FAIR	thin crown, twist in trunk				Desirable Species
1828	Ulmus americana	American Elm	6	POOR	over-topped, slight sweep		dead/uprooted ash against trunk at 10'		Landmark Species - DQ CONDITION
1829	Ulmus americana	American Elm	10	FAIR	over-topped, slight sweep, minor deadwood				Landmark Species
1830	Acer platanoides	Norway Maple	11	FAIR	over-topped, twist in trunk, basal scar, decay		dead/uprooted ash caught in crown	Forked at base with a 5" co-leader	Desirable Species
1831	Acer platanoides	Norway Maple	9	FAIR	over-topped, one-sided, basal scar, double leader,		wire wrapped around co-leader		Desirable Species
1832	Ulmus americana	American Elm	9	FAIR	thin crown, construction fill				Landmark Species
1833	Ulmus americana	American Elm	7	FAIR	thin crown, construction fill, one-sided				Landmark Species
1834	Acer negundo	Boxelder Maple	5	POOR	metal in trunk, excessive lean, construction fill				Undesirable Species
1835	Morus alba	White Mulberry (Common Mulberry)	23	FAIR	slight lean, weak crotch, multiple leaders			Forked at 5.5'	Undesirable Species
1836	Ulmus americana	American Elm	6	FAIR	over-topped, twist in trunk, thin crown				Landmark Species
1837	Ulmus americana	American Elm	4	FAIR	over-topped, slight sweep, thin crown, trunk scar, suckering				Landmark Species
1838	Juglans nigra	Black Walnut	5	FAIR	sweep, double leader, trunk scar, over-topped				Landmark Species
1839	Crataegus crus-galli	Cockspur Hawthorn	5	POOR	decay, sweep, suckering		co-leader snapped off at 6'		Desirable Species - DQ CONDITION
1840	Juglans nigra	Black Walnut	6	FAIR	over-topped, multiple leaders				Landmark Species
1841	Crataegus crus-galli	Cockspur Hawthorn	11	POOR	decay, suckering, over-topped		Old tag #163, Old tag #4347	Forked at 2.5'	Desirable Species - DQ CONDITION
1842	Crataegus crus-galli	Cockspur Hawthorn	8	POOR	over-topped, thin crown, minor deadwood, decay		Old tag #4348		Desirable Species - DQ CONDITION
1843	Morus alba	White Mulberry (Common Mulberry)	13	FAIR	slight lean, multiple leaders				Undesirable Species
1844	Crataegus crus-galli	Cockspur Hawthorn	11	FAIR	slight sweep, suckering			Forked at 1'	Desirable Species
1845	Ulmus americana	American Elm	6	FAIR	slight sweep, thin crown				Landmark Species
1846	Crataegus crus-galli	Cockspur Hawthorn	11	POOR	decay, broken limbs, dieback		Old tag #4351		Desirable Species - DQ CONDITION
1847	Acer negundo	Boxelder Maple	14	FAIR	slight lean, minor deadwood				Undesirable Species

Tree Inventory Listing
173 W. Main Street
Lake Zurich, IL
Prepared by Urban Forest Management, Inc. 5/15/2025

Tag No.	Botanical Name	Common Name	Size	Cond.	Problems	Insect/Disease	Comments	Co-Leaders at DBH	IZ Tree Classification
1848	Acer negundo	Boxelder Maple	6	FAIR	over-topped, excessive lean				Undesirable Species
1849	Ulmus americana	American Elm	6	FAIR	over-topped, slight sweep, one-sided				Landmark Species
1850	Ulmus americana	American Elm	6	FAIR	over-topped, slight sweep, thin crown				Landmark Species
1851	Ulmus americana	American Elm	6	FAIR	over-topped, slight sweep, one-sided, thin crown				Landmark Species
1852	Ulmus americana	American Elm	9	FAIR	one-sided, slight sweep, double leader, weak crotch			Forked at 1.5'	Landmark Species
1853	Ulmus americana	American Elm	4	POOR	over-topped, slight sweep, trunk scar				Landmark Species - DQ CONDITION
1854	Ulmus americana	American Elm	6	FAIR	double leader, weak crotch, slight sweep				Landmark Species
1855	Fraxinus pennsylvanica	Green Ash	4	POOR	over-topped, twist in trunk, woodpecker damage	emerald ash borer		Forked at base with a 3" co-leader	Undesirable Species
1856	Crataegus crus-galli	Cockspur Hawthorn	11	POOR	broken limbs, minor deadwood, dieback, decay			Forked at 1'	Desirable Species - DQ CONDITION
1857	Crataegus crus-galli	Cockspur Hawthorn	11	FAIR	minor deadwood, weak crotch, multiple leaders			Forked at 1'	Desirable Species
1858	Morus alba	White Mulberry (Common Mulberry)	15	FAIR	slight lean, weak crotch			Forked at 1.5'	Undesirable Species
1859	Crataegus crus-galli	Cockspur Hawthorn	10	POOR	decay, over-topped, suckering, split trunk, broken limbs		Old tag #4354		Desirable Species - DQ CONDITION
1860	Crataegus crus-galli	Cockspur Hawthorn	12	FAIR	weak crotch, trunk scar, minor deadwood			Forked at 1'	Desirable Species
1861	Fraxinus pennsylvanica	Green Ash	4	POOR	over-topped, sweep, trunk scar, woodpecker damage	emerald ash borer			Undesirable Species
1862	Morus alba	White Mulberry (Common Mulberry)	10	FAIR	over-topped, one-sided, multiple leaders		dead/uprooted ash caught in crown		Undesirable Species
1863	Acer negundo	Boxelder Maple	15	POOR	basal scar, slight lean, slight sweep				Undesirable Species
1864	Acer negundo	Boxelder Maple	21	POOR	basal decay, excessive lean			Forked at 1'	Undesirable Species
1865	Acer negundo	Boxelder Maple	5	FAIR	over-topped, double leader, twist in trunk, minor deadwood				Undesirable Species
1866	Acer negundo	Boxelder Maple	8	FAIR	twist in trunk, over-topped, slight lean, suckering				Undesirable Species
1867	Acer negundo	Boxelder Maple	6	FAIR	slight lean, over-topped			Forked at base with a 6" co-leader	Undesirable Species
1868	Fraxinus pennsylvanica	Green Ash	4	POOR	sweep, trunk scar	emerald ash borer		Forked at base with a 4" co-leader	Undesirable Species
1869	Fraxinus pennsylvanica	Green Ash	4	POOR	sweep, trunk scar, suckering	emerald ash borer			Undesirable Species
1870	Quercus macrocarpa	Bur Oak	54	FAIR	dieback, minor deadwood, one-sided		Old tag #197		Heritage Species
1871	Acer negundo	Boxelder Maple	11	FAIR	suckering, minor deadwood, slight lean				Undesirable Species
1872	Acer platanoides	Norway Maple	5	FAIR	over-topped, slight lean, twist in trunk				Desirable Species
1873	Acer platanoides	Norway Maple	5	FAIR	over-topped, slight lean, twist in trunk, one-sided				Desirable Species
1874	Quercus macrocarpa	Bur Oak	41	POOR	dieback, minor deadwood, double leader, sparse foliage				Heritage Species - DQ CONDITION
1875	Acer platanoides	Norway Maple	6	FAIR	over-topped, sweep, twist in trunk, double leader				Desirable Species
1876	Acer platanoides	Norway Maple	19	FAIR	over-topped, multiple leaders, minor deadwood		Old tag swallowed		Desirable Species
1877	Quercus macrocarpa	Bur Oak	40	FAIR	sweep, heavy deadwood		Old tag #190		Heritage Species
1878	Quercus macrocarpa	Bur Oak	41	FAIR	minor deadwood, dieback, multiple leaders				Heritage Species
1879	Acer platanoides	Norway Maple	13	FAIR	excessive lean, trunk scar			Forked at base with a 6" (top dead) co-leader	Desirable Species
1880	Acer platanoides	Norway Maple	12	POOR	basal decay, double leader, excessive lean, girdling root	canker		Forked at 3'	Desirable Species - DQ CONDITION
1881	Carya ovata	Shagbark Hickory	26	FAIR	over-topped, twist in trunk		Old tag # 192		Heritage Species
1882	Picea abies	Norway Spruce	6	POOR	over-topped, sparse foliage, lower branches shaded out		Old tag #4364		Landmark Species - DQ CONDITION
1883	Morus alba	White Mulberry (Common Mulberry)	12	FAIR	basal decay, basal scar, weak crotch, over-topped, slight sweep			Forked at base with an 11" co-leader	Undesirable Species
1884	Quercus macrocarpa	Bur Oak	37	FAIR	multiple leaders, minor deadwood		Old tag #4367		Heritage Species
1885	Acer platanoides	Norway Maple	10	FAIR	over-topped, slight sweep				Desirable Species
1886	Picea abies	Norway Spruce	15	FAIR	limbed up, basal scar, trunk scar				Landmark Species
1887	Morus alba	White Mulberry (Common Mulberry)	9	FAIR	basal decay, basal scar, weak crotch			Forked at base with 9", 8", 7", 8", 6", 5" co-leaders	Undesirable Species
1888	Acer negundo	Boxelder Maple	13	FAIR	sweep, suckering, minor deadwood				Undesirable Species
1889	Juniperus virginiana	Eastern Red-cedar	9	POOR	one-sided, sparse foliage, lower branches shaded out				Desirable Species - DQ CONDITION

Tree Inventory Listing
 173 W. Main Street
 Lake Zurich, IL
 Prepared by Urban Forest Management, Inc. 5/15/2025

Tag No.	Botanical Name	Common Name	Size	Cond.	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Iz Tree Classification
1890	Juniperus virginiana	Eastern Red-cedar	8	FAIR	lower branches shaded out				Desirable Species
1891	Morus alba	White Mulberry (Common Mulberry)	7	FAIR	one-sided				Undesirable Species
1892	Juniperus virginiana	Eastern Red-cedar	7	FAIR	thin crown, lower branches shaded out				Desirable Species
1893	Juniperus virginiana	Eastern Red-cedar	8	FAIR	thin crown, lower branches shaded out		wire girdling the trunk		Desirable Species
1894	Juglans nigra	Black Walnut	8	FAIR	one-sided, double leader				Landmark Species
1895	Acer platanoides	Norway Maple	27	FAIR	minor deadwood, one-sided				Desirable Species
1896	Acer platanoides	Norway Maple	19	FAIR	one-sided, over-topped, slight lean, girdling root				Desirable Species
1897	Morus alba	White Mulberry (Common Mulberry)	23	POOR	shear plane crack, slight sweep, over-topped, weak crotch				Undesirable Species
1898	Morus alba	White Mulberry (Common Mulberry)	13	FAIR	double leader, over-topped, sweep, weak crotch		Old tag #179	Forked at 1'	Undesirable Species
1899	Acer platanoides	Norway Maple	15	FAIR	one-sided, thin crown			Forked at base with a 10" co-leader	Desirable Species
1900	Acer platanoides	Norway Maple	16	FAIR	thin crown			Forked at base with a 12" co-leader	Desirable Species
229	Acer negundo	Boxelder Maple	19	FAIR	over-topped, one-sided			Forked at base with a 5" co-leader	Undesirable Species
230	Acer platanoides	Norway Maple	10	FAIR	over-topped, twist in trunk			Forked at base with a 7" co-leader	Desirable Species
231	Acer saccharinum	Silver Maple	33	FAIR	slight sweep, slight sweep		Old tag #208		Desirable Species
232	Acer platanoides	Norway Maple	6	FAIR	slight sweep, over-topped				Desirable Species
233	Acer platanoides	Norway Maple	6	FAIR	over-topped, slight sweep, twist in trunk				Desirable Species
234	Acer negundo	Boxelder Maple	5	POOR	trunk scar, suckering, slight sweep, over-topped				Undesirable Species
235	Acer platanoides	Norway Maple	35	POOR	double leader, weak crotch, heavy deadwood, broken limbs		damage by cottonwood that lost its top		Desirable Species - DQ CONDITION
236	Acer negundo	Boxelder Maple	5	FAIR	minor deadwood, over-topped, excessive lean		co-leader dead at 6"		Undesirable Species
237	Quercus macrocarpa	Bur Oak	48	FAIR	heavy deadwood				Heritage Species
238	Ulmus americana	American Elm	21	FAIR	over-topped, one-sided, suckering				Landmark Species
239	Ulmus americana	American Elm	20	FAIR	over-topped, double leader, sweep		Old tag #204		Landmark Species
240	Acer platanoides	Norway Maple	10	FAIR	over-topped, twist in trunk				Desirable Species

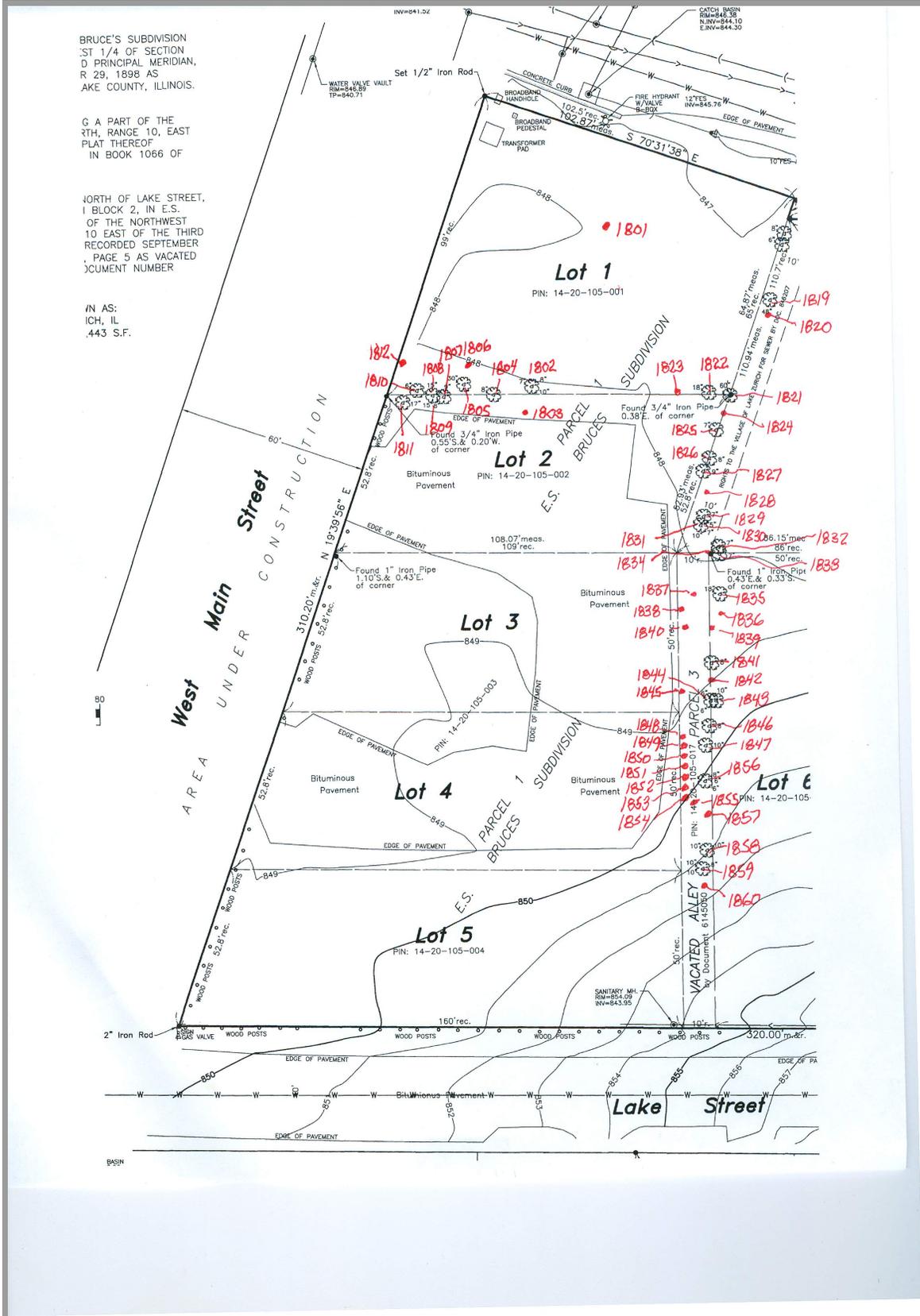
Species Summary

173 W. Main Street
Lake Zurich, IL

Prepared by Urban Forest Management, Inc. 5/15/2025

Botanical Name	Common Name	GOOD	FAIR	POOR	Number of Trees	Percentage of Trees
					Inventoried	Inventoried
Acer negundo	Boxelder Maple		10	5	15	13.4%
Acer platanoides	Norway Maple		24	2	26	23.2%
Acer saccharinum	Silver Maple		2	1	3	2.7%
Ailanthus altissima	Tree-of-Heaven		1		1	0.9%
Carya ovata	Shagbark Hickory		1		1	0.9%
Catalpa speciosa	Northern Catalpa	1		1	2	1.8%
Crataegus crus-galli	Cockspur Hawthorn		3	6	9	8.0%
Fraxinus pennsylvanica	Green Ash			5	5	4.5%
Juglans nigra	Black Walnut		3		3	2.7%
Juniperus virginiana	Eastern Red-cedar		4	1	5	4.5%
Morus alba	White Mulberry (Common Mulberry)		14	1	15	13.4%
Picea abies	Norway Spruce		1	1	2	1.8%
Populus deltoides	Eastern Cottonwood			1	1	0.9%
Quercus macrocarpa	Bur Oak		5	1	6	5.4%
Salix nigra	Black Willow		1		1	0.9%
Ulmus americana	American Elm		15	2	17	15.2%
		1	84	27	112	100.0%

LZ Tree Classification	Number of Trees
Desirable Species	35
Desirable Species - DQ CONDITION	12
Heritage Species	6
Heritage Species - DQ CONDITION	1
Landmark Species	19
Landmark Species - DQ CONDITION	3
Undesirable Species	36
	112

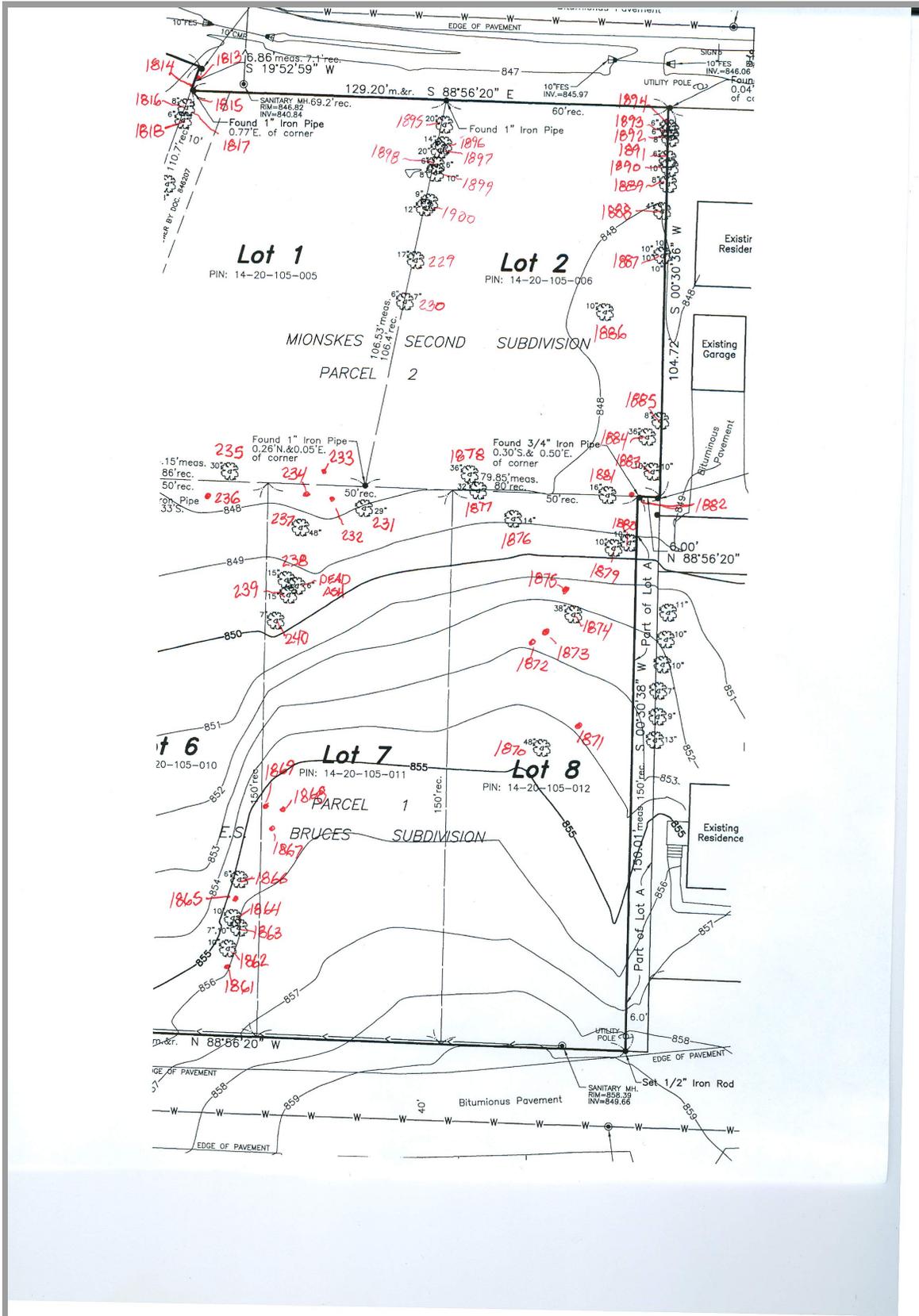


BRUCE'S SUBDIVISION
 ST 1/4 OF SECTION
 D PRINCIPAL MERIDIAN,
 R 29, 1898 AS
 LAKE COUNTY, ILLINOIS.

G A PART OF THE
 RTH, RANGE 10, EAST
 PLAT THEREOF
 IN BOOK 1066 OF

NORTH OF LAKE STREET,
 1 BLOCK 2, IN E.S.
 OF THE NORTHWEST
 10 EAST OF THE THIRD
 RECORDED SEPTEMBER
 PAGE 5 AS VACATED
 DOCUMENT NUMBER

IN AS:
 ICH, IL
 .443 S.F.





Urban Forest Management, Inc.

May 21, 2025

Mr. Derick B. Goodman, CEO
The Huron Group
747 Lake Cook Road, Suite 100W
Deerfield, IL 60015

RE: Tree Inventory and Report
173 W. Main St.
Lake Zurich, IL

Dear Mr. Goodman,

The following is the tree inventory listing and report for the property located at 173 W. Main St. in Lake Zurich, IL.

All trees measuring 4" in diameter at 6" above the existing grade and larger (per Village of Lake Zurich ordinance 7-6-6) were tagged and included in the inventory.

A total of one hundred and twelve (112) trees were included within this inventory, using tag #'s 1801 – 1900 and 229 – 240. Some of the trees had been previously tagged by others and some had 2 tags on them. A new set of tags with Urban Forest Management and the tag number stamped on them were nailed on the north face of the tree and this was the tag number utilized.

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

Sincerely,
URBAN FOREST MANAGEMENT, INC.


Todd R. Sinn
Senior Forester

TREE INVENTORY & REPORT
173 W. MAIN ST.
LAKE ZURICH, IL

May 21, 2025

Prepared by:

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

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II. General Comments	1
III. Tree Inventory	

I. Background and Methodology

A tree inventory was conducted on the property located at 173 W. Main St. in Lake Zurich, IL. All trees measuring 4" in diameter measured at 6" above the existing grade and larger were included within the inventory. Some of the trees had been previously tagged and inventoried by others, including several with two tags. A new tag with the wording Urban Forest Management and the tag number were nailed on the north face of the tree to differentiate the tag number used during this most recent inventory.

Trees were evaluated for species, size, condition and any observed problems were also noted. The tree conditions were rated using the format shown in Lake Zurich ordinance 10-6-18B3a(2). This rates each tree as either Poor, Fair or Good.

II. General Comments

A total of one hundred and twelve (112) trees were included within this inventory. Tag numbers used included #'s 1801 – 1900 and 229 -240.

Species inventoried include boxelder maple, Norway maple, silver maple, northern catalpa, cockspur hawthorn, green ash, black walnut, eastern red cedar, white mulberry, Norway spruce, bur oak, American elm and other species in smaller quantities. The most common species inventoried was Norway maple with 23.2% of all species inventoried, followed by American elm with 15.2%, and boxelder maple and white mulberry, each with 13.4%.

There are seven (7) trees considered Heritage trees by the Lake Zurich Tree Value Selection List inventoried on this property. One (1) of these Heritage trees is in poor condition. There are twenty two (22) trees considered Landmark trees on the list inventoried on this property. Three (3) of these considered Landmark trees are in poor condition. There are forty seven (47) trees considered Desirable species on the list inventoried on this property. Twelve (12) of these are in poor condition. There are thirty six (36) trees considered Undesireable on the list inventoried on this property.

The west third of the site is currently being used for construction parking and some of the trees have been impacted by compacted soil within their critical root zones. The rest of the site contains open turf with several fencerows composed of the inventoried trees along with medium density 10' tall buckthorn, honeysuckle understory with some green ash measuring less than 4' tall, American elm and few bur oak saplings measuring less than 3" diameter scattered throughout. With the exception of the remaining ash trees with emerald ash borer, very little disease or insect issues were present on this site. The top half of the single cottonwood on this property had broken off and covers a large area in the central section of this site.

