



**AGENDA PACKET**  
**VILLAGE OF LAKE ZURICH**  
**Village Board of Trustees Meeting**

**October 20, 2025**  
**07:00 pm**

# **VILLAGE OF LAKE ZURICH**

## **VILLAGE BOARD OF TRUSTEES MEETING**

**OCTOBER 20, 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 Recognizing Diwali, The Festival of Lights

Attachment: [Proclamation - Diwali.pdf](#)

### **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 October 6, 2025**

Attachment: [6a.pdf](#)

#### **B. Approval of Semi-Monthly Warrant Register Dated October 6, 2025 Totaling \$1,677,351.78**

Attachment: [6b.pdf](#)

#### **C. Agreement with Bradford Kildeer LLC for Second Amendment to Utilities Services Easement and Development**

**Summary:** In November 2023, the Village entered into an agreement to provide potable water and sanitary sewer services to Kildeer Ventures LLC for the development of a quick service restaurant within Kildeer Crossings Lot 1.

Bradford Kildeer LLC requests to enter into an agreement with the Village to provide similar potable water and sanitary sewer services for the development of Lot 2 of the 4-lot commercial subdivision in Kildeer Crossings.

As part of the agreement, Bradford would agree to the land use restrictions established by the Village of Lake Zurich, the 2015 intergovernmental agreement with the Village of Kildeer for a 50%50% sharing of sales and municipal property taxes, and the granted easement over Lake Zurich's utilities that extend along the periphery of their lot.

Staff recommends approval of the Second Amendment to the Utilities Services Easement & Development Agreement with Bradford Kildeer LLC.

Attachment: [6c.pdf](#)

### **7. NEW BUSINESS**

#### **A. Courtesy Review for Proposed Drive-Through Coffee Shop at 520 W Route 22 (Trustee Marx)**

**Summary:** Ziggi's Coffee requests a Courtesy Review with the Village Board to consider a drive-through coffee shop restaurant at 520

W Route 22. The proposed 2,400 square foot restaurant is designed to operate both as a walk-up and a drive-through concept. The franchise-based restaurant has established over 100 locations across the nation.

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

Attachment: [7a.pdf](#)

**B. Ordinance Authorizing the Issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026 (Assign Ord. #2025-10-627) (Trustee Riley)**

**Summary:** This agenda item authorizes the issuance of \$1,385,500 Taxable General Obligation Refunding Bonds (Limited Tax), Series 2026. These one-year bonds are part of the Village's overall debt limit and fall within the Village's tax cap limit. This is the fifteenth year for this procedure, which is a component of the Village's repayment of the restructured General Obligation TIF Bonds that were issued between 2009 and 2016.

**Recommended Action:** A motion to approve Ordinance #2025-10-627 authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation refunding bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

Attachment: [7b.pdf](#)

**C. Police Pension Municipal Compliance Report and Tax Levy Request (Trustee Sugrue)**

**Summary:** The Village of Lake Zurich takes seriously its commitment to properly fund public safety pensions as a way to attract and retain talent and to show our commitment to public safety personnel. A well-funded pension system like the one in Lake Zurich provides for the fair treatment of police officers and their retirement benefits.

The Illinois Pension Code requires the Village to levy a tax each year to meet the actuarial requirements of the Police Pension Fund. The Lake Zurich Police Pension Board requests a tax levy in the amount of \$2,767,200 for the Village Board to consider. Last year, the Police Pension Board requested a levy of \$2,509,796 and the actual levy was the same amount. The Police Pension Fund is now 57.2% funded, a decrease of 0.9% on an actuarial value from last year's status of 58.1% funded.

**Recommended Action:** No Village Board action requested at this point. This tax levy request is for discussion purposes only.

Attachment: [7c.pdf](#)

**D. Fire Pension Municipal Compliance Report and Tax Levy Request (Trustee Bharadwaj)**

**Summary:** The Village of Lake Zurich has a well-funded Fire Pension Fund that offers financial security to public safety personnel during retirement. Offering a solid pension plan is crucial for retaining skilled firefighter-paramedics and encourages a long-term commitment to the profession.

The Illinois Pension Code requires the Village levy a tax each year to meet the actuarial requirements of the Fire Pension Fund. The Lake Zurich Fire Pension Board is requesting a tax levy in the amount of \$3,338,600 for the Village Board to consider. Last year, the Fire Pension Board requested a levy of \$3,013,176 and the actual levy was \$3,008,404. The Fire Pension Fund is now 69.3% funded, an increase of 0.8% on an actuarial value from last year's status of 68.5% funded.

**Recommended Action:** No Village Board action request at this point. This tax levy request is for discussion purposes only.

Attachment: [7d.pdf](#)

**8. TRUSTEE REPORTS**

**9. VILLAGE STAFF REPORTS**

**A. Monthly Data Metrics**

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

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

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

Attachment: [Park\\_Rec Monthly Report.pdf](#)

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

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

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

## **10. ADJOURNMENT**

The next regularly scheduled Village Board meeting is on Monday, November 3, 2025.



## OFFICE OF THE MAYOR

Thomas M. Poynton

**PROCLAMATION RECOGNIZING DIWALI, THE FESTIVAL OF LIGHTS**

**WHEREAS**, the Village of Lake Zurich recognizes the cultural significance of Diwali, a five-day festival of lights beginning on October 20, 2025, symbolizing new beginnings and the triumph of good over evil and light over darkness; and

**WHEREAS**, the word Diwali comes from the Sanskrit word Deepavali, meaning "rows of lighted lamps," and it is celebrated by millions of Hindus, Jains, Buddhists, and Sikhs around the world, each marking different events and stories through this festival; and

**WHEREAS**, during Diwali, celebrants light oil lamps and place them around their homes to represent the inner light that protects from spiritual darkness, craft colorful decorations, exchange sweets, share meals, and honor the spirit of togetherness and renewal; and

**WHEREAS**, Diwali is celebrated by millions of Indian Americans and countless others across the United States, contributing to the nation's rich cultural and religious diversity; and

**WHEREAS**, Hinduism, one of the world's oldest living religions, has over a billion followers worldwide and advocates values such as Ahimsa (non-violence), Satya (truth), tolerance, mutual respect, and pluralism, consistent with the principles of justice and equality while strengthening the moral and cultural fabric of our communities; and

**WHEREAS**, October is a significant month in the Hindu calendar, marked by celebrations such as Navaratri, Durga Puja, and Diwali, reflecting the community's spiritual and cultural traditions.

**NOW, THEREFORE, BE IT PROCLAIMED** that I, Mayor Tom Poynton, on behalf of the Board of Trustees and the residents of Lake Zurich, proclaim October 20, 2025 as the beginning of Diwali, and encourage all residents to join in honoring the contributions of Hindu Americans.

Dated this 20<sup>th</sup> day of October, 2025.

In witness whereof, I have hereunto set my hand and caused the official Seal of this Village to be affixed.

\_\_\_\_\_  
Tom Poynton, Mayor

UNAPPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, October 7, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Tom Poynton at 7:02 pm
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider.

Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Community Development Dir. Sarosh Saher, Police Chief Steve Husak, Fire Chief David Pilgard, Public Works Dir. Mike Brown, Deputy Village Clerk Erin Rauscher

3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
No public comments.

5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Mayor Poynton provided status updates to the Main Street Beautification project construction. A video was displayed for the landmark logo vendor.

Public Works Dir. Mike Brown gave a status update on the project construction milestones and expected completion date.

- Mayor Poynton expressed positive comments/expressed concerns from residents. Addressed the project is a large infrastructure overhaul to maintain long-term infrastructure improvements.
- Proclamation on Red Ribbon Week
- Recognition of bicycle safety award winner, presented by LZPD.

6. **CONSENT AGENDA**

- A. Approval of Minutes from the Village Board Meeting of September 15, 2025.
- 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
- 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. Urzsula Kaczmarski have requested approval of a fence height variation for their property at 511 North Country Ridge Court.

Village of Lake Zurich Board of Trustees Regular Meeting. Monday, October 6, 2025. 2

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.

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

AYES: 6

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**7. NEW BUSINESS**

No new business.

**8. TRUSTEE REPORTS**

No trustee reports.

**9. VILLAGE STAFF REPORTS**

No 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

Motion was made by Mayor Poynton, seconded by Trustee Marx, to adjourn the Open Meeting and move to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) review of executive session minutes and 5 ILCS 120 / 2 (c) 1, 5ILCS 120/2 (c) 5 purchase or lease of Real Estate, (c) 6 setting of a price for sale of property owned by the public body, 5 ILCS 120/2 (c) 11 pending or imminent litigation.

AYES: 6

NAYS: 0

ABSENT: 0

MOTION CARRIED.

There was no further business conducted in Open Meeting.

The Open Meeting moved to Executive Session at 7:28 p.m.

**11. WORKSESSION – Tour of Fire Department Station #1**

The Open Meeting and Executive Session adjourned at 7:35 p.m.

Village of Lake Zurich Board of Trustees Regular Meeting. Monday, October 6, 2025. 3

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.

Chief Pilgard led a tour of the current conditions of Fire Station 1.

**In attendance were:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider.

Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Police Chief Steve Husak, Public Works Dir. Mike Brown, Finance Director Rita Kruse, Deputy Village Clerk Erin Rauscher.

Not in attendance: Village attorney Scott Uhler, Community Development Dir. Sarosh Saher.

Respectfully submitted:

Erin Rauscher, Deputy Village Clerk.

Approved by:

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\_\_\_\_\_  
Mayor Thomas M. Poynton

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\_\_\_\_\_  
Date.



*At the Heart of Community*

FINANCE DEPARTMENT

70 East Main Street  
Lake Zurich, Illinois 60047

(847) 438-5141  
LakeZurich.org

October 17, 2025

The warrant report for the October 20, 2025 Village Board meeting totals \$1,677,351.78. Details of the report is available upon request.

Sincerely,

/s/ Rita Kruse  
Finance Director/Treasurer

*At the Heart of Community*

## OFFICE OF THE VILLAGE MANAGER

70 East Main Street  
Lake Zurich, Illinois 60047(847) 438-5141  
LakeZurich.org

## MEMORANDUM

**Date:** October 20, 2025

**To:** Mayor Tom Poynton  
Village Board of Trustees

**From:** Ray Keller, Village Manager *PK*

**CC:** Sarosh Saher, Community Development Department

**Subject:** Second Amendment to Utilities Services Easement and Development Agreement by and between Bradford Kildeer LLC and the Village of Lake Zurich

AGENDA ITEM  
6c

**Issue**

Approval of a 2<sup>nd</sup> amendment to an agreement with Bradford Kildeer LLC (“Bradford”), for the Village of Lake Zurich to provide potable water and sanitary sewer services to Lot 2 of Bradford’s 4-lot commercial subdivision within Kildeer Crossings. Lot 1 was granted utility services by Lake Zurich for the development of a quick service Buona Beef restaurant in November 2023.

**Village Strategic Plan:**

This agenda item is consistent with Village’s Strategic Goal #1 “Fiscal Sustainability,” Objective J “Identify opportunities to provide services to other agencies.”

**Background**

In November 2023, the Village entered into an agreement with Kildeer Ventures LLC d/b/a Buona Beef (“Buona”), for the development of quick service Buona Beef restaurant on Lot 1.

Bradford, the developer of the commercial piece has approached the Village with a request to enter into an agreement to provide similar potable water and sanitary sewer services to Lot 2 of Bradford’s 4-lot commercial subdivision. Bradford intends to develop the lot with a daycare facility operated by “The Gardner School” daycare.

As part of the agreement, Bradford continues to agree to the land use restrictions; the 2015 intergovernmental agreement between Lake Zurich and Kildeer that establishes a 50%/50% sharing of sales and municipal property taxes between the two villages, and the granted perpetual easement over Lake Zurich’s utilities that extend along the periphery of their lot.

Second Amendment to Utilities Services Easement and Development Agreement  
Bradford Kildeer LLC ("Bradford") and the Village of Lake Zurich

October 20, 2025

### Analysis

The Original agreement was amended in November 2023 to provide water distribution and sanitary sewer collection services for 4 commercial buildings after Bradford amended the 3-lot Commercial Subdivision to contain a total of 4 lots, each of which would be connected by a minimum of two-inch (2") water service, unless a larger size is required to adequately serve and sprinkler the buildings, and an appropriately sized sanitary sewer connection. At the same time, Buona had also requested an amendment to the Existing Agreement (1st Amendment) for the purpose of requesting the provision of water production and sanitary sewer collection services to Lot 1 only.

The current outside corporate limits connection fee schedule would be maintained for Lot 2 through December 31, 2025. The connection fees are as follows:

Size of Water Line	Total Water + Sewer Connection Fee	Water + Sewer Per Permit Payment
1.5"	\$10,625	\$10,625
Less than 4"	\$30,000	\$30,000
Less than 6"	\$57,500	\$57,500
Less than 8"	\$80,000	\$80,000
8" or greater	\$107,500	\$107,500

Lake Zurich will continue to place restrictions on certain land uses that can be established on Lot 2. These include land uses that are currently established within Lake Zurich and provide a benefit to the community:

- A. Prohibited Uses. Owner agrees that no portion of the Subject Property shall be improved or used for the following purposes or land uses without the express written consent of the Board of Trustees of the Village of Lake Zurich.
  - a. Grocery Stores
  - b. Meat and Fish Markets
  - c. Fruit and Vegetable Markets
  - d. Dairy Product Stores
  - e. Hardware Stores
  - f. Drugstores and Proprietary Stores including any one or more of the following purposes:
    - (i) the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind; (ii) the operation of a medical diagnostic lab or the provision of treatment services ( other than as part of a medical, dental, physician, surgical or chiropractic office[s], which office[s] shall not be restricted by this subclause [ii]); (iii) the sale of so-called health and beauty aids or drug sundries; (iv) the operation of a business in which alcoholic beverages shall be sold for consumption off the premises; (v) the operation of a business in which photofinishing services (including, without limitation, digital photographic processing or printing, or the sale of any other imaging

Second Amendment to Utilities Services Easement and Development Agreement  
Bradford Kildeer LLC ("Bradford") and the Village of Lake Zurich

October 20, 2025

services, processes or goods) or photographic film are offered for sale; and (vi) the operation of a business in which greeting cards or gift wrap are offered for sale.

- g. Party Stores and Party Supply Stores
- h. New and Used Motor Vehicle Dealers
- i. Auto and Home Supply Stores
- j. Gasoline Service Stations
- k. Boat Dealers
- l. Cannabis Dispensing, Infusing, Craft Growing, Cultivation, Processing, Transportation Organizations or Stores.
- m. Beverage Manufacturing establishments including but not limited to micro-breweries and micro-distilleries.

Bradford has granted Lake Zurich a perpetual easement over Lake Zurich's utilities that extend along the periphery of its property. While the easement document allows for certain structures and features within the commercial property to be constructed within the easement, the document outlines Lake Zurich's rights and extents of responsibility for restoration in the event Lake Zurich is required to conduct repairs to its utilities within the easement.

The existing 2015 intergovernmental agreement between Lake Zurich and Kildeer that establishes a 50%/50% sharing of sales and municipal property taxes between the two villages will continue to remain in place. Lake Zurich's shares of the sales and property taxes from the commercial lot will only be known upon completion of its development.

**Recommendation:** Staff recommends approval of the Second Amendment to the Utilities Services Easement & Development Agreement by and between Bradford Kildeer LLC and the Village of Lake Zurich.

DRAFT v.2 - 250916

**SECOND AMENDMENT TO UTILITIES SERVICES EASEMENT  
AND DEVELOPMENT AGREEMENT**

(Lot 2 of the Commercial Property in the Bradford Kildeer Crossings Subdivision  
Located at the Northeast Corner of Rand Road & Cuba Road, Kildeer, Illinois)

This amendment to the Utilities Services Easement and Development Agreement (hereinafter referred to as the "Second Amendment") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Village of Lake Zurich, a municipal corporation (hereinafter referred to as "Lake Zurich"); and Bradford Kildeer LLC, an Illinois limited liability company and its successors and assigns (hereinafter referred to as "Bradford" and/or "Owner"). Lake Zurich and Bradford and/or Owner are hereinafter individually referred to as "Party" and collectively as "Parties".

**RECITALS**

WHEREAS, in 2021, the VILLAGE OF LAKE ZURICH, an Illinois municipal corporation ("Lake Zurich"), PULTE HOME COMPANY, LLC, a Michigan limited liability company ("Pulte") and CHURCHILL ASSOCIATES, INC., an Illinois corporation ("Churchill") undertook a UTILITIES SERVICES EASEMENT AND DEVELOPMENT AGREEMENT ("Original Agreement") dated March 8, 2021, and recorded with the Lake County Recorder on March 17, 2021 as document No. 7763921, for the purpose of developing the approximately 45 acres of land with a residential and commercial subdivision generally referred to as Kildeer Crossings Subdivision ("Subdivision"), within the corporate limits of the Village of Kildeer, an Illinois municipal corporation ("Kildeer"), and located on the Northeast corner of Rand and Cuba Roads in Lake County, Illinois; and

WHEREAS, except as revised by this Second Amendment, the Original Agreement remains in full force and effect and sets forth the terms and conditions governing the connection of all property within the Subdivision to Lake Zurich potable water production and distribution services and sanitary sewer collection services (sanitary sewer treatment provided by Lake County through an intergovernmental agreement with Lake Zurich); and

WHEREAS, the Original Agreement requires compliance by Bradford with all regulations, restrictions, connection fees and charges or other requirements applicable to all users of such systems within the Village of Lake Zurich, as set forth in the Lake Zurich Municipal Code and supporting administrative procedures, as amended; and

WHEREAS, the Original Agreement provides for the residential and commercial development of the Subdivision, the commercial development including water production and distribution services and sanitary sewer collection services, with a specific, detailed utility plan, establishing three commercial lots for not more than 3 commercial buildings ("Original Commercial Lots"); and

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**DRAFT v.2 - 250916**

WHEREAS, the Original Agreement established procedures for the prior approval of the sewer/water services by the Village, including installation plan submittals as one of the conditions for any of the three (3) commercial buildings or lots to connect to the Lake Zurich water and sewer facilities; and

WHEREAS, without amending the Original Agreement or obtaining Lake Zurich approval, the Village of Kildeer has subsequently approved several new subdivision configurations to the Original Commercial Lots; and

WHEREAS, the Village has previously considered and approved a First amendment to the Original Agreement, which was not executed by Bradford, to authorize the provision of Lake Zurich potable water production and distribution services and sanitary sewer collection services (by and through Lake County) for the commercial development of Lot 1 of the resubdivision recorded as "Kildeer Crossing Phase 1B; and

WHEREAS, Lake Zurich is willing to consider and approve this amendment regarding other property, comprised as part of the Original Commercial Lots, due to changes to the Original Commercial Lots; and

WHEREAS, Bradford now proposes to create 2 new parcels, from 2 of the 4 lots as previously established and approved solely by the Village of Kildeer, as set forth in the draft plat of resubdivision of the Lots designated 2 and 3, said attached hereto and made a part hereof as Exhibit B ("Commercial Resubdivision");

WHEREAS, the Parties agree to amend the Original Agreement by this Second Amendment, specifically as to the parcel shown as Lot 2 of the Commercial Resubdivision ("Subject Property"), upon the terms and conditions set forth herein; and

WHEREAS, the continuing terms of the Original Agreement provide for potable water production and distribution services and sanitary sewer collection services limited to not more than 3 commercial buildings, each of which would be connected by a minimum of two-inch (2") water service, unless a larger size is required to adequately serve and sprinkler the buildings, and an appropriately sized sanitary sewer connection; and

WHEREAS, Bradford requests this Second Amendment to the Original Agreement for the purpose of requesting the provision of potable water production and distribution services and sanitary sewer collection services specifically for the Subject Property, as identified above, for a commercial building, as proposed and attached as Exhibit C.

NOW, THEREFORE, in consideration of the foregoing recitals and in consideration of the mutual covenants, agreements and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the Parties do hereby agree as follows:

## SECTION 1 INCORPORATION AND PURPOSE.

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*DRAFT v.2 - 250916*

- A. Recitals. The foregoing recitals are material to this Agreement and are incorporated herein, as if restated in their entirety in this Section 1.
- B. Applicability. The terms and provisions of this Second Amendment shall apply solely and specifically to that property configured and described as Lot 2 on Exhibit B, referred to herein as the Subject Property, attached hereto and made a part hereof.
- C. Original Agreement. The terms and provisions of the Original Agreement shall remain in full force and effect but only to the extent that those provisions of the Original Agreement are not in conflict herewith. All provisions, terms and conditions of the Original Agreement that are in conflict herewith are hereby repealed to the extent of such conflict.

## SECTION 2 EASEMENT.

- A. Grant of Utility Easement. Bradford agrees to and affirms those perpetual easements granted on that plat entitled "Bradford Kildeer Crossing", recorded as document number 7978418 on June 14, 2023, with the Lake County Recorder for the operation and provision of water and sewer utilities to serve property, including the Subject Property ("Public Utilities and Drainage Easement").
- B. Easement Rights. Bradford agrees and affirms that the Public Utilities and Drainage Easement rights hereby granted to Lake Zurich above in and to the 40-foot public utilities and drainage easement, and as subsequently amended, include water and sewer utility facilities and the right to remove, without any requirement to replace, any trees, shrubs or ground cover vegetation, sidewalks, pavement, curb and gutter that may conflict with the installation, operation or maintenance of its water or sanitary sewer facilities located in the easement. No additional structures or features including but not limited to ground mounted signs, accessory structures such as buildings, trash enclosures, and landscape features that would interfere with the access and operation of Lake Zurich's utilities shall be constructed or installed or allowed to be constructed or installed on the Subject Property by Owner, within said 40-foot easement without the prior review and approval of Lake Zurich.
- C. Obligations of Lake Zurich. Bradford agrees and affirms that the obligations of Lake Zurich in and to the Public Utilities and Drainage Easement shall be limited to the following: in the event of necessary work, repairs or maintenance to its utilities within the said Easement, Lake Zurich shall only repair/patch pavement or curb and gutter within the limits of the excavated (repair) area to a serviceable or usable condition deemed appropriate by Lake Zurich. In no event shall Lake Zurich be required to improve, repair or replace structures installed by the Owner of the Subject Property within the said Public Utilities and Drainage Easement area or areas outside of the 40-foot easement and the scope of work as authorized by the Public Utilities and Drainage Easement and described herein to the same or substantially similar condition. In the event of any conflict or inconsistency between the provisions of the 40-foot Public Utilities and Drainage Easement created and depicted on any recorded plat, the terms granting Lake Zurich the greatest right or flexibility in the exercise of its rights or authority shall control.

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*DRAFT v.2 - 250916*

- D. Right-of-Way. Any land division, subdivision or resubdivision which involves the Subject Property in the future which creates right-of-way shall grant to Lake Zurich the right to install, repair, remove, replace, inspect and maintain its infrastructure on the same terms and conditions as set forth above for the Public Utilities and Drainage Easement.
- E. Private Improvements. The owner(s) or any portion of the Subject Property shall ensure that no structure, uses or matters, shall be located upon, stored, or released within the Public Utilities and Drainage Easement. No drilling, digging, excavating or disturbance of any kind of the subsurface of the Public Utilities and Drainage Easement shall be allowed except as specifically authorized in writing by Lake Zurich.

### SECTION 3 UTILITY CAPACITY AND CONNECTION.

- A. Preliminary Plan Reviews. Lake Zurich reserves the right to review the utility plans for the Subject Property, copies of which shall be provided to Lake Zurich and prior to issuance of a site engineering and construction permit by the Village of Kildeer, which details the location, size, appurtenances and connections for the water and sanitary sewer improvements contemplated by this Amendment (the "Water and Sanitary Sewer Improvements") to be constructed by Bradford or its agents or any successor owner or assignee within or related to the Subject Property under the terms of this Agreement. Bradford shall not be required to oversize utility infrastructure, construct off-site improvements or otherwise improve Lake Zurich's utility system beyond the scope set forth in the Original Agreement, unless necessitated by Bradford's utility service and infrastructure requests herein. Lake Zurich's review and approval of the utility plans shall be based on the following service assumptions as it relates to the Subject Property:

#### **Subject Property:**

- i. Not more than 1 commercial buildings (provided building may be multi-tenant), which will be connected by a minimum of two-inch (2") water service, unless a larger size is required to adequately serve and sprinkler the buildings, and an appropriately sized sanitary sewer connection;
- ii. As a commercial building, it must be sprinklered, as may be required by the applicable building codes of the Village of Kildeer.
- iii. The Subject Property shall be developed in strict compliance with the Plat of Subdivision of Bradford Kildeer Crossing, recorded as document number 7978418 on June 14, 2023, with the Lake County Recorder, as amended by Kildeer, IL and [resubdivision  
plat for Lots 2 and 3] hereto attached as Exhibit B
- B. Water Pressure. Lake Zurich represents and warrants to Bradford that there is currently sufficient capacity in Lake Zurich's potable water system to service the Subject Property, that it shall reserve capacity for the Subject Property through December 31, 2030, and that no off-site improvements or system upgrades will be required except as specifically set forth herein. Bradford and its agents or any successor owner or assignee shall be required

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*DRAFT v.2 - 250916*

to comply with all regulations, restrictions, connection fees or other requirements of the Village of Lake Zurich.

- C. Sanitary Sewer Collection Service. Lake Zurich represents and warrants to Bradford that the sanitary sewer is of sufficient depth and capacity to service the Subject Property, that it shall reserve capacity to service the Subject Property through December 31, 2030, and that no off-site improvements or system upgrades are currently required except as specifically set forth herein.
- D. Sanitary Sewer Treatment Service. Lake County provides sanitary sewer treatment services to Lake Zurich and its sanitary sewer customers through an intergovernmental agreement. Bradford and its agents or any successor owner or assignee are required to comply with any regulations, restrictions, pretreatment, connection fees or other requirements set forth by Lake County.
- E. Village Authorization of Connections. Lake Zurich hereby authorizes the connection of the Subject Property to Lake Zurich's water and sanitary sewer utilities subject to the satisfaction of the conditions contained in Section 4 of this Amendment and represents and warrants to Bradford, their successors and assigns, that Lake Zurich shall provide such utility services to the Subject Property with its existing facilities on the same terms and conditions that Lake Zurich provides to other properties not located within Lake Zurich's municipal boundaries (i.e. payment of out of town rates).
- F. IEPA Permit Application. Lake Zurich shall cooperate with Bradford in its submittal of permit applications to the Illinois Environmental Protection Agency (the "IEPA"), as applicable, for water main and sanitary sewer extensions for the Subject Property. The Lake Zurich Public Works Director shall execute and authorize applications to the IEPA (and Lake County, if necessary) within thirty (30) days of Bradford's first submittal of final engineering plans.

#### SECTION 4 CONDITIONS TO SERVICE.

- A. Final Plan Approvals. Bradford shall not be permitted to construct any improvement or connect to Lake Zurich's water or sanitary sewer system without first obtaining approval from the Lake Zurich Public Works Director of the Water and Sanitary Sewer Improvements installed on the Subject Property by Bradford and its agents or any successor owner or assignee. Upon submittal of utility and engineering plans, the Lake Zurich Public Works Director shall, within two weeks of the submittal date or any resubmittal date, either approve such plans or issue detailed written comments explaining the basis for disapproval. The Lake Zurich Public Works Director shall approve any final engineering plans that meet the requirements prescribed by applicable provisions of Lake Zurich's Codes. Lake Zurich's Municipal Code and connection to Lake Zurich's water and sanitary sewer systems will be permitted and inspected in accordance with Village Code Section 7-5 "Water and Sewer System" and Lake Zurich's current permitting and inspection practices. The Lake Zurich Public Works Director shall not require Bradford and its agents or any successor owner or assignee, in the completion of improvements on the Subject Property,

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to oversize utility infrastructure, construct off-site improvements or otherwise improve Lake Zurich's utility system beyond the scope set forth in the Original Agreement, unless required due to Bradford's service or infrastructure requests. Bradford shall reimburse Lake Zurich for its actual costs to review the final engineering plans and inspect the construction of the potable water and sanitary sewer system improvements ("Review Fee"). Lake Zurich and Bradford understand and agree that this amendment applies only to the Subject Property and not to any remaining portions of the Original Commercial Lots.

- B. Connection Fees. In lieu of any other public improvement to Lake Zurich's potable water and/or sanitary sewer systems relative to the initial connection of improvements on the Subject Property to the Lake Zurich water and sewer systems, Bradford, its agents or any successor owner or assignee or any successor owner or assignee shall pay Lake Zurich's non-resident connection fees as specifically provided at Exhibit A, attached hereto and incorporated herein (the "Connection Fees").
- C. The Connection Fees shall be paid prior to the issuance of a building permit for the Subject Property. Bradford or any successor owner or assignee shall pay the appropriate inspection, permit or connection fee for any other connections to Lake Zurich's potable water and/or sanitary sewer systems, as set forth for "out of corporate limits" connections in the Lake Zurich Code or as required for all system connections. The fees referenced in Exhibit A and the Lake Zurich Code are exclusive of any sewer connection fees required by Lake County and payable through Lake Zurich, as set forth in the Lake County Code, Section 51.23 "Connection Fees" after such fee values are determined by Lake County.
- D. Conveyance of Improvements. The conveyance of all public water main and sanitary sewer improvements herein contemplated and approval thereof by the Lake Zurich Public Works Director as being consistent with the materials and construction practices required by Lake Zurich and the approved utility and engineering plans shall be as outlined within the Original Agreement.
- E. User Fees. Except as otherwise provided in this Agreement, Bradford, its agents or any successor owner or assignee shall be subject to and comply with requirements set forth in the Lake Zurich Village Code Section 7-5 "Water and Sewer Service." Except as otherwise provided in this Amendment, Bradford, or any successor owner or assignee shall pay the applicable "out of corporate limit" user rates and agrees to be subject to the regulations, requirements and penalties as set forth in the Lake Zurich Village Code Section 7-5 and Title 13 "Comprehensive Fee Schedule," and such applicable rules and regulations for water and/or sewer use as applies to all system users in Lake Zurich, as updated from time to time.
- F. Other Fees/Donations. Except as otherwise specifically provided in this Section, Bradford or any successor owner or assignee shall not be required to donate, pay or contribute or advance any land, money or any other thing of value to Lake Zurich related to the completion of the development of the Subject Property or be required to pay any other permit, license, annexation, impact, occupancy permit, utility, application, user, tap-on or other similar fees.

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- G. Escrow. Bradford shall establish a Ten Thousand and No/100 Dollars (\$10,000.00) escrow, which shall be replenished in the event that the balance of such escrow decreases below Five Thousand and No/100 Dollars (\$5,000.00), which shall be drawn upon by Lake Zurich for its reasonable inspection & review costs incurred pursuant to its duties and obligations relative to the development and implementation of this Second Amendment. Any balance of such funds remaining upon completion of all plan reviews and inspections performed in connection with the development of the Subject Property shall be refunded to Bradford within thirty (30) days following the completion of all plan reviews and inspection.
- H. Indemnification. Bradford or any successor owner or assignee shall be solely responsible for paying all costs related to the work to connect to the sanitary sewer and water service lines. Bradford shall indemnify and hold harmless the Village of Lake Zurich its officers, agents and employees for any repair costs, property damage, personal injury or other claims, damages or costs incurred during the installation, construction, connection or operation of the sanitary sewer and water service line connections referenced herein. Bradford shall also indemnify, protect and hold harmless the Village of Lake Zurich from any claims, actions, damages, costs or fees, including reasonable attorneys' fees in defending against such claims, actions, damages or costs, as may be brought against the Village of Lake Zurich by Bradford or others with legal interests in the Property, related to the Original Agreement, including, but not limited to its enforceability, implementation, or amendment, based on Bradford's entry into this Amendment, the implementation of this Amendment or services provided by the Village to Owner pursuant to this Amendment.

#### SECTION 5 PROJECT RESTRICTIONS.

- A. Stormwater. The development of the Subject Property shall follow all applicable Lake County stormwater management ordinances, specifically including, but not limited to, Bulletin 75.
- B. Prohibited Uses. Owner agrees that no portion of the Subject Property shall be improved or used for the following purposes or land uses without the express written consent of the Board of Trustees of the Village of Lake Zurich.
  - a. Grocery Stores
  - b. Meat and Fish Markets
  - c. Fruit and Vegetable Markets
  - d. Dairy Product Stores
  - e. Hardware Stores
  - f. Drugstores and Proprietary Stores including any one or more of the following purposes:
    - (i) the operation of a drug store or a so-called prescription pharmacy or prescription ordering, processing or delivery facility, whether or not a pharmacist is present at such facility, or for any other purpose requiring a qualified pharmacist or other person authorized by law to dispense medicinal drugs, directly or indirectly, for a fee or remuneration of any kind;
    - (ii) the operation of a medical diagnostic lab or the provision of treatment services ( other than as part of a medical, dental, physician, surgical or chiropractic office[s], which office[s] shall not be restricted by this subclause [ii]);
    - (iii)

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the sale of so-called health and beauty aids or drug sundries; (iv) the operation of a business in which alcoholic beverages shall be sold for consumption off the premises; (v) the operation of a business in which photofinishing services (including, without limitation, digital photographic processing or printing, or the sale of any other imaging services, processes or goods) or photographic film are offered for sale; and (vi) the operation of a business in which greeting cards or gift wrap are offered for sale.

- g. Party Stores and Party Supply Stores
- h. New and Used Motor Vehicle Dealers
- i. Auto and Home Supply Stores
- j. Gasoline Service Stations
- k. Boat Dealers
- l. Cannabis Dispensing, Infusing, Craft Growing, Cultivation, Processing, Transportation Organizations or Stores.
- m. Beverage Manufacturing establishments including but not limited to micro-breweries and micro-distilleries.

## SECTION 6 COMPLIANCE WITH LAWS.

- A. Compliance with Village Laws and Other Applicable Laws. Except as otherwise provided in this Agreement, herein, Bradford shall be subject to and comply with only those provisions of the Lake Zurich Code, applicable law, ordinances and regulations, that relate to the installation and provision of water and sanitary sewer services as set forth herein. All other aspects of the development of the Subject Property shall be in accordance with the Village of Kildeer Code, and such other governmental agencies as may have jurisdiction over the development of the Subject Property.
- B. Conflicts with Village Laws. Unless otherwise provided herein, if the Lake Zurich Municipal Code or other Village of Lake Zurich Resolutions, Ordinances, Rules or Regulations (cumulatively “Village Laws”) are inconsistent or conflict with any provision of this Amendment, then such provision of this Amendment shall be deemed to constitute a lawful and binding amendment to, and shall supersede the terms of such Village Laws, as they may relate to the Subject Property.
- C. Amendments to Village Laws. If prior to completion of the Subject Property development, but no later than December 31, 2025, the provisions of any Village Laws are amended or modified to (i) impose requirements upon the construction of the water and sanitary sewer facilities and services for the Subject Property that are more stringent than those existing as of the Effective Date; or (ii) increase the fees or charges payable to Lake Zurich for such services, such amendment or modification shall not be effective as applied to the Subject Property. Additionally, any amendment or modification to Lake Zurich Laws that (iii) conflicts with this Amendment; or (iv) would prohibit or materially interfere with the development of the Subject Property in accordance with this Amendment, shall not be applicable to the Subject Property prior to December 31, 2025. The Subject Property will remain subject to any increased inspection fees or costs, that are applicable to all customers outside the corporate limits of Lake Zurich.

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**SECTION 7 GENERAL PROVISIONS.**

- A. Time of Essence/Cooperation Of Parties. Time is of the essence of this Amendment and of each and every provision hereof. The parties to this Amendment shall cooperate with one another on an ongoing basis and make every reasonable effort (including, with respect to Lake Zurich, the calling of special meetings, the holding of additional public hearings and the adoption of ordinances) to further the implementation of the provisions of this Original Agreement and the intentions of such parties as reflected by the provisions of this Amendment.
- B. Effective Date. Bradford shall deliver to Lake Zurich an executed copy of this Amendment within ten (10) business days after it is approved by the Lake Zurich Board of Trustees. Lake Zurich shall execute this Amendment within ten (10) business days after being presented with this Amendment executed by Bradford, with all required exhibits attached. The effective date of this Amendment shall be the date of its execution by Lake Zurich ("Effective Date"). However, the Parties agree that if Bradford fails to deliver its executed copy of the Amendment within 30 days of the Effective Date of this Amendment, this Amendment shall be null and void and of no further force and effect.
- C. Binding Effect. This Amendment shall be recorded and will run with the land and, as such, shall be binding upon subsequent owners or parties with any interest in the Subject Property or any portion thereof including an Association of property owners.
- D. Recording. This Amendment shall be recorded with the Lake County Recorder's Office by the Village and Bradford shall be responsible for the cost of recording.
- E. Enforcement. Any party hereto shall have the right to enforce this Amendment in the Lake County Circuit Court, Illinois. Said right shall include the right to seek specific performance.
- F. Effective Date. This Amendment shall be effective upon its adoption and execution by the Village and the execution by Bradford. Bradford shall execute this Amendment and the same shall be presented to the Village of Lake Zurich as an unconditional offer by Bradford.
- G. Amendment. Any further revisions to this Amendment shall be in writing, with the mutual approval of the Parties.
- H. Intentionally omitted.
- I. Complete Agreement. This Amendment constitutes the entire understanding between the Parties listed below with respect to the subject matter contained herein, and supersedes any and all prior understandings and/or agreements between the parties, whether written, oral, or otherwise. Any and all representations, agreements, promises and/or understandings not expressly set forth herein are hereby null, void, and of no legal effect.

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- J. Legal Impact. No provision or term of this Amendment shall be deemed or interpreted to provide consent to or approval of any provisions of the Original Agreement, except as expressly provided in this Amendment. Nothing herein shall constitute zoning, building or subdivision approval of any of Bradford's actions regarding the formal division or resubdivision of any of the property affected or involved herein.
- K. Choice of Law. All questions of interpretation, construction, enforcement and all controversies with respect to the No provision or term of this Amendment shall be deemed or interpreted to provide consent to or approval of any amendment to the Original Agreement, except as expressly provided in this Amendment shall be governed by the applicable constitutional, statutory and common law of the State of Illinois.
- L. Legal Authority. Each person executing this Amendment represents that s/he has full and complete authority to enter into this Amendment in a personal capacity or the representative capacity shown.
- M. Notices. All notices or other writings which any Party is required to, or may wish to, serve upon any other Party in connection with this Amendment shall be in writing and shall be delivered personally; via overnight courier service; via certified or registered mail, return receipt requested, postage prepaid, to the following addresses; or faxed to the Parties at the following facsimile numbers:
  - (a) If to Village: Village Manager  
Village of Lake Zurich  
70 E. Main S  
Lake Zurich, IL 60047  
Attn: Ray Keller
  - With a copy to: Klein Thorpe & Jenkins  
120 S. LaSalle St., Suite 1710  
Chicago, IL 60603  
Attn: Scott Uhler
  - (b) If to Owner: Bradford Kildeer LLC  
106 Barrington Commons Court, Suite 726  
Barrington, IL 60010  
Attn: Steve Pagnotta
  - With a copy to: Schain Banks  
70 West Madison Street, Suite 5400  
Chicago, Illinois 60602  
Attn: Charles Mangum

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Or to such other address or facsimile number as any Party may from time to time designate in written notices to the other Parties. All notices shall be deemed effective as of the date of receipt in the case of personal delivery; one day if sent via overnight courier; three days after deposit in the U.S. mail in the case of notice sent by certified or registered mail; and as of the date of transmission if delivered by fax (provided the transmitting machine provides a record confirmation of the day and time of transmission).

