



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

**September 6, 2022**  
**07:00 pm**

# VILLAGE OF LAKE ZURICH

## VILLAGE BOARD OF TRUSTEES MEETING

SEPTEMBER 6, 2022  
07:00 PM  
AGENDA

**1. CALL TO ORDER**

**2. ROLL CALL**

Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENT**

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

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

- Proclamation Declaring September 2022 as Suicide Prevention Awareness Month

**6. CONSENT AGENDA**

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

**A. Approval of Minutes of the Village Board Meeting, August 15, 2022**

Attachment: [6a.pdf](#)

**B. Approval of Semi-Monthly Warrant Register Dated September 6, 2022 Totaling \$1,059,667.93**

Attachment: [6b.pdf](#)

**C. Special Event Approval for Phase Three Brewing Company Bushel of Apples Fall Fest at Paulus Park on September 30 and October 1, 2022**

**Summary:** Phase Three Brewing Company proposes its Bushel of Apples Fall Fest in Paulus Park on Friday, September 30 from 3-9 pm and Saturday, October 1 from noon -- 9 pm. Phase Three Brewing is aware of the other Village- approved event, Jack O' Lantern World, using the park grounds for the entire month of October by All Community Events, another local Lake Zurich business. Both businesses have agreed to work together for the first weekend in October potentially sharing food trucks and utilizing Phase Three brews to streamline operations.

Attachment: [6c.pdf](#)

**D. Five-Year Professional Services Agreement with Layne Christensen Company for Ongoing Maintenance of Deep Aquifer Wells and Pumps and a Motion to Waive the Competitive Bidding Process for a Sole-Source Vendor**

**Summary:** Layne Christensen Company has performed annual maintenance and repairs on the Village's deep wells and pumping equipment as the designated deep well contractor for over five years. They are also the sole source representative in the State of Illinois for deep well pumping equipment manufactured by Flowserve Corporation, the manufacturer of the Byron-Jackson brand of submersible well pump motors which the Village utilizes

Attachment: [6d.pdf](#)

**E. Ordinance Granting Variation from Lake Protection District Standards for the Installation of a Pier at 440 North Old Rand Road (Assign Ord. #2022-09-473)**

**Summary:** The property owners of 440 North Old Rand Road are requesting a variation from the Lake Protection District zoning standards that provide regulations for the construction of piers. The property owners are seeking to install a second pier and associated dock that will exceed the lake frontage requirements for allowable number of piers and required pier width.

The Planning and Zoning Commission held a Public Hearing on June 15, 2022 that was continued to its August 17, 2022 meeting. At its August meeting, the Commission recommended approval of the requested variation subject to the conditions outlined in the

proposed Ordinance.

Attachment: [6e.pdf](#)

#### F. Ordinance Granting a Planned Unit Development for Geremarie Corporation at 1275 Ensell Road (Assign Ord. #2022-09-474)

**Summary:** Geremarie Corporation and Flex Construction requests approval of a Planned Unit Development, Site Plan, and Exterior Appearance to construct a new 40,000 square foot addition to the existing building at 1275 Ensell Road. The Planning and Zoning Commission held a public hearing on August 17, 2022 and voted unanimously to recommend approval of this project with the conditions outlined in the proposed ordinance.

Attachment: [6f.pdf](#)

### 7. NEW BUSINESS

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

#### A. Courtesy Review for Proposed Miniature Golf Course at 61 West Main Street / Block B (Trustee Bobrowski)

**Summary:** Mr. Kyle Essary proposes the development of the 1.63-acre property at the site of the former Lake Zurich police station and dispatch center, commonly referred to as Block B at 61 West Main Street. This property has remained vacant since the demolition of the former police station.

The developer is proposing the construction of a new 18-hole miniature golf course in addition to a 40-foot by 20-foot building for customer check-in, golf club and ball rentals, packaged food and non-alcoholic beverages, and parking lot for approximately 39 vehicles.

This village-owned property is zoned within the B-2 Central Business District, which does not provide for mini-golf as an approved land use. Thus, if the Village Board approves of such a concept on Main Street, it would need to approve a Special Use amendment after a future public hearing.

**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. Intergovernmental Agreement with the Central Lake County Joint Action Water Agency for the Sharing of Engineering Study Costs in the Amount Not-to-Exceed \$86,859.20 (Trustee Spacone)

**Summary:** The decision to transition to Lake Michigan water versus staying with the current deep-well system is extremely complex. The Village of Lake Zurich recognizes that there are substantial costs in the millions of dollars associated with providing a long-term and safe water supply.

On January 22, 2022, the Village Board held a community workshop meeting to analyze the data that had been collected from the recent Engineering Enterprises study and provide direction to Staff moving forward. This community workshop meeting was held in-person at Village Hall and also live-streamed on Facebook Live and the Village website. The direction from the Village Board at that time was unanimous: to explore in greater detail the feasibility of providing Lake Michigan water as the primary water source for the community.

The Village has been presented with an intergovernmental agreement from the Central Lake County Joint Action Water Agency for the sharing of future engineering costs to provide Lake Michigan water to Lake Zurich. This agreement details a contract with Construction Engineering Company (CDM Smith) for a total cost not-to-exceed \$108,574.

The cost of the engineering shall be paid at an obligation of 20% by the CLC Joint Action Water Agency at \$21,714.80 and 80% by the Village at \$86,859.20. The Village's current 2022 budget has funds in the Water and Sewer Fund for this expense.

**Recommended Action:** A motion to approve an Intergovernmental Agreement with the Central Lake County Joint Action Water Agency for the Sharing of Engineering Study Costs in the Amount Not-to-Exceed \$86,859.20.

Attachment: [7b.pdf](#)

### 8. TRUSTEE REPORTS

### 9. VILLAGE STAFF REPORTS

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

- 5 ILCS 120 / 2 (c) (21) review of executive session minutes.
- 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

**11. ADJOURNMENT**

VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, August 15, 2022 7:00 p.m.

AGENDA ITEM

6A

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7 pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Dan Bobrowski is absent tonight due to a work-conflict out-of-state.  
Also in attendance: Village Manager Ray Keller, Village Attorney Scott Uhler, Fire Chief Pilgard, Police Chief Husak, Director Sparkowski, Director Brown, Director Duebner, Director Gibson, and Assistant to the Village Manager Kordell.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
  - A. **Swear In New FF/PM Ethan Dahl and Jairo Portillo**  
Fire Chief David Pilgard introduced incoming firefighter/paramedics Ethan Dahl and Jairo Portillo, who were then sworn into office by Board of Fire and Police Commissioner Mike Hilt.
6. **CONSENT AGENDA**
  - A. **Approval of Minutes of the Village Board Meeting, August 1, 2022**
  - B. **Approval of Semi-Monthly Warrant Register Dated August 15, 2022 Totaling \$753,116.05**
  - C. **Five-Year Agreement with Cintas Corporation for Uniform and Floor Mat Cleaning Services for an Estimated Annual Cost of \$11,000 Per Year**  
**Summary:** The Public Works Department provides uniforms to its Staff, which are rented and cleaned on a weekly basis. Floor mats in the Community Services facility, Village Hall, Fire Station #1, and Parks and Recreation facilities are also rented and cleaned on a periodic basis. The Village participates in a pre-negotiated agreement via the State of Illinois to secure competitive pricing for these cleaning services. A new five-year agreement with Cintas is recommended that will cost approximately \$11,000 per year for the next five years, depending on employee staffing levels.
  - D. **Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized *Class B – Retail Sales and Delivery* Liquor Licenses for Sun and Stars, Inc. Doing Business as Exotic Smoke Shop at 580 West Illinois Route 22 (Assign Ord. #2022-08-473)**  
**Summary:** Sun and Stars, Inc. dba/Exotic Smoke Shop located at 580 West

Route 22 has requested a Class-B liquor license for on-premises retail sale and delivery of alcoholic beverages in original packaging. The business has successfully completed all requisite documents and background checks.

- E. **Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized *Class A1 – Restaurant Outdoor Café Full Service* Liquor Licenses for LFT Club Operations Company, Inc. Doing Business as Life Time at 400 North Rand Road (Assign Ord. #2022-08-474)**  
**Summary:** LTF Club Operations Company, Inc. dba/Life Time located at 400 North Rand Road has requested a Class-A1 liquor license for on-premises sale and service of alcoholic beverages in an indoor and outdoor restaurant. The business has successfully completed all requisite documents and background checks.
- F. **Ordinance Granting a Planned Unit Development, Zoning Map Amendment and Final Plat of Subdivision for the Solowiej Subdivision at 545 Buesching Road (Assign Ord. #2022-08-475)**  
**Summary:** The Applicant and Owner of the property at 545 Buesching Road is seeking approval of a Planned Unit Development to construct a new two-lot single-family residential subdivision, including a Zoning Map Amendment to rezone the property from R-1/2 to R-5. This rezoning of the property will reduce the minimum lot width to 70.25 feet and reduce the minimum lot size to 7,000 square feet. The Planning and Zoning Commission held a public hearing on March 16, 2022 and voted unanimously to recommend approval of this project without any further conditions for approval.
- G. **Approval to Purchase Paulus Park Chalet Deck Replacement Materials from the Home Depot in the Amount Not-to-Exceed \$55,211.69**  
**Summary:** The FY 2022 budget includes \$150,000 in the Capital Improvement Fund for the replacement of the deck on the Paulus Park Chalet. The Village intends to complete this deck replacement with Public Works staff using wolmanized lumber for the framing and composite materials of all of the decking and railings. In June 2022, the Village received three proposals for deck replacement materials, with the Lake Zurich Home Depot providing the most competitive proposal for \$55,211.69.