173 W. Main St Building Material Specifications



Arctic White



Night Gray

Siding

Manufacturer: James Hardie
Style: Hardie Select Cedarmill Plank & Panel
Color: Arctic White & Night Gray



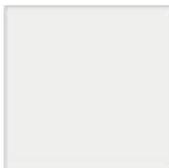
Arctic White



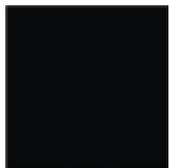
Night Gray

Trim & Corners

Manufacturer: James Hardie
Style: Hardie Select Cedarmill Plank & Panel
Color: Matches Color At Section



White



Black

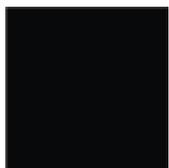
Soffit, Fascia, Gutters

Manufacturer: ACM
Style: Aluminum
Fascia & Gutter Color: Black
Soffit: Matches Color At Section



Masonry

Manufacturer: QR Stone
Style: Rustic Ledgestone
Color: Pebble Beach



Windows

Manufacturer: MI
Style: Vinyl Single Hung
Color: Matte Black

173 W. Main St Building Material Specifications



Garage Doors
Manufacturer: Clopay
Style: GLP-1 Long Panel Insulated Aluminum
Color: White



Lighting
Manufacturer: James Kent
Style: 14" Outdoor Wall Sconce
Color: Matte Black



Manufacturer: Kwikset
Style: Prescott Handle & Powerbolt 250 Lock
Color: Matte Black



Manufacturer: Ring
Style: Hardwired Doorbell
Color: Matte Black



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2025-12
PZC Hearing Opening Date: July 16, 2025
PZC Continued Consideration: August 20, 2025

AGENDA ITEM 4.A

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission
From: Sarosh Saher, Community Development Director
CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor
Date: August 20, 2025
Re: 2025-12 – 173 West Main Street (Block A)
The Waterfront of Lake Zurich – Mixed-Use Development
Continued Consideration

SUBJECT

THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group (the “Applicants”) and contract purchasers of the property commonly referred to as “Block A” at 173 West Main Street (hereinafter referred to as the “Subject Property”), request approval to develop the existing vacant property with a new mixed-use development consisting of 19 single-family townhomes within five buildings, an approximately 4,875 square-foot commercial building, associated parking areas and stormwater detention facilities to be known as “The Waterfront of Lake Zurich.”

The Subject Property consists of 10 parcels addressed collectively as 173 West Main Street owned by the Village of Lake Zurich. The Village has agreed to sell the parcels to the Applicant to allow for its redevelopment.

GENERAL INFORMATION

Requested Action: Special Use Permit for a Planned Unit Development (PUD)
Zoning Map Amendment and Subdivision
Current Zoning: B-2 Central Business District
R-5 Single-family Residential District
DR Downtown Redevelopment Overlay District

Staff Report
APPLICATION PZC 2025-12

Community Development Department
PZC Hearing Date: August 20, 2025

Proposed Zoning: B-2 Central Business District
 R-6 Multiple Family Residential District

Current Use: Vacant Property

Property Location: 173 West Main Street
 153 West Main Street
 183 West Main Street
 0 Lake Street
 24 Lake Street
 30 Lake Street
 11 Mionske Drive
 7 Mionske Drive

Applicants: THC Holdings LLC-Series I

Owners: Village of Lake Zurich

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

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

BACKGROUND

The Subject Property commonly referred to as “Block A” consists of 10 parcels under 8 addresses, encompassing approximately 1.7 acres of land located off Main Street, directly across from the Promenade, and is legally described in Exhibit A attached hereto.

The Applicants filed an application with the Village of Lake Zurich received on June 16, 2025 (the “Application”) seeking:

Staff Report
APPLICATION PZC 2025-12

Community Development Department
PZC Hearing Date: August 20, 2025

- A Special Use Permit for a Planned Unit Development (PUD) and approval of a Development Concept Plan (Preliminary Plan) to develop the Subject Property with a mixed-use project.
- Rezoning the Subject Property within the B-2 Central Business and R-6 Multiple-Family Residential District
- Exterior Appearance and Site Plan Approval consistent with a Development Concept Plan
- The grant of modifications to the Zoning Code under the PUD:
 - Bulk requirements for multiple family residential development
 - Parking requirements for commercial development

Existing Conditions

As part of the Village's downtown redevelopment strategy, the Subject Property at 173 West Main Street was acquired in 2005, followed by the purchase of the remaining parcels in 2006 and 2007. The site, commonly known as Block A, is located in the older section of the community and is bounded by Main Street to the west, Mionske Drive to the north, Lake Street to the south, and an mature established residential neighborhood to the east.

Today, the Subject Property is vacant and unimproved, containing no structures and characterized by a mix of existing trees and concrete surfaces that remained after the building structures were demolished.

The site lies directly across from the Village-owned and maintained promenade along the southeast side of the lake. It is also within the area currently undergoing the Main Street Improvement Project, which will enhance the streetscape over the next two years.

The Subject Property consists of ten parcels under two zoning classifications as follows:

- The four parcels fronting West Main Street (183, 173, and 153 West Main Street) are currently zoned within the B-2 Central Business District;
- The remaining six parcels to the east and interior to the Subject Property are currently zoned within the R-5 Single-Family Residential District.

The entire property is located within the DR Downtown Redevelopment Overlay District and a Tax Increment Financing (TIF) District.

Over the years, Block A has drawn interest from multiple developers proposing a range of mixed-use concepts, including retail, single-family, and multi-family residential uses. None of these proposals advanced beyond the conceptual stage.

Proposal

In February 2025, The Huron Group, represented by Mr. Derick Goodman, approached the Village with an offer to purchase the site for a townhome development. The Village Board approved the sale in April 2025, contingent upon a portion of the Subject Property being developed with a land use such as a restaurant that would be used as an amenity for the residents of the community. The

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developer's proposed project is a mixed-use development consisting of 19 attached single-family townhomes and a two-story commercial building with associated parking.

The commercial building will occupy the northern portion of the site, complementing the existing commercial character of the Main Street Area. The residential portion will be located to the east and south, providing a transition to the adjacent residential neighborhoods.

The 19 townhomes will be arranged within five buildings, four buildings with four units each and one building with three units. Each unit will be three stories in height, include three bedrooms and three bathrooms, and be constructed with high-quality materials. The townhomes will have rear vehicular access, front-facing pedestrian entrances, and private two-car garages. Each garage will accommodate two vehicles, with an additional two spaces will be made available on the driveway, meeting the Village's parking requirements for single-family dwellings.

The commercial site will feature a 4,875-square-foot, two-story building with a 23-space parking lot located to the east. While the number of proposed onsite parking spaces is not sufficient due to the constraints of the site, additional public parking will be available nearby as part of the ongoing Main Street Improvement Project.

The site's circulation plan is designed to provide access to both the residential and commercial components. A 24-foot-wide drive will connect Lake Street to the rear of the 19 townhomes and will continue to the commercial parking lot as a one-way private driveway, ultimately connecting to Mionske Drive. Along Mionske Drive, two one-way access drives provide separate entrance and exit points to the commercial parking lot, spaced approximately 90 feet apart. The Mionske Drive access point only provides access to the commercial portion of the development.

Pursuant to public notice published on June 28, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for July 16, 2025, to consider the Application. On June 28, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

The public hearing was opened by the PZC on July 16, but continued to the August 20, 2025 meeting to allow the Applicant time to address the comments provided by the Village's Development Review Team.

Staff offers the following additional information:

- A. Contingent Approval of Sale.** On April 7, 2025, the Village Board approved the sale of the 1.7-acre Block A property to THG Holdings, LLC, represented by Mr. Derick Goodman, contingent upon the granting of zoning entitlements for the future development of the Subject Property with townhome and commercial development. The Village Board's approval of the sale can be viewed at the following link:

<https://play.champds.com/lakezurichil/event/151>

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B. Zoning History. The Subject Property comprises an assemblage of 10 parcels. The four parcels facing West Main Street are zoned within the B-2 Central Business district, while the remaining 6 parcels to the rear and facing Mionske Drive and Lake Street are zoned within the R-5 single-family residential district. The entire property is subject to the provisions of the DR downtown redevelopment overlay district. It is also located within the boundaries of the Village's TIF-2 tax increment financing district.

The site was originally developed with single-family homes constructed in the 1940s and 1950s. The home at 173 West Main Street, built in the early 1940s, was converted in 1979 into a restaurant and lounge. Over the years, the restaurant changed ownership, was damaged by fire, and subsequently demolished in 2004. Following the fire, and the demolition in 2004, several homes constructed in the 1950s, were also demolished by the Village in 2007.

The Village acquired 173 West Main Street in 2005, followed by the purchase of the remaining parcels in 2006 and 2007. All structures on the Subject Property were demolished by the Village in 2007 to prepare the site for future redevelopment.

C. Surrounding Land Use and Zoning. The Subject Property is situated along West Main Street in the Main Street Area of Lake Zurich, directly across from the Village-owned Promenade, which extends along the southeast portion of the lake. The entire site lies within the DR Downtown Redevelopment Overlay District.

To the north, the area is zoned B-2 Central Business District and is developed with a restaurant. To the south, the surroundings consist of both single and multiple family residential buildings, while the areas to the east are improved with older single-family homes.

D. Trend of Development. The Subject Property is located within the Main Street Area of Lake Zurich, an area that has experienced significant investment from both the Village and private developers. These efforts have brought new retail and commercial businesses, as well as new development to the area. The Village's construction of the lakefront promenade, along with the ongoing Main Street Improvement Project, is driving further beautification and attracting additional investment. The Subject Property is surrounded by single- and multi-family residential uses, with the commercial and retail center of the Main Street Area located just to the north.

E. Zoning District. The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area. 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.

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Community Development Department
PZC Hearing Date: August 20, 2025

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

The downtown center of the village of Lake Zurich is an important meeting place where residents and visitors greet neighbors, shop, stroll, picnic, visit public buildings, and enjoy the beauty of the lake. The village has continued to prosper, but the vitality of downtown Lake Zurich has diminished over the years. Because the downtown is critical to the wellbeing of the community, the village undertook extensive planning, study, and analyses regarding how to restore the downtown's vitality.

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.

- F. Density Discussion.** The Subject Property contains 1.7 acres of land area. With a total of 19 units, the density of the proposed development is 11.3 units per acre. This density is in-line with other townhome and higher density developments in the Village. Comparable townhome densities in the Main Street area include:
- a. Canterbury Townes along Rt 22 with a density of approximately 11.5 units per acre and
 - b. Somerset Townhomes along Lakeview Place and North Old Rand Road with a density of approximately 19 units per acre.

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.

9-18-3: STANDARDS FOR AMENDMENTS:

Amending the zoning map or the text of the zoning code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the board of trustees (with the recommendation of the PZC) should act in what it reasonably believes to be in the best interest of the general public, and may consider, among other factors, the following factors as they may be relevant to the application:

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- A. The consistency of the proposed amendment with the purposes of this zoning code.

Staff Response: Standard met. The proposed map amendment meets the purpose of the zoning code whose overall purpose is to maintain Lake Zurich as a community with thriving residential and business areas, in particular with respect to land use patterns, public infrastructure, community expectations and value.

One of the stated purposes of the zoning code is to implement and support the goals and policies of the Village’s Comprehensive Plan, recently adopted in March 2025. The “Lake Zurich Together” Plan designates the future land use of the subject property as mixed-use. The proposed development aligns with this designation, as it includes both a commercial restaurant and residential housing. The property is located within the Main Street District, which supports the density proposed for the townhomes.

Accordingly, the requested map amendment to rezone the Subject Property to B-2 Central Business for the commercial portion and R-6 Multiple-Family Residential for the townhome portion is consistent with the land use vision and development goals outlined in the Comprehensive Plan. Additionally, both zoning classifications are consistent with immediately adjacent zoning classifications respectively.

- B. The community need for the proposed amendment and for the uses and development it would allow.

Staff Response: Standard met. The proposed uses permitted by the zoning map amendment—commercial and residential—are consistent with the purpose and intent of the zoning code, which encourages the development of Subject Property with these uses in appropriate locations. The amendment would allow for a new restaurant to develop, as well as provide additional housing to the Main Street area.

- C. If a specific parcel of property is the subject of the proposed amendment, then the following factors:

- 1. Existing Uses and Classifications: The existing uses and zoning classifications for properties in the immediate vicinity of the subject property.

Staff Response: Standard met. Adjacent properties are zoned B-2 and R-6. The proposed townhomes, zoned R-6 Multiple-Family Residential, will provide a compatible transition between the commercial development along West Main Street and the single-family homes to the east, which are zoned R-5.

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2. Trend of Development: The trend of development in the immediate vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

Staff Response: Standard met. The subject property is located along West Main Street, a key corridor in the Main Street District that supports important commercial and retail uses for the community. The proposed development will extend the established commercial corridor, while the townhomes will provide a transitional buffer to the single-family homes located to the east.

3. Diminution of Values: The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it.

Staff Response: Standard met. The subject property’s current zoning of B-2 and R-5 limits the range of permissible uses. Reclassifying the site to align with the proposed development will expand its potential while maintaining compatibility with adjacent properties and portions of the property already zoned similarly.

4. Increase in Health, Safety, And Welfare: The extent, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

Staff Response: Standard met. There is no evidence that this diminution in value is offset by an increase in the overall public health, safety, and welfare.

5. Effects On Adjacent Properties: The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Staff Response. Standard partially met. The proposed development is designed to minimize impacts on surrounding properties through measures such as supplemental landscaping, fencing, and lighting that conform to Village standards, helping to protect adjacent properties and preserve the overall character of the area. Certain relief of the bulk requirements are also being requested to accommodate the density of the development.

6. Value Of Adjacent Properties: The extent to which the value of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard met. No evidence has been provided to demonstrate that the proposed development will have a negative impact on the value of adjacent properties. The development of the existing vacant property with a mixed-use development will enhance the Subject Property.

7. Future Development: The extent to which the future orderly development of adjacent properties would be affected by the proposed amendment.

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Staff Response: Standard met. The proposed rezoning will not impact future development on adjacent properties.

- 8. Suitability Of Text Amendment: The suitability of the proposed text amendment for the zoning district in which the amendment is being proposed.

Staff Response: Not Applicable.

- 9. Ingress and Egress: The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Staff Response: Standard met. Ingress and egress to the site will be available from both Mionske Drive and Lake street. Internal streets within the development will be designed to Village standards that will allow for proper emergency access to all properties within the subdivision.

- 10. Utilities and Services: The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

Staff Response: Standard met. The development will be served with new water, sanitary and storm water utilities in accordance with the standards provided in the land development code.

- 11. Length of Vacancy: The length of time that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Staff Response: Standard met. The Subject Property has been vacant for nearly 20 years. The proposed rezoning would help facilitate use of the Subject Property and align with commercial businesses and residential properties in the vicinity.

- 12. Positive Effect: The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The proposed map amendment will support growth in the Main Street Area by allowing the development of a currently vacant lot. The addition of a new restaurant and residential properties will create a positive effect in the area.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS.

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

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

Staff Response: Standard met. Please refer to the “Standards for Special Use Permits” contained within this report.

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

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

Staff Response: Standard met. The entire property that is subject to the PUD is under contract to be purchased by the Applicant, THG Holdings LLC-Series I.

2. Minimum Area: The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

Staff Response: Standard met. The Subject Property is of sufficient size to accommodate the proposed development. This 1.7-acre assemblage, consisting of ten parcels, will support the construction of 19 single-family attached townhomes, a two-story commercial building, associated parking, and stormwater detention. The Subject Property provides adequate size and configuration to be developed as a single planned unit development that integrates both the townhomes and commercial uses as proposed.

While the commercial building will be served by a 23-space vehicular parking lot located immediately adjacent to the structure, additional parking is proposed to be provided on nearby properties by means of shared parking

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agreements.

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

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

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

Staff Response: Standard met. Fees and contributions will be assessed by the Village in lieu of land dedication for public park purposes, in accordance with Section 10-4-5 of the municipal code. The developer will be provided with an estimate of the park impact fees to be paid in lieu of land dedication. Stormwater detention areas are not accepted as dedication for park purposes. As such the Developer intends to comply with the requirements of the Stormwater Management ordinances.

The Lake Zurich Together Comprehensive Plan identifies Block A for mixed-use development with a community green space. The Main Street Improvement project being implemented by the Village will provide open space amenities in the form of the Promenade, lake overlooks, sidewalks, benches and other pedestrian amenities. The Developer will provide a context-appropriate, destination-style use, such as a restaurant, is proposed. This offeris residents a dedicated space for programming, events, and outdoor dining.

5. Common Open Space:

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

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

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

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

Staff Response: Standard partially met. The development has effectively incorporated foundation plantings and interior landscaping, particularly around the commercial parking lot. Currently, a 6-foot-high fence and five shade trees are provided along the northern half of the east lot line. However, to ensure year-round screening, the entire east lot line should be bordered with

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a combination of the 6-foot-high fence and both evergreen and shade trees.

Landscaping and fencing may be installed within and along the approximately 15.57-foot-wide area on the southern half of the east lot line, which adjoins residential properties. This will provide additional privacy and buffer for the adjacent neighborhood.

The Applicant has indicated that they are in the process of researching the approximately 6-foot wide strip of property along the southerly portion of the east lot line to potentially acquire the property so that it can be incorporated into the development to provide the additional buffer needed to plan a landscape screen.

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

Staff Response: Standard met. This standard is written within the framework of single-family detached homes, whose subdivisions are developed with public streets. However, due to the nature of the Subject subdivision and at the recommendation of the Village's Development Review Team (DRT), all streets within the development are proposed to be constructed and maintained as private streets. Such streets will be constructed to village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

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

Staff Response: Standard partially met. A sidewalk is proposed along Main Street, partially through the site, and around the commercial building. However, sidewalk along the south side of the Subject Property should extend to the easterly property boundary to allow future connection to sidewalks in front of the single-family residential properties to the east.

Additionally, a sidewalk must be provided along the northerly lot line to connect the Village's Main Street sidewalk to the north-south walkway within the commercial parking lot. This northern sidewalk should also be stubbed to the easterly property line to facilitate future connections to sidewalks adjacent to the single-family residences.

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Currently, the north-south sidewalk within the commercial parking lot terminates at the property line and continues onto grass within the right-of-way, which should be addressed for proper pedestrian connectivity.

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

Staff Response: Standard met. All private and public utilities proposed to serve the development itself are proposed to be installed underground.

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

Staff Response: Standard Met. There are no additional standards imposed through the establishment of a commercial building that are proposed within the B-2 Central Business District or for the establishment of a townhome multiple-family subdivision proposed within the R-6 district. Any conditions governing the development of the subdivision by the developer and home builder along with the future maintenance of common areas will be memorialized within a binding development agreement between the village and developer.

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

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

- A. General Standards: No special use permit for a planned unit development 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 proposed development remains in substantial conformance with the purpose and intent of the B-2 Central Business District and aligns with the land use designation in the adopted Lake Zurich Together Comprehensive Plan, which identifies the entire assemblage of parcels as “Mixed Use.”

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The Main Street District Framework within the Comprehensive Plan envisions the site as mixed-use, incorporating residential units, community green space, active ground-floor uses, rear landscaping to buffer residential areas, and rooftop and patio spaces. The proposed development meets these objectives by providing an active commercial use with a rooftop terrace and patio. Additional landscaping will further enhance buffering for the residential properties to the east.

The project also supports the existing DR Downtown Redevelopment overlay district's goal of maintaining a retail and dining presence within the core Main Street area.

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 commercial building and townhomes are designed in a manner so as to minimize any undue adverse effect upon itself or any adjacent properties. These measures include:

- The density of the residential townhouse buildings at 11.3 units per acre is consistent with or below similar townhouse developments in the Main Street Area.
- Landscape buffers will be installed along the eastern lot line to screen the development from neighboring residential properties. Additional plantings and a 6-foot fence will further enhance this screening.
- Building and parking lot lighting will comply with all illumination standards and site lighting code requirements.
- On-site traffic will flow in a one-way direction from Mionske Drive into the commercial parking lot to reduce potential conflicts. Residential traffic will primarily enter from Lake Street, avoiding interference with the commercial lot. The Lake Street access will also serve as the access drive for emergency vehicles to enter the site.
- Locating the parking lot at the rear of the building improves the Main Street streetscape.

In both use and design, the proposed development is consistent with the ongoing redevelopment trends along the Main Street area. It will enhance the character of the corridor by transforming and beautifying a vacant property. Combined with planned phased streetscape improvements, the Main Street frontage will provide an attractive, pedestrian-friendly environment.

2. 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.

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Staff Response: Standard met. The location and operation of the proposed development is not intended to interfere with the surrounding development. The vehicular drives are proposed to limit traffic for improved traffic flow within the site.

Setbacks for the project are in substantial conformance with the requirements of the B-2 Central Business District and the R-6 Multiple Family Residential District. The proposed residential density is also appropriate for the Main Street Area.

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

Staff Response: Standard met. Existing utilities currently run in the vicinity of the Subject Property. The Applicant is required to connect to such utilities –water and sanitary sewer.

4. 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 proposed restaurant building will have traffic normally associated with commercial development. The layout of the parking lot, proximity of the proposed shared parking lot on a nearby property, entrance and exit points, and internal driveways are designed to minimize congestion and maintain smooth traffic flow. Vehicles visiting the restaurant will not need to pass through the residential townhome area to exit the site.

All streets within the development will be privately maintained.

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 development will not result in the destruction, loss, or damage of any natural or historic features as the development is improving property that was previously developed but currently vacant. The removal of existing mature trees of significance at the rear of the Subject Property will be compensated with a landscape plan that proposes a number of trees and shrubs within the PUD.

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

Staff Response: Standard met. The proposed development will comply with all applicable additional standards imposed by the building codes for commercial buildings and single-family residences, except for certain bulk requirement modifications requested by the developer. These include reductions to the front setback from 25 feet to 10 feet, the south side setback from 7 feet to 5 feet, and the rear yard from 30 feet to 15 feet. A modification to the commercial parking requirements is also requested.

The development will also comply with the requirements of the Village adopted Lake County Watershed Development Ordinance (WDO) also known as the Stormwater Ordinance as the developer is providing for surface and underground stormwater detention facilities to minimize to the greatest extent the release of stormwater runoff into the public system that is currently strained.

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

Staff Response: Standard met. The proposed development will assist in redeveloping and revitalizing a property that has been vacant for years within Lake Zurich’s Main Street Area.

It will add new housing options to the community and introduce a commercial restaurant use as an amenity for the public to enjoy, creating both economic and social benefits for the district and its surrounding properties.

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

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

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

1. Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a

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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 bring a new and comprehensive lifestyle option to the Village. Residents of the village and surrounding municipalities will be provided with a convenient space for dining.

The development also provides a transition from the commercial uses to the north to the lower-density residential areas along Mionske Drive and Lake Street. The single-family townhomes serve as a buffer between commercial uses and the R-5 Single Family Residential District. This project will expand housing options for both empty nesters and first-time homebuyers seeking smaller, low-maintenance homes in close proximity to the lake and to the 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: Standard met. The proposed location is well-suited for a mixed-use development consisting of a commercial building and single-family townhomes. Its suitability is supported by the surrounding land uses, architecture, and design along Main Street, as well as its alignment with the adopted Comprehensive Plan. No alternative locations are currently proposed.

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

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

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

On analysis of the proposed development against the various standards contained within the municipal code, staff has identified the following areas that will require zoning relief.

The Village Code includes several Planned Unit Development (PUD) objectives, which discuss desirability, creative approaches, architectural coordination, preservation of characteristics such as natural topography, use of and creation of open space.

1. **Off Street Parking Regulations.**

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The proposed development includes a 4,875-square-foot, two-story commercial building with 23 parking spaces. While this falls short of the standard parking requirement, the site’s location in the pedestrian-friendly Main Street Area allows nearby public parking to compensate for the shortfall. Additional parking is being added along West Main Street and is present throughout the area. The developer will secure a shared parking agreement with a neighboring property to address overflow needs. Parking spaces within 500 feet, including public lots and those along the Promenade, will also count toward meeting the requirement.

Section 9-10-1. OFF STREET PARKING.

Standard	Required	Proposed
Eating and drinking places 1 for each 5 persons of design capacity in the B-2 district	54 parking spaces	23 parking spaces (Deficient by 31 parking spaces)

2. Location Of Required Parking Spaces:

d. Deficiency Spaces: When proposed to eliminate a parking deficiency or when required because of a change in use or an increase in use intensity pursuant to subsections B1b or B1c of this section, parking spaces may be located within any district adjacent to the district in which the principal use in question is a permitted use, or within the same zoning district as, and within five hundred feet (500') of, the zoning lot on which the use to be served is located; provided, however, that such remote parking spaces may be allowed only when such remote site is covenanted to remain as parking for so long as said parking spaces are required to meet the standards of this code and only when such remote site is authorized by the regulations of the district within which it is located.

Section 9-10-1 requires that eating and drinking places provide 1 space for every 5 persons of capacity. The Applicants are proposing 23 parking spaces within the parking lot. The deficiency of parking will be addressed through public parking within 500 feet of the zoning lot and a parking agreement with a neighboring property.

2. **Bulk Regulations.**

The proposed development consists of 19 single-family attached townhomes, arranged within 5 buildings located on the southern portion of the site. Townhouse (single-family attached) dwellings are permitted only within the R-6 district, and therefore the applicable bulk, space, and yard requirements will follow those of the R-6 Residential District. The proposal will require certain modifications to the code’s bulk requirements for the required yards, which are outlined below:

Section 9-3-11. Bulk, Space and Yard Requirements.

Standard	Required	Proposed
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Minimum Lot Area per Unit (square feet)	5,000	2,859
Minimum Yards: Front and Corner Side (feet)	25	10
Minimum Yards: Rear (feet)	30	15
Minimum Landscaped Surface Area (Percent)	60	27

Additional modifications to the Zoning and Land development Code may be identified upon submission of the documents requested by staff.

