



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Meeting

October 6, 2025
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES MEETING

OCTOBER 6, 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

- Proclamation - Red Ribbon Week
- Recognition of Bicycle Safety Winner Awarded by the Lake Zurich Police Department

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 15, 2025

Attachment: [6a.pdf](#)

B. Approval of Executive Session Minutes from the Village Board Meeting of August 4, 2025

C. Approval of Semi-Monthly Warrant Register Dated October 6, 2025 Totaling \$3,670,517.01

Attachment: [6c.pdf](#)

D. Ordinance for a Variation Granting Relief from the Maximum Fence Height Requirements in the Corner Side Yard at 511 North Country Ridge Court (Assign Ord. #2025-10-626)

Summary: Dr. Konrad and Ms. Urzula Kaczmarski have requested approval of a fence height variation for their property at 511 North Country Ridge Court. The property is zoned R-5 Single-Family Residential District, which restricts fences to be no higher than three-feet (3') high in the front and corner side yards. The proposed variation would allow a five-feet (5') high fence in the corner side yard, extending along the southern property line, continuing along the western lot line, then running across the northern lot line before connecting to the back corner on the north side of the home.

The Planning and Zoning Commission (PZC) held a public hearing on September 17, 2025 on the petition and voted 6-0 to recommend approval of the variation to allow construction of the fence. Staff recommends approval of the ordinance granting the variation.

Attachment: [6d.pdf](#)

7. NEW BUSINESS

8. TRUSTEE REPORTS

9. VILLAGE STAFF REPORTS

10. EXECUTIVE SESSION called for the purpose of:

- 5 ILCS 120 / 2 (c) (21) review of executive session minutes
- 5 ILCS 120 / 2 (c) (5) purchase or lease of real estate
- 5 ILCS 120 / 2 (c) (6) the setting of a price for sale of property owned by the public body
- 5 ILCS 120 / 2 (c) (11) pending or imminent litigation

11. WORKSESSION -- Tour of Fire Department Station #1

After a brief recess, the Village Board will reconvene their meeting at Fire Department Station #1, 321 S Buesching Road, Lake Zurich, to tour and observe the existing condition of the station.

12. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, October 20, 2025.

UNAPPROVED MINUTES
VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, September 15, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee William Riley was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Police Chief Steve Husak, Fire Chief Dave Pilgard, Dir. of Community Development Sarosh Saher, Public Works Dir. Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

John Roach, 37 Mionske Dr., addressed the Board on Agenda Item 7A and the parking concerns that the PZC had when it was presented at their meeting. He suggested the Village buy the Mionske Apartments for parking. He was also concerned about construction trucks using the subdivision roads and destroying them.

Chris Stachowiak, 2 Newgate Court, addressed the Board on Agenda Item 7A on his concerns on parking, snow removal, the PZC concerns about the proposal.

Claudette Dyback, 205 W. Main St., addressed the Board on Agenda Item 7A and recalled the history of the referendum for the purchase of Paulus Park; parking among other concerns.

Elvira Michalek, 28 Mionske Dr., addressed the Board on Agenda Item 7A on her concerns for open space.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Rock The Block update from the Mayor, and he thanked the Sponsors, Committee members, Staff, Volunteers, Public Works staff for a successful event.

Proclamation for National Rail Safety Week – September 15 – 21st.

Swearing in of Firefighter/Paramedic Caleb Meyers – Fire Chief Pilgard gave background information on FF/PM Meyers. The Oath of Office was given by Mayor Poynton and he was pinned by his wife.

Swearing in of Firefighter/Paramedic Joseph Rajcevich – Fire Chief Pilgard gave background information on FF/PM Rajcevich. Oath of Office was administered by the Mayor and he was pinned by his grandfather.

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6. CONSENT AGENDA.

- A. Approval of Minutes from the Village Board Meeting of September 2, 2025
- B. Approval of Semi-Monthly Warrant Register Dated September 15, 2025
Totaling \$719,902.98
- 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 and has previously performed leak detection service for the Village.

Staff requests a three-year contract with M.E. Simpson Company for Leak Detection Services in the amount not-to-exceed \$30,780.

Recommended Action: A motion was made was made by Trustee Spacone, seconded by Trustee Marx, to approve the Consent Agenda as presented
AYES 5 Trustees Bharadwaj, Marx, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley
MOTION CARRIED.

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 ORD. #2025-09-625

Summary: THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group, requests a Development Concept Plan (Preliminary Plan) approval of a Planned Unite Development, Zoning Map Amendment and Preliminary Plat of Subdivision to redevelop the property at 173 West Main Street. The subject property commonly referred to as "Block A" consists of 10 parcels, encompassing approximately 1.7 acres of land. The property is currently vacant and containing no structures.

The Huron Group's proposed project, The Waterfront of Lake Zurich, is a mixed-use development consisting of a two-story commercial building that contains a restaurant and 19 attached single-family townhomes. The commercial building will occupy the northern portion of the site and the residential portion located to the south. The 19 townhomes will be arranged within five buildings, each being three stories in height, and constructed of high-quality materials. The townhomes will have access to private two-car garages and an additional two spaces made available on the driveway, with the commercial site having a 23-space parking lot located to the east. Due to

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constraints of the site and the estimated design capacity of the occupant load, additional parking will be available on nearby properties and the development progresses.

The Planning and Zoning Commission (PZC) considered the application at public hearings held on July 16 and August 20, 2025. Public testimony from nearby residents and several members of the PZC expressed concerns focused on density, parking and the overall use of the property. The PZC voted two in favor and four against the motion to recommend approval of the development.

At the meeting on August 20, 2025, the PZC recommended denial of the development concept plan due to density, parking and overall use of the property. Staff have found that the development concept plan meets the standards of PUDs and recommend approval of the development concept plan if additional conditions are met.

Community Development Dir. Saher introduced Mr. Derick Goodman of The Huron Group who gave a summary of the property and its history. He continued with a PowerPoint presentation of the proposal addressing the concern of residents, including their parking concerns. Mr. Goodman stated that there would be sidewalks through the development.

The Board then questioned Mr. Goodman on the snow removal, dumpsters, pricepoint of townhomes, parking, drainage, challenges of the property. Mr. Goodman stated that the snow removal will be private; dumpster for the restaurant were included in the plans; drainage goes from southwest across the property to the east towards the lake; underground retention ponds to store stormwater; pricepoint about \$549k. Staff answered the Board's questions on off site parking, speed of traffic, walkability.

Mayor Poynton had some photos of the businesses on the property 20 years ago (Twins Place and J.J.Twigs). The Village paid \$3.5 million for 8 lots in 2003/04. There have been 15 proposals on the property but none came to fruition

Recommended Action: Staff recommends the approval of the ordinance granting the development concept plan for a planned unit development, amendment to the zoning map, preliminary plat, and special use permits to the zoning and land development for the Waterfront of Lake Zurich located at 173 West Main Street.

A motion was made by Trustee Marx, seconded by Trustee Weider, to approve Ordinance #2025-09-625 granting the development concept plan for a planned unit development, amendment to the zoning map, preliminary plat, and special use permits to the zoning and land development for the Waterfront of Lake Zurich located at 173 West Main Street.

AYES 5 Trustees Bharadwaj, Marx, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley
MOTION CARRIED.

8. **TRUSTEE REPORTS**

Trustee Marx reminded residents to email/contact Board members and PZC members with their questions and concerns.

9. **VILLAGE STAFF REPORTS**

There were none.

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10. ADJOURNMENT.

A motion to adjourn the meeting was made by Trustee Marx, seconded by Trustee Spacone.

AYES 5 Trustees Bharadwaj, Marx, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley

MOTION CARRIED.

The meeting adjourned at 8.17pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

Mayor Thomas M. Poynton

Date.

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\$3,670,517.01

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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	101-00000-15001	PREPAID EXPENDITURES	COMPETITION DEPOSIT 2026	500.00	
2	101-00000-15001	PREPAID EXPENDITURES	USDD PHOENIX SERVICE AGREEMENT - 8/1/25-7/31/26	2,002.30	
3	101-00000-21202	AMBULANCE FEES PAYABLE	GEMT 2024 QTRS 3,4 - 2025 QTRS 1	350,618.26	
4	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - TAP JR	11.00	
5	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - MUSIC MASTERS 4 PIANO	220.00	
6	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - MUSIC MASTERS	90.00	
7	101-00000-21203	RECREATION CREDIT PAYABLE	REF PRG CXL - DANCE AND MOVE	45.00	
8	101-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - SEP 2025	<u>453.94</u>	
	Total For Dept 00000			<u>353,940.50</u>	
	Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
1	101-10001-48301	MISCELLANEOUS INCOME	FRAUD CREDIT	<u>(561.91)</u>	
	Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION			<u>(561.91)</u>	
	Dept 12001 VILLAGE ADMIN ADMINISTRATION				
1	101-12001-51652	TRAINING AND MEETINGS	LC TOURISM ANNUAL MEETING	65.00	
2	101-12001-51652	TRAINING AND MEETINGS	COFFEE WITH THE MAYOR	70.70	
3	101-12001-52111	OTHER PROFESSIONAL SVCS	ADOPT A BLOCK - BUCKETS, BAGS, GLOVES	95.80	
4	101-12001-52111	OTHER PROFESSIONAL SVCS	ADOPT A BLOCK - TRASH PICKERS	207.60	
5	101-12001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - JUN 2025	16,226.77	
6	101-12001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - JUL 2025	16,526.55	
7	101-12001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - AUG 2025	12,660.16	
8	101-12001-53208	OFFICE SUPPLIES	COPY PAPER	<u>34.90</u>	
	Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION			<u>45,887.48</u>	
	Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
1	101-12120-51652	TRAINING AND MEETINGS	TRAINING - GIBSON	20.00	

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
2	101-12120-54305	EMPLOYEE EXAMS	EMPLOYEE EXAM TESTING	613.00
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		633.00
Dept 13001 FINANCE ADMINISTRATION				
1	101-13001-52111	OTHER PROFESSIONAL SVCS	ACTUARIAL REPORTS 2025 - PUBLIC SAFETY PENSIONS	15,202.00
2	101-13001-53208	OFFICE SUPPLIES	RUBBERBANDS, PAPER	13.28
3	101-13001-53208	OFFICE SUPPLIES	NAMEPLATES - ACCOUNTANT	33.00
4	101-13001-53208	OFFICE SUPPLIES	COPY PAPER	69.80
5	101-13001-54301	BANK & CREDIT CARD FEES	INVOICE CLOUD SERVICES - AUG	96.34
6	101-13001-54301	BANK & CREDIT CARD FEES	INVOICE CLOUD SERVICES - JUL	94.61
7	101-13001-54301	BANK & CREDIT CARD FEES	INVOICE CLOUD SERVICES - JUN	89.79
		Total For Dept 13001 FINANCE ADMINISTRATION		15,598.82
Dept 17001 TECHNOLOGY ADMINISTRATION				
1	101-17001-52111	OTHER PROFESSIONAL SVCS	CREATIVE CLOUD - AUG	411.90
2	101-17001-52111	OTHER PROFESSIONAL SVCS	APEX CLOUD BACKUP FOR OFFICE 365	4,786.50
3	101-17001-52111	OTHER PROFESSIONAL SVCS	GOOGLE SERVICE - AUG	50.40
4	101-17001-52111	OTHER PROFESSIONAL SVCS	SUPPORT AGMT 2025 - OCT	2,290.60
5	101-17001-52111	OTHER PROFESSIONAL SVCS	MS CLOUD SERVICES - AUG	150.00
6	101-17001-53203	TELEPHONE & DATA SVCS	BARN ELEVATOR PHONE	74.71
7	101-17001-53205	COMPUTER SUPPLIES	BOND PAPER	183.00
8	101-17001-53407	EQUIP MAINT PART&SUPPLIE	LOGITECH K400 PLUS, C920S PRO	96.49
		Total For Dept 17001 TECHNOLOGY ADMINISTRATION		8,043.60
Dept 24001 POLICE ADMINISTRATION				
1	101-24001-51652	TRAINING AND MEETINGS	CONFERENCE - GAFFNEY	445.00
2	101-24001-51652	TRAINING AND MEETINGS	CONFERENCE - HUSAK	500.00
3	101-24001-51652	TRAINING AND MEETINGS	CHIEFS TRAINING	20.00
4	101-24001-51654	MEMBERSHIPS & SUBSCRIP	NWPA MEMBERSHIP 2025-2026	75.00