**Actions:** Trustee Euker requested item “6D – *Class B Liquor License for Exotic Smoke Shop*” be pulled from the Consent Agenda. A motion to approve the Consent Agenda absent item 6D was made by Mayor Poynton, seconded by Trustee Sprawka.

AYES: Trustees Weider, Sprawka, Spacone, Gannon, Euker.

NAYS: 0

ABSENT: Trustee Bobrowski

**MOTION CARRIED**

Trustee Euker asked if the Class B liquor license being proposed for Exotic Smoke Shop was a new liquor license category, which Director Duebner informed it was not.

**Actions:** A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve item 6D, an Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class B – Retail Sales and Delivery Liquor Licenses for Sun and Stars, Inc. Doing Business as Exotic Smoke Shop at 580 West Illinois Route 22

AYES: Trustees Weider, Sprawka, Spacone, Gannon.  
 NAYS: Trustee Euker  
 ABSENT: Trustee Bobrowski  
**MOTION CARRIED**

**7. NEW BUSINESS**

**A. Ordinance Approving Budget Amendment #1 for Fiscal Year 2022 Budget (Assign Ord. #2022-08-472)**

**Summary:** Upon evaluation of the financial projections and mid-year results for Fiscal Year 2022, a number of necessary budget amendments have been identified based on actual figures or best estimates to date.

The largest adjustments to General Fund revenue are Income Tax and Sales Tax receipts. The proposed budget amendment includes raising the expected Income Tax revenue by \$511,435 and Sales Tax revenue by \$542,077.

Some larger adjustments to expenditures include:

- \$198,200 for an expansion of municipal building security
- \$145,000 increase in fuel to account for the elevated costs of gasoline and diesel
- \$38,005 for technology productivity upgrades
- \$110,115 added for a new full-time IT Coordinator position
- \$125,500 for public safety equipment
- \$50,000 for an independent consultant to update the Village's Comprehensive Plan
- \$15,000 for a TIF-funded small business facade improvement pilot program.
- \$275,000 transferred into the Capital Projects Fund for 2023

A listing of all proposed General Fund amendments impacting revenue and expenditures in multiple departments has been included in the proposed Ordinance.

Director Sparkowski provided an overview of village year-to-date finances and projections to the Board via a slide presentation. Trustee Spacone asked if the new IT Coordinator position is sustainable moving into future years, as he thinks it is an important position to fund for the foreseeable future. Director Sparkowski answered it would be included in the budget for 2023.

**Actions:** Trustee Sprawka made a motion to approve Ordinance #2022-08-472 Approving Budget Amendment #1 for Fiscal year 2022 Budget, seconded by Trustee Euker

AYES: Trustees Weider, Euker, Gannon, Sprawka, Spacone.  
 NAYS: 0  
 ABSENT: Trustee Bobrowski  
**MOTION CARRIED**

**B. Agreement with Chicagoland Paving for Parking Lot Improvements at Village Hall, Buffalo Creek Park, and the Quentin Road Lift Station in the Amount Not-to-Exceed \$566,955.50**

**Summary:** The FY 2022 budget includes \$600,000 in the Capital Improvement Fund and \$20,000 in the Water and Sewer Fund for pavement rehabilitation and improvements for municipal parking lots at Village Hall, Buffalo Creek

Park, and the Quentin Road lift station. Drainage and sidewalk improvements are included for Village Hall and Buffalo Creek locations to help direct rainfall more efficiently and improve ADA accessibility.

A bid opening on July 27, 2022 resulted in four bids received, with Chicagoland Paving of Lake Zurich providing the lowest responsible bid. The requested not-to-exceed amount of \$566,955.50 includes the Chicagoland Paving bid of \$488,755.50 and \$78,200 for additional engineering and project contingency expenses.

**Actions:** Trustee Spacone made a motion to approve an agreement with Chicagoland Paving for Parking Lot Improvements at Village Hall, Buffalo Creek Park, and the Quentin Road Lift Station in the Amount Not-to-Exceed \$566,955.50, seconded by Trustee Weider.

**AYES:** Trustees Gannon, Weider, Euker, Sprawka, Spacone.

**NAYS:** 0

**ABSENT:** Trustee Bobrowski

**MOTION CARRIED**

**C. Adoption of 20-Year Lake Zurich Community Investment Plan**

**Summary:** The Community Investment Plan is the long-term capital spending plan for the Village of Lake Zurich, providing a 20-year forecast of all proposed municipal capital demands including infrastructure, land improvements, equipment, technology and the municipal fleet. Even with ongoing maintenance, these assets have varying service lives.

Replacing these items as they age can be a financial drain on the financial resources of the Village, especially when they compete for limited resources against more immediate service needs. Emergency repairs and replacement costs are significantly more expensive than planned purchases, proving a fiscally prudent necessity to maintain financial stability.

The 2023-2042 Community Investment Plan has identified infrastructure and capital needs of more than \$291 million over the next 20 years, including approximately \$4.5 million in capital projects and equipment for the upcoming 2023 fiscal year. Village Staff has evaluated and prioritized the capital needs of the community for the next 20 years to better plan for these costs and when possible, set aside resources to provide minimal impact to the operations budget.

**Actions:** Trustee Spacone made a motion to approve the 2023 - 2042 Community Investment Plan, seconded by Trustee Sprawka

**AYES:** Trustees Sprawka, Gannon, Weider, Euker, Spacone.

**NAYS:**

**ABSENT:** Trustee Bobrowski

**MOTION CARRIED**

**8. TRUSTEE REPORTS**

Trustee Sprawka talked about how good the Main Street area of Lake Zurich is looking with the progress on Vault 232, the LZ Florist construction project, Korean BBQ restaurant, as well as Life Time and Andy's Deli seeing visible progress on Rand Road.

Trustee Spacone pleaded for safety as school starts tomorrow in Lake Zurich.

9. **VILLAGE STAFF REPORTS**

A. **Monthly Data Metric Reports**

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

**Actions:** Motion was made by Trustee Sprawka seconded by Trustee Spacone, to 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) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

**AYES:** Trustees Sprawka, Gannon, Weider, Euker, Spacone.

**NAYS:** 0

**ABSENT:** Trustee Bobrowski

**MOTION CARRIED**

The meeting adjourned into Executive Session at 7:43 pm, with no further business being addresses in Open Session.

11. **ADJOURNMENT** was made at the close of Executive Session.

**Actions:** Motion to adjourn from Executive Session and Open Session was made by Trustee Sprawka, seconded by Trustee Euker.

**AYES:** Trustees Gannon, Weider, Euker, Sprawka, Spacone.

**NAYS:** 0

**ABSENT:** Trustee Bobrowski

**MOTION CARRIED**

Meeting adjourned at 8:06 pm.