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RECOMMENDATION

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

- Section 9-18-3: Standards for Amendments
- Section 9-22-5: Standards for Planned Unit Developments
- Section 9-19-3: Standards for Special Use Permits

Staff has determined that all standards for approval have been met and recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2025-12, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated June 18, 2025, and prepared by Mr. Derick Goodman, President of The Huron Group, Inc.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Design Package, dated June 19, 2025, prepared by Hirsch MPG Architecture & Planning, containing the site plan, townhome floor plans, elevations for the townhomes and restaurant, and renderings of the proposed development
 - d. Building Material Specifications
 - e. Boundary and Topographic Survey dated October 7, 2025, and prepared by R.E. Decker, P.C. Land Surveyors
 - f. ALTA / NSPS Land Title Survey dated April 22, 2025, and prepared by R.E. Allen and Associates, LTD
 - g. Preliminary Plat dated May 23, 2025, and prepared by R.E. Allen and Associates, LTD
 - h. Preliminary Engineering (sheets 1, 2, 3, 4, 5, S1) dated June 18, 2025, and prepared by Pearson, Brown & Associates, Inc.
 - i. Tree Inventory, Locations, and Report dated May 21, 2025, and prepared by Urban Forest Management, Inc.
 - j. Preliminary Landscape Plan (sheet L1.1) dated June 18, 2025, and prepared by Gary R. Weber Associates, Inc.
2. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition. The maintenance of such landscape material shall be the responsibility of the HOA established for the development.
3. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including private

Staff Report
APPLICATION PZC 2025-12

Community Development Department
PZC Hearing Date: August 20, 2025

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

4. The development shall be properly screened with the required amount of landscaping and buffering plant material as required by the village code. The Property line along the east of the development shall be landscaped and screened from adjacent properties to the east with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the east lot line of the development should be designed with adequate width. This may be accomplished by the acquisition of the approximately 6-foot wide strip of property along the southerly portion of the east lot line. The final landscape plan shall be approved by village staff prior to approval of the project by the Village Board.
5. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space, consistent with the requirements herein. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.
6. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.
7. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be no less than eighteen feet (18').
8. All sidewalks within and along the periphery of the Development on the Subject Property shall be constructed by the Developer as part of the development.
9. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
 - a. Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure

Staff Report
APPLICATION PZC 2025-12

Community Development Department
PZC Hearing Date: August 20, 2025

that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

10. The Developer shall be responsible for payment of all Development Impact Fees and utility connection fees as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building. The amount of the fees shall be determined prior to obtaining Final Plan approval by the Village Board.

11. The development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

Respectfully Submitted,

Colleen McCauley, Village Planner

Staff Report
APPLICATION PZC 2025-12

Community Development Department
PZC Hearing Date: August 20, 2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 2 IN E. S. BRUCE'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 1 / 4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1898 AS DOCUMENT 72176 IN BOOK "E" OF PLATS, PAGE 5, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN MIONSKE'S SECOND SUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1951 AS DOCUMENT 737804, IN BOOK 1066 OF RECORDS, PAGE 189, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF A 10 FOOT NORTH-SOUTH ALLEY LYING NORTH OF LAKE STREET, EAST OF LOTS 3, 4 AND 5 AND WEST OF LOT 6, ALL IN BLOCK 2, IN E.S. BRUCE'S SUBDIVISION OF PART OF THE NORTHEAST 1 / 4 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 1 0 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1898 AS DOCUMENT 72176, IN BOOK "E" OF PLATS, PAGE 5 AS VACATED BY PLAT OF VACATION RECORDED MARCH 1ST, 2007 AS DOCUMENT NUMBER 614050 IN LAKE COUNTY, ILLINOIS.

Staff Report
APPLICATION PZC 2025-12

Community Development Department
PZC Hearing Date: August 20, 2025

EXHIBIT B

PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY



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

**173 West Main Street (Block A) - The Waterfront of Lake Zurich
August 20, 2025**

RECOMMENDING DENIAL

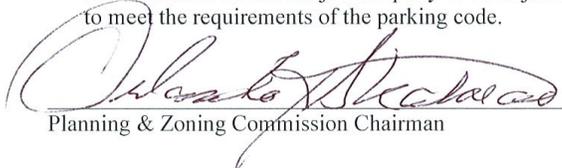
THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group (the “Applicants”) and contract purchasers of the property commonly referred to as “Block A” at 173 West Main Street (hereinafter referred to as the “Subject Property”), request approval to develop the existing vacant property with a new mixed-use development consisting of single-family townhomes, a commercial building containing a restaurant, associated parking areas and stormwater detention facilities to be known as “The Waterfront of Lake Zurich.”

The Subject Property consists of 10 parcels addressed collectively as 173 West Main Street owned by the Village of Lake Zurich and is zoned within the B-2 Central Business District, R-5 Single-family Residential District and DR Downtown Redevelopment Overlay District.

Pursuant to public notice, a public hearing was opened by the Lake Zurich Planning & Zoning Commission on July 16, 2025. The hearing was continued to and closed on August 20, 2025. The PZC received into the public record the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the PZC Members testimony presented by Village Staff.

The Planning & Zoning Commission recommends denial of Application PZC 2025-12, and the Planning & Zoning Commission adopts its findings for this Application for the following reasons:

1. *The proposed development does not meet the community need that the uses and development would allow.* The community has indicated a need for a land use that largely benefits the general public of Lake Zurich for its use and enjoyment. The proposal to develop a significant portion of the property with private use in the form of single-family attached townhouse buildings would not meet such public need.
2. *The development will have a negative impact on adjacent properties.* The proposed development would not sufficiently minimize impacts on surrounding properties through measures such as supplemental landscaping and fencing that conform to Village standards and would be requesting relief of the bulk requirements to accommodate the density of the development.
3. *The development is unable to demonstrate that the property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives and standards for planned unit developments.* The developer is unable to demonstrate that additional parking could be established on the Subject Property or on adjacent lots within 500 feet of the Subject Property to meet the requirements of the parking code.


Planning & Zoning Commission Chairman



POLICE DEPARTMENT

MONTHLY INFORMATION REPORT

AUGUST 2025

HIGHLIGHTING DATA METRICS
TO IDENTIFY OPERATIONAL TRENDS
AND
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET
LAKE ZURICH, IL 60047

Departmental Narrative

General

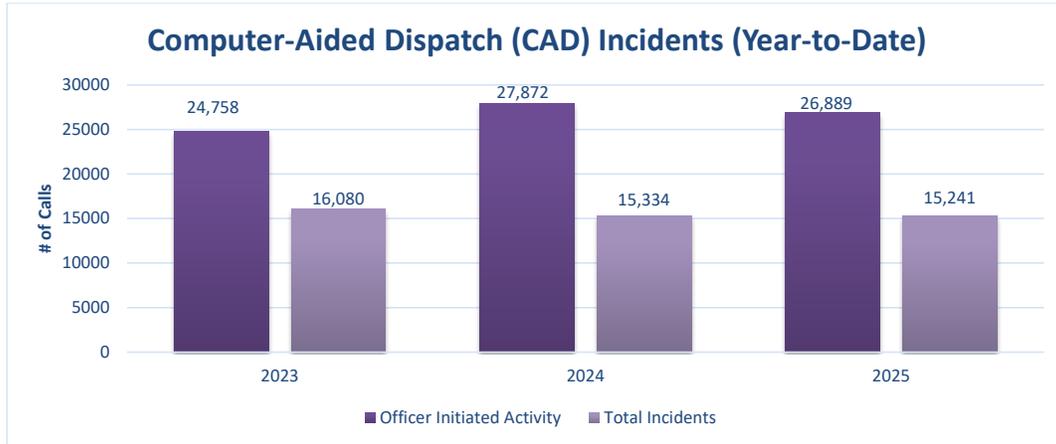
- The Police Department processed 30 Freedom of Information requests this month. Two of those requests involved body-worn camera videos/squad cam videos and required 4.5 hours of employee time to complete the video redactions. Processing the paper report requests took an additional 18+ hours of employee time.
- Department employees were recognized at the annual employee picnic on August 28th for their years of service milestones. Officers Zach Panik and Joseph Mahanna were recognized for 5 years of service; Sergeants Cole Beidelman, Ryan Butler, and Andrew Heer, and officers Pete Struga and Adam Young for 10 years of service; Sergeant Eric Bereza, Communications Supervisor Anne Harper, and Deputy Chief Andy Sieber for 20 years of service; and Records Coordinator Lori Biondo, Sergeants Jason VanAcker and Randy Witt along with Investigative Aide Vince McCormack for 25 years of service.
- Our agency participated in an IDOT speed enforcement grant campaign from August 1st – August 8th. 42 grant hours were worked as part of the campaign. The grant hours yielded the following results: 48 speeding citations, and 5 other citations.
- Our agency participated in an IDOT Labor Day grant campaign from August 15th – September 1st. 48 grant hours were worked as part of the campaign. The grant hours yielded the following results: 24 seat belt citations, 10 speeding citations, 11 distracted driving citations, 1 DUI arrest, 1 other arrest, and 12 other citations.

Patrol and Communications

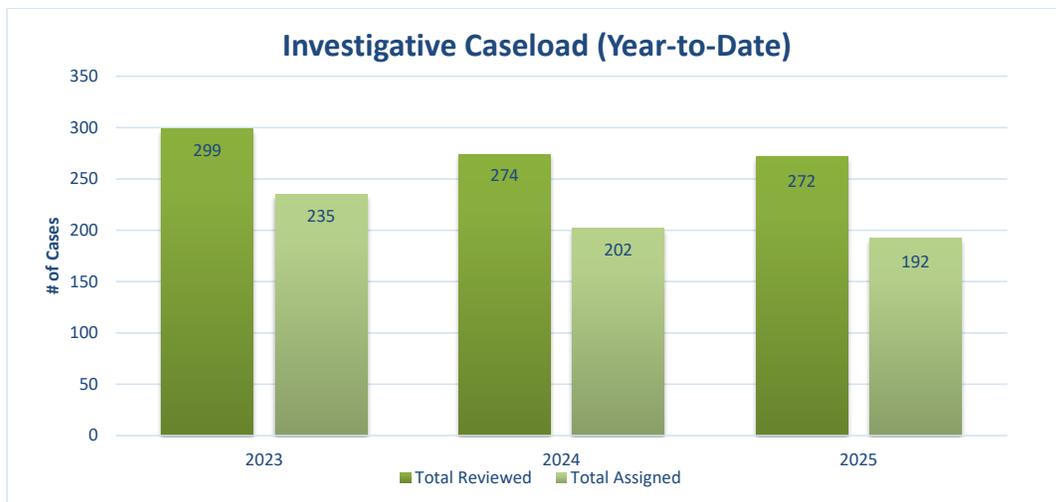
- In August, officers conducted 454 traffic stops and issued 274 traffic citations. Year-to-date, officers conducted 3050 traffic stops and issued 1760 traffic citations.
- During the month, Dispatch handled 2016 9-1-1 calls and 3766 administrative calls.
- Deputy Chief Tony Grunder retired on August 1st after 24 years of service with Lake Zurich PD.
- Sergeant Andrew Sieber was promoted to Deputy Chief on August 4th.
- Detective Jason VanAcker was promoted to Sergeant on August 4th.
- New officers MaKenzee Velchek, Nicholas Katz, and Michael Condich were sworn in on August 11th. They started their academy training on September 1st.
- Officer Daniel Daigle graduated from the Suburban Law Enforcement Academy (SLEA) at the Collage of DuPage on August 22nd.
- Sergeant Andrew Heer was selected as the next Criminal Investigations Division Sergeant. He will rotate into his new role in early 2026.
- Our agency inspected 4 child safety seats this month.
- On August 5th, Officer Young responded to a MCAT callout at Bartlett Road and Old Bartlett Road in Barrington Hills for an officer-involved serious injury crash. Officer Young served as the MCAT scene supervisor.

Investigations

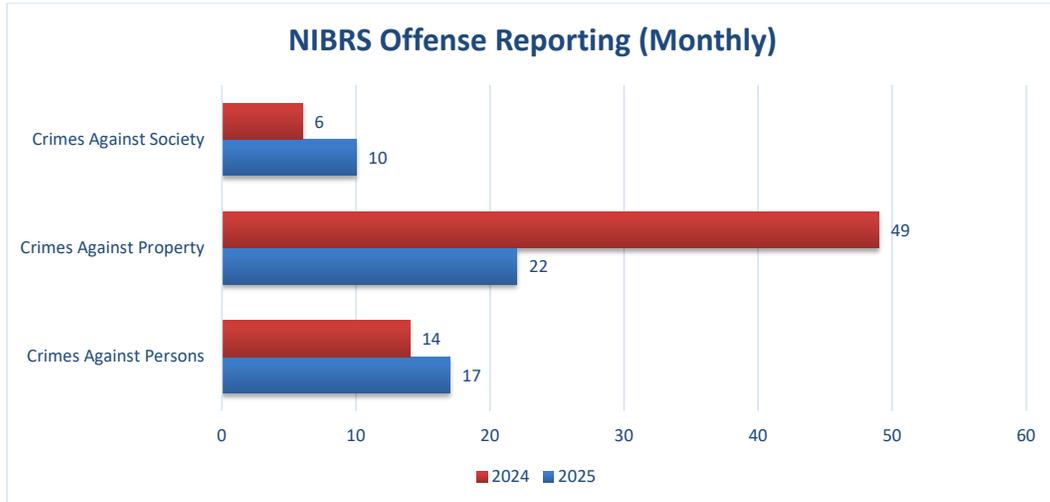
- The Criminal Investigations Division is currently investigating 67 cases, averaging 31 cases per detective. 6 cases were sent to the Lake County State's Attorney's Office (LCSAO) and received warrants this month.
- There were no Major Crime Task Force callouts this month.



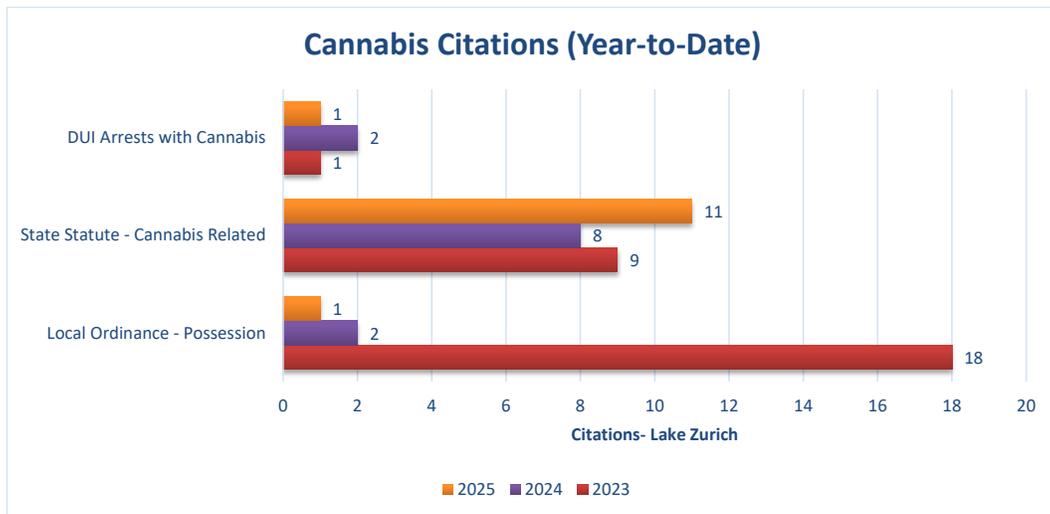
Officer initiated activity includes DUI Arrests, Vehicle Violation Citations, Non-Vehicle Violation Citations, Driving while License Suspended/Revoked, Crime Prevention Notices, Criminal Arrests, Traffic Citations, Traffic Stops, Extra Watches conducted, and Zero Tolerance enforcement. Total incidents are all CAD incidents. Frontline data, including vacation watches and directed patrols, are listed under officer-initiated activity.



Original criminal reports, generally taken by Patrol section personnel, are reviewed by the Investigations Commander and assigned to Investigative personnel based on Solvability Factors.



The Lake Zurich Police Department has switched over to the FBI's National Incident-Based Reporting System (NIBRS). Data is broken down into the following three categories: Crimes Against Persons, which include crimes such as murder, assault, and sex offenses; Crimes Against Property, which include crimes such as robbery, burglary, theft, fraud, and stolen property; and Crimes Against Society, which includes crimes such as drug/narcotic violations, pornography, and weapon violations.



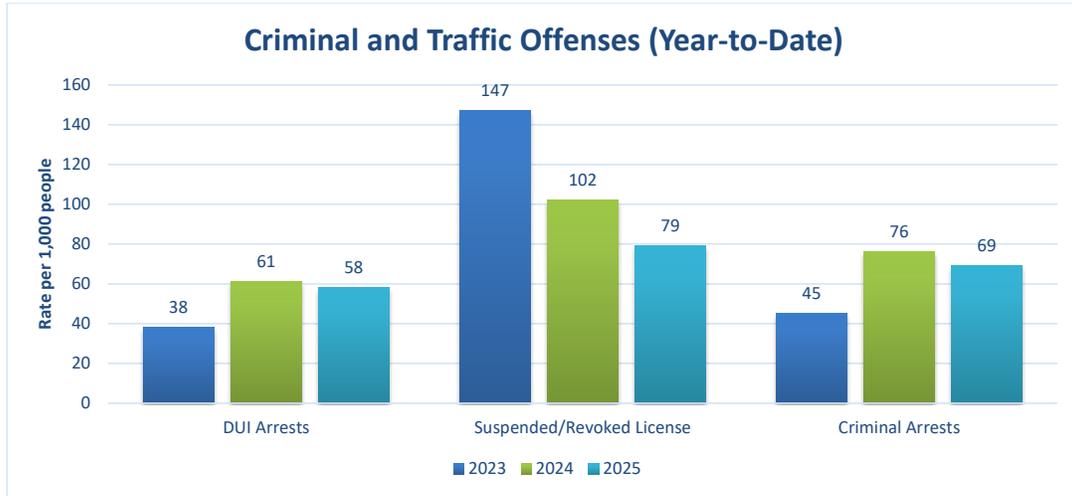
Illinois passed new cannabis rules and regulations that went into effect on January 1, 2020. These citations include local ordinance cannabis possession citations, state statute cannabis related citations (includes possession, delivery, paraphernalia, and DUI), and DUI arrests with cannabis as the primary or contributing factor.



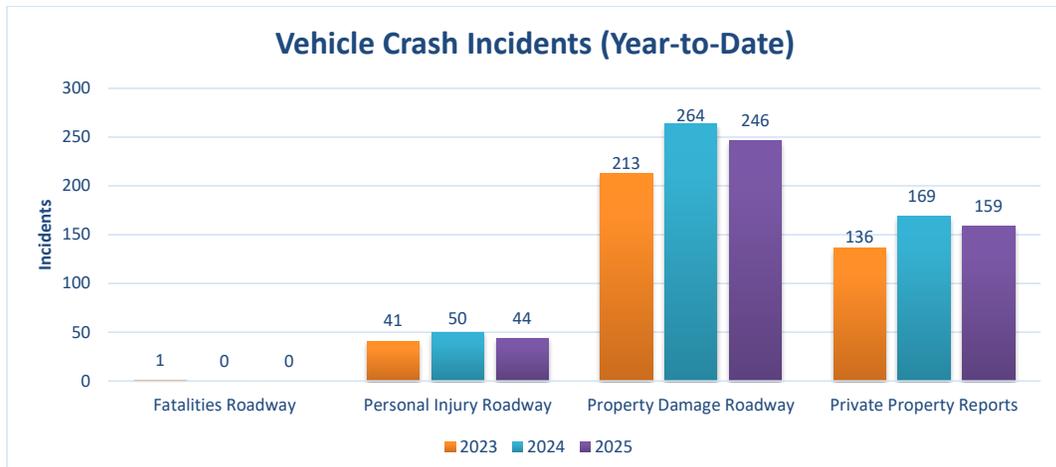
Law enforcement agencies in Illinois are now required to report to the state any incident where a law enforcement officer was dispatched to deal with a person experiencing a mental health crisis or incident. The report shall include the number of incidents, the level of law enforcement response and the outcome of each incident. For purposes of this section, a ‘mental health crisis’ is when a person’s behavior puts them at risk of hurting themselves or others or prevents them from being able to care for themselves.



Information depicted in this graph relates to traffic stops conducted by Department personnel.



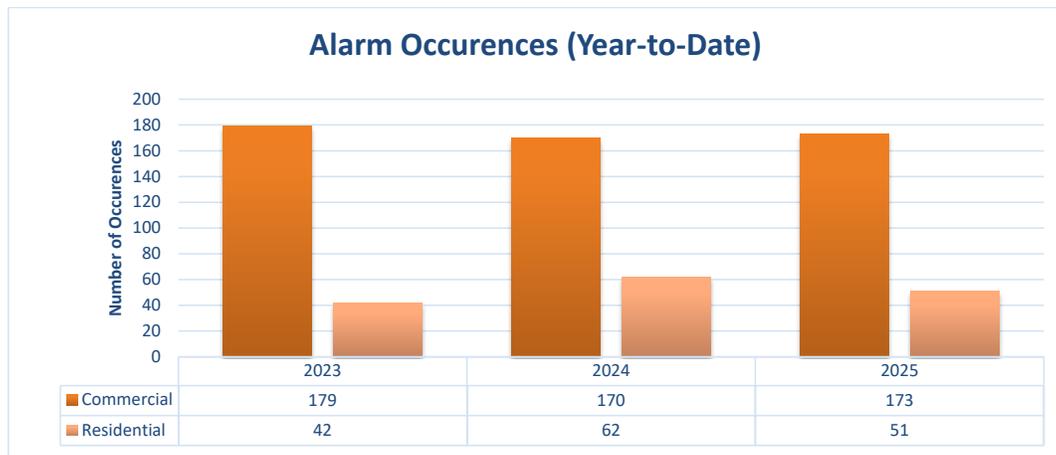
Information depicted in this graph relates to Driving Under the Influence of Alcohol/Drug arrests, Driving while Driver’s License Suspended/Revoked arrests, and various criminal arrests (Domestic Battery, Retail Theft, Drug Offenses, etc.) conducted by Department personnel.



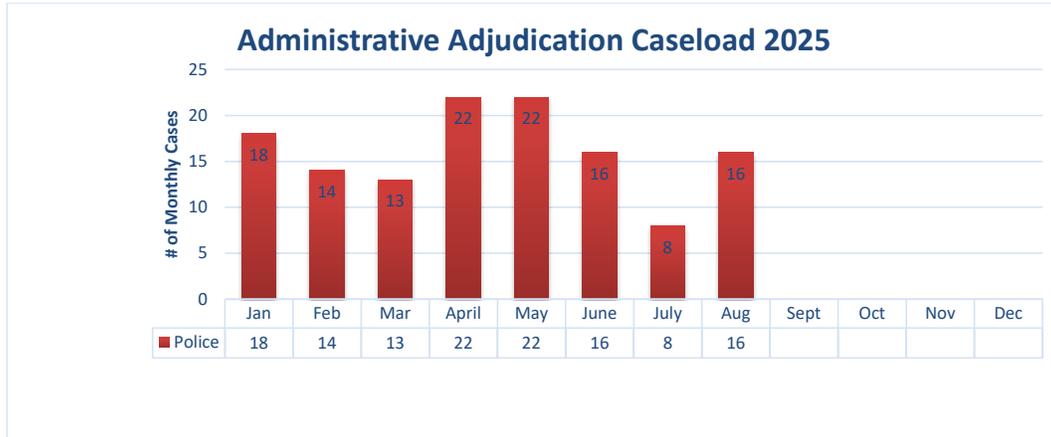
The Department conducts traffic crash investigations on both public roadways and private property (primarily parking lots). The traffic crashes are broken down into four categories: fatal, personal injury, property damage, and private property. Routine traffic crashes are taken by Patrol personnel. Traffic Safety personnel investigate fatal, serious personal injury, and commercial motor vehicles.



Training is an important element to maintain or improve skills/knowledge/ability. The main categories of training include field training, chief’s training, civilian training, firearms training, outside agency training, in-house training, and renewal required training.



The records department monitors the number of alarms to which Patrol personnel respond – many of the alarms are false.



The Administrative Adjudication process was originally put in place to address automated traffic enforcement citations. This program has been expanded to review vehicle equipment compliance citations, administrative tows, and parking citations.

Red Light Camera Violations and Accidents (Year-to-Date)

2025	Red Light Violations		Adjudication for Red Light Violations				Accidents at Red Light Intersections		
	Citations	Net Received	Hearings	Liabile	Not Liabile	Non-Suit	12/ Miller Road	12/ Route 22	12/ June Terrace
January	175	\$14,500	2	2	0	0	1	2	1
February	124	\$10,892.50	6	4	2	0	1	1	0
March	85	\$11,875	5	4	1	0	5	1	2
April	100	\$7,075	3	3	0	0	1	5	0
May	75	\$5,600	2	2	0	0	1	3	0
June	126	\$3,770	1	0	1	0	3	3	1
July	47	\$6,340	1	0	1	0	0	4	0
August	89	\$3,280	0	0	0	0	3	3	1
September									
October									
November									
December									
Total	821	\$63,332.50	20	15	5	0	15	22	5

Information depicted in this chart relates to red light camera violations, adjudication (court) for those contesting their violation, and accidents that have occurred at intersections with red light cameras.



PUBLIC WORKS DEPARTMENT

MONTHLY INFORMATION REPORT

August 2025

HIGHLIGHTING DATA METRICS
TO IDENTIFY OPERATIONAL TRENDS
AND
FACILITATE INFORMED DECISION MAKING

505 TELSER ROAD
LAKE ZURICH, IL 60047

1

DEPARTMENTAL NARRATIVE

Park Maintenance: Crews continue to address maintenance items within the parks.

Special Events: Crews prepared for and performed clean-up for the Alpine Races and Farmers Markets. Staff also delivered and retrieved barricades for six block parties.

Infrastructure Projects:

2025 Main Street Beautification / Whitney Rd. & Lake Zurich Dr. Infrastructure

A detour for East Main Street has been set up allowing for removal and replacement of all sidewalk and curb in this area.

East Main St. from North Old Rand to Church is around 80% completed in regards to concrete, brick work, and landscaping.

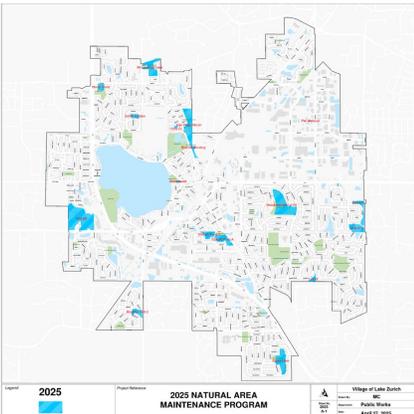
Electrical work including new overhead lighting, illuminated bollards, and receptacles in all planter/tree areas have been completed.

Asphalt milling and replacement is scheduled to start in early September.

Whitney/Lake Zurich Drive concrete is scheduled to start the 2nd week of September.

2025 Natural Area Maintenance Program

Staff met with Bluestem Ecological Services and maintenance began in April. This year’s program includes 16 locations.



2025 Lane Marking Program

The 2025 lane marking began in April and was completed in August.

2025 Police Facility HVAC Control System Improvements

ProTemp has begun working on the HVAC control system replacement and improvements. Operational training on the new system was conducted in early August. Projected completion is anticipated in September 2025.