- N. Attorney's Fees. In the event of litigation by any Party to enforce any term hereof, the losing Party or Parties shall pay the prevailing Party or Parties' attorneys' fees, costs and expenses in connection with such litigation. In addition, if any third-party files an action challenging or seeking to invalidate or enjoin this Amendment or any portion thereof, or any action taken or provided for herein, Bradford (or the Association if legally obligated, as the case may be) shall reimburse Lake Zurich for the attorney's fees, costs, and expenses incurred by Lake Zurich in connection with such litigation.
- O. Interpretation.
  - 1. Severability. If any provision of this Amendment is held invalid, such provision shall be deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.
  - 2. No Waiver. The failure of any of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.
  - 3. Captions. Throughout this Amendment, the singular shall include the plural and the masculine gender shall include the feminine and neuter, and vice versa, unless the context otherwise requires. Section numbers and caption headings are purely descriptive and shall be disregarded in construing this Amendment.
  - 4. Integration/Exhibits. This Amendment constitutes the agreement and understanding of the Parties relative to the subject matter hereof superseding all prior agreements, understandings and negotiations to the extent that there are conflicts. All exhibits to this Amendment are incorporated herein by this reference thereto.
- P. Default; Remedies; No Punitive Damages. If any Party shall fail to perform any of its obligations hereunder, and the Party affected by such default shall have given notice of such default to the defaulting Party, and such defaulting Party shall have failed to cure such default within 30 days of such default notice (which 30-day period shall be extended so long as the defaulting Party has initiated the cure of said default and is diligently proceeding to cure the same), then the Party affected by such default shall have the right (but not the obligation) to seek any and all remedies that may be available, either in law or in equity, including without limitation the filing of a suit, action, mandamus, or other proceeding, to enforce or compel performance of this Amendment. No action taken by any Party pursuant to this Amendment shall be deemed to constitute an election of remedies, and all remedies shall be cumulative and non-exclusive, and shall continue to be available to any Party, including, without limitation, the right to terminate this Amendment. Notwithstanding the foregoing, under no circumstances shall any of the Parties be liable to the other Parties for

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any consequential or punitive damages as a result of a default by any Party under this Amendment. Further, the Party affected by such default may take such action as in its reasonable discretion and judgment shall be necessary to cure such default. In such event, the defaulting Party shall pay and reimburse the Party affected by such default for all reasonable costs and expenses incurred by it in connection with action taken to cure such default.

- Q. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original.

[SIGNATURE PAGE FOLLOWS]

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DRAFT v.2 - 250916

## LAKE ZURICH:

## VILLAGE OF LAKE ZURICH

ATTEST:

By:  
Name:  
Title:

By:  
Name:  
Title:

STATE OF ILLINOIS) )  
COUNTY OF LAKE ) SS.

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid, do hereby certify that Tom Poynton, as President of the Village of Lake Zurich and Kathleen Johnson, Clerk of the Village of Lake Zurich, who are personally known to be the same person whose name is subscribed to the foregoing instrument as such President and Clerk, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes set forth therein.

## Notary Public

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**OWNER:**

BRADFORD KILDEER, LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY

By:  
Name: Steve Pagnotta  
Title: President and CEO

STATE OF ILLINOIS) ) SS.  
COUNTY OF LAKE )

I, \_\_\_\_\_, a Notary Public in and for said County in the State aforesaid, do hereby certify that \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_ of BRADFORD KILDEER, LLC, who is personally known to be to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes set forth therein.

## Notary Public

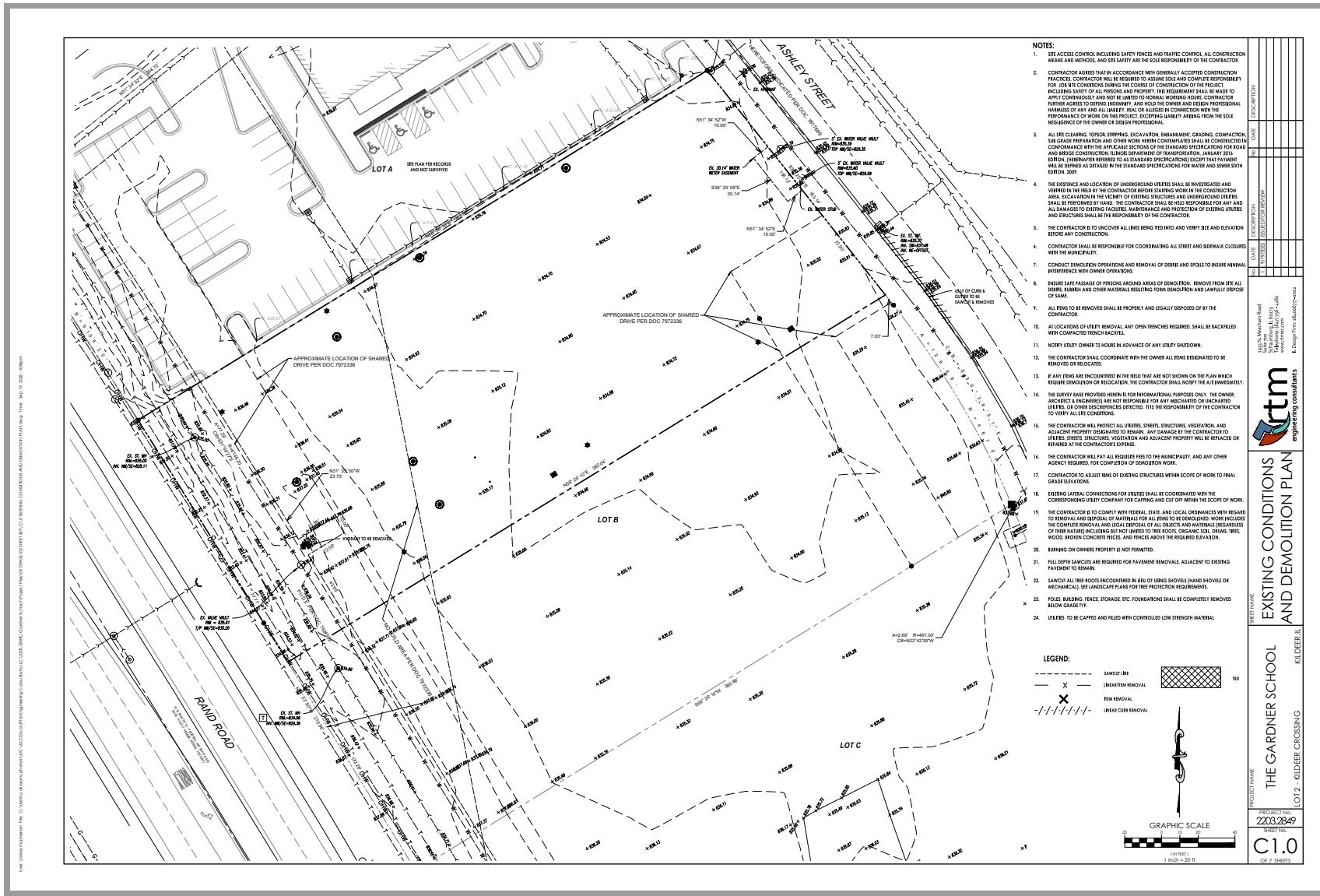
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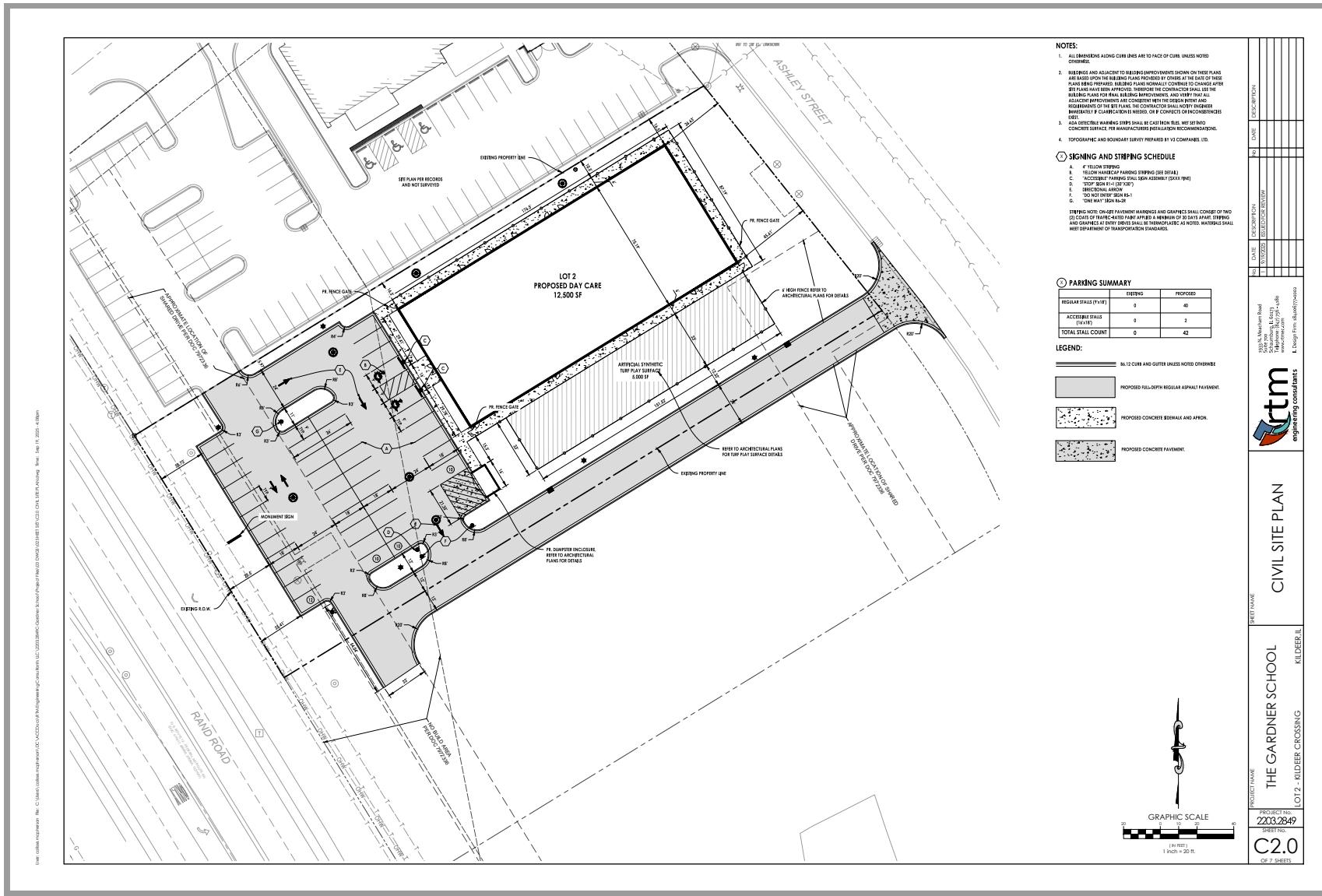
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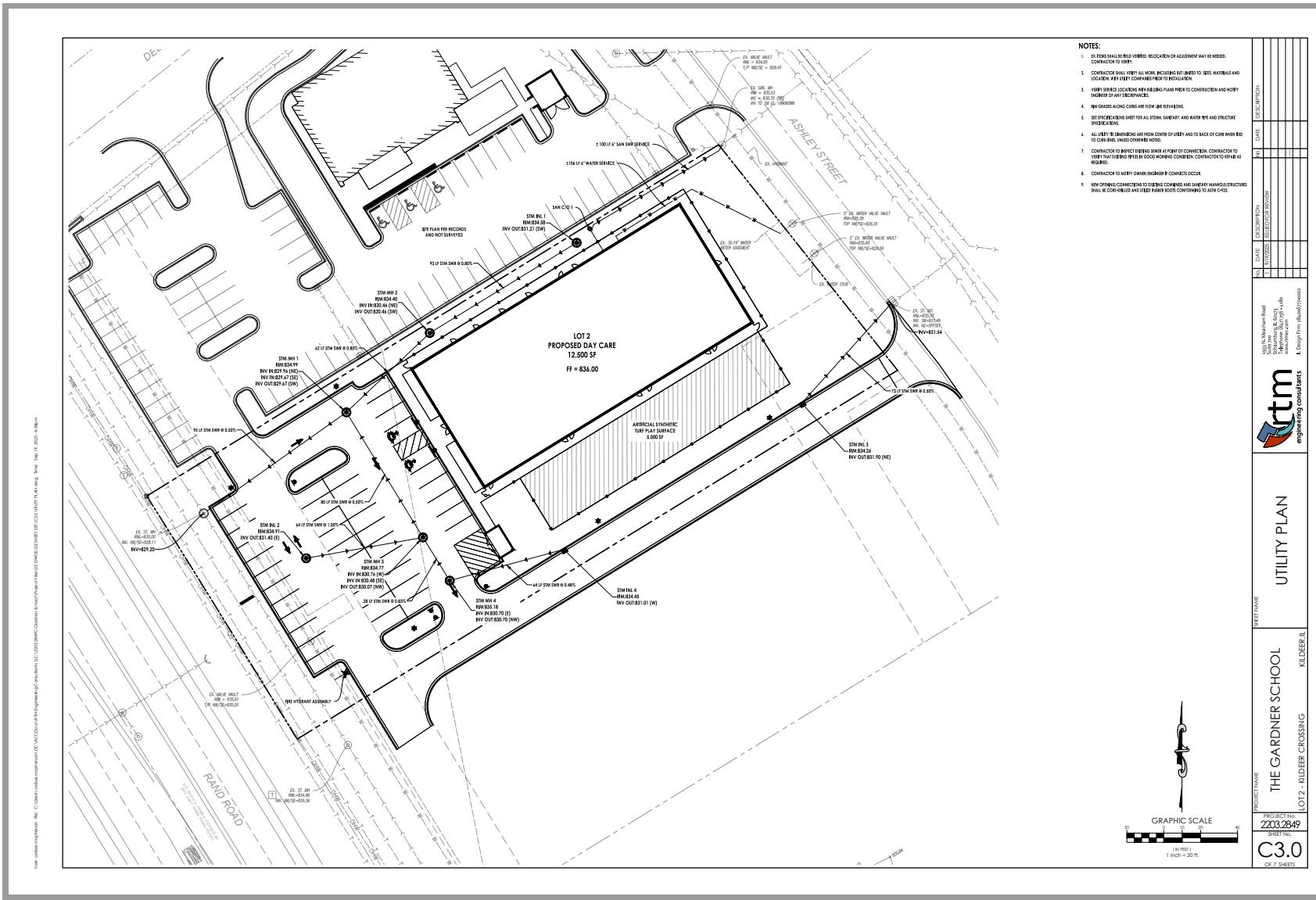
EXHIBIT LIST

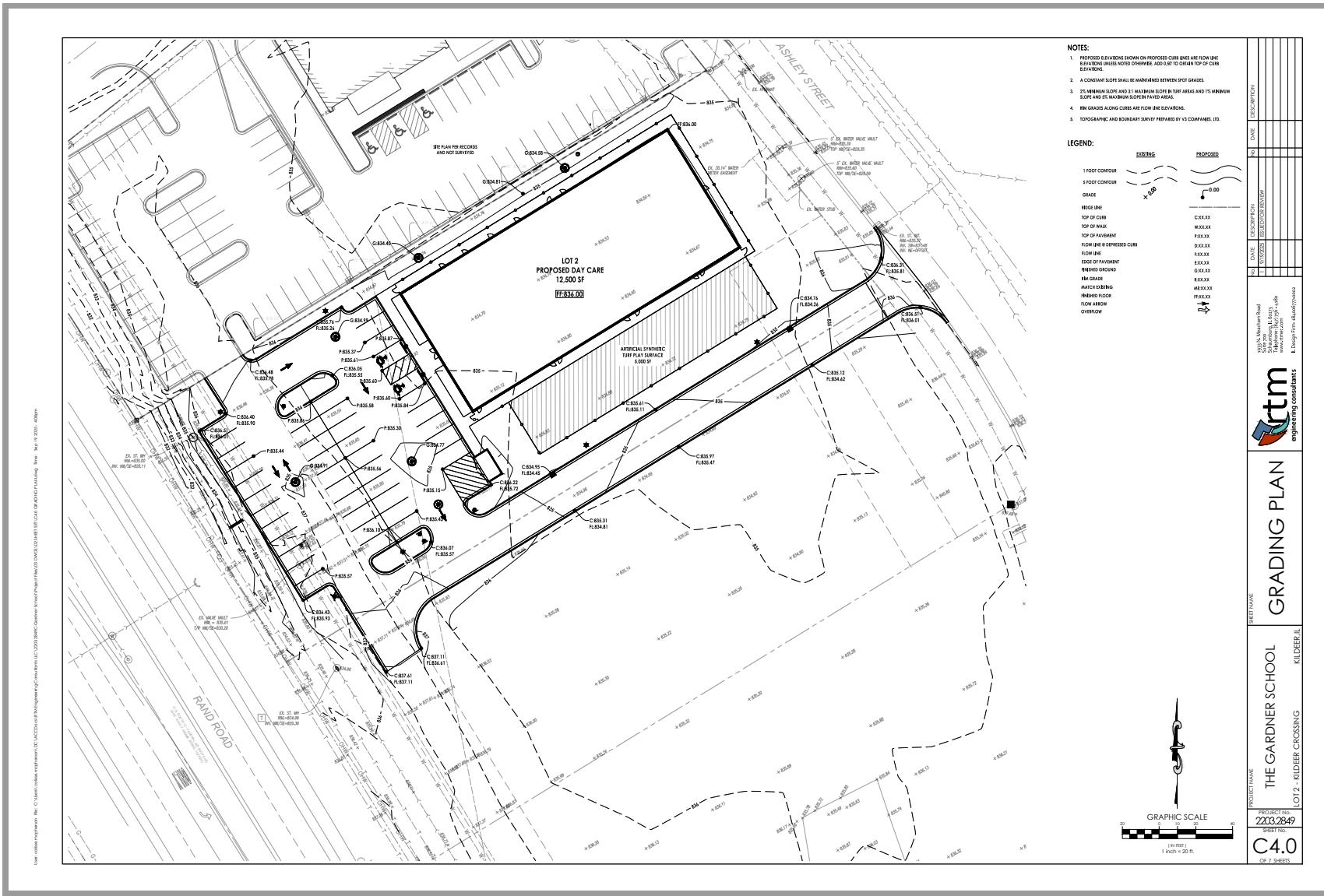
Exhibit A – Connection Fees exhibit  
Exhibit B - Commercial Resubdivision  
Exhibit C – Commercial Building on Lot 2 (Subject Property)

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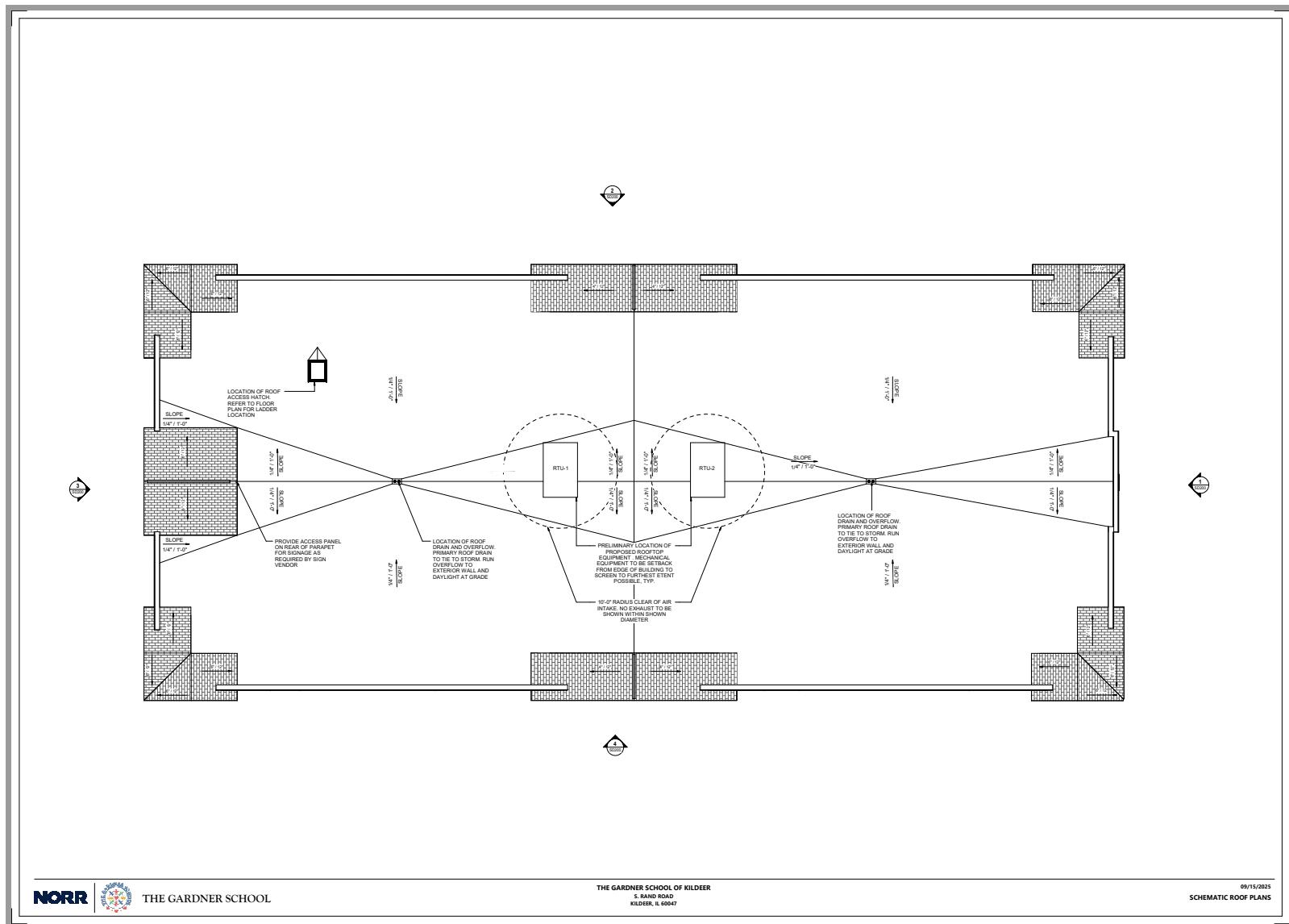
















*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

**MEMORANDUM**

Date: October 20, 2025

To: Ray Keller, Village Manager

From: Sarosh Saher, Community Development Director

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

Re: Courtesy Review – 520 W Route 22, Lake Zurich  
Ziggi's Coffee

**Issue.** Mr. Dipak Patel representing Ziggi's Coffee has requested a Courtesy Review with Village Board to develop the existing vacant property with a coffee shop with a walk-up and drive-through concept.

Ziggi's Coffee is a Colorado-based company offering a variety of beverages and food items, including:

- Gourmet specialty coffee and espresso
- Tea, energy drinks, and smoothies
- Sandwiches, breakfast burritos, cinnamon rolls, and other related items

Ziggi's Coffee currently operates over 100 locations nationwide, with more than 200 additional locations in various stages of development. The company anticipates opening approximately 50 new locations in the coming year.

**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 property is located at a busy three-way intersection of Rt 22, the termination of Ela Road and Whitney Road. Access to the property is proposed via the existing two access points on Rt 22 and the available access to the rear on Whitney Road. Due to the nature of the business, a traffic study will be needed to determine the viability of such a vehicle-centric use on a busy

Courtesy Review – Ziggi's Coffee  
October 20, 2025

intersection. Rt 22 is an IDOT controlled highway and will need to review and approve the traffic impact analysis to determine if any further off-site improvements are required.

General information about the site and proposal are as follows:

*Site Data:*

- Property Area – 22,274 square feet
- Building Size: 2,400 square feet
- Parking: 23 onsite spaces
- Drive-Through: Dedicated lane included

*Staffing Plan:*

- 12–18 part-time employees
- 1–2 full-time managers

**Recommendation.** This is a non-voting item. The developers and staff are seeking feedback on the proposed development concept for this site.

Attachment: Proposed Development

● Page 2

# Ziggi's Coffee



Prelim Presentation  
Lake Zurich, IL  
10-13-2025



## About Ziggi's Coffee ([ziggiscoffee.com](http://ziggiscoffee.com))

- 100+ locations throughout the country
- 200+ in various stages of development, with 50 expected to open next year
- Drive-thru and Walk-up concept
- Open 7 days a week, 364 days a year: Typical Hours are 5am – 8pm
- Menu Items Include: gourmet specialty coffee, espresso, tea, energy drinks, smoothies, sandwiches, breakfast burritos, cinnamon rolls and other related items
- 12-18 part time employees and 1-2 full time managers



Ziggie's COFFEE

# BEST DRIVE-THRU COFFEE 2024

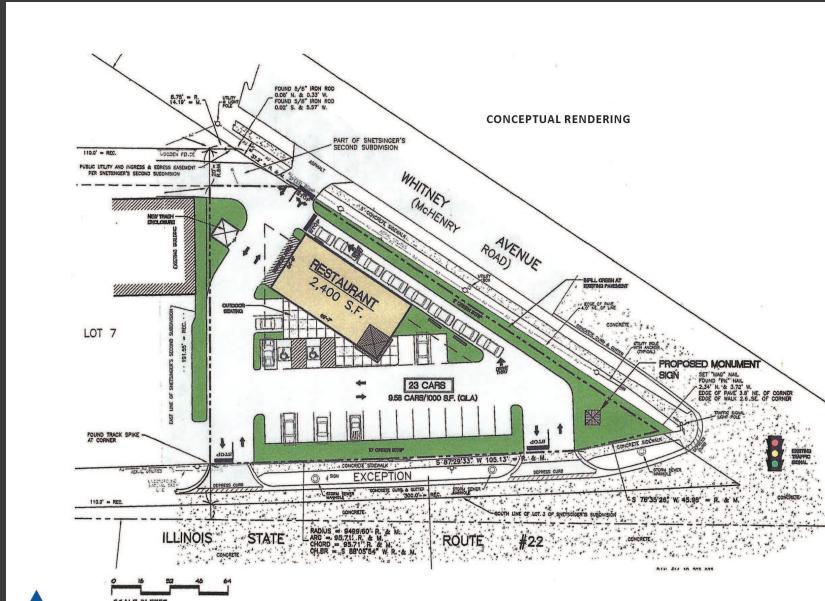
*Voted #1 out of 20 expert nominated drive-thru coffee brands.*

By USA Today

520 W State  
RT 22

Lake Zurich

## Proposed Site Plan

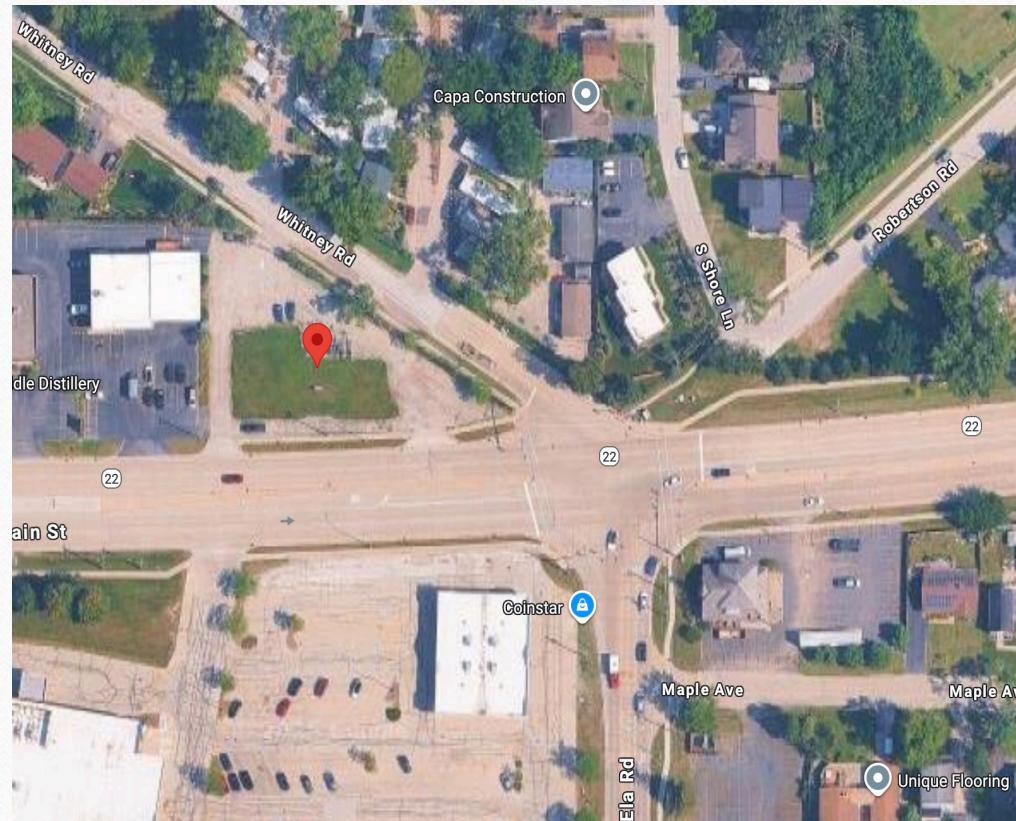


520 West Illinois Route 22  
Lake Zurich, IL - Lake County

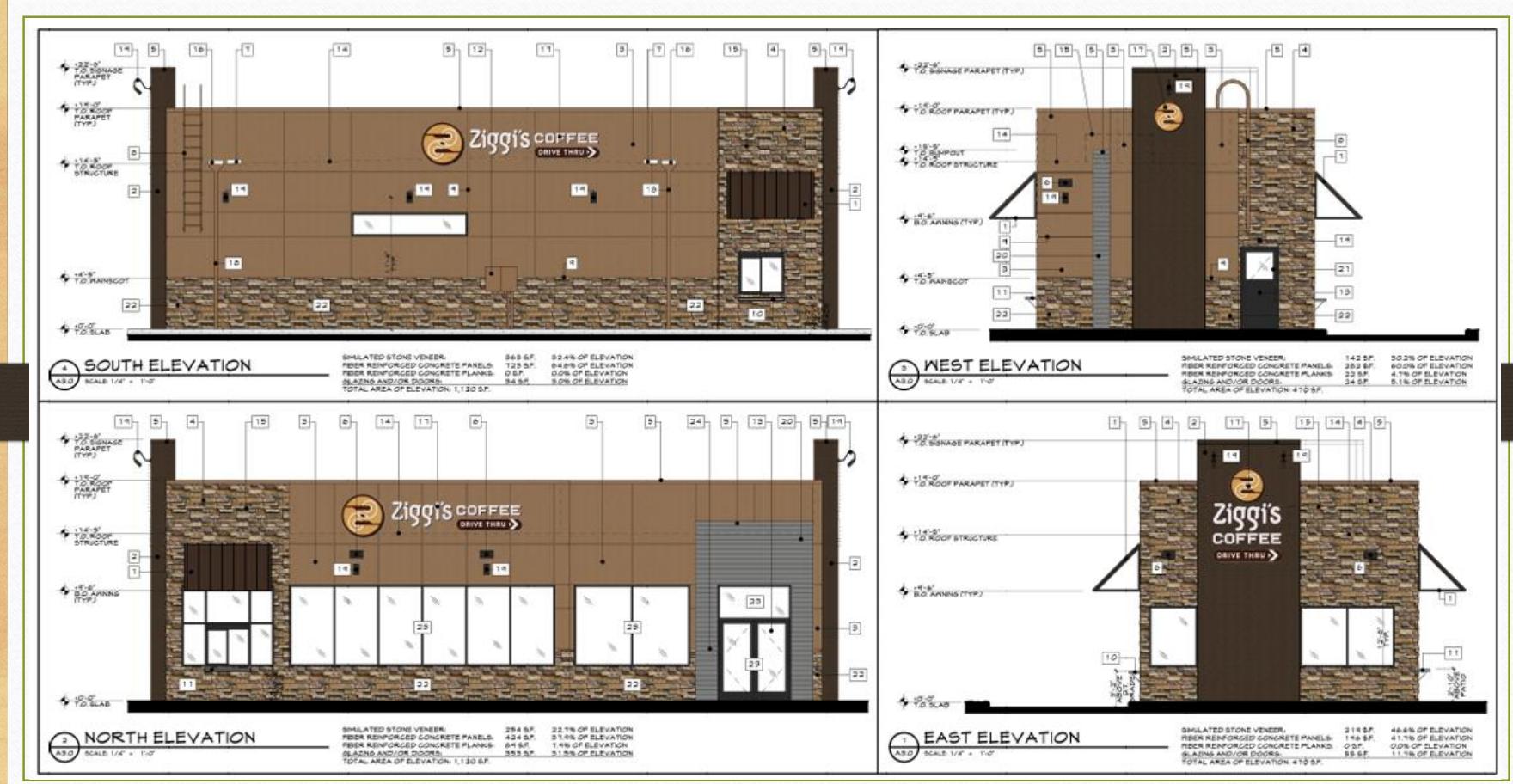
All information contained herein is deemed accurate and has been obtained from sources deemed reliable. No warranty or representation is made to the accuracy of this information. Terms and availability are subject to change or withdraw without notice.

# Location: Intersection

RT 22nd and Ela Rd



# Revised Elevations



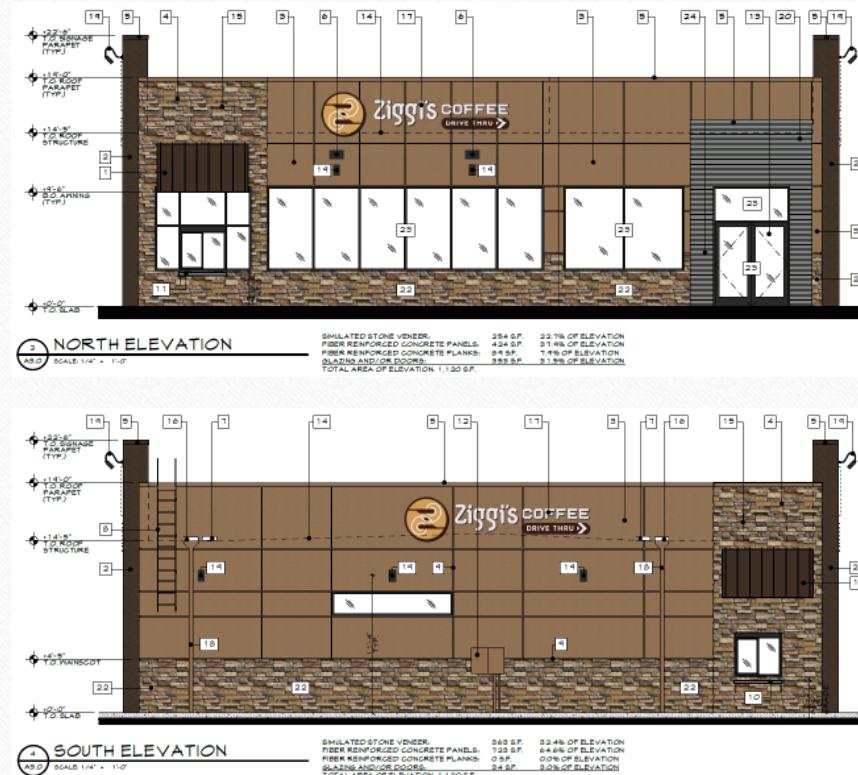
## Why Lake Zurich?

- The intersection of Route 22 and Ela Road experiences approximately 20,000 vehicles per day in traffic volume.
- Average household income is 140k in 1 mile radius and 157k in 3 mile radius
- Surrounding number of businesses in 1 mile radius is 648 and in 3 mile is 2,124
- Population: 611 in 1 mile and 900,000 in 5 mile radius

## Adjusting brick height level on north side of building (h)

We are unable to change the height of the brick **on just the north side** of the building as this brick feature goes around all four sides of the updated building design.

We could lower the height of the brick on all four sides if that is what is desired.



## Summary

- Based on Lake Zurich's demographics and lifestyle, a Ziggi's Coffee franchise is an ideal business for the village due to its emphasis on drive-thru service and community-focused atmosphere.
- Suburban areas are a sweet spot for coffee shops, with trends showing people gravitating toward less crowded spots near home. The coffee and snack industry in Illinois has a positive growth rate, further supporting market opportunity.
- We are eager to break ground early next year and bring Ziggi's Coffee to the Lake Zurich community.

**Thank you for your consideration**



*At the Heart of Community*

FINANCE DEPARTMENT

70 East Main Street  
Lake Zurich, Illinois 60047

(847) 438-5141  
LakeZurich.org

MEMORANDUM

Date: October 13, 2025  
To: Ray Keller, Village Manager *PK*  
From: Rita Kruse, Finance Director  
Subject: Series 2026 Bond Issuance

RECEIVED  
10/13/2025

**Issue:** From 2009 through 2016, the village issued various General Obligation TIF Bonds. Payment of these bonds is from various revenue sources as well as annual issuance of taxable general obligation bonds. These bonds are part of the village's overall debt limit and fall within the village's tax cap limit.

**Strategic Plan:** This proposal supports the strategic plan element of financial sustainability, particularly in relation to the TIF debt.

**Analysis:** This is the fifteenth year for this procedure. The Series 2026 bonds will pay interest and principal due during fiscal year 2026. Costs of issuance will also come from the bonds. The total size is \$1,385,500, which includes fees of approximately \$13,000. As in the past, Cornerstone Bank has agreed to purchase the bonds. The taxable rate is 6.5%. The bonds are to be approved in 2025 to be included in the 2025 tax levy. The bond will be delivered to Cornerstone mid-2026, minimizing the interest cost.