Respectfully submitted:

Kyle Kordell, Deputy Village Clerk

Approved by:

\_\_\_\_\_

Thomas M. Poynton, Mayor

\_\_\_\_\_

Date

\_\_\_\_\_

**VILLAGE OF LAKE ZURICH**  
**WARRANT REPORT - 09/06/2022**  
**\$1,059,667.93**

<u>GL Number</u>	<u>GL Desc</u>	<u>Vendor</u>	<u>Invoice Description</u>	<u>Amount</u>
<b>Fund 101 GENERAL</b>				
Dept 00000				
101-00000-21101	ACCOUNTS PAYABLE	GUSTIN, LAUREN & GUSTIN, NATHAN	ESC REF - 27 S SHORE	161.76
101-00000-21101	ACCOUNTS PAYABLE	KNIGHT MUSIC ACADEMY	SPECIAL USE REF - 805 TELSER RD	547.79
101-00000-21202	AMBULANCE FEES PAYABLE	BLUE CROSS BLUE SHIELD ILLINOIS	AMB REF - KOHLER, P DOS 11/12/2021	1,423.20
101-00000-21202	AMBULANCE FEES PAYABLE	HAMILTON, CARLYE	AMB REF - HAMILTON, C DOS 11/10/2021	186.72
101-00000-21202	AMBULANCE FEES PAYABLE	UNITED HEALTHCARE	AMB REF - GALLAGHER, K DOS 03/25/2022	64.85
101-00000-21202	AMBULANCE FEES PAYABLE	HFS BUREAU OF FISCAL OP - GEMT	GEMT 2021 QUARTERS 3 AND 4	84,194.53
101-00000-21203	RECREATION CREDIT PAYABLE	CEREGHINO, OLGA	REC PRG CXL - PAVILION RENTAL	90.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	DAFNIS, PAVLOS	BD BOND REF - ESCROW BALANCE	345.75
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND - #4238-135	220.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND - #4238-174	352.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND - #4238-177	268.54
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND - #4238-002	63.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND REF - 353 ENTERPRISE PKWY	101.06
101-00000-21455	BUILDING DEPOSIT PAYABLES	KLEIN THORPE & JENKINS	BD BOND REF - 353 ENTERPRISE PKWY	39.46
101-00000-21455	BUILDING DEPOSIT PAYABLES	KOCH, KEVIN F	BD BOND REF - ESCROW BALANCE	143.52
101-00000-21455	BUILDING DEPOSIT PAYABLES	MANHARD CONSULTING LTD	BD BOND REF - MANHARD INV #70960	567.20
101-00000-21455	BUILDING DEPOSIT PAYABLES	MANHARD CONSULTING LTD	BD BOND REF #65613	17,228.25
101-00000-21455	BUILDING DEPOSIT PAYABLES	MANHARD CONSULTING LTD	BD BOND REF - #66134	9,550.75
101-00000-21455	BUILDING DEPOSIT PAYABLES	MANHARD CONSULTING LTD	BD BOND REF - #65245	1,154.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	MURALI, SUMAN	BD PAYMENT REF - PERMIT #PB21-1349	53.60
101-00000-21455	BUILDING DEPOSIT PAYABLES	PADDOCK PUBLICATIONS INC.	BD BOND - #4586280	207.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	PADDOCK PUBLICATIONS INC.	BD BOND REF - #4586281	92.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	PADDOCK PUBLICATIONS INC.	BD BOND REF - #4586282	98.90
101-00000-21455	BUILDING DEPOSIT PAYABLES	RENAULT PROPERTIES LLC	BD BOND REF - ESCROW BALANCE	1,378.43
101-00000-21455	BUILDING DEPOSIT PAYABLES	SCENT HOUND	BD BOND REF - 708 S RAND RD	424.98
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	778.52
		Total For Dept 00000		119,735.81
Dept 11006 LEGISLATIVE MAYOR & BOARD				
101-11006-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY RECORDER	COUNTY RECORDING SERVICES	6.00
		Total For Dept 11006 LEGISLATIVE MAYOR & BOARD		6.00

**VILLAGE OF LAKE ZURICH**  
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**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-51654	MEMBERSHIPS & SUBSCRIP	ILLINOIS CITY COUNTY M 999-99999	MEMB - KELLER	442.25
101-12001-52111	OTHER PROFESSIONAL SVCS	TESKA ASSOCIATES	INDUSTRIAL TIF RESEARCH	3,780.00
101-12001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - JUN 2022	5,175.00
101-12001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PENS, CALC TAPE, CORK BOARDS, ENVELOPES	145.67
Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION				9,542.92
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
101-12120-51654	MEMBERSHIPS & SUBSCRIP	SOCIETY FOR HUMAN RESOURCE MGMT	SHRM MEMB - GIBSON	229.00
101-12120-54305	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	NEW EMPLOYEE TESTING	227.00
Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				456.00
Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT				
101-12180-51654	MEMBERSHIPS & SUBSCRIP	INTL COUNCIL OF SHOPPING	ICSC NAVY PIER REGISTRATION	575.00
Total For Dept 12180 VILLAGE ADMIN ECONOMIC DEVELOPMENT				575.00
Dept 13001 FINANCE ADMINISTRATION				
101-13001-51652	TRAINING AND MEETINGS	ILLINOIS GFOA	2022 COINFERENCE REG - SPARKOWSKI	350.00
101-13001-52112	PROFESSIONAL ACCOUNTING	BAKER TILLY VIRCHOW KRAUSE, LLP	FISCAL AUDIT 2021	3,042.00
101-13001-53207	PRINTING-STATIONERY/FORM	STAPLES CONTRACT & COMMERCIAL, INC	WINDOW ENVELOPES	174.25
Total For Dept 13001 FINANCE ADMINISTRATION				3,566.25
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-52111	OTHER PROFESSIONAL SVCS	ADOBE INC	CREATIVE CLOUD - AUG 2022	224.14
101-17001-52111	OTHER PROFESSIONAL SVCS	ADOBE INC	CREATIVE CLOUD - CREDIT (7)	(92.33)
101-17001-52111	OTHER PROFESSIONAL SVCS	ADOBE INC	CREATIVE CLOUD - JUL 2022	224.14
101-17001-52111	OTHER PROFESSIONAL SVCS	AWS #140011104 aws.amazon	AWS CLOUD SVCS - JUL	15.17
101-17001-52111	OTHER PROFESSIONAL SVCS	MICROSYSTEMS INC.	MS CLOUD SERVICES - JUL 2022	95.80
101-17001-52111	OTHER PROFESSIONAL SVCS	GOOGLE	GOOGLE SERVICE - AUG 2022	24.00
101-17001-52704	MAINT-EQUIPMENT	TOSHIBA BUSINESS SOLUTIONS, USA	COPIES - MAY 22 TO JUL 22	2,033.79
101-17001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - JUNE 2022	232.60
101-17001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - AUG 2022	1,048.54

**VILLAGE OF LAKE ZURICH**  
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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-17001-53203	TELEPHONE & DATA SVCS	WINDSTREAM	ANALOG LINES - AUG	347.19
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGM	INTERNET - 133 N OLD RAND	109.90
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGM	COMBINED INTERNET - AUG/SEP 2022	4,601.78
101-17001-53205	COMPUTER SUPPLIES	ID WHOLESALER 800-32144	DATACARD PRINTER RIBBONS	145.98
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	119.50
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FINANCE COPIER LEASE	192.31
		Total For Dept 17001 TECHNOLOGY ADMINISTRATION		<u>9,322.51</u>
Dept 24001 POLICE ADMINISTRATION				
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARPS DISPOSAL	257.61
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARPS DISPOSAL - JUL	1.83
101-24001-52701	MAINT-BLDGS & GROUNDS	AMAZON.COM SALES, INC	WATER FILTERS	312.15
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGM	CABLE - PD	63.18
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGM	CABLE - PD	63.18
101-24001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - PD JULY 2022	377.90
101-24001-53207	PRINTING-STATIONERY/FORM	K & M PRINTING	PRINTING - FORMS	210.00
101-24001-53207	PRINTING-STATIONERY/FORM	P F PETTIBONE & COMPANY	TICKET PRINTING	954.45
101-24001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER PADS, POST ITS, FOLDERS	53.20
101-24001-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	ANDERSON - PANTS, BOOTS, TOOL	383.94
		Total For Dept 24001 POLICE ADMINISTRATION		<u>2,677.44</u>
Dept 24210 POLICE OPERATIONS				
101-24210-51652	TRAINING AND MEETINGS	ITEA San Franci	IMPAIRED DRIVING CONF - HEER	245.00
101-24210-51652	TRAINING AND MEETINGS	SAFE KIDS WORLDWIDE	CHILD SEAT RECERT - BUTLER	55.00
101-24210-52118	SOFTWARE MAINTENANCE	MOTOROLA SOLUTIONS, INC	SYSTEM MAINTENANCE	1,567.50
101-24210-52204	OTHER LEGAL	ALBARRAN, LUIS	LOCAL PROSECUTOR FEES	6,666.67
101-24210-53209	UNIFORMS	GALL'S, LLC	BEREZA - PANTS	149.40
101-24210-53209	UNIFORMS	GALL'S, LLC	FROST - SHIRTS	255.75
101-24210-53209	UNIFORMS	GALL'S, LLC	SCARRY - SHOES	183.19
101-24210-53209	UNIFORMS	GALL'S, LLC	BIKE UNIT - JACKET	66.48
101-24210-53209	UNIFORMS	GALL'S, LLC	STRUGA - RAIN JACKET	35.50
101-24210-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BOND SAFE	89.75
101-24210-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	SWIFFER WET JET - CREDIT	24.35