2024 Buffalo Creek Bank Stabilization

ILM has finalized this project. This project has won 2 awards for Environmental Project of the Year- less than \$5 million from APWA Lake Branch as well as APWA Chicago Metro Chapter. ILM continues to make site visits as part of their stewardship contract.

Main St. Promenade Improvements

A Jules Construction returned to address outstanding punch list concerns. The 1 year warranty on plantings has started.

2025 Paulus Park OSLAD Improvements

The existing splash pad and its mechanical underground pit have been demolished and removed. Concrete footings and walls have been poured at the stage for the upcoming amphitheater build. Masons have begun building the CMU block walls at the stage.

Village Hall Exterior Improvements

A contract has been awarded to AmerDec to replace all windows, siding and facia on the Village Hall. Work is anticipated to begin in the middle of September. A proposed start date of September 29th has been given.

August Water Main Break Locations:

370 Stone Ave
17 Crescent Rd

Employee Training:

All employees attended Chain Saw Safety Training.

Staff Kudos:**Mike Cernock**

Multiple residents emailed/called and are absolutely thrilled with the Alpine Lake Clean up and the effort put in getting in completed.

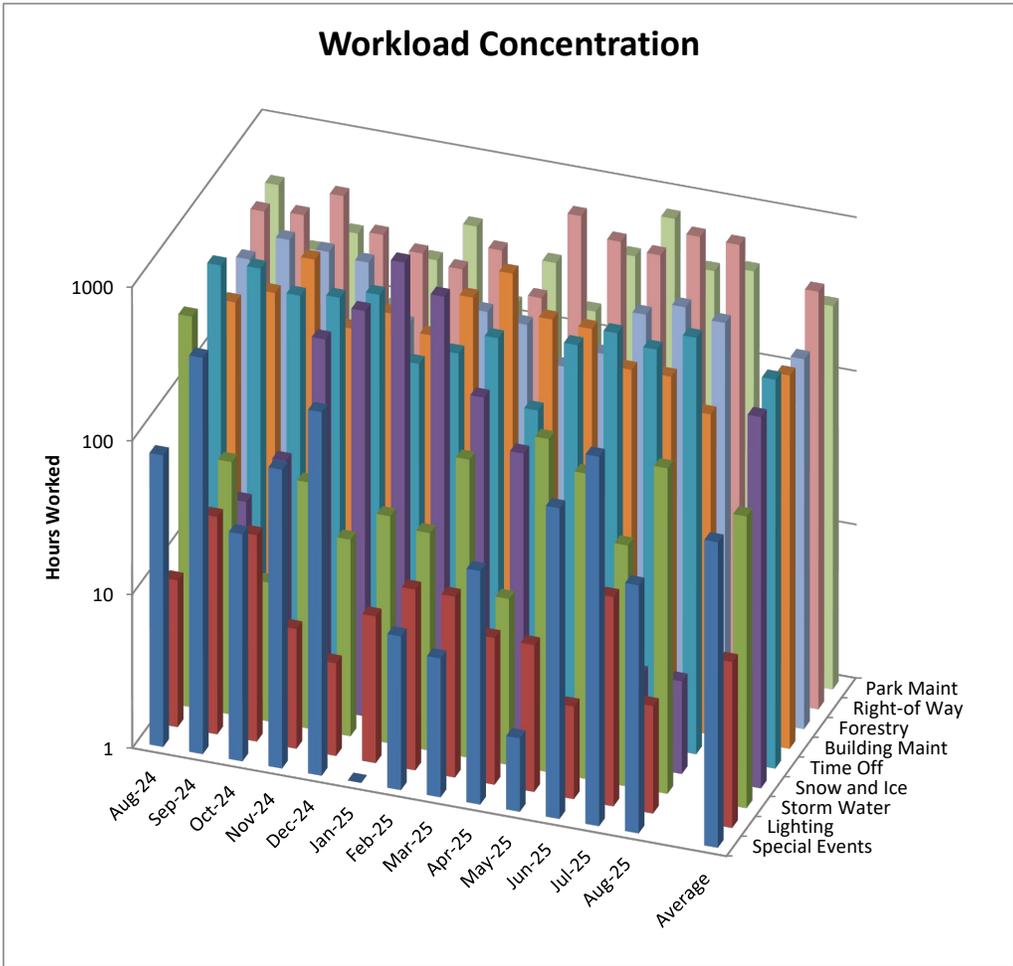
All of PW- Many residents took the time this month to express their overall satisfaction with our team and the high level of service they've received.

Anniversaries:

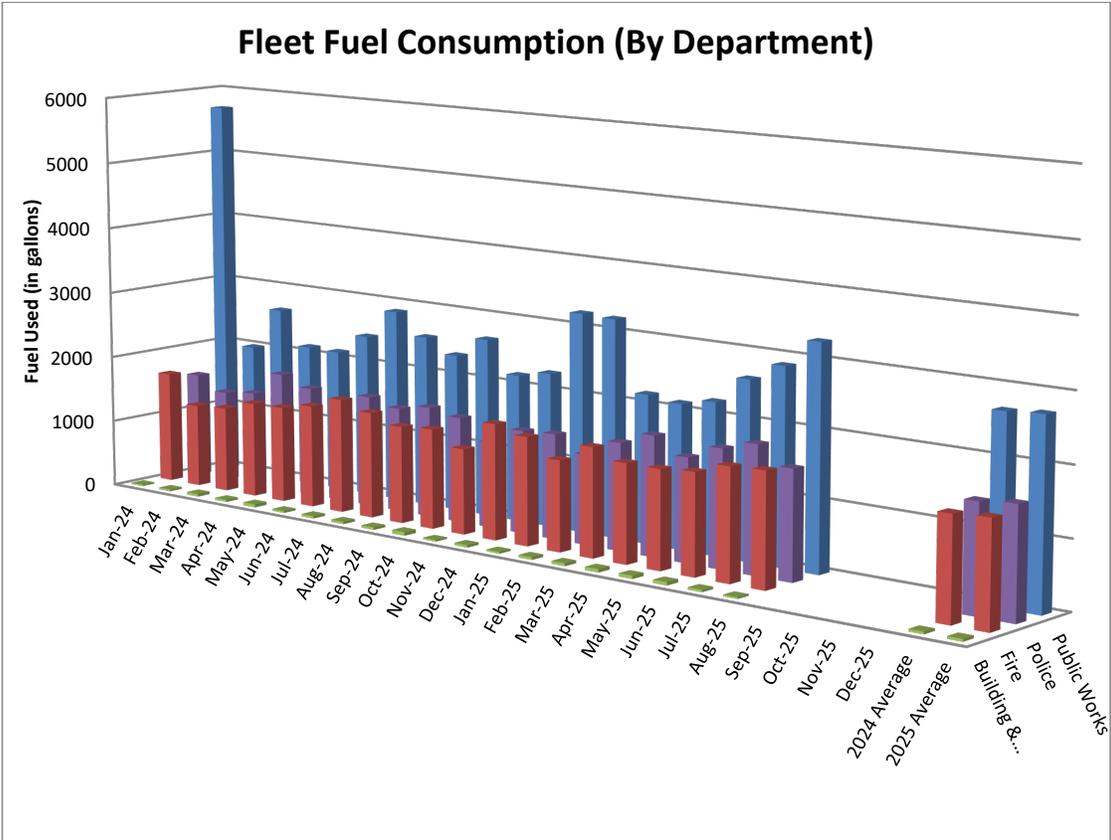
Fenton, Steve August 9, 2016

Reusch, Jeremy August 21, 2017

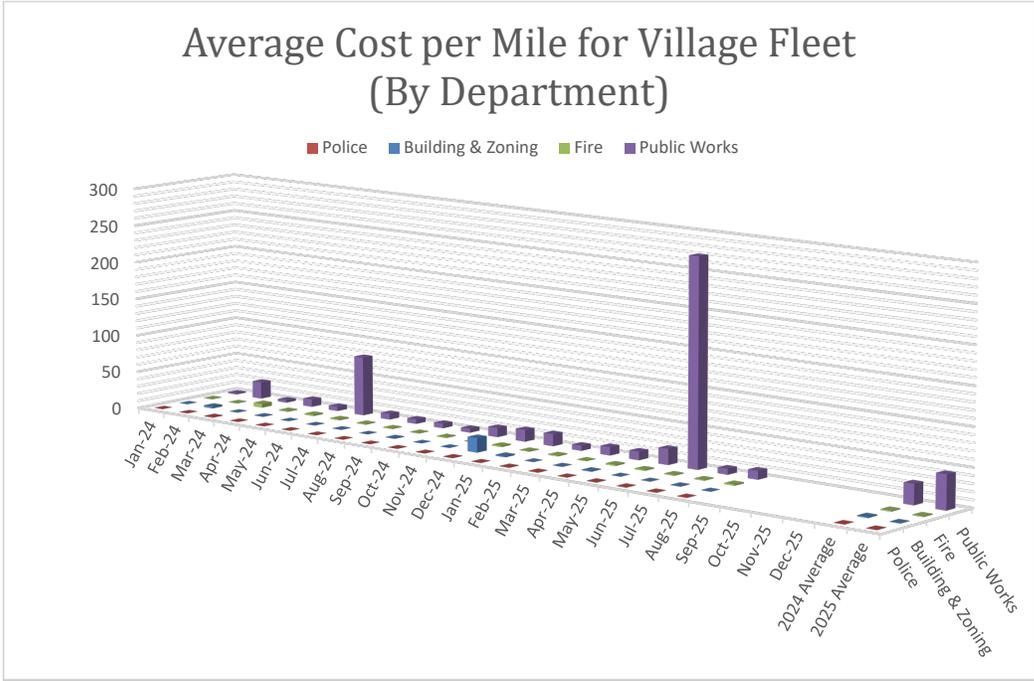
New Employees:



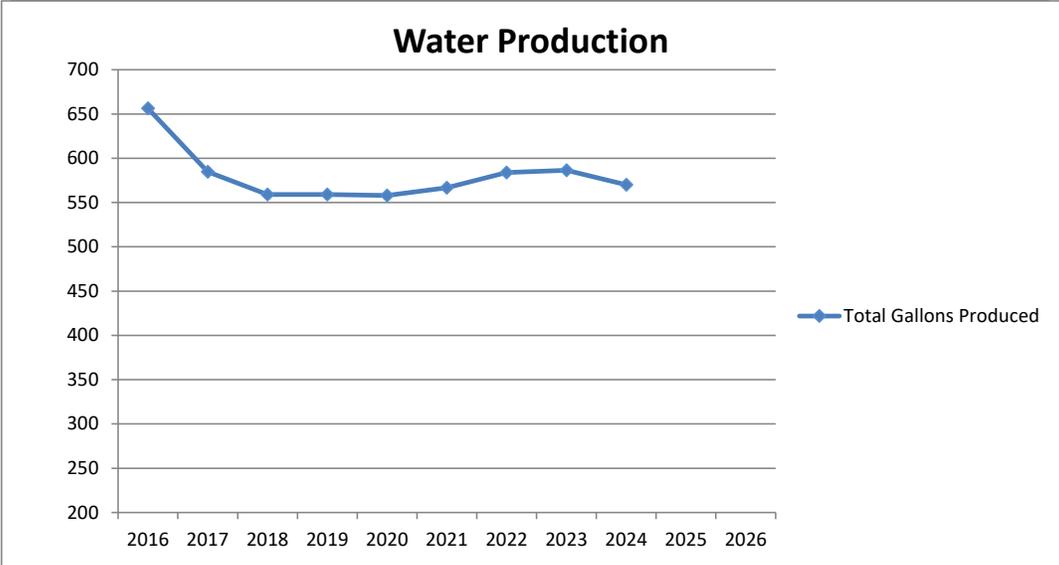
A core function of Public Works are related to the completion of work orders for several categories, including administrative, forestry, park maintenance, municipal property maintenance, right-of-way, snow and ice, street lighting, and storm water system maintenance. This chart shows the number of hours worked on major activities.



Tracking fuel consumption allows staff to make informed decisions relating to the municipal vehicle fleet, including the number of vehicles in each department, the types of vehicles purchased and the type of fuel source used. Dramatic fluctuations in fuel consumption can occur during events such as heavy snowstorms. (Output measure)



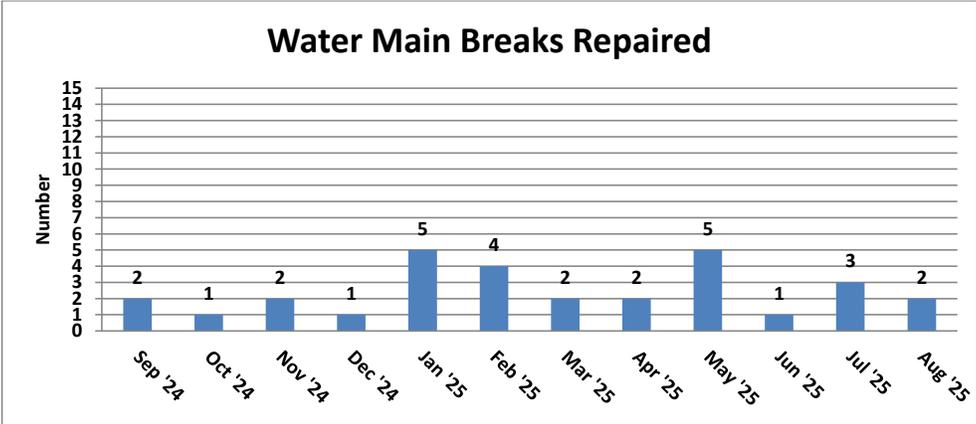
Vehicle cost per mile is an initial indicator of an efficient fleet operation. With basic cost per mile information in hand, all components that feed into that cost can be scrutinized and measured. These components include labor rates, fuel costs and parts costs. Looking further into the Village’ vehicle cost per mile, staff can measure other components such as average vehicle age. When vehicles are replaced within their life cycle, the impact is usually positive.



From 2012 to 2015, there was a steady decline in the annual volume of water produced and used by our community. This trend was altered in 2016 due to dry weather leading to increased watering of lawns and landscaped areas.

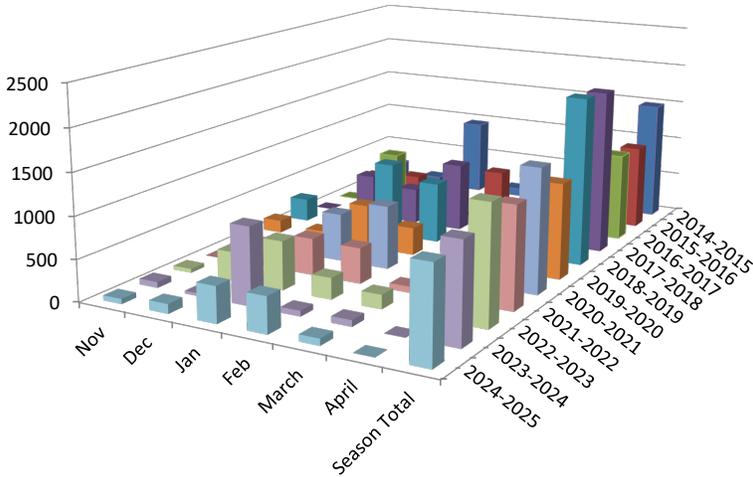
	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	46.667	45.868	44.227	43.867	42.319	43.414	44.980	44.448	46.246
February	40.952	41.098	41.452	41.645	40.367	39.261	40.767	41.302	42.309
March	44.543	43.155	43.946	43.552	42.924	41.852	44.741	44.178	45.183
April	49.974	45,098	43.570	40.662	45.129	43.301	44.971	47.335	46.122
May	49.588	48,065	45.339	44.834	51.240	67.048	54.729	50.643	52.898
June	56.169	46.114	45.489	51.130	56.763	60.282	62.204	51.841	55.390
July	53.755	57.074	59.526	54.529	53.105	55.144	56.076	50.569	55.151
August	54.746	54.067	61.419	58.959	54.083	55.279	55.155	54.230	56.623
September	53.928	46.809	44.786	51.040	51.058	48.164	50.266	51.738	
October	47.169	44.369	43.476	44.443	44.019	44.912	46.189	46.840	
November	42.335	42.089	41,475	40.680	42.441	40.581	42.471	41.675	
December	44,961	45.305	44.379	42.684	43.222	44.757	43.811	45.217	
Total	584.787	559.111	559.084	558.025	566.670	583.995	586.360	570.016	399.922
Avg	1.598	1.532	1.532	1.529	1.553	1.600	1.606	1.557	1.646
% incr/decr	-12.23%	-4.59%	0%	-0.02%	1.55%	3.06%	0.04%	-2.79%	

The highlighted months are the lowest for each of these months in the last 8 years. The highest monthly production in the last 8 years occurred in May of 2022. In 2024, our daily average was 1.56 million gallons per day.

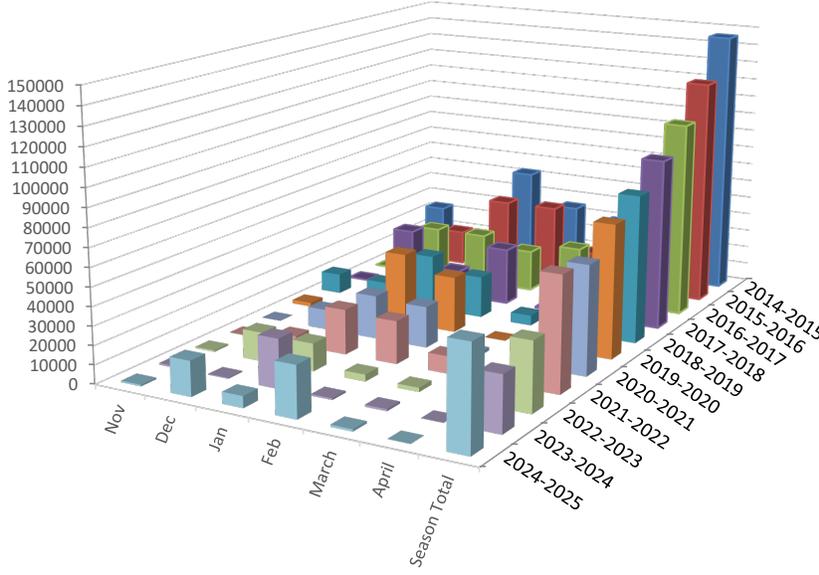


A water main break can be a hole or crack in the water main. Common causes of breaks in the water main include: age, pipe material, shifting in the ground attributed to fluctuations in moisture and temperature (below and above the frost line), corrosive soil that causes a thinning of the water main pipe, improper backfill, severe changes in water pressure (hammer) which has several causes and physical contact (damage) by excavating contractors.

Tons of Road Salt



Gallons of Liquid Deicer



The following attachment is not a PDF, so a link to the native file format is being provided instead:

[CD Monthly Report \(LINK\)](#)



FIRE DEPARTMENT

MONTHLY INFORMATION REPORT

August 2025

HIGHLIGHTING DATA METRICS
TO IDENTIFY OPERATIONAL TRENDS
AND
FACILITATE INFORMED DECISION-MAKING

321 S. BUESCHING ROAD
LAKE ZURICH, IL 60047

70 E. MAIN STREET
LAKE ZURICH, IL 60047

Departmental Narrative

OUR MISSION: To care for and protect our community.

OUR VISION: The Lake Zurich Fire Department is dedicated to meeting the ever-changing needs of our community, while ensuring a safe and secure environment for all, through professional development, unity, and teamwork.

OUR VALUES: Professionalism, Responsibility, Integrity, Dedication, Honor

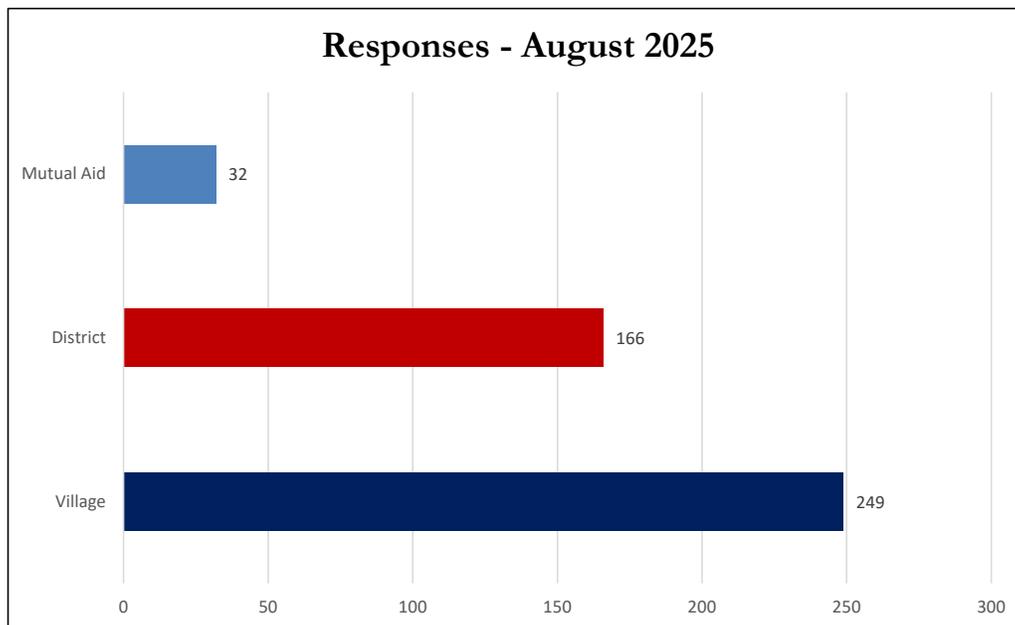
EXECUTIVE SUMMARY – August 2025

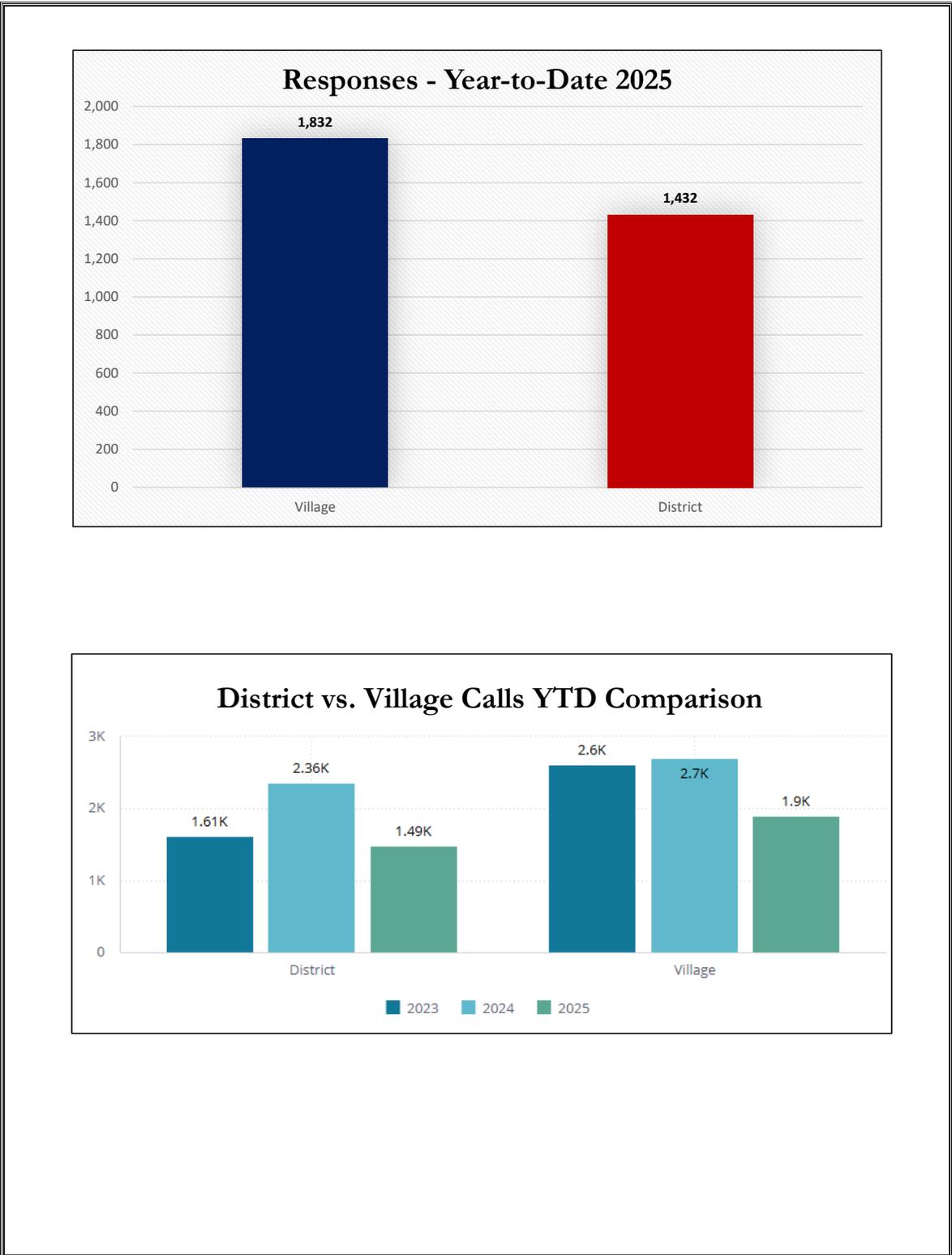
The Lake Zurich Fire Department provides a comprehensive range of professional emergency services to the Village of Lake Zurich and the Lake Zurich Rural Fire Protection District. We protect approximately 37,000 residents, local businesses, and visitors across a 25-square-mile service area that includes the Villages of Hawthorn Woods, Kildeer, Deer Park, North Barrington, and Lake Barrington.

Our department is equipped and trained to handle Fire Suppression, Emergency Medical Services (EMS), Search & Rescue, Fire Prevention, Community Risk Reduction, and Emergency Management. In addition, we maintain specialized response teams in Technical Rescue, Hazardous Materials (HazMat), Water Rescue, Wildland Firefighting, and Fire Investigations. Together, these services ensure that our community is protected by a well-rounded, highly capable fire department prepared to respond to any emergency.