**Recommendation:** Staff has determined that it is advisable and in the best interest of the Village to borrow \$1,385,500 at this time for purposes of paying costs related to TIF bond refundings. Staff hereby recommends the Village Board approve the attached ordinance authorizing the issuance of \$1,385,500 Taxable General Obligation Refunding Bonds (Limited Tax), Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of refunding certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds.

w/Attachments: Ordinance Authorizing the Issuance of \$1,385,500 Taxable General Obligation Refunding Bonds (Limited Tax), Series 2026

**ORDINANCE NUMBER \_\_\_\_\_**

AN ORDINANCE authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

WHEREAS, the Village of Lake Zurich, Lake County, Illinois (the "*Village*"), is a duly organized and existing municipality and unit of local government created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code (the "*Municipal Code*"), and all laws amendatory thereof and supplementary thereto, including the Local Government Debt Reform Act, as amended (the "*Debt Reform Act*"); and

WHEREAS, the Village has issued and now has outstanding and unpaid certain Taxable General Obligation Refunding Bonds (Alternate Revenue Source), Series 2015A (the "*Series 2015A Bonds*"), dated April 6, 2015, and Taxable General Obligation Refunding Bonds (Alternate Revenue Source), Series 2016A, dated May 16, 2016 (the "*Series 2016A Bonds*" and, together with the Series 2015A Bonds, the "*Prior Bonds*"); and

WHEREAS, the Prior Bonds are presently outstanding and unpaid and are binding and subsisting legal obligations of the Village; and

WHEREAS, it is necessary and desirable to pay (i) the interest due on June 15, 2026 and December 15, 2026, on the Series 2015A Bonds and (ii) the interest due on August 1, 2026, and the principal and interest due on February 1, 2027, on the Series 2016A Bonds (the "*Refunding*"); and

WHEREAS, the President and Board of Trustees of the Village (the "*Corporate Authorities*") find that the Village does not have sufficient funds on hand to pay the costs of the

Refunding as set forth above and that the cost thereof, including legal, financial and other expenses, will be not more than \$1,385,500, and that it is necessary and for the best interests of the Village that it borrow the sum of \$1,385,500 and issue bonds of the Village to evidence the borrowing; and

WHEREAS, the Board does hereby find and determine that upon the borrowing of said sum and the issuance of bonds of the Village in the amount of \$1,385,500, all in accordance with the provisions of the Section 8-5-16 of the Municipal Code, as amended, the aggregate outstanding bonds of the Village issued pursuant to said Section, including the bonds herein authorized, will not exceed one-half of one percent of the assessed value of all of the taxable property located within the Village, and accordingly, the Corporate Authorities are authorized to issue such bonds without submitting the question of such issuance to the electors of the Village; and

WHEREAS, the bonds so authorized shall be issued as limited bonds under the provisions of Section 15.01 of the Local Government Debt Reform Act of the State of Illinois, as amended (the "*Debt Reform Act*"), and as such it is not necessary to submit the proposition of the issuance of the bonds to the voters of the Village for approval; and

WHEREAS, as limited bonds, the bonds to be issued hereunder shall be payable from a levy of property taxes (the "*Pledged Taxes*"), unlimited as to rate, provided that the amount of the Pledged Taxes, together with other applicable taxes levied by the Village, does not exceed the Village's debt service extension base (the "*Base*"); and

WHEREAS, at the time of issuance of the bonds proposed to be issued, the Village will have no other outstanding limited bonds which are payable from the Base; and

WHEREAS, the Corporate Authorities do hereby determine that it is advisable and in the best interests of the Village to borrow \$1,385,500 at this time pursuant to the Municipal Code

and the Reform Act for the purpose of paying costs of the Refunding and, in evidence of such borrowing, issue its limited bonds (the “*Bonds*”) in the principal amount of \$1,385,500:

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. Incorporation of Preambles.* The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and do incorporate them into this Ordinance by this reference.

*Section 2. Determination to Issue Bonds.* It is necessary and in the best interests of the Village to undertake the Refunding and to pay all related costs and expenses incidental thereto, and to borrow money and issue the Bonds for such purposes. It is hereby found and determined that such borrowing of money is for a proper public purpose and is in the public interest, and is authorized pursuant to the Municipal Code and the Reform Act; that the aggregate amount of principal of and interest on the Bonds will not exceed the Base in any year; and these findings and determinations shall be deemed conclusive.

*Section 3. Bond Details.* There shall be issued the Bonds in the aggregate principal amount of \$1,385,500. The Bonds shall each be designated “*Taxable General Obligation Limited Tax Bond, Series 2026*”; be dated the date of issuance thereof (the “*Dated Date*”); and shall also bear the date of authentication thereof. The Bonds shall be in fully registered form, shall be in denominations of \$500 or integral multiples thereof (but no single Bond shall represent principal maturing on more than one date), shall be numbered consecutively in such reasonable fashion as shall be determined by the Bond Registrar, shall become due and payable (without right of prior redemption) on October 7, 2026, and shall bear interest at the rate of 6.50% per annum. Each Bond shall bear interest from its Dated Date as herein provided until the

principal amount of such Bond is paid or duly provided for, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable at maturity on October 7, 2026.

Interest on each Bond shall be paid by check or draft of the Treasurer of the Village, as bond registrar and paying agent (the "*Bond Registrar*"), payable upon presentation thereof in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of business on September 15, 2026 (the "*Record Date*") and mailed to the registered owner of the Bond as shown in the books of the Village kept by the Bond Registrar to evidence the registration and transfer of the Bonds (the "*Bond Register*") or at such other address furnished in writing by such Registered Owner, or, if applicable, as otherwise may be agreed with The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York, its successors, or a successor depository qualified to clear securities under applicable state and federal laws (the "*Depository*"), for so long as the Depository is the registered owner as of the Record Date. The principal of the Bonds shall be payable in lawful money of the United States of America upon presentation thereof at the office maintained for the purpose by the Bond Registrar.

*Section 4. Book-Entry Provisions.* Upon initial issuance, and only if requested by the Purchaser (as hereinafter defined), the ownership of each such Bond shall be registered in the Bond Register in the name of the Depository or a designee or nominee of the Depository (such depository or nominee being the "*Book-Entry Owner*"). In such case, all of the outstanding Bonds from time to time shall be registered in the Bond Register in the name of the Book-Entry Owner (and accordingly in "*Book-Entry Form*" as such term is used in this Ordinance). Any Village officer, as representative of the Village is hereby authorized, empowered and directed to execute and deliver a Letter of Representations or Blanket Letter of Representations (either being the "*Letter of Representations*") substantially in the form common in the municipal securities

industry, or with such changes therein as the officer executing the Letter of Representations on behalf of the Village shall approve, his or her execution thereof to constitute conclusive evidence of his approval of such changes, as shall be necessary to effectuate Book-Entry Form. Without limiting the generality of the authority given with respect to entering into such Letter of Representations, it may contain provisions relating to (a) payment procedures, (b) transfers of the Bonds or of beneficial interests therein, (c) redemption notices and procedures unique to the Depository, (d) additional notices or communications, and (e) amendment from time to time to conform with changing customs and practices with respect to securities industry transfer and payment practices. With respect to Bonds registered in the Bond Register in the name of the Book-Entry Owner, none of the Village or the Bond Registrar shall have any responsibility or obligation to any broker-dealer, bank or other financial institution for which the Depository holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a "*Depository Participant*") or to any person on behalf of whom such a Depository Participant holds an interest in the Bonds. Without limiting the meaning of the immediately preceding sentence, the Village, the Treasurer and the Bond Registrar shall have no responsibility or obligation with respect to (a) the accuracy of the records of the Depository, the Book-Entry Owner, or any Depository Participant with respect to any ownership interest in the Bonds, (b) the delivery to any Depository Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register or as otherwise expressly provided in the Letter of Representations, of any notice with respect to the Bonds, including any notice of redemption, or (c) the payment to any Depository Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to principal of or interest on the Bonds. No person other than a registered owner of a Bond as shown in the Bond Register shall receive a Bond certificate with respect to any Bond.

In the event that (a) the Village determines that the Depository is incapable of discharging its responsibilities described herein and in the Letter of Representations, (b) the agreement among the Village, the Treasurer and Bond Registrar, and the Depository evidenced by the Letter of Representations shall be terminated for any reason, or (c) the Village determines that it is in the best interests of the Village or of the beneficial owners of the Bonds either that they be able to obtain certificated Bonds or that another depository is preferable, the Village shall notify the Depository and the Depository shall notify the Depository Participants of the availability of Bond certificates, and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of the Book-Entry Owner. Alternatively, at such time, the Village may determine that the Bonds shall be registered in the name of and deposited with a successor depository operating a system accommodating Book-Entry Form, as may be acceptable to the Village, or such depository's agent or designee, but if the Village does not select such alternate Book-Entry system, then the Bonds shall be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions hereof.

*Section 5. Execution; Authentication.* The Bonds shall be executed on behalf of the Village by the manual or duly authorized facsimile signature of its President and attested by the manual or duly authorized facsimile signature of its Village Clerk, as they may determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the Village. In case any such officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. All Bonds shall have thereon a certificate of authentication, substantially in the form hereinafter set forth, duly executed by the Bond Registrar as authenticating agent of the Village and showing the date of

authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

*Section 6. Redemption.* The Bonds are not subject to redemption prior to maturity.

*Section 7. Registration and Exchange or Transfer of Bonds; Persons Treated as Owners.* The Village shall cause the Bond Register as provided in this Ordinance to be kept at the principal office maintained for the purpose by the Bond Registrar, which is hereby constituted and appointed the registrar of the Village for the Bonds. The Village is authorized to prepare, and the Bond Registrar or such other agent as the Village may designate shall keep custody of, multiple Bond blanks executed by the Village for use in the transfer and exchange of Bonds. Subject to the provisions of this Ordinance relating to the Bonds in Book-Entry Form, any Bond may be transferred or exchanged, but only in the manner, subject to the limitations, and upon payment of the charges as set forth in this Ordinance. Upon surrender for transfer or exchange of any Bond at the principal office maintained for the purpose by the Bond Registrar, duly endorsed by or accompanied by a written instrument or instruments of transfer or exchange in form satisfactory to the Bond Registrar and duly executed by the registered owner or an attorney for such owner duly authorized in writing, the Village shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees or, in the case of an exchange, the registered owner, a new fully registered Bond or Bonds of like tenor, of the same maturity, bearing the same interest rate, of authorized denominations, for a like aggregate principal amount. The Bond Registrar shall not be required to transfer or exchange any Bond during the period from the close of business on the Record Date to the opening of

business on the interest payment date. The execution by the Village of any fully registered Bond shall constitute full and due authorization of such Bond, and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond; *provided, however,* that the principal amount of Bonds of each maturity authenticated by the Bond Registrar shall not at any one time exceed the authorized principal amount of Bonds for such maturity less the amount of such Bonds which have been paid. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid. No service charge shall be made for any transfer or exchange of Bonds, but the Village or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

*Section 8. Form of Bond.* The Bonds shall be in substantially the form hereinafter set forth; *provided, however,* that if the text of the Bonds is to be printed in its entirety on the front side of the Bonds, then the second paragraph on the front side and the legend "See Reverse Side for Additional Provisions" shall be omitted and the text of paragraphs set forth for the reverse side shall be inserted immediately after the first paragraph.

## [Form of Bond - Front Side]

REGISTERED  
No. 1REGISTERED  
\$1,385,500

**UNITED STATES OF AMERICA**  
**STATE OF ILLINOIS**  
**COUNTY OF LAKE**  
**VILLAGE OF LAKE ZURICH**  
**TAXABLE GENERAL OBLIGATION LIMITED TAX BOND, SERIES 2026**

See Reverse Side for  
Additional Provisions.

Interest	Maturity	Dated
Rate: 6.50%	Date: October 7, 2026	Date: June 4, 2026

Registered Owner: CORNERSTONE NATIONAL BANK & TRUST COMPANY

Principal Amount: ONE MILLION THREE HUNDRED FORTY-SIX THOUSAND DOLLARS

KNOW ALL PERSONS BY THESE PRESENTS that the Village of Lake Zurich, Lake County, Illinois, a municipality and political subdivision of the State of Illinois (the "*Village*"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above (without right of prior redemption) the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent interest payment date to which interest has been paid or duly provided for, at the Interest Rate per annum identified above, such interest to be payable at maturity on October 7, 2026. The principal of this Bond is payable in lawful money of the United States of America upon presentation hereof at the office maintained for the purpose by the Treasurer of the Village, having an office for this purpose located in Lake Zurich, Illinois, as bond registrar and paying agent (the "*Bond Registrar*"). Payment of interest shall be made to the Registered Owner hereof as shown on the registration books of the Village maintained by Bond Registrar,

at the close of business on the Record Date. The Record Date shall be September 15, 2026. Interest shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books, or at such other address furnished in writing by such Registered Owner to the Bond Registrar, or as otherwise agreed by the Village and the Bond Registrar for so long as this Bond is held by a qualified securities clearing corporation as depository, or nominee, in Book-Entry Form as provided for same.

Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof, and such further provisions shall for all purposes have the same effect as if set forth at this place.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Bond did exist, have happened, been done and performed in regular and due form and time as required by law; that the indebtedness of the Village, including the issue of bonds of which this is one, does not exceed any limitation imposed by law; and that provision has been made for the collection of a direct annual tax to pay the interest hereon as it falls due and also to pay and discharge the principal hereof at maturity. Although this Bond constitutes a general obligation of the Village and no limit exists on the rate of said direct annual tax, the amount of said tax is limited by the provisions of the Property Tax Extension Limitation Law of the State of Illinois, as amended (the "*Limitation Law*"). The Limitation Law provides that the annual amount of the taxes to be extended to pay the issue of bonds of which this Bond is one and all other limited bonds (as defined in the Local Government Debt Reform Act of the State of Illinois, as amended) hereafter issued by the Village shall not exceed the debt service extension base (as defined in the Limitation Law) of the Village (the "*Base*"). Payments on the Bonds from the Base will be made on a parity with the payments for

any other limited bonds hereafter issued by the Village. The Village is authorized to issue from time to time additional limited bonds payable from the Base, as permitted by law, and to determine the lien priority of payments to be made from the Base to pay the Village's limited bonds.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

IN WITNESS WHEREOF, the Village of Lake Zurich, Lake County, Illinois, by its President and Board of Trustees, has caused this Bond to be executed by the manual or duly authorized facsimile signature of its President and attested by the manual or duly authorized facsimile signature of its Village Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as appearing hereon and as of the Dated Date identified above.

SPECIMEN

President, Village of Lake Zurich  
Lake County, Illinois

ATTEST:

SPECIMEN

Village Clerk, Village of Lake Zurich  
Lake County, Illinois  
[SEAL]

Bond Registrar and Paying Agent:  
Treasurer, Village of Lake Zurich,  
Lake County, Illinois

Date of Authentication: \_\_\_\_\_

**CERTIFICATE OF AUTHENTICATION**

This Bond is one of the Bonds described in the within-mentioned Ordinance and is one of the Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois.

SPECIMEN  
\_\_\_\_\_  
TREASURER, VILLAGE OF LAKE ZURICH,  
Bond Registrar

[Form of Bond - Reverse Side]

This bond is one of a series of bonds (the “*Bonds*”) in the aggregate principal amount of \$1,385,500 issued by the Village for the purpose of paying the costs of the Refunding as described and defined in an ordinance of the Village, passed by the President and Board of Trustees on the 20th day of October, 2025, authorizing the Bonds (the “*Ordinance*”), pursuant to and in all respects in compliance with the applicable provisions of the Illinois Municipal Code, as supplemented and amended (the “*Act*”), and as further supplemented by the Property Tax Extension Limitation Law, as amended, and the Local Government Debt Reform Act of the State of Illinois, as amended, and with the Ordinance, which has been duly passed by the President and Board of Trustees of the Village, approved by the President, and published, in all respects as by law required.

The Bonds are not subject to redemption prior to maturity.

This Bond is subject to provisions relating to registration, transfer and exchange and such other terms and provisions relating to security and payment as are set forth in the Ordinance, to which reference is hereby expressly made, and to all the terms of which the Registered Owner hereof is hereby notified and shall be subject.

The Bonds are issued in fully registered form in the denomination of \$500 each or authorized integral multiples thereof. This Bond may be exchanged at the office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the Ordinance.

The Village and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof, and interest due hereon and for all other purposes and neither the Village nor the Bond Registrar shall be affected by any notice to the contrary.

**ASSIGNMENT**

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

--

Here insert Social Security Number,  
Employer Identification Number or  
other Identifying Number

\_\_\_\_\_  
\_\_\_\_\_  
(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint \_\_\_\_\_

\_\_\_\_\_  
as attorney to transfer the said Bond on the books kept for registration thereof with full power of  
substitution in the premises.

Dated: \_\_\_\_\_

\_\_\_\_\_

Signature guaranteed: \_\_\_\_\_

NOTICE: The signature to this transfer and assignment must correspond with the name of the  
Registered Owner as it appears upon the face of the within Bond in every particular,  
without alteration or enlargement or any change whatever.

*Section 9. Security for the Bonds.* Notwithstanding any other provision of this Ordinance, the annual amount of the taxes to be extended by the County Clerk of The County of Lake, Illinois (the “*County Clerk*”), to pay the Bonds and all other limited bonds (as defined in the Reform Act) hereafter issued by the Village shall not exceed the Base. The Corporate Authorities hereby find and expressly determine that the Pledged Taxes do not exceed the Base in any year. No limit, however, exists on the rate of the direct annual tax levied herein, and the Bonds shall constitute a general obligation of the Village. The Village is authorized to issue from time to time additional limited bonds payable from the Base, as permitted by law, and to determine the lien priority of payments to be made from the Base to pay the Village’s limited bonds. No prior lien than the lien on the Bonds for payments to be made from the Base shall be permitted.

*Section 10. Tax Levy; Abatements.* For the purpose of providing funds required to pay the interest on the Bonds promptly when and as the same falls due, and to pay and discharge the principal thereof at maturity, there is hereby levied upon all of the taxable property within the Village, in the years for which any of the Bonds are outstanding, a direct annual tax for that purpose; and there is hereby levied on all of the taxable property in the Village, in addition to all other taxes, the following direct annual taxes (the “*Pledged Taxes*” as defined):

FOR THE LEVY YEAR	TAX LEVY	TO PAY PRINCIPAL AND INTEREST THROUGH OCTOBER 7 OF THE YEAR
2025	\$1,416,269.65	2026

The Pledged Taxes and other moneys on deposit (collectively, the “*Bond Moneys*”) in the Bond Fund (as hereinafter defined) shall be applied to pay principal of and interest on the Bonds when due.

Interest on or principal of the Bonds coming due at any time when there are insufficient funds on hand from the Pledged Taxes to pay the same shall be paid promptly when due from

current funds on hand in advance of the collection of the Pledged Taxes; and when the Pledged Taxes shall have been collected, reimbursement shall be made to said funds in the amount so advanced. The Village covenants and agrees with the purchasers and registered owners of the Bonds that so long as any of the Bonds remain outstanding, the Village will take no action or fail to take any action which in any way would adversely affect the ability of the Village to levy and collect the foregoing tax levy. The Village and its officers will comply with all present and future applicable laws in order to assure that the Pledged Taxes may be levied, extended and collected as provided in this Ordinance and deposited into the Bond Fund. Whenever moneys from any other lawful source are made available for the purpose of paying any principal of or interest on the Bonds so as to enable the abatement of the Pledged Taxes, the Corporate Authorities shall, by proper proceedings, direct the deposit of such moneys into the Bond Fund and further direct the abatement of such taxes by the amount so deposited. The Village covenants and agrees that it will not direct the abatement of taxes until moneys have been deposited into the Bond Fund in the amount of such abatement. A certified copy or other notification of any such proceedings abating taxes may then be filed with the County Clerk in a timely manner to effect such abatement.

*Section 11. Filing with County Clerk.* Promptly, as soon as this Ordinance becomes effective, a copy hereof, certified by the Village Clerk, shall be filed with the County Clerk. The County Clerk shall in and for each of the years hereinabove set forth, ascertain the rate percent required to produce the aggregate Pledged Taxes levied in each of such years; and the County Clerk shall extend the same for collection on the tax books in connection with other taxes levied in such years in and by the Village for general corporate purposes of the Village; and in each of those years such annual tax shall be levied and collected by and for and on behalf of the Village

in like manner as taxes for general corporate purposes for such years are levied and collected, and in addition to and in excess of all other taxes.

*Section 12. Sale of Bonds.* The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the passage hereof as may be, and thereupon be deposited with the Treasurer of the Village, and be by said Treasurer delivered to Cornerstone National Bank & Trust Company, Palatine, Illinois (the “*Purchaser*”), but not before June 4, 2026, upon receipt of the purchase price therefor, the same being par plus accrued interest to the date of the issuance thereof (the “*Purchase Price*”); the contract for the purchase and sale of the Bonds with the Purchaser (as evidenced by an executed bid form) (the “*Purchase Contract*”) heretofore entered into is in all respects ratified, approved and confirmed, it being hereby found and determined that the Bonds have been sold at such price and bear interest at such rates that neither the true interest cost (yield) nor the net interest rate received upon such sale exceed 13.50% and that the Purchase Contract is in the best interests of the Village and that no person holding any office of the Village, either by election or appointment, is in any manner financially interested directly, in his or her own name, or indirectly in the name of any other person, association, trust or corporation, in said Purchase Contract.

*Section 13. Creation of Funds and Appropriations.*

A. There is hereby created the “*Taxable General Obligation Limited Tax Bonds, Series 2026, Bond Fund*” (the “*Bond Fund*”), which shall be the fund for the payment of principal of and interest on the Bonds. Accrued interest, if any, received upon delivery of the Bonds shall be deposited into the Bond Fund and be applied to pay first interest coming due on the Bonds.

B. The Pledged Taxes shall either be deposited into the Bond Fund and used solely and only for paying the principal of and interest on the Bonds or be used to reimburse a fund or account from which advances to the Bond Fund may have been made to pay principal of or

interest on the Bonds prior to receipt of Pledged Taxes. Interest income or investment profit earned in the Bond Fund shall be retained in the Bond Fund for payment of the principal of or interest on the Bonds on the interest payment date next after such interest or profit is received or, to the extent lawful and as determined by the Corporate Authorities, transferred to such other fund as may be determined. The Village hereby pledges, as equal and ratable security for the Bonds, all Bond Moneys on deposit in the Bond Fund for the sole benefit of the registered owners of the Bonds, subject to the reserved right of the Corporate Authorities to transfer certain interest income or investment profit earned in the Bond Fund to other funds of the Village, as described in the preceding sentence.

C. The amount necessary from the proceeds of the Bonds, including any premium received upon the delivery of the Bonds, shall be used to pay expenses of issuance of the Bonds. Proceeds not needed for the purpose shall be transferred by the Treasurer of the Village for deposit into the Bond Fund.

D. Principal proceeds shall thereupon be used to pay (i) the interest due on June 15, 2026 and December 15, 2026, on the Series 2015A Bonds and (ii) the interest due on August 1, 2026, and the principal and interest due on February 1, 2027, on the Series 2016A Bonds and to that end shall be held irrevocably by the Treasurer in the respective bond fund for each series of the Prior Bonds, and disbursements shall be made only for the aforesaid purposes.

*Section 14. Duties of Treasurer as Bond Registrar and Paying Agent.* The obligations and duties of the Treasurer hereunder include the following:

- (a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;
- (b) to maintain a list of Bondholders as set forth herein and to furnish such list to the Village upon request;
- (c) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;

(d) to furnish the Village at least annually a certificate with respect to Bonds cancelled and/or destroyed; and

(e) to furnish the Village at least annually an audit confirmation of Bonds paid, Bonds outstanding, and payments made with respect to interest on the Bonds.

*Section 15. Severability.* If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

*Section 16. Superseder and Effective Date.* All ordinances, resolutions and orders, or parts thereof, in conflict herewith are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force and effect immediately upon its passage and approval.

ADOPTED: 20th day of October, 2025

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED: October 20, 2025

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President, Village of Lake Zurich  
Lake County, Illinois

Recorded in the Village Records on October 20, 2025.

Published in pamphlet form by authority of the President and Board of Trustees on October 20, 2025.

ATTEST:

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Village Clerk, Village of Lake Zurich  
Lake County, Illinois

EXTRACT OF MINUTES of the regular public meeting of the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, held at the Village Hall, in said Village at 7:00 p.m., on the 20th day of October, 2025.

\* \* \*

The meeting was called to order by the President, and upon the roll being called, the President and the following Trustees were physically present at said location: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following Trustees were allowed by a majority of the members of the President and Board of Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Additionally, no Trustee was permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Various business of the Village was conducted.

\* \* \*

The President and Board of Trustees then discussed that a proposal had been received from Cornerstone National Bank and Trust Company for the purchase of the proposed issuance of bonds to pay amounts due with respect to certain outstanding bonds of the Village. Financing for such payments was discussed including the pertinent terms of said proposal and said bonds, including the length of maturity, rate of interest, purchase price and tax levy for said bonds.

Thereupon, Trustee \_\_\_\_\_ presented the following ordinance:

AN ORDINANCE authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

(the "*Bond Ordinance*") which was before the President and Board of Trustees in words and figures as follows.

After a full and complete discussion thereof, a voice vote was called, and the following

Trustees voted:

AYE: \_\_\_\_\_

\_\_\_\_\_

NAY: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented and read by the Village's attorney be adopted.

WHEREUPON the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois.

\* \* \*

Other business not pertinent to the proposed Refunding was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting adjourned.

---

Village Clerk

STATE OF ILLINOIS        )  
                              ) SS  
COUNTY OF LAKE        )

**CERTIFICATION OF AGENDA, MINUTES AND ORDINANCE**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Lake Zurich, Lake County, Illinois (the "*Village*"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the Village and of the President and Board of Trustees (the "*Corporate Authorities*") thereof.

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 20th day of October, 2025, insofar as the same relates to the adoption of an ordinance entitled:

AN ORDINANCE authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of the ordinance were taken openly; that the vote on the adoption of the ordinance was taken openly; that the meeting was held at a specified time and place convenient to the public; that notice of the meeting was duly given to all newspapers, radio or television stations, and other news media requesting such notice; that an agenda for the meeting was posted at the location where the meeting was held and at the principal office of the Corporate Authorities (both such locations being at Village Hall) on a day which was not a Saturday, Sunday or legal holiday for

Illinois municipalities and at least 48 hours in advance of the meeting and also not later than 5:00 p.m. on the Friday before the meeting and remained continuously so posted until adjournment of the meeting; that at least one copy of the agenda was continuously available for public review from the time of such posting until said meeting; that said agenda described or made specific reference to said ordinance; **that a true, correct and complete copy of said agenda as so posted is attached hereto;** that the meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and the Illinois Municipal Code, as amended; and that the Corporate Authorities have complied with all of the provisions of such act and code and with all of the procedural rules of the Corporate Authorities in the adoption of the ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of the Village this 20th day of October, 2025.

---

Village Clerk

[SEAL]

**Village Clerk to Attach Agenda**

STATE OF ILLINOIS        )  
                               ) SS  
 COUNTY OF LAKE        )

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Lake Zurich, Lake County, Illinois (the "*Village*"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the President and Board of Trustees (the "*Corporate Authorities*") thereof.

I do further certify that on the 20th day of October, 2025, there was published in pamphlet form, by authority of the President and Board of Trustees, a true, correct and complete copy of an ordinance of the Village entitled:

AN ORDINANCE authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

and providing for the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village and that said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the Village this 20th day of October, 2025.

\_\_\_\_\_  
 Village Clerk

[SEAL]

STATE OF ILLINOIS        )  
                              ) SS  
COUNTY OF LAKE        )

**CERTIFICATE OF FILING**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Lake, Illinois, and as such officer I do hereby certify that on the \_\_\_\_ day of November, 2025, there was filed in my office a properly certified copy of an ordinance passed by the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, on the 20th day of October, 2025, and entitled:

AN ORDINANCE authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

and that the same has been deposited in, and all as appears from, the official files and records of my office.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of The County of Lake, Illinois, at Waukegan, Illinois, this \_\_\_\_ day of November, 2025.

---

County Clerk of The County  
of Lake, Illinois

[SEAL]

THE VILLAGE OF LAKE ZURICH,  
ILLINOIS  
POLICE PENSION FUND

PUBLIC ACT 95-0950  
MUNICIPAL COMPLIANCE REPORT



FOR THE FISCAL YEAR ENDED  
DECEMBER 31, 2024

200 Mohawk Trail  
Lake Zurich, IL 60047  
Phone: 847.438.2349  
Fax: 847.438.5966  
[www.lakezurich.org](http://www.lakezurich.org)



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

668 NORTH RIVER RD. • NAPERVILLE, ILLINOIS 60563

PHONE 630.393.1483 • FAX 630.393.2516

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August 25, 2025

Members of the Pension Board of Trustees  
Lake Zurich Police Pension Fund  
Lake Zurich, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Lake Zurich Police Pension Fund for the fiscal year ended December 31, 2024. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

The Pension Board certifies to the Board of Trustees of the Village of Lake Zurich, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

- 1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	<u>\$35,602,520</u>	<u>\$32,668,587</u>
Total Net Position	<u>\$35,600,490</u>	<u>\$32,669,655</u>

- 2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	<u>\$374,100</u>
Estimated Receipts - All Other Sources	<u></u>
Investment Earnings	<u>\$2,403,200</u>
Municipal Contribution	<u>\$2,767,200</u>

- 3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	<u>\$3,687,200</u>
(b) Annual Requirement of the Fund as Determined by:	<u></u>
Illinois Police Officers' Pension Investment Fund	<u>\$2,268,895</u>
Private Actuary - Foster & Foster	<u></u>
Recommended Municipal Contribution	<u>\$2,767,200</u>
Statutory Municipal Contribution	<u>\$2,217,719</u>

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

- 4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	<u><u>\$3,065,317</u></u>	<u><u>\$3,875,004</u></u>
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	<u><u>6.800%</u></u>	<u><u>6.800%</u></u>
Private Actuary - Foster & Foster	<u><u>6.750%</u></u>	<u><u>6.750%</u></u>
Actual Investment Return	<u><u>8.980%</u></u>	<u><u>12.581%</u></u>

- 5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	<u><u>32</u></u>
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- 6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	<u><u>30</u></u>	<u><u>\$2,490,958</u></u>
(ii) Disability Pension	<u><u>1</u></u>	<u><u>\$62,276</u></u>
(iii) Survivors and Child Benefits	<u><u>5</u></u>	<u><u>\$312,799</u></u>
Totals	<u><u>36</u></u>	<u><u>\$2,866,033</u></u>

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

- 7) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Illinois Police Officers' Pension Investment Fund	<u>58.64%</u>	<u>59.61%</u>
Private Actuary - Foster & Foster	<u>57.25%</u>	<u>58.10%</u>

- 8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	<u>\$25,669,350</u>
Private Actuary - Foster & Foster	<u>\$27,204,355</u>

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

- 9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

**CERTIFICATION OF MUNICIPAL POLICE  
PENSION FUND COMPLIANCE REPORT**

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this 14th day of October, 2025

President [Redacted] Date 10/14/25

Secretary [Redacted] Date 10/14/25

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

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**INDEX OF ASSUMPTIONS**

- 1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

Total Net Position - as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

- 2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended December 31, 2024 plus 4.3% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest \$100.

Estimated Receipts - All Other Sources:

Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended December 31, 2024, times 6.75% (Actuarial Investment Return Assumption) Rounded to the Nearest \$100.

Municipal Contributions - Recommended Tax Levy Requirement as Reported by Foster & Foster, Actuarial Valuation for the Year Ended December 31, 2024.

- 3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended December 31, 2024, plus a 25% Increase, Rounded to the Nearest \$100.

(b) Annual Requirement of the Fund as Determined by:

Illinois Police Officers' Pension Investment Fund - Suggested Amount of Tax Levy as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Foster & Foster:

Recommended Amount of Tax Levy as Reported by Foster & Foster in the December 31, 2024 Actuarial Valuation.

Statutorily Required Amount of Tax Levy as Reported by Foster & Foster in the December 31, 2024 Actuarial Valuation.

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

**INDEX OF ASSUMPTIONS**

- 4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

**Assumed Investment Return:**

Illinois Police Officers' Pension Investment Fund - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended December 31, 2024 and 2023 Actuarial Valuations.

Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended December 31, 2024 and 2023.

- 5) Number of Active Members - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P.
- 6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.
- (ii) Disability Pension - Same as above.
- (iii) Survivors and Child Benefits - Same as above.

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

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**INDEX OF ASSUMPTIONS**

- 7) The funded ratio of the fund:

Illinois Police Officers' Pension Investment Fund - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the December 31, 2024 and 2023 Actuarial Valuations.

- 8) Unfunded Liability:

Illinois Police Officers' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by Foster & Foster in the December 31, 2024 Actuarial Valuation.

# REIMER DOBROVOLNY & LABARDI PC

A PUBLIC SAFETY LAW FIRM

\* RICHARD J. REIMER  
JAMES L. DOBROVOLNY  
BRIAN J. LABARDI  
VINCENT C. MANCINI  
NEMURA G. PENCYLA  
CHRIS W. POTTHOFF, JR.  
LUKASZ M. KORNAS

\* SHAREHOLDER



15 SPINNING WHEEL ROAD, SUITE 310, HINSDALE, ILLINOIS 60521  
(630) 654-9547 (630) 654-9676 FAX  
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306 W. GREEN STREET  
URBANA, ILLINOIS 61801  
217-344-2376

October 15, 2025

Rita Kruse, CPA  
Director of Finance  
Village of Lake Zurich  
70 E Main Street  
Lake Zurich, IL 60047  
Rita.Kruse@lakezurich.org

*By Email (Rita.Kruse@lakezurich.org)*

Re: Lake Zurich Firefighters' Pension Fund-Annual Tax Levy Requirements

Ms. Kruse:

Please be advised that the undersigned is legal counsel for the Lake Zurich Firefighters' Pension Fund. At a recent Pension Board meeting, the Pension Board Trustees discussed the annual tax levy/municipal contribution requirements for the Pension Fund for the upcoming tax year. As you are aware, the Pension Board either relies on an actuarial valuation performed by the Illinois Department of Insurance or an independent actuary employed by the Pension Board or the Village.

In this case, the Pension Board relied on the Actuarial Valuation of Lauterbach & Amen, an independent actuary retained by the Village, for purposes of determining the "recommended levy". The recommended levy for the upcoming tax year, in order to satisfy the annual requirements of the Lake Zurich Firefighters' Pension Fund, is \$3,338,600. A copy of the Lauterbach & Amen Actuarial Report is attached for your review.

Accordingly, pursuant to §5/4-118 of the Pension Code, the Lake Zurich Firefighters' Pension Board is requesting that the Village levy or contribute that amount for the upcoming tax year in order to satisfy the annual requirements of the Firefighters' Pension Fund. The Board understands that the Village has retained its own actuary.

I have also attached the Municipal Compliance Report. Thank you for your anticipated cooperation and assistance in this matter. Please do not hesitate to contact the undersigned should you have any questions concerning this matter.

Sincerely,



A handwritten signature in black ink that reads "Richard J. Reimer". A small "gs" is written in a script font to the right of the signature.

Richard J. Reimer

RJR/gs  
Enclosure

cc: Lt. Spencer Cornell, President (via email)  
Lake Zurich Firefighters' Pension Board

THE VILLAGE OF LAKE ZURICH, ILLINOIS  
FIREFIGHTERS' PENSION FUND

PUBLIC ACT 95-0950  
MUNICIPAL COMPLIANCE REPORT



FOR THE FISCAL YEAR ENDED  
DECEMBER 31, 2024

321 S. Buesching Road  
Lake Zurich, IL 60047-2535  
Phone: 847.540.5070  
Fax: 847-726.1644  
[www.lakezurich.org](http://www.lakezurich.org)



Lauterbach & Amen, LLP

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668 N. RIVER ROAD • NAPERVILLE, ILLINOIS 60563

PHONE 630.393.1483 • FAX 630.393.2516

[www.lauterbachamen.com](http://www.lauterbachamen.com)

September 22, 2025

Members of the Pension Board of Trustees  
Lake Zurich Firefighters' Pension Fund  
Lake Zurich, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Lake Zurich Firefighters' Pension Fund for the fiscal year ended December 31, 2024. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

*Lauterbach & Amen, LLP*

LAUTERBACH & AMEN, LLP

**THE VILLAGE OF LAKE ZURICH , ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

The Pension Board certifies to the Board of Trustees of the Village of Lake Zurich , Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

- 1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	Current Fiscal Year	Preceding Fiscal Year
Total Cash and Investments (including accrued interest)	<u><u>\$58,633,767</u></u>	<u><u>\$53,131,434</u></u>
Total Net Position	<u><u>\$58,636,215</u></u>	<u><u>\$53,134,559</u></u>

- 2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of firefighters' and from other sources:

Estimated Receipts - Employee Contributions	<u><u>\$534,400</u></u>
Estimated Receipts - All Other Sources	<u><u></u></u>
Investment Earnings	<u><u>\$4,104,400</u></u>
Municipal Contributions	<u><u>\$3,338,600</u></u>

- 3) The estimated amount necessary during the fiscal year to meet the annual actuarial requirements of the pension fund as provided in Sections 4-118 and 4-120:

Annual Requirement of the Fund as Determined by:	
Firefighters' Pension Investment Fund	<u><u>\$2,002,825</u></u>
Private Actuary - Lauterbach & Amen, LLP	<u><u></u></u>
Recommended Municipal Contributions	<u><u>\$3,338,600</u></u>
Statutory Municipal Contributions	<u><u>\$1,933,239</u></u>

**THE VILLAGE OF LAKE ZURICH , ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

- 3) The estimated amount necessary during the fiscal year to meet the annual actuarial requirements of the pension fund as provided in Sections 4-118 and 4-120 - Continued:

Private Actuary - Foster & Foster

Recommended Municipal Contributions	<u>\$3,148,715</u>
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Statutory Municipal Contributions	<u>\$2,367,519</u>
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- 4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	<u>\$5,751,088</u>	<u>\$7,004,071</u>

Assumed Investment Return

Firefighters' Pension Investment Fund	<u>7.13%</u>	<u>7.13%</u>
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Private Actuary - Lauterbach & Amen, LLP	<u>7.00%</u>	<u>7.00%</u>
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Private Actuary - Foster & Foster	<u>6.75%</u>	<u>6.75%</u>
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Actual Investment Return	<u>10.29%</u>	<u>14.13%</u>
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- 5) The increase in employer pension contributions that results from the implementation of the provisions of P.A. 93-0689:

Firefighters' Pension Investment Fund	<u>N/A</u>
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Private Actuary - Lauterbach & Amen, LLP	<u>\$37,532</u>
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Private Actuary - Foster & Foster	<u>N/A</u>
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**THE VILLAGE OF LAKE ZURICH , ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

- 6) The total number of active employees who are financially contributing to the fund:

Number of Active Members	<u>52</u>
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- 7) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	<u>30</u>	<u>\$2,599,311</u>
(ii) Disability Pension	<u>11</u>	<u>\$691,525</u>
(iii) Survivors and Child Benefits	<u>2</u>	<u>\$46,552</u>
Totals	<u>43</u>	<u>\$3,337,388</u>

- 8) The funded ratio of the fund:

	Current Fiscal Year	Preceding Fiscal Year
Firefighters' Pension Investment Fund	<u>74.39%</u>	<u>73.51%</u>
Private Actuary - Lauterbach & Amen, LLP	<u>72.01%</u>	<u>72.06%</u>
Private Actuary - Foster & Foster	<u>69.26%</u>	<u>68.52%</u>

**THE VILLAGE OF LAKE ZURICH, ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report**  
**For the Fiscal Year Ending December 31, 2024**

- 9) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

### Unfunded Liability:

Firefighters' Pension Investment Fund	<u>\$20,483,044</u>
Private Actuary - Lauterbach & Amen, LLP	<u>\$22,685,758</u>
Private Actuary - Foster & Foster	<u>\$26,331,656</u>

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

- 10) The investment policy of the Pension Board under the statutory investment restrictions imposed on the fund.

Investment Policy - See Attached.

Please see Notes Page attached.

**CERTIFICATION OF MUNICIPAL FIREFIGHTERS'  
PENSION FUND COMPLIANCE REPORT**

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §4-134 of the Illinois Pension Code 40 ILCS 5/4-134, that the preceding report is true and accurate.

Adopted this 15 day of October, 2025

President [REDACTED] Date 10-15-25  
Secretary [REDACTED] Date 10/15/25

**THE VILLAGE OF LAKE ZURICH , ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

**INDEX OF ASSUMPTIONS**

- 1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

Total Net Position - as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

- 2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended December 31, 2024 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest \$100.

Estimated Receipts - All Other Sources:

Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended December 31, 2024, times 7% (Actuarial Investment Return Assumption) Rounded to the Nearest \$100.

Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

- 3) Annual Requirement of the Fund as Determined by:

Firefighters' Pension Investment Fund - Suggested Amount of Tax Levy as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Lauterbach & Amen, LLP

Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

Statutorily Required Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

Private Actuary - Foster & Foster

Recommended Amount of Tax Levy as Reported by Foster & Foster in the December 31, 2024 Actuarial Valuation.

Statutorily Required Amount of Tax Levy as Reported by Foster & Foster in the December 31, 2024 Actuarial Valuation.

**THE VILLAGE OF LAKE ZURICH , ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

**INDEX OF ASSUMPTIONS - Continued**

- 4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended December 31, 2024 and 2023.

**Assumed Investment Return:**

Firefighters' Pension Investment Fund - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Lauterbach & Amen, LLP  
Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Lauterbach & Amen, LLP, December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Foster & Foster  
Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Foster & Foster, December 31, 2024 and 2023 Actuarial Valuations.

Actual Investment Return - Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning balance of the Cash and Investments and the Ending balance of the Cash and Investments, excluding the fiscal year net investment income, as Reported in the Audited Financial Statements for the Fiscal Years Ended December 31, 2024 and 2023.

- 5) Illinois Department of Insurance - No amount available at the time of this report.

Amount of total suggested tax levy as calculated by Lauterbach & Amen, LLP to be excluded from the property tax extension limitation law as contemplated by 35 ILCS 200/18-185.

No Private Actuarial Valuation amount available from Foster & Foster at the time of this report.

FROM THE PROPERTY TAX EXTENSION LIMITATION LAW AS CONTEMPLATED BY 35 ILCS 200/18-185.

- 6) Number of Active Members - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P.

**THE VILLAGE OF LAKE ZURICH , ILLINOIS  
FIREFIGHTERS' PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending December 31, 2024**

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**INDEX OF ASSUMPTIONS - Continued**

- 7) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for December 31, 2024 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.  
(ii) Disability Pension - Same as above.  
(iii) Survivors and Child Benefits - Same as above.

- 8) The funded ratio of the fund:

Firefighters' Pension Investment Fund - Current and Preceding Fiscal Year Actuarial Value of Assets as a percentage of Accrued Liability as Reported in the December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Lauterbach & Amen, LLP  
Current and Preceding Fiscal Year Actuarial Value of Assets as a percentage of Accrued Liability as Reported in the Lauterbach & Amen, LLP, December 31, 2024 and 2023 Actuarial Valuations.

Private Actuary - Foster & Foster  
Current and Preceding Fiscal Year Actuarial Value of Assets as a percentage of Accrued Liability as Reported in the Foster & Foster, December 31, 2024 and 2023 Actuarial Valuations.

- 9) Unfunded Liability:

Firefighters' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) as Reported in the December 31, 2024 Actuarial Valuation.

Private Actuary - Lauterbach & Amen, LLP  
Deferred Asset (Unfunded Accrued Liability) as Reported by Lauterbach & Amen, LLP in the December 31, 2024 Actuarial Valuation.

Private Actuary - Foster & Foster  
Deferred Asset (Unfunded Accrued Liability) as Reported by Foster & Foster in the December 31, 2024 Actuarial Valuation.



# COMMUNITY DEVELOPMENT DEPARTMENT

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## MONTHLY INFORMATION REPORT

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**September 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION MAKING

505 TELSER ROAD  
LAKE ZURICH, IL 60047

## DEPARTMENT NARRATIVE

During the month of September 2025, the Community Development Department was engaged in the following activities:

### **BUILDING & ZONING DIVISION:**

#### **Commercial Permits Issued:**

- 795 IL RT 22: Buildout for Salvation Army

#### **Commercial Occupancies Issued:**

- 1241 S Rand Rd: North Star Restaurant
- 572 W IL RT 22: G & G Pediatric Dentistry
- 884 S Rand Rd, Unit H: Playoffs Bar & Grill
- 430 E IL RT 22: Streamline MPS LLC

**FOIA Requests:** Total number of FOIA requests: 4

### **PLANNING AND DEVELOPMENT DIVISION:**

#### **The Planning and Zoning Commission meeting of September 17, 2025.**

The following is a summary of proceedings on applications that were considered by the PZC at their regular meeting in September.

1. *511 North Country Ridge Court – Fence Variation (2025-15).* The application for a variation to allow for the construction of a 5-foot-high fence within the corner side yard setback was jointly presented by the property owners Dr. Konrad and Ms. Urszula Kaczmarski. They outlined the need for a variation for the purpose of achieving privacy in the side and rear yard as well as protecting their children and pets from wildlife traversing their yard. Following the close of the hearing, there were a few questions of the applicant and staff. The PZC voted unanimously (6-0) to recommend approval of the variation.
2. *911 North Rand Road – Annexation, Zoning, Subdivision and Planned Unit Development (PUD) (2025-18).* The application to develop the property with a new ambulatory outpatient clinic by Advocate was introduced by their Corporation Counsel Mr. James Slinkman with details on the project presented by their planning staff, architect and civil engineer. The Applicant acknowledged that they had received detailed comments from the Village's Development Review Team (DRT) and would work with staff on resolving any outstanding issues prior to presenting the project to the Village Board. There were no objectors to the proposal. Also in attendance was North Barrington Plan Commission Chair, Mr. Gery Herrmann, who had a few questions, but was otherwise in support of the project. Upon closing the hearing, members of the PZC had questions and clarifications of the developer and staff and voted unanimously (6-0) to recommend approval of the PUD. The application will be presented to the Village Board after the applicant has addressed the comments provided by staff on the project.
3. *755 South Rand Road – Planned Unit Development (PUD) (2025-017).* The Application of the Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple family rental residential buildings and a quick service restaurant was continued to the October 15 PZC

meeting to allow staff and the Village's DRT additional time to evaluate the submittal before finalizing its recommendations.

**New Zoning Applications for PZC consideration.**

The following applications were scheduled for consideration by the PZC at their October 15 meeting.

New Applications:

1. *Final Plat of Subdivision for Rock Rose Glen – ICON Building Group.* Application for consideration of a Final Plat of Subdivision for an 8-lot single-family residential subdivision at 232 Deer Path Road (corner of Deer Path and Rock Rose Drive).
2. *255 Whitney Drive Driveway Variation – Michael R Quagliano.* Application for a variation to allow the expansion of a residential driveway at the property located within the R-5 single-family residential district.

Continued Application:

3. *755 South Rand Road Planned Unit Development (PUD) – Springs at Lake Zurich by Continental Properties.* The Application for the Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple family rental residential buildings and a quick service restaurant was continued at the September 17 PZC meeting to allow staff and the Village's DRT additional time to evaluate the submittal before finalizing its recommendations.

**New and Ongoing Development:**

1. *Raceway Carwash Proposes Facility Upgrades.* Community Development Director Saher and Village Planner McCauley met on site with Mr. Hiten Patel, business partner and co-owner of Raceway Carwash, to discuss proposed upgrades to the carwash facility. The upgrades are aimed at enhancing operational efficiency, improving customer experience, and maintaining a competitive edge in the community. Key improvements include:
  - Installing free vacuum stations along the south side of the building as a complimentary amenity.
  - Creating designated vacuum stalls at the northeast corner of the property for staff to service customer vehicles after they exit the wash or detailing bays, rather than vacuuming on the belt prior to the wash.
  - Adding two pay station lanes at the west end of the property. These automated stations will significantly speed up payment processing and enhance the efficiency of unlimited membership usage through license plate recognition technology.

Mr. Patel and Mr. Baader are aware that several developers have recently considered entering the Lake Zurich market with new automatic carwash projects, although none have materialized so far. They recognize the importance of staying proactive and modernizing their facility to remain competitive in Lake Zurich.

2. *New Subdivision at Deer Path and Rock Rose Drive.* Community Development Department staff received a proposal from ICON Development to subdivide the approximately 2.85-acre property owned by the Casper family, located at 232 & 234 Deerpath Road. The property contains two single-family homes and farm buildings dating back to the 1940s, when the area was actively farmed by the then-owners. It is the last remaining un-subdivided parcel surrounded by the Meadows of Lake Zurich, Chasewood North, and Quail Run subdivisions.

ICON, led by Mr. Charlie Murphy, proposes to subdivide the lot into an eight-lot residential development known as "Rock Rose Glen." The property is zoned R-5 Single-Family Residential, and the new single-family homes would be constructed in accordance with the existing zoning.

ICON is based in Vernon Hills and has completed projects in Hawthorn Woods (Hawthorn Trails and Hawthorn Place) and Kildeer (Woodleaf Estates and Preserves of Kildeer at Kemper Lakes). More information about the builder can be found at: <https://www.icon-group.com>

3. *Springs of Lake Zurich Open House.* Continental Properties planned to host a neighborhood open house at Beelow's Steak House, located at 763 S Rand Road, on Wednesday, October 8th, from 5:30 pm to 7:00 pm. During the event, interested parties would have the opportunity to view exhibits showcasing the new development project, which aims to replace the shuttered Regal theater with multi-family residential units and a quick-service restaurant. Members of the Continental development team planned to be present to answer questions or provide further information.

**Kudos to Staff**

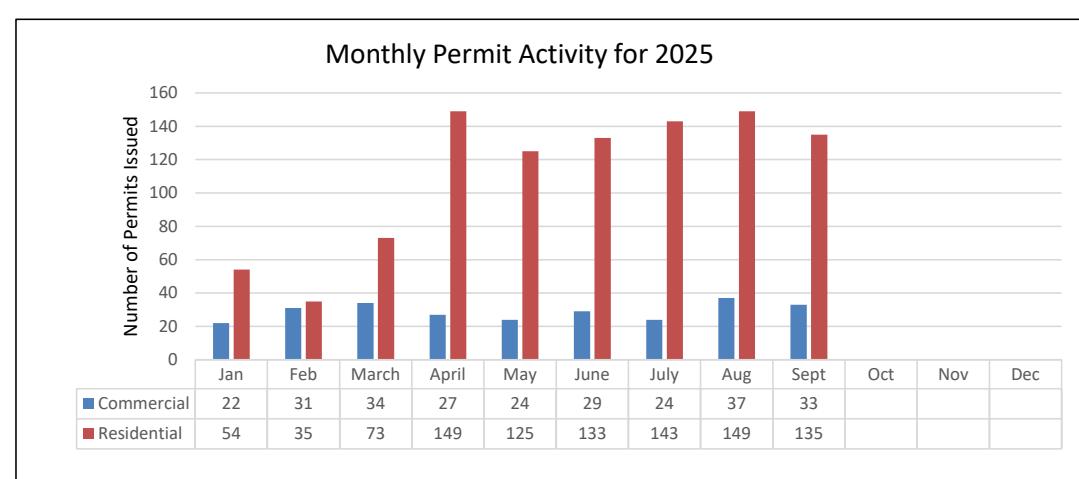
Staff of the Community Development Department received the following kudos from a builder:

Below is a voicemail received by Building Services Supervisor, David Modrzejewski on September 17, 2025, from a resident who had requested the help of Seasonal Code Enforcement Inspector, John Kovalcik with the property at 65 Miller Road. They were complimentary of his work in helping to resolve the situation.

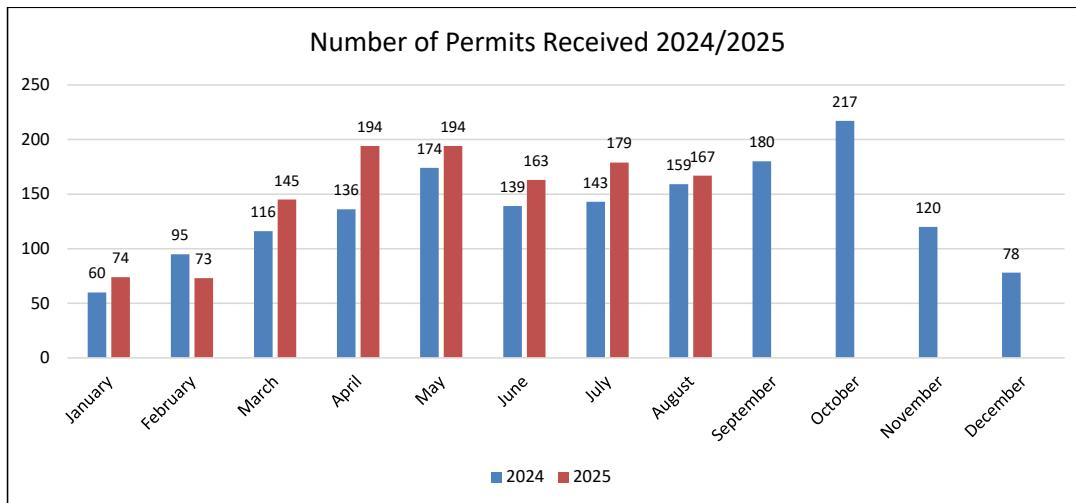
"Hey David, my name is Terry Jacob. I've lived in Lake Zurich for 48 years and I was asking John to help us with a neighbor who was having a difficult time taking care of their yard. And I just wanted to leave this compliment.

I appreciate John that the lady on 65 Miller Rd, I believe her first name is Diane. Her yard is in front yard and everything seems to be looking very, very nice and just wanted to thank the village for being so helpful and supporting me and a couple of my neighbors since we were property. But she's stepping up and thanks you so much.

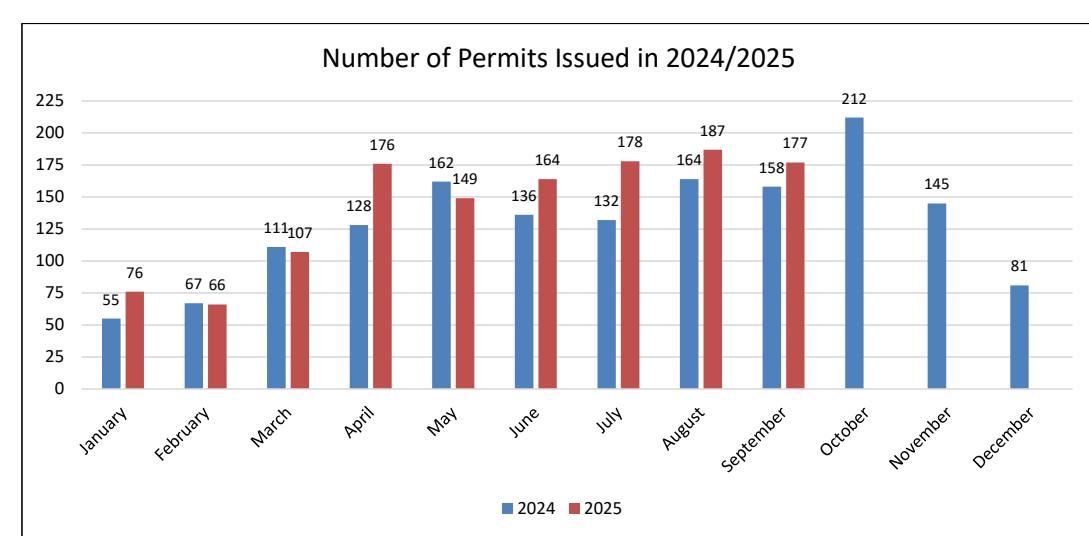
Dearly, dearly appreciate it. My name is Karrie Jacobs. I live at 119 Miller Road.  
Thank you. "



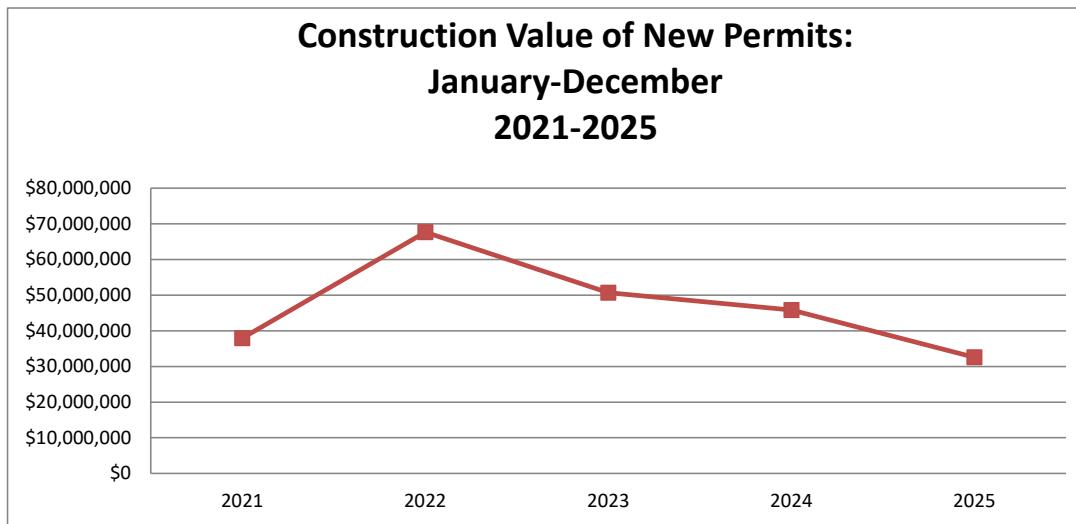
The chart above represents the total of permit for commercial and residential activity on a monthly basis for 2025. (Note: *commercial activity includes both business and industrial activity*)



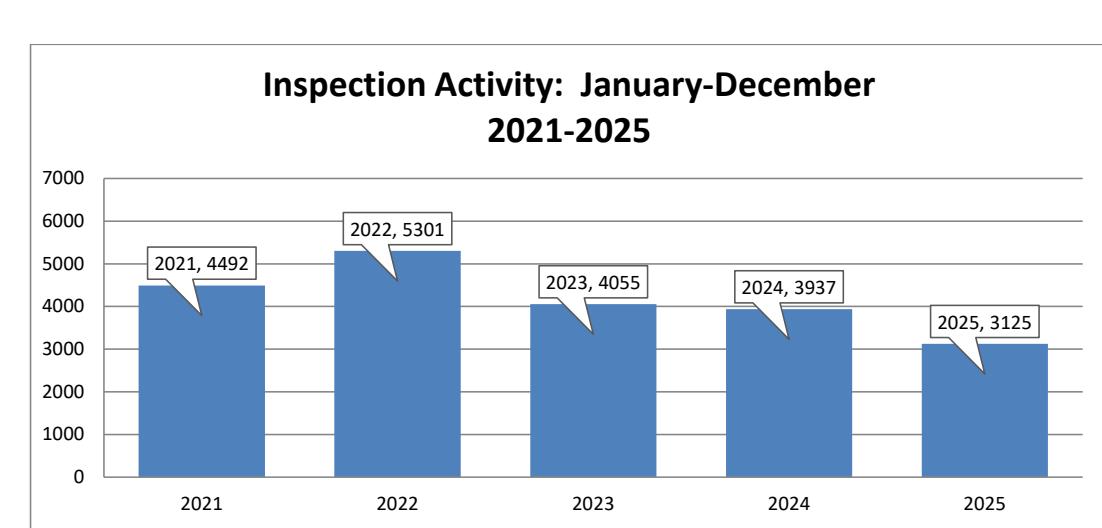
The chart above shows a month-by-month comparison of the number of permits received in 2024 and 2025.



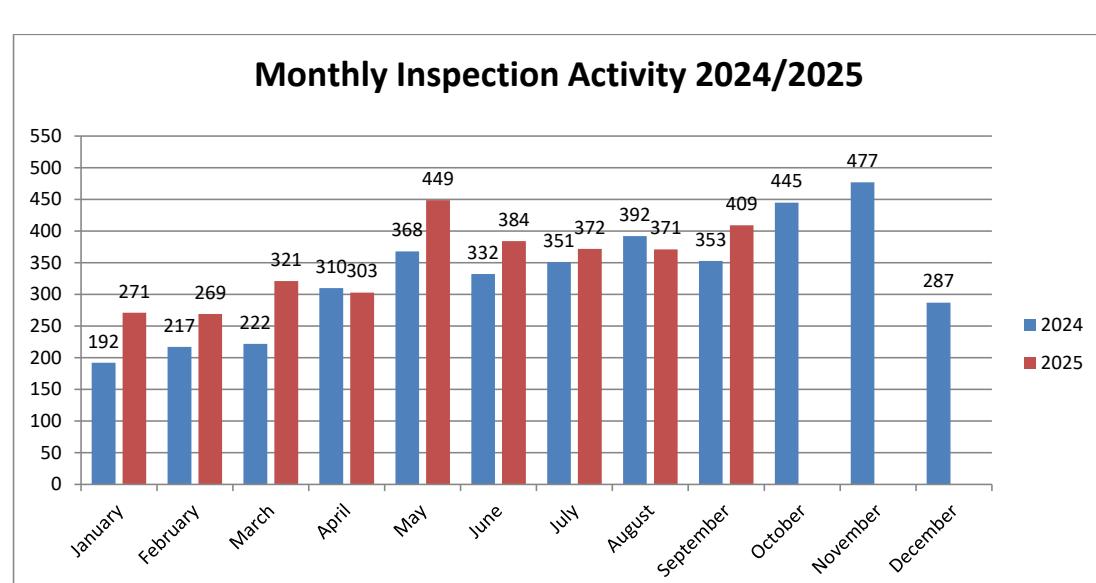
The chart above shows a month-by-month comparison of the number of permits issued in 2024 and 2025.



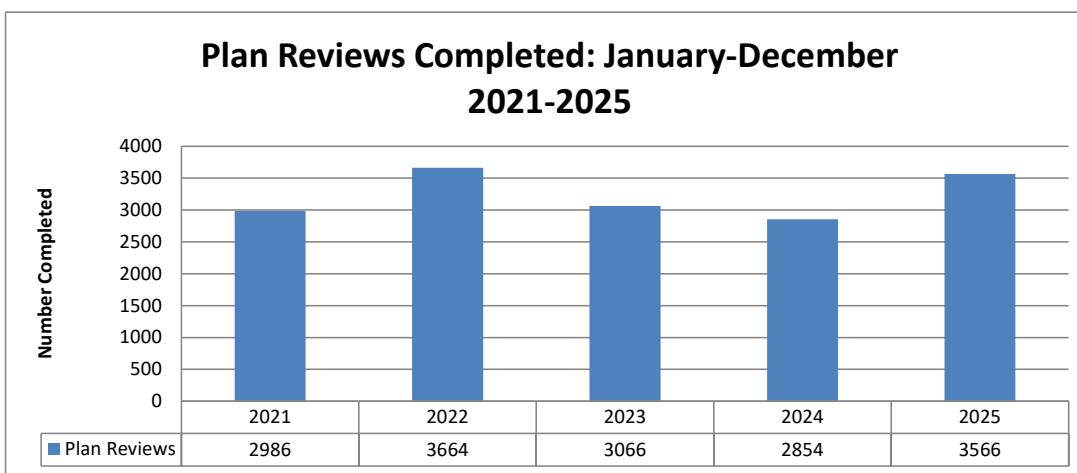
This chart tracks construction value of permit activity by year for 5 years.



This graph illustrates the number of inspections performed by year for 5 years.

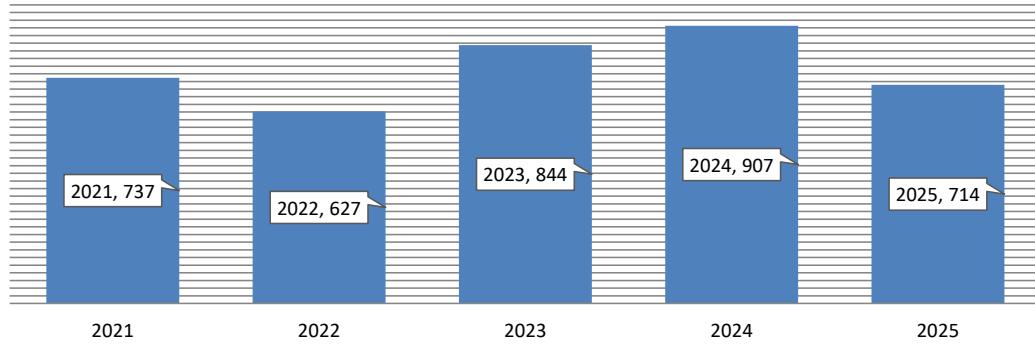


This chart indicates inspection activity on a monthly basis for 2025 compared to the previous year 2024.



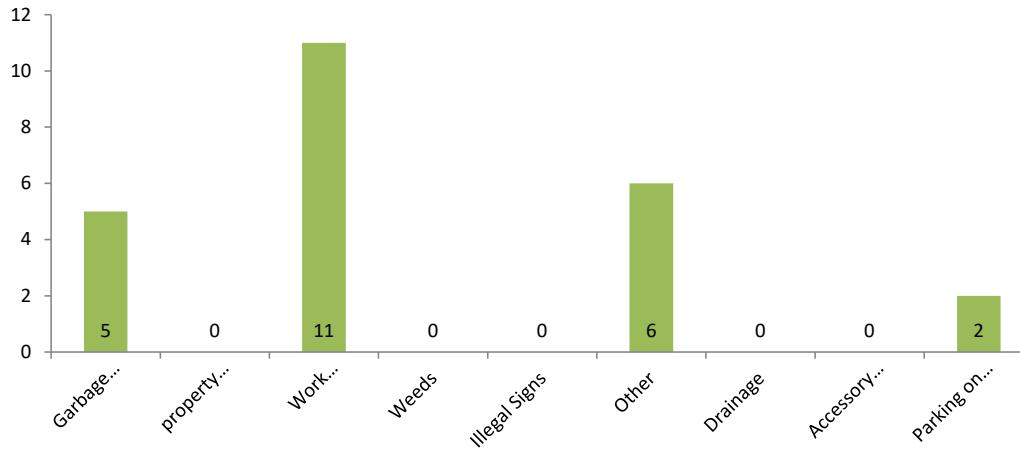
This graph illustrates the number of plan reviews performed by year for 5 years.

### Contractor Registrations January-December (applied for) 2021-2025



The graph represents the number of contractor registrations for the year as compared to prior 4 years. Contractors are required to register on an annual basis to remain current with the village.

### Common Code Violations - Details



This graph illustrates the number of code violations reported for the month. The data varies from month to month and is season dependent.



# FIRE DEPARTMENT

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## MONTHLY INFORMATION REPORT

**September 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION-MAKING

321 S. BUESCHING ROAD  
LAKE ZURICH, IL 60047

70 E. MAIN STREET  
LAKE ZURICH, IL 60047

## Departmental Narrative

**OUR MISSION:** To care for and protect our community.

**OUR VISION:** The Lake Zurich Fire Department is dedicated to meeting the ever-changing needs of our community, while ensuring a safe and secure environment for all, through professional development, unity, and teamwork.

**OUR VALUES:** Professionalism, Responsibility, Integrity, Dedication, Honor

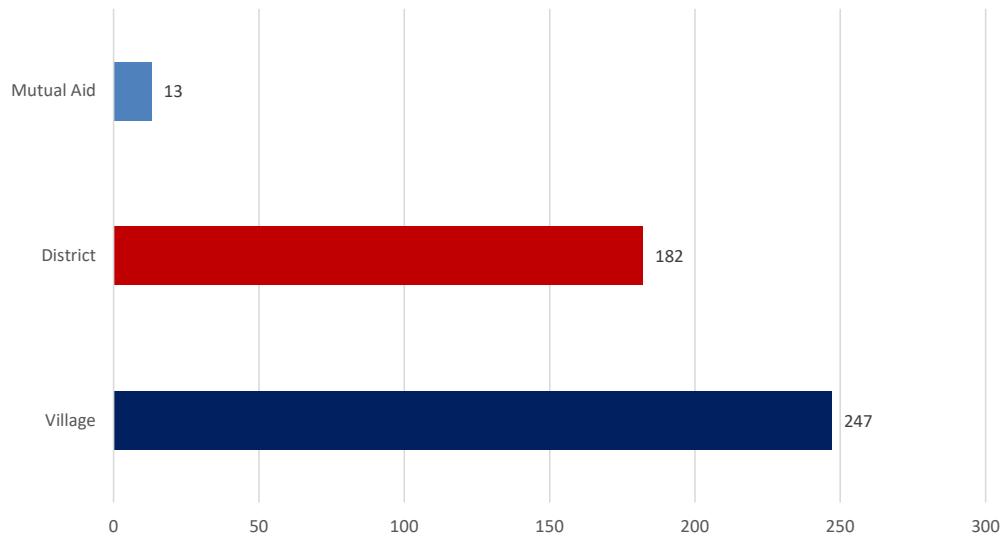
### EXECUTIVE SUMMARY – September 2025

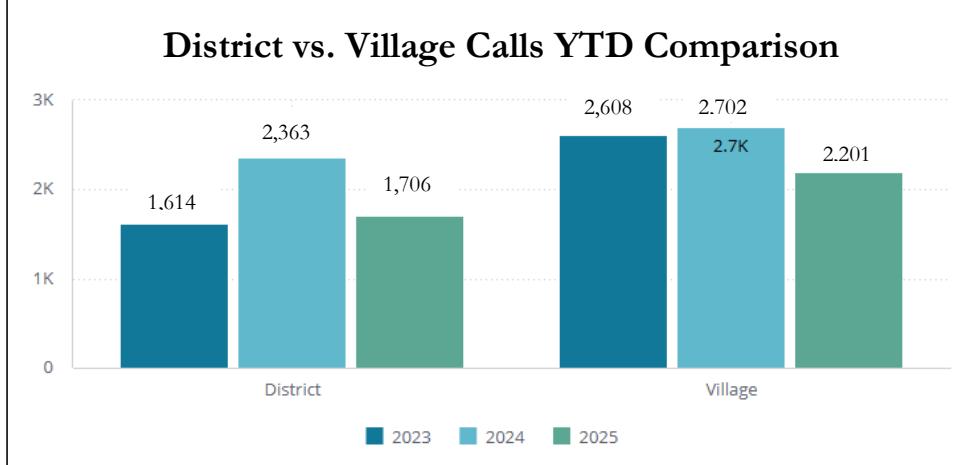
The Lake Zurich Fire Department provides a comprehensive range of professional emergency services to the Village of Lake Zurich and the Lake Zurich Rural Fire Protection District. We protect approximately 37,000 residents, local businesses, and visitors across a 25-square-mile service area that includes the Villages of Hawthorn Woods, Kildeer, Deer Park, North Barrington, and Lake Barrington.

Our department is equipped and trained to handle Fire Suppression, Emergency Medical Services (EMS), Search & Rescue, Fire Prevention, Community Risk Reduction, and Emergency Management. In addition, we maintain specialized response teams in Technical Rescue, Hazardous Materials (HazMat), Water Rescue, Wildland Firefighting, and Fire Investigations. Together, these services ensure that our community is protected by a well-rounded, highly capable fire department prepared to respond to any emergency.

**442** Incidents – September 2025

### Responses - September 2025





The chart above compares year-to-date call volumes for the Village and District from 2023 through 2025. Overall, total call activity remains steady, though there has been some variation between the two service areas.

District calls increased notably from 1,614 in 2023 to 2,363 in 2024, before dropping slightly to 1,706 so far in 2025. The Village has maintained higher overall call volumes, with 2,608 in 2023, 2,702 in 2024, and 2,201 year-to-date in 2025.

Tracking these year-to-year changes helps identify patterns in service demand and supports planning for staffing, resource allocation, and future operational needs.

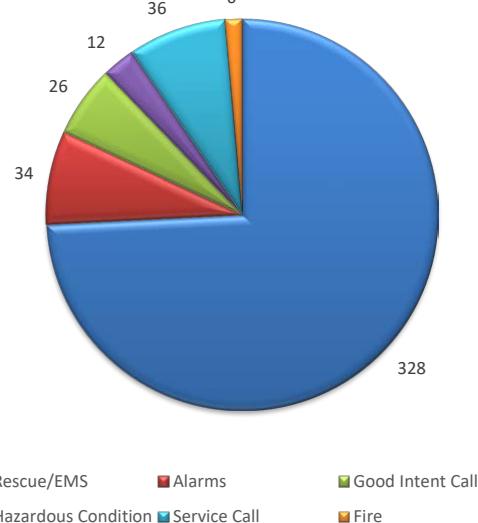
## Incident Types

The Department codes all incidents within the National Fire Incident Reporting System (NFIRS).

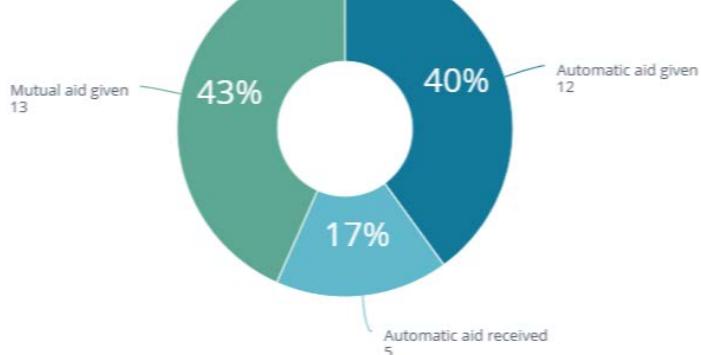
The codes all relate to the text categories noted in the chart to the right. Rescue and EMS incidents account for the majority of incidents we respond to.

In September, there were **328** Rescue and EMS incidents.

Incident Types - September 2025

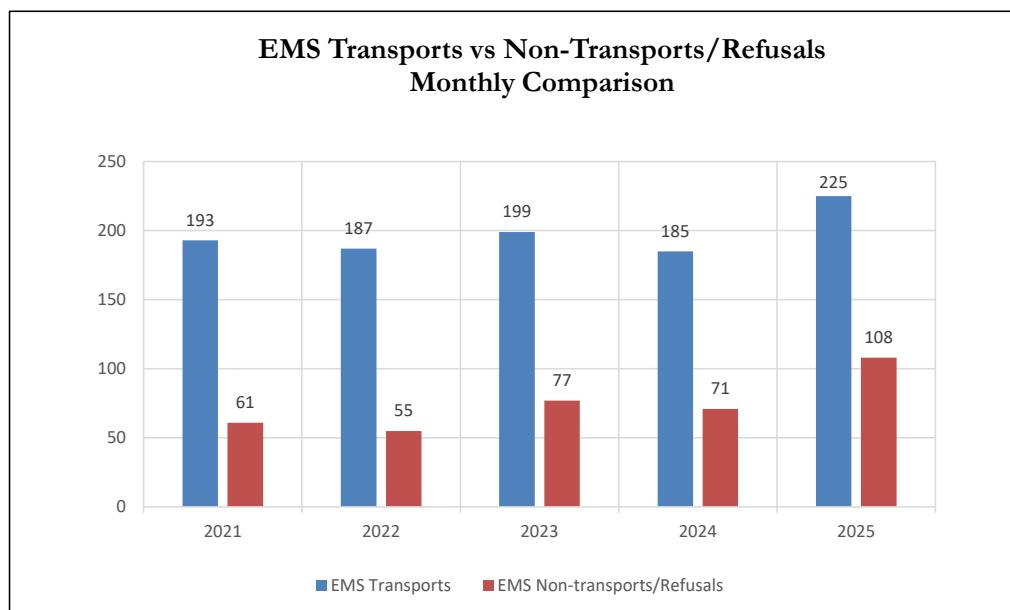


Mutual Aid – September 2025



## EMS Incidents

The chart shown below reflects EMS Transports vs. Non-Transports/Refusals. It's important to note that not every EMS call will result in transport to the hospital. However, as you'll see from the data, transports always outpace Non-Transports/Refusals. The chart below compares the month of September across 5 years.



## ADMINISTRATION DIVISION

### 2025 Budget - 09/30/2025



The Department processed **14** FOIA requests during September.



This month, we welcomed two new members to our department — FF/PM Caleb Meyers (left) and FF/PM Joe Rajcevich (right). We're excited to have them join our team and look forward to their contributions.

## STATIONS & STAFFING | OFFICER & FIREFIGHTER/PARAMEDIC

### STATION 1

321 S. Buesching Road  
Lake Zurich, IL 60047

#### APPARATUS & STAFFING

BATTALION 32



ENGINE 321  
AMBULANCE 321



### STATION 2

350 W. Highway 22  
North Barrington, IL 60010

#### APPARATUS & STAFFING

ENGINE 322  
AMBULANCE 322



### STATION 3

1075 Old McHenry Road  
Lake Zurich, IL 60047

#### APPARATUS & STAFFING

ENGINE 323  
AMBULANCE 323



### STATION 4

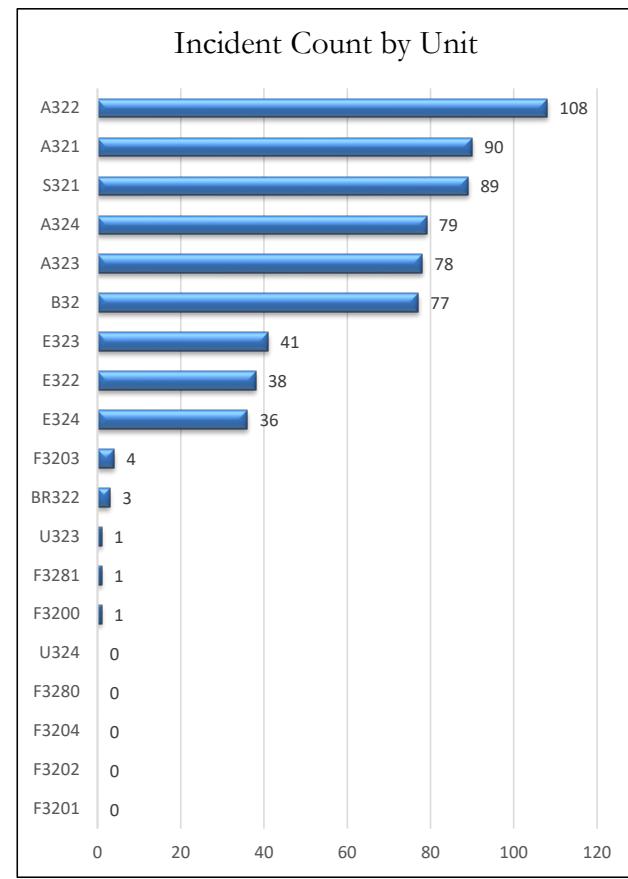
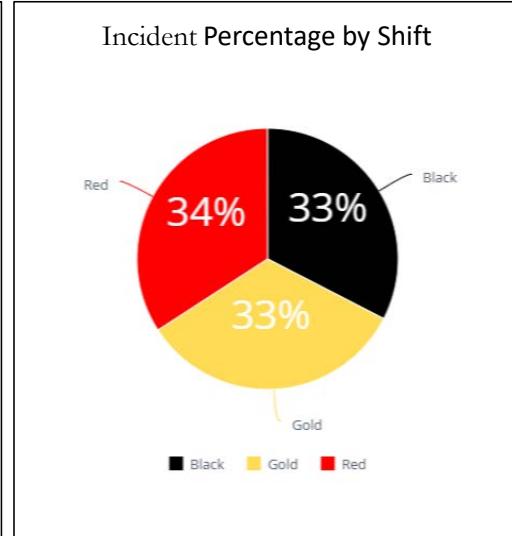
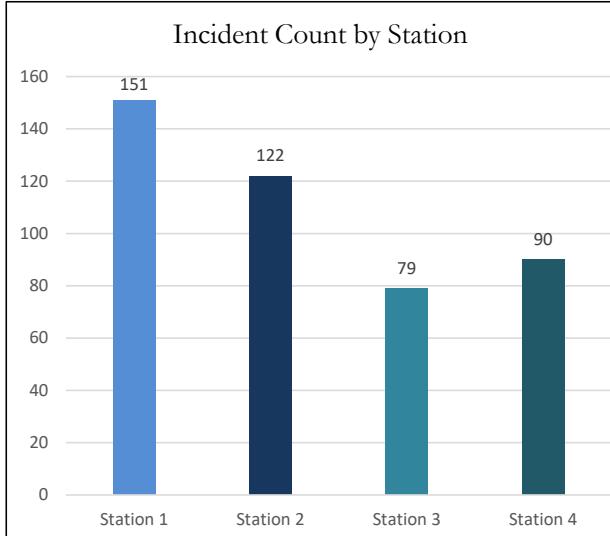
21970 Field Pkwy  
Deer Park, IL 60010

#### APPARATUS & STAFFING

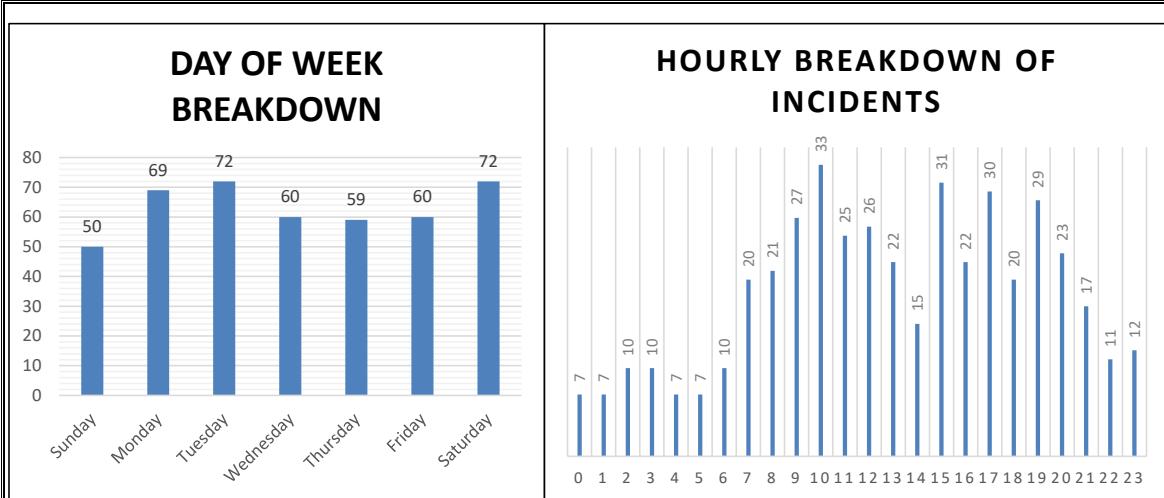
ENGINE 324  
AMBULANCE 324



## OPERATIONS DIVISION – September 2025



Last month, crews participated in standpipe training focused on equipment setup, water supply, and fire attack operations. The training provided valuable hands-on experience and reinforced best practices for high-rise and multi-story incidents.