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
5	101-24001-51655	EMPLOYEE RECOGNITION	NEW HIRES - CAKE	36.62
6	101-24001-51655	EMPLOYEE RECOGNITION	RETIREMENT, WATER - GRUNDER	17.87
7	101-24001-51655	EMPLOYEE RECOGNITION	RETIREMENT BREAKFAST - GRUNDER	406.00
8	101-24001-52111	OTHER PROFESSIONAL SVCS	RED LIGHT CAMERA FEE	2,670.00
9	101-24001-53209	UNIFORMS	SOCKS - SMITH	21.85
10	101-24001-53211	OTHER SUPPLIES	EXTERIOR CALEA FLAG	118.86
11	101-24001-53401	CUSTODIAL SUPPLIES	TOWELS, TISSUE, LINERS, SOAP	408.52
12	101-24001-53401	CUSTODIAL SUPPLIES	TISSUE	92.04
Total For Dept 24001 POLICE ADMINISTRATION				<u>4,811.76</u>
Dept 24210 POLICE OPERATIONS				
1	101-24210-51652	TRAINING AND MEETINGS	TRAINING CLASS - KNIGHT	299.00
2	101-24210-51652	TRAINING AND MEETINGS	TRAINING - HEER	149.00
3	101-24210-52111	OTHER PROFESSIONAL SVCS	SOLICITOR PERMIT FINGERPRINTS	27.00
4	101-24210-52111	OTHER PROFESSIONAL SVCS	STARCOM - SEPTEMBER	2,058.00
5	101-24210-52111	OTHER PROFESSIONAL SVCS	LANGUAGE LINE SERVICE	56.60
6	101-24210-53209	UNIFORMS	URBAN ASSAULT MID - PANIK	136.29
7	101-24210-53209	UNIFORMS	MAG POUCH	53.99
8	101-24210-53209	UNIFORMS	REIMB: PANTS	121.26
9	101-24210-53209	UNIFORMS	REIMB: HOLSTER, PARTS	321.94
10	101-24210-53210	SMALL TOOLS & EQUIP	RIFLE SLINGS, BATTERY, PLUGS	640.68
11	101-24210-53210	SMALL TOOLS & EQUIP	PBT TESTING GAS	177.75
12	101-24210-54305	EMPLOYEE EXAMS	POLYGRAPH EXAMS - MAGALLON, WHITE	420.00
13	101-24210-54305	EMPLOYEE EXAMS	POLYGRAPH EXAMS - GIERCZAK, BRYAN	420.00
Total For Dept 24210 POLICE OPERATIONS				<u>4,881.51</u>
Dept 24230 POLICE CRIME PREVENTION				
1	101-24230-51652	TRAINING AND MEETINGS	INVESTIGATIVE TRACKER	720.00
2	101-24230-52111	OTHER PROFESSIONAL SVCS	CREDIT CHECKS	190.20

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3	101-24230-53209	UNIFORMS	REIMB: PATCH REPLACEMENT	40.00
4	101-24230-53211	OTHER SUPPLIES	SQUAD CAR KIDS HANDOUTS	514.33
			Total For Dept 24230 POLICE CRIME PREVENTION	<hr/> 1,464.53
			Dept 24240 POLICE INTERGOVERNMENTAL	
1	101-24240-51655	EMPLOYEE RECOGNITION	CROSSING GUARD TRAINING - SANDWICHES	142.25
2	101-24240-51655	EMPLOYEE RECOGNITION	REIMB: MARINE UNIT DINNER - PIZZA	112.64
3	101-24240-53209	UNIFORMS	REIMB: SRO CLOTHING	261.55
			Total For Dept 24240 POLICE INTERGOVERNMENTAL	<hr/> 516.44
			Dept 25001 FIRE ADMINISTRATION	
1	101-25001-51655	EMPLOYEE RECOGNITION	FLAG CASE FOR RETIREMENT - LUCAS	211.90
2	101-25001-51655	EMPLOYEE RECOGNITION	RETIREMENT REFRESHMENTS, BAGELS - LUCAS	37.61
3	101-25001-52111	OTHER PROFESSIONAL SVCS	FIRE DEPT LEGAL SERVICES	5,812.50
4	101-25001-52111	OTHER PROFESSIONAL SVCS	SUPPORT AGMT 2025 - OCT	1,233.40
5	101-25001-52111	OTHER PROFESSIONAL SVCS	VECTOR LMS MAINT FEE, MEMBERSHIP	2,103.01
6	101-25001-53204	MOBILE VOICE & DATA	CELL PHONES - FIRE	35.81
7	101-25001-53208	OFFICE SUPPLIES	BINDER MACHINE	222.58
8	101-25001-53209	UNIFORMS	RETIREMENT BADGE - LUCAS	179.45
9	101-25001-53209	UNIFORMS	CAPS, JACKETS, SHORTS - BENNETT	337.00
10	101-25001-53209	UNIFORMS	SHIRTS - MUÑOZ	54.00
11	101-25001-53209	UNIFORMS	SHIRTS - POSADAS	112.00
12	101-25001-53209	UNIFORMS	CAPS, SHORTS, SHIRTS, JACKET, BELT, PANTS - MICHEHL	1,171.00
13	101-25001-53209	UNIFORMS	CAPS, JACKETS, BELT, SHIRTS, SHORTS - RAJCEVICH	981.00
14	101-25001-53209	UNIFORMS	CAPS - HEDQUIST	40.00
15	101-25001-53209	UNIFORMS	SHIRTS, PANTS, BOOTS - HALL	340.00
16	101-25001-53209	UNIFORMS	SHIRTS, CAPS, SHORTS - PORTILLO	114.00
17	101-25001-53211	OTHER SUPPLIES	SOAP	41.72
18	101-25001-53211	OTHER SUPPLIES	SOAP, TOWELS, CLEANER	152.73

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19	101-25001-53211	OTHER SUPPLIES	TISSUE	89.15
20	101-25001-53211	OTHER SUPPLIES	DETERGENT, TOWELS, TISSUE, CLEANER	219.57
21	101-25001-53211	OTHER SUPPLIES	TOWELS, TISSUE	74.57
22	101-25001-54305	EMPLOYEE EXAMS	BACKGROUND CHECKS	108.00
			Total For Dept 25001 FIRE ADMINISTRATION	13,671.00
			Dept 25320 FIRE FIRE SUPPRESSION	
1	101-25320-51652	TRAINING AND MEETINGS	FIRE TRAINING CLASS - 6 TICKETS	267.12
2	101-25320-51652	TRAINING AND MEETINGS	ADMIN CRR TRAINING - WOLTMAN	425.00
3	101-25320-51652	TRAINING AND MEETINGS	EVENT INCIDENT MGMT TRAINING - BOOTH	359.16
4	101-25320-51652	TRAINING AND MEETINGS	EVENT INCIDENT PLANNING TRAINING - BOOTH	431.56
5	101-25320-51652	TRAINING AND MEETINGS	ADVANCED FLSA TRAINING - BOOTH	150.00
6	101-25320-51652	TRAINING AND MEETINGS	FALL CONFERENCE ADMIN TRAINING - WOLTMAN	125.00
7	101-25320-52111	OTHER PROFESSIONAL SVCS	FIRE STARCOM FEES - SEPTEMBER	2,419.00
8	101-25320-52111	OTHER PROFESSIONAL SVCS	USDD PHOENIX SERVICE AGREEMENT - 8/1/25-7/31/26	1,430.21
9	101-25320-52707	MAINT-OTHER	ANNUAL GROUND LADDER TESTING	1,065.10
10	101-25320-53209	UNIFORMS	BOOTS	1,230.00
11	101-25320-53209	UNIFORMS	SUSPENDERS - PILGARD	198.99
12	101-25320-53211	OTHER SUPPLIES	NAILS	34.28
13	101-25320-53211	OTHER SUPPLIES	CREDIT - HG1M	(44.38)
14	101-25320-53211	OTHER SUPPLIES	REHAB SUPPLIES	25.98
15	101-25320-53407	EQUIP MAINT PART&SUPPLIE	ALTEK COMPLETE KIT WITH MASK INSERT	61.08
			Total For Dept 25320 FIRE FIRE SUPPRESSION	8,178.10
			Dept 25330 FIRE EMS	
1	101-25330-51651	LICENSING/CERTIFICATIONS	NWCEMSS SYSTEM ENTRY - POSADAS	75.00
2	101-25330-52111	OTHER PROFESSIONAL SVCS	AMBULANCE FEES - JUNE 2025	3,362.82
3	101-25330-53211	OTHER SUPPLIES	STAT PACKS - CELLS, STRAND SETS, KITS	1,197.68
4	101-25330-53211	OTHER SUPPLIES	BP CUFFS	4,799.40

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Item	GL Number	GL Desc	Invoice Description	Amount
5	101-25330-53211	OTHER SUPPLIES	OXYGEN RENTAL	165.30
6	101-25330-53211	OTHER SUPPLIES	OXYGEN RENTAL	136.64
7	101-25330-53211	OTHER SUPPLIES	WARRANTY REPLACEMENT EMS	9.99
			Total For Dept 25330 FIRE EMS	<u>9,746.83</u>
			Dept 25350 FIRE FIRE PREVENTION BUREAU	
1	101-25350-51652	TRAINING AND MEETINGS	INSPECTORS CONFERENCE ACCOMODATIONS - WIECEK	134.69
2	101-25350-51652	TRAINING AND MEETINGS	INSPECTORS CONFERENCE FEE DIFFERENTIAL - WIECEK	40.00
3	101-25350-51652	TRAINING AND MEETINGS	INSPECTORS CONFERENCE TRAINING - WIECEK	461.75
4	101-25350-51652	TRAINING AND MEETINGS	INSPECTORS CONFERENCE TRAINING - WIECEK	384.88
5	101-25350-51654	MEMBERSHIPS & SUBSCRIP	MEMBERSHIP DUES	125.00
6	101-25350-53211	OTHER SUPPLIES	REIMB: STATION TOUR - ICE CREAM	16.47
			Total For Dept 25350 FIRE FIRE PREVENTION BUREAU	<u>1,162.79</u>
			Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION	
1	101-28001-43801	BUILDING PERMITS	BD PYMNT REF #PB25-0699 - 1139 OXFORD LN	68.00
2	101-28001-43801	BUILDING PERMITS	BD PYMNT REF #PB25-0921 - 1110 S RAND RD	1.88
3	101-28001-43801	BUILDING PERMITS	BD PYMNT REF #PB24-1032 - 737 S RAND RD	5,180.00
4	101-28001-43801	BUILDING PERMITS	BD PYMNT REF #PB25-1060 - 205 FESCUE CT	68.00
5	101-28001-43808	PERMIT PLAN REVIEW	BD PYMNT REF #PB25-0699 - 1139 OXFORD LN	28.00
6	101-28001-43808	PERMIT PLAN REVIEW	BD PYMNT REF #PB24-1032 - 737 S RAND RD	52.00
7	101-28001-43808	PERMIT PLAN REVIEW	BD PYMNT REF #PB25-1060 - 205 FESCUE CT	48.00
8	101-28001-51652	TRAINING AND MEETINGS	PZC MTG - COOKIES, WATER	13.71
9	101-28001-52111	OTHER PROFESSIONAL SVCS	2 FERN COURT	1,936.76
10	101-28001-52111	OTHER PROFESSIONAL SVCS	2 FERN COURT	580.00
11	101-28001-52111	OTHER PROFESSIONAL SVCS	290 TELSER - LC BARBELL (REIMB)	14.40
12	101-28001-52111	OTHER PROFESSIONAL SVCS	LEGAL SERVICES - AUG 2025	963.50
13	101-28001-52111	OTHER PROFESSIONAL SVCS	RECORDING DOCUMENTS	450.00
14	101-28001-52111	OTHER PROFESSIONAL SVCS	AUGUST 2025 BUILDING SERVICES	<u>11,754.33</u>

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Item	GL Number	GL Desc	Invoice Description	Amount
15	101-28001-52113	ENGR/ARCHITECTURAL	TRAFFIC STUDY FOR REGAL PROPERTY	4,110.00
16	101-28001-52113	ENGR/ARCHITECTURAL	265 N RAND RD	810.00
17	101-28001-52113	ENGR/ARCHITECTURAL	BUILDING PERMIT REVIEWS 2025	5,838.00
18	101-28001-52113	ENGR/ARCHITECTURAL	45 LAKEVIEW PL	357.50
19	101-28001-52604	SWEEPING & MOWING	VIOLATION MOW - SEP	150.00
Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				32,424.08
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	101-36001-51652	TRAINING AND MEETINGS	APWA CONFERENCE	1,051.49
2	101-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/18	33.19
3	101-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/11	33.19
4	101-36001-52113	ENGR/ARCHITECTURAL	20205 LZ GENERAL ENGINEERING	3,395.00
5	101-36001-52603	LAKE/WATER QUALITY MGMT	2025 LZ MS4 PROGRAM	2,182.50
6	101-36001-52701	MAINT-BLDGS & GROUNDS	FIRE STA #1 PEST CONTROL - SEP	83.00
7	101-36001-52701	MAINT-BLDGS & GROUNDS	VILLAGE HALL PEST CONTROL - SEP	79.50
8	101-36001-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 09/18	99.25
9	101-36001-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 09/11	63.21
10	101-36001-52701	MAINT-BLDGS & GROUNDS	CLEANING SERVICES - SEP	5,716.85
11	101-36001-52701	MAINT-BLDGS & GROUNDS	505 AHU SHORT CYCLE	335.00
12	101-36001-52701	MAINT-BLDGS & GROUNDS	PD EXERCISE RM MOTOR	85.00
13	101-36001-52701	MAINT-BLDGS & GROUNDS	PD EXERCISE RM MOTOR	4,696.00
14	101-36001-52701	MAINT-BLDGS & GROUNDS	BACKFLOW TESTING	790.00
15	101-36001-52701	MAINT-BLDGS & GROUNDS	USED OIL RECOVERY FEE	332.50
16	101-36001-52701	MAINT-BLDGS & GROUNDS	PW PEST CONTROL - SEP	49.00
17	101-36001-52701	MAINT-BLDGS & GROUNDS	PD PEST CONTROL - SEP	93.00
18	101-36001-52701	MAINT-BLDGS & GROUNDS	VH WATERPROOF	1,324.75
19	101-36001-52701	MAINT-BLDGS & GROUNDS	VH WATERPROOF	1,994.63
20	101-36001-52702	MAINT-LAWN & LANDSCAPING	2025 BED MAINT	844.92
21	101-36001-53208	OFFICE SUPPLIES	AWWA SHIPPING	24.46