**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 09/06/2022  
**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-24210-53211	OTHER SUPPLIES	KIESLER POLICE SUPPLY, INC.	USE OF FORCE SUPPLIES	405.59
101-24210-53211	OTHER SUPPLIES	SUNSET LAW ENFORCEMENT, LLC	AMMUNITION	10,881.40
101-24210-53211	OTHER SUPPLIES	TRIJICON, INC	THERMAL IMAGER	9,784.00
		Total For Dept 24210 POLICE OPERATIONS		30,409.58
Dept 24230 POLICE CRIME PREVENTION				
101-24230-52111	OTHER PROFESSIONAL SVCS	TRANS UNION LLC	BACKGROUND INVESTIGATION	80.00
101-24230-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	EXTERNAL HARD DRIVES - CID	185.97
		Total For Dept 24230 POLICE CRIME PREVENTION		265.97
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-51654	MEMBERSHIPS & SUBSCRIP	IL LAW ENFORCEMENT ALARM SYSTEM	ILEAS DUES	120.00
		Total For Dept 24240 POLICE INTERGOVERNMENTAL		120.00
Dept 25001 FIRE ADMINISTRATION				
101-25001-51655	EMPLOYEE RECOGNITION	JEWEL #3485 LAKE ZURI	NEW HIRE CEREMONY - FISHMAN	80.80
101-25001-52203	LABOR ATTORNEY	CLARK HILL PLC	LABOR ATTORNEY SERVICES	8,083.50
101-25001-52704	MAINT-EQUIPMENT	HOME DEPOT CREDIT SERVICES	HEAVY DUTY WELDED 36 IN X 81 IN.	517.96
101-25001-52704	MAINT-EQUIPMENT	HOME DEPOT CREDIT SERVICES	HEAVY DUTY WELDED 36 IN X 81 IN.	1,035.92
101-25001-52704	MAINT-EQUIPMENT	TOSHIBA BUSINESS SOLUTIONS, USA	COPIES - MAY 22 TO JUL 22	607.50
101-25001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - JUNE 2022	27.99
101-25001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - AUG 2022	126.16
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGV	COMBINED INTERNET - AUG/SEP 2022	3,681.43
101-25001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE JULY 2022	155.49
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	NOTEPADS - LARGE AND SMALL - FRAMES	52.95
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CLASS A UNIFORM, SHIRTS, PANTS - NEMETH	87.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	NEW HIRE UNIFORM - DAHL	770.50
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	NEW HIRE UNIFORMS - PORTILLO	728.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	ALTERATIONS - HENRIKSEN	11.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	NAMEPLATE - PENKAVA	12.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	POLO - FISHMAN	51.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	PANTS, CAP - CAMPBELL	182.00
101-25001-53209	UNIFORMS	5.11 INC. 866-45117	TAX REFUND	(17.00)

**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	ALTERATIONS - BLAAUW	32.00
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	KITCHEN TOWELS FOR ALL STATIONS	68.97
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	SHOP TOWELS FOR ALL STATIONS	188.50
101-25001-53211	OTHER SUPPLIES	BUILD.COM 800-375-3	FRAUD - CREDIT CARD	(1,267.86)
101-25001-53211	OTHER SUPPLIES	REV PROV CRDT CARTWHEEL FACTORY	FRAUD - CREDIT CARD	2,406.37
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, TRASH BAGS, KLEENEX - ST. 1	210.96
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TRASH BAGS - ST. 1	89.99
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, COFFEE FILTERS	113.96
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, TOILET PAPER - ST. 3	176.94
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - ST. 4	111.96
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CAN OPENERS - ST. 2	25.98
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, KLEENEX, SOFTNER - ST. 2	113.06
101-25001-53405	BLDG & GROUND MAINT SUPP	FLAGS USA LLC	6 FLAGS FOR STATIONS	333.00
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPH - HAAG - FD	210.00
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPH - DAHL - FD	210.00
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPHS - MALINOVIC, PORTILLO - FD	420.00
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	<u>119.50</u>
		Total For Dept 25001 FIRE ADMINISTRATION		19,757.53
Dept 25300 FIRE				
101-25300-45001	AMBULANCE SERVICE FEE	HFS BUREAU OF FISCAL OP - GEMT	GEMT 2021 QUARTERS 3 AND 4	<u>16,651.52</u>
		Total For Dept 25300 FIRE		16,651.52
Dept 25310 FIRE EMERGENCY MANAGEMENT				
101-25310-52704	MAINT-EQUIPMENT	BRANIFF COMMUNICATIONS INC.	PAULUS PARK SIREN REPAIR	<u>2,134.00</u>
		Total For Dept 25310 FIRE EMERGENCY MANAGEMENT		2,134.00
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-51652	TRAINING AND MEETINGS	WAUCONDA FIRE PROTECTION DISTRICT	TRAINING FACILITY USAGE	450.00
101-25320-51652	TRAINING AND MEETINGS	WPY*FireNuggets Inc 855-999-3	TUITION - HYDRANT TO NOZZLE - KEMPF	175.00
101-25320-52111	OTHER PROFESSIONAL SVCS	MOTOROLA SOLUTIONS, INC	FIRE STARCOM FEES - AUG	1,512.00
101-25320-52111	OTHER PROFESSIONAL SVCS	US DIGITAL DESIGNS, INC	USDD PHOENIX SERVICE AGREEMENT - 2022/2023	3,089.26
101-25320-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE JULY 2022	302.09

**VILLAGE OF LAKE ZURICH**  
**WARRANT REPORT - 09/06/2022**  
**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	STRUCTURAL, EXTRICATION, AND WORK GLOVES A'	628.20
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	11 PAIRS OF BOOTS	1,230.00
101-25320-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	TRAINING MATERIALS - SCREWS, TARP, ETC.	138.64
101-25320-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	REHAB SUPPLIES	98.58
101-25320-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	REHAB SUPPLIES	127.74
101-25320-55254	MACHINERY & EQUIPMENT	AIR ONE EQUIPMENT INC	1000 FEET OF RED 4 INCH SUPPLY HOSE FOR THE N	5,990.00
101-25320-55254	MACHINERY & EQUIPMENT	DINGES FIRE COMPANY	BULLARD NXT THERMAL IMAGING CAMERA FOR TH	8,770.00
101-25320-55254	MACHINERY & EQUIPMENT	JEFFERSON FIRE & SAFETY INC	REPLACEMENT HOLMATRO BATTERY	734.16
		Total For Dept 25320 FIRE FIRE SUPPRESSION		23,245.67
Dept 25330 FIRE EMS				
101-25330-51652	TRAINING AND MEETINGS	NORTHWEST COMMUNITY HOSPITAL	INSTANTION AND ADMIN FEES	2,925.00
101-25330-52704	MAINT-EQUIPMENT	STRYKER SALES CORPORATION	PROCARE POWER-PRO PREVENT SERVICE & PROCA	4,370.30
101-25330-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - AUG	53.91
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	149.16
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	60.70
		Total For Dept 25330 FIRE EMS		7,559.07
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-51654	MEMBERSHIPS & SUBSCRIP	INTL ASSN OF ARSON INVES	MEMBERSHIP - KLEINHEINZ	130.00
101-25340-53211	OTHER SUPPLIES	AFC INTERNATIONAL, INC	GAS MONITOR SUPPLIES - REPLACEMENT OXYGEN !	253.13
101-25340-53407	EQUIP MAINT PART&SUPPLIE	HOME DEPOT CREDIT SERVICES	TRT DRILL BITS & BLADES	104.41
101-25340-55254	MACHINERY & EQUIPMENT	AMAZON.COM SALES, INC	SIMPLE GREEN FOR DIVE GEAR	18.99
101-25340-55254	MACHINERY & EQUIPMENT	DJ'S SCUBA LOCKER, INC	DIVE EQUIPMENT - RANGER LIFTS W/ WEIGHT POU	599.96
101-25340-55254	MACHINERY & EQUIPMENT	DJ'S SCUBA LOCKER, INC	DIVE EQUIPMENT - STAGE STRAPS, TANK	399.15
		Total For Dept 25340 FIRE SPECIAL RESCUE		1,505.64
Dept 25350 FIRE FIRE PREVENTION BUREAU				
101-25350-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - FIRE JULY 2022	192.84
		Total For Dept 25350 FIRE FIRE PREVENTION BUREAU		192.84
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-51654	MEMBERSHIPS & SUBSCRIP	LAKE COUNTY RECORDER	ONLINE ACCESS ANNUAL SUBSCRIPTION	540.00