### Emergency Response Times

Response time includes three key factors: **dispatch handling, turnout, and travel time**.

Dispatch handling time measures the period from when dispatch receives a call to when units are dispatched. Turnout time begins when crews receive the call and continues until they are in the apparatus and mark en route via the MDT. Travel time covers the duration from en route to arrival on scene. Factors such as construction, speed limits, weather, and train traffic can all influence response times.

We now evaluate performance using the 90th-percentile standard — meaning our targets represent the time within which 90% of responses should occur.

The following shows the average times for all emergent incidents, with arrival on the scene for EMS and fire within the local response area minus Mutual Aid in September 2025. *(With the new CAD software, times are off due to transfers to RMS)*

Dispatch Time	Turnout Time
90 <sup>th</sup> Percentile Dispatch Time <b>1 MINUTE, 36 SECONDS</b>	90 <sup>th</sup> Percentile Turnout Time <b>1 MINUTE, 45 SECONDS</b>
Travel Time	Response Time
90 <sup>th</sup> Percentile Travel Time <b>6 MINUTES, 09 SECONDS</b>	90 <sup>th</sup> Percentile Response Time <b>7 MINUTES, 25 SECONDS</b>

## TRAINING DIVISION

### Summary

The Training Division recorded a total of **1,481 training hours** in September 2025, continuing to build on a productive training year through strategic onboarding, operational readiness, and compliance-based instruction.

A key focus of the month was the onboarding of two new firefighter/paramedics, who successfully completed an intensive 80-hour in-house academy. This foundational program ensured their alignment with department operations, expectations, and field competencies before integrating into shift life.

The department also partnered in joint ARA training evolutions at the Wauconda Cans site alongside Grayslake and Round Lake, sharpening multi-company coordination, elevated master stream operations, and fireground command communication.

EMS continuing education for the month centered on behavioral toxicity, a critical and often complex patient care topic. Providers also completed glucometer in-service training, supporting expanded diagnostic capabilities in the field.

September also included key OSHA compliance-focused efforts, with department-wide SCBA fit testing, respiratory protection training, and the completion of NFPA 1582 annual physicals, reinforcing the health, safety, and regulatory readiness of all personnel.

Lastly, company officers facilitated FAE recertification drills, providing operators with hands-on review of pump operations, hydrant supply, and scenario-based engine work, ensuring operational consistency and competency at the driver/operator level.

### Outside Training Highlights

September included several impactful outside training opportunities that directly support the department's operational depth, leadership development, and regulatory compliance.

A major milestone was the completion of Technical Rescue Team (TRT) baseline requirements, with members completing Structural Collapse Technician and Confined Space Technician courses. These specialized certifications mark a critical step toward finishing the TRT program to become a full participating member at MABAS. Additionally, another member successfully completed Rope Operations, further strengthening our technical response capability for low- and high-angle rescue scenarios.

On the administrative and leadership side, one officer attended the Fire Department Health & Safety Officer course, supporting the department's commitment to firefighter wellness, OSHA compliance, and proactive injury prevention. Another member completed the Advanced Fair Labor Standards Act (FLSA) course specific to fire service scheduling, which will help guide future improvements in staffing policy, pay structure, and legal compliance.

Each of these outside training investments reflects our strategic approach to enhancing both field operations and internal systems, with participants expected to bring back critical knowledge and contribute directly to program development, compliance initiatives, and mentorship within their respective areas.

Course	Attendees
Rope Ops	Munoz
FD Health & Safety Officer	Booth
Structural Collapse Technician	Glasder, Fishman
Confined Space Technician	Kenyon
Advanced FLSA	Booth
Hazmat	Campbell, Kraus, Wascow

## On-Duty Training Overview

The following training blocks were delivered on-duty, emphasizing consistency across all three shifts while aligning with ISO, NFPA, and OSFM standards:

### Fire Training

- ARA with Wauconda, Round Lake, and Grayslake
- New Hire Academy
- FAE Recertification Drill
- Makeups
- Company Officer Lead Drills
- OSHA Compliance – Fit Testing and Respiratory Protection

### EMS Training

- Quarterly Intubations
- NWCH Monthly Continuing Education

### Special Rescue Training

- Haz Mat Suit Drills & Decontamination
- Structural Collapse
- Sonar @ Wonder Lake
- Dive – Open Water Patters
- Wildland @ McHenry

### Health and Safety

- Daily Physical Fitness
- NFPA Physicals

### Administrative Tasks

- Probationary Firefighter Evaluations and Task Book Reviews
- Vector Scheduler Onboarding

## Conclusion

September 2025 was a dynamic and productive month for the Training Division, marked by a healthy balance of onboarding, compliance, technical operations, and professional development. The successful integration of two new hires through a structured 80-hour academy reinforced our foundational training program and ensured operational readiness from day one.

Key compliance initiatives were addressed, including SCBA fit testing, respiratory protection training, and NFPA 1582 physicals—ensuring both OSHA compliance and the continued health and wellness of our personnel. Fire Apparatus Engineer (FAE) recertification drills were also completed, providing operators with vital refreshers on pumping operations, water supply, and apparatus function under simulated conditions.

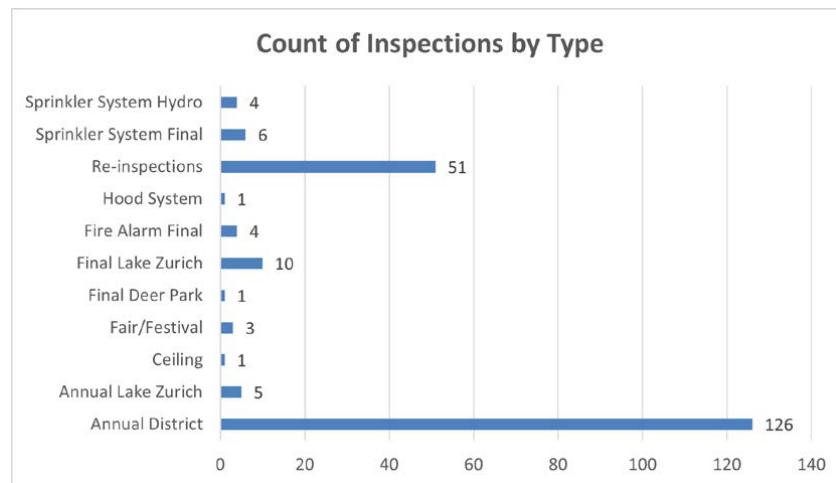
Joint ARA live-fire training with Wauconda, Grayslake, and Round Lake enhanced multi-company coordination and tactical fireground operations. EMS continuing education focused on behavioral toxicity, a critical area of prehospital care, while county-level special team drills were attended to maintain required status and operational readiness across our regional technical rescue and specialty response teams.

Outside training continued to enhance the department's capabilities, with members completing key programs in health and safety, rope operations, and FLSA compliance. Of particular note was the launch of baseline certifications for Technical Rescue Team members, who completed Structural Collapse Technician and Confined Space Technician training—marking a major step in formalizing our specialty response capabilities.

## FIRE PREVENTION BUREAU

**Annual Fire Inspections:** The Fire Prevention Bureau conducted 131 Annual Property Inspections in September.

**All Re-Inspections:** The Fire Prevention Bureau conducted 51 Re-inspections.



### Inspections, Tests, and Fire Alarm/Sprinkler Follow-Ups:

16 Fire Alarm System Follow-ups  
4 Sprinkler System Follow-ups

### Event Inspections:

9/13/2025 – Rock the Block – Conduct Inspections.  
9/26/2025 – General Inspection for the Jack-O-Lantern and Bushel of Apples Fest at Paulus Park.  
9/26/2025 – Food Truck/ Vendor Inspections for Fall Fest at Paulus Park.

### Fire Drills:

9/8/2025 – Evacuation drill at 795 N. Rand Road (Evolve) - Drill was successful.  
9/12/2025 – Lockdown drill at Middle School North/ Spencer Loomis - Drill was successful.  
9/22/2025 – Fire Evacuation Drill at 11 S. Buesching Road St. Francis De Sales School - Drill was successful.  
9/23/2025 – Fire Evacuation Drill at 300 Church Street (LZHS) - Drill was successful.

### Meetings, Training, & Other Activities:

9/2/2025 – Annual Fire Pump Test at 800 Church Street – Pass.  
9/2/2025 - Site Inspection with Deer Park Building Inspector at 21020 N. Rand Road – Unit A&B.  
9/3/2025 – Open House Meeting at Fire Station #1.  
9/3/2025 - On site meet with General Contractor at 572 W. IL Route 22 regarding sprinkler and fire alarm system installation.  
9/15/2025 – Staff meeting at Fire Station #1.  
9/16-19/2025 – Fall Fire Inspectors Conference.  
9/22/2025 – Northern Illinois Public Education Team Meeting in Libertyville.  
9/25/2025 – Compliance Engine Demonstration/ Training at LZ Fire Station #1.  
9/26/2025 – Residential Knox box installation for Lake Zurich resident.  
9/30/2025 – Staff/Administration meeting at LZ Fire Station #1.



*Pictured above: Fire Pump from the Annual Fire Pump Test at 800 Church Street.*

**Plan Reviews:** The FPPB completed 13 plan reviews, taking 22 plan review hours.



# FINANCE DEPARTMENT

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## MONTHLY INFORMATION REPORT

**AUGUST 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET  
LAKE ZURICH, IL 60047

Finance Monthly Report – August 2025

### DEPARTMENT NARRATIVE

During August, interviewing for the assistant finance director position was the major activity outside of day-to-day operations. We are 66.67% through the fiscal year as of August.

### GENERAL FUND OPERATING RESULTS SUMMARY

For the month of August, revenues totaled \$2.6 million and expenditures \$3.3 million, resulting in an operating deficit of \$758K. From a budget perspective, we had expected expenditures to exceed revenues by \$638K. Year-to-date figures below represent the eight months of activity for the year.

#### General Fund Operating Results

	Current Month Budget	Current Month Actual	Year-to-Date Budget	Year-to-Date Actual
Revenues	\$ 2,563,600	\$ 2,727,203	\$ 23,242,231	\$ 25,507,493
Expenditures	3,322,089	3,246,940	23,880,769	23,229,654
<b>Excess (Deficiency)</b>	<b>\$ (758,488)</b>	<b>\$ (519,738)</b>	<b>\$ (638,537)</b>	<b>\$ 2,277,840</b>

### REVENUES

Following is a summary of revenues by type through August 31, 2025. These figures represent six months of financial activity. A more detailed analysis can be found on page 9.

	Current Month's Budget	Current Month's Actual	Year-to-Date Budget	Year-to-Date Actual	% Variance	% of Annual Budget
Taxes	\$ 487,507	\$ 491,943	\$ 6,643,987	\$ 6,916,841	4.11%	58.8%
Intergovernmental	1,666,628	1,764,262	13,308,665	14,345,243	7.79%	71.0%
Licenses & Permits	33,513	50,656	591,100	816,806	38.18%	106.6%
Fines and Forfeits	29,431	23,980	255,172	255,833	0.26%	67.8%
Charges for Services	245,152	178,818	2,004,043	2,369,573	18.24%	81.7%
Investment Income	71,278	20,616	291,268	355,034	21.89%	78.9%
Miscellaneous	30,091	196,928	147,996	446,680	201.82%	164.5%
Operating Transfers	0	0	0	1,484	0.0%	0.0%
<b>Total Revenue</b>	<b>\$ 2,563,600</b>	<b>\$ 2,727,203</b>	<b>\$ 23,242,231</b>	<b>\$ 25,507,493</b>	<b>9.75%</b>	<b>69.4%</b>

Finance Monthly Report – August 2025

**Taxes:**

Revenues from taxes came in at \$256K in August, lower than budget expectations due to the timing of the Lake County deposits. While property taxes are received primarily June through September, the remaining revenues in this category contribute a significant amount of revenue each month all year round.

Telecommunications tax receipts were about 33.0% higher than expected for the month at \$26K. That is 3.6% higher than the amount received in the same month of the prior year. More information regarding Telecommunications tax can be found on page 12.

The gas utility tax had \$18K in receipts, 14.5% above budget expectations. Electric utility tax came in at \$143K, 43.6% higher than budget expectations of \$99K. I have reached out to ComEd for an explanation. Combined, utility taxes were 39.6% higher than expected. The payments are based primarily on June activity. More detail on the Utility Taxes can be found on page 13.

**Intergovernmental Revenue:**

Revenue from other governments totaled \$1.8 million in August, which exceeded budget expectations for the category by 5.9%.

State sales tax receipts were above budget expectations for the month at \$824K. This represents sales from May and was 7.5% higher than receipts from the same month last year. More information regarding Sales Tax can be found on page 14.

Use tax has significantly decreased in the past four months. Beginning January 1, 2025, some of the taxes collected as a use tax have been reclassified to sales tax. For August, adding both taxes for fiscal year 2025 and comparing them to fiscal year 2024, there is an increase of 2.3%.

Income Tax receipts came in 17.2% lower than expectations with the receipts for August totaling \$206K compared to an expected \$249K. Details on Income Tax are provided on page 15.

Video gaming tax receipts came in 21.4% higher than budget expectations at \$22K. Video gaming tax is received two months in arrears. The video gaming tax receipts budgeted for August relate to tax for May activity.

Finance Monthly Report – August 2025

**Licenses and Permits:**

Revenue from the issuance of licenses and permits came in at \$17.8K for August, 5201% above budget expectations. Due to the variable nature of these types of revenues, fluctuations are expected throughout the year based on activity. Year-to-date total licenses and permits are 38.2% above budget in August. Summer is typically the peak time for collecting permit fees.

**Fines and Forfeits:**

Revenue from police fines came in lower expectations by 18.5% during August, with receipts of \$24K. The revenues in this category include various fines generated from police citations, such as red light and local ordinance violations.

**Charges for Services:**

Revenue from service charges totaled \$179K in August. The main revenue sources in this category are ambulance, engineering fees and park program fees. Ambulance fees for August have not been accounted for due to the transition to the new billing company. For park program fees, this is a combination of timing of receipts and fluctuating activity levels.

**Investment Income:**

The General Fund investment income in August was \$21K. Currently, the investments are concentrated in certificates of deposit, treasury obligations, and interest-bearing money market accounts. A detailed cash and investment report can be found on page 18.

**Miscellaneous:**

The General Fund miscellaneous revenue in August was \$197K. A majority of the revenue is due to cleaning up the bond accounts, as well as other small items.

Finance Monthly Report – August 2025

### ***EXPENDITURES***

For the month of August, expenditures totaled \$3.3 million for the General Fund, which was 2.7% below projections of \$3.2 million. The table below presents a summary of General Fund expenditures by department as of August 31, 2025. Additional detail can be found on page 9.

Department Or Program	Current Month's Budget	Current Month's Actual	YTD Budget	YTD Actual	% Variance	% of Annual Budget
Legislative	\$ 4,133	\$ 8,733	\$ 50,531	\$ 56,696	12.2%	82.2%
Administration	\$ 124,090	\$ 137,414	\$ 878,671	\$ 783,552	-10.8%	53.3%
Finance	\$ 74,347	\$ 65,822	\$ 514,503	\$ 473,490	-8.0%	64.8%
Technology	\$ 56,368	\$ 28,600	\$ 508,669	\$ 354,726	-30.3%	51.8%
Police	\$ 832,857	\$ 863,905	\$ 6,452,054	\$ 6,410,906	-0.6%	63.6%
Fire	\$ 1,296,496	\$ 1,220,966	\$ 9,427,996	\$ 9,291,001	-1.5%	64.3%
Community Develop.	\$ 130,998	\$ 111,537	\$ 708,390	\$ 691,659	-2.4%	58.0%
Public Works	\$ 535,651	\$ 496,239	\$ 3,492,329	\$ 3,213,558	-8.0%	60.7%
Park & Recreation	\$ 184,811	\$ 210,447	\$ 1,167,678	\$ 1,127,855	-3.4%	76.1%
Operating Transfers	\$ 82,338	\$ 103,276	\$ 679,946	\$ 826,211	21.5%	64.1%
<b>Total</b>	<b>\$ 3,322,089</b>	<b>\$ 3,246,940</b>	<b>\$ 23,880,769</b>	<b>\$ 23,229,654</b>	<b>-2.7%</b>	<b>63.2%</b>

### **OPERATING RESULTS OF OTHER FUNDS**

Following are some observations regarding the revenues and expenditures of other funds. A financial summary of funds other than General is provided on pages 10-11.

#### **Special Revenue Funds:**

Motor fuel tax revenue came in at \$98K in August, which was above the budget of \$87K. Estimates for revenues highly sensitive to the economy, such as this one, allow for fluctuations later in the year. Expenditures from the Motor Fuel Tax Fund were \$97K, including electric (\$15K) and crack sealing program (\$60K).

August revenues for the Hotel Tax Fund totaled \$1K. The revenue in this fund is a combination of hotel tax receipts and interest income. The hotel tax receipts were received early September instead of late August. Expenditures of \$10K were recorded for the month, consisting mostly of a transfer to the Special Events Fund for the funding of special events.

Finance Monthly Report – August 2025

The Special Events Fund allocates resources for special events and their corresponding expenditures. Revenues for August totaled \$34K, consisting of funding transfers in from other funds (\$22K), and park utilization fees (\$8K). Expenditures for the month totaled \$48K, consisting of normal staff expenses (\$19K), Rock the Block (\$10.7K) and other small items.

**Debt Service Funds:**

The debt service funds record annual debt service payments for several of the village issuances. Revenues for the debt service fund are from interest and changes in market value of investments at this point in the year. Transfers from other funding sources will occur later in the year. No expenses were recorded in August.

**Capital Projects Funds:**

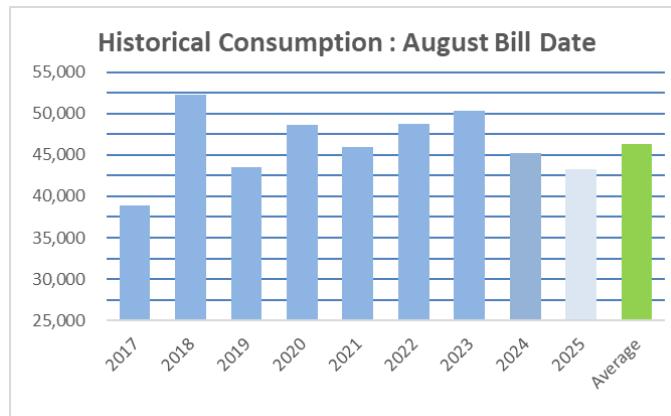
August revenue for the capital projects funds came in at \$337K. The majority of the revenue was from Non-Home Rule Sales Tax (NHRST), with receipts from August of \$268K. This was \$6K higher than budget expectations and 2.4% higher than the same month last year. August receipts represent sales from May. More detail on the NHRST revenue can be found on page 16. Remaining revenues for capital project funds include funding transfers (\$26K), and interest income (\$35K).

Expenditures of \$1.3K were recorded in August for capital projects, consisting of the Main Street Beautification/Whitney Road projects (\$1.0M) and pavement patching (\$141K).

**Water and Sewer Fund:**

August revenue totaled \$1.4M, which was above the budget estimate of \$1.0K. The large difference is due to the receipt of the NHRST. The first deposit of the additional .5% was in August. The revenue was budgeted in the NHRST fund. To account for the board's commitment to the additional tax to fund the transition to Lake Michigan water, the revenue is recorded directly into the water and sewer fund. Consumption metered in August was 43M gallons, which is lower than the nine-year average of 46M gallons. The consumption billed in August primarily represents water metered in late July and early August. With about 55M gallons pumped, about 22% of pumped water was lost to main breaks, fire department use, or other small issues. A chart comparing August water consumption over the past eight years provided below.

Finance Monthly Report – August 2025



Expenses in the Water Fund were \$1.6M for the month. Of this amount, \$177K is a non-cash transaction to record depreciation of the infrastructure assets of the fund and \$363K is for the Main Street Beautification/Whitney Road project. The remaining expenses are personnel expenses, other operational items and other smaller operating items. Throughout the year, spending is monitored to ensure revenues are sufficient to cover operations and capital needs as necessary. Any annual surplus would be used for expenditures later in the year and provide cash flow for improvements to maintain the aging infrastructure.

**Internal Service Funds:**

Internal service funds are used to reserve resources for a specific purpose and to allocate the user charges accordingly. The village has three active internal service funds: Medical Self Insurance, Risk Management and Equipment Replacement. Revenues are a combination of user charges from other funds as appropriate. Expenditures fluctuate, depending on activity levels, particularly in the Risk Management Fund.

The Equipment Replacement fund in particular is subject to funding availability from the General Fund. August expenses include non-cash depreciation expenses (\$45K), and other small items.

**Special Service Areas:**

While the village does not budget for Special Service Area (SSA) revenues and expenses, as funds are being collected and spent for village SSA's, the following information can be of value to report. There were few expenses related to property management for the SSA's in August.

## Finance Monthly Report – August 2025

SSA Activity  
August 31, 2025

SSA #	Location	Beginning	Year-To-Date		Ending	Annual	Annual		
		Balance 1/1/2025	Revenues	Expenses	Balance 12/31/2025	Expected Revenues	YTD %	Expected Expenses	YTD %
SSA #8	Heatherleigh	38,652	6,273	13,852	31,074	9,697	64.68%	23,196	59.71%
SSA #9	Willow Ponds	128,049	8,928	7,900	129,077	11,851	75.33%	19,300	40.93% <sup>b</sup>
SSA #10	Westberry	19,985	869	-	20,855	1,000	86.95%	-	N/A
SSA #11	Lake Zurich Pines	2,999	46	71	2,974	-	N/A <sup>a</sup>	27,244	0.26%
SSA #13	Conventry Creek	242,755	22,192	18,499	246,447	29,894	74.23% <sup>a</sup>	16,662	111.03%
SSA #16	Country Club	1,478	4	1,484	(2)	-	N/A	-	N/A
		433,919	38,312	41,806	430,426	52,443	73.06%	86,402	0.00%

a) Flat amount levied per property.

b) At some point after enough funds have accrued, Willow Ponds will require dredging, estimated at \$120,000+.

**Police and Firefighters' Pension Funds:**

A snapshot of activity related to the public safety pension funds of the village is provided as part of the monthly report. It is important to note that a significant revenue source for both pension funds is the annual property tax levy, of which receipts are typically recorded between August and September of each year, affecting the cash flows of each fund.

The Police Pension Fund had total revenue of \$1.0M for the month. For August, the fund recorded an unrealized gain of \$778K from investments. Total municipal and member contributions for the month totaled \$63K. Expenses for the month were \$275K of which \$268K was for pension and benefit payments, and \$1K was for professional services. As of August 31st, the fund had a net position of \$39.3 million. Additional information can be found on page 19.

The Firefighters' Pension Fund total revenue of \$2.1M. Total municipal and member contributions for the month totaled \$1.5M. Expenses for the month were \$339K, of which \$327K was for pension and benefit payments, \$2K was for professional services, and \$10K was for investment expenses. As of August 31st, the fund had a net position of \$64.8 million. Additional information can be found on page 19.

Finance Monthly Report – August 2025

**Conclusion:**

For the one fiscal period covered by this report, no major concerns were identified. Major revenue sources are performing within reason and expenditures have been kept to a minimum. We will continue to monitor revenues and expenditures closely throughout the coming months.

Respectfully Submitted,

*Rita Kruse*

Rita Kruse  
Director of Finance

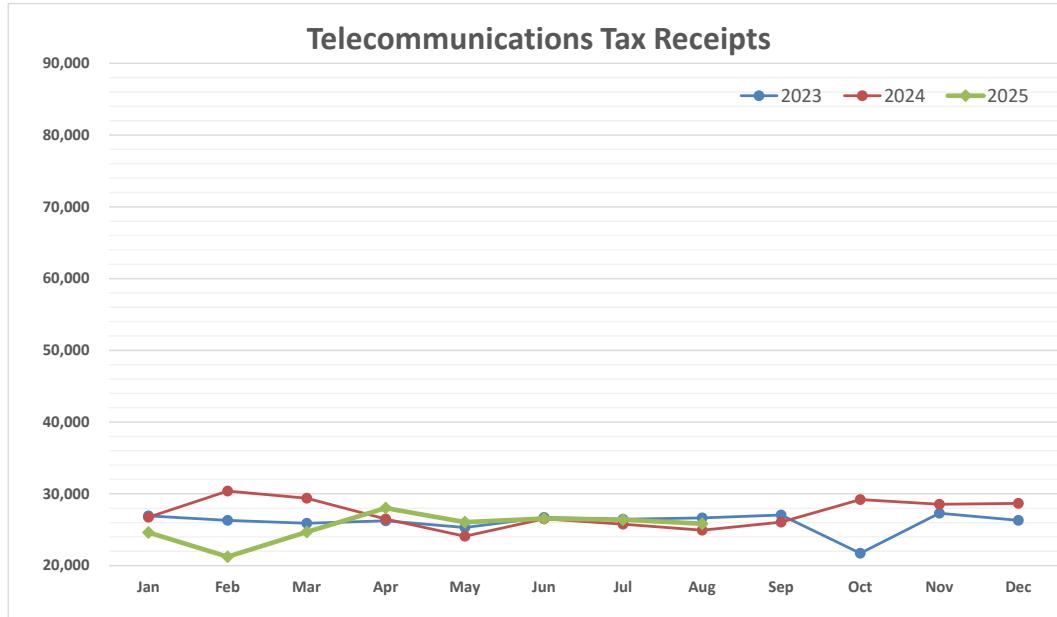
VILLAGE OF LAKE ZURICH OPERATING REPORT SUMMARY GENERAL FUND August 31, 2025								
	Current Month			Year-to-Date			Amended Annual Budget	% of Annual Budget Achieved
	Budget	Actual	% Variance	Budget	Actual	% Variance		
<b>REVENUES</b>								
<b>Taxes</b>								
Property Taxes	308,898	255,760	(17.2%)	5,391,396	5,567,388	3.3%	9,975,730	55.8%
Utility Tax - Electric	98,142	143,315	46.0%	622,877	634,566	1.9%	940,000	67.5%
Utility Tax - Gas	16,489	17,938	8.8%	313,586	340,628	8.6%	405,000	84.1%
Cable Tv Franchise	44,543	49,087	10.2%	157,550	170,866	8.5%	210,000	81.4%
Telecom Tax	19,435	25,843	33.0%	158,578	203,393	28.3%	228,400	89.1%
<b>Total Taxes</b>	<b>487,507</b>	<b>491,943</b>	<b>0.9%</b>	<b>6,643,987</b>	<b>6,916,841</b>	<b>4.1%</b>	<b>11,759,130</b>	<b>58.8%</b>
<b>Intergovernmental</b>								
State Sales Tax	754,850	823,766	9.1%	5,667,365	6,161,981	8.7%	8,813,000	69.9%
State Income Tax	249,014	206,302	(17.2%)	2,475,943	2,590,880	4.6%	3,475,000	74.6%
State Use Tax	39,664	19,500	(50.8%)	345,794	246,529	(28.7%)	511,360	48.2%
Video Gaming Tax	21,650	26,277	21.4%	198,545	210,029	5.8%	325,000	64.6%
Fire/Rescue Srvc Contract	544,733	581,774	6.8%	4,357,860	4,654,195	6.8%	6,662,275	69.9%
Other Intergovernmental	56,717	106,643	88.0%	263,158	481,630	83.0%	426,856	112.8%
<b>Total Intergovernmental</b>	<b>1,666,628</b>	<b>1,764,262</b>	<b>5.9%</b>	<b>13,308,665</b>	<b>14,345,243</b>	<b>7.8%</b>	<b>20,213,491</b>	<b>71.0%</b>
<b>Licenses &amp; Permits</b>								
Liquor Licenses	500	1,475	195.0%	173,000	181,425	4.9%	175,000	103.7%
Business Licenses	500	630	26.0%	101,000	107,778	6.7%	103,000	104.6%
Building Permits	11,670	17,888	53.3%	90,554	146,266	61.5%	150,000	97.5%
Permit Plan Review	5,336	8,820	65.3%	48,000	75,431	57.1%	75,000	100.6%
Other Permits	15,507	21,842	40.9%	178,546	305,907	71.3%	263,000	116.3%
<b>Total Licenses &amp; Permits</b>	<b>33,513</b>	<b>50,656</b>	<b>51.2%</b>	<b>591,100</b>	<b>816,806</b>	<b>38.2%</b>	<b>766,000</b>	<b>106.6%</b>
<b>Fines and Forfeits</b>	<b>29,431</b>	<b>23,980</b>	<b>(18.5%)</b>	<b>255,172</b>	<b>255,833</b>	<b>0.3%</b>	<b>377,500</b>	<b>67.8%</b>
<b>Charges for Services</b>								
Fire/Rescue Ambulance Fee	99,375	-	(100.0%)	788,427	996,048	26.3%	1,300,000	76.6%
Park Program Fees	96,565	92,092	(4.6%)	791,601	874,779	10.5%	898,881	97.3%
Other Charges for Services	49,212	86,726	76.2%	424,015	498,745	17.6%	702,330	71.0%
<b>Total Charges for Services</b>	<b>245,152</b>	<b>178,818</b>	<b>(27.1%)</b>	<b>2,004,043</b>	<b>2,369,573</b>	<b>18.2%</b>	<b>2,901,211</b>	<b>81.7%</b>
<b>Investment Income</b>	<b>71,278</b>	<b>20,616</b>	<b>(71.1%)</b>	<b>291,268</b>	<b>355,034</b>	<b>21.9%</b>	<b>450,000</b>	<b>78.9%</b>
<b>Miscellaneous</b>	<b>30,091</b>	<b>196,928</b>	<b>554.4%</b>	<b>147,996</b>	<b>446,680</b>	<b>201.8%</b>	<b>271,572</b>	<b>164.5%</b>
<b>Total General Fund Revenues</b>	<b>2,563,600</b>	<b>2,727,203</b>	<b>6.4%</b>	<b>23,242,231</b>	<b>25,506,010</b>	<b>9.7%</b>	<b>36,738,904</b>	<b>69.4%</b>
<b>Operating Transfers In</b>	-	-	0.0%	-	1,484	0.0%	-	0.0%
<b>EXPENDITURES</b>								
<b>General Government</b>								
Legislative	4,133	8,733	111.3%	50,531	56,696	12.2%	68,995	82.2%
Administration	124,090	137,414	10.7%	878,671	783,552	(10.8%)	1,469,445	53.3%
Finance	74,347	65,822	(11.5%)	514,503	473,490	(8.0%)	730,995	64.8%
Technology	56,368	28,600	(49.3%)	508,669	354,726	(30.3%)	685,131	51.8%
<b>Total Gen. Govt.</b>	<b>258,939</b>	<b>240,569</b>	<b>(7.1%)</b>	<b>1,952,375</b>	<b>1,668,463</b>	<b>(14.5%)</b>	<b>2,954,566</b>	<b>56.5%</b>
<b>Public Safety</b>								
Police	832,857	863,905	3.7%	6,452,054	6,410,906	(0.6%)	10,074,941	63.6%
Fire	1,296,496	1,220,966	(5.8%)	9,427,996	9,291,001	(1.5%)	14,448,082	64.3%
Community Development	130,998	111,537	(14.9%)	708,390	691,659	(2.4%)	1,192,855	58.0%
<b>Total Public Safety</b>	<b>2,260,350</b>	<b>2,196,408</b>	<b>(2.8%)</b>	<b>16,588,440</b>	<b>16,393,567</b>	<b>(1.2%)</b>	<b>25,715,878</b>	<b>63.7%</b>
<b>Streets - Public Works</b>	<b>535,651</b>	<b>496,239</b>	<b>(7.4%)</b>	<b>3,492,329</b>	<b>3,213,558</b>	<b>(8.0%)</b>	<b>5,293,745</b>	<b>60.7%</b>
<b>Culture - Park and Recreation</b>	<b>184,811</b>	<b>210,447</b>	<b>13.9%</b>	<b>1,167,678</b>	<b>1,127,855</b>	<b>(3.4%)</b>	<b>1,481,753</b>	<b>76.1%</b>
<b>Total General Fund Expend.</b>	<b>3,239,751</b>	<b>3,143,664</b>	<b>(3.0%)</b>	<b>23,200,823</b>	<b>22,403,442</b>	<b>(3.4%)</b>	<b>35,445,942</b>	<b>63.2%</b>
<b>Operating Transfers Out</b>	82,338	103,276	25.4%	679,946	826,211	21.5%	1,289,317	64.1%
<b>NET INCOME (LOSS) FOR GENERAL</b>	<b>(758,488)</b>	<b>(519,738)</b>		<b>(638,537)</b>	<b>2,277,840</b>		<b>3,645</b>	

**VILLAGE OF LAKE ZURICH**  
**OPERATING REPORT SUMMARY**  
**August 31, 2025**

	Current Month			Year-to-Date			Amended Annual Budget	% of Annual Budget Achieved		
	Budget	Actual	% Variance	Budget	Actual	% Variance				
<b>SPECIAL REVENUE FUNDS</b>										
<b>MOTOR FUEL TAX FUND</b>										
Revenues	87,442	98,034	12.1%	667,065	702,179	5.3%	1,027,119	68.4%		
Expenditures	42,716	97,293	127.8%	320,431	313,124	(2.3%)	514,600	60.8%		
Net Activity Gain (Loss)	44,727	741		346,634	389,054		512,519			
<b>HOTEL TAX FUND</b>										
Revenues	15,029	1,468	(90.2%)	86,365	74,437	(13.8%)	134,200	55.5%		
Expenditures	13,723	10,377	(24.4%)	102,662	97,752	(4.8%)	141,700	69.0%		
Net Activity Gain (Loss)	1,306	(8,908)		(16,296)	(23,315)		(7,500)			
<b>SPECIAL EVENTS FUND</b>										
Admin & Miscellaneous										
Revenues	22,888	23,965	4.7%	183,451	191,713	4.5%	276,817	69.3%		
Expenditures	22,979	27,597	20.1%	180,934	182,273	0.7%	270,918	67.3%		
Net Activity Gain (Loss)	(91)	(3,632)		2,517	9,440		5,899			
Rock the Block										
Revenues	3,596	925	(74.3%)	17,381	33,725	94.0%	70,000	48.2%		
Expenditures	12,136	7,097	(41.5%)	32,726	26,288	(19.7%)	76,835	34.2%		
Net Activity Gain (Loss)	(8,540)	(6,172)		(15,345)	7,437		(6,835)			
Farmers Market										
Revenues	262	50	(80.9%)	10,464	13,118	25.4%	11,250	116.6%		
Expenditures	1,868	1,937	3.7%	8,862	8,017	(9.5%)	10,122	79.2%		
Net Activity Gain (Loss)	(1,606)	(1,887)		1,603	5,101		1,128			
Fourth of July										
Revenues	11,324	6,750	(40.4%)	71,232	58,521	(17.8%)	95,000	61.6%		
Expenditures	2,403	10,689	344.8%	96,855	53,059	(45.2%)	97,399	54.5%		
Net Activity Gain (Loss)	8,921	(3,939)		(25,623)	5,463		(2,399)			
Winter Festival										
Revenues	1,704	1,667	(2.2%)	13,792	20,361	47.6%	26,000	78.3%		
Expenditures	9	-	(100.0%)	7,475	23,949	220.4%	26,474	90.5%		
Net Activity Gain (Loss)	1,695	1,667		6,316	(3,588)		(474)			
Live at the Lake										
Revenues	383	-	(100.0%)	3,066	1,250	(59.2%)	4,600	27.2%		
Expenditures	1,101	-	(100.0%)	8,809	750	(91.5%)	13,213	5.7%		
Net Activity Gain (Loss)	(718)	-		(5,742)	500		(8,613)			
External Events										
Revenues	4,192	8,077	92.7%	33,534	65,009	93.9%	50,300	129.2%		
Expenditures	2,706	1,641	(39.4%)	21,650	6,924	(68.0%)	32,476	21.3%		
Net Activity Gain (Loss)	1,486	6,436		11,883	58,084		17,824			
Special Events Fund Total	1,147	(7,527)		(24,390)	82,436		6,530			
<b>TIF #1 TAX FUND</b>										
Revenues	53,116	49,515	(6.8%)	990,643	1,081,017	9.1%	1,829,800	59.1%		
Expenditures	43	-	(100.0%)	3,114	2,481	(20.3%)	1,811,903	0.1%		
Net Activity Gain (Loss)	53,073	49,515		987,529	1,078,536		17,897			
<b>TIF #2 - DOWNTOWN</b>										
Revenues	17,153	18,133	5.7%	305,642	346,204	13.3%	556,600	62.2%		
Expenditures	89,210	167	(99.8%)	654,532	11,852	(98.2%)	1,606,300	0.7%		
Net Activity Gain (Loss)	(72,058)	17,966		(348,890)	334,352		(1,049,700)			
<b>TIF #3 - RAND ROAD</b>										
Revenues	17,828	20,353	14.2%	96,820	111,454	15.1%	151,000	73.8%		
Expenditures	1,417	-	(100.0%)	13,633	1,400	(89.7%)	19,300	7.3%		
Net Activity Gain (Loss)	16,411	20,353		83,187	110,054		131,700			
<b>TIF #4 - INDUSTRIAL</b>										
Revenues	26,347	52,775	100.3%	210,773	472,052	124.0%	316,160	149.3%		
Expenditures	192	-	(100.0%)	1,533	1,400	(8.7%)	2,300	60.9%		
Net Activity Gain (Loss)	26,155	52,775		209,240	470,652		313,860			