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22	101-36001-53209	UNIFORMS	PPE BOOTS - CUELLAR	41.39
23	101-36001-53209	UNIFORMS	PPE BOOTS - FENTON	206.03
24	101-36001-53404	RIGHT OF WAY SUPPLIES	FORMS	42.36
25	101-36001-53404	RIGHT OF WAY SUPPLIES	CONCRETE SEALANT	17.92
26	101-36001-53404	RIGHT OF WAY SUPPLIES	STAKES	107.94
27	101-36001-53404	RIGHT OF WAY SUPPLIES	MSD BANNERS	1,974.00
28	101-36001-53404	RIGHT OF WAY SUPPLIES	STREET NAMES	332.05
29	101-36001-53405	BLDG & GROUNDS SUPPLIES	PALLET JACK	475.07
30	101-36001-53405	BLDG & GROUNDS SUPPLIES	BUILDING SUPPLIES	191.74
31	101-36001-53405	BLDG & GROUNDS SUPPLIES	DRYWALL REPAIR	17.94
32	101-36001-53405	BLDG & GROUNDS SUPPLIES	ANCHORS	39.24
33	101-36001-53405	BLDG & GROUNDS SUPPLIES	BUILDING SUPPLIES	73.42
34	101-36001-53405	BLDG & GROUNDS SUPPLIES	TAPCONS	6.61
35	101-36001-53405	BLDG & GROUNDS SUPPLIES	TAPCONS	15.96
36	101-36001-53405	BLDG & GROUNDS SUPPLIES	EPOXY	13.96
37	101-36001-53405	BLDG & GROUNDS SUPPLIES	FD PAINT	47.24
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				26,909.31
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
1	101-36420-52701	MAINT-BLDGS & GROUNDS	BUFFALO CREEK PEST CONTROL - SEP	77.22
2	101-36420-52701	MAINT-BLDGS & GROUNDS	PAULUS PK PEST CONTROL - SEP	84.04
3	101-36420-52701	MAINT-BLDGS & GROUNDS	UNIFORMS/MATS 09/18	127.32
4	101-36420-52701	MAINT-BLDGS & GROUNDS	KUECHMANN REMOVALS	19,500.00
5	101-36420-52701	MAINT-BLDGS & GROUNDS	CLEANING SERVICES - SEP	7,444.31
6	101-36420-52701	MAINT-BLDGS & GROUNDS	CHALET BATT	77.94
7	101-36420-52701	MAINT-BLDGS & GROUNDS	PAULUS SLIDE REPAIR	1,080.00
8	101-36420-52701	MAINT-BLDGS & GROUNDS	PAULUS PIER REMOVE	2,550.00
9	101-36420-52701	MAINT-BLDGS & GROUNDS	BACKFLOW TESTING	260.00
10	101-36420-52701	MAINT-BLDGS & GROUNDS	351 BACKFLOW REPAIR	1,144.16

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11	101-36420-52701	MAINT-BLDGS & GROUNDS	CHALET BACKFLOW REPAIR	550.95
12	101-36420-52701	MAINT-BLDGS & GROUNDS	BARN ANNUAL ELEVATOR MAINT	699.84
13	101-36420-52702	MAINT-LAWN & LANDSCAPING	2025 BED MAINT	2,732.80
14	101-36420-53201	ELECTRICITY	7 E MAIN ST	31.62
15	101-36420-53201	ELECTRICITY	1432 CONRAD LN	65.24
16	101-36420-53201	ELECTRICITY	972 MARCH ST	26.66
17	101-36420-53202	NATURAL GAS	125 N OLD RAND RD	71.83
18	101-36420-53403	LANDSCAPING SUPPLIES	WASP SPRAY	41.82
19	101-36420-53405	BLDG & GROUND MAINT SUPP	BARN VESTIBULE CANS	220.00
20	101-36420-53405	BLDG & GROUND MAINT SUPP	BARREL	55.99
21	101-36420-53405	BLDG & GROUND MAINT SUPP	EDISON SUPPLIES	53.50
22	101-36420-53405	BLDG & GROUND MAINT SUPP	MOUNTING HARDWARE	20.79
23	101-36420-53405	BLDG & GROUND MAINT SUPP	MOUNTING HARDWARE	66.82
24	101-36420-53405	BLDG & GROUND MAINT SUPP	PAULUS PARK RAMP	51.41
25	101-36420-53405	BLDG & GROUND MAINT SUPP	SNOJAX SNOW GUARDS	1,272.00
26	101-36420-53407	EQUIP MAINT PART&SUPPLIE	SWING ANCHORS	<u>1,104.24</u>
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		<u>39,410.50</u>
 Dept 36471 PUBLIC WORKS FLEET SERVICES				
1	101-36471-51652	TRAINING AND MEETINGS	PER DIEM - IPSI 2025	126.00
2	101-36471-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/18	31.22
3	101-36471-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/11	31.22
4	101-36471-52111	OTHER PROFESSIONAL SVCS	PD BOAT RENEWAL	55.70
5	101-36471-52111	OTHER PROFESSIONAL SVCS	TOLL	0.50
6	101-36471-52111	OTHER PROFESSIONAL SVCS	NEW PLATES	16.00
7	101-36471-52701	MAINT-BLDGS & GROUNDS	T-STAT	29.58
8	101-36471-52701	MAINT-BLDGS & GROUNDS	ANNUAL FUEL SYSTEM TESTING	1,595.00
9	101-36471-52703	MAINT-VEHICLES	PD PROP REPAIR	70.00
10	101-36471-52703	MAINT-VEHICLES	RODDER HOSE REPAIR	378.00

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11	101-36471-52704	MAINT-EQUIPMENT	PROPORTIONER REPAIR	174.54
12	101-36471-53209	UNIFORMS	KNEE PAD	19.97
13	101-36471-53209	UNIFORMS	KNEE PADS	19.97
14	101-36471-53211	OTHER SUPPLIES	TORCH GAS	276.78
15	101-36471-53211	OTHER SUPPLIES	GRINDING WHEEL	18.28
16	101-36471-53211	OTHER SUPPLIES	BOXES	35.72
17	101-36471-53401	CUSTODIAL SUPPLIES	SCRUB PADS	153.36
18	101-36471-53406	AUTO PARTS & SUPPLIES	TPMS SENSORS	211.56
19	101-36471-53406	AUTO PARTS & SUPPLIES	SEAT PAD	145.84
20	101-36471-53406	AUTO PARTS & SUPPLIES	LIGHT SOCKET	16.10
21	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE BOOSTER	255.65
22	101-36471-53406	AUTO PARTS & SUPPLIES	SEAT COVER	157.65
23	101-36471-53406	AUTO PARTS & SUPPLIES	TPMS SENSORS	189.48
24	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PADS	83.02
25	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PARTS	541.73
26	101-36471-53406	AUTO PARTS & SUPPLIES	BRAKE PARTS 435	436.93
27	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - PARTS RETURN	(541.73)
28	101-36471-53406	AUTO PARTS & SUPPLIES	BATTERY	161.48
29	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - CORE RETURN	(18.00)
30	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - CORE RETURN	(36.00)
31	101-36471-53406	AUTO PARTS & SUPPLIES	CREDIT - CORE RETURN	(18.00)
32	101-36471-53406	AUTO PARTS & SUPPLIES	PLUGS	49.14
33	101-36471-53406	AUTO PARTS & SUPPLIES	BATTERIES	408.01
34	101-36471-53406	AUTO PARTS & SUPPLIES	FILTERS	59.89
35	101-36471-53406	AUTO PARTS & SUPPLIES	BATTERY 435	152.39
36	101-36471-53406	AUTO PARTS & SUPPLIES	SPARK PLUGS	65.52
37	101-36471-53406	AUTO PARTS & SUPPLIES	TRIM 214	252.41
38	101-36471-53406	AUTO PARTS & SUPPLIES	TIRES PICKUP	1,500.68
39	101-36471-53406	AUTO PARTS & SUPPLIES	TIRES 344	531.19

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40	101-36471-53406	AUTO PARTS & SUPPLIES	RADIO IGNITION CABLES	98.79
41	101-36471-53406	AUTO PARTS & SUPPLIES	WARNING LIGHTS 251	958.77
42	101-36471-53406	AUTO PARTS & SUPPLIES	FUSE BLOCK	57.76
43	101-36471-53406	AUTO PARTS & SUPPLIES	ANTENNA CONNECTORS	152.09
44	101-36471-53406	AUTO PARTS & SUPPLIES	BRACKET	243.80
45	101-36471-53407	EQUIP MAINT PART&SUPPLIE	SPREADER PARTS	3,180.84
46	101-36471-53407	EQUIP MAINT PART&SUPPLIE	FILTERS	71.05
47	101-36471-53407	EQUIP MAINT PART&SUPPLIE	HOSE 532	204.75
48	101-36471-53407	EQUIP MAINT PART&SUPPLIE	BREAK AWAY	75.99
49	101-36471-53407	EQUIP MAINT PART&SUPPLIE	BREAK AWAY	75.99
50	101-36471-53407	EQUIP MAINT PART&SUPPLIE	FILTERS	127.26
51	101-36471-53407	EQUIP MAINT PART&SUPPLIE	REGULATOR	144.76
52	101-36471-53407	EQUIP MAINT PART&SUPPLIE	ROPE PD BOAT	38.50
53	101-36471-53407	EQUIP MAINT PART&SUPPLIE	SPRING	375.44
54	101-36471-53407	EQUIP MAINT PART&SUPPLIE	PIPE	608.85
55	101-36471-53407	EQUIP MAINT PART&SUPPLIE	TANK LEVEL	190.89
56	101-36471-53407	EQUIP MAINT PART&SUPPLIE	FILTERS	133.90
57	101-36471-53414	CHEMICALS	SOLVENT	64.55
58	101-36471-53415	FUELS	DIESEL & FUEL #1943968	7,187.50
59	101-36471-53415	FUELS	DIESEL & FUEL #1943967	<u>8,033.60</u>
Total For Dept 36471 PUBLIC WORKS FLEET SERVICES				29,661.86
Dept 67001 RECREATION ADMINISTRATION				
1	101-67001-51654	MEMBERSHIPS & SUBSCRIP	YEARLY MEMBERSHIP	451.42
2	101-67001-53212	PROGRAM SUPPLIES	SIGNAGE	120.83
3	101-67001-53212	PROGRAM SUPPLIES	CREDIT - TAX	(7.11)
4	101-67001-53212	PROGRAM SUPPLIES	BARN SIGNAGE	351.52
Total For Dept 67001 RECREATION ADMINISTRATION				916.66

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Dept 67920 RECREATION SPECIAL RECREATION				
1	101-67920-52116	SRA PROGRAMS	PLAYGROUND MULCH	1,440.00
		Total For Dept 67920 RECREATION SPECIAL RECREATION		<u>1,440.00</u>
Dept 67935 RECREATION DANCE				
1	101-67935-52115	RECREATION PROGRAM SERVICE	LESSON PLANS - CLASS ROSTERS	75.00
2	101-67935-52115	RECREATION PROGRAM SERVICE	LESSON PLANS	623.90
3	101-67935-53212	PROGRAM SUPPLIES	ENTRY DOOR, CASING, ANCHORS, DRYWALL	694.65
4	101-67935-54314	SALES TAX EXPENSE	SALES AND USE TAX PYMNT 2025	6.00
		Total For Dept 67935 RECREATION DANCE		<u>1,399.55</u>
Dept 67945 RECREATION YOUTH PROGRAMS				
1	101-67945-52115	RECREATION PROGRAM SERVICE	COMIC BOOK 5 PART	375.00
		Total For Dept 67945 RECREATION YOUTH PROGRAMS		<u>375.00</u>
Dept 67960 RECREATION CAMPS				
1	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	428.67
2	101-67960-52115	RECREATION PROGRAM SERVICE	SUMMER 2025 DAY CAMP FIELD TRIP TRANSPORTATION	8,184.25
3	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	82.47
4	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	123.71
5	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	470.00
6	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	430.00
7	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	280.00
8	101-67960-52115	RECREATION PROGRAM SERVICE	CAMP CEDAR FIELD TRIP	498.00
9	101-67960-53212	PROGRAM SUPPLIES	COOKIES, CUPCAKES, CHIPS	100.19
10	101-67960-53212	PROGRAM SUPPLIES	PIZZA	165.00
11	101-67960-53212	PROGRAM SUPPLIES	COUNSELOR OF THE WEEK - LEMONADES	7.49
		Total For Dept 67960 RECREATION CAMPS		<u>10,769.78</u>

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Dept 67965 RECREATION ATHLETICS				
1	101-67965-52115	RECREATION PROGRAM SERVICE	HOT SHOTS SPORTS SUMMER 2	4,219.27
2	101-67965-52115	RECREATION PROGRAM SERVICE	3 ON 3 BB JUN 6-JUL 8	420.00
3	101-67965-52115	RECREATION PROGRAM SERVICE	TRACK & FIELD	273.00
4	101-67965-52115	RECREATION PROGRAM SERVICE	TRACK	126.00
5	101-67965-52115	RECREATION PROGRAM SERVICE	4 PARTICIPANTS HORSE RIDING	906.50
Total For Dept 67965 RECREATION ATHLETICS				<u>5,944.77</u>
Dept 67970 RECREATION AQUATICS				
1	101-67970-53211	OTHER SUPPLIES	SCHEDULING MEMBERSHIP	24.95
2	101-67970-53211	OTHER SUPPLIES	BEACH SIGNAGE	131.70
Total For Dept 67970 RECREATION AQUATICS				<u>156.65</u>
Dept 67975 RECREATION SPECIAL INTERESTS/EVENTS				
1	101-67975-52115	RECREATION PROGRAM SERVICE	GUITAR & UKULELE LESSONS - AUG-DEC	747.00
2	101-67975-52115	RECREATION PROGRAM SERVICE	GUITAR & UKULELE LESSONS - APR-JUL	945.33
Total For Dept 67975 RECREATION SPECIAL INTERESTS/EVENTS				<u>1,692.33</u>
Total For Fund 101 GENERAL				<u>619,074.94</u>
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	202-36001-52701	MAINT-BLDGS & GROUNDS	2025 BED MAINT	359.10
2	202-36001-53201	ELECTRICITY	STREETLIGHT ELECTRIC	121.52
3	202-36001-53201	ELECTRICITY	STREETLIGHT ELECTRIC	94.60
4	202-36001-53201	ELECTRICITY	STREETLIGHT ELECTRIC	891.20
5	202-36001-53201	ELECTRICITY	STREETLIGHT ELECTRIC	14,981.70
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				<u>16,448.12</u>
Total For Fund 202 MOTOR FUEL TAX				<u>16,448.12</u>