447 Incidents – August 2025

Responses - August 2025



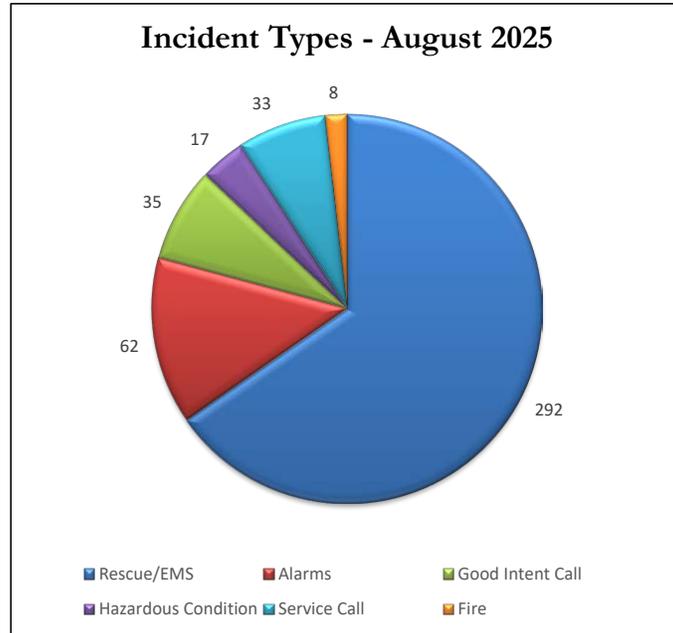


Incident Types

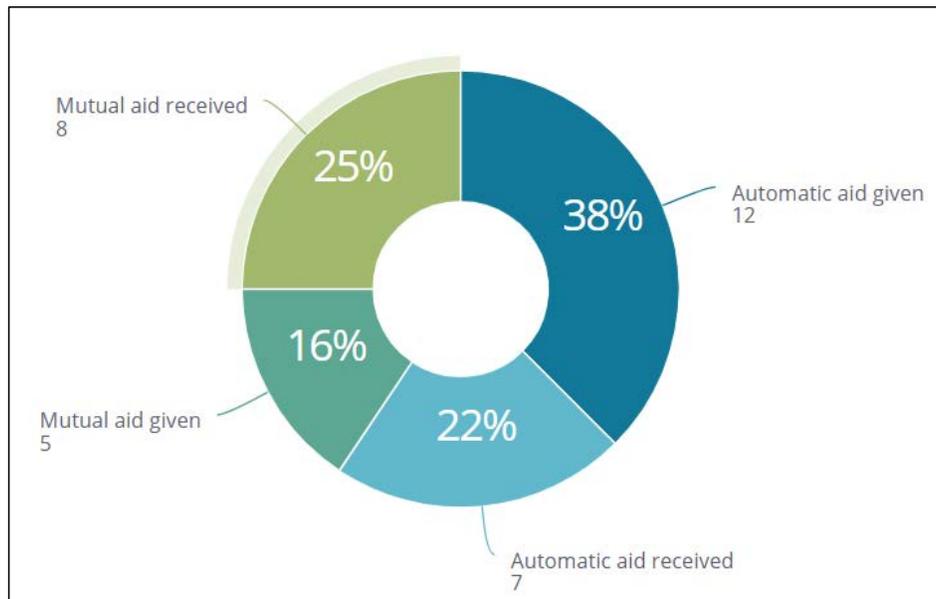
The Department codes all incidents within the National Fire Incident Reporting System (NFIRS).

The codes all relate to the text categories noted in the chart to the right. Rescue and EMS incidents account for the majority of incidents we respond to.

In August, there were **292** Rescue and EMS incidents.

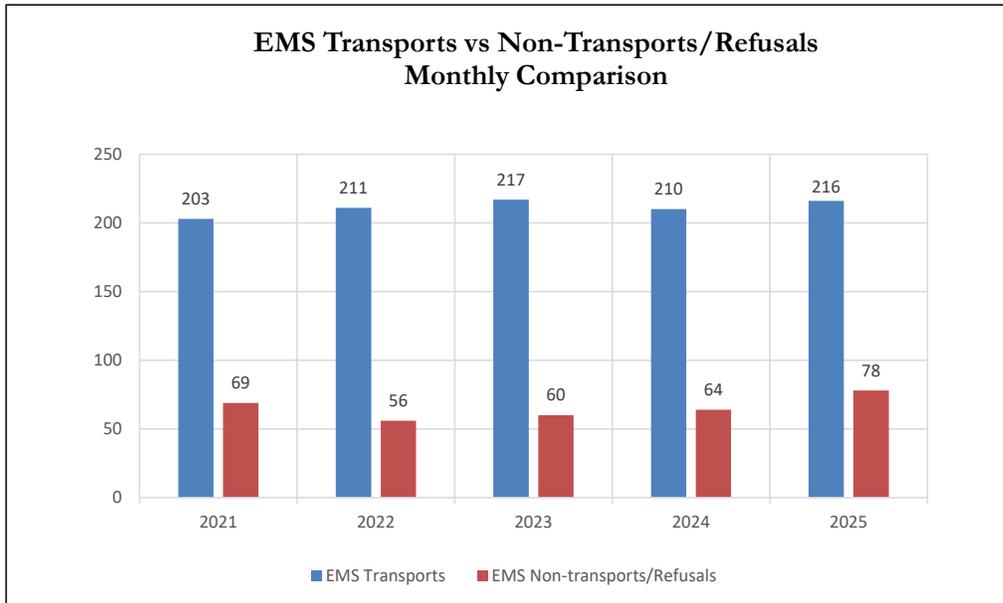


Mutual Aid – August 2025



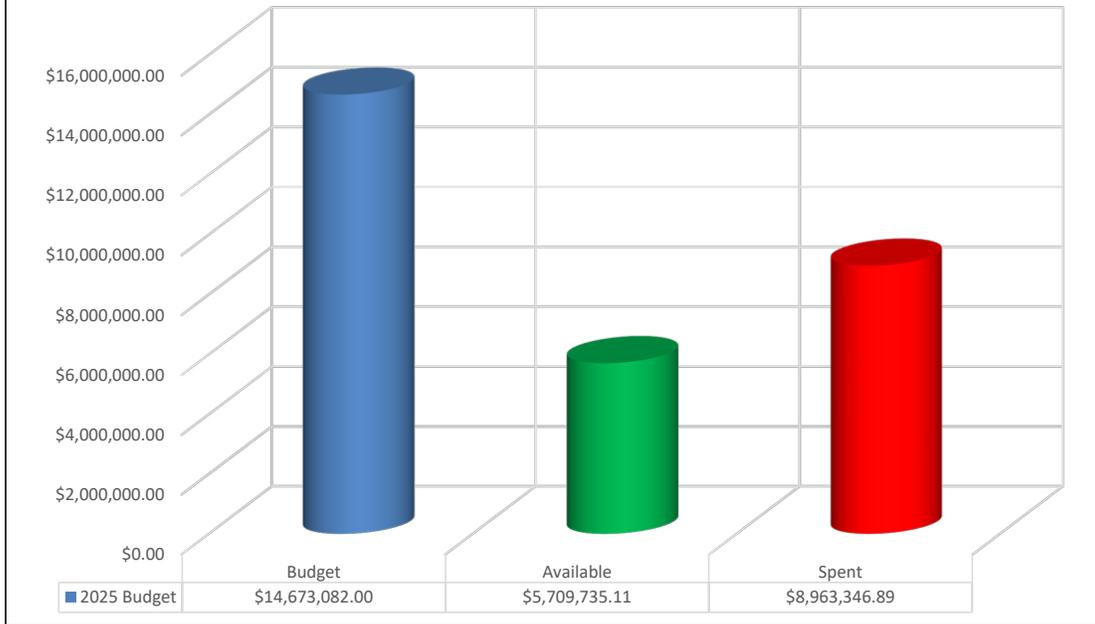
EMS Incidents

The chart shown below reflects EMS Transports vs. Non-Transports/Refusals. It's important to note that not every EMS call will result in transport to the hospital. However, as you'll see from the data, transports always outpace Non-Transports/Refusals. The chart below compares the month of August across 5 years.



ADMINISTRATION DIVISION

2025 Budget - 08/31/2025



The Department processed **10** FOIA requests during August.



Public Education Visits – August

LZFD participated in several community events throughout August, including Unplugged Fest at Paulus Park with our Explorers and Kildeer’s annual car show. These events gave us the opportunity to connect with the community, showcase our equipment, and share important fire safety information in a fun and engaging way.

STATIONS & STAFFING | OFFICER & FIREFIGHTER/PARAMEDIC

STATION 1
 321 S. Buesching Road
 Lake Zurich, IL 60047

APPARATUS & STAFFING
 BATTALION 32


 ENGINE 321
 AMBULANCE 321



STATION 2
 350 W. Highway 22
 North Barrington, IL 60010

APPARATUS & STAFFING

ENGINE 322
 AMBULANCE 322



STATION 3
 1075 Old McHenry Road
 Lake Zurich, IL 60047

APPARATUS & STAFFING

ENGINE 323
 AMBULANCE 323



STATION 4
 21970 Field Pkwy
 Deer Park, IL 60010

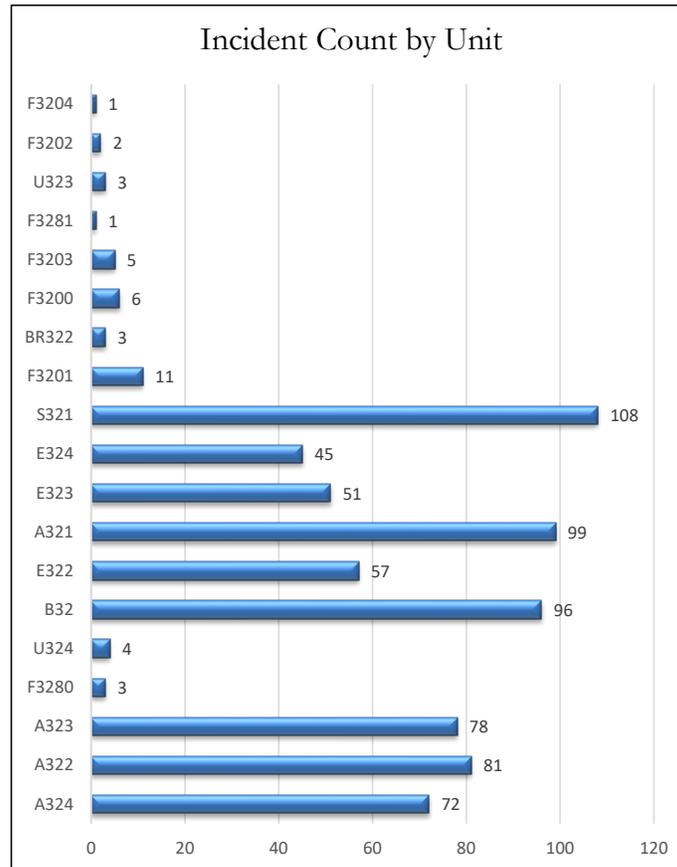
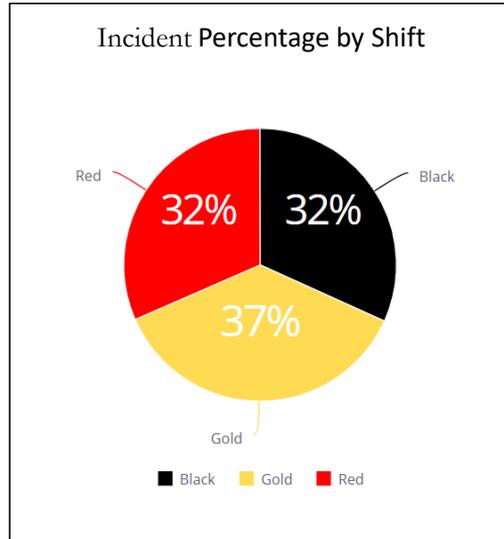
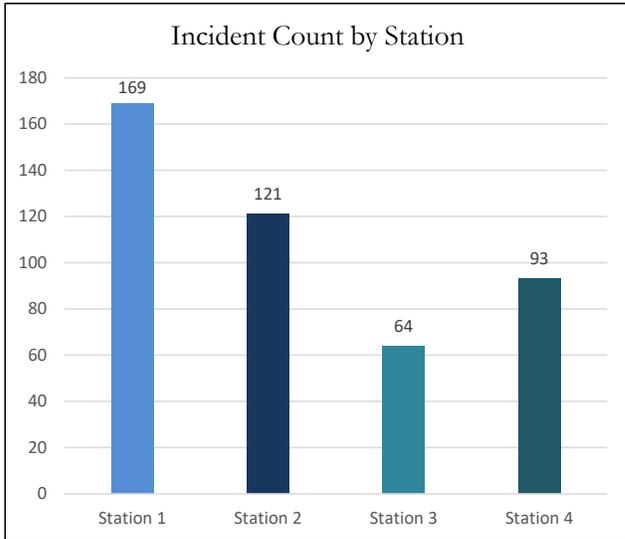
APPARATUS & STAFFING

ENGINE 324
 AMBULANCE 324

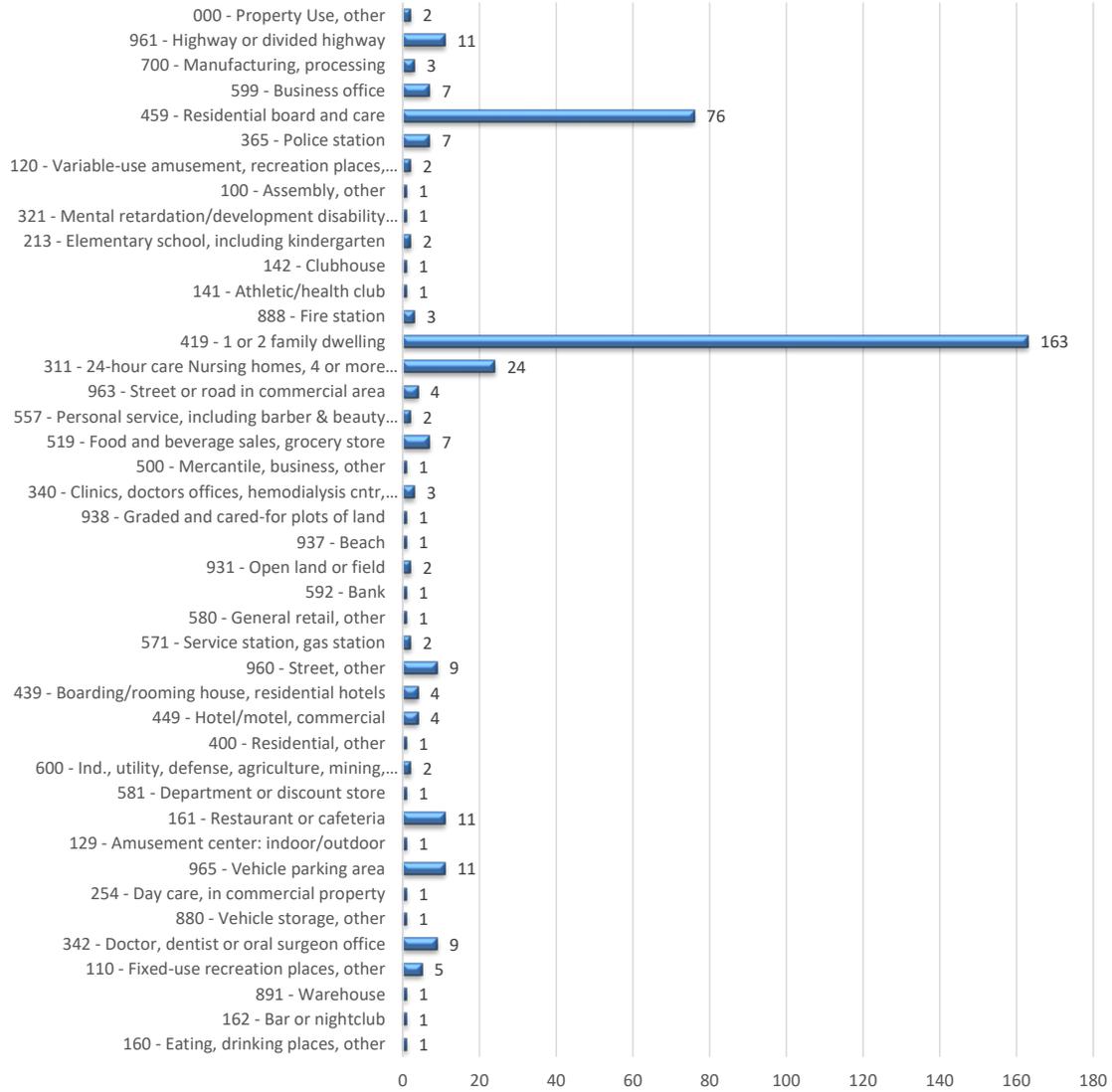
  

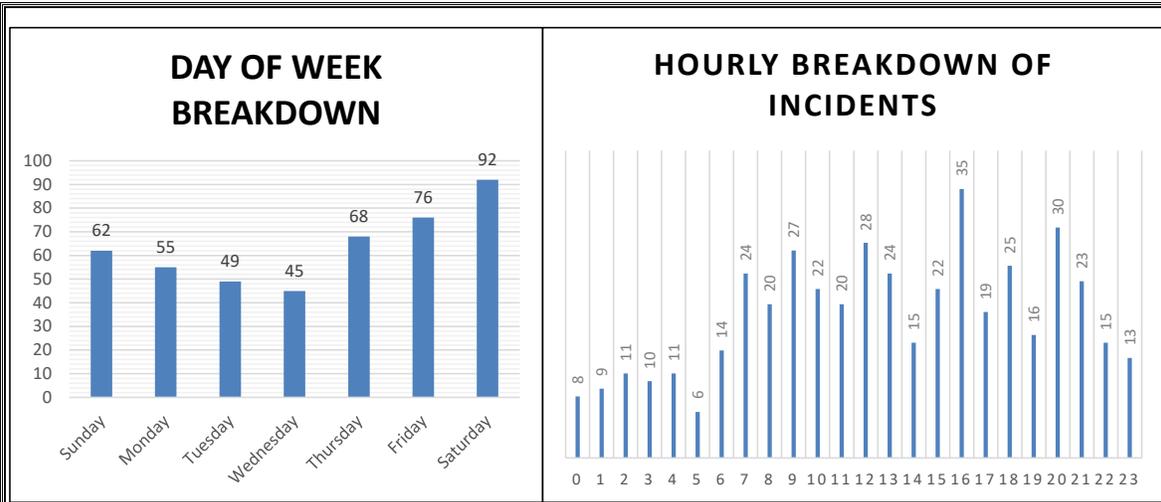


OPERATIONS DIVISION – August 2025



Incidents by Property Type - August 2025





Emergency Response Times

Response time includes three key factors: **dispatch handling, turnout, and travel time.**

Dispatch handling time is when dispatch takes in information and then dispatch personnel. The turnout time is when the crews receive the call, enter the vehicles, and initiate their MDT en-route command. Travel time reflects the time from en route to when they arrive at the incident scene. Construction, speed limits, weather, and train traffic can impact response times. The overall goal for arrival at an emergency fire call is 6 minutes and 20 seconds from notification until the first unit arrives. For a response to an EMS incident, this time is 6 minutes.

The following shows the average times for all emergent incidents, with arrival on the scene for EMS and fire within the local response area minus Mutual Aid in August 2025. *(With the new CAD software, times are off due to transfers to RMS)*

Dispatch Time	Turnout Time
Average Dispatch Time 1 MINUTE, 31 SECONDS	Average Turnout Time 1 MINUTE, 08 SECONDS
Travel Time	Response Time
Average Travel Time 4 MINUTES, 05 SECONDS	Average Response Time 4 MINUTES, 56 SECONDS

TRAINING DIVISION

Summary

In August 2025, the Training Division documented a total of **1,325 training hours**, continuing to deliver relevant and well-rounded training despite continued high temperatures throughout the month. The department wrapped up dry hydrant testing, completing this essential operational task for the season and reinforcing our rural water supply readiness.

A broad range of outside training took place during the month, with members participating in specialized programs that contributed to technical skill development, leadership growth, and specialty team readiness. These opportunities supported the department's ongoing commitment to professional development and regional interoperability.

Operationally, the department successfully onboarded a new scheduling platform, improving internal workflows and enhancing payroll and personnel tracking accuracy. In the field, crews participated in elevated master stream training with ARA departments and completed new hose in-service training to ensure members are familiar with the capabilities and specifications of the updated equipment.

On the EMS front, continuing education focused on pediatric triage and the implementation of glucometer use, ensuring our paramedics remain up to date with system expectations and capable of delivering high-quality care in dynamic patient presentations.

The remainder of the month was led by company officers, who coordinated shift-based drills and training evolutions tailored to meet daily objectives and reinforce core competencies. Their leadership helped maintain training momentum and shift accountability during a transition-heavy month.

Outside Training Highlights

August featured a wide array of outside training engagements that expanded both operational capabilities and strategic acumen across ranks and disciplines. Notably, three members of the Technical Rescue Team attended Paratech University, where they deepened their skills in vehicle and structural stabilization, shoring systems, and Paratech strut operations. This advanced hands-on training will directly enhance the department's capacity to manage complex technical rescue incidents safely and effectively.

A couple officers attended high-level courses aimed at broadening incident command capabilities. These included Commanding Target Hazards at the National Fire Academy (NFA) and Sport & Event Planning and Incident Management hosted by Texas A&M Engineering Extension Service (TEEX)—both of which are nationally recognized programs that prepare leaders for large-scale, high-consequence incidents.

Additionally, members participated in Cruel Intentions, a fire attack seminar led by a renowned national instructor, which focused on aggressive interior tactics, fire behavior recognition, and modern suppression strategies. The insights gained from this seminar will continue to influence how our crews train for and approach dynamic fireground conditions.

These training investments not only sharpen the individual skills of attendees but also raise the collective capability of the department through shared learning, internal dissemination, and integration into company-level evolutions.

Course	Attendees
Cruel Intentions	Posadas, Baumann
NFA Commanding Target Hazards	Santoyo
Sport & Event Planning	Booth
Sport & Event Incident Management	Booth
County Hazmat	Kraus, Hedquist, Campbell, Penkava, Wascow
Paratech University	Stodola, Johnson, Kenyon
Sonar Drill	Campbell, Kenyon
Dive Training	Munoz, Henriksen, Bene

On-Duty Training Overview

The following training blocks were delivered on-duty, emphasizing consistency across all three shifts while aligning with ISO, NFPA, and OSFM standards:

Fire Training

- Master Stream @ Mundelein with Countryside
- Hose in Service
- Dry Hydrant Testing
- Makeups
- Company Officer Lead Drills

EMS Training

- Guecomoeter
- Quarterly Intubations
- NWCH Monthly Continuing Education

Special Rescue Training

- Haz Mat Scenarios
- Trench Inventory
- Sonar @ Lake Forest
- Dive – Open Water Pattens
- Wildland – Hose lays & portable pumps

Health and Safety

- Daily Physical Fitness

Administrative Tasks

- Vector Check-It Dry Hydrant Inspections
- Probationary Firefighter Evaluations and Task Book Reviews
- Vector Scheduler Onboarding

Conclusion

August 2025 was a month of meaningful progress for the Training Division, marked by a balanced blend of operational readiness, strategic advancement, and administrative modernization. Despite ongoing high heat conditions, members completed a robust training cycle that included the wrap-up of dry hydrant testing and the successful onboarding of a new scheduling platform—both critical to supporting daily operations and long-term efficiency.

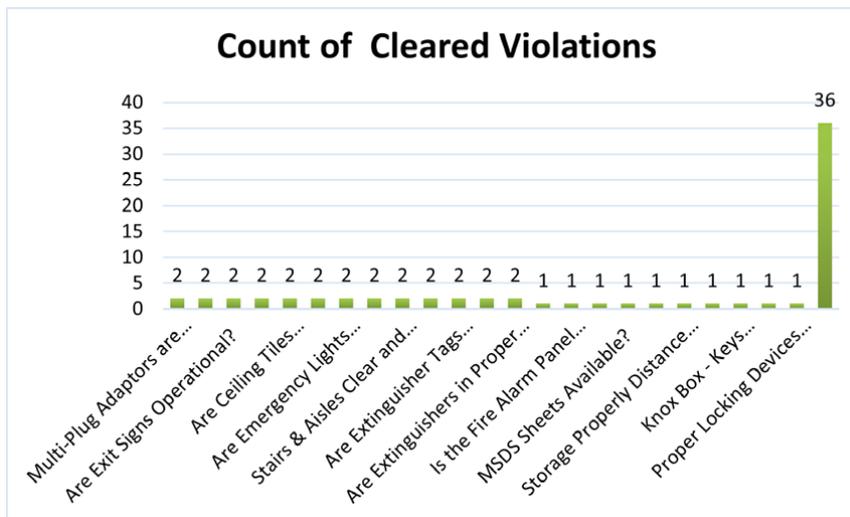
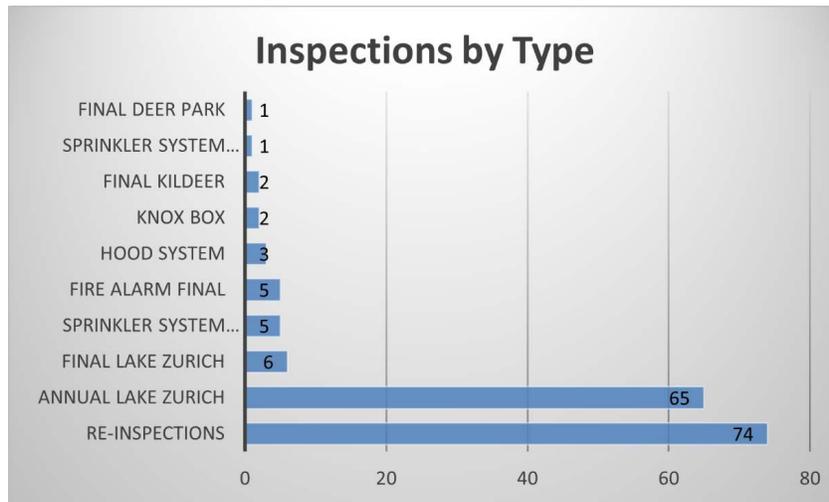
Field training focused on elevating tactical capability, including elevated master stream operations, new hose in-service, and scenario-driven drills led by company officers. EMS continuing education reinforced system expectations with practical instruction on pediatric triage and glucometer deployment, supporting clinical excellence and field performance.

Outside training opportunities further enriched the month, bringing national-level instruction back to the department. From advanced technical rescue training at Paratech University to strategic leadership courses at NFA and TEEEX, these investments continue to broaden our depth and strengthen interagency readiness. The month closed with strong momentum and a clear commitment to continuous improvement, professional growth, and mission-aligned training at every level of the organization.