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-28001-52111	OTHER PROFESSIONAL SVCS	ARONSON FENCE, INC	FENCE FOR PROPERTIES ADJ TO MEADOW WOOD -	6,525.00
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	JULY 2022 BUILDING SERVICES INV 280207562	11,598.17
101-28001-52113	ENGR/ARCHITECTURAL	CHRISTOPHER B. BURKE ENG., LTD	JUNE 26,2022 SERVICES TO JULY 30, 2022 INV 176	1,825.74
101-28001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW - JUL 2022	51.33
Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				20,540.24
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51651	LICENSING/CERTIFICATIONS	FENTON, STEVE	CDL REIMBURSE	5.00
101-36001-51651	LICENSING/CERTIFICATIONS	KRAMER, JAKE M	CDL REIMBURSE	50.00
101-36001-51651	LICENSING/CERTIFICATIONS	MICHAELS, JEREMY	CDL REIMBURSE	6.00
101-36001-51651	LICENSING/CERTIFICATIONS	WALKINGTON, SHAWN	CDL REIMBURSE	60.00
101-36001-51651	LICENSING/CERTIFICATIONS	NATIONAL SAFETY COUNCIL	FLAGGER CERT	25.00
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-04	34.84
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-11	69.66
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-18	37.26
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-25	62.49
101-36001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	ENGINEERING	2,504.25
101-36001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	ENGINEERING SERVICES	3,468.00
101-36001-52602	WASTE REMOVAL	SAFETY-KLEEN CORPORATION	WASTE OIL REMOVAL	217.00
101-36001-52603	LAKE/WATER QUALITY MGMT	MANHARD CONSULTING LTD	NPDES	747.50
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-04	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-11	111.23
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-18	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-25	53.33
101-36001-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - AUG	3,743.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	505-LOBBY VAV MOTOR	1,060.75
101-36001-52701	MAINT-BLDGS & GROUNDS	MC GINTY BROS., INC.	HAZARD TREE STUMP GRINDING	675.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MC GINTY BROS., INC.	HAZARD TREE REMOVAL	11,500.00
101-36001-52701	MAINT-BLDGS & GROUNDS	METRO DOOR & DOCK, INC	505 WEST DOOR CABLE	892.34
101-36001-52701	MAINT-BLDGS & GROUNDS	TERRAIN GROUP	PD PLOWING SERVICE	2,400.00
101-36001-52701	MAINT-BLDGS & GROUNDS	TERRAIN GROUP	SNOW REMOVAL SERVICE	5,500.00
101-36001-53203	TELEPHONE & DATA SVCS	VERIZON WIRELESS LLC	LOT 42 LIFT ALARM - JUL	298.46
101-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW - JUL 2022	276.39

**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-36001-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - AUG	3.44
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, PENS, POST ITS, NOTEBOOKS	271.10
101-36001-53210	SMALL TOOLS & EQUIP	ARLINGTON POWER EQUIPMENT	SAW CHAINS	220.16
101-36001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	BATH TISSUE AND BAGS	882.16
101-36001-53403	LANDSCAPING SUPPLIES	KANZLER CONSTRUCTION LLC	TOPSOIL 8/15 #211160	75.00
101-36001-53404	RIGHT OF WAY SUPPLIES	HOME DEPOT CREDIT SERVICES	SIGN HARDWARE	4.06
101-36001-53404	RIGHT OF WAY SUPPLIES	BA LIGHTING, LLC	LED STREETLIGHTS	1,545.60
101-36001-53404	RIGHT OF WAY SUPPLIES	HOME DEPOT CREDIT SERVICES	PAINT SUPPLIES	35.26
101-36001-53404	RIGHT OF WAY SUPPLIES	NAC SUPPLY, INC	TRAFFIC PAINT	463.85
101-36001-53404	RIGHT OF WAY SUPPLIES	NAC SUPPLY, INC	TRAFFIC PAINT	140.10
101-36001-53404	RIGHT OF WAY SUPPLIES	SHERWIN WILLIAMS CO	DOWNTOWN POLE PAINT	3,326.98
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	PD RELAY	93.66
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	PD RELAYS	652.95
101-36001-53405	BLDG & GROUNDS SUPPLIES	SHOP TREX NOP 540-542-6	TREX SAMPLE	5.31
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	CEILING TILE	138.00
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	FD FLOOR PATCH	63.26
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	FD DRAIN RREPAIR	107.37
101-36001-53405	BLDG & GROUNDS SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	ANTISEIZE	51.94
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		41,984.36
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	PAULUS PK PEST CONTROL - SEP	76.40
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	BUFFALO CREEK PEST CONTROL - SEP	69.20
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-11	113.58
101-36420-52701	MAINT-BLDGS & GROUNDS	ECO CLEAN MAINTENANCE INC	CLEANING SVC - AUG	3,193.00
101-36420-52701	MAINT-BLDGS & GROUNDS	PREMIER FENCE INC	351 FENCE	9,800.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	WICKLOW	30.17
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	200 S RAND RD	704.78
101-36420-53202	NATURAL GAS	NICOR GAS COMPANY	BEV PAVILION	74.94
101-36420-53401	CUSTODIAL SUPPLIES	VALDES, LLC	BATH TISSUE AND BAGS	978.18
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	WEATHERSHIELD	5.98
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	ROOF PATCH BCA - CREDIT	(71.70)
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELTER D ELECTRIC - CR	(15.05)

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	DOCK AUGERS	62.53
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	BOLLARD	179.99
101-36420-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	PD RELAYS	31.66
101-36420-53405	BLDG & GROUND MAINT SUPP	FERGUSON ENTERPRISES LLC	SLOAN VALVES CREDIT	(787.38)
101-36420-53405	BLDG & GROUND MAINT SUPP	FERGUSON ENTERPRISES LLC	RESTOCK FEE	10.86
101-36420-53405	BLDG & GROUND MAINT SUPP	FERGUSON ENTERPRISES LLC	SLOAN VALVE	258.00
101-36420-53405	BLDG & GROUND MAINT SUPP	FERGUSON ENTERPRISES LLC	SLOAN VALVES	787.38
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELTER D FRAME	27.61
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BANNER PIPE	186.76
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PICNIC CHARCOAL	17.98
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	WASP SPAY, SEALANT, PATCHER, MOUNTING, CHAI	175.89
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	RETAINING WALL ADHESIVE	19.44
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PROMENADE ELECTRIC REPAIR	124.64
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	WASP SPRAY	41.82
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BEV PAV PUMP REPAIR	158.71
101-36420-53407	EQUIP MAINT PART&SUPPLIE	HOME DEPOT CREDIT SERVICES	WIBIT ANCHORS	94.42
Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE				16,349.79
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-04	44.04
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-11	44.04
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-18	44.04
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-25	44.04
101-36471-52111	OTHER PROFESSIONAL SVCS	SECRETARY OF STATE VEHICLE SVC DEPT	PLATES CID 120	151.00
101-36471-52111	OTHER PROFESSIONAL SVCS	IL STATE TOLLWAY HWY AUTHORITY	TOLLS	1.10
101-36471-52701	MAINT-BLDGS & GROUNDS	PETROLEUM TECHNOLOGIES EQPT., INC	FUEL SYSTEM REPAIRS	457.10
101-36471-53209	UNIFORMS	MOTOR PARTS & EQUIPMENT CORP	NITRILE GLOVES	36.96
101-36471-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	HEAT GUN	49.00
101-36471-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	TOOL BOX MATS	38.94
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	TORCH/WELDING GAS	165.21
101-36471-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	RATCHET STRAP	21.35
101-36471-53211	OTHER SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	SPLIT LOOM	23.00
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	BRAKE PADS 339	53.24

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	TPMS SENSORS	108.86
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	BRAKE PADS 297	65.08
101-36471-53406	AUTO PARTS & SUPPLIES	CHICAGO PARTS & SOUND LLC	CV BOOT KIT	55.02
101-36471-53406	AUTO PARTS & SUPPLIES	CUMMINS SALES AND SERVICE	DOSER VALVE 215	476.50
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FILTERS	448.61
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BRAKE ROTORS	197.87
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FILTERS	43.97
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CREDIT-CORE RETURN	(36.00)
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BRAKE ROTORS	629.40
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BRAKE ROTORS 297	186.62
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FILTERS	239.63
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BATTERY 119	134.99
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	WIPER BLADES 7496	31.80
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	SHOCKS	133.36
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	BATTERY 112/248	269.98
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	FILTER/BATTERY	261.24
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	CREDIT-CORE RETURN	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	MOTOR PARTS & EQUIPMENT CORP	SHOCKS	152.26
101-36471-53406	AUTO PARTS & SUPPLIES	O'REILLY AUTOMOTIVE STORES, INC	HEADLAMP	7.99
101-36471-53406	AUTO PARTS & SUPPLIES	POMP'S TIRE SERVICE	SQUAD TIRES	1,672.28
101-36471-53406	AUTO PARTS & SUPPLIES	POMP'S TIRE SERVICE	TIRES	891.80
101-36471-53406	AUTO PARTS & SUPPLIES	RAY O'HERRON COMPANY INC.	LIGHT HOUSING	222.00
101-36471-53406	AUTO PARTS & SUPPLIES	TEREX USA LLC	ARM	60.62
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	STEERING WHEEL 339	202.05
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	HOSE	151.98
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	SWITCH 7496	30.72
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	STEP 297	397.27
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ALEXANDER EQUIPMENT CO., INC	CHIPPER PARTS	115.40
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ARLINGTON POWER EQUIPMENT	SAW PARTS	69.94
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	COUPLER	101.60
101-36471-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	DECANT HOSE	269.50
101-36471-53407	EQUIP MAINT PART&SUPPLIE	KNAPHEIDE EQUIPMENT CO - CHICAGO	TRAILER BOARD	110.88
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	FILTERS	98.70