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Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
1	207-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - SEP 2025	2.61
		Total For Dept 00000		2.61
Dept 67601 RECREATION ROCK THE BLOCK				
1	207-67601-45951	EVENT ITEM SALES	2025 RTB TICKET SALES	4,224.00
2	207-67601-53212	PROGRAM SUPPLIES	2025 RTB STAFF SHIRTS	44.00
3	207-67601-53212	PROGRAM SUPPLIES	2025 RTB STAFF SHIRTS	84.00
4	207-67601-53212	PROGRAM SUPPLIES	2025 RTB ADULT BEVERAGES	10,141.55
5	207-67601-54302	PUBLIC RELATIONS	2025 RTB ROAD SIGN SUPPLIES	194.64
6	207-67601-54302	PUBLIC RELATIONS	2025 RTB STAGE BANNERS	3,148.52
		Total For Dept 67601 RECREATION ROCK THE BLOCK		17,836.71
Dept 67603 RECREATION FARMERS MARKET				
1	207-67603-53212	PROGRAM SUPPLIES	ICE	17.97
		Total For Dept 67603 RECREATION FARMERS MARKET		17.97
Dept 67604 RECREATION FOURTH OF JULY FESTIVAL				
1	207-67604-52115	RECREATION PROGRAM SERV	BALLOON ENTERTAINMENT - 4TH OF JULY	80.00
		Total For Dept 67604 RECREATION FOURTH OF JULY FESTIVAL		80.00
Dept 67699 RECREATION MISC SPECIAL EVENTS				
1	207-67699-52115	RECREATION PROGRAM SERV	HOWL O WEEN DJ	500.00
		Total For Dept 67699 RECREATION MISC SPECIAL EVENTS		500.00
Total For Fund 207 SPECIAL EVENTS FUND				18,437.29

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Fund 210 TIF #1				
Dept 10490 GENERAL GOVERNMENT TIF				
1	210-10490-52201	VILLAGE ATTORNEY	LEGAL SERVICES - AUG 2025	135.00
2	210-10490-54309	SCHOOL TIF IMPACT FEE	COMMERCIAL PROPERTY TAX APPEALS	1,397.51
Total For Dept 10490 GENERAL GOVERNMENT TIF				<hr/> 1,532.51
Total For Fund 210 TIF #1				<hr/> 1,532.51
Fund 214 TIF #2 DOWNTOWN				
Dept 10490 GENERAL GOVERNMENT TIF				
1	214-10490-52201	VILLAGE ATTORNEY	LEGAL SERVICES - JUN 2025	770.00
2	214-10490-52201	VILLAGE ATTORNEY	LEGAL SERVICES - JUL 2025	1,217.50
3	214-10490-52201	VILLAGE ATTORNEY	LEGAL SERVICES - AUG 2025	94.00
4	214-10490-55253	INFRASTRUCTURE IMPROVEMT	S OLD RAND UTILITY RELOC PRELIM ENG	350.00
Total For Dept 10490 GENERAL GOVERNMENT TIF				<hr/> 2,431.50
Total For Fund 214 TIF #2 DOWNTOWN				<hr/> 2,431.50
Fund 227 DISPATCH CENTER				
Dept 00000				
1	227-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - SEP 2025	46.50
Total For Dept 00000				<hr/> 46.50
Dept 24220 POLICE DISPATCH				
1	227-24220-51652	TRAINING AND MEETINGS	DISPATCH RECOGNITION - LUNCH	835.00
2	227-24220-51652	TRAINING AND MEETINGS	DISPATCH RECOGNITION - SODA, PLATES	73.79
3	227-24220-52704	MAINT-EQUIPMENT	RADIO REPAIR	275.00
Total For Dept 24220 POLICE DISPATCH				<hr/> 1,183.79
Total For Fund 227 DISPATCH CENTER				<hr/> 1,230.29

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Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	401-36001-55251	LAND IMPROVEMENTS	IDNR - OSLAD	15,856.37
2	401-36001-55251	LAND IMPROVEMENTS	PAULUS PARK - SPRAYGROUND PERMIT - RESUBMIT	400.00
3	401-36001-55251	LAND IMPROVEMENTS	2025 PARKING LOT PROJECT	7,740.00
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				<u>23,996.37</u>
Dept 36470 PUBLIC WORKS STORM WATER CONTROL				
1	401-36470-55253	INFRASTRUCTURE IMPROVEMT	BUFFALO CREEK IMPROVEMENTS	1,170.00
Total For Dept 36470 PUBLIC WORKS STORM WATER CONTROL				<u>1,170.00</u>
Total For Fund 401 VILLAGE CAPITAL PROJECTS				<u>25,166.37</u>
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	405-36001-53416	CONCRETE & ASPHALT	CONCRETE #126506	1,401.75
2	405-36001-53416	CONCRETE & ASPHALT	CONCRETE #127112	1,272.25
3	405-36001-53416	CONCRETE & ASPHALT	CONCRETE #126756	1,401.75
4	405-36001-53416	CONCRETE & ASPHALT	BLACKTOP #68613	525.97
5	405-36001-53416	CONCRETE & ASPHALT	CONCRETE #002-95334	1,496.25
6	405-36001-55253	INFRASTRUCTURE IMPROVEMT	TREE BAGS	522.00
7	405-36001-55253	INFRASTRUCTURE IMPROVEMT	INFRASTRUCTURE IMPROVEMENTS	875,170.83
8	405-36001-55253	INFRASTRUCTURE IMPROVEMT	MAIN ST STREETSCAPE	30,894.00
9	405-36001-55253	INFRASTRUCTURE IMPROVEMT	2025 CONCRETE PROGRAM	197,885.40
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				<u>1,110,570.20</u>
Total For Fund 405 NHR CAPITAL PROJECTS				<u>1,110,570.20</u>

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 501 WATER & SEWER				
	Dept 00000			
1	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #002690-01 FINAL	32.87
2	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #003620-02 FINAL	100.00
3	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #002751-00 FINAL	143.53
4	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #006323-00 FINAL	170.70
5	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #000809-02 FINAL	99.15
6	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #004484-01 FINAL	46.94
7	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #002263-01 FINAL	47.56
8	501-00000-21206	WATER BILLING REFUNDS	UB REF - A/C #002335-01 FINAL	50.88
9	501-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - SEP 2025	50.28
10	501-00000-27104	WATER METER LEASE OBLIG	WATER METER LEASE PYMNT #29	<u>41,914.01</u>
	Total For Dept 00000			<u>42,655.92</u>
 Dept 36001 PUBLIC WORKS ADMINISTRATION				
1	501-36001-51652	TRAINING AND MEETINGS	APWA CONFERENCE	1,051.49
2	501-36001-51652	TRAINING AND MEETINGS	PER DIEM - IPSI 2025	126.00
3	501-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/18	34.10
4	501-36001-52111	OTHER PROFESSIONAL SVCS	UNIFORMS/MATS 09/11	34.10
5	501-36001-52118	SOFTWARE MAINTENANCE	TOKAY SUPPORT/BACKFLOW PRGM 2025-2026	4,449.94
6	501-36001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - JUN 2025	603.75
7	501-36001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - JUL 2025	603.75
8	501-36001-52201	VILLAGE ATTORNEY	LEGAL SERVICES - AUG 2025	603.75
9	501-36001-53208	OFFICE SUPPLIES	NOTEBOOKS, DESK PAD, CALENDARS	149.90
10	501-36001-56603	INTEREST	WATER METER LEASE PYMNT #29	<u>13,333.57</u>
	Total For Dept 36001 PUBLIC WORKS ADMINISTRATION			<u>20,990.35</u>

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 501 WATER & SEWER				
Dept 36530 PUBLIC WORKS WATER BILLING				
1	501-36530-54301	BANK & CREDIT CARD FEES	INVOICE CLOUD SERVICES - JUL	1,797.49
2	501-36530-54301	BANK & CREDIT CARD FEES	INVOICE CLOUD SERVICES - AUG	1,830.51
3	501-36530-54301	BANK & CREDIT CARD FEES	INVOICE CLOUD SERVICES - JUN	<u>1,706.06</u>
Total For Dept 36530 PUBLIC WORKS WATER BILLING				5,334.06
Dept 36550 PUBLIC WORKS WATER SERVICE				
1	501-36550-52111	OTHER PROFESSIONAL SVCS	WATER MAIN LEAK LOCATING SERVICE	545.00
2	501-36550-52113	ENGR/ARCHITECTURAL	LMW ROUTE STUDY	4,676.36
3	501-36550-52113	ENGR/ARCHITECTURAL	PUMP STATION DESIGN LMW	24,588.94
4	501-36550-52113	ENGR/ARCHITECTURAL	LEGAL REVIEW LMW PROJECT	687.50
5	501-36550-52113	ENGR/ARCHITECTURAL	ENGINEERING LMW PROJECT	57,247.50
6	501-36550-52113	ENGR/ARCHITECTURAL	ENGINEERING LMW PROJECT	249,575.25
7	501-36550-52113	ENGR/ARCHITECTURAL	LEGAL SERVICES	893.75
8	501-36550-52113	ENGR/ARCHITECTURAL	LAKE ZURICH EXPANSION REPORT	148,522.24
9	501-36550-52113	ENGR/ARCHITECTURAL	LAKE ZURICH EXPANSION REPORT	240,464.28
10	501-36550-52118	SOFTWARE MAINTENANCE	SOFTWARE SUPPORT/BULK WATER FILL STATION	1,500.00
11	501-36550-52701	MAINT-BLDGS & GROUNDS	REPAIR INFRARED HEAT/WELL 8 WTP	1,129.70
12	501-36550-52701	MAINT-BLDGS & GROUNDS	UNIT HEATER REPLACEMENT/WELL 7 WTP	2,766.00
13	501-36550-52701	MAINT-BLDGS & GROUNDS	2025 BED MAINT	110.21
14	501-36550-52704	MAINT-EQUIPMENT	SCADA SUPPORT/COM FAIL 8/18/25 - 8/19/25	110.00
15	501-36550-53201	ELECTRICITY	ELECTRICITY-WELLS/WTP'S, SANITARY PUMP/LIFT STA	35,984.42
16	501-36550-53202	NATURAL GAS	NATURAL GAS/WELL #7	113.82
17	501-36550-53202	NATURAL GAS	NATURAL GAS/WELL #8	139.24
18	501-36550-53202	NATURAL GAS	NATURAL GAS/WELL #9	10.07
19	501-36550-53211	OTHER SUPPLIES	REPLACEMENT UPS BATTERY/WELL 7 WTP OIT	22.95
20	501-36550-53211	OTHER SUPPLIES	WATEROUS HYDRANT REPAIR (TRAFFIC KIT)	475.00
21	501-36550-53211	OTHER SUPPLIES	CHLORINE ROOM GAS MONITOR & SPARE SENSOR	3,145.00

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Item	GL Number	GL Desc	Invoice Description	Amount
22	501-36550-53403	LANDSCAPING SUPPLIES	SEED STARTER	79.80
23	501-36550-53407	EQUIP MAINT PART&SUPPLIE	WELL 10 WTP BUTTERFLY (WASTE) VALVE	3,360.00
24	501-36550-53410	METERS PARTS & SUPPLIES	WATER METER RADIOS (MXU)	4,591.67
25	501-36550-53413	DISTRIBUTION SYS REPAIR	GRADE STAKES FOR EXCAVATIONS	38.94
26	501-36550-53413	DISTRIBUTION SYS REPAIR	B-BOX PARTS	550.65
27	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #10	2,896.74
28	501-36550-53414	CHEMICALS	BULK WTR COND SALT - WELL #10	2,768.22
29	501-36550-53414	CHEMICALS	CHLORINE	3,090.00
30	501-36550-53416	CONCRETE & ASPHALT	CONCRETE #126941	1,003.00
31	501-36550-53417	SAND & GRAVEL	GRADE 9 GRAVEL	2,197.64
32	501-36550-55253	INFRASTRUCTURE IMPROVEMT	INFRASTRUCTURE IMPROVEMENTS	232,573.18
33	501-36550-55253	INFRASTRUCTURE IMPROVEMT	MAIN ST STREETSCAPE	<u>33,987.50</u>
Total For Dept 36550 PUBLIC WORKS WATER SERVICE				1,059,844.57
Dept 36560 PUBLIC WORKS SEWER SERVICE				
1	501-36560-52111	OTHER PROFESSIONAL SVCS	2025 PRETREATMENT ASSISTANCE	458.75
2	501-36560-52701	MAINT-BLDGS & GROUNDS	BACKFLOW TESTING	195.00
3	501-36560-53201	ELECTRICITY	ELECTRICITY/SANITARY FLOW CONTROL	72.90
4	501-36560-53201	ELECTRICITY	ELECTRICITY/SANITARY VACUUM PRIMING STRUCTURES	31.70
5	501-36560-53201	ELECTRICITY	ELECTRICITY-WELLS/WTP'S, SANITARY PUMP/LIFT STA	5,226.78
6	501-36560-53408	LIFT STATION PARTS & SUP	REPAIR H2S EQUIP/QUENTIN PUMP STATION	16.68
7	501-36560-55253	INFRASTRUCTURE IMPROVEMT	INFRASTRUCTURE IMPROVEMENTS	177,036.78
8	501-36560-55253	INFRASTRUCTURE IMPROVEMT	MAIN ST STREETSCAPE	<u>23,450.00</u>
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				206,488.59
Total For Fund 501 WATER & SEWER				<u><u>1,335,313.49</u></u>