VILLAGE OF LAKE ZURICH OPERATING REPORT SUMMARY August 31, 2025									
	Current Month			Year-to-Date			Amended Annual Budget	% of Annual Budget Achieved	
	Budget	Actual	% Variance	Budget	Actual	% Variance			
<b>DISPATCH CENTER FUND</b>									
Revenues	153,327	140,580	(8.3%)	1,263,352	1,177,504	(6.8%)	1,738,300	67.7%	
Expenditures	154,450	172,954	12.0%	1,182,638	1,054,746	(10.8%)	1,759,978	59.9%	
Net Activity Gain (Loss)	(1,123)	(32,374)		80,714	122,758		(21,678)		
<b>DEBT SERVICE FUNDS</b>									
<b>VILLAGE DEBT SERVICE</b>									
Revenues	49,138	41,848	(14.8%)	782,372	804,477	2.8%	1,426,500	56.4%	
Expenditures	190,617	-	(100.0%)	275,130	-	(100.0%)	1,375,649	0.0%	
Net Activity Gain (Loss)	(141,479)	41,848		507,242	804,477		50,851		
<b>TIF #1 DEBT SERVICE</b>									
Revenues	3,650	2,345	(35.7%)	1,357,444	1,360,678	0.2%	2,582,000	52.7%	
Expenditures	123	-	(100.0%)	1,032,673	1,033,385	0.1%	2,052,903	50.3%	
Net Activity Gain (Loss)	3,527	2,345		324,771	327,293		529,097		
<b>CAPITAL PROJECT FUNDS</b>									
<b>CAPITAL IMPROVEMENTS</b>									
Revenues	67,414	46,547	(31.0%)	329,643	548,846	66.5%	695,000	79.0%	
Expenditures	848,553	137,075	(83.8%)	3,355,252	1,090,785	(67.5%)	6,640,000	16.4%	
Net Activity Gain (Loss)	(781,139)	(90,528)		(3,025,609)	(541,939)		(5,945,000)		
<b>NON-HOME RULE SALES TAX</b>									
Revenues	522,974	290,733	(44.4%)	3,799,997	2,180,669	(42.6%)	5,969,000	36.5%	
Expenditures	489,708	1,203,905	145.8%	3,749,303	3,504,286	(6.5%)	7,340,250	47.7%	
Net Activity Gain (Loss)	33,266	(913,173)		50,694	(1,323,617)		(1,371,250)		
<b>ENTERPRISE FUND</b>									
<b>WATER AND SEWER</b>									
Revenues	1,006,453	1,401,611	39.3%	7,129,249	8,885,052	24.6%	13,733,661	64.7%	
Expenses									
Administration	57,815	59,976	3.7%	478,358	444,768	(7.0%)	757,778	58.7%	
Debt	2,656	4,714	77.5%	49,276	42,661	(13.4%)	75,375	56.6%	
Depreciation	177,083	177,083	0.0%	1,416,667	1,416,667	(0.0%)	2,125,000	66.7%	
Billing	23,361	27,187	16.4%	209,953	243,917	16.2%	308,988	78.9%	
Water	653,286	953,249	45.9%	6,919,195	4,515,981	(34.7%)	14,742,764	30.6%	
Sewer	153,400	390,458	154.5%	1,573,960	2,485,599	57.9%	5,293,397	47.0%	
	1,067,600	1,612,666		10,647,408	9,149,593		23,303,302		
Net Activity Gain (Loss)	(61,147)	(211,055)		(3,518,159)	(264,542)		(9,569,641)		
<b>INTERNAL SERVICE FUNDS</b>									
<b>MEDICAL INSURANCE</b>									
Revenues	304,462	322,547	5.9%	2,453,066	2,519,687	2.7%	3,673,190	68.6%	
Expenses	423,978	260,907	(38.5%)	2,499,080	2,182,167	(12.7%)	3,603,217	60.6%	
Net Activity Gain (Loss)	(119,516)	61,640		(46,013)	337,520		69,973		
<b>RISK MANAGEMENT</b>									
Revenues	148,282	171,199	15.5%	1,253,005	1,393,129	11.2%	1,984,747	70.2%	
Expenses	21,396	79,872	273.3%	1,455,765	1,912,710	31.4%	1,876,747	101.9%	
Net Activity Gain (Loss)	126,886	91,327		(202,760)	(519,581)		108,000		
<b>EQUIPMENT REPLACEMENT</b>									
Revenues	96,125	104,354	8.6%	770,937	838,957	8.8%	1,268,700	66.1%	
Expenses	308,087	48,622	(84.2%)	1,066,460	834,497	(21.8%)	1,846,983	45.2%	
Net Activity Gain (Loss)	(211,963)	55,732		(295,523)	4,460		(578,283)		
<b>TOTAL ALL VILLAGE FUNDS</b>	<b>(1,840,416)</b>	<b>(1,389,059)</b>		<b>(5,526,167)</b>	<b>3,666,439</b>		<b>(16,798,980)</b>		

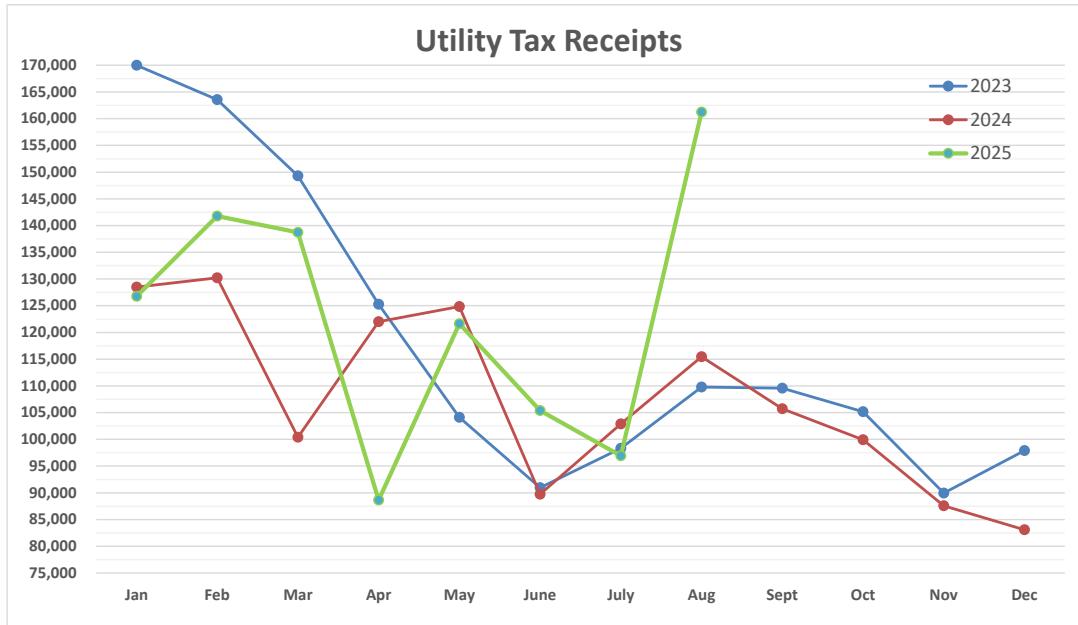
DEPARTMENT OF FINANCE  
MONTHLY REPORT  
AUGUST 2025



### Collection History

Received	Earned	Historical			Current Year Actual		Current Year Budget			
		FY 2023	FY 2024	% Change	FY 2025	% Change	Budget	Variance \$	Variance %	
January	October	26,937	26,739	-0.74%	24,614	-7.94%	20,958	3,657	17.45%	
February	November	26,305	30,389	15.53%	21,235	-30.12%	22,041	(805)	-3.65%	
March	December	25,897	29,385	13.47%	24,680	-16.01%	20,327	4,352	21.41%	
April	January	26,239	26,500	1.00%	28,016	5.72%	19,131	8,886	46.45%	
May	February	25,298	24,088	-4.78%	26,064	8.20%	18,429	7,636	41.43%	
June	March	26,724	26,526	-0.74%	26,559	0.12%	19,485	7,074	36.30%	
July	April	26,470	25,769	-2.65%	26,382	2.38%	18,772	7,610	40.54%	
August	May	26,641	24,948	-6.36%	25,843	3.59%	19,435	6,407	32.97%	
September	June	27,045	26,061	-3.64%			19,332			
October	July	21,714	29,204	34.49%			18,802			
November	August	27,301	28,544	4.55%			19,555			
December	September	26,310	28,671	8.97%			12,133			
		312,880	326,823	4.46%	203,393		228,400	44,815		
		Y-T-D	210,511	214,344	1.82%	203,393	-5.11%	158,578	44,815	28.26%

DEPARTMENT OF FINANCE  
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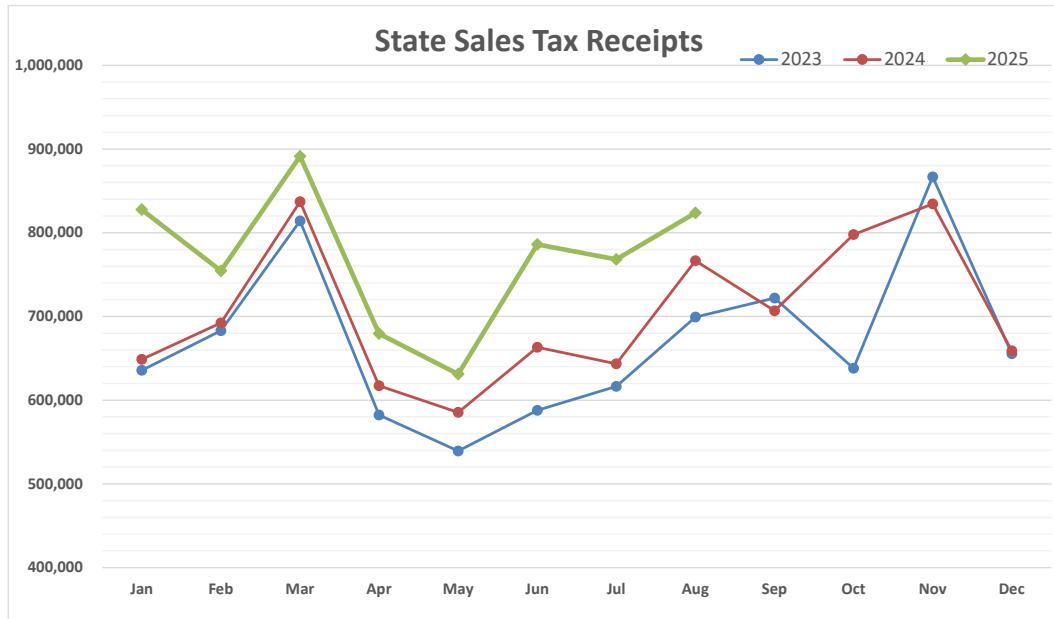


### Collection History

#### COMBINED - ELECTRICITY & GAS

Receipt Month	Liability Month	Historical			Current Year Actual		Current Year Budget		
		2023	2024	% Change	2025	% Change	FY 2025	Variance \$	Variance %
Jan	Dec	169,997	128,499	-24.4%	126,755	-1.4%	134,186	(7,431)	-5.5%
Feb	Jan	163,549	130,227	-20.4%	141,765	8.9%	136,654	5,111	3.7%
Mar	Feb	149,304	100,379	-32.8%	138,720	38.2%	131,249	7,471	5.7%
Apr	Mar	125,258	122,020	-2.6%	88,625	-27.4%	118,816	(30,191)	-25.4%
May	Apr	104,119	124,867	19.9%	121,619	-2.6%	105,216	16,403	15.6%
June	May	90,943	89,743	-1.3%	105,396	17.4%	93,517	11,879	12.7%
July	June	98,324	102,895	4.6%	96,926	-5.8%	102,195	(5,269)	-5.2%
Aug	July	109,785	115,472	5.2%	161,253	39.6%	114,631	46,622	40.7%
Sept	Aug	109,576	105,741	-3.5%	-	-	-	-	-
Oct	Sept	105,163	99,939	-5.0%	-	-	-	-	-
Nov	Oct	89,950	87,571	-2.6%	-	-	-	-	-
Dec	Nov	97,895	83,085	-15.1%	-	-	-	-	-
		1,413,863	1,290,438	-8.73%	981,058	-24.0%	936,464	44,594	
Y-T-D		1,011,279	914,102	-9.61%	981,058	7.3%	936,464	44,594	4.8%

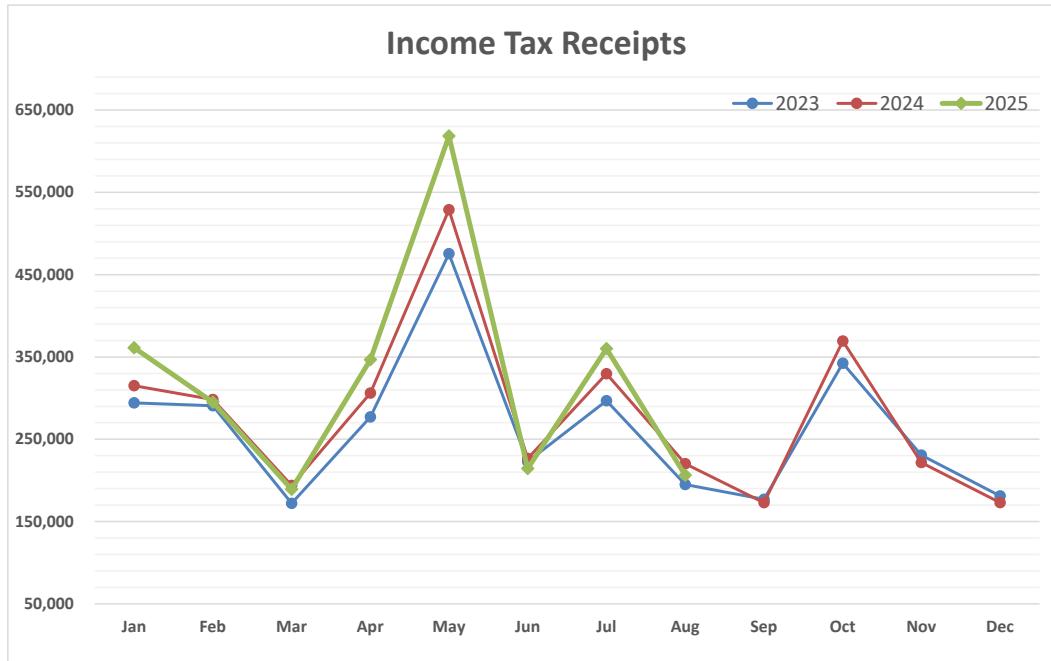
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AUGUST 2025



**Collection History**

Received	Earned	Historical			Current Year Actual		Current Year Budget			
		2023	2024	% Change	2025	% Change	Amended Budget	Variance \$	Variance %	
January	October	635,589	648,870	2.09%	827,586	27.54%	700,352	127,234	18.17%	
February	November	683,036	692,430	1.38%	754,449	8.96%	732,506	21,943	3.00%	
March	December	814,249	837,201	2.82%	891,401	6.47%	874,855	16,546	1.89%	
April	January	582,383	617,165	5.97%	679,442	10.09%	642,366	37,076	5.77%	
May	February	539,316	585,345	8.53%	631,053	7.81%	606,811	24,242	4.00%	
June	March	587,956	663,238	12.80%	786,164	18.53%	687,248	98,916	14.39%	
July	April	616,353	643,366	4.38%	768,120	19.39%	668,375	99,745	14.92%	
August	May	699,262	766,550	9.62%	823,766	7.46%	754,850	68,916	9.13%	
September	June	721,854	706,754	-2.09%	-	-	762,738	-	-	
October	July	637,980	797,898	25.07%	-	-	745,841	-	-	
November	August	866,772	834,459	-3.73%	-	-	870,282	-	-	
December	September	655,570	658,989	0.52%	-	-	766,776	-	-	
		8,040,321	8,452,265	5.12%	6,161,981	-	8,813,000	494,618	-	
		Y-T-D	5,158,145	5,454,165	5.74%	6,161,981	12.98%	5,667,363	494,618	8.73%

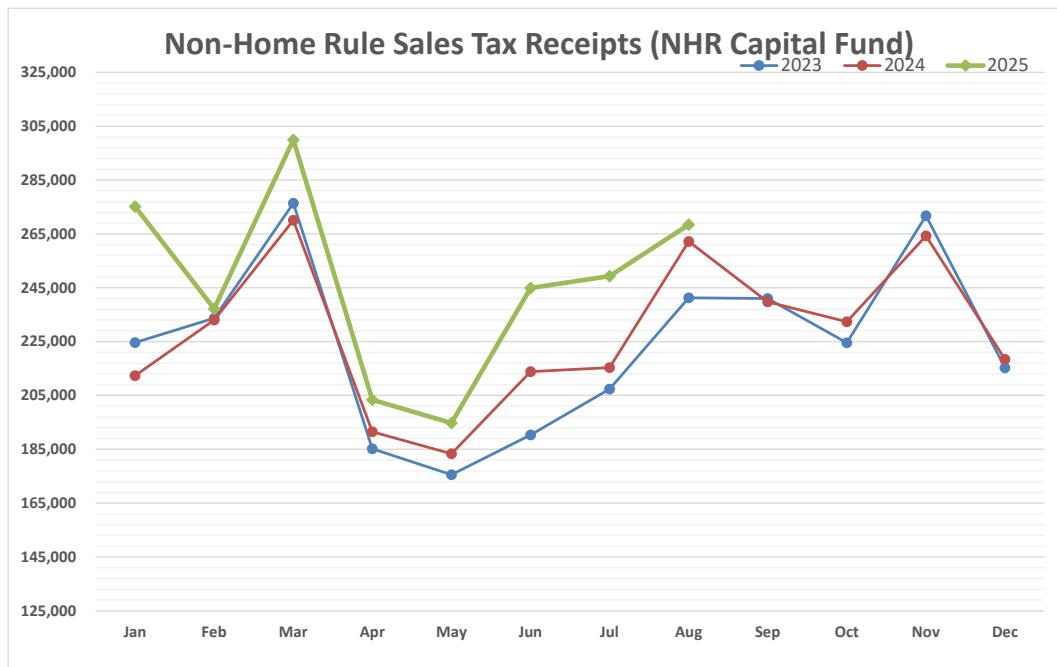
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MONTHLY REPORT  
AUGUST 2025



### Revenue History

Vouchered	Historical			Current Year Actual		Current Year Budget		
	2023	2024	% Change	2025	% Change	Amended Budget	Variance \$	Variance %
January	294,073	315,145	7.17%	361,076	14.57%	302,444	58,632	19.39%
February	290,768	298,197	2.55%	294,969	-1.08%	317,518	(22,549)	-7.10%
March	172,211	193,817	12.55%	189,264	-2.35%	194,950	(5,686)	-2.92%
April	277,166	306,001	10.40%	346,570	13.26%	322,165	24,405	7.58%
May	475,308	528,773	11.25%	618,316	16.93%	502,565	115,751	23.03%
June	222,875	226,624	1.68%	214,435	-5.38%	253,384	(38,949)	-15.37%
July	296,937	329,692	11.03%	359,948	9.18%	333,903	26,045	7.80%
August	195,159	220,287	12.88%	206,302	-6.35%	249,014	(42,712)	-17.15%
September	177,137	172,936	-2.37%			202,850		
October	342,406	369,282	7.85%			366,909		
November	230,643	221,680	-3.89%			231,383		
December	181,212	173,047	-4.51%			197,915		
	3,155,895	3,355,481	6.32%	2,590,880		3,475,000	114,937	
Y-T-D	2,224,497	2,418,535	8.72%	2,590,880	7.13%	2,475,943	114,937	4.64%

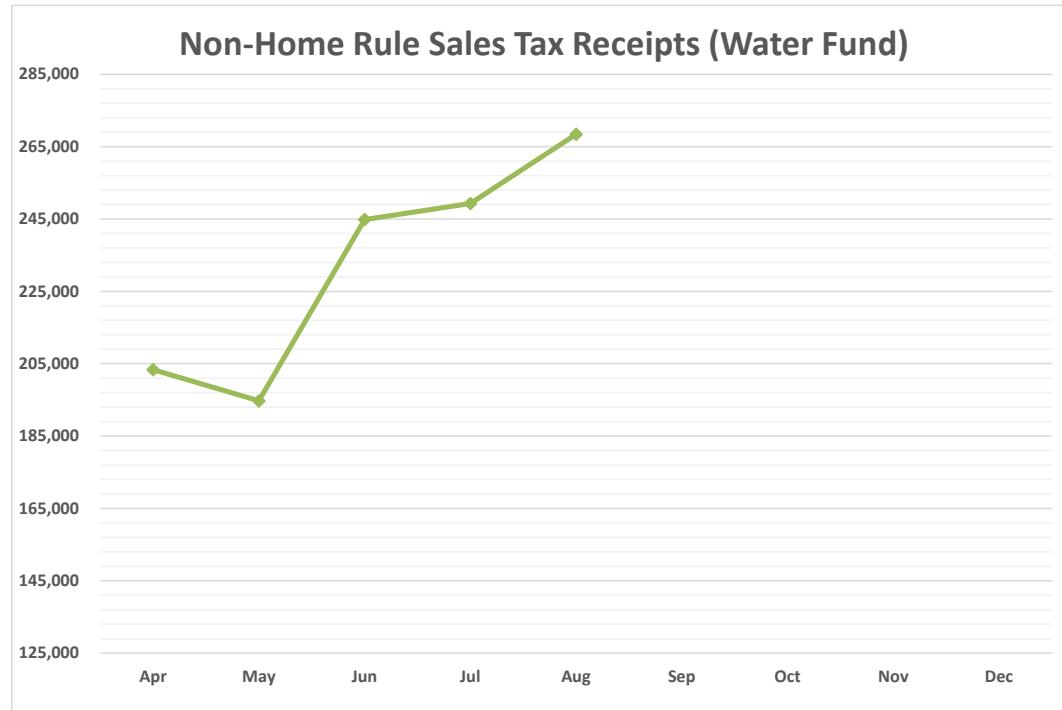
DEPARTMENT OF FINANCE  
MONTHLY REPORT  
AUGUST 2025



**Collection History**

Received	Earned	Historical			Current Year Actual		Current Year Budget		
		2023	2024	% Change	2025	% Change	Budget	Variance \$	Variance %
January	October	224,659	212,321	-5.49%	275,105	29.57%	215,310	59,795	27.77%
February	November	233,707	233,058	-0.28%	237,199	1.78%	237,702	(503)	-0.21%
March	December	276,394	270,064	-2.29%	299,929	11.06%	323,519	(23,590)	-7.29%
April	January	185,148	191,529	3.45%	203,346	6.17%	152,352	50,994	33.47%
May	February	175,551	183,332	4.43%	194,751	6.23%	137,373	57,378	41.77%
June	March	190,319	213,857	12.37%	244,866	14.50%	193,722	51,144	26.40%
July	April	207,354	215,332	3.85%	249,267	15.76%	191,660	57,607	30.06%
August	May	241,257	262,179	8.67%	268,424	2.38%	262,132	6,292	2.40%
September	June	241,006	239,727	-0.53%			269,067		
October	July	224,555	232,368	3.48%			248,682		
November	August	271,762	264,294	-2.75%			313,035		
December	September	215,249	218,381	1.46%			289,946		
		2,686,961	2,736,442	1.84%	1,972,888		2,834,500	259,118	
Y-T-D		1,734,390	1,781,672	2.73%	1,972,888	10.73%	1,713,770	259,118	15.12%

DEPARTMENT OF FINANCE  
MONTHLY REPORT  
AUGUST 2025



**Collection History**

Received	Earned	Current Year Actual		Current Year Budget		
		2025	% Change	Budget	Variance \$	Variance %
January	October	-	-	-	-	-
February	November	-	-	-	-	-
March	December	-	-	-	-	-
April	January	203,346	0.00%	152,352	50,994	33.47%
May	February	194,751	0.00%	137,373	57,378	41.77%
June	March	244,866	0.00%	193,722	51,144	26.40%
July	April	249,267	0.00%	191,660	57,607	30.06%
August	May	268,424	0.00%	262,132	6,292	2.40%
September	June			269,067		
October	July			248,682		
November	August			313,035		
December	September			289,946		
		1,160,654		2,057,969	223,415	
Y-T-D		1,160,654	0.00%	675,107	217,123	32.16%

Village of Lake Zurich  
Investment Report  
August, 2025

Description	Purchase Date	Maturity Date	Coupon Rate	CUSIP / Account	Par Value	Purchase Price	(Premium) / Discount	Market Value	Unrealized Gain (Loss)
<b>MONEY MARKET &amp; CASH</b>									
IPRIME	NA	NA	4.207%		537,336.32	537,336.32	-	537,336.32	N/A
<b>CERTIFICATE OF DEPOSIT</b>									
First Priority Bank, OH	01/17/24	01/15/26	4.875%		249,888.88	227,350.00	22,538.88	227,350.00	-
First Internet Bank of Indiana, IN	01/17/24	01/15/26	4.728%		249,852.52	227,950.00	21,902.52	227,950.00	-
The Western State Bank, KS	08/05/24	01/27/26	4.483%		249,894.17	234,350.00	15,544.17	234,350.00	-
CIBC Bank USA, MI	01/17/24	07/14/26	4.211%		249,867.19	226,150.00	23,717.19	226,150.00	-
The Citizens Bank of Weston, WV	08/02/24	07/22/26	4.332%		249,845.76	229,900.00	19,945.76	229,900.00	-
Profinium, Inc, MN	08/05/24	08/05/26	4.685%		249,892.97	228,100.00	21,792.97	228,100.00	-
Baxter Credit Union IL	08/08/24	08/07/26	4.396%		249,864.10	229,350.00	20,514.10	229,350.00	-
The First National Bank of Hutchinson, KS	08/08/24	08/07/26	4.048%		249,891.38	231,200.00	18,691.38	231,200.00	-
American First CU	08/08/24	08/20/26	3.954%	02616ACP2	248,000.00	248,219.02	(219.02)	248,140.69	(78.33)
Solera National Bank	08/28/25	11/10/26	3.940%		249,906.76	238,600.00	11,306.76	238,600.00	-
First Capital Bank	08/29/25	11/17/26	3.692%		249,759.34	239,000.00	10,759.34	239,000.00	-
Premier Bank	08/28/25	12/21/26	3.792%		249,870.01	238,000.00	11,870.01	238,000.00	-
NexBank	08/28/25	12/21/26	3.792%		249,870.01	238,000.00	11,870.01	238,000.00	-
Bank Hapoalim B.M. NY	04/04/25	01/21/27	3.850%		249,681.55	233,500.00	16,181.55	233,500.00	-
Transportation Alliance Bank, Inc. DBA TAB Bank, UT	04/04/25	01/21/27	3.800%		249,685.08	233,700.00	15,985.08	233,700.00	-
Gbank	07/18/25	01/07/27	4.050%		249,907.57	235,800.00	14,107.57	235,800.00	-
Optum Bank INC	07/23/25	01/25/27	3.831%	68405VDW6	245,000.00	245,423.71	(423.71)	245,162.93	(260.78)
Bank of Coiushatta	07/28/25	01/28/27	3.830%	06429AAB3	245,000.00	245,425.75	(425.75)	245,065.39	(360.36)
North Brookfield Savings Bank	07/30/25	02/01/27	3.830%	65785AM2	245,000.00	245,249.24	(249.24)	245,002.57	(246.67)
Regent Bank	08/28/25	06/09/27	3.583%		249,886.14	234,900.00	14,986.14	234,900.00	-
Financial Federal Bank	08/28/25	08/13/27	3.800%		249,914.36	232,600.00	17,314.36	232,600.00	-
CIBM Bank	08/28/25	08/13/27	3.308%		249,909.06	234,700.00	15,209.06	234,700.00	-
Luana Savings Bank	08/28/25	09/17/27	3.550%		249,888.94	232,900.00	16,988.94	232,900.00	-
GBC International Bank	08/28/25	09/17/27	3.572%		249,889.27	232,800.00	17,089.27	232,800.00	-
Truxton Trust Company	08/28/25	10/16/28	3.491%		249,861.98	225,200.00	24,661.98	225,200.00	-
<b>AGENCY</b>									
US Treasury N/B	01/28/22	01/31/26	1.460%	91282CBH3	1,000,000.00	957,890.63	42,109.37	984,703.12	26,812.49
US Treasury N/B	02/01/24	01/31/26	4.150%	91282CBH3	1,077,000.00	999,843.05	77,156.95	1,060,525.26	60,682.21
US Treasury N/B	05/20/25	09/15/26	3.975%	91282CHY0	245,000.00	247,019.34	(2,019.34)	246,921.88	(97.46)
US Treasury N/B	05/20/25	10/31/26	4.000%	91282CDG3	260,000.00	249,600.00	10,400.00	252,067.97	2,467.97
US Treasury N/B	03/04/24	01/15/27	4.300%	91282CJT9	370,000.00	367,022.66	2,977.34	371,112.89	4,090.23
US Treasury N/B	08/29/25	03/15/27	3.578%	91282CKE0	242,000.00	244,420.00	(2,420.00)	243,881.17	(538.83)
US Treasury N/B	08/29/25	04/15/27	3.560%	91282CKJ9	678,000.00	687,958.13	(9,958.13)	686,369.06	(1,589.07)
US Treasury N/B	08/29/25	05/15/27	3.540%	91282XK88	708,000.00	694,393.13	13,606.87	692,872.03	(1,521.10)
US Treasury N/B	05/20/25	07/15/27	3.910%	91282CKZ3	244,000.00	246,316.09	(2,316.09)	247,126.25	810.16
US Treasury N/B	03/04/24	07/31/27	4.220%	91282CFB2	386,000.00	368,147.50	17,852.50	379,591.80	11,444.30
US Treasury N/B	05/20/25	10/31/27	3.873%	91282CAU5	271,000.00	249,859.88	21,140.12	253,575.55	3,715.67
US Treasury N/B	03/04/24	01/31/28	4.200%	91282CGH8	378,000.00	368,535.23	9,464.77	377,084.53	8,549.30
US Treasury N/B	01/24/25	01/31/28	4.210%	91282CBJ9	275,000.00	248,284.18	26,715.82	257,006.84	8,722.66
US Treasury N/B	05/20/25	01/31/28	3.910%	91282CBJ9	271,000.00	249,267.07	21,732.93	253,268.55	4,001.48
US Treasury N/B	05/20/25	03/31/28	3.870%	91282CB99	268,000.00	249,135.31	18,864.69	252,631.88	3,496.57
US Treasury N/B	04/04/24	04/30/28	4.300%	91282CBZ3	560,000.00	496,825.00	63,175.00	527,034.37	30,209.37
US Treasury N/B	05/20/25	05/31/28	3.880%	91282CCE9	268,000.00	248,025.63	19,974.37	251,679.22	3,653.59
US Treasury N/B	03/04/24	07/31/28	4.150%	91282CCR0	422,000.00	368,936.80	53,063.20	391,981.95	23,045.15
US Treasury N/B	02/11/25	08/15/28	4.164%	91282XAV9	257,000.00	246,278.28	10,721.72	251,819.84	5,541.56
US Treasury N/B	08/29/25	10/31/28	3.470%	91282CDF5	626,000.00	586,923.91	39,076.09	584,698.67	(2,225.24)
US Treasury N/B	08/29/25	12/31/28	3.480%	91282CDP3	747,000.00	697,861.41	49,138.59	695,264.42	(2,596.99)
US Treasury N/B	02/03/25	01/31/29	4.150%	91282CDW8	1,369,000.00	1,249,265.98	119,734.02	1,287,822.57	38,556.59
					17,689,363.36	16,727,513.25	961,850.11	16,953,797.72	226,284.47
<b>TOTAL</b>				PMA Invests	17,689,363.36	16,727,513.25	961,850.11	16,953,797.72	226,284.47

Village of Lake Zurich  
Police and Firefighters' Pension Funds  
Statement of Net Position  
August 31, 2025

POLICE PENSION FUND		FIREFIGHTERS' PENSION FUND			
	August-25	Year-to-Date	August-25		
<b>Revenues:</b>			<b>Revenues:</b>		
Municipal Contributions	63,726	1,419,512	Municipal Contributions	76,378	1,698,957
Member Contributions	<u>41,736</u>	253,896	Member Contributions	<u>56,172</u>	423,476
Total Contributions	105,462	1,673,408	Total Contributions	132,550	2,122,433
Investment Income	938,596	4,202,599	Investment Income	1,366,482	6,759,797
<b>Total Revenues</b>	<b><u>1,044,058</u></b>	<b><u>5,876,007</u></b>	<b>Total Revenues</b>	<b><u>1,499,032</u></b>	<b><u>8,882,230</u></b>
<b>Expenses:</b>			<b>Expenses:</b>		
Pension and Benefits	268,474	2,087,253	Pension and Benefits	327,071	2,603,310
Insurance	-	5,217	Insurance	-	5,175
Professional Services	760	29,532	Professional Services	1,960	30,863
Investment Expenses	5,648	25,471	Investment Expenses	10,306	73,608
Other Expenses	-	3,100	Other Expenses	-	365
<b>Total Expenses</b>	<b><u>274,882</u></b>	<b><u>2,150,572</u></b>	<b>Total Expenses</b>	<b><u>339,337</u></b>	<b><u>2,713,321</u></b>
Operating Income (Loss)	769,176	3,725,434	Operating Income (Loss)	1,159,695	6,168,910
Beginning Net Position*	38,424,312	35,600,490	Beginning Net Position*	61,415,756	58,636,215
<b>Ending Net Position</b>	<b><u>39,193,488</u></b>	<b><u>39,325,924</u></b>	<b>Ending Net Position</b>	<b><u>62,575,451</u></b>	<b><u>64,805,124</u></b>
<b>Assets</b>			<b>Assets</b>		
Cash and Investments	39,327,955		Cash and Investments	64,802,676	
Other Assets	2,109		Other Assets	6,969	
Total Assets	<u>39,330,064</u>		Total Assets	<u>64,809,645</u>	
<b>Liabilities</b>	4,140		<b>Liabilities</b>	4,521	
<b>Net Position 8/31</b>	<b><u>39,325,924</u></b>		<b>Net Position 8/31</b>	<b><u>64,805,124</u></b>	



# PARKS & RECREATION DEPARTMENT

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## MONTHLY INFORMATION REPORT

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**September 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET  
LAKE ZURICH, IL 60047

### Departmental Narrative

Fall/Winter programs began operations following the Labor Day holiday. Enrollment for our Academy of Performing Arts Dance program is strong and up year over year with 734 registrations which includes 77 dancers participating in our Impulse Dance Company. Registration for preschool is also better year over year with 122 students registered for the school year. Registration for both dance and preschool is ongoing as space allows.

This fall, the Parks & Recreation Department is focused on securing contracts, permits, and applications for both internal and external events for FY26. Additionally, staff are working on: FY2026 budget planning, updating our external special events policies and procedures, fall and holiday event sponsorship recognition, interviewing of new potential independent contractors, reworking seasonal staff manuals for aquatics, dance, day camp and for independent contractors, updating annual internal forms (pavilion reservation applications, group reservations applications, etc.) and developing the Spring/Summer programming lineup/brochure (hitting households in January).



KUDOS to Eagle Scout Alex Voss for his public property enhancement project (attached) to Kuechmann Arboretum. His goal was to make an educational interactive “check your wingspan” informational display for the site for all to enjoy (ADA accessible). Thank you also goes out to Scout Nicholas Baehr for his public property enhancement project also at Kuechmann Arboretum. Nicholas built puppet theater stage and rustic tables with log seating (2 small tables to

accommodate 4 children and 1 longer table to accommodate up to 8 children) as an extension of the creativity and learning for the Discovery Lab in Kuechmann Kove. Both scouts have been invited to attend the December Park and Recreation Advisory Board meeting to be formally thanked and recognized. Thank you to Mary Kozub and the leadership at Ancient Oaks for assisting the kids with developing suitable project concepts and project oversight.

SRACLC participated in a variety of Special Olympics tournaments over the past month. Special Olympics Region B Flag Football and Inter-Agency Therapeutic Recreation Sports (ITRS) Volleyball tournament took place on Sunday, September 21 at Huskie Stadium, DeKalb on Northern Illinois University's campus. SRACLC had one flag football team compete at this tournament. Their team, Crusaders, placed 2nd which qualified them to compete at State. State will occur Saturday-Sunday, November 1-2 in Peoria. This resulted in Griffin and Andrew Koppel, two Lake Zurich SRACLC participants, winning 2<sup>nd</sup> place. Congratulations to Griffin and Andrew on their accomplishments and good luck at State!

Upland Design continues to lead the community engagement phase of the Village's Key Parks Master Plan, which includes Old Mill Grove Park, Oak Ridge Park, Kuechmann Arboretum, Staples Park, and Zurites Park. Throughout September, efforts were focused on developing a statistically valid survey in partnership with the ETC Institute. The survey is scheduled for release in mid-October and will be sent to a random selection of households, with one response requested per household. Once the target number of responses is collected, the survey will be

made available to the entire Lake Zurich community via the Master Plan webpage, with notifications shared through social media and Benchmarks. After the survey closes and community feedback is integrated into the draft plan, the engagement phase will conclude with a final open house to present the draft park concepts to the public. The final plan and presentation to the Village Board are expected to take place in January or February.

The department is continuing to work with the Public Works team to complete a variety of projects: Breezewald Park beach retaining wall, lighting for the holiday season at Breezewald Park, Buffalo Creek storage and the continued construction management for the Paulus Park OSLAD projects.

Stuckey Construction is nearing completion of the bandshell and ADA-accessible baggo area at Paulus Park, with work expected to be finished by mid-October. At that time, the protective timber matting will also be removed from the main pathway leading to the stage. In the northern parcel of the park, invasive species removal and native grass replanting have already begun, opening up scenic views of the lake. Once this phase is complete, Stuckey Construction will shift focus to the next components of the OSLAD project: construction of the beach gatehouse, filtration room, and splash pad.

The 2025 Farmers Market season officially concluded on Friday, September 12<sup>th</sup>. This year saw an average weekly attendance of 1,250+, an increase from last year's average of 800 visitors per week. We thank all of our vendors, artisans, and attendees for another successful season, along with the sponsors who helped make it possible: **Lake Zurich Tire & Auto Inc., Renewal by Andersen, Prime Bath and Martin Enterprises Heating and Air Conditioning**. A special thank you to **Mary Keller**, our **volunteers**, and the participating **pet rescues**: Bombshell Bullies Pit Bull Rescue, Heartland Animal Shelter, Midwest Border Collie Rescue, Reach Rescue, Redemption Road Animal Rescue, Placing Paws Rescue and Heartland Animal Shelter. Thank you to everyone who made this season possible—especially our volunteers planning committee members: Kevin Koch, Janet Barron and Cheryl Gorey

Community and vendor surveys were distributed following the season, and the feedback will be reviewed during in the Fall at the Farmers Market Committee planning meeting.