FIRE PREVENTION BUREAU

Annual Fire Inspections: The Fire Prevention Bureau conducted 65 Annual Property Inspections in August.

All Re-Inspections: The Fire Prevention Bureau conducted 74 Re-inspections.



Inspections, Tests, and Fire Alarm/Sprinkler Follow-Ups:

17 Fire Alarm System Follow-ups
7 Sprinkler System Follow-ups

Event Inspections:

8/1/2025 – Food Truck, Food Vendor Inspections at Paulus Park.
8/29/2025 – Farmers Market vendor inspections.

Fire Drills:

8/18/2025 – Fire Evacuation Drill at Middle School North - (No issues noted).
8/18/2025 – Fire Evacuation Drill at May Whitney Elementary - (No issues noted).
8/19/2025 – Fire Evacuation Drill at Young Adult Center- (No issues noted).
8/20/2025 – Fire Evacuation Drill at LZ High School – (No issues noted).
8/25/2025 – Fire Evacuation Drill at 795 N. Rand Road – (No issues noted).

Meetings and Training:

8/20/2025 – Fire Investigators Division 4 & 5 Teams Meeting/ Training at Mundelein Fire Station #1.
8/21/2025 – Budget meeting at LZ Fire Station #1.
8/26/2025 – Onsite meeting with management (Evolve) at 795 N. Rand Road regarding evacuation plan.
8/27/2025 – Fire Investigators (Evidence Collection) class at McHenry Township Fire Protection Station #1.
8/28/2025 – Fire Prevention Bureau update meeting at LZ Fire Station #1.

Other Activities:

8/1/2025 – Knox box – Replace keys and key cards for all Knox boxes located on the Echo buildings.
8/13/2025 – Knox box, new key and core replacements, new keys provided for Lake Zurich High School.
8/14/2025 – Annual Fire Pump Test at 1025 Old McHenry Road. (Pass)
8/16/2025 – Respond to the garage fire – fire investigation.
8/22/2025 – Annual Fire Pump Test at 11 S. Buesching. (Pass)
8/29/2025 – Annual Pump Test at 1275 Ensell Road. (Pass)
8/29/2025 – On site walk through at 795 N. Rand Road with Captain Booth and staff for the evacuation plan.

Plan Reviews: The FPB completed 15 plan reviews, taking 33.5 plan review hours.



FINANCE DEPARTMENT

MONTHLY INFORMATION REPORT

JULY 2025

HIGHLIGHTING DATA METRICS
TO IDENTIFY OPERATIONAL TRENDS
AND
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET
LAKE ZURICH, IL 60047

Finance Monthly Report – July 2025

DEPARTMENT NARRATIVE

During July, interviewing for the accountant position was the major activity outside of day-to-day operations. We are 58.3% through the fiscal year as of July.

GENERAL FUND OPERATING RESULTS
SUMMARY

For the month of July, revenues totaled \$2.9 million and expenditures \$2.5 million, resulting in an operating surplus of \$423K. From a budget perspective, we had expected expenditures to exceed revenues by \$50K. Year-to-date figures below represent the seven months of activity for the year.

General Fund Operating Results

	Current Month Budget	Current Month Actual	Year-to-Date Budget	Year-to-Date Actual
Revenues	\$ 2,763,179	\$ 2,932,175	\$ 20,678,631	\$ 22,782,362
Expenditures	2,813,795	2,508,333	20,558,680	19,970,450
Excess (Deficiency)	\$ (50,616)	\$ 423,841	\$ 119,951	\$ 2,811,912

REVENUES

Following is a summary of revenues by type through July 31, 2025. These figures represent six months of financial activity. A more detailed analysis can be found on page 9.

	Current Month's Budget	Current Month's Actual	Year-to-Date Budget	Year-to-Date Actual	% Variance	% of Annual Budget
Taxes	\$ 578,164	\$ 366,176	\$ 6,156,480	\$ 6,424,898	4.36%	54.6%
Intergovernmental	1,646,300	1,776,819	11,642,037	12,580,981	8.07%	62.2%
Licenses & Permits	44,354	124,580	557,587	766,151	37.40%	100.0%
Fines and Forfeits	34,613	33,713	225,741	231,853	2.71%	61.4%
Charges for Services	399,667	450,082	1,758,891	2,190,773	24.55%	75.5%
Investment Income	26,900	141,309	219,990	336,472	52.95%	74.8%
Miscellaneous	33,181	38,012	117,904	249,752	111.83%	92.0%
Operating Transfers	0	1,484	0	1,484	0.0%	0.0%
Total Revenue	\$ 2,763,179	\$ 2,932,175	\$ 20,678,631	\$ 22,782,362	10.17%	62.0%

Finance Monthly Report – July 2025

Taxes:

Revenues from taxes came in at \$237K in July, lower than budget expectations due to the timing of the Lake County deposits. While property taxes are received primarily June through September, the remaining revenues in this category contribute a significant amount of revenue each month all year round.

Telecommunications tax receipts were about 40.5% higher than expected for the month at \$26K. That is 2.3% higher than the amount received in the same month of the prior year. More information regarding Telecommunications tax can be found on page 12.

The gas utility tax had \$23K in receipts, 25.4% above budget expectations. Electric utility tax came in at \$74.0K, 11.8% lower than budget expectations of \$83K. Combined, utility taxes were 5.2% lower than expected. The payments are based primarily on June activity. More detail on the Utility Taxes can be found on page 13.

Intergovernmental Revenue:

Revenue from other governments totaled \$1.8 million in July, which exceeded budget expectations for the category by 7.9%.

State sales tax receipts were above budget expectations for the month at \$768K. This represents sales from April and was 19.4% higher than receipts from the same month last year. More information regarding Sales Tax can be found on page 14.

Use tax has significantly decreased in the past three months. Beginning January 1, 2025, some of the taxes collected as a use tax have been reclassified to sales tax. For July, adding both taxes for fiscal year 2025 and comparing them to fiscal year 2024, there is an increase of 11.3%.

Income Tax receipts came in 7.8% higher expectations with the receipts for July totaling \$360K compared to an expected \$333K. Details on Income Tax are provided on page 15.

Video gaming tax receipts came in 32.8% higher budget expectations at \$22K. Video gaming tax is received two months in arrears. The video gaming tax receipts budgeted for July relate to tax for May activity.

Licenses and Permits:

Revenue from the issuance of licenses and permits came in at \$124.6K for July, 180.9% above budget expectations. Building permits (\$12K) and planned unit development fees for Continental Properties were the biggest contributors. Due to the variable nature of these types of revenues,

Finance Monthly Report – July 2025

fluctuations are expected throughout the year based on activity. Year-to-date total licenses and permits are at budget in July. Summer is typically the peak time for collecting permit fees.

Fines and Forfeits:

Revenue from police fines came in lower expectations by 2.6% during July, with receipts of \$33K. The revenues in this category include various fines generated from police citations, such as red light and local ordinance violations.

Charges for Services:

Revenue from service charges totaled \$450K in July. The main revenue sources in this category are ambulance, engineering fees and park program fees. As ambulance fees are based purely on activity and need, this revenue source can fluctuate considerably during the year. For park program fees, this is a combination of timing of receipts and fluctuating activity levels.

Investment Income:

The General Fund investment income in July was \$141K. Currently, the investments are concentrated in certificates of deposit, treasury obligations, and interest-bearing money market accounts. A detailed cash and investment report can be found on page 18.

Miscellaneous:

The General Fund miscellaneous revenue in July was \$38K. Receipts for this consisted mostly of pavilion fees (\$23K), as well as other small items.

EXPENDITURES

For the month of July, expenditures totaled \$2.5 million for the General Fund, which was 11.6% below projections of \$2.7 million. The table below presents a summary of General Fund expenditures by department as of July 31, 2025. Additional detail can be found on page 9.

Finance Monthly Report – July 2025

Department Or Program	Current Month's Budget	Current Month's Actual	YTD Budget	YTD Actual	% Variance	% of Annual Budget
Legislative	\$ 6,152	\$ 6,723	\$ 46,398	\$ 47,962	3.4%	69.5%
Administration	\$ 116,075	\$ 107,303	\$ 754,581	\$ 646,138	-14.4%	44.0%
Finance	\$ 58,785	\$ 58,105	\$ 440,156	\$ 407,668	-7.4%	55.8%
Technology	\$ 44,609	\$ 37,405	\$ 452,301	\$ 321,339	-29.0%	46.9%
Police	\$ 691,720	\$ 569,924	\$ 5,619,197	5,547,002	-1.3%	55.1%
Fire	\$ 1,030,922	\$ 969,249	\$ 8,131,501	8,070,035	-0.8%	55.9%
Community Develop.	\$ 108,123	\$ 79,475	\$ 577,392	580,122	0.5%	48.6%
Public Works	\$ 488,731	\$ 399,973	\$ 2,956,679	2,717,318	-8.1%	51.3%
Park & Recreation	\$ 175,870	\$ 176,899	\$ 982,867	909,931	-7.4%	61.4%
Operating Transfers	\$ 92,808	\$ 103,276	\$ 597,608	722,935	21.0%	56.1%
Total	\$ 2,813,795	\$ 2,508,333	\$ 20,558,680	\$ 19,970,450	-2.9%	54.4%

OPERATING RESULTS OF OTHER FUNDS

Following are some observations regarding the revenues and expenditures of other funds. A financial summary of funds other than General is provided on pages 10-11.

Special Revenue Funds:

Motor fuel tax revenue came in at \$90K in July, which was flat with the budget of \$90K. Estimates for revenues highly sensitive to the economy, such as this one, allow for fluctuations later in the year. Expenditures from the Motor Fuel Tax Fund were \$31K, including electric (\$15K) and maintenance (\$16K)

July revenues for the Hotel Tax Fund totaled \$15K. The revenue in this fund is a combination of hotel tax receipts and interest income. Expenditures of \$10K were recorded for the month, consisting mostly of a transfer to the Special Events Fund for the funding of special events.

The Special Events Fund allocates resources for special events and their corresponding expenditures. Revenues for July totaled \$38K, consisting of funding transfers in from other funds (\$22K), and vendor fees and donations (\$6K). Expenditures for the month totaled \$12K, consisting of normal staff expenses (\$19K), other professional services (\$-42K) and other small items.

Finance Monthly Report – July 2025

Debt Service Funds:

The debt service funds record annual debt service payments for several of the village issuances. Revenues for the debt service fund are from interest and changes in market value of investments at this point in the year. Transfers from other funding sources will occur later in the year. The interest expense was recorded in July.

Capital Projects Funds:

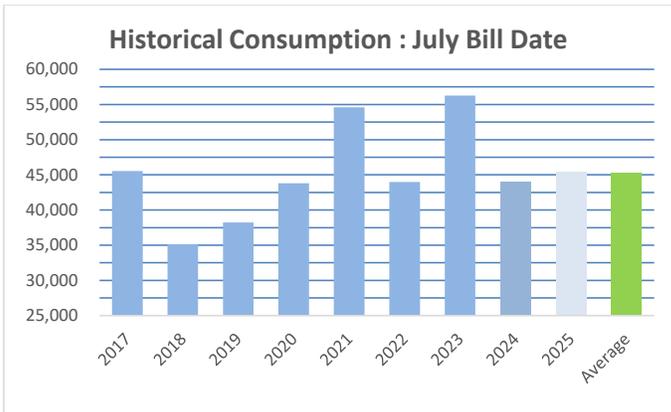
July revenue for the capital projects funds came in at \$476K. The majority of the revenue was from Non-Home Rule Sales Tax (NHRST), with receipts from July of \$249K. This was \$57K higher than budget expectations and 15.7% higher than the same month last year. July receipts represent sales from April. More detail on the NHRST revenue can be found on page 16. Remaining revenues for capital project funds include funding transfers (\$26K), and interest income (\$200K).

Expenditures of \$408K were recorded in July for capital projects, consisting of the Main Street Beautification/Whitney Road projects (\$600K).

Water and Sewer Fund:

July revenue totaled \$1.4M, which was above the budget estimate of \$913K. The large difference is due to the receipt of the NHRST. The first deposit of the additional .5% was in July. The revenue was budgeted in the NHRST fund. To account for the board's commitment to the additional tax to fund the transition to Lake Michigan water, the revenue is recorded directly into the water and sewer fund. Consumption metered in July was 44M gallons, which is comparable with the nine-year average of 43M gallons. The consumption billed in July primarily represents water metered in late June and early July. With about 55M gallons pumped, about 22% of pumped water was lost to main breaks, fire department use, or other small issues. A chart comparing July water consumption over the past eight years provided below.

Finance Monthly Report – July 2025



Expenses in the Water Fund were \$1.5M for the month. Of this amount, \$177K is a non-cash transaction to record depreciation of the infrastructure assets of the fund and \$562K is for the Main Street Beautification/Whitney Road project. The remaining expenses are personnel expenses, other operational items and other smaller operating items. Throughout the year, spending is monitored to ensure revenues are sufficient to cover operations and capital needs as necessary. Any annual surplus would be used for expenditures later in the year and provide cash flow for improvements to maintain the aging infrastructure.

Internal Service Funds:

Internal service funds are used to reserve resources for a specific purpose and to allocate the user charges accordingly. The village has three active internal service funds: Medical Self Insurance, Risk Management and Equipment Replacement. Revenues are a combination of user charges from other funds as appropriate. Expenditures fluctuate, depending on activity levels, particularly in the Risk Management Fund.

The Equipment Replacement fund in particular is subject to funding availability from the General Fund. July expenses include non-cash depreciation expenses (\$45K), two Public Works Ford trucks (\$120) and other small items.

Finance Monthly Report – July 2025

Special Service Areas:

While the village does not budget for Special Service Area (SSA) revenues and expenses, as funds are being collected and spent for village SSA's, the following information can be of value to report. There were no expenses for the SSA's in July.

**SSA Activity
July 31, 2025**

SSA #	Location	Beginning	Year-To-Date		Ending	Annual		Annual	
		Balance 1/1/2025	Revenues	Expenses	Balance 12/31/2025	Expected Revenues	YTD %	Expected Expenses	YTD %
SSA #8	Heatherleigh	38,652	5,499	9,937	34,214	9,697	56.71%	23,196	42.84%
SSA #9	Willow Ponds	128,049	7,849	-	135,898	11,851	66.23%	19,300	0.00% ^b
SSA #10	Westberry	19,985	675	-	20,661	1,000	67.51%	-	N/A
SSA #11	Lake Zurich Pines	2,999	36	55	2,980	-	N/A ^a	27,244	0.20%
SSA #13	Conventry Creek	242,755	18,762	14,644	246,873	29,894	62.76% ^a	16,662	87.89%
SSA #16	Country Club	1,478	4	1,484	(2)	-	N/A	-	N/A
		433,919	32,825	26,120	440,624	52,443	62.59%	86,402	0.00%

a) Flat amount levied per property.
 b) At some point after enough funds have accrued, Willow Ponds will require dredging, estimated at \$120,000+

Police and Firefighters' Pension Funds:

A snapshot of activity related to the public safety pension funds of the village is provided as part of the monthly report. It is important to note that a significant revenue source for both pension funds is the annual property tax levy, of which receipts are typically recorded between July and September of each year, affecting the cash flows of each fund.

The Police Pension Fund had total revenue of \$425K for the month. For July, the fund recorded an unrealized gain of \$3.1K from investments. Total municipal and member contributions for the month totaled \$59K. Expenses for the month were \$292K of which \$279K was for pension and benefit payments, and \$1K was for professional services. As of July 31th, the fund had a net position of \$38.5 million. Additional information can be found on page 19.

The Firefighters' Pension Fund total revenue of \$2.6M. The consolidated fund did not issue their monthly statements promptly in June, therefore the change in value of the pension fund is recorded for June and July in July. Total municipal and member contributions for the month totaled \$1.5M. Expenses for the month were \$351K, of which \$324K was for pension and benefit payments, \$3K was for professional services, and \$18K was for investment expenses. As of July 31th, the fund had a net position of \$63.6 million. Additional information can be found on page 19.

Finance Monthly Report – July 2025

Conclusion:

For the one fiscal period covered by this report, no major concerns were identified. Major revenue sources are performing within reason and expenditures have been kept to a minimum. We will continue to monitor revenues and expenditures closely throughout the coming months.

Respectfully Submitted,

Rita Kruse

Rita Kruse
Director of Finance

VILLAGE OF LAKE ZURICH OPERATING REPORT SUMMARY GENERAL FUND July 31, 2025								
	Current Month			Year-to-Date			Amended Annual Budget	% of Annual Budget Achieved
	Budget	Actual	% Variance	Budget	Actual	% Variance		
REVENUES								
Taxes								
Property Taxes	450,166	236,862	(47.4%)	5,082,498	5,311,628	4.5%	9,975,730	53.2%
Utility Tax - Electric	83,916	74,007	(11.8%)	524,735	491,251	(6.4%)	940,000	52.3%
Utility Tax - Gas	18,279	22,919	25.4%	297,097	322,690	8.6%	405,000	79.7%
Cable Tv Franchise	7,031	6,007	(14.6%)	113,007	121,779	7.8%	210,000	58.0%
Telecom Tax	18,772	26,382	40.5%	139,143	177,551	27.6%	228,400	77.7%
Total Taxes	578,164	366,176	-36.7%	6,156,480	6,424,898	4.4%	11,759,130	54.6%
Intergovernmental								
State Sales Tax	668,375	768,120	14.9%	4,912,514	5,338,216	8.7%	8,813,000	60.6%
State Income Tax	333,903	359,948	7.8%	2,226,929	2,384,578	7.1%	3,475,000	68.6%
State Use Tax	38,852	14,313	(63.2%)	306,129	227,029	(25.8%)	511,360	44.4%
Video Gaming Tax	21,806	28,964	32.8%	176,895	183,751	3.9%	325,000	56.5%
Fire/Rescue Srvc Contract	544,733	581,774	6.8%	3,813,128	4,072,421	6.8%	6,662,275	61.1%
Other Intergovernmental	38,631	23,699	(38.7%)	206,441	374,987	81.6%	426,856	87.8%
Total Intergovernmental	1,646,300	1,776,819	7.9%	11,642,037	12,580,981	8.1%	20,213,491	62.2%
Licenses & Permits								
Liquor Licenses	500	3,150	530.0%	172,500	179,950	4.3%	175,000	102.8%
Business Licenses	500	298	(40.5%)	100,500	107,148	6.6%	103,000	104.0%
Building Permits	11,074	12,603	13.8%	78,884	128,378	62.7%	150,000	85.6%
Permit Plan Review	6,382	5,632	(11.7%)	42,664	66,610	56.1%	75,000	88.8%
Other Permits	25,899	102,898	297.3%	163,039	284,065	74.2%	263,000	108.0%
Total Licenses & Permits	44,354	124,580	180.9%	557,587	766,151	37.4%	766,000	100.0%
Fines and Forfeits								
	34,613	33,713	(2.6%)	225,741	231,853	2.7%	377,500	61.4%
Charges for Services								
Fire/Rescue Ambulance Fee	110,865	106,890	(3.6%)	689,053	996,048	44.6%	1,300,000	76.6%
Park Program Fees	216,669	246,610	13.8%	695,036	782,687	12.6%	898,881	87.1%
Other Charges for Services	72,132	96,582	33.9%	374,802	412,037	9.9%	702,330	58.7%
Total Charges for Services	399,667	450,082	12.6%	1,758,891	2,190,773	24.6%	2,901,211	75.5%
Investment Income								
	26,900	141,309	425.3%	219,990	336,472	52.9%	450,000	74.8%
Miscellaneous								
	33,181	38,012	14.6%	117,904	249,752	111.8%	271,572	92.0%
Total General Fund Revenues	2,763,179	2,930,691	6.1%	20,678,631	22,780,879	10.2%	36,738,904	62.0%
Operating Transfers In	-	1,484	0.0%	-	1,484	0.0%	-	0.0%
EXPENDITURES								
General Government								
Legislative	6,152	6,723	9.3%	46,398	47,962	3.4%	68,995	69.5%
Administration	116,075	107,303	(7.6%)	754,581	646,138	(14.4%)	1,469,445	44.0%
Finance	58,785	58,105	(1.2%)	440,156	407,668	(7.4%)	730,995	55.8%
Technology	44,609	37,405	(16.1%)	452,301	321,339	(29.0%)	685,131	46.9%
Total Gen. Govt.	225,621	209,537	(7.1%)	1,693,436	1,423,107	(16.0%)	2,954,566	48.2%
Public Safety								
Police	691,720	569,924	(17.6%)	5,619,197	5,547,002	(1.3%)	10,074,941	55.1%
Fire	1,030,922	969,249	(6.0%)	8,131,501	8,070,035	(0.8%)	14,448,082	55.9%
Community Development	108,123	79,475	(26.5%)	577,392	580,122	0.5%	1,192,855	48.6%
Total Public Safety	1,830,764	1,618,648	(11.6%)	14,328,090	14,197,159	(0.9%)	25,715,878	55.2%
Streets - Public Works								
	488,731	399,973	(18.2%)	2,956,679	2,717,318	(8.1%)	5,293,745	51.3%
Culture - Park and Recreation								
	175,870	176,899	0.6%	982,867	909,931	(7.4%)	1,481,753	61.4%
Total General Fund Expend.	2,720,987	2,405,057	(11.6%)	19,961,072	19,247,516	(3.6%)	35,445,942	54.3%
Operating Transfers Out	92,808	103,276	11.3%	597,608	722,935	21.0%	1,289,317	56.1%
NET INCOME (LOSS) FOR GENERAL	(50,616)	423,841		119,951	2,811,912		3,645	

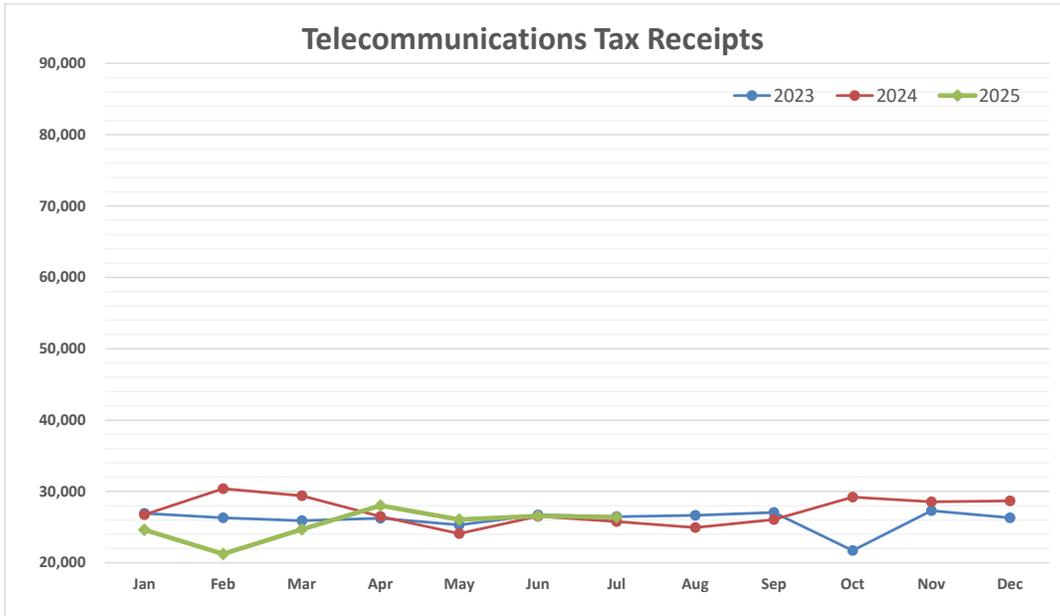
VILLAGE OF LAKE ZURICH
 OPERATING REPORT SUMMARY
 July 31, 2025

	Current Month			Year-to-Date			Amended Annual Budget	% of Annual Budget Achieved
	Budget	Actual	% Variance	Budget	Actual	% Variance		
SPECIAL REVENUE FUNDS								
MOTOR FUEL TAX FUND								
Revenues	89,836	90,354	0.6%	579,622	604,001	4.2%	1,027,119	58.8%
Expenditures	24,634	31,129	26.4%	277,715	215,832	(22.3%)	514,600	41.9%
Net Activity Gain (Loss)	65,203	59,225		301,907	388,169		512,519	
HOTEL TAX FUND								
Revenues	13,291	15,386	15.8%	71,336	73,002	2.3%	134,200	54.4%
Expenditures	10,520	10,197	(3.1%)	88,938	87,375	(1.8%)	141,700	61.7%
Net Activity Gain (Loss)	2,771	5,189		(17,602)	(14,373)		(7,500)	
SPECIAL EVENTS FUND								
Admin & Miscellaneous								
Revenues	22,861	23,803	4.1%	160,563	167,644	4.4%	276,817	60.6%
Expenditures	21,274	19,869	(6.6%)	157,955	154,676	(2.1%)	270,918	57.1%
Net Activity Gain (Loss)	1,586	3,934		2,608	12,967		5,899	
Rock the Block								
Revenues	1,070	6,200	479.6%	13,785	32,800	137.9%	70,000	46.9%
Expenditures	1,248	2,221	78.0%	20,590	19,191	(6.8%)	76,835	25.0%
Net Activity Gain (Loss)	(178)	3,979		(6,805)	13,609		(6,835)	
Farmers Market								
Revenues	263	266	1.2%	10,202	13,070	28.1%	11,250	116.2%
Expenditures	2,465	1,533	(37.8%)	6,994	6,080	(13.1%)	10,122	60.1%
Net Activity Gain (Loss)	(2,202)	(1,267)		3,209	6,990		1,128	
Fourth of July								
Revenues	17,414	6,271	(64.0%)	59,908	51,771	(13.6%)	95,000	54.5%
Expenditures	36,829	(11,203)	(130.4%)	94,452	42,370	(55.1%)	97,399	43.5%
Net Activity Gain (Loss)	(19,415)	17,474		(34,544)	9,401		(2,399)	
Winter Festival								
Revenues	1,571	1,667	6.1%	12,088	18,694	54.7%	26,000	71.9%
Expenditures	-	-	0.0%	7,466	23,949	220.8%	26,474	90.5%
Net Activity Gain (Loss)	1,571	1,667		4,621	(5,255)		(474)	
Live at the Lake								
Revenues	383	-	(100.0%)	2,683	1,250	(53.4%)	4,600	27.2%
Expenditures	1,101	-	(100.0%)	7,708	750	(90.3%)	13,213	5.7%
Net Activity Gain (Loss)	(718)	-		(5,024)	500		(8,613)	
External Events								
Revenues	4,192	-	(100.0%)	29,342	56,932	94.0%	50,300	113.2%
Expenditures	2,706	157	(94.2%)	18,944	5,284	(72.1%)	32,476	16.3%
Net Activity Gain (Loss)	1,485	(157)		10,397	51,648		17,824	
Special Events Fund Total	(17,871)	25,631		(25,537)	89,861		6,530	
TIF #1 TAX FUND								
Revenues	53,152	62,678	17.9%	937,526	1,031,495	10.0%	1,829,800	56.4%
Expenditures	2,204	1,400	(36.5%)	3,070	2,481	(19.2%)	1,811,903	0.1%
Net Activity Gain (Loss)	50,949	61,278		934,456	1,029,014		17,897	
TIF #2 - DOWNTOWN								
Revenues	46,166	22,020	(52.3%)	288,489	328,044	13.7%	556,600	58.9%
Expenditures	29,286	5,100	(82.6%)	565,321	11,685	(97.9%)	1,606,300	0.7%
Net Activity Gain (Loss)	16,880	16,921		(276,832)	316,359		(1,049,700)	
TIF #3 - RAND ROAD								
Revenues	16,397	1,757	(89.3%)	78,992	91,100	15.3%	151,000	60.3%
Expenditures	3,197	1,400	(56.2%)	12,217	1,400	(88.5%)	19,300	7.3%
Net Activity Gain (Loss)	13,201	357		66,776	89,700		131,700	
TIF #4 - INDUSTRIAL								
Revenues	26,347	18,647	(29.2%)	184,427	419,271	127.3%	316,160	132.6%
Expenditures	192	1,400	630.5%	1,342	1,400	4.3%	2,300	60.9%
Net Activity Gain (Loss)	26,155	17,247		183,085	417,871		313,860	