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<i>Item</i>	<i>GL Number</i>	<i>GL Desc</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
1	601-10001-52340	MEDICAL ADMIN FEE	IPBC INSURANCE COVERAGE - SEP 2025	155.25
2	601-10001-52341	HEALTH INS. FIXED COSTS	IPBC INSURANCE COVERAGE - SEP 2025	<u>262,734.07</u>
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				<u>262,889.32</u>
Total For Fund 601 MEDICAL INSURANCE				<u>262,889.32</u>
Fund 603 RISK MANAGEMENT				
Dept 00000				
1	603-00000-22501	ER - UNDISTRIBUTED LIFE INS	IPBC INSURANCE COVERAGE - SEP 2025	<u>1.61</u>
Total For Dept 00000				<u>1.61</u>
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
1	603-10001-52114	LIABILITY INSURANCE CLAIMS	IRMA AUGUST 2025	175.00
2	603-10001-52114	LIABILITY INSURANCE CLAIMS	IRMA AUGUST 2025	1,842.22
3	603-10001-52114	LIABILITY INSURANCE CLAIMS	IRMA MAY 2025	2,647.61
4	603-10001-52114	LIABILITY INSURANCE CLAIMS	IRMA JULY 2025	1,091.84
5	603-10001-52114	LIABILITY INSURANCE CLAIMS	IRMA CREDIT AUGUST 2025	(1,377.00)
6	603-10001-52114	LIABILITY INSURANCE CLAIMS	IRMA JUNE 2025	<u>236.18</u>
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				<u>4,615.85</u>
Total For Fund 603 RISK MANAGEMENT				<u>4,617.46</u>
Fund 710 PERFORMANCE ESCROW				
Dept 00000				
1	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0248 - 926 LANCASTER LN	500.00
2	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0337 - 123 MILLER RD	500.00
3	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0452 - 630 BURR OAK DR	300.00

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Item	GL Number	GL Desc	Invoice Description	Amount
4	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0274 - 480 S RAND RD	250.00
5	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0411 - 334 RED BRIDGE RD	1,200.00
6	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0361 - 907 HOLLY CIR	500.00
7	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0618 - 880 S RAND RD	250.00
8	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0304 - 660 RILEY LN	500.00
9	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0350 - 1120 WILKES LN	300.00
10	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0560 - 209 ROSEHALL DR	500.00
11	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0081 - 41 LAKEVIEW PL	500.00
12	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0067 - 41 LAKEVIEW PL	500.00
13	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0068 - 41 LAKEVIEW PL	3,570.00
14	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0621 - 1149 BERKSHIRE LN	500.00
15	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0374 - 146 LORRAINE DR	500.00
16	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0298 - 1146 STANTON RD	300.00
17	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0290 - 1139 OXFORD LN	500.00
18	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0325 - 616 ORCHARD POND	500.00
19	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0343 - 522 TALLGRASS CIR	500.00
20	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0263 - 21 LAKEVIEW PL	3,600.00
21	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0480 - 88 E HARBOR DR E	500.00
22	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0351 - 760 SUMMIT RD	1,200.00
23	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0019 - 572 W RT 22	1,000.00
24	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD24-0469 - 26 BEECH DR	500.00
25	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0415 - 1110 S OLD RAND	250.00
26	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0073 - 900 S RAND RD	1,000.00
27	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0142 - 900 S RAND RD	1,600.00
28	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0402 - 784 JUNE TER	500.00
29	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0071 - 884 S RAND RD	1,000.00
30	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0404 - 250 MOHAWK TRL	1,000.00
31	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0447 - 320 KNOX PARK	500.00
32	710-00000-25201	BUILDING PERMIT DEPOSITS	BOND REF #BBD25-0063 - 533 SURRYSE 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>
5	720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	IPBC INSURANCE COVERAGE - SEP 2025	2,289.54
		Total For Dept 00000		120,564.00
			Total For Fund 720 PAYROLL CLEARING	120,564.00
			Fund 731 SSA #8 HEATHERLEIGH SUBDV	
		Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		
1	731-10099-52604	SWEEPING & MOWING	2025 BED MAINT	49.36
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		49.36
			Total For Fund 731 SSA #8 HEATHERLEIGH SUBDV	49.36
			Fund 734 SSA #11 LZ PINES SUBDV	
		Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		
1	734-10099-52604	SWEEPING & MOWING	2025 BED MAINT	2.03
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		2.03
			Total For Fund 734 SSA #11 LZ PINES SUBDV	2.03
			Fund 735 SSA #13 CONVENTRY CRK SUB	
		Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		
1	735-10099-52604	SWEEPING & MOWING	2025 BED MAINT	44.44
		Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY		44.44
			Total For Fund 735 SSA #13 CONVENTRY CRK SUB	44.44

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Fund Totals:

Fund 101 GENERAL	619,074.94
Fund 202 MOTOR FUEL TAX	16,448.12
Fund 207 SPECIAL EVENTS FUND	18,437.29
Fund 210 TIF #1	1,532.51
Fund 214 TIF #2 DOWNTOWN	2,431.50
Fund 227 DISPATCH CENTER	1,230.29
Fund 401 VILLAGE CAPITAL PROJECTS	25,166.37
Fund 405 NHR CAPITAL PROJECTS	1,110,570.20
Fund 501 WATER & SEWER	1,335,313.49
Fund 601 MEDICAL INSURANCE	262,889.32
Fund 603 RISK MANAGEMENT	4,617.46
Fund 710 PERFORMANCE ESCROW	152,145.69
Fund 720 PAYROLL CLEARING	120,564.00
Fund 731 SSA #8 HEATHERLEIGH SUBDV	49.36
Fund 734 SSA #11 LZ PINES SUBDV	2.03
Fund 735 SSA #13 CONVENTRY CRK SUB	44.44

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At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

MEMORANDUM

Date: October 6, 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 Variation – 511 North Country Ridge Court
Dr. Konrad and Ms. Urszula Kaczmarski

AGENDA ITEM
Q3

Issue

Dr. Konrad and Ms. Urszula Kaczmarski (the “Applicants” and “Owners”), have filed a zoning application for the property at 511 North Country Ridge Court (the “Subject Property”). Specifically, the Applicants are seeking:

- A variation from Zoning Code Section 8-11-1, subsection I.1, which establishes the maximum fence height for front and corner side yards at three feet (3’), to authorize a 2-foot increase above the three-foot (3’) maximum to allow for the requested five (5) foot high fence in the corner side yard of the Subject Property under the current R-5 Zoning.

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

- Become more business friendly and customer oriented.

Analysis

The Applicants are proposing a five-foot (5’) high fence that will begin at the southeastern corner of the home, extend along the southern property line facing Farm Bridge Road, continue along the western lot line, and then run across the northern lot line before connecting to the back corner on the north side of the home.

Variation – 511 North Country Ridge Court
October 6, 2025

The Subject Property is located within the Village's R-5 Residential District that provides for single-family homes. The R-5 zoning district permits three-foot (3') high fences in the front and corner side yards. A fence higher than 3 feet, and up to 6 feet in height, is required to be located behind the setback line of the corner side lot line. In the case of the Subject Property, a five-foot (5') fence must be located 25 feet back from the corner side lot line according the bulk requirements of the code.

The Planning and Zoning Commission (PZC) held a public hearing on September 17, 2025 to consider the application and voted 6-0 in favor of recommending approval of the variation to allow for the construction of the fence. No additional conditions were added other than those initially recommended by staff, and no further additional changes were required of the applicant. The video stream from the PZC meeting can be accessed via the link:

<https://play.champds.com/lakezurichil/event/167>

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

Recommendation

At the public hearing on September 17, 2025, the PZC recommended approval of the variation incorporating the conditions for approval provided by staff in its report with no further conditions.

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

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by Konrad and Urszula KaczmarSKI, homeowners of 511 North Country Ridge Court; dated August 14, 2025.
 - b. Cover letter addressed to Chairperson Orlando Stratman dated August 11, 2025.
 - c. Exhibit A: Legal Description of the Subject Property
 - d. Plat of Survey and Fence Proposal prepared by Konrad and Urszula KaczmarSKI.
2. The five-foot (5') high privacy fence will be as depicted on the Plat of Survey prepared by Kenneth Kennedy, Professional Land Surveyor dated January 6, 2015, and properly maintained.
3. The five-foot (5') high fence installation will begin at the southeastern corner of the home, extend along the southern property line facing Farm Bridge Road, continue along the western lot line, and then run across the northern lot line before connecting to the back corner on the north side of the home.

Variation – 511 North Country Ridge Court
October 6, 2025

4. The Applicant will secure clearance from all utility companies to install the fence in the required locations in the interior side and rear yards before beginning construction.
5. As further mitigation for the variation, the Owner shall agree to install any future fences on the property in compliance with the maximum height requirements of the codes.
6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

- Approval Ordinance including the following exhibits
 - Exhibit A – Legal description of the subject property
 - Exhibit B – September 17, 2025 staff report and planning and zoning commission final recommendation/conditions and its referenced exhibits

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VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2025-10-626

**A VARIATION GRANTING RELIEF FROM THE MAXIMUM FENCE HEIGHT
REQUIREMENTS IN THE CORNER SIDE YARD
511 North Country Ridge Court**

WHEREAS, Dr. Konrad and Ms. Urszula Kaczmarski are the applicants and owners ("Applicant") for a variation for the property at 511 North Country Ridge Court, said property legally described in Exhibit A hereto ("Subject Property");

WHEREAS, Applicant has filed zoning application PZC 2025-17, dated August 14, 2025, (the "Application") seeking the grant and approval of the following variation to the requirements of Chapter 11 entitled "FENCES, SHEDS, ANTENNAS, SWIMMING POOLS" of Title 8 entitled "BUILDING REGULATIONS" under Municipal Code of the Village of Lake Zurich (the "Building Regulations") for the Subject Property:

- A variation from Section 8-11-1, subsection I.1 of the Building Regulations which establish the maximum fence height for corner side yards at three feet (3'), to authorize a 2-foot increase above the three-foot (3') maximum to allow for the requested five (5) foot high fence in the corner side yard of the Subject Property under the current R-5 Zoning.

WHEREAS, the Applicant seeks this variation under Chapter 17 of Title 9 of the Village of Lake Zurich Municipal Code entitled "Zoning" (the "Zoning Code") for the Subject Property, said Subject Property currently within the Village's R-5 Single Family Residential Zoning District; and

WHEREAS, in compliance with the law, and the requirements of the Zoning Code, notice was published on August 30, 2025, in *The Daily Herald*, and the Village posted a public hearing sign on the Subject Property on August 26, 2025, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on September 17, 2025, to consider the Application for this requested zoning relief; and

WHEREAS, at its September 17, 2025 meeting, the PZC held a public hearing on this matter and considered the report prepared by Village staff, consisting of 8 pages, dated September 17, 2025, addressing the request for approval of a variation to construct the proposed 5-foot fence within the corner side yard ("STAFF REPORT"); and

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considered all information presented by the Applicant, and the applicable factors required under the Building Regulations and the Zoning Code; and, after the conclusion of the public hearing, the PZC recommended that the Board of Trustees approve the variation requested in this Application, with no additional conditions of approval, except those set forth hereinafter; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on October 6, 2025, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated September 17, 2025, consisting of 8 pages, including final findings and recommendations of the PZC with no additional conditions, said required zoning standards, findings and recommendations attached hereto as Exhibit B and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable standards related to approval of this zoning variation under the Zoning Code have been met.

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

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

SECTION 2: GRANT OF VARIATION. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and the provisions of Chapter 17 authorizing such variations and the standards for such variations of the Lake Zurich Zoning Code, hereby grant the following approval to allow for the construction of the fence, as shown and provided in the STAFF REPORT dated September 17, 2025, and Planning and Zoning Commission findings and recommendation, attached as Exhibit B:

- A variation from Chapter 11 entitled “FENCES, SHEDS, ANTENNAS, SWIMMING POOLS”, of Title 8 of the Lake Zurich Municipal Code entitled “BUILDING REGULATIONS;” Section 8-11-1, subsection I.1., which establishes the maximum allowable fence height of three (3) feet for the construction of fences within corner side yards, in accordance with the standards for the grant of a variation set forth at Chapter 17 of the Zoning Code, Section 9-17-4, entitled “Standards for Variation”, to authorize the requested variation to increase the allowable height of the fence by two (2) foot to allow for the requested five (5) foot high fence in the corner side yard.

SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF VARIATION. The findings, conditions and recommendations of the Planning and Zoning Commission as set forth in the STAFF REPORT dated January 17, 2025, and Planning and Zoning

Commission recommendation, all consisting of 8 pages, attached as Exhibit B, are hereby accepted as the Board's own and shall be made a part of the official record for the Application and this grant of approval and subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by Konrad and Urszula Kaczmarski, homeowners of 511 North Country Ridge Court; dated August 14, 2025.
 - b. Cover letter addressed to Chairperson Orlando Stratman dated August 11, 2025.
 - c. Exhibit A: Legal Description of the Subject Property
 - d. Plat of Survey and Fence Proposal prepared by Konrad and Urszula Kaczmarski.
2. The five-foot (5') high privacy fence will be as depicted on the Plat of Survey prepared by Kenneth Kennedy, Professional Land Surveyor dated January 6, 2015, and properly maintained.
3. The five-foot (5') high fence installation will begin at the southeastern corner of the home, extend along the southern property line facing Farm Bridge Road, continue along the western lot line, and then run across the northern lot line before connecting to the back corner on the north side of the home.
4. The Applicant will secure clearance from all utility companies to install the fence in the required locations in the interior side and rear yards before beginning construction.
5. As further mitigation for the variation, the Owner shall agree to install any future fences on the property in compliance with the maximum height requirements of the codes.
6. The development and work related to this variation shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 4: COMPLIANCE WITH ORDINANCE AND ALL CODES. Except as otherwise specifically provided in writing in advance by the Village, no work may be commenced on the Subject Property pursuant to the approvals granted in this Ordinance until all conditions precedent of this Ordinance to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

SECTION 5: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent

jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

PASSED THIS _____ day of October, 2025.