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	HEATER HOSE	14.81
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	OIL FILTER	13.70
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MOTOR PARTS & EQUIPMENT CORP	OIL FILTER	24.15
101-36471-53407	EQUIP MAINT PART&SUPPLIE	STANDARD EQUIPMENT COMPANY	VAC HOSE/FITTING	1,579.39
101-36471-53407	EQUIP MAINT PART&SUPPLIE	TASK FORCE 1, INC	LDD RELIEF VALVE	445.87
101-36471-53407	EQUIP MAINT PART&SUPPLIE	TERMINAL SUPPLY INC	SWITCH	36.53
101-36471-53407	EQUIP MAINT PART&SUPPLIE	WEST SIDE TRACTOR SALES	HOSE 410L	180.38
101-36471-53407	EQUIP MAINT PART&SUPPLIE	PARTSTREE.COM 512-288-4	SAW PARTS	19.48
101-36471-53407	EQUIP MAINT PART&SUPPLIE	STROBES N MORE 401-34868	UTV WARNING LIGHTS	357.88
101-36471-53418	LUBRICANTS & FLUIDS	AMAZON.COM SALES, INC	STRAP MOUNT 214	199.47
		Total For Dept 36471 PUBLIC WORKS FLEET SERVICES		<u>11,828.64</u>
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53204	CELL PHONES & PAGERS	VERIZON WIRELESS LLC	CELL PHONE - AUG	3.04
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	STAMPS	15.98
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	PARK & REC ADMIN- BANK & CREDIT CARD FEES	67.75
		Total For Dept 67001 RECREATION ADMINISTRATION		<u>86.77</u>
Dept 67935 RECREATION DANCE				
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BACKBOARD STRAPS	(86.85)
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	WIBIT SUPPLIES	53.27
101-67935-53211	OTHER SUPPLIES	DISCOUNT DANCE SUPPLY 800-451-5	LEOTARDS	2,984.31
101-67935-53211	OTHER SUPPLIES	DOMINOS PIZZA 562-663-1	FOOD FOR AQUATIC STAFF	72.71
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	ICE PACKS	8.97
		Total For Dept 67935 RECREATION DANCE		<u>3,032.41</u>
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SERVICE	FAMBROW MANAGEMENT, LLC	5 PARTICIPANTS CHESS CAMP JULY 2022	386.67
101-67945-52115	RECREATION PROGRAM SERVICE	MASTER HAPPINESS LLC	SUMMER I - 4 PARTICIPANTS DEBATE W/O HATE	525.00
		Total For Dept 67945 RECREATION YOUTH PROGRAMS		<u>911.67</u>
Dept 67960 RECREATION CAMPS				
101-67960-52115	RECREATION PROGRAM SERVICE	HOT SHOTS SPORTS	HOT SHOTS SPORTS VARIETY CAMPS SUMMER 202:	1,764.00

**VILLAGE OF LAKE ZURICH**  
**WARRANT REPORT - 09/06/2022**  
**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-67960-52115	RECREATION PROGRAM SERVICE	KNS PROPERTY MANAGEMENT INC	DAY CAMP LUNCHES 2022	8,212.75
101-67960-52115	RECREATION PROGRAM SERVICE	BRUNSWICK ZONE - 847-438-5	DAY CAMP TEEN FIELD TRIP	108.34
101-67960-52115	RECREATION PROGRAM SERVICE	CHICAGO DOGS I 800-352-0	TEEN CAMP FIELD TRIP	397.00
101-67960-52115	RECREATION PROGRAM SERVICE	ELK GROVE PARK DISTRIC ELK GROVE	DAY CAMP TEEN FIELD TRIP	270.00
101-67960-52115	RECREATION PROGRAM SERVICE	INDEPENDENCE GROVE LIBERTYVI	TEEN CAMP FIELD TRIP	154.00
101-67960-52115	RECREATION PROGRAM SERVICE	NORTH WALL CLIMBNORTH	DAY CAMP TEEN FIELD TRIP	273.00
101-67960-52115	RECREATION PROGRAM SERVICE	VILLAGE OF VERNON HILLS	DAY CAMP TEEN FIELD TRIP	349.00
101-67960-52115	RECREATION PROGRAM SERVICE	WHEELING PARK DISTRICT	DAYCAMP TEEN FIELD TRIP	109.00
101-67960-52115	RECREATION PROGRAM SERVICE	ZSK*CE ACTION TERRIT P KENOSHA	DAY CAMP TEEN FIELD TRIP	367.77
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	JUMBO CARDS	146.02
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	GLOVES	49.95
101-67960-53212	PROGRAM SUPPLIES	DUNKIN #307271 Q35 LAKE ZURI	DONUT PARTY	70.15
101-67960-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	WATER BALLOONS	75.23
101-67960-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	GIFTS CARDS & WATER BALLOONS	184.99
101-67960-53212	PROGRAM SUPPLIES	NATIONAL TICKET CO. 570-672-2	WRISTBANDS	164.41
		Total For Dept 67960 RECREATION CAMPS		12,695.61
Dept 67965 RECREATION ATHLETICS				
101-67965-52115	RECREATION PROGRAM SERVICE	NFRONT ATHLETICS LLC	SUMMER 2 - 5 PARTICIPANTS	276.50
		Total For Dept 67965 RECREATION ATHLETICS		276.50
Dept 67970 RECREATION AQUATICS				
101-67970-51651	LICENSING/CERTIFICATIONS	AMERICAN RED CROSS 800-733-2	LIFEGUARD CERTS	(287.00)
101-67970-53211	OTHER SUPPLIES	7-ELEVEN	ICE FOR AQUATICS	3.04
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BACKBOARD STRAPS	(13.99)
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	ICE PACKS	63.98
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	TABLE AND CHAIRS BREEZE	66.08
101-67970-53211	OTHER SUPPLIES	BUTERA FRUIT MARKET PALATINE	WATER FOR THE AQUATICS	18.38
101-67970-53211	OTHER SUPPLIES	DOLLAR TREE ECOMM 877-530-8	WIBIT CLEANING SUPPLIES	11.25
101-67970-53211	OTHER SUPPLIES	LIFEGUARD STORE - ONLI 309-451-5	TUBES (258) AND UMBRELLAS (294)	572.00
		Total For Dept 67970 RECREATION AQUATICS		433.74
		<b>Total For Fund 101 GENERAL</b>		<b>355,863.48</b>

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
<b>Fund 202 MOTOR FUEL TAX</b>				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-53201	ELECTRICITY	AEP ENERGY, INC	STREETLIGHT ELECTRIC	12,471.13
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	178.14
202-36001-55253	INFRASTRUCTURE IMPROVEMT	TRAFFIC CONTROL & PROTECTION INC	SIGNS	982.80
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				13,632.07
<b>Total For Fund 202 MOTOR FUEL TAX</b>				<b>13,632.07</b>
<b>Fund 207 SPECIAL EVENTS FUND</b>				
Dept 00000				
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	4.47
Total For Dept 00000				4.47
Dept 67600 RECREATION SPECIAL EVENTS ADMIN				
207-67600-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	TENTS	479.96
207-67600-53212	PROGRAM SUPPLIES	SIGNUPGENIUS WWW.SIGNUP	RECREATION SIGN UP - AUG	9.99
Total For Dept 67600 RECREATION SPECIAL EVENTS ADMIN				489.95
Dept 67601 RECREATION ROCK THE BLOCK				
207-67601-52115	RECREATION PROGRAM SERV	7TH HEAVEN BAND, LLC	RTB BAND - 7TH HEAVEN	5,000.00
207-67601-52115	RECREATION PROGRAM SERV	AMERICAN MOBILE STAGING, INC	RTB '22 - STAGE FINAL PAYMENT	2,100.00
207-67601-52115	RECREATION PROGRAM SERV	DIVERSIFIED AUDIO GROUP, INC	RTB '22 - SOUND FINAL	2,210.00
207-67601-52115	RECREATION PROGRAM SERV	PABLELAS, MATTHEW	RTB BAND - OH YES BAND	1,500.00
207-67601-52115	RECREATION PROGRAM SERV	TIKHOMIROV, VERA	RTB - FACE PAINTING AND BALLOON ART	400.00
Total For Dept 67601 RECREATION ROCK THE BLOCK				11,210.00
Dept 67603 RECREATION FARMERS MARKET				
207-67603-52115	RECREATION PROGRAM SERV	LAMBERT, JOHN	FARMERS MARKET BAND 9/9/22	125.00
207-67603-54302	PUBLIC RELATIONS	OFFICE DEPOT	POSTERS FOR FM	35.34
207-67603-54302	PUBLIC RELATIONS	KK STEVENS PUBLISHING COMPANY	BROCHURE PRINTING	1,855.71
Total For Dept 67603 RECREATION FARMERS MARKET				2,016.05