The 12th Annual Rock the Block drew an estimated 8,000 attendees to Main Street on Saturday, September 13<sup>th</sup>, between 5:00 PM and 11:30 PM. The event featured:

- Over 100 volunteers
- 15 local sponsors
- 14 food vendors and trucks
- 3 live bands
- And thousands of community members enjoying the celebration!

Special thanks to our volunteers and sponsors, including:  
**Ace Hardware, Echo, Fidelity Group, Grand Appliance, Hello Fresh/Factor, Kemco Trucking, Life Time, Martin Enterprises Heating & Air Conditioning, Muir Insurance**

**Group, Smalley Steel Ring Company, LRS, ComEd, Lake Zurich Tire & Auto Inc., Baird & Warner and Barrington Bank/Hawthorn Woods Community Bank.**

A huge thank you goes out to everyone who made this year's event possible—especially our planning committee members: Bonnie Conte, Stefani Jerard, Cheryl Gorey, Janet Barron, Jeff Carey, Marty Jalove, Cara Marquis, and Mayor Poynton. We'd also like to recognize **CERT**, the **Lake Zurich Lions Club**, and **Mike Muir** for their continued support. Community, vendor, and volunteer surveys were distributed following the event, and the feedback will be reviewed during the October RTB planning meeting. Planning has already begun for Rock the Block 2026, scheduled for Saturday, September 12<sup>th</sup>. Survey Results can be viewed below:

[Attendee Survey Results](#)

[Volunteer Survey Results](#)

[Vendor Survey Results](#)

The department is preparing for it's next internal event, Howl-O-Ween, a pet-focused event happening Sunday, October 12<sup>th</sup>, from 10 AM to 1 PM at Staples Park! Inspired by the growing number of pet lovers in our community, Howl-O-Ween is a great way to enjoy one of our beautiful parks during the quieter season, while connecting with fellow pet owners. Special thanks to NHS, our amazing volunteers and staff, and our Presenting Sponsors: All Creatures Animal Hospital, Companion Animal Hospital, and Happy Paws Animal Hospital.

Parade registration is encouraged but not required. Sign up online here: [Register for Howl-O-Ween Parade](#) (Under "Special Events"). Other Event Highlights:

- Dog Parade & Costume Contest – Begins at 11 AM around the park and neighborhood
- Pet Expo – Featuring local pet vendors, including 3 rescue/adoption groups, retail, services, and veterinary providers
- Food & Drinks – Staples concession stand + a food truck on-site
- Live DJ – Music and entertainment throughout the event
- On-Leash Dog Activities – Fun and safe for all pets such as a Paw Reader and Photo Station
- “Vet Talk” Sessions – Hosted by our event sponsors

Planning is also underway for Miracle on Main Street, taking place on Saturday, December 6<sup>th</sup>, from 3–6 PM in downtown Lake Zurich.

This year, we're excited to debut a **holiday tree that has grown to a full 30ft** to be lite for the season at the event to include the following other event highlights include:

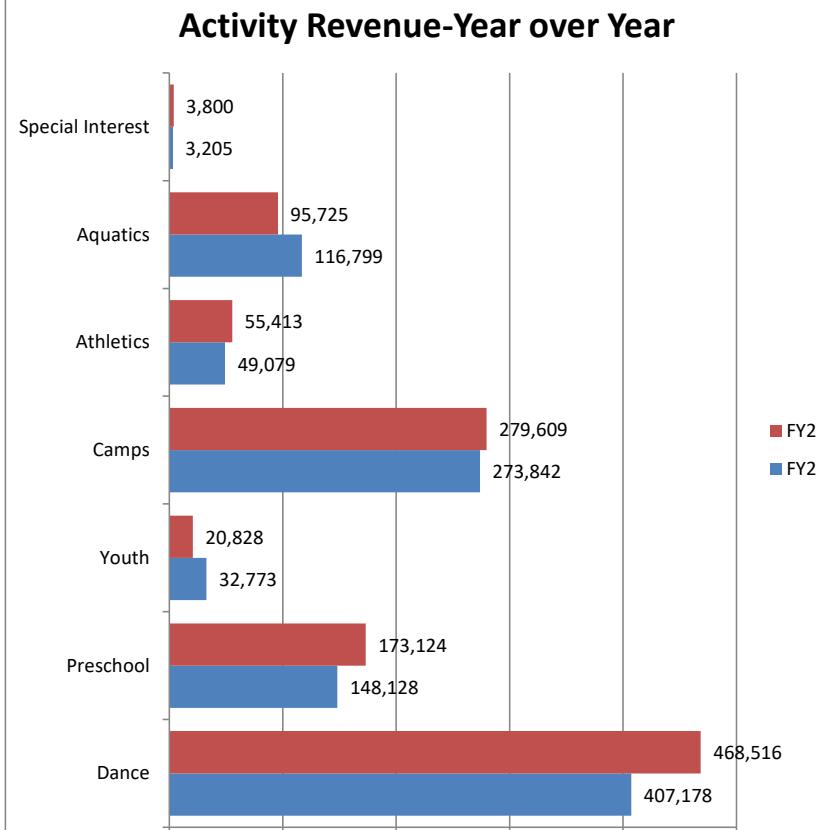
- Visit and photos with Santa Claus
- Sleigh rides
- Crafts & kids' activities
- Local artisans
- Food vendors and Adult beverages
- ...and more!

Interested in volunteering? We'd love your help! Sign up here: [Volunteer Opportunities for Miracle on Main Street](#) Thank you to our generous event sponsors: **Lake Zurich Area Chamber of Commerce, Lake Zurich Lions Club, Moore Orthodontics, LRS, Bright Horizons, and Lake Zurich Tire & Auto Inc.**

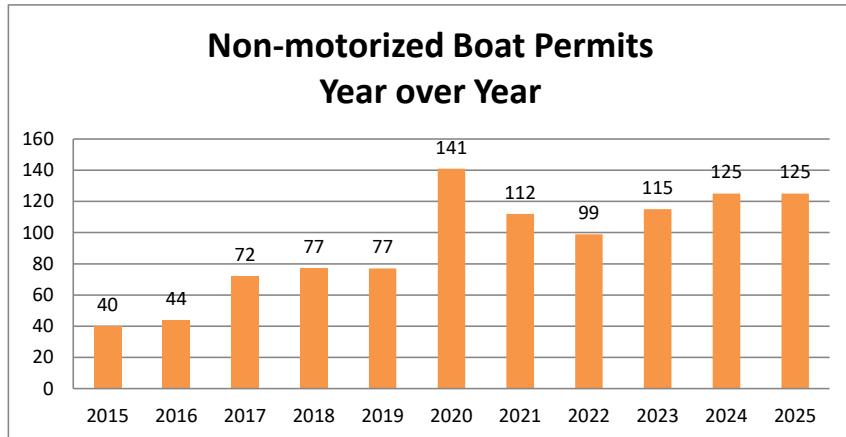
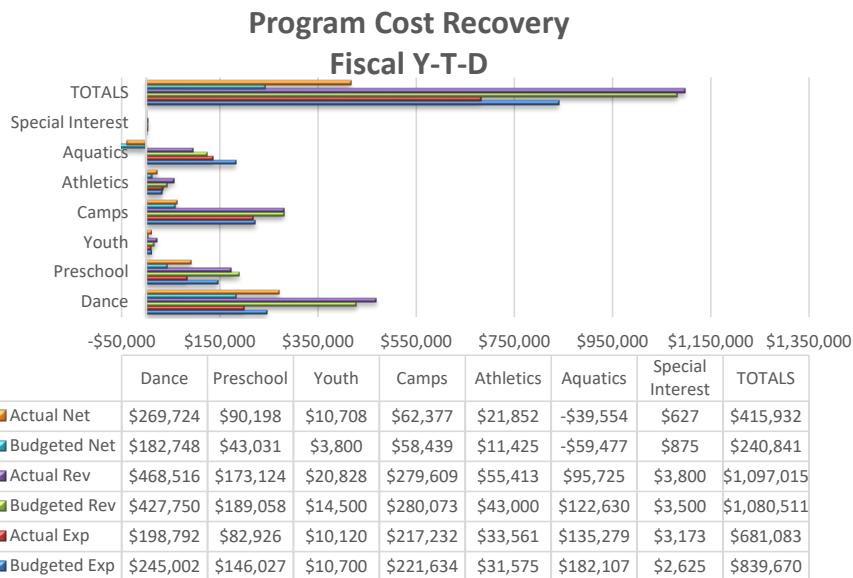
Other holiday happenings include:

- Letters to Santa – Drop your letters at Celebration Park starting Monday, November 24<sup>th</sup> through December 15<sup>th</sup>.
- Merry & Bright, Breezewald at Night – Friday, December 12<sup>th</sup> from 5-8pm
- Lions Club Candy Cane Hunt – This free activity will take place in Lions Park prior to the Miracle on Main Street event kickoff. For more info, visit [lzlions.com](#).

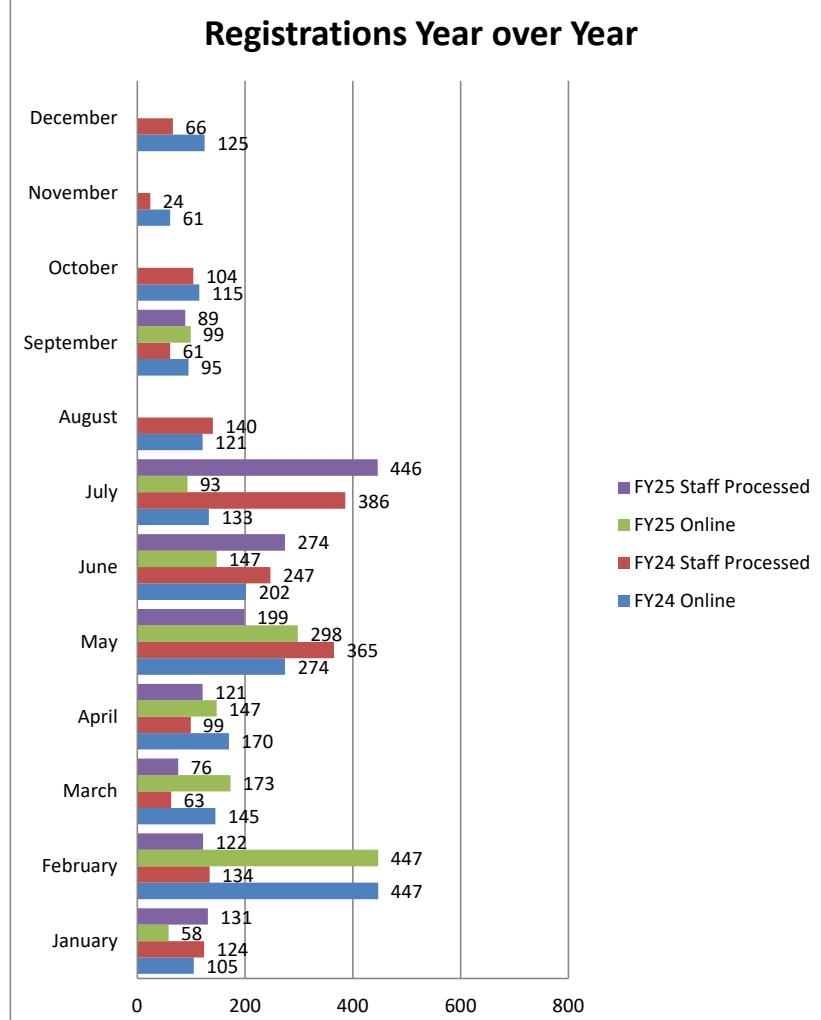
External special event partners with approved applications to operate for the remainder of the year include: Jack O Lantern World, Phase 3 Bushel of Apples Fest, and My Density Matters October fundraising walk. Further details on both Village sponsored, external and internal events can be found in our seasonal program brochure, online or by contacting the department.



\*FY 25 Youth Revenue is down due to the loss of a popular youth contractor, Cricket Theatre, which was budgeted. Beach revenue decrease is experienced in the daily fees category; staff attributes this to the unavailability of the splash pad this season and the inability to offer the Wibit Inflatables this season (will result in staff savings).



2015-2020 include daily permits only; 2021-2025 numbers include both daily and seasonal nonmotorized craft permits; includes 42 daily permits and 83 season permits purchased. Permits are sold April-October 1<sup>st</sup>. Total nonmotorized storage slips sold in 2025 was 20 (only available is 24 slips) and the nonmotorized crafts were rented 114 times throughout the 9-week season.



Online registration is available to all residents and non-residents enrolling in programs. Beach membership and facility rentals must be made in person at the Paulus Park Barn. Payments made at the beach are NOT included in these numbers. February registrations reflect the priority resident registration period for camp deposits/payments and July registrations reflect the priority registration period for returning dancers for the Fall/Winter season.



# POLICE DEPARTMENT

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## MONTHLY INFORMATION REPORT

**SEPTEMBER 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET  
LAKE ZURICH, IL 60047

## Departmental Narrative

### **General**

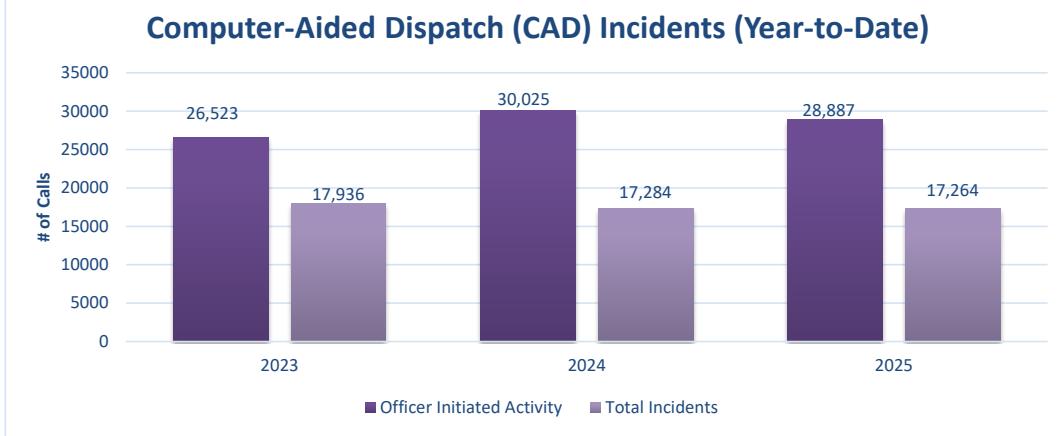
- The Police Department processed 54 Freedom of Information requests this month. 14 of those requests involved body-worn camera videos/squad cam videos and required 23+ hours of employee time to complete the video redactions. Processing the paper report requests took an additional 66+ hours of employee time doing redactions. More time was spent searching databases for the requested information as well as reading case laws to determine the proper redactions on unique circumstances.
- Our agency participated in an IDOT speed enforcement grant campaign from September 2<sup>nd</sup> – September 18<sup>th</sup>. 48 grant hours were worked as part of the campaign. The grant hours yielded the following results: 1 seat belt citation, 45 speeding citations, 4 distracted driving citations, and 1 other citation.
- Our agency participated in an IDOT child passenger safety grant campaign from September 19<sup>th</sup> – September 29<sup>th</sup>. 20 grant hours were worked as part of the campaign. The grant hours yielded the following results: 17 seat belt citations, 7 speeding citations, and 2 other citations.
- Certified car seat technicians hosted a child safety seat event on September 27<sup>th</sup>. 23 child safety seats were inspected in the month of September.
- On September 11th, LZPD conducted its fall 2025 liquor compliance check in conjunction with the upcoming LZHS Homecoming events. Underage agents attempted to purchase alcohol at 12 retailers in Lake Zurich. None of the businesses sold alcohol to our agents. That is very good news, as this is now three checks in a row with no underage alcohol sales. Officers also checked four tobacco/vape retailers. None of the businesses sold vape products to our underage agents.
- On September 17, department personnel participated in a community event at the Ela Township Community Center called “Aging in Ela”. Public safety personnel highlighted protocols and preventative efforts that our departments utilize in these situations and answered questions during a Q&A session. Following the discussion, agency personnel participated in a resource fair.

### **Patrol and Communications**

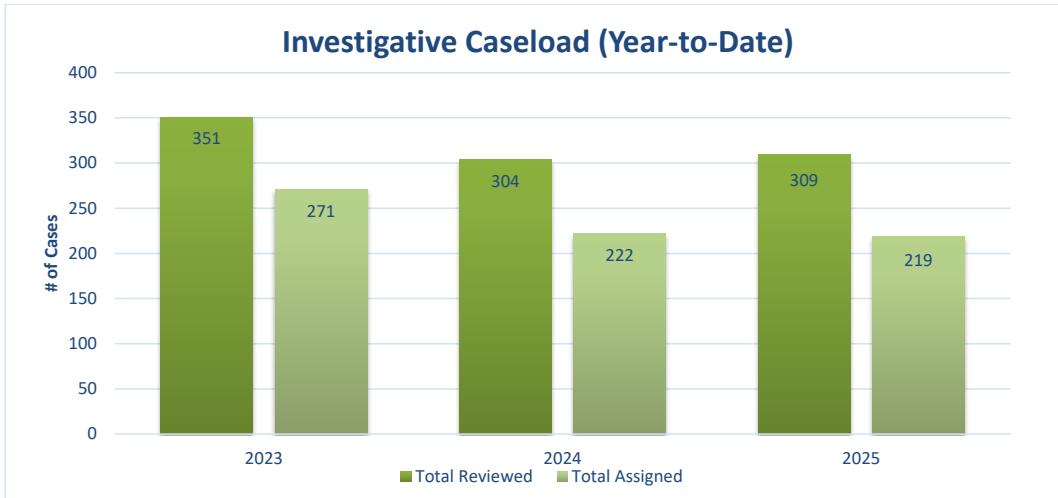
- Year-to-date, officers conducted 3454 traffic stops and issued 1969 traffic citations.
- During the month, Dispatch handled 1777 9-1-1 calls and 3584 administrative calls.
- Officer Adam Young was awarded his Illinois Crash Reconstruction Specialist Certification by the Illinois Law Enforcement Training and Standards Board.
- New officers MaKenzee Velchek, Nicholas Katz, and Michael Condich started their police academy training on September 1<sup>st</sup>.
- Officer Greg Scarry was selected as the next traffic officer. He will rotate into his new role in 2026.
- Officer Trace Parlberg was selected to be the next detective. He will rotate into his new role in 2026.
- Officer Greg Scarry was recently presented with a P.R.I.D.E. award at an officers meeting for his actions during a 9-1-1 hang up call. Officer Scarry forced entry into the residence and officers were able to render aid to the resident who was later transported to the hospital.

### **Investigations**

- The Criminal Investigations Division is currently investigating 72 cases.

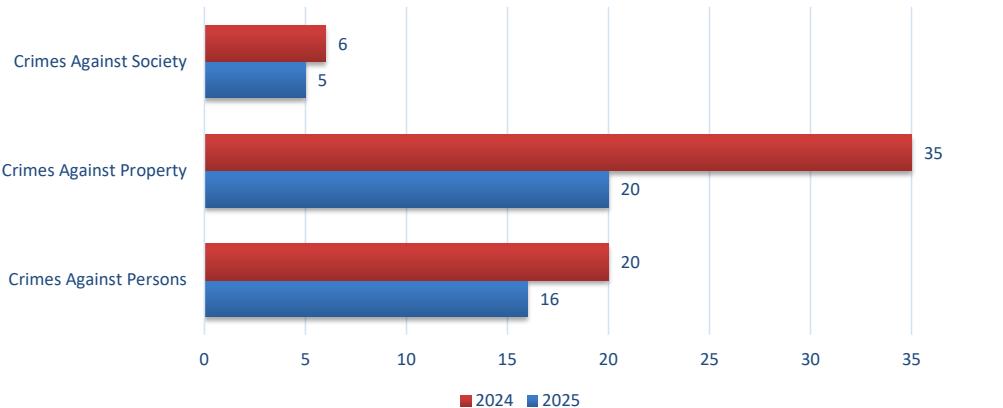


Officer initiated activity includes DUI Arrests, Vehicle Violation Citations, Non-Vehicle Violation Citations, Driving while License Suspended/Revoked, Crime Prevention Notices, Criminal Arrests, Traffic Citations, Traffic Stops, Extra Watches conducted, and Zero Tolerance enforcement. Total incidents are all CAD incidents. Frontline data, including vacation watches and directed patrols, are listed under officer-initiated activity.



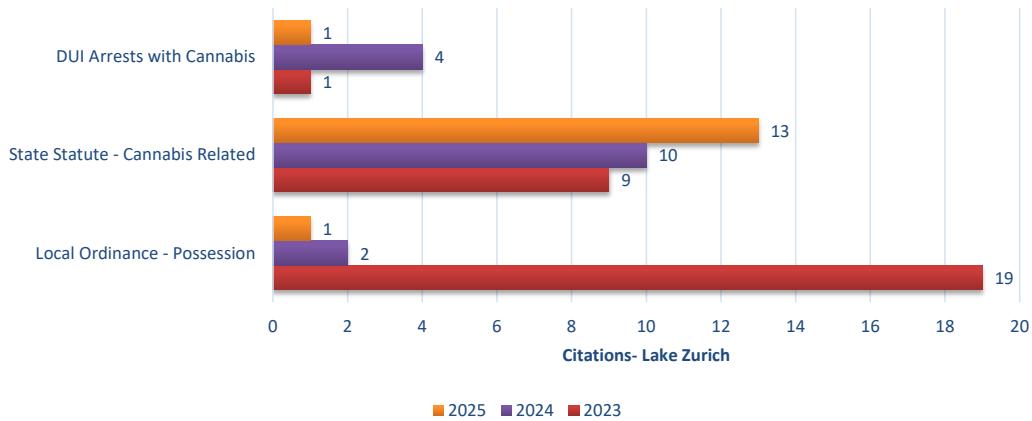
Original criminal reports, generally taken by Patrol section personnel, are reviewed by the Investigations Commander and assigned to Investigative personnel based on Solvability Factors.

### NIBRS Offense Reporting (Monthly)



The Lake Zurich Police Department has switched over to the FBI's National Incident-Based Reporting System (NIBRS). Data is broken down into the following three categories: Crimes Against Persons, which include crimes such as murder, assault, and sex offenses; Crimes Against Property, which include crimes such as robbery, burglary, theft, fraud, and stolen property; and Crimes Against Society, which includes crimes such as drug/narcotic violations, pornography, and weapon violations.

### Cannabis Citations (Year-to-Date)



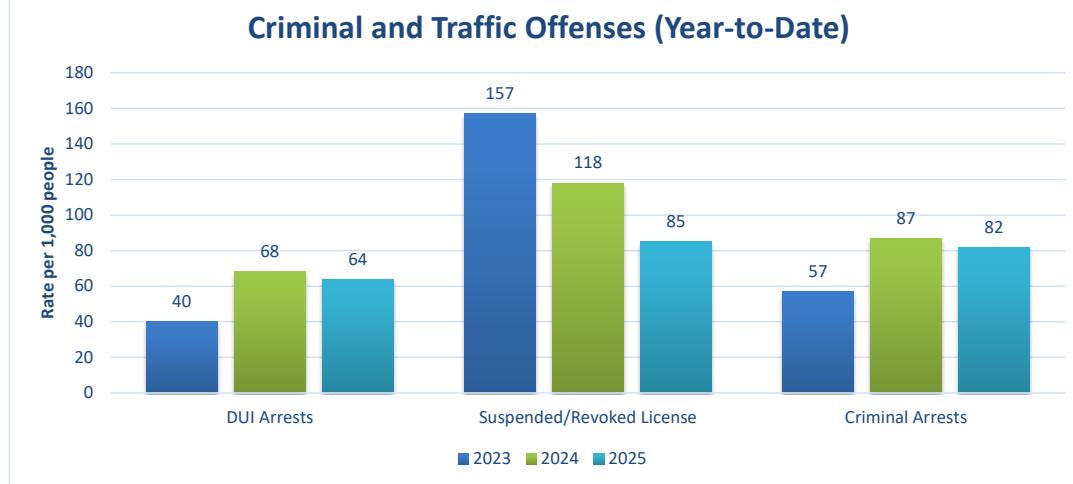
Illinois passed new cannabis rules and regulations that went into effect on January 1, 2020. These citations include local ordinance cannabis possession citations, state statute cannabis related citations (includes possession, delivery, paraphernalia, and DUI), and DUI arrests with cannabis as the primary or contributing factor.



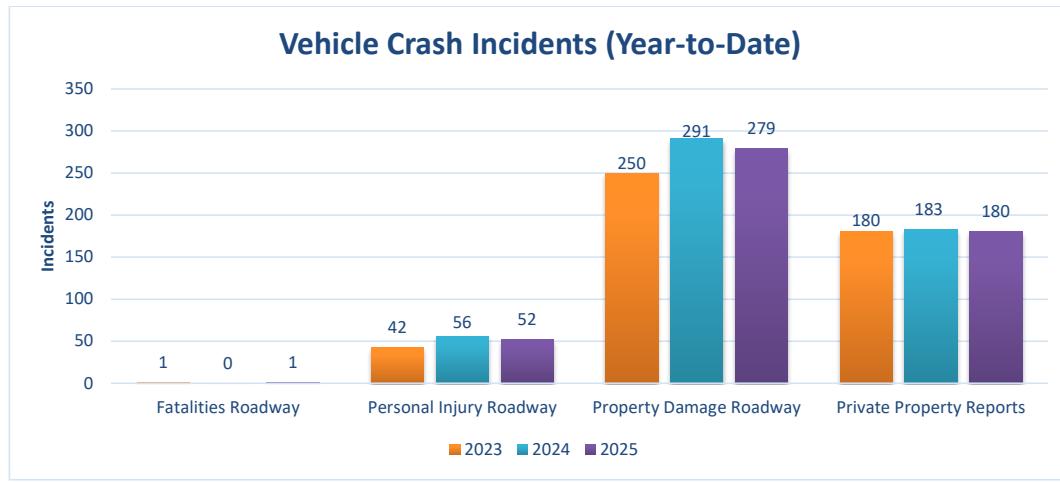
Law enforcement agencies in Illinois are now required to report to the state any incident where a law enforcement officer was dispatched to deal with a person experiencing a mental health crisis or incident. The report shall include the number of incidents, the level of law enforcement response and the outcome of each incident. For purposes of this section, a 'mental health crisis' is when a person's behavior puts them at risk of hurting themselves or others or prevents them from being able to care for themselves.



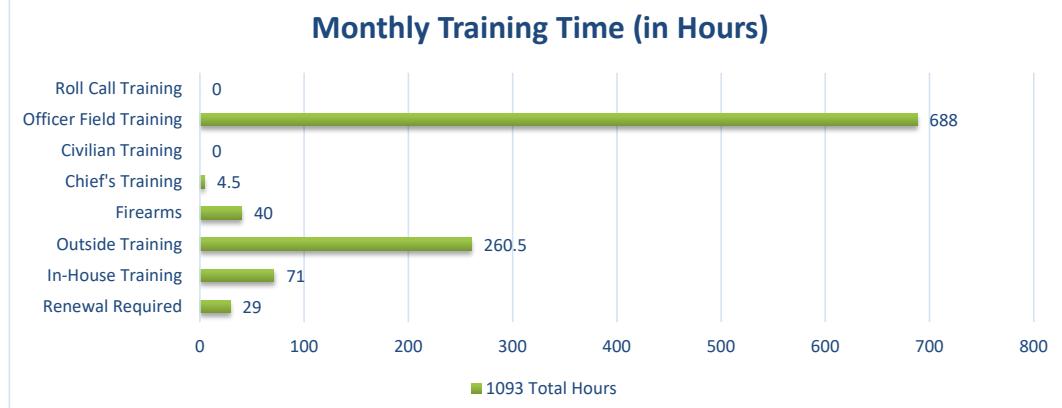
Information depicted in this graph relates to traffic stops conducted by Department personnel.



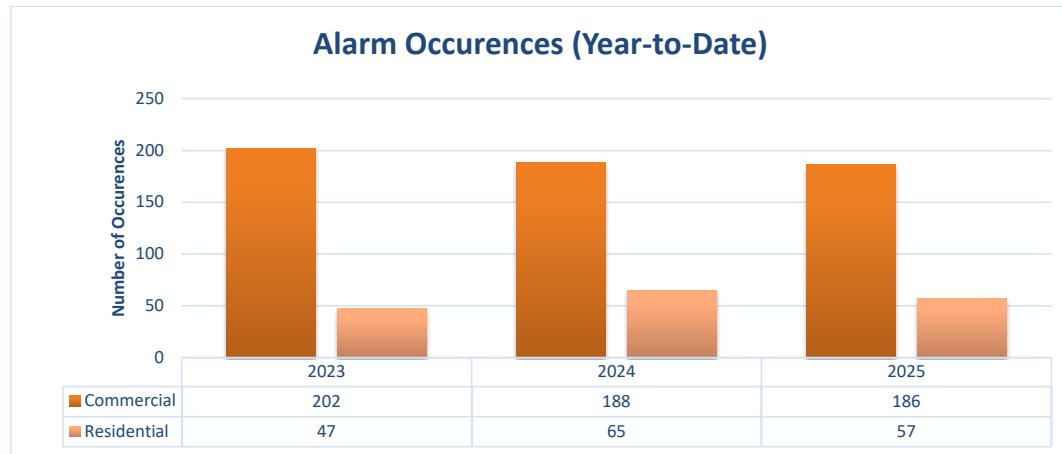
Information depicted in this graph relates to Driving Under the Influence of Alcohol/Drug arrests, Driving while Driver's License Suspended/Revoked arrests, and various criminal arrests (Domestic Battery, Retail Theft, Drug Offenses, etc.) conducted by Department personnel.



The Department conducts traffic crash investigations on both public roadways and private property (primarily parking lots). The traffic crashes are broken down into four categories: fatal, personal injury, property damage, and private property. Routine traffic crashes are taken by Patrol personnel. Traffic Safety personnel investigate fatal, serious personal injury, and commercial motor vehicles.

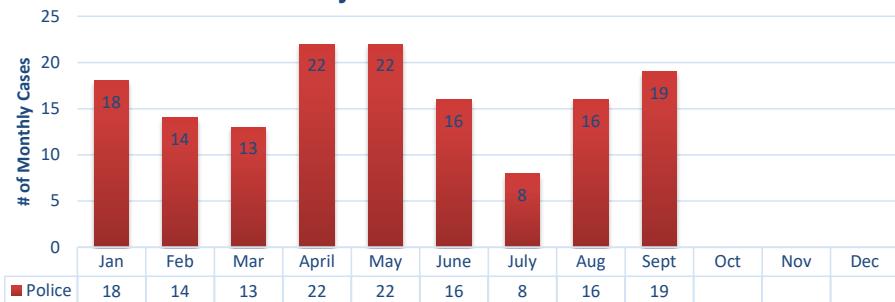


Training is an important element to maintain or improve skills/knowledge/ability. The main categories of training include field training, chief's training, civilian training, firearms training, outside agency training, in-house training, and renewal required training.



The records department monitors the number of alarms to which Patrol personnel respond – many of the alarms are false.

### Administrative Adjudication Caseload 2025



The Administrative Adjudication process was originally put in place to address automated traffic enforcement citations. This program has been expanded to review vehicle equipment compliance citations, administrative tows, and parking citations.

### Red Light Camera Violations and Accidents (Year-to-Date)

2025	Red Light Violations		Adjudication for Red Light Violations			Accidents at Red Light Intersections			
	Citations	Net Received	Hearings	Liable	Not Liable	Non-Suit	12/ Miller Road	12/ Route 22	12/ June Terrace
January	175	\$14,500	2	2	0	0	1	2	1
February	124	\$10,892.50	6	4	2	0	1	1	0
March	85	\$11,875	5	4	1	0	5	1	2
April	100	\$7,075	3	3	0	0	1	5	0
May	75	\$5,600	2	2	0	0	1	3	0
June	126	\$3,770	1	0	1	0	3	3	1
July	47	\$6,340	1	0	1	0	0	4	0
August	89	\$3,280	0	0	0	0	3	3	1
September	30	\$3,575	1	1	0	0	1	3	0
October									
November									
December									
<b>Total</b>	<b>851</b>	<b>\$66,907.50</b>	<b>21</b>	<b>16</b>	<b>5</b>	<b>0</b>	<b>16</b>	<b>25</b>	<b>5</b>

Information depicted in this chart relates to red light camera violations, adjudication (court) for those contesting their violation, and accidents that have occurred at intersections with red light cameras.



# PUBLIC WORKS DEPARTMENT

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## MONTHLY INFORMATION REPORT

**September 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION MAKING

505 TELSER ROAD  
LAKE ZURICH, IL 60047

## DEPARTMENTAL NARRATIVE

**Park Maintenance:** Crews continue to address maintenance items within the parks.

**Special Events:** Crews prepared for and performed clean-up for the Bushel of Apples and Farmers Markets. Staff also delivered and retrieved barricades for three block parties.

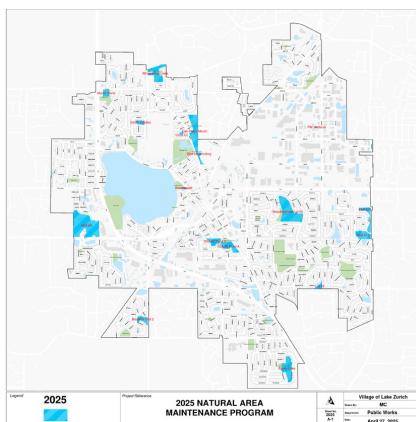
**Infrastructure Projects:**

2025 Main Street Beautification / Whitney Rd. & Lake Zurich Dr. Infrastructure

Detours are in place to re-route motorists around the closed intersection at Main/Old Rand. Copenhaver is working to finalize all concrete in this intersection. Brick work will follow and begin the week of October 6<sup>th</sup>. Whitney/Lake Zurich Drive concrete has been completed. Roadway milling and asphalt replacement is scheduled to begin October 6<sup>th</sup>.

2025 Natural Area Maintenance Program

Staff met with Bluestem Ecological Services and maintenance began in April. This year's program includes 16 locations.



2025 Lane Marking Program

The 2025 lane marking began in April and was completed in August.

*2025 Police Facility HVAC Control System Improvements*

ProTemp has begun working on the HVAC control system replacement and improvements.

Operational training on the new system was conducted in early August. Projected completion is anticipated in October 2025.

*2024 Buffalo Creek Bank Stabilization*

ILM has finalized this project. This project has won 2 awards for Environmental Project of the Year-less than \$5 million from APWA Lake Branch as well as APWA Chicago Metro Chapter.

ILM continues to make site visits as part of their stewardship contract.

*2025 Paulus Park OSLAD Improvements*

Concrete footings and walls were poured for the proposed ADA access down to the beaches.

Stuckey is close to finishing the amphitheater with installation of the metal roofing remaining.

Milleu Landscaping has cleared all unsuitable plants at the shore line on the north edge of the Park.

Native plants and plugs will be planted now as well as on outlook area.

*Village Hall Exterior Improvements*

A contract has been awarded to AmerDec to replace all windows, siding and facia on the Village Hall.

Work is anticipated to begin in the middle of September.

A proposed start date has been postponed until October 20<sup>th</sup> with completion anticipated in the middle of November.

**September Water Main Break Locations:**

443 S. Old Rand Rd. (Across the street)

405 N. Rand Rd.

1034 Pheasant Ridge Dr. (Back yard)

597 Cortland Dr.

785 Stillwater Ct.

443 S. Old Rand Rd. (Across the street) (2<sup>nd</sup> repair this month)

413 S. Old Rand Rd. (Across the street)

**Employee Training:**

All employees participated in Chipper Safety training.

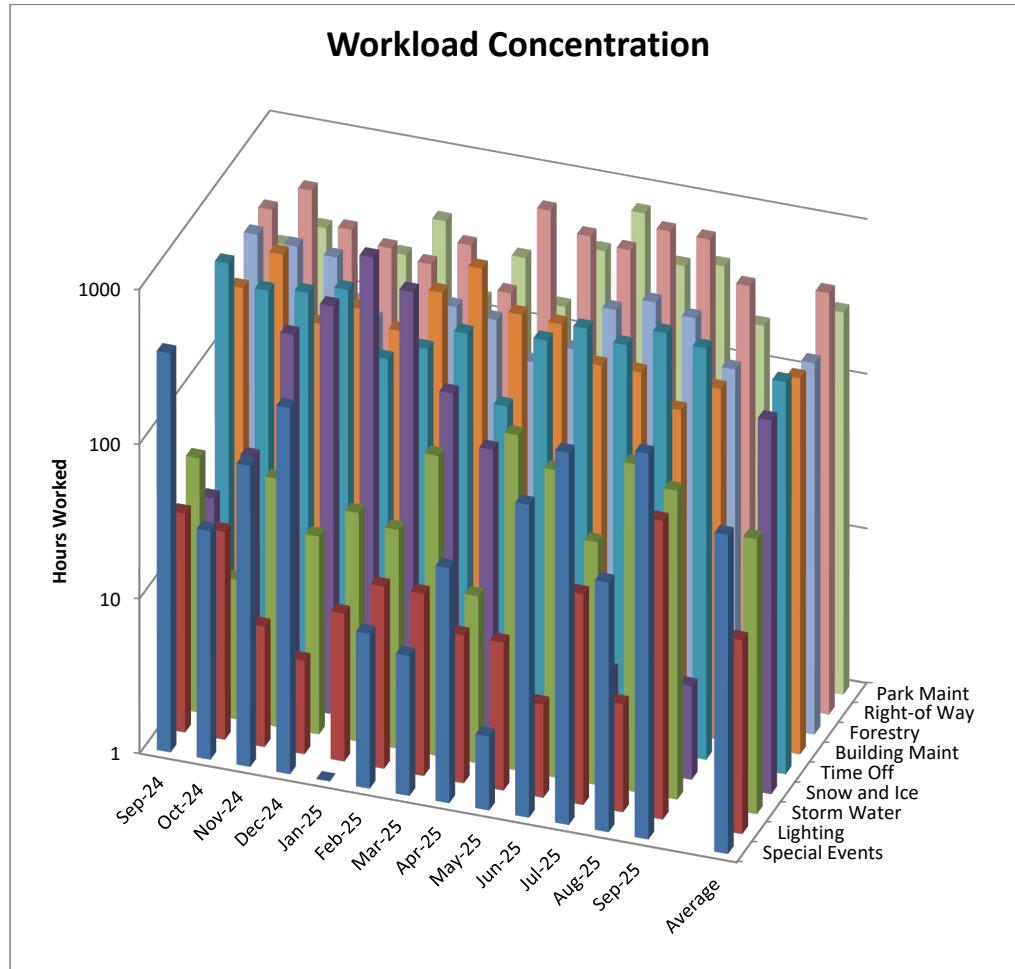
**Staff Kudos:**

Scott Abbot -his extra kindness was appreciated by a resident during a work order.