Ayes:

Nays:

Absent:

APPROVED this _____ day of October, 2025.

ATTEST:

Village President, Thomas Poynton

Deputy Village Clerk
Erin Rauscher

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EXHIBIT A

Legal description of the Subject Property

LOT 96 IN RED BRIDGE FARM, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1987 AS DOCUMENT 2605256, IN LAKE COUNTY, ILLINOIS.

Common Street Address: 511 North Country Ridge Court

Property Index Number (PIN): 14-21-313-007

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EXHIBIT B

September 17, 2025 staff report and planning and zoning commission recommendation/conditions consisting of 8 total pages and accompanying Exhibits

414214_1



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2025-17
PZC Hearing Date: September 17, 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: September 17, 2025

Re: PZC 2025-18 Zoning Application for a Variation
511 North Country Ridge Court

SUBJECT

Dr. Konrad and Ms. Urszula Kaczmarski (the “Applicants” and “Owners”) request a Variation from Zoning Code Section 8-11-1-I-1, Maximum Fence Height: Front and Corner Side Yards: Three Feet (3') to allow for the construction of a five-foot (5') high fence within the required corner side yard setback at the property commonly known as 511 North Country Ridge Court, legally described in Exhibit A attached hereto (the “Subject Property”). The property is located within Red Bridge Farm Subdivision.

GENERAL INFORMATION

Requested Action:	<u>Variation of Maximum Fence Height in Corner Side Yard</u>
Current Zoning:	<u>R-5 Single Family Residential District</u>
Current Use:	<u>Single Family Home</u>
Property Location:	<u>511 North Country Ridge Court</u>
Applicant and Owner:	<u>Dr. Konrad and Ms. Urszula Kaczmarski</u>
Staff Coordinator:	<u>Colleen McCauley, Village Planner</u>

Staff Report
APPLICATION PZC 2025-17

Community Development Department
PZC Hearing Date: September 17, 2025

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

Dr. Konrad and Ms. Urszula Kaczmarek (the “Applicants” and “Owners”), are the owners of the property located at 511 North Country Ridge Court, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on August 14, 2025 (the “Application”) seeking:

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

The Subject Property is located within the Village’s R-5 Residential District that provides for single-family homes. The R-5 zoning district permits three-foot (3’) high fences in the front and corner side yards. A fence higher than 3 feet, and up to 6 feet in height, is required to be located behind the setback line of the corner side lot line. In the case of the Subject Property, a five-foot (5’) fence must be located 25 feet back from the corner side lot line according the bulk requirements of the code. The Applicants are proposing a five-foot (5’) high fence that will begin at the southeastern corner of the home, extend along the southern property line facing Farm Bridge Road, continue along the western lot line, and then run across the northern lot line before connecting to the back corner on the north side of the home.

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

Pursuant to public notice published on August 30, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for September 17, 2025, to consider the Application. On August 26, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. **Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.

Staff Report
APPLICATION PZC 2025-17

Community Development Department
PZC Hearing Date: September 17, 2025

- B. Zoning History.** The Subject Property is located within the Red Bridge Farm Subdivision on Lot 96 and the existing home was built in 1989.
- C. Surrounding Land Use and Zoning.** The Subject Property is zoned within the R-5 Single Family Residential District. The properties immediately adjacent to the Subject Property are similarly zoned within the R-5 Single Family Residential District and are improved with residences within Red Bridge Farm Subdivision which developed in the late 1980s.
- D. Trend of Development.** The residence at 511 North Country Ridge Court was constructed in 1989 in the second stage of development of the Red Bridge Farm Subdivision. It is a two-story home and is similar to other homes in the subdivision that were constructed in the late 1980s and early 1990s.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

Taken as a whole, the residential district regulations are intended to preserve established neighborhoods and encourage new residential development, but only in a manner consistent with the overall character of the village.

GENERAL FINDINGS

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

9-17-4: STANDARDS FOR VARIATIONS.

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

Staff Response: Standard met. Applicant has shown proof that there is a practical difficulty in constructing the fence in compliance with the provisions of the current provisions of the zoning code and still be effective. The proposed fence is restricted in location due to the corner side yard dimensions and setbacks. The variation being

Staff Report
APPLICATION PZC 2025-17

Community Development Department
PZC Hearing Date: September 17, 2025

sought will provide utility to the yard and satisfy each of the standards set forth in this section.

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

Staff Response: Standard met. Lot 96 of the Red Bridge Farm Subdivision is a corner lot with frontage along Farm Bridge Road to the south and Country Ridge Court to the east. It has a relatively smaller rear yard based on its shape and configuration within the subdivision. This configuration of the setback lines greatly restricts utility of the rear yard. The Applicant is therefore requesting a variation to construct a higher fence within the corner yard setback and give the rear yard the necessary width to make it a usable space.

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

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

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

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

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

Staff Report
APPLICATION PZC 2025-17

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

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

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

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

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

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

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

Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to construct a higher fence within the corner side yard. Moreover, the property owners already have an existing three-foot (3') fence within the corner side yard. The fence is proposed to be built to modern standards of the building and zoning code, and will not impede the drainage flow on the property.

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

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

Staff Report
APPLICATION PZC 2025-17

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

Staff Response: Standard met. The proposed fence will conform to current building codes and therefore would not increase any risk of flood or fire.

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

Staff Response: Standard met. No utilities are proposed to be connected to the proposed fence. Granting of the variation would therefore not cause the property to unduly tax public utilities or facilities in the area since its function would not change.

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

Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare.

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

Staff Response: Standard partially met. The fence is only being constructed at the proposed height to address the pronounced slope of the property which makes the three-foot (3') fence less effective in providing privacy. Privacy is important to the Applicants, as Farm Bridge Road serves as the subdivisions entrance and exit point, and experiences a high volume of traffic. The five-foot (5') fence would give the rear yard the desired privacy and utility.

The Subject Property currently has a compliant three-foot (3') fence in the proposed location within the corner side yard. However, the existing fence does not address the Applicant's desire for privacy, as well as the safety for their dogs and children.

Further, the owners of the adjacent properties have not objected to the construction of the fence as proposed.

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

Staff Report
APPLICATION PZC 2025-17

Community Development Department
PZC Hearing Date: September 17, 2025

RECOMMENDATION

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

- Section 9-17-4: Standards for Variations

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

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2025-17, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by Konrad and Urszula Kaczmarski, homeowners of 511 North Country Ridge Court; dated August 14, 2025.
 - b. Cover letter addressed to Chairperson Orlando Stratman dated August 11, 2025.
 - c. Exhibit A: Legal Description of the Subject Property
 - d. Plat of Survey and Fence Proposal prepared by Konrad and Urszula Kaczmarski.
2. As mitigation for the variation, the Owner shall agree to install any future fences on the property whose maximum height is in compliance with the requirements of the codes.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Colleen McCauley, Village Planner

Staff Report
APPLICATION PZC 2025-15

Community Development Department
PZC Hearing Date: September 17, 2025

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

511 NORTH COUNTRY RIDGE COURT
SEPTEMBER 17, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-15, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated September 17, 2025 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - e. Zoning Application prepared by Konrad and Urszula KaczmarSKI, homeowners of 511 North Country Ridge Court; dated August 14, 2025.
 - f. Cover letter addressed to Chairperson Orlando Stratman dated August 11, 2025.
 - g. Exhibit A: Legal Description of the Subject Property
 - h. Plat of Survey and Fence Proposal prepared by Konrad and Urszula KaczmarSKI.
4. As mitigation for the variation, the Owner shall agree to install all future fences on the property whose maximum height is in compliance with the requirements of the codes.
2. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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


Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2025-17

Community Development Department
PZC Hearing Date: September 17, 2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

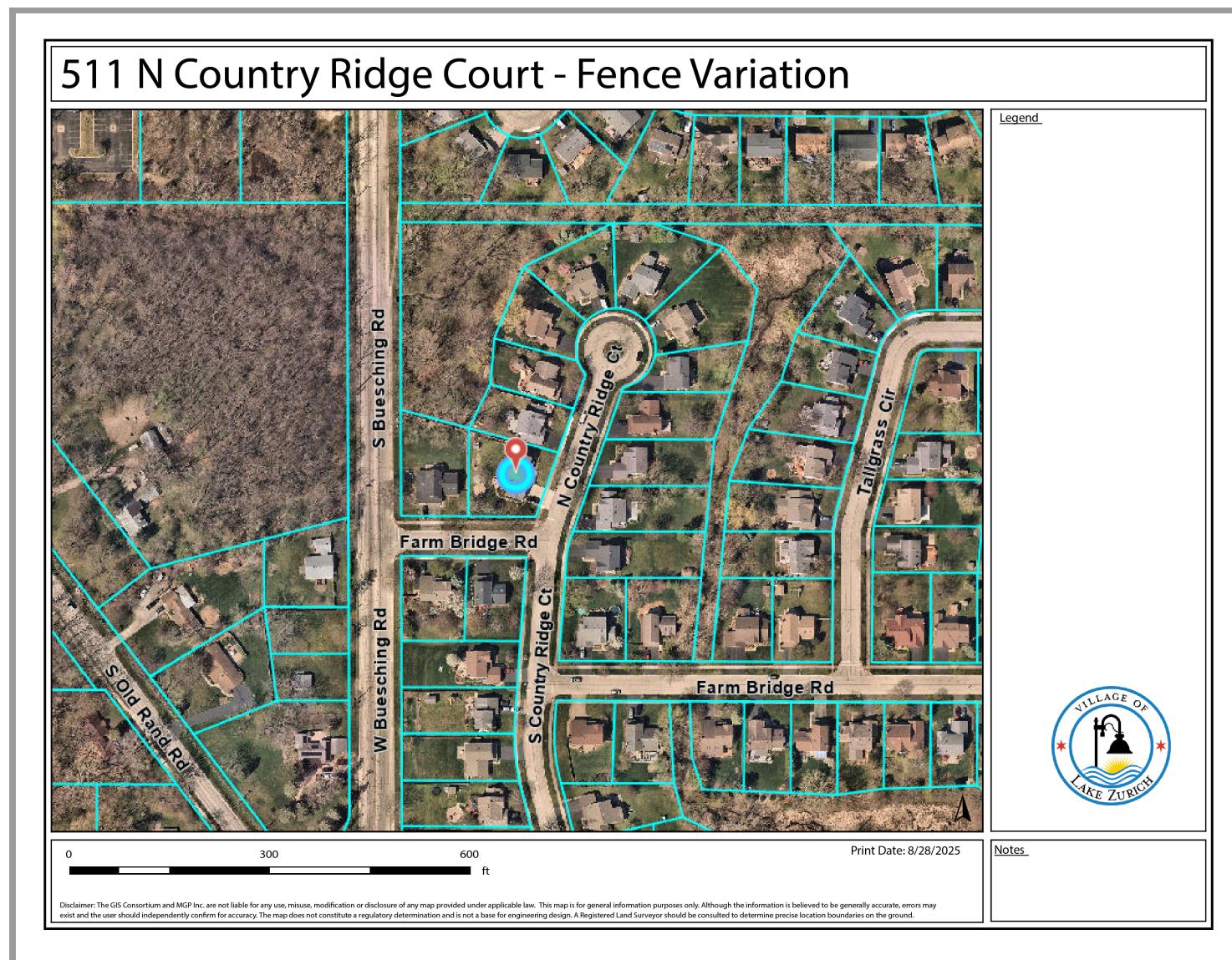
LOT 96 IN RED BRIDGE FARM, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1987 AS DOCUMENT 2605256, IN LAKE COUNTY, ILLINOIS.