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
<b>Dept 67604 RECREATION FOURTH OF JULY FESTIVAL</b>				
207-67604-53212	PROGRAM SUPPLIES	COSTCO WHOLESALE #378	SNACKS/WATER/SUPPLIES 4TH OF JULY	503.57
207-67604-53212	PROGRAM SUPPLIES	EMPIRE COOLER SERVICE 312-733-3	CONCESSION STAND ICE	250.00
207-67604-53212	PROGRAM SUPPLIES	GFS STORE	FOOD FOR 4TH OF JULY	99.95
207-67604-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	4TH OF JULY TENTS	559.96
207-67604-54302	PUBLIC RELATIONS	JIMMY JOHNS # 770 - E 847-726-2	BAND FOOD	41.99
Total For Dept 67604 RECREATION FOURTH OF JULY FESTIVAL				1,455.47
 <b>Dept 67699 RECREATION MISC SPECIAL EVENTS</b>				
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	GLOW STICKS	97.97
207-67699-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	MOVIES IN THE PARK	27.96
Total For Dept 67699 RECREATION MISC SPECIAL EVENTS				125.93
 <b>Total For Fund 207 SPECIAL EVENTS FUND</b>				<b>15,301.87</b>
 <b>Fund 214 TIF #2 DOWNTOWN</b>				
<b>Dept 10490 GENERAL GOVERNMENT TIF</b>				
214-10490-52201	VILLAGE ATTORNEY	KATHLEEN FIELD ORR & ASSOCIATES	TIF LEGAL SERVICES	902.00
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BLOCK A	2,747.50
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BLOCK A INFRASTRUCTURE	1,663.00
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	S OLD RAND RD	2,572.50
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	BLOCK A	3,920.25
Total For Dept 10490 GENERAL GOVERNMENT TIF				11,805.25
 <b>Total For Fund 214 TIF #2 DOWNTOWN</b>				<b>11,805.25</b>
 <b>Fund 227 DISPATCH CENTER</b>				
<b>Dept 00000</b>				
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	79.75
Total For Dept 00000				79.75

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 24220 POLICE DISPATCH				
227-24220-51652	TRAINING AND MEETINGS	POLICE LEGAL SCIENCES, INC	DISPATCH TRAINING	1,440.00
227-24220-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	PSAP CONSOLIDATION IGA	50,000.00
227-24220-53209	UNIFORMS	GALL'S, LLC	COMMUNICATIONS - SWEATSHIRT	44.20
Total For Dept 24220 POLICE DISPATCH				51,484.20
<b>Total For Fund 227 DISPATCH CENTER</b>				<b>51,563.95</b>
<b>Fund 401 VILLAGE CAPITAL PROJECTS</b>				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
401-36001-55251	LAND IMPROVEMENTS	SOIL & MATERIAL CONSULTANT INC.	MATERIAL TESTING	784.00
401-36001-55252	BLDG & BLDG IMPROVEMENTS	HOME DEPOT CREDIT SERVICES	CHALET DECK LUMBER	54,579.69
401-36001-55252	BLDG & BLDG IMPROVEMENTS	INDUSTRIAL ROOFING SERVICES INC	ROOF ANALYSIS BUFFLO CREEK	2,500.00
401-36001-55252	BLDG & BLDG IMPROVEMENTS	MANHARD CONSULTING LTD	2022 PARKING LOT	20,639.06
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				78,502.75
Dept 36440 PUBLIC WORKS RIGHT OF WAY				
401-36440-55251	LAND IMPROVEMENTS	MANHARD CONSULTING LTD	2022 PARKING LOTS	447.50
401-36440-55251	LAND IMPROVEMENTS	MANHARD CONSULTING LTD	2022 PARKING LOTS	1,060.00
Total For Dept 36440 PUBLIC WORKS RIGHT OF WAY				1,507.50
<b>Total For Fund 401 VILLAGE CAPITAL PROJECTS</b>				<b>80,010.25</b>
<b>Fund 405 NHR CAPITAL PROJECTS</b>				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE 8/10	865.00
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE 8/11	1,061.00
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE 8/18	1,075.00
405-36001-53416	CONCRETE & ASPHALT	PETER BAKER & SON COMPANY	BLACKTOP 8/04	1,104.00
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE 7/28	1,061.00
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 ROAD PROGRAM	1,162.00
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 LZ ROAD PRG	20,209.00

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 ROAD PRG	15,520.75
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		42,057.75
<b>Total For Fund 405 NHR CAPITAL PROJECTS</b>				<b>42,057.75</b>
<b>Fund 501 WATER &amp; SEWER</b>				
Dept 00000				
501-00000-21206	WATER BILLING REFUNDS	PENAR, LAWRENCE	UB REF A/C #005580-00 FINAL	26.16
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	86.23
501-00000-27102	IEPA LOAN PAYABLE	IL EPA	2008 IEPA LOAN PRINCIPAL AND INTEREST	48,159.10
		Total For Dept 00000		48,271.49
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-51651	LICENSING/CERTIFICATIONS	WIERER, WILLIAM	CDL A LICENSE REIMBURSEMENT	5.00
501-36001-51651	LICENSING/CERTIFICATIONS	SIKORSKI, MATTHEW	CDL LICENSE RENEWAL REIMBURSEMENT	50.00
501-36001-51652	TRAINING AND MEETINGS	AWWA - IS	WEBINAR - PEARSON	103.00
501-36001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - JUN 2022	575.00
501-36001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - JUNE 2022	19.27
501-36001-53203	TELEPHONE & DATA SVCS	PEERLESS NETWORK INC	ANALOG LINES - AUG 2022	86.85
501-36001-53203	TELEPHONE & DATA SVCS	WINDSTREAM	ANALOG LINES - AUG	1,041.57
501-36001-53204	CELL PHONES & PAGERS	AT & T	CELL PHONES - WTR/CS/PW - JUL 2022	152.49
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-04	33.73
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-11	54.42
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-18	60.15
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 08-25	30.08
501-36001-56603	INTEREST	IL EPA	2008 IEPA LOAN PRINCIPAL AND INTEREST	8,440.56
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		10,652.12
Dept 36530 PUBLIC WORKS WATER BILLING				
501-36530-52112	PROFESSIONAL ACCOUNTING	BAKER TILLY VIRCHOW KRAUSE, LLP	FISCAL AUDIT 2021	338.00
		Total For Dept 36530 PUBLIC WORKS WATER BILLING		338.00

**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52111	OTHER PROFESSIONAL SVCS	ASSOCIATED TECHNICAL SERVICES	LEAK DETECTION SERVICE/335 STONE AVE	808.00
501-36550-52607	WATER SAMPLE ANALYSIS	ENVIRONMENTAL INC. MIDWEST LAB	WELL 12 RADIUM ANALYSIS	625.00
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #10	3,105.94
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #9	2,511.50
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #11	1,783.33
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #7	608.76
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELLS/WTPS	59.43
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELLS/WTP #7	167.86
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELLS/WTP #8	179.65
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELLS/WTP #9	58.39
501-36550-53210	SMALL TOOLS & EQUIP	A M CONSTRUCTION SUPPLY, INC	DI CUT-OFF SAW BLADE	299.99
501-36550-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	LANDSCAPE TOOL/COME ALONG	33.98
501-36550-53211	OTHER SUPPLIES	VOLLMAR CLAY PRODUCTS CO	HYDRANT THRUST BLOCKS & MANHOLE FRAME	13.90
501-36550-53211	OTHER SUPPLIES	VOLLMAR CLAY PRODUCTS CO	HYDRANT THRUST BLOCKS & MANHOLE FRAME	39.50
501-36550-53403	LANDSCAPING SUPPLIES	KANZLER CONSTRUCTION LLC	TOPSOIL	180.00
501-36550-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	LANDSCAPE REPAIR SUPPLIES	658.80
501-36550-53403	LANDSCAPING SUPPLIES	KANZLER CONSTRUCTION LLC	TOPSOIL 08/17 #211262	75.00
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	REPLACEMENT EMERGENCY LIGHT FIXTURES/WELL	200.55
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	REPLACEMENT THERMOSTAT/WELL 10	23.63
501-36550-53407	EQUIP MAINT PART&SUPPLIE	BUYAQMATIC 336-595-7	Well 9 BRINE VALVE DIAPHRAGM	293.73
501-36550-53410	METERS PARTS & SUPPLIES	CORE & MAIN LP	HYDRANT METER	1,565.08
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #12	2,871.75
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #8	2,757.42
501-36550-53414	CHEMICALS	MIDWEST SALT LLC	BULK WTR COND SALT - WELL #10	3,017.47
501-36550-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	FLINT CREEK ESTATES	3,479.75
		Total For Dept 36550 PUBLIC WORKS WATER SERVICE		25,418.41
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD MONITORING/11 LIFT STATIONS	360.00
501-36560-52111	OTHER PROFESSIONAL SVCS	STATE INDUSTRIAL PRODUCTS CORP	HYDROGEN SULFIDE REDUCTION PROGRAM - QUEN	5,000.00
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1160 BRISTOL TRAIL	79.72
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 700 OLD MILL GROVE	38.24