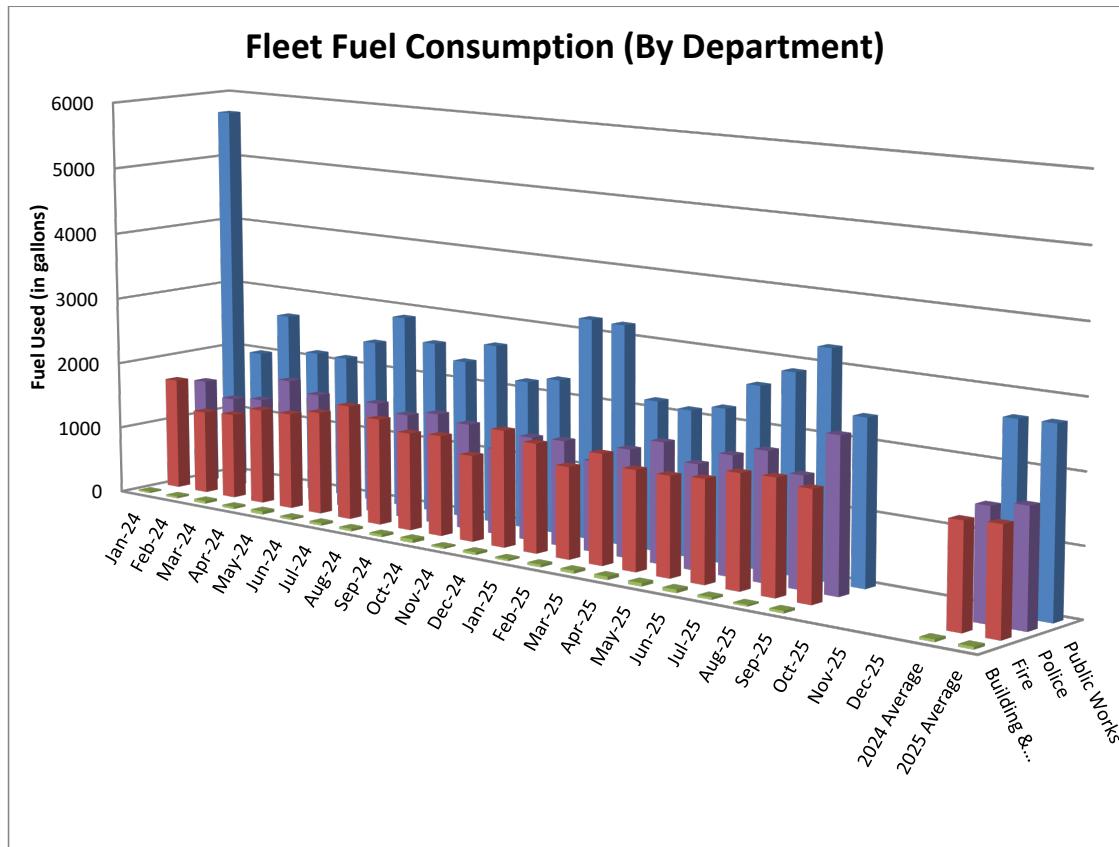
Will Wierer & Jake White-stopping to help a motorist in need...on their way home from work.

**Anniversaries:**

Andy Popolek September 4, 2007

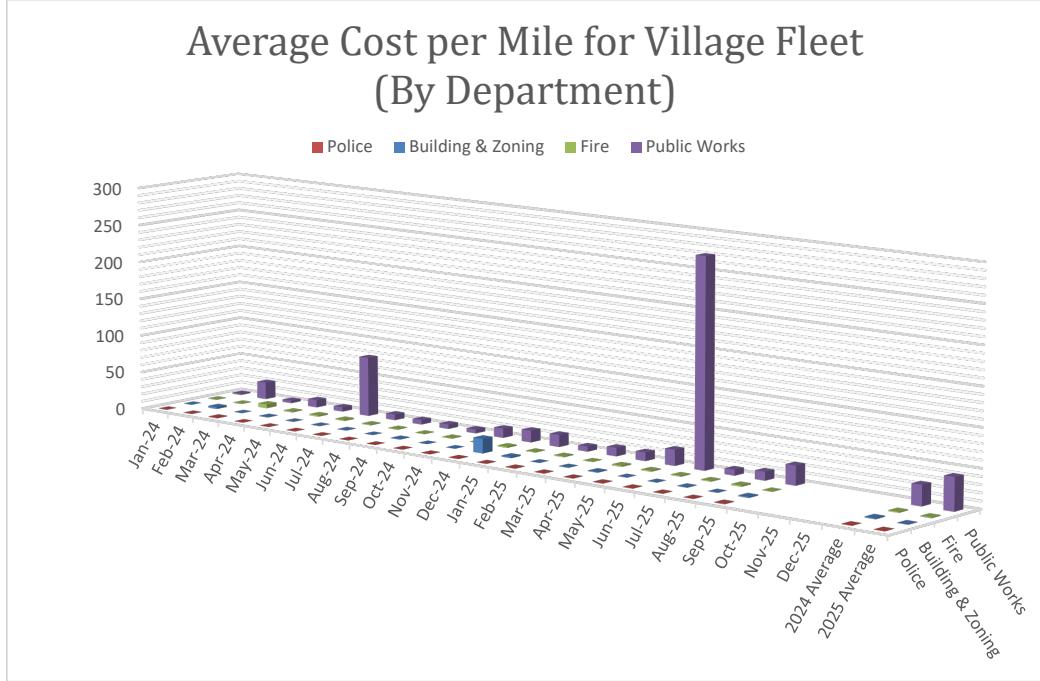
**New Employees:**

A core function of Public Works are related to the completion of work orders for several categories, including administrative, forestry, park maintenance, municipal property maintenance, right-of-way, snow and ice, street lighting, and storm water system maintenance. This chart shows the number of hours worked on major activities.

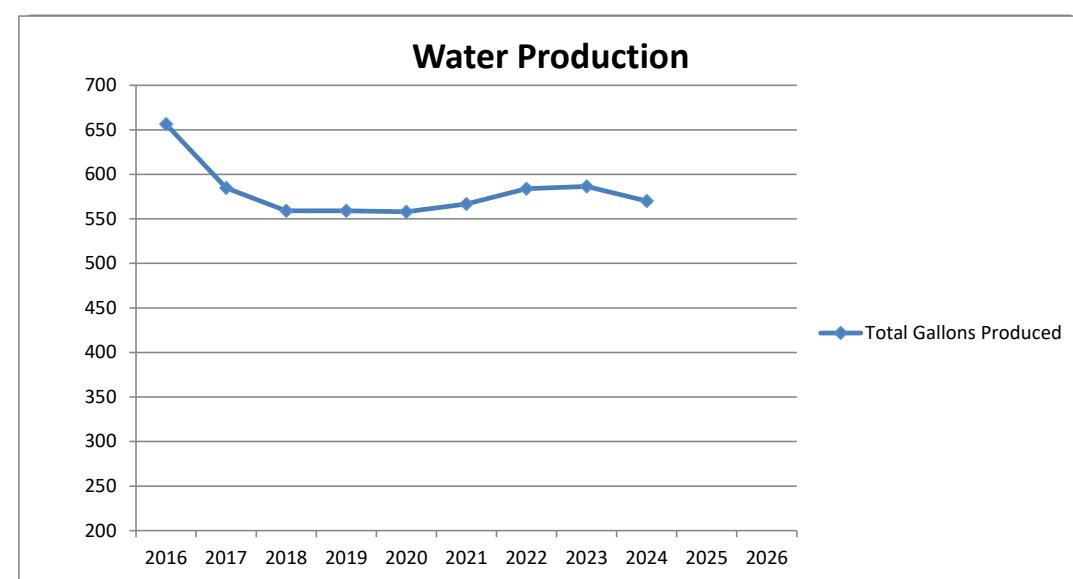


Tracking fuel consumption allows staff to make informed decisions relating to the municipal vehicle fleet, including the number of vehicles in each department, the types of vehicles purchased and the type of fuel source used.

Dramatic fluctuations in fuel consumption can occur during events such as heavy snowstorms. (Output measure)



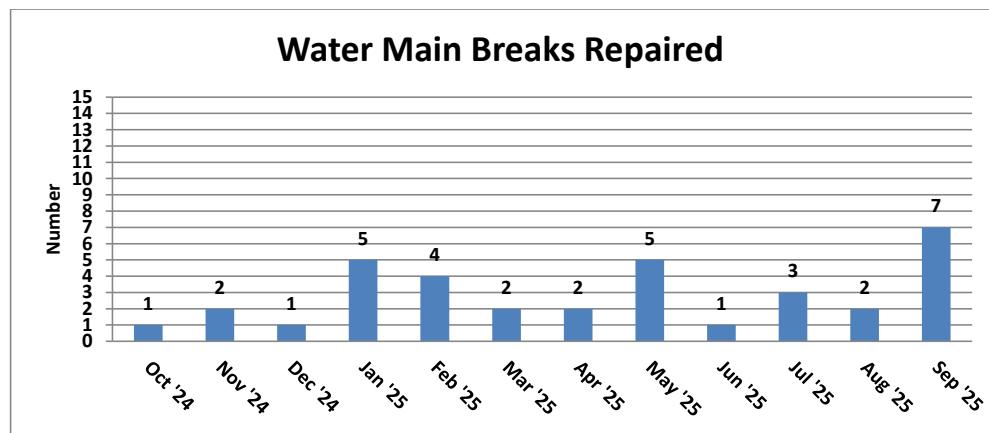
Vehicle cost per mile is an initial indicator of an efficient fleet operation. With basic cost per mile information in hand, all components that feed into that cost can be scrutinized and measured. These components include labor rates, fuel costs and parts costs. Looking further into the Village' vehicle cost per mile, staff can measure other components such as average vehicle age. When vehicles are replaced within their life cycle, the impact is usually positive.



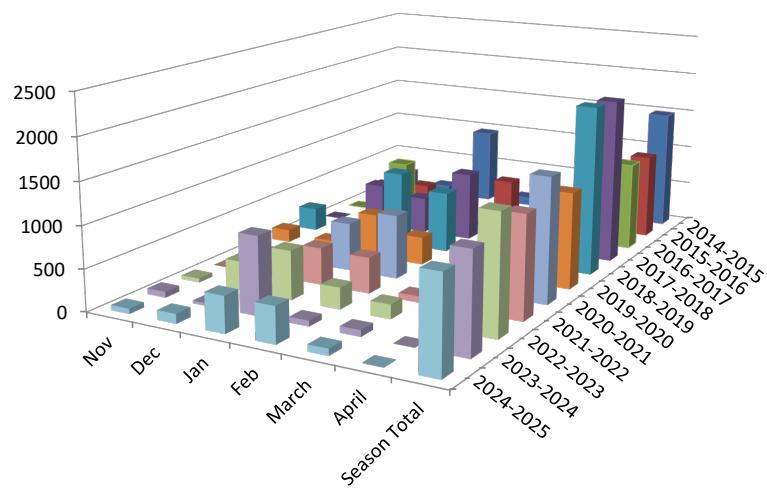
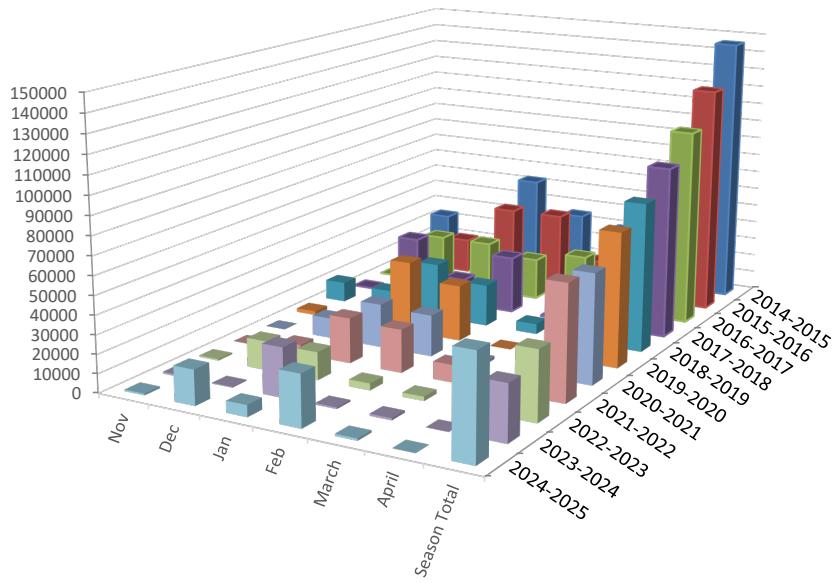
From 2012 to 2015, there was a steady decline in the annual volume of water produced and used by our community. This trend was altered in 2016 due to dry weather leading to increased watering of lawns and landscaped areas.

	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	46.667	45.868	44.227	43.867	42.319	43.414	44.980	44.448	46.246
February	40.952	41.098	41.452	41.645	40.367	39.261	40.767	41.302	42.309
March	44.543	43.155	43.946	43.552	42.924	41.852	44.741	44.178	45.183
April	49.974	45.098	43.570	40.662	45.129	43.301	44.971	47.335	46.122
May	49.588	48.065	45.339	44.834	51.240	67.048	54.729	50.643	52.898
June	56.169	46.114	45.489	51.130	56.763	60.282	62.204	51.841	55.390
July	53.755	57.074	59.526	54.529	53.105	55.144	56.076	50.569	55.151
August	54.746	54.067	61.419	58.959	54.083	55.279	55.155	54.230	56.623
September	53.928	46.809	44.786	51.040	51.058	48.164	50.266	51.738	54.857
October	47.169	44.369	43.476	44.443	44.019	44.912	46.189	46.840	
November	42.335	42.089	41.475	40.680	42.441	40.581	42.471	41.675	
December	44.961	45.305	44.379	42.684	43.222	44.757	43.811	45.217	
<b>Total</b>	<b>584.787</b>	<b>559.111</b>	<b>559.084</b>	<b>558.025</b>	<b>566.670</b>	<b>583.995</b>	<b>586.360</b>	<b>570.016</b>	<b>454.779</b>
<b>Avg</b>	1.598	1.532	1.532	1.529	1.553	1.600	1.606	1.557	1.666
% incr/decr	-12.23%	-4.59%	0%	-0.02%	1.55%	3.06%	0.04%	-2.79%	

The highlighted months are the lowest for each of these months in the last 8 years. The highest monthly production in the last 8 years occurred in May of 2022. In 2024, our daily average was 1.56 million gallons per day.



A water main break can be a hole or crack in the water main. Common causes of breaks in the water main include: age, pipe material, shifting in the ground attributed to fluctuations in moisture and temperature (below and above the frost line), corrosive soil that causes a thinning of the water main pipe, improper backfill, severe changes in water pressure (hammer) which has several causes and physical contact (damage) by excavating contractors.

**Tons of Road Salt****Gallons of Liquid Deicer**



# VILLAGE MANAGER'S OFFICE

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## MONTHLY INFORMATION REPORT

**SEPTEMBER 2025**

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HIGHLIGHTING DATA METRICS  
TO IDENTIFY OPERATIONAL TRENDS  
AND  
FACILITATE INFORMED DECISION MAKING

70 E. MAIN STREET  
LAKE ZURICH, IL 60047

### **A Look Back at September 2025...**

#### **Old Rand Road and Main Street Intersection Updates**

The last phase of the Main Street Beautification project consists on intersection transformation at Old Rand Road and Main Street/ The work requires closing the intersection to all traffic commencing on September 29<sup>th</sup> and will go through mid-November. Notifications have been placed on social media, the weekly newsletter Benchmarks, and updates on the construction landing page on the Village's website.

#### **Update on Wildwood Estates on Honey Lake Road**

Village staff and Village Engineer engaged in a meeting with the developer, Projades, and their team to discuss the schedule for concluding subdivision construction. To facilitate the discussion, the Village had prepared a comprehensive list of tasks to be completed prior to the installation of the final asphalt surface on Honey Lake Road. These tasks encompassed: repairing damaged concrete curbs, final grading of the drainage ditches located to the north, ensuring the proper traceability of all water mains, adjusting or replacing hydrants as necessary, and regrading certain stormwater structures to enhance drainage efficiency.

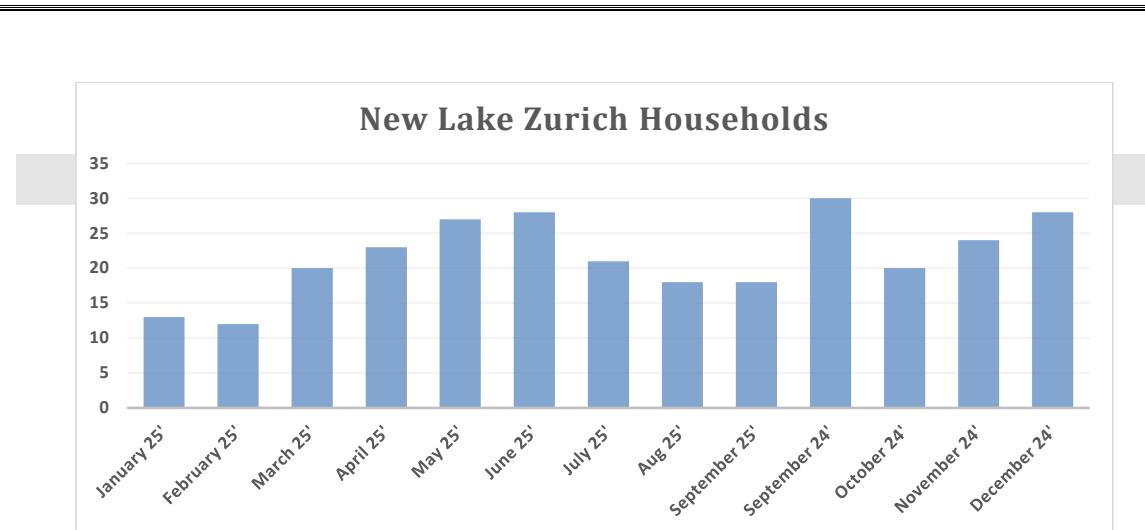
The developer has expressed their intention to complete these tasks over the upcoming weeks, after which they will proceed with the installation of the final asphalt surface.

Following the completion of the final surface, the remaining tasks include: installing the required ComEd streetlight, positioning street signage, installing building-related items such as downspout splashes and sanitary cleanout adjustments, paving the pavement striping, and removing temporary barricades at the western end of the site. This final phase of work is anticipated to take approximately two to three weeks.

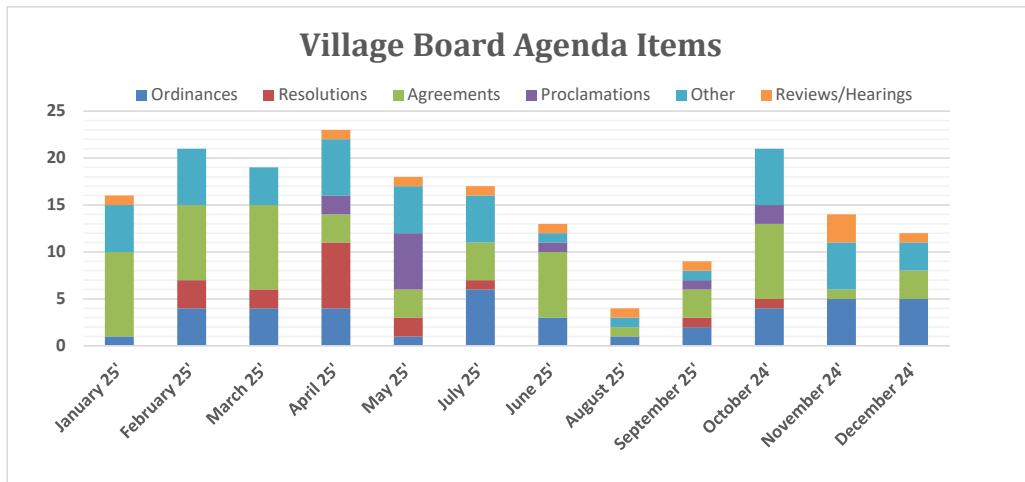
#### **Fall Events**

Fall brings many fun events to Lake Zurich with the beginning of Jack O'Lantern World and A Bushel of Apples Fall fest. To accommodate ongoing construction and ensure a smooth layout for both setup and operations, park staff collaborated with event organizers to revise the event footprint from prior years. The updated walking route will utilize the southern portion of Paulus Park, starting at the main entrance gate. Throughout the event, the northern trail, non-motorized launch area, and playground will remain open to the public.

In addition, staff also coordinated with Phase Three Brewing in preparation for their A Bushel of Apples Fall Fest, which took place on Friday, September 26 (4-10 pm) and Saturday, September 27 (11 am-10 pm). This family-friendly event celebrates the release of Phase Three's Affy Tapple-inspired brew, "A Bushel of Apples", and supports Gigi's Playhouse, a Down Syndrome Achievement Center.



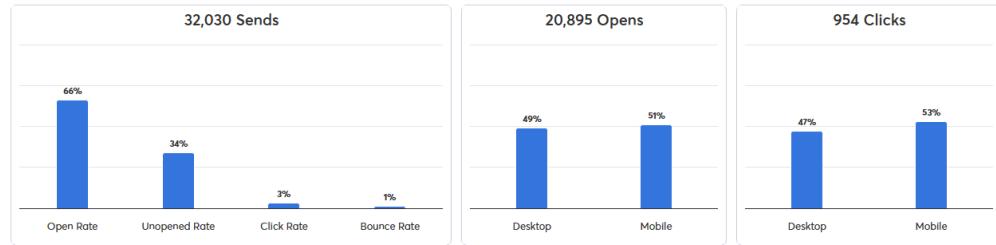
This metric shows the number of new residential homes occupied. Each month, staff sends new Lake Zurich residents a Village welcome packet that provides valuable information to those who are not familiar with the Lake Zurich area or the services offered by their local government. This metric does not include tenets in rental units, but only new single residential owners.



This metric shows the number of action items included on Village Board meeting agendas. As the local legislative governing body, the number of items acted upon by the Village Board has a direct input on Lake Zurich's strategic orientation. This data can be useful in decisions regarding meeting frequency, legislative workload, agenda preparation, activity levels, etc.

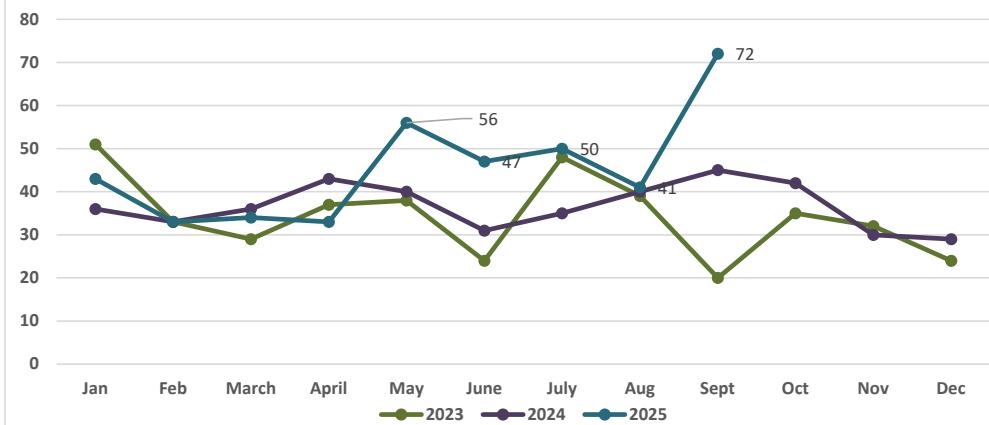
**Average length of regular September Village Board meetings: 45 minutes**

## Benchmarks Engagement

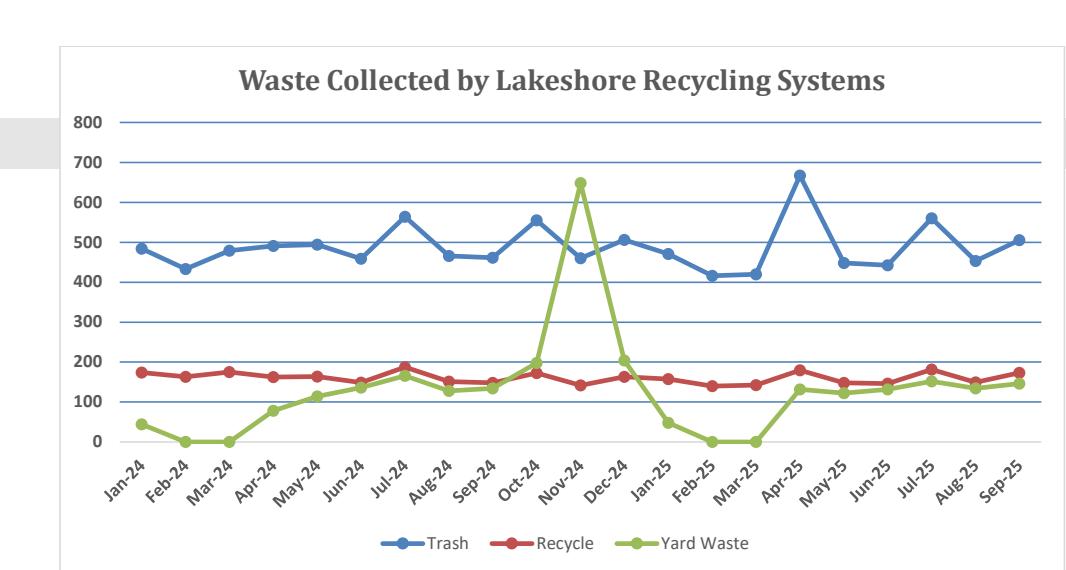


*Benchmarks* is the official Village e-newsletter that is a central communication device for the community. This graph shows *Benchmarks* rates over the past month. From an initial subscription rate of 756 in July 2013, *Benchmarks* now has over 6,400 subscribers. For the month of August, the open rate was 66%, which is down 1% from the month of July. The Village has an open rate 25% higher than the industry average.

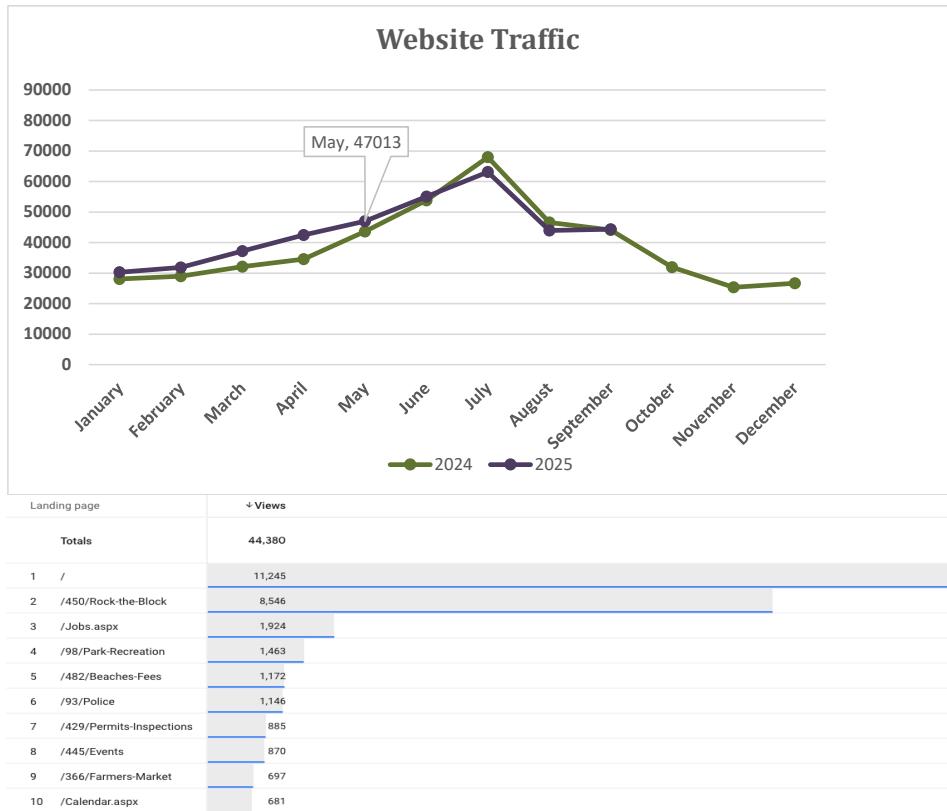
## FOIA Requests Village-Wide



Open and honest government is a cornerstone of American democracy. The Freedom of Information Act is intended to ensure that members of the public have access to information about their government and its decision-making processes. This graph includes all of the FOIA requests received Village-wide among all departments.



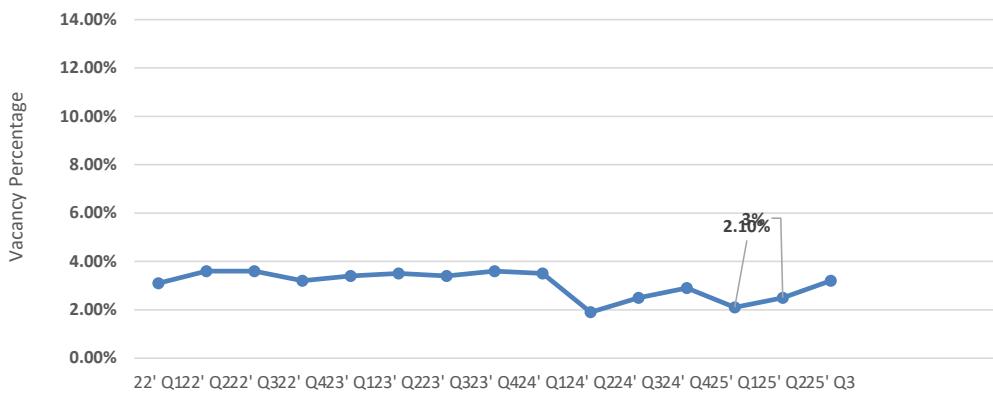
Prairieland Disposal began service to Lake Zurich in September 2020. Lakeshore Recycling Systems (LRS) took over service in October 2021. The above metric reports the volume of waste collected each month including trash, recycling, and yard waste. This metric is updated once per quarter with the third quarter being reflected as the most up-to-date data. *Trash* and *Recycling* is reported in tons while *Yard Waste* is reported in cubic yards.



This data represents the number of visits to LakeZurich.org. A digital presence for Lake Zurich is important for government transparency and providing resident-oriented service. E-government can also improve the overall democratic process by increasing collaboration with citizens and facilitating decision-making. This metric tracks the number of visits to LakeZurich.org.

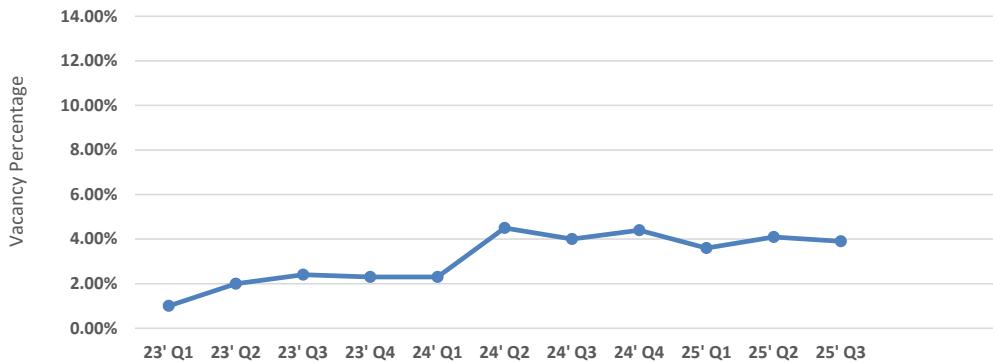
**Most Visited Page in September: Rock the Block page**

### Retail Vacancy Q3 2025

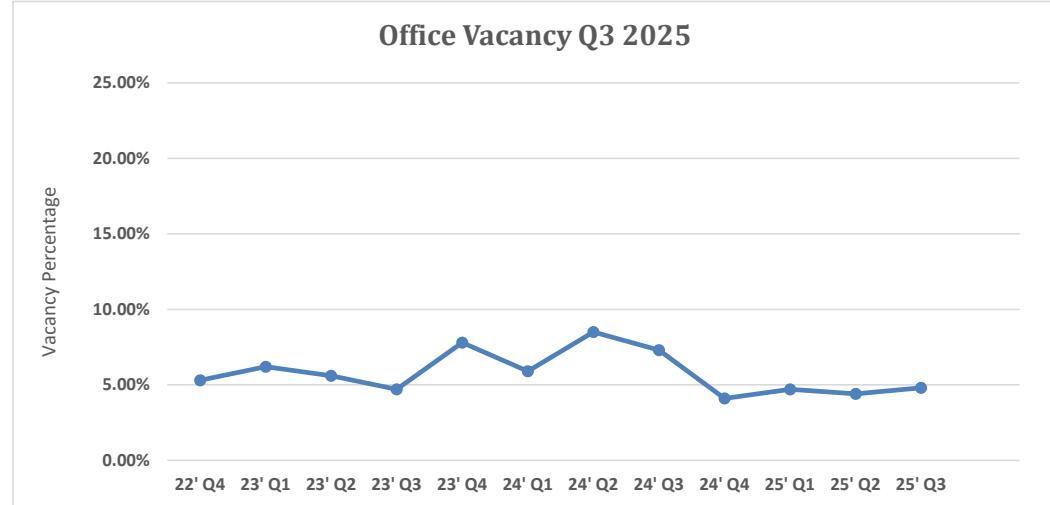


The Lake Zurich retail vacancy rate increased in Quarter 3 of 2025 to 2.6% from 2.5% vacant compared to the second quarter of 2025 (*based on Lake County Partners data*). As of September 30, 2025, there was 67,700 square feet of retail space reported vacant in Lake Zurich, with average rates at \$14.80 per square foot (nnn).

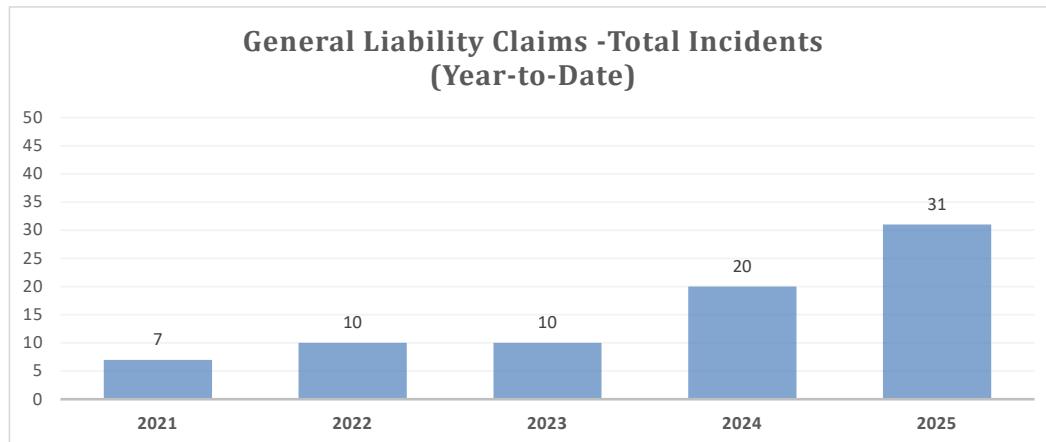
### Industrial Vacancy Q3 2025



The Lake Zurich industrial vacancy rate decreased to 3.9% in Quarter 3 of 2025 compared to Q2 of 2025, when 4.1% was reported vacant (*based on Lake County Partners data*). As of September 30, 2025, there was 214,000 square feet of industrial space reported vacant in Lake Zurich, with average rates at \$7.33 per square foot (nnn).

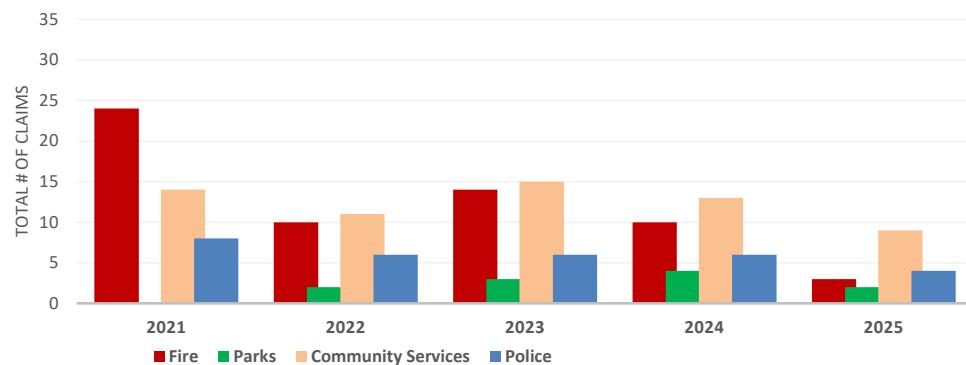


The Lake Zurich office vacancy rate increased slightly to 4.8% in Quarter 3 of this year compared to Quarter 2 of 2025 at 4.4% vacant (*based on Lake County Partners data*). As of September 30, 2025, there was 16,700 square feet of office space reported vacant in Lake Zurich, with average rates at \$24.50 per square foot (full service).



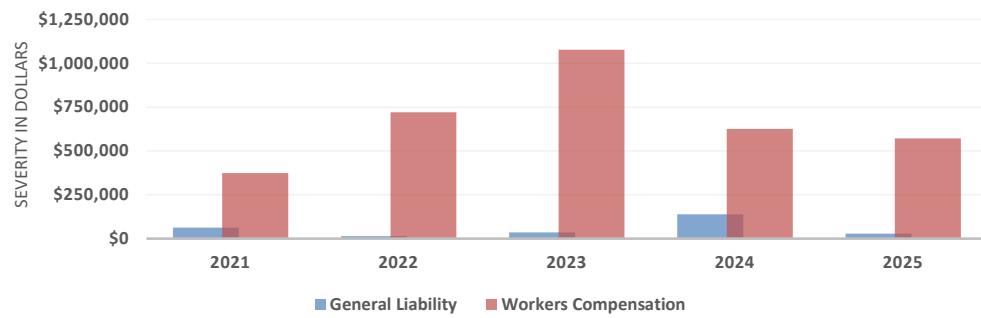
Risk management insurance coverage is provided by the Intergovernmental Risk Management Agency, a risk sharing pool of approximately 70 local municipalities and special service districts, which have joined together to manage and fund their property/casualty/workers' compensation claims. This metric reports total General Liability claims (both open and closed claims) in all departments since September 30<sup>th</sup>.

### Claim Frequency By Department (Year-to-Date)



Loss prevention programs and a culture of safety that encourages safe work practices will decrease claim frequency rates. This data shows the total number of claims by department updated quarterly, which is an aggregate number of the following claim types: Auto Liability, Auto Physical Damage, General Liability, Property Damage, and Workers Compensation. It is important to realize that Community Services is responsible for routine maintenance, so its general liability claims will naturally be high due to claims involving parkway trees, mailboxes, sidewalks, fire hydrants, the municipal fleet, etc.

### Claim Severity for General Liability and Workers Compensation (Year-to-Date)



This metric provides a snapshot of the Village's overall liability position, separated by General Liability Claims (such as property damage) and Workers Compensation Claims (such as medical bills and lost work-time). Fewer claims filed against the Village mean less money spent and improved financial stability. This data includes the total costs, including net property loss and any other associated expenses, such as attorney fees.



This metric shows the number of new hires over the past year. Includes full-time, part-time, and seasonal employees. A large number of seasonal staff are hired each spring to accommodate parks and recreation programs and lifeguards for the beaches. September had 3 new employees added to Village staff.