VILLAGE OF LAKE ZURICH
 OPERATING REPORT SUMMARY
 July 31, 2025

	Current Month			Year-to-Date			Amended Annual Budget	% of Annual Budget Achieved
	Budget	Actual	% Variance	Budget	Actual	% Variance		
DISPATCH CENTER FUND								
Revenues	103,893	146,695	41.2%	1,110,024	1,036,744	(6.6%)	1,738,300	59.6%
Expenditures	152,383	110,039	(27.8%)	1,028,188	881,791	(14.2%)	1,759,978	50.1%
Net Activity Gain (Loss)	(48,490)	36,656		81,836	154,952		(21,678)	
DEBT SERVICE FUNDS								
VILLAGE DEBT SERVICE								
Revenues	67,647	39,140	(42.1%)	733,234	762,615	4.0%	1,426,500	53.5%
Expenditures	-	-	0.0%	84,513	-	(100.0%)	1,375,649	0.0%
Net Activity Gain (Loss)	67,647	39,140		648,721	762,615		50,851	
TIF #1 DEBT SERVICE								
Revenues	1,096	6,798	520.5%	1,353,794	1,358,327	0.3%	2,582,000	52.6%
Expenditures	32,338	44,211	36.7%	1,032,550	1,033,385	0.1%	2,052,903	50.3%
Net Activity Gain (Loss)	(31,243)	(37,413)		321,243	324,942		529,097	
CAPITAL PROJECT FUNDS								
CAPITAL IMPROVEMENTS								
Revenues	39,613	202,935	412.3%	262,229	502,487	91.6%	695,000	72.3%
Expenditures	654,473	44,095	(93.3%)	2,506,699	953,710	(62.0%)	6,640,000	14.4%
Net Activity Gain (Loss)	(614,859)	158,840		(2,244,470)	(451,223)		(5,945,000)	
NON-HOME RULE SALES TAX								
Revenues	450,893	272,819	(39.5%)	3,277,022	1,889,887	(42.3%)	5,969,000	31.7%
Expenditures	718,823	363,782	(49.4%)	3,259,594	2,300,381	(29.4%)	7,340,250	31.3%
Net Activity Gain (Loss)	(267,931)	(90,963)		17,428	(410,494)		(1,371,250)	
ENTERPRISE FUND								
WATER AND SEWER								
Revenues	913,817	1,376,530	50.6%	6,122,797	7,483,545	22.2%	13,733,661	54.5%
Expenses								
Administration	57,880	55,318	(4.4%)	420,543	384,793	(8.5%)	757,778	50.8%
Debt	1,989	-	(100.0%)	46,620	37,947	(18.6%)	75,375	50.3%
Depreciation	177,083	177,083	0.0%	1,239,583	1,239,583	0.0%	2,125,000	58.3%
Billing	23,130	21,792	(5.8%)	186,592	216,729	16.2%	308,988	70.1%
Water	1,086,449	700,760	(35.5%)	6,265,909	3,562,733	(43.1%)	14,742,764	24.2%
Sewer	173,163	516,147	198.1%	1,420,560	2,095,142	47.5%	5,293,397	39.6%
	1,519,694	1,471,100		9,579,808	7,536,927		23,303,302	
Net Activity Gain (Loss)	(605,877)	(94,570)		(3,457,011)	(53,382)		(9,569,641)	
INTERNAL SERVICE FUNDS								
MEDICAL INSURANCE								
Revenues	303,782	316,086	4.1%	2,148,604	2,196,209	2.2%	3,673,190	59.8%
Expenses	302,162	263,834	(12.7%)	2,075,101	1,921,260	(7.4%)	3,603,217	53.3%
Net Activity Gain (Loss)	1,620	52,252		73,503	274,949		69,973	
RISK MANAGEMENT								
Revenues	158,127	182,845	15.6%	1,104,723	1,221,366	10.6%	1,984,747	61.5%
Expenses	22,136	31,645	43.0%	1,434,369	1,832,838	27.8%	1,876,747	97.7%
Net Activity Gain (Loss)	135,991	151,200		(329,646)	(611,473)		108,000	
EQUIPMENT REPLACEMENT								
Revenues	95,131	104,346	9.7%	674,812	734,261	8.8%	1,268,700	57.9%
Expenses	52,534	180,627	243.8%	758,373	785,875	3.6%	1,846,983	42.5%
Net Activity Gain (Loss)	42,596	(76,281)		(83,561)	(51,614)		(578,283)	
TOTAL ALL VILLAGE FUNDS	(1,213,875)	748,551		(3,685,752)	4,649,915		(16,798,980)	

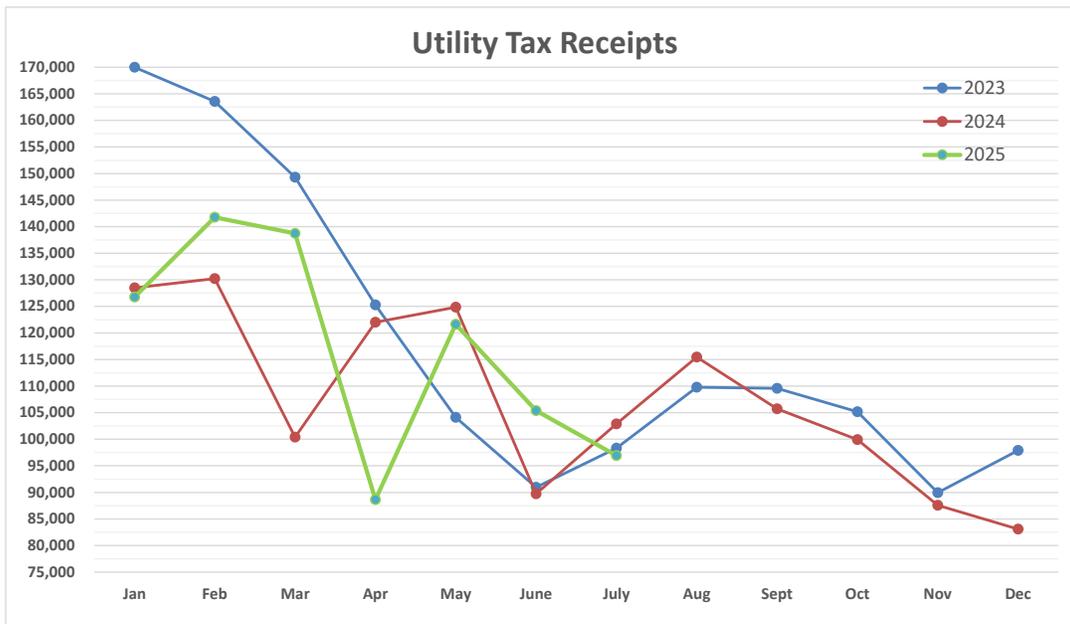
DEPARTMENT OF FINANCE
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Collection History

Received	Earned	Historical			Current Year Actual		Current Year Budget		
		FY 2023	FY 2024	% Change	FY 2025	% Change	Budget	Variance \$	Variance %
January	October	26,937	26,739	-0.74%	24,614	-7.94%	20,958	3,657	17.45%
February	November	26,305	30,389	15.53%	21,235	-30.12%	22,041	(805)	-3.65%
March	December	25,897	29,385	13.47%	24,680	-16.01%	20,327	4,352	21.41%
April	January	26,239	26,500	1.00%	28,016	5.72%	19,131	8,886	46.45%
May	February	25,298	24,088	-4.78%	26,064	8.20%	18,429	7,636	41.43%
June	March	26,724	26,526	-0.74%	26,559	0.12%	19,485	7,074	36.30%
July	April	26,470	25,769	-2.65%	26,382	2.38%	18,772	7,610	40.54%
August	May	26,641	24,948	-6.36%			19,435		
September	June	27,045	26,061	-3.64%			19,332		
October	July	21,714	29,204	34.49%			18,802		
November	August	27,301	28,544	4.55%			19,555		
December	September	26,310	28,671	8.97%			12,133		
		312,880	326,823	4.46%	177,551		228,400	38,408	
Y-T-D		183,869	189,396	3.01%	177,551	-6.25%	139,143	38,408	27.60%

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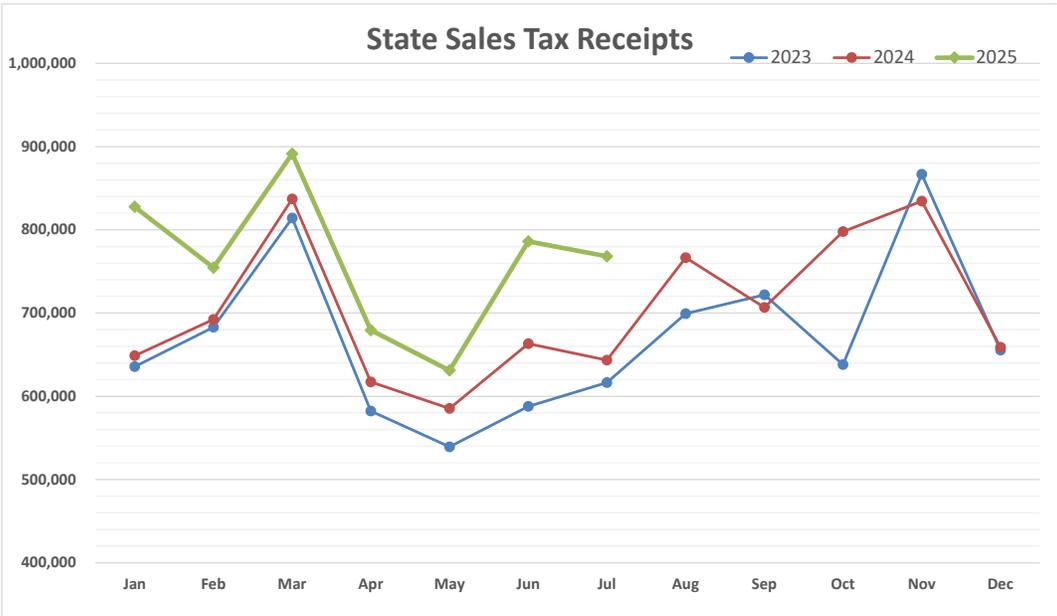


Collection History

COMBINED - ELECTRICITY & GAS

Receipt Month	Liability Month	Historical			Current Year Actual		Current Year Budget		
		2023	2024	% Change	2025	% Change	FY 2025	Variance \$	Variance %
Jan	Dec	169,997	128,499	-24.4%	126,755	-1.4%	134,186	(7,431)	-5.5%
Feb	Jan	163,549	130,227	-20.4%	141,765	8.9%	136,654	5,111	3.7%
Mar	Feb	149,304	100,379	-32.8%	138,720	38.2%	131,249	7,471	5.7%
Apr	Mar	125,258	122,020	-2.6%	88,625	-27.4%	118,816	(30,191)	-25.4%
May	Apr	104,119	124,867	19.9%	121,619	-2.6%	105,216	16,403	15.6%
June	May	90,943	89,743	-1.3%	105,396	17.4%	93,517	11,879	12.7%
July	June	98,324	102,895	4.6%	96,926	-5.8%	102,195	(5,269)	-5.2%
Aug	July	109,785	115,472	5.2%	-	-	-	-	-
Sept	Aug	109,576	105,741	-3.5%	-	-	-	-	-
Oct	Sept	105,163	99,939	-5.0%	-	-	-	-	-
Nov	Oct	89,950	87,571	-2.6%	-	-	-	-	-
Dec	Nov	97,895	83,085	-15.1%	-	-	-	-	-
		1,413,863	1,290,438	-8.73%	819,805	-36.5%	821,833	(2,028)	
Y-T-D		901,494	798,630	-11.41%	819,805	2.7%	821,833	(2,028)	-0.2%

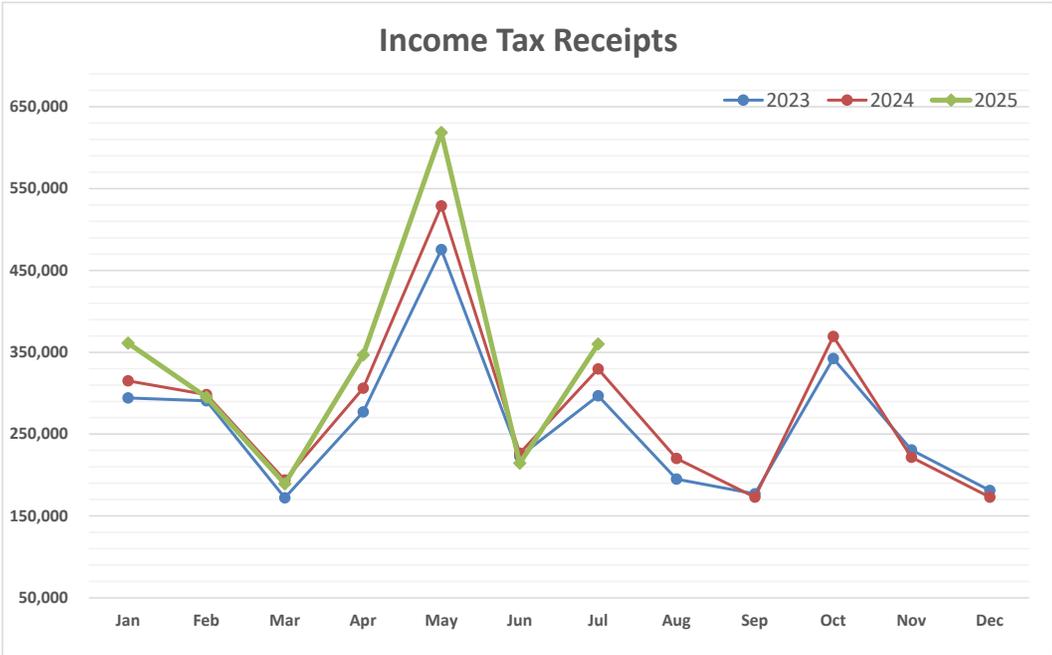
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Collection History

Received	Earned	Historical			Current Year Actual		Current Year Budget		
		2023	2024	% Change	2025	% Change	Amended Budget	Variance \$	Variance %
January	October	635,589	648,870	2.09%	827,586	27.54%	700,352	127,234	18.17%
February	November	683,036	692,430	1.38%	754,449	8.96%	732,506	21,943	3.00%
March	December	814,249	837,201	2.82%	891,401	6.47%	874,855	16,546	1.89%
April	January	582,383	617,165	5.97%	679,442	10.09%	642,366	37,076	5.77%
May	February	539,316	585,345	8.53%	631,053	7.81%	606,811	24,242	4.00%
June	March	587,956	663,238	12.80%	786,164	18.53%	687,248	98,916	14.39%
July	April	616,353	643,366	4.38%	768,120	19.39%	668,375	99,745	14.92%
August	May	699,262	766,550	9.62%	-	-	754,850	-	-
September	June	721,854	706,754	-2.09%	-	-	762,738	-	-
October	July	637,980	797,898	25.07%	-	-	745,841	-	-
November	August	866,772	834,459	-3.73%	-	-	870,282	-	-
December	September	655,570	658,989	0.52%	-	-	766,776	-	-
		8,040,321	8,452,265	5.12%	5,338,216	-	8,813,000	425,703	-
Y-T-D		4,458,884	4,687,615	5.13%	5,338,216	13.88%	4,912,513	425,703	8.67%

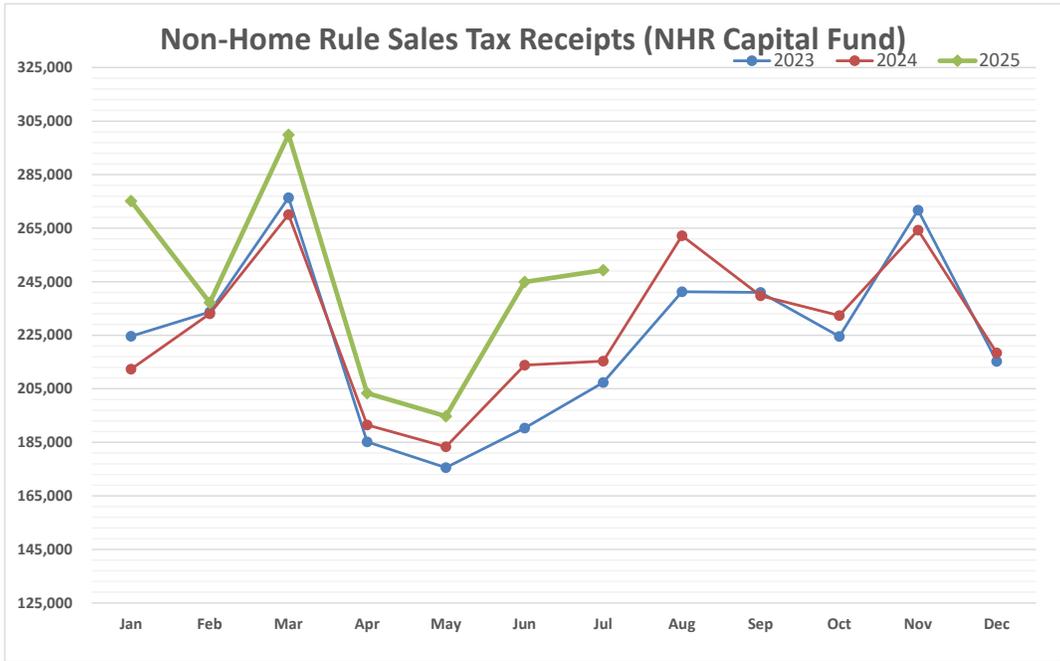
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Revenue History

Vouchered	Historical			Current Year Actual		Current Year Budget		
	2023	2024	% Change	2025	% Change	Amended Budget	Variance \$	Variance %
January	294,073	315,145	7.17%	361,076	14.57%	302,444	58,632	19.39%
February	290,768	298,197	2.55%	294,969	-1.08%	317,518	(22,549)	-7.10%
March	172,211	193,817	12.55%	189,264	-2.35%	194,950	(5,686)	-2.92%
April	277,166	306,001	10.40%	346,570	13.26%	322,165	24,405	7.58%
May	475,308	528,773	11.25%	618,316	16.93%	502,565	115,751	23.03%
June	222,875	226,624	1.68%	214,435	-5.38%	253,384	(38,949)	-15.37%
July	296,937	329,692	11.03%	359,948	9.18%	333,903	26,045	7.80%
August	195,159	220,287	12.88%			249,014		
September	177,137	172,936	-2.37%			202,850		
October	342,406	369,282	7.85%			366,909		
November	230,643	221,680	-3.89%			231,383		
December	181,212	173,047	-4.51%			197,915		
	3,155,895	3,355,481	6.32%	2,384,578		3,475,000	157,649	
Y-T-D	2,029,339	2,198,249	8.32%	2,384,578	8.48%	2,226,929	157,649	7.08%

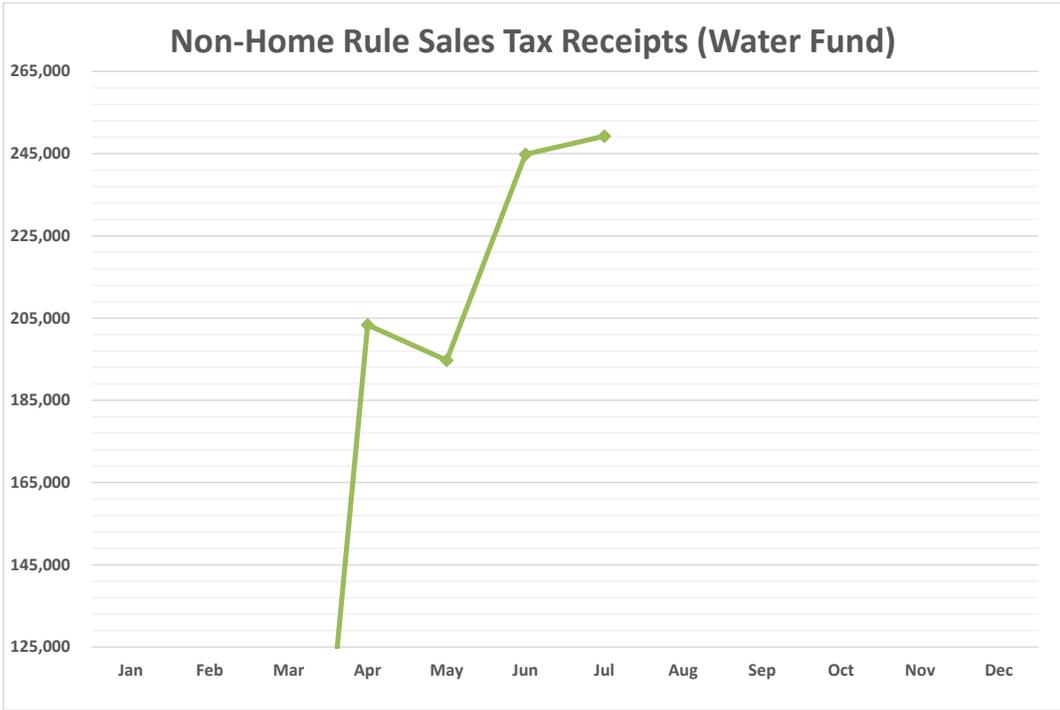
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Collection History

Received	Earned	Historical			Current Year Actual		Current Year Budget		
		2023	2024	% Change	2025	% Change	Budget	Variance \$	Variance %
January	October	224,659	212,321	-5.49%	275,105	29.57%	215,310	59,795	27.77%
February	November	233,707	233,058	-0.28%	237,199	1.78%	237,702	(503)	-0.21%
March	December	276,394	270,064	-2.29%	299,929	11.06%	323,519	(23,590)	-7.29%
April	January	185,148	191,529	3.45%	203,346	6.17%	152,352	50,994	33.47%
May	February	175,551	183,332	4.43%	194,751	6.23%	137,373	57,378	41.77%
June	March	190,319	213,857	12.37%	244,866	14.50%	193,722	51,144	26.40%
July	April	207,354	215,332	3.85%	249,267	15.76%	191,660	57,607	30.06%
August	May	241,257	262,179	8.67%			262,132		
September	June	241,006	239,727	-0.53%			269,067		
October	July	224,555	232,368	3.48%			248,682		
November	August	271,762	264,294	-2.75%			313,035		
December	September	215,249	218,381	1.46%			289,946		
		2,686,961	2,736,442	1.84%	1,704,464		2,834,500	252,826	
Y-T-D		1,493,132	1,519,493	1.77%	1,704,464	12.17%	1,451,638	252,826	17.42%

DEPARTMENT OF FINANCE
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Collection History

Received	Earned	Current Year Actual		Current Year Budget		
		2025	% Change	Budget	Variance \$	Variance %
January	October	-		-		
February	November	-		-		
March	December	-		-		
April	January	203,346	0.00%	152,352	50,994	33.47%
May	February	194,751	0.00%	137,373	57,378	41.77%
June	March	244,866	0.00%	193,722	51,144	26.40%
July	April	249,267	0.00%	191,660	57,607	30.06%
August	May			262,132		
September	June			269,067		
October	July			248,682		
November	August			313,035		
December	September			289,946		
		892,230		2,057,969	217,123	
Y-T-D		892,230	0.00%	675,107	217,123	32.16%

Village of Lake Zurich
 Police and Firefighters' Pension Funds
 Statement of Net Position
 July 31, 2025

POLICE PENSION FUND			FIREFIGHTERS' PENSION FUND		
	July-25	Year-to-Date		July-25	Year-to-Date
Revenues:			Revenues:		
Municipal Contributions	59,019	1,355,787	Municipal Contributions	70,740	1,622,580
Member Contributions	27,482	212,159	Member Contributions	39,083	367,304
Total Contributions	86,501	1,567,946	Total Contributions	109,823	1,989,883
Investment Income	338,765	3,264,003	Investment Income	2,471,071	5,393,315
Total Revenues	425,265	4,831,949	Total Revenues	2,580,894	7,383,198
Expenses:			Expenses:		
Pension and Benefits	279,219	1,818,779	Pension and Benefits	324,068	2,276,239
Insurance	-	5,217	Insurance	5,175	5,175
Professional Services	9,886	28,772	Professional Services	3,330	28,903
Investment Expenses	1,174	19,823	Investment Expenses	18,648	63,302
Other Expenses	2,550	3,100	Other Expenses	-	365
Total Expenses	292,829	1,875,690	Total Expenses	351,222	2,373,984
Operating Income (Loss)	132,436	2,956,258	Operating Income (Loss)	2,229,673	5,009,214
Beginning Net Position*	38,424,312	35,600,490	Beginning Net Position*	61,415,756	58,636,215
Ending Net Position	38,556,748	38,556,748	Ending Net Position	63,645,429	63,645,429
Assets			Assets		
Cash and Investments	38,558,779		Cash and Investments	63,642,981	
Other Assets	2,109		Other Assets	6,969	
Total Assets	38,560,888		Total Assets	63,649,950	
Liabilities			Liabilities		
	4,140			4,521	
Net Position 7/31	38,556,748		Net Position 7/31	63,645,429	