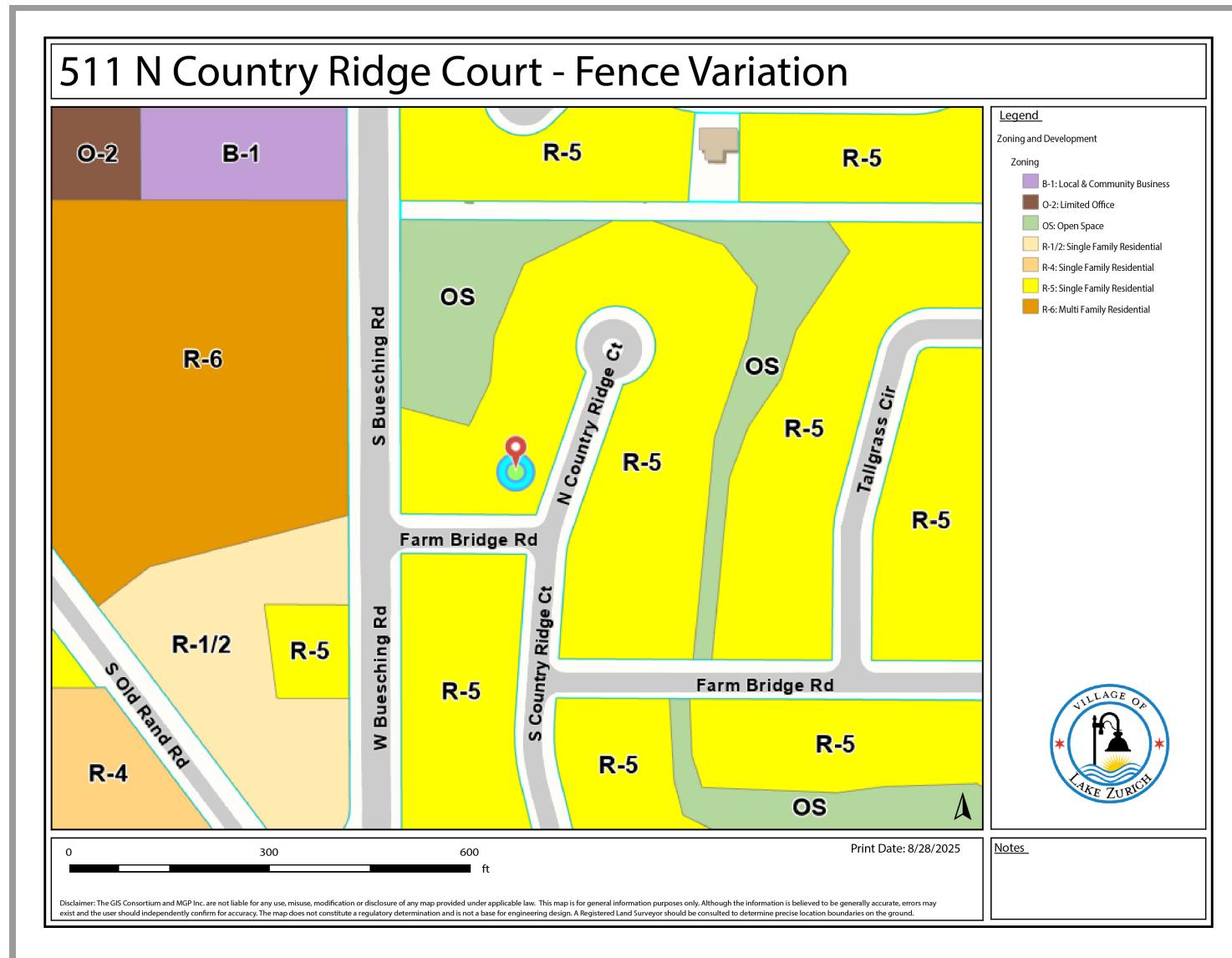
Staff Report
APPLICATION PZC 2025-17

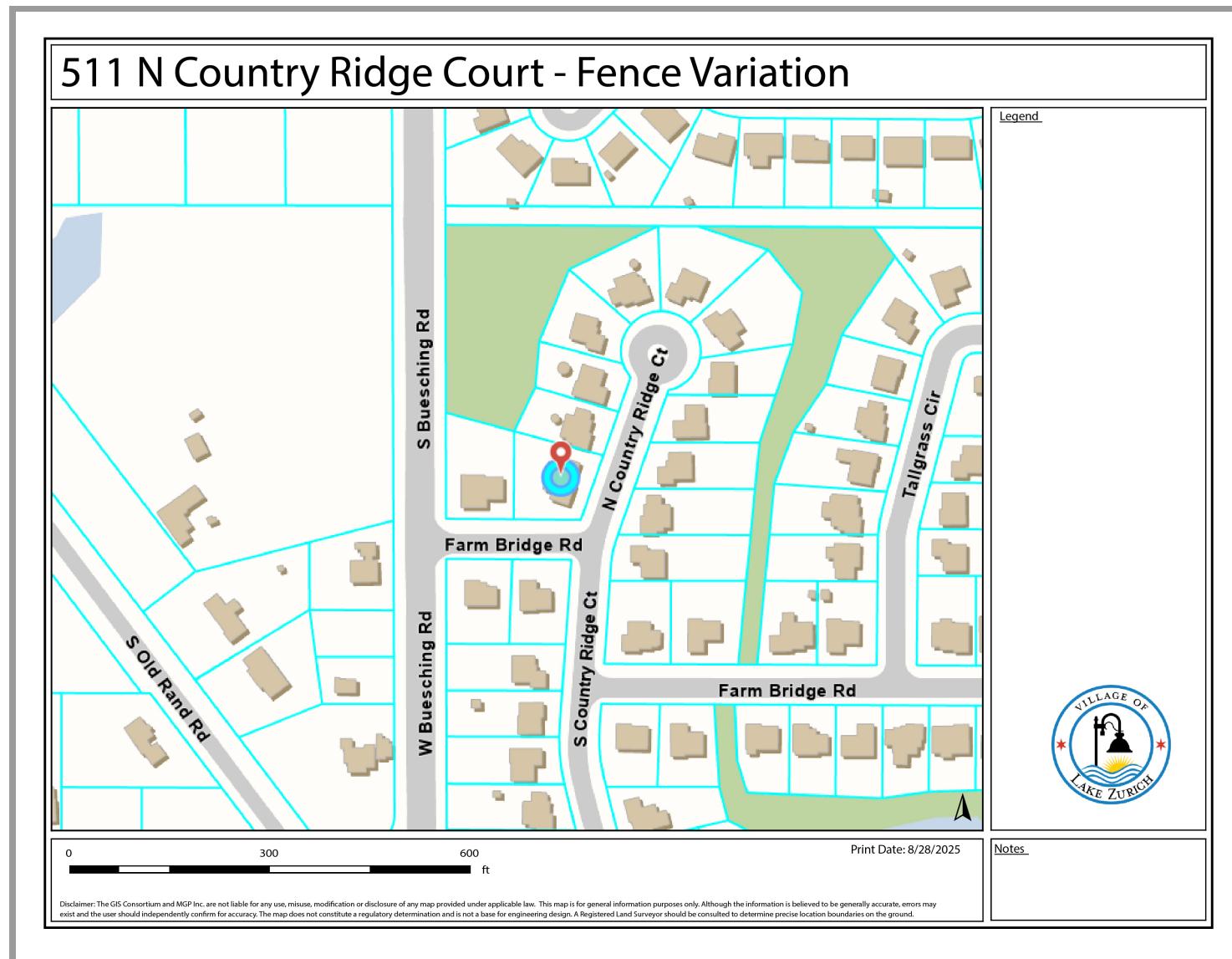
Community Development Department
PZC Hearing Date: September 17, 2025

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY











(Please Type or Print)

ZONING APPLICATION

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

1. Address of Subject Property: 511 N Country Ridge Ct
2. Please attach complete legal description
3. Property Identification number(s): 14-21-313-007-0000
4. Owner of record is: Konrad Kaczmarski Phone: 8472247144
E-Mail konrad.kaczmarski@gmail.com Address: 511 N Country Ridge Ct
5. Applicant is (if different from owner): _____ Phone: _____
E-Mail _____ Address: _____
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: Residential
8. The proposed uses on the property are: Extension of 3ft fence to 5ft fence for safety of family from wildlife and privacy.
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:
Corner lot maximum fence height limitation to 3 feet
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
None
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

KONRAD KACZMARSKI

(Name of applicant)

R. K.

(Signature of applicant)

Subscribed and sworn to before me this 14 day of August, 2025.

Nadine J. Gerling
(Notary Public)

My Commission Expires _____



(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2025.

(Notary Public)

My Commission Expires _____

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

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

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

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

Special Use Permit/Amendment for _____

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

Planned Unit Development/Major Adjustment/Amendment

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

Variation for _____ 5 foot cedar fence for privacy and safety of our family.

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

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

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

Preliminary Plat of Subdivision

Final Plat of Subdivision or Amendment to Plat of Subdivision

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

Site Plan Approval/Major Adjustment/Amendment

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

Exterior Appearance Approval or Amendment

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

APPLICATION TO ANNEX CERTAIN TERRITORY

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

Petition to Annex Certain Territory (Please complete attached petition)

Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

Comprehensive Plan **Map** Amendment for _____

Comprehensive Plan **Text** Amendment for _____

From: Dr. Konrad Kaczmarski
 511 N Country Ridge Ct.
 Lake Zurich, IL 60047
Konrad.Kaczmarski@gmail.com
 847-224-7144
 August 11th, 2025

To: Mr. Orlando Stratman, Chairperson
 Village of Lake Zurich
 Planning & Zoning Commission
 70 East Main Street
 Lake Zurich, Illinois 60047

Subject: Request for Fence Height Variance Due to Unique Physical Conditions

Dear Planning & Zoning Commission,

I am writing to formally request your approval for a variance to allow us to build a higher fence on our property at 511 N Country Ridge Court, Lake Zurich. This request is based on exceptional physical conditions inherent to our property that create significant, disproportionate challenges compared to other properties in our subdivision, and not merely on personal preference.

Our lot is subject to highly unusual topography, with a pronounced slope that creates inconsistent fence coverage and severely limits privacy. Pedestrians walking on sidewalk are at higher ground and can see directly into our backyard yard, leaving us fully exposed despite the presence of a current 3-foot fence. Additionally, our property is situated at the entrance to the subdivision, abutting a major roadway and experiencing unusually high vehicle and foot traffic from multiple directions. These circumstances increase not only our loss of privacy but also safety concerns for our family.

The current city setback requirements for 5-foot fence would also impose a substantial hardship on us if enforced without flexibility. Moving our fence back to comply with the setback line would eliminate approximately 33% of our usable backyard space (reduction from ~7240 sq ft to 5400 sq ft). It would push our children's play equipment outside the fenced area, which is the only shaded location in our yard where they can safely play. Moreover, maintaining and watering existing vegetation would become significantly more difficult if the fence were forced further back, undermining both the utility and appearance of our property.

Alternative privacy solutions such as planting shrubs or hedges are not feasible due to the presence of mature trees that cast dense shade over much of our yard. These trees prevent new plantings from taking root and thriving, leaving fencing as our only realistic option for achieving necessary screening and security. We have already invested over \$1500 in shrubs that simply do not grow.

Safety is a paramount concern in this request. We own two dogs that at times get aggravated by other dogs walking along our 3-foot fence. They have already been attacked by other dogs while on our property, and we are gravely concerned about their safety as well as the safety of pedestrians who walk along our fence line. A higher fence is the only reliable way to keep our dogs contained, protect pedestrians, and ensure our children can play securely in the yard without fear of animals entering or leaving the property. Our back yard is frequently visited by dangerous wildlife, such as large Coyotes. I am attaching recent pictures (Figure 1) of these wild animals easily jumping our 3-feet fence.

Further complicating matters, our lot directly borders a busy main road, and there is new development planned across the street that will significantly increase foot and car traffic in the coming years. This anticipated growth will only heighten our existing challenges, making the need for an effective barrier even more urgent. The current fence has proven inadequate in providing the necessary security, privacy, and containment we need to reasonably and safely use our



Figure 1 – One of two Coyotes jumping over the fence into our property

property.

It is important to highlight that there is already a significant precedence for 3-foot fence variation in our immediate neighborhood (see Figure 2) with highlighted properties with the same property features and existing 5-foot fencing. One of the properties was recently approved for this variation by the Village Board for the same reasons we are now citing: high visibility, safety and security needs, and limitations imposed by topography and lot configuration. Granting our request would ensure equitable treatment of similarly situated properties and uphold the principle of consistent, fair zoning decisions.

We want to emphasize our commitment to maintaining neighborhood aesthetics and complying with local standards. We will use the same material and design as our existing fence to ensure visual consistency, and we will fully comply with all other village requirements for fencing. The sole aspect for which we seek relief is the height of the fence, in order to address the extraordinary, land-based hardships described here.

We respectfully request that you approve our variance application so that we may construct a higher fence that will allow us to secure our yard, protect our family and pets, maintain our landscaping, and enjoy our property in a safe, reasonable, and private manner consistent with other corner lots in our subdivision. Thank you for your thoughtful consideration of our request.

Sincerely,

Dr. Konrad Kaczmarski
Konrad.Kaczmarski@gmail.com
 847-224-7144



Figure 2 – Corner Properties with 5-ft fences in the same sub-division

CT 108219507203228

WARRANTY DEED
Statutory (Illinois)

Mail to:

Konrad Kaczmarski
511 Country Ridge Ct
Lake Zurich, IL 60047

Image# 053585360002 Type: DW
Recorded: 01/14/2015 at 01:03:25 PM
Receipt#; 2015-00002228
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7162725

THE GRANTORS, **Karen M Wernette** divorced and not since remarried, of the Village of Lake Zurich, County of Lake and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to **Konrad Kaczmarski**, a married man, the following described Real Estate, situated in the County of Lake State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Regarding the Property located at: 511 Country Ridge Ct Lake Zurich, IL 60047 PIN 14-21-313-007

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois.

DATED January 9, 2015

X Karen M Wernette
Karen M Wernette

STATE OF ILLINOIS, COUNTY OF LAKE SS
The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Karen M Wernette** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this January 9, 2015
Notary Public

My Commission Expires
JANUARY 20, 2016

Mail tax bills to: **Konrad Kaczmarski, 511 Country Ridge Ct Lake Zurich, IL 60047**
THIS INSTRUMENT PREPARED BY: Elliott Hartstein 908 Providence Lane, Buffalo Grove, IL 60089

(2)
mwy

CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 PST077032 VNC
STREET ADDRESS: 511 N COUNTRY RIDGE DT
CITY: LAKE ZURICH COUNTY: LAKE
TAX NUMBER: 14-21-313-007-0000

LEGAL DESCRIPTION:

LOT 96 IN RED BRIDGE FARM, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1987 AS
DOCUMENT 2605256, IN LAKE COUNTY, ILLINOIS.

390,000.00	
STATE & COUNTY TAX	STATE OF ILLINOIS
	
JAN. 13.15	
LAKE COUNTY	
REAL ESTATE TRANSFER TAX	
00000012128	00585.00
#	FP326708

LEGALD

JS6

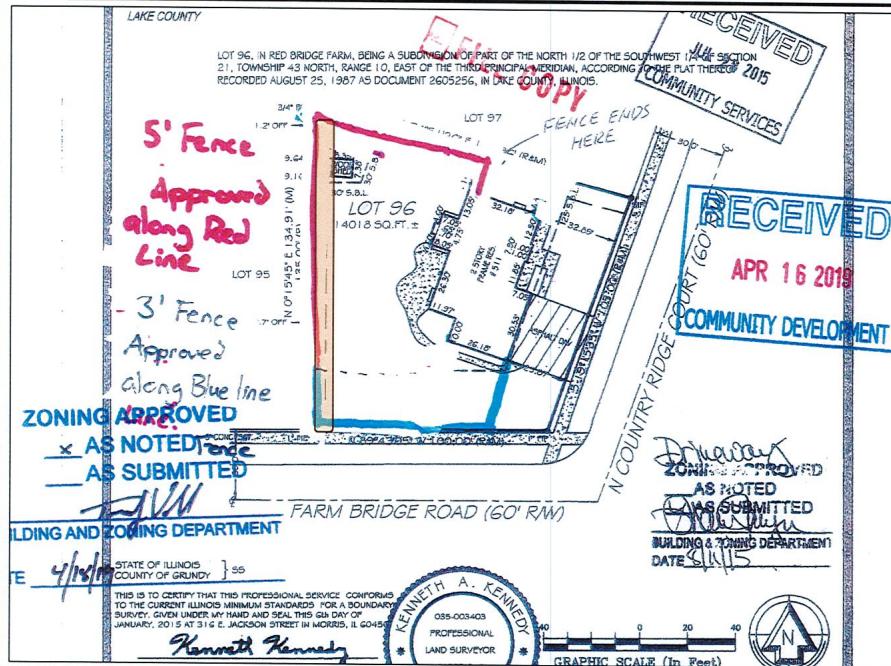
01/09/15

FENCE HEIGHT VARIATION REQUEST



511 N Country Ridge Ct

CURRENTLY APPROVED PLAN, BUILT AND COMPLETED 2019



Significant cost impact to of move vs. change boards

25% usable backyard reduction for RED perimeter
~7200 sqft vs. 5400 sqft

ComEd and AT&T Utility easement forces slope on the indicated property line further reducing available backyard area.

LACK OF PRIVACY INTO OUR BACKYARD

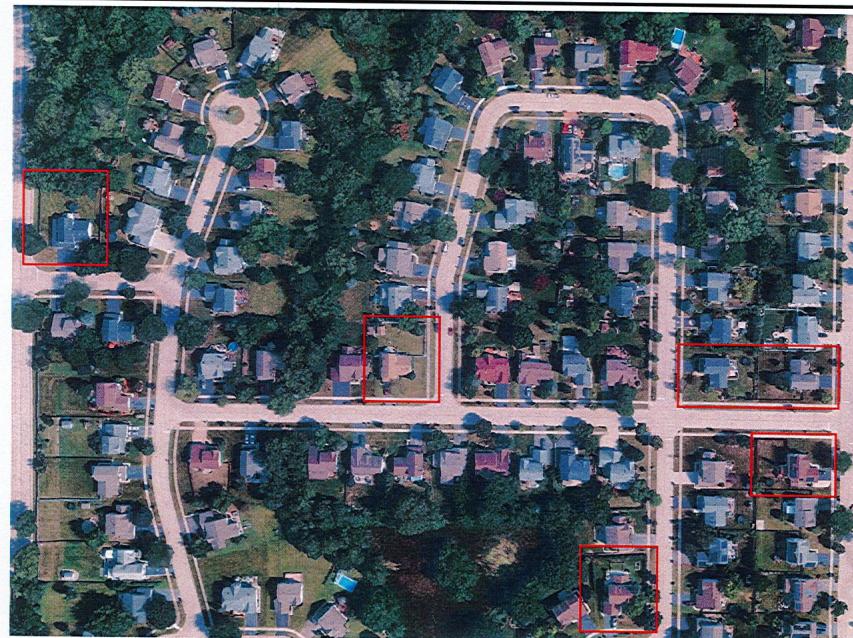


Lack of privacy from all sides of the property.
New subdivision will add more car and foot traffic.
Farm bridge is a main street: gateway to our subdivision
Trees on property and village apron prevent shrub and evergreen growth

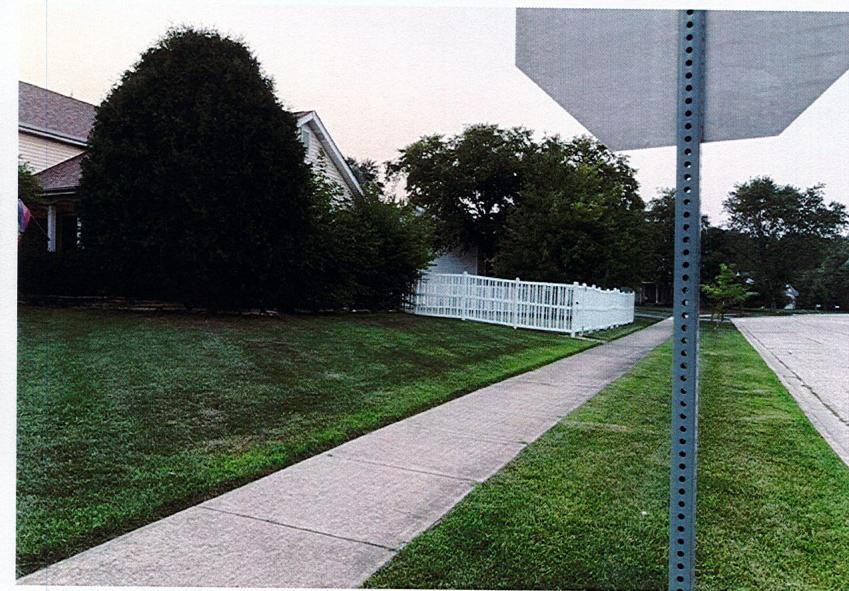
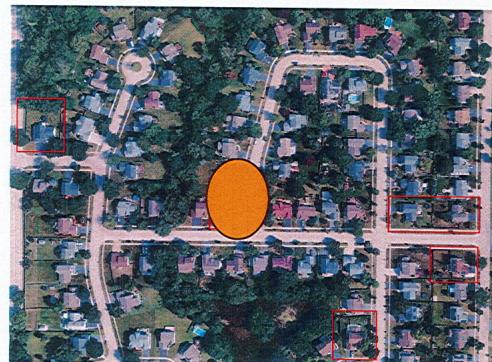


Highly unusual topography:
- Below street level on Farm Bridge
- Neighbor to West property significantly elevated
- Neighbor to the North significantly below

PRECEDENCE IN THE NEIGHBORHOOD

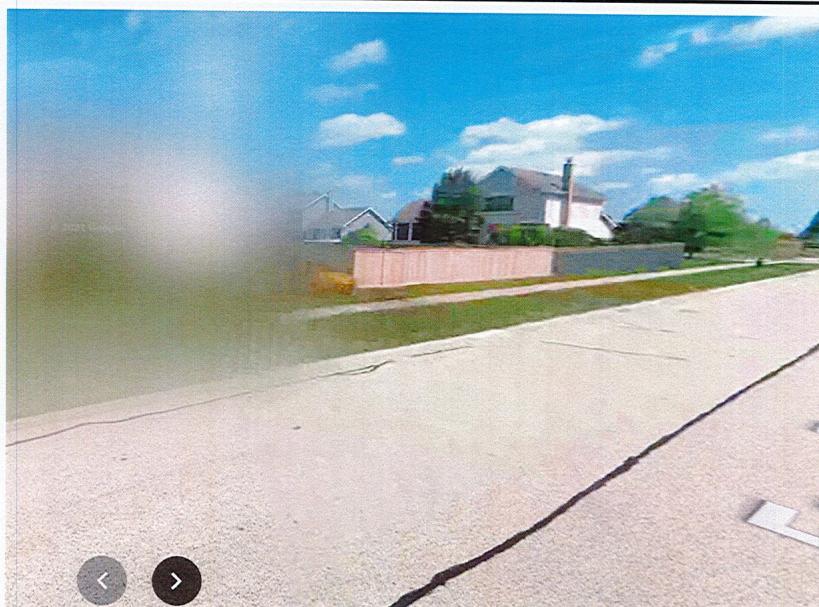


PRECEDENCE IN THE NEIGHBORHOOD



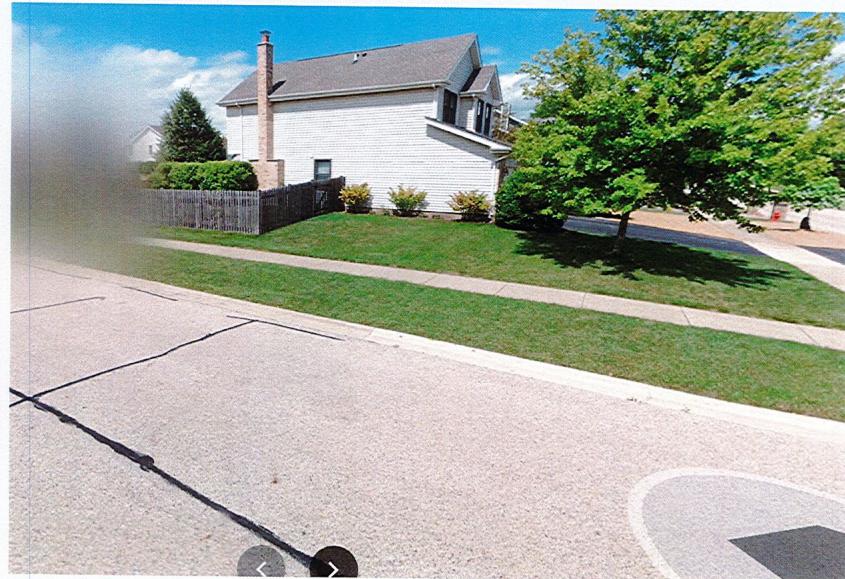
Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD



Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD



Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD



Neighbor property 5ft fence all the way to the sidewalk

PRECEDENCE IN THE NEIGHBORHOOD



Neighbor property recently installed 6ft fence by main road and 5ft towards the house

SAFETY: WILDLIFE – GERMAN SHEPPARD SIZE COYOTES



OUR DOG WERE ATTACKED BY OTHER DOGS JUMPING INTO OUR PROPERTY OVER THE FENCE LINE
INVISBLE FENCE INSTALLED TO KEEP OUR ANIMALS AWAY FROM FENCE LINE

Dear Neighbor,

I hope this note finds you well. I'm reaching out to let you know that we're planning to install a higher fence along our property. We would like to make it 5 feet tall, which is 2 feet taller than the standard height in our area's corner lot and requires neighbors and village approval.

Our goal is to create a safe and private space for our family while maintaining a friendly and open feel in the neighborhood. The design we've chosen will match the current design and will be well-kept.

If you are comfortable with our plan, please let us know by signing the attached approval form. We truly appreciate your support and want to make sure everyone is on the same page before moving forward with variation application and public hearing.

Thank you for your time and consideration, and please feel free to reach out if you have any questions or would like to see the design details.

Warm regards,
Urszula and Konrad Kaczmarski

847-977-2982

511 N Country Ridge Ct.
Lake Zurich, IL 60047

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 452 N. Country Ridge Ct. Lake Zurich, IL
60047
I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Kyle Hickey

Neighbor's Signature: Kyle Hickey

Date: 8/12/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 449 FARM BRIDGE Rd

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): BILL HARTIG

Neighbor's Signature: Bill Hartig

Date: 8/12/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 457 S. Country Ridge Ct

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): REGGIE CARTER

Neighbor's Signature: Reggie Carter

Date: 8/12/2025

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 503 N. Country Ridge Ct.

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Christina Gidley

Neighbor's Signature: Christina Gidley

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 474 N. Country Ridge Ct.

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): SANDRA BRAVATA

Neighbor's Signature: Sandra Bravata

Date: 8/10/2025

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 497 N. Country Ridge ct. LZ IL 60047

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Ghoom H. Cyapla

Neighbor's Signature: Ghoom H. Cyapla

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 488 N. Country Ridge Ct. LZ, IL 60047

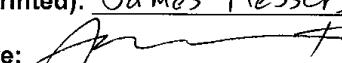
I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): James Messerschmidt

Neighbor's Signature: 

Date: 8/10/25

Notes or Comments (optional):

No problem!

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 458 Farm Bridge Rd

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Pamela Radford

Neighbor's Signature: Pamela Radford

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 512 N. Country Ridge ct.

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Scott Schur

Neighbor's Signature: Scott Schur

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 443 FARM BRIDGE

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): MARK L. O'ROURKE

Neighbor's Signature: Mark L. O'Rourke

Date: 8-10-2025

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 440 Farm Bridge Rd, Lake Zurich IL

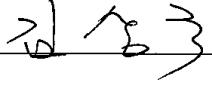
I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Seulgi Lim / Sunguk Kim

Neighbor's Signature:  

Date: 8/10/25

Notes or Comments (optional):

Fence Height Approval Agreement

I, the undersigned, am the owner of the property located at:

Address: 4910 N Country Ridge Ct

I understand that my neighbors at:

Address: 511 N. Country Ridge Ct., Lake Zurich IL 60047

is requesting approval to install a fence with a height of **5 feet** which exceeds the standard allowable height in our area for the corner lot.

By signing below, I confirm that I have no objection to the installation of the fence as described and grant my approval for the project to proceed.

Neighbor's Name (Printed): Tiffany Morrison

Neighbor's Signature: T. Morrison

Date: 8/12/25

Notes or Comments (optional):