Village of Lake Zurich
Investment Report
July, 2025

Description	Purchase Date	Maturity Date	Coupon Rate	CUSIP / Account	Par Value	Purchase Price	(Premium) / Discount	Market Value	Unrealized Gain (Loss)
MONEY MARKET & CASH									
IPRIME	NA	NA	4.207%		5,797,872.61	5,797,872.61	-	5,797,872.61	N/A
CERTIFICATE OF DEPOSIT									
First Priority Bank, OK	01/17/24	01/15/26	4.875%		249,888.88	227,350.00	22,538.88	227,350.00	-
First Internet Bank of Indiana, IN	01/17/24	01/15/26	4.728%		249,852.52	227,950.00	21,902.52	227,950.00	-
The Western State Bank, KS	08/05/24	01/27/26	4.483%		249,894.17	234,350.00	15,544.17	234,350.00	-
CIBC Bank USA, MI	01/17/24	07/14/26	4.211%		249,867.19	226,150.00	23,717.19	226,150.00	-
The Citizens Bank of Weston, WV	08/02/24	07/22/26	4.332%		249,845.76	229,900.00	19,945.76	229,900.00	-
Profinium, Inc, MN	08/05/24	08/05/26	4.685%		249,892.97	228,100.00	21,792.97	228,100.00	-
Baxter Credit Union IL	08/08/24	08/07/26	4.396%		249,864.10	229,350.00	20,514.10	229,350.00	-
The First National Bank of Hutchinson, KS	08/08/24	08/07/26	4.048%		249,891.38	231,200.00	18,691.38	231,200.00	-
American First CU	08/08/24	08/20/26	3.954%	02616ACP2	248,000.00	248,219.02	(219.02)	247,495.87	(723.15)
Bank Hapoalim B.M. NY	04/04/25	01/21/27	3.850%		249,681.55	233,500.00	16,181.55	233,500.00	-
Transportation Alliance Bank, Inc. DBA TAB Bank, UT	04/04/25	01/21/27	3.800%		249,685.08	233,700.00	15,985.08	233,700.00	-
Gbank	07/18/25	01/07/27	4.050%		249,907.57	235,800.00	14,107.57	235,800.00	-
Optum Bank INC	07/23/25	01/25/27	3.831%	68405VDW6	245,000.00	245,423.71	(423.71)	244,541.92	(881.79)
Bank of Coiushatta	07/28/25	01/28/27	3.830%	06429AAB3	245,000.00	245,425.75	(425.75)	244,447.04	(978.71)
North Brookfield Savings Bank	07/30/25	02/01/27	3.830%	657875AM2	245,000.00	245,249.24	(249.24)	244,377.06	(872.18)
AGENCY									
US Treasury N/B	01/28/22	01/31/26	1.460%	91282CBH3	1,000,000.00	957,890.63	42,109.37	980,523.44	22,632.81
US Treasury N/B	02/01/24	01/31/26	4.150%	91282CBH3	1,077,000.00	999,843.05	77,156.95	1,056,023.74	56,180.69
US Treasury N/B	05/20/25	09/15/26	3.975%	91282CHY0	245,000.00	247,019.34	(2,019.34)	246,234.57	(784.77)
US Treasury N/B	05/20/25	10/31/26	4.000%	91282CDG3	260,000.00	249,600.00	10,400.00	250,585.16	985.16
US Treasury N/B	03/04/24	01/15/27	4.300%	91282CJT9	370,000.00	367,022.66	2,977.34	369,667.58	2,644.92
US Treasury N/B	05/20/25	07/15/27	3.910%	91282CKZ3	244,000.00	246,316.09	(2,316.09)	245,868.13	(447.96)
US Treasury N/B	03/04/24	07/31/27	4.220%	91282CFB2	386,000.00	368,147.50	17,852.50	377,134.06	8,986.56
US Treasury N/B	05/20/25	10/31/27	3.873%	91282CAU5	271,000.00	249,859.88	21,140.12	251,225.47	1,365.59
US Treasury N/B	03/04/24	01/31/28	4.200%	91282CGH8	378,000.00	368,535.23	9,464.77	374,338.13	5,802.90
US Treasury N/B	01/24/25	01/31/28	4.210%	91282CBJ9	275,000.00	248,284.18	26,715.82	254,482.42	6,198.24
US Treasury N/B	05/20/25	01/31/28	3.910%	91282CBJ9	271,000.00	249,267.07	21,732.93	250,780.86	1,513.79
US Treasury N/B	05/20/25	03/31/28	3.870%	91282CBS9	268,000.00	249,135.31	18,864.69	250,150.78	1,015.47
US Treasury N/B	04/04/24	04/30/28	4.300%	91282CBZ3	560,000.00	496,825.00	63,175.00	521,696.87	24,871.87
US Treasury N/B	05/20/25	05/31/28	3.880%	91282CCE9	268,000.00	248,025.63	19,974.37	249,145.78	1,120.15
US Treasury N/B	03/04/24	07/31/28	4.150%	91282CCR0	422,000.00	368,936.80	53,063.20	387,794.92	18,858.12
US Treasury N/B	02/11/25	08/15/28	4.164%	9128284V9	257,000.00	246,278.28	10,721.72	249,460.66	3,182.38
US Treasury N/B	02/03/25	01/31/29	4.150%	91282CDW8	1,369,000.00	1,249,265.98	119,734.02	1,273,383.91	24,117.93
					17,450,143.78	16,729,792.96	720,350.82	16,904,580.98	174,788.02
TOTAL				PMA Invests	17,450,143.78	16,729,792.96	720,350.82	16,904,580.98	174,788.02



VILLAGE MANAGER'S OFFICE

MONTHLY INFORMATION REPORT

AUGUST 2025

HIGHLIGHTING DATA METRICS
TO IDENTIFY OPERATIONAL TRENDS
AND
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET
LAKE ZURICH, IL 60047

A Look Back at August 2025...

Advocate Health Care Submission for New Outpatient Center

Community Development staff received an application from Advocate for annexation, zoning, and subdivision to allow for the construction of a new outpatient center at the northwest corner of Rand and Miller Roads. The approximately 12,500-square-foot building will be constructed on the five-acre property donated to Advocate and will encompass a range of medical services, including, but not limited to, primary care, immediate care, a draw and lab area, and a small imaging suite with X-ray capabilities. The site is designed to accommodate future expansion, allowing for additional building space to support the growth of ambulatory medical services for the community.

Key Park Master Plan Community Engagement Events

The Park & Recreation Department met with Upland Design to review project scopes and schedules after officially launching part of the Key Parks Master Plan which includes Old mill Grove Park, Oak Ridge Park, Kuechmann Arboretum, Staples Park, and Zurites Park. Staff invited the community to engagement sessions to allow park users an opportunity to provide input on potential improvements.

Former Fritzl's Property Receives Permits

The Community Development staff has granted permits to the new ownership group, led by Romeo Kapudija, for the shuttered Fritzl's Restaurant situated at 377 N Rand Road. The restaurant has been closed since October 10th, 2021, and has undergone two ownership changes since then. The proposed concept for the new restaurant is high-end Asian cuisine. Renovations are anticipated to continue for some time.

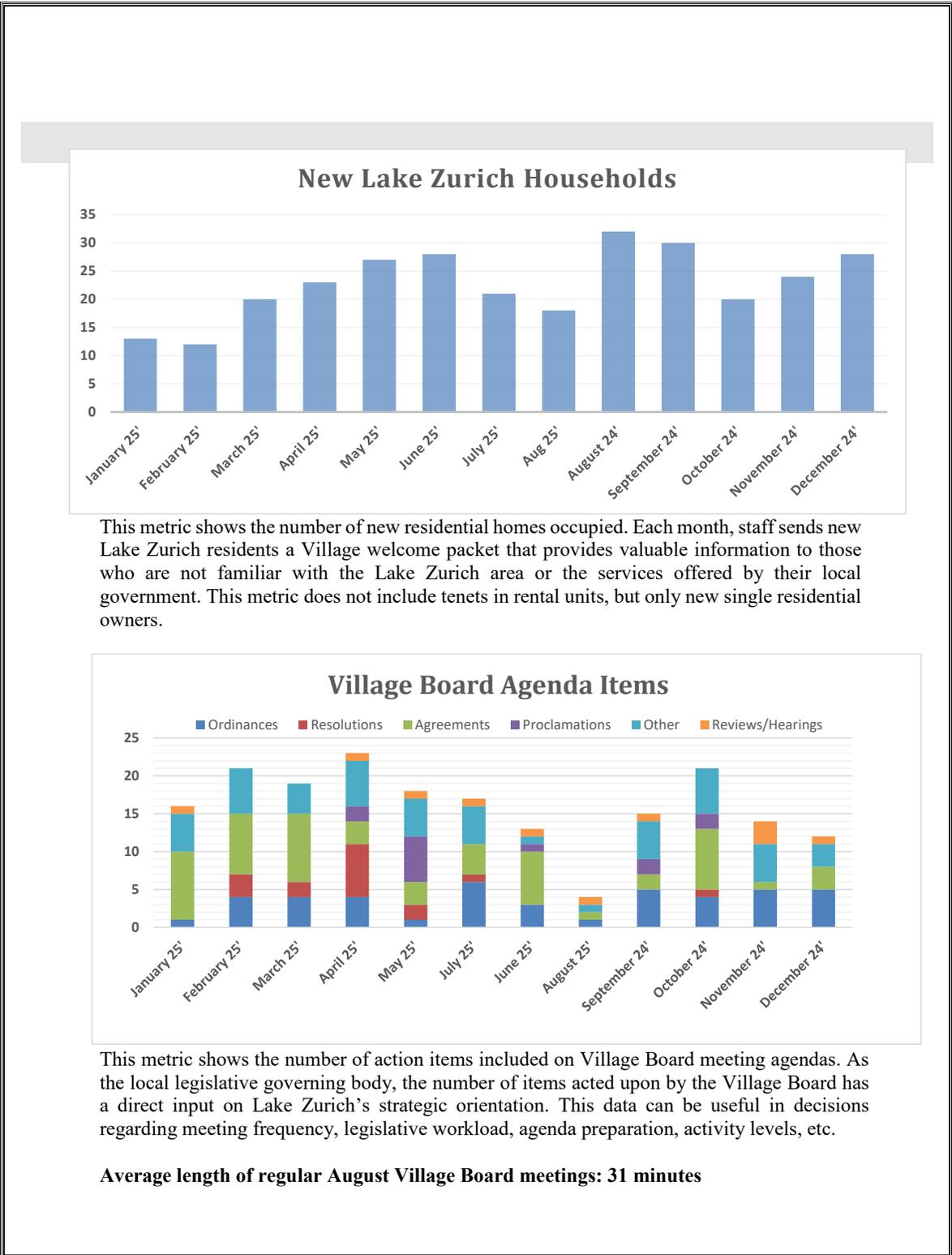
Main Street Construction Updates

Copenhaver Construction and Manhard Consulting along with public works staff have been working hard to transform Main Street and get the area ready for Rock the Block in September. Street lighting has been added as part of the streetscape plan along with brick pavers and the first layers of asphalt on the roadway. Next steps will be adding more decorative features on the roadway, landscaping, and final paving.

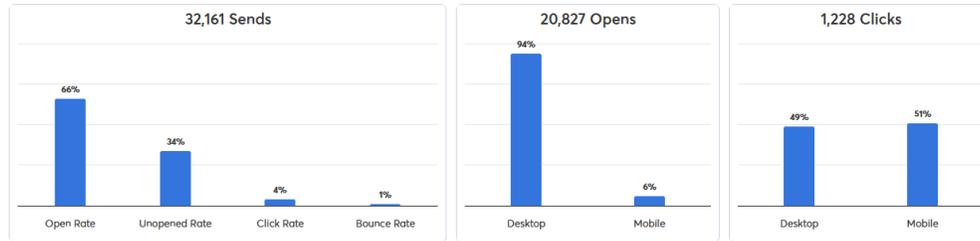
The Waterfront of Lake Zurich Presented to the Planning and Zoning Commission

THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group and contract purchasers of the property commonly referred to as "Block A" at 173 West Main Street request approval to develop the existing vacant property with a new mixed-use development consisting of 19 single-family townhomes within five buildings, an approximately 4,875 square-foot commercial building, associated parking areas and stormwater detention facilities to be known as "The Waterfront of Lake Zurich."

The Subject Property consists of 10 parcels addressed collectively as 173 West Main Street owned by the Village of Lake Zurich. The Village has agreed to sell the parcels to the Applicant to allow for its redevelopment.

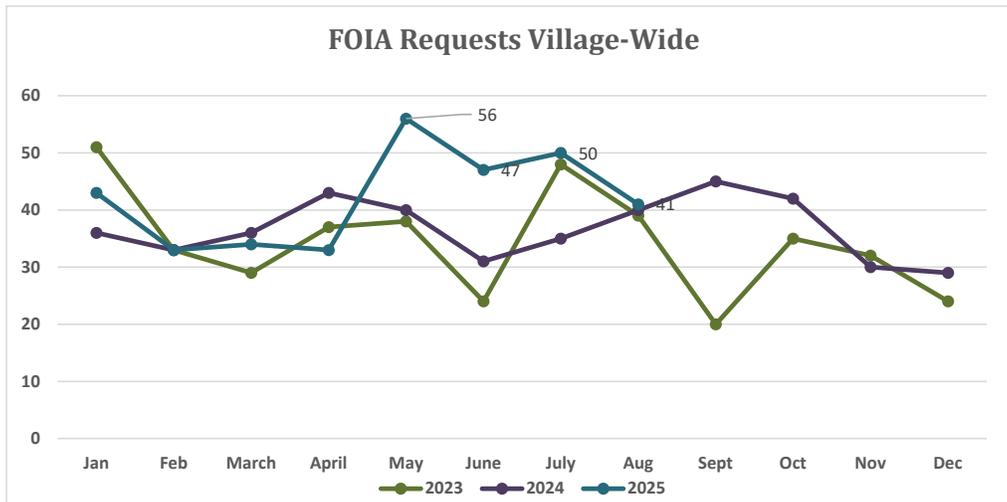


Benchmarks Engagement

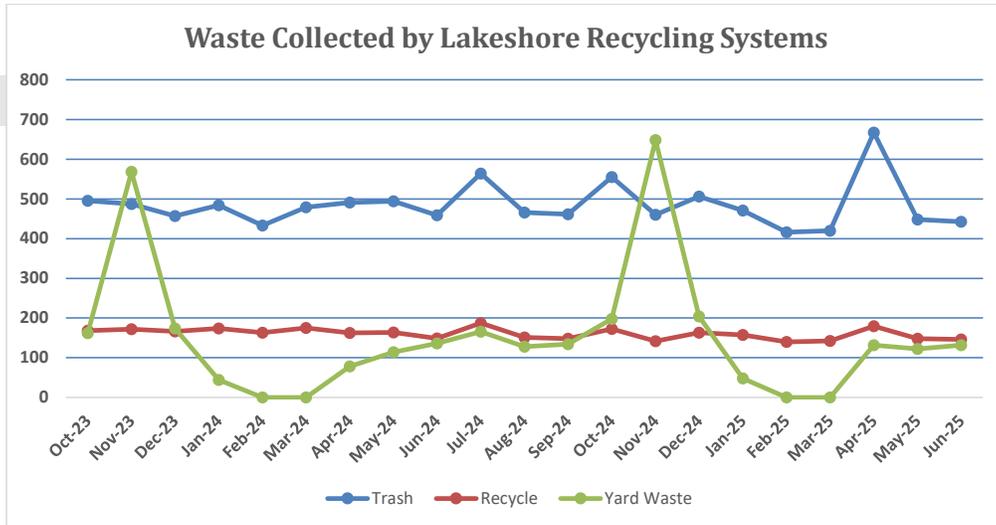


Benchmarks is the official Village e-newsletter that is a central communication device for the community. This graph shows *Benchmarks* rates over the past month. From an initial subscription rate of 756 in July 2013, *Benchmarks* now has over 6,400 subscribers. For the month of August, the open rate was 66%, which is down 1% from the month of July. The Village has an open rate 25% higher than the industry average.

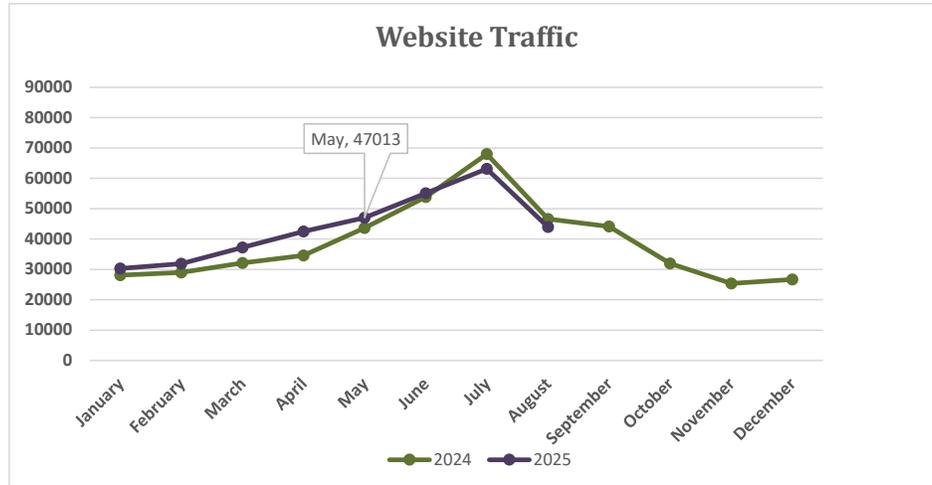
FOIA Requests Village-Wide



Open and honest government is a cornerstone of American democracy. The Freedom of Information Act is intended to ensure that members of the public have access to information about their government and its decision-making processes. This graph includes all of the FOIA requests received Village-wide among all departments.



Prairieland Disposal began service to Lake Zurich in September 2020. Lakeshore Recycling Systems (LRS) took over service in October 2021. The above metric reports the volume of waste collected each month including trash, recycling, and yard waste. This metric is updated once per quarter. *Trash* and *Recycling* is reported in tons while *Yard Waste* is reported in cubic yards.



Landing page	+ Views
Totals	43,971
1 /	12,053
2 /482/Beaches Fees	3,623
3 /98/Park Recreation	2,343
4 /450/Rock-the-Block	2,339
5 /Jobs.aspx	2,138
6 /366/Farmers-Market	1,564
7 /93/Police	1,125
8 /368/Beach-Sprayground-Status	1,100
9 /429/Permits-Inspections	1,037
10 /445/Events	723

This data represents the number of visits to LakeZurich.org. A digital presence for Lake Zurich is important for government transparency and providing resident-oriented service. E-government can also improve the overall democratic process by increasing collaboration with citizens and facilitating decision-making. This metric tracks the number of visits to LakeZurich.org.

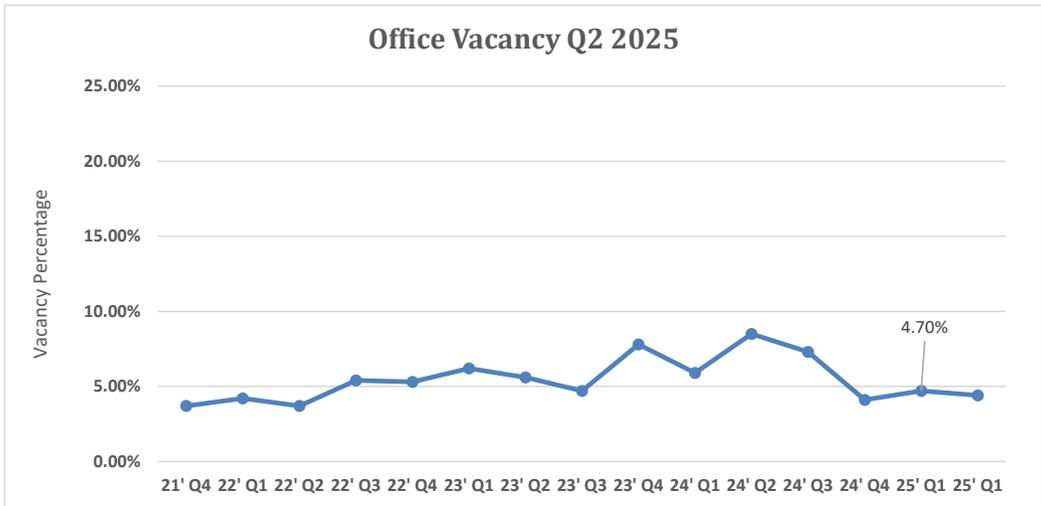
Most Visited Page in August: Beach Fess Page of Parks and Rec



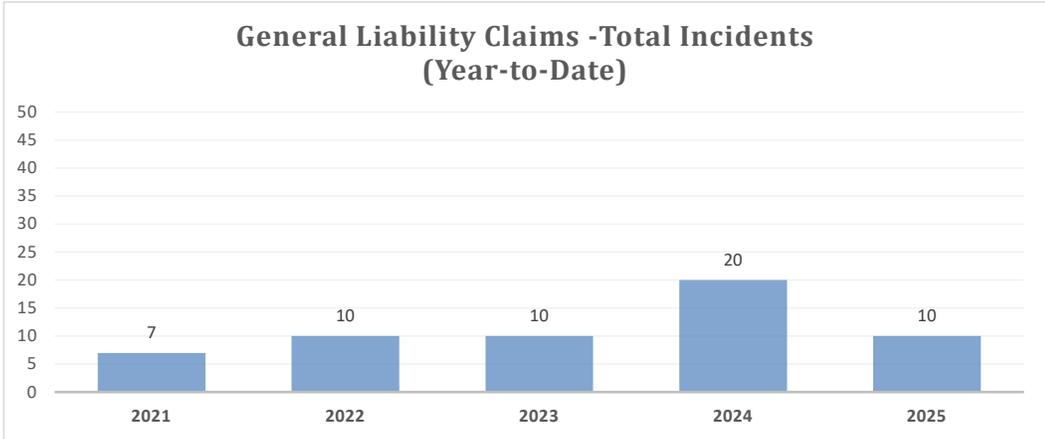
The Lake Zurich retail vacancy rate increased in Quarter 2 of 2025 to 2.5% from 2.4% vacant compared to the first quarter of 2025 (based on Lake County Partners data). As of August 31, 2025, there was 54,351 square feet of retail space reported vacant in Lake Zurich, with average rates at \$15.88 per square foot (nnn).



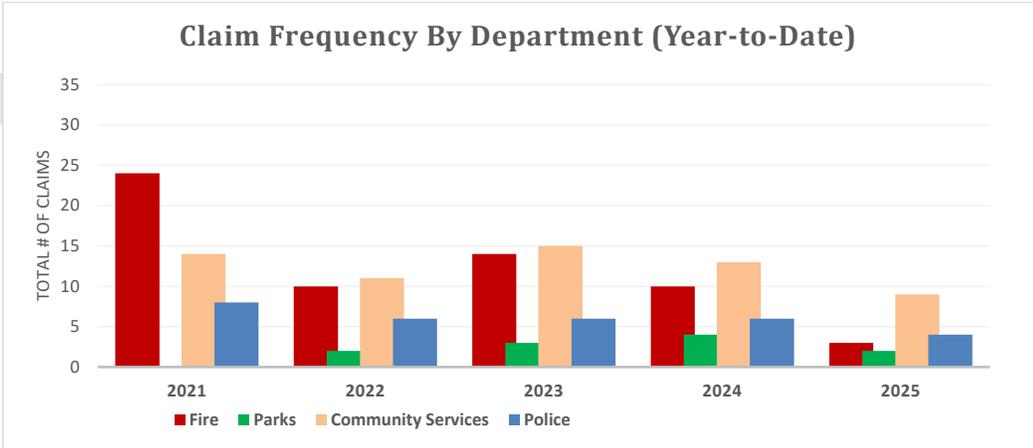
The Lake Zurich industrial vacancy rate increased to 4.1% in Quarter 2 of 2025 compared to Q1 of 2025, when 3.5% was reported vacant (based on Lake County Partners data). As of August 31, 2025, there was 230,107 square feet of industrial space reported vacant in Lake Zurich, with average rates at \$5.82 per square foot (nnn).



The Lake Zurich office vacancy rate decreased slightly to 4.4% in Quarter 2 of this year compared to Quarter 1 of 2025 at 4.7% vacant (based on Lake County Partners data). As of August 31, 2025, there was 15,424 square feet of office space reported vacant in Lake Zurich, with average rates at \$24.77 per square foot (full service).



Risk management insurance coverage is provided by the Intergovernmental Risk Management Agency, a risk sharing pool of approximately 70 local municipalities and special service districts, which have joined together to manage and fund their property/casualty/workers' compensation claims. This metric reports total General Liability claims (both open and closed claims) in all departments since January 1st.



Loss prevention programs and a culture of safety that encourages safe work practices will decrease claim frequency rates. This data shows the total number of claims by department updated quarterly, which is an aggregate number of the following claim types: Auto Liability, Auto Physical Damage, General Liability, Property Damage, and Workers Compensation. It is important to realize that Community Services is responsible for routine maintenance, so its general liability claims will naturally be high due to claims involving parkway trees, mailboxes, sidewalks, fire hydrants, the municipal fleet, etc.



This metric provides a snapshot of the Village’s overall liability position, separated by General Liability Claims (such as property damage) and Workers Compensation Claims (such as medical bills and lost work-time). Fewer claims filed against the Village mean less money spent and improved financial stability. This data includes the total costs, including net property loss and any other associated expenses, such as attorney fees.



This metric shows the number of new hires over the past year. Includes full-time, part-time, and seasonal employees. A large number of seasonal staff are hired each spring to accommodate parks and recreation programs and lifeguards for the beaches. August had 5 new employees added to Village staff.