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
**\$1,059,667.93**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 620 CHURCH ST	150.41
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 61 W MAIN ST	34.88
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1100 QUENTIN	489.51
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1005 MARCH ST	58.25
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1150 DEERPATH	35.43
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 90 S PLEASANT	58.31
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 750 N RAND	608.27
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 825 W MAIN	214.20
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1080 HONEY LAKE	30.15
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1160 THORNDALE LN	127.34
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION -	22.98
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1115 BETTY DR	24.73
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 1297 BERKSHIRE LN	98.90
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATION - 719 CYPRESS BRIDGE	34.24
501-36560-53412	SEWER SYST REPAIR	VOLLMAR CLAY PRODUCTS CO	HYDRANT THRUST BLOCKS & MANHOLE FRAME	210.00
501-36560-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 SANITARY SEWER	7,011.00
501-36560-55253	INFRASTRUCTURE IMPROVEMT	MANHARD CONSULTING LTD	2022 SANITARY LINING	3,407.00
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				18,093.56
<b>Total For Fund 501 WATER &amp; SEWER</b>				<b>102,773.58</b>
<b>Fund 601 MEDICAL INSURANCE</b>				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - AUG 2022	106.95
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - AUG 2022	102.00
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	219,775.80
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE	42,439.00
601-10001-54310	WELLNESS PROGRAM	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PENS, CALC TAPE, CORK BOARDS, ENVELOPES	20.79
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				262,444.54
<b>Total For Fund 601 MEDICAL INSURANCE</b>				<b>262,444.54</b>

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
<b>Fund 603 RISK MANAGEMENT</b>				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	2.76
Total For Dept 00000				2.76
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENC	IRMA CLAIMS MAY 2022	13,072.00
603-10001-52114	LIABILITY INSURANCE CLAIMS	RAINBOW COLLISION CENTER, INC	POLICE FLEET REPAIRS	5,181.92
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				18,253.92
<b>Total For Fund 603 RISK MANAGEMENT</b>				<b>18,256.68</b>
<b>Fund 615 EQUIPMENT REPLACEMENT</b>				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
615-10001-55254	MACHINERY & EQUIPMENT	XBYTE TECHNOLOGIES	DELL R430 SERVER	4,953.00
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				4,953.00
Dept 36001 PUBLIC WORKS ADMINISTRATION				
615-36001-55261	VEHICLES - POLICE	COMMUNICATIONS DIRECT INC.	MOBILE RADIOS	814.00
615-36001-55261	VEHICLES - POLICE	SECRETARY OF STATE VEHICLE SVC DEPT	TITLE/PLATES	306.00
615-36001-55254	MACHINERY & EQUIPMENT	AMAZON.COM SALES, INC	PD TRAILER LOCK	27.53
615-36001-55254	MACHINERY & EQUIPMENT	AMAZON.COM SALES, INC	CHOCKS PD TRAILER	49.95
615-36001-55262	VEHICLES - FIRE	ALL HANDS FIRE EQUIPMENT, LLC	TOOL MOUNT 214	136.97
615-36001-55262	VEHICLES - FIRE	AMAZON.COM SALES, INC	STRAP MOUNT 214	11.62
615-36001-55262	VEHICLES - FIRE	AMAZON.COM SALES, INC	ANTENNA CONNECTION 214	18.06
615-36001-55262	VEHICLES - FIRE	CITIZENPRIME, LLC	TOOL MOUNT 214	79.95
615-36001-55262	VEHICLES - FIRE	FIRE SAFETY USA INC 507-529-8	TOOL MOUNT 214	125.90
615-36001-55262	VEHICLES - FIRE	FIRE SAFETY USA INC 507-529-8	TOOL MOUNT 214	95.90
615-36001-55262	VEHICLES - FIRE	SP ARCANTENNA.COM HTTPSARCAN	ANTENNA 214	35.75
615-36001-55263	VEHICLES - PUBLIC WORKS	COMMUNICATIONS DIRECT INC.	MOBILE RADIOS	805.58

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
\$1,059,667.93

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				2,507.21
<b>Total For Fund 615 EQUIPMENT REPLACEMENT</b>				<b>7,460.21</b>
<b>Fund 710 PERFORMANCE ESCROW</b>				
Dept 00000				
710-00000-18651	PROJECT FEES SUSPENSE	KLEIN THORPE & JENKINS	LEGAL SERVICES - JUN 2022	880.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ABC	BD BOND REF - 1507 SANDY PASS	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ABC	BD BOND REF - 963 MARCH UNIT 9-48	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ABC	BD BOND REF - 34 SPRUCE	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ADAMCZYK, TED	BD BOND REF - PERMIT #BBD22-0155	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	AMERICAN NATIONAL SPRINKLE	BD BOND REF - PERMIT #BBD22-0296	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	BROWN, SHARON	BD BOND REF - PERMIT #BBD21-0021	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	CAPITAL CUSTOM HOMES, INC	BD PAYMENT REF - PERMIT #PB21-0559	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	CHAVEZ, DEMETRIA & DANIELLE	BD BOND REF - PERMIT #BBD22-0440	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	CHICO'S LANDSCAPING	BD BOND REF - PERMIT #BBD22-0303	500.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DECKED OUT BUILDERS	BD BOND REF - PERMIT #BBD22-0336	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	HOME DEPOT USA INC	BD BOND REF - PERMIT #BBD22-0393	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	KJ CONSTRUCTION	BD BOND REF - PERMIT #BBD22-0111	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	LAKE COUNTY BARBELL	BD BOND REF - PERMIT #BBD22-0400	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #PB21-1055	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #PB21-1054	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #PB21-1422	3,060.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD BOND REF - PERMIT #PB21-1055	3,060.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #PB21-1231	3,060.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #PB21-1231	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD BOND REF - PERMIT #BBD21-0069	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD PAYMENT REF - PERMIT #BOD22-0002	3,060.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	M/I HOMES OF CHICAGO, LLC	BD BOND REF - PERMIT #BBD21-0027	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MULLER EXTERIORS	BD BOND REF - PERMIT #BBD22-0314	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MULLER EXTERIORS	BD BOND REF - PERMIT #BBD22-0205	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	PINEDA, CHARLES & CARRIE SUE	BD BOND REF - PERMIT #BBD22-0481	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	QUICKER, DANIEL J	BD BOND REF - PERMIT #BBD22-0285	105.00

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
**\$1,059,667.93**

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710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD BOND REF - PERMIT #BBD22-0244	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD BOND REF - PERMIT #BBD22-0278	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD BOND REF - PERMIT #BBD22-0207	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	YOUR WINDOW SOLUTIONS	BD BOND REF - PERMIT #BBD22-0433	105.00
710-00000-25502	PEG CABLE FEES	2CO.COM*TELESTREAM.NET 888-24716	WEBSTREAMING & RECORDING	105.19
710-00000-25502	PEG CABLE FEES	APPLE STORE #R258 DEER PARK	VIDEO EQUIPMENT CONFIG FILES	2.99
710-00000-25502	PEG CABLE FEES	TEAMVIEWER GMBH	PEG EQUIP REMOTE SUPPORT	611.00
710-00000-25502	PEG CABLE FEES	BOZIOFF, ADRIAN T	MEDIA CREW - AUG 2022	67.50
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGM	COMBINED INTERNET - AUG/SEP 2022	920.37
		Total For Dept 00000		17,952.05
		<b>Total For Fund 710 PERFORMANCE ESCROW</b>		<b>17,952.05</b>
<b>Fund 720 PAYROLL CLEARING</b>				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - JULY 2022	61,144.96
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	STANDARD INSURANCE COVERAGE	10,498.68
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	VISION INSURANCE PREMIUM	1,940.09
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INSURANCE PREMIUM	5,744.84
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	IPBC INSURANCE COVERAGE - AUGUST 2022	1,217.68
		Total For Dept 00000		80,546.25
		<b>Total For Fund 720 PAYROLL CLEARING</b>		<b>80,546.25</b>

**VILLAGE OF LAKE ZURICH**  
 WARRANT REPORT - 09/06/2022  
**\$1,059,667.93**

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<b>Fund Totals:</b>				
			Fund 101 GENERAL	355,863.48
			Fund 202 MOTOR FUEL TAX	13,632.07
			Fund 207 SPECIAL EVENTS FUND	15,301.87
			Fund 214 TIF #2 DOWNTOWN	11,805.25
			Fund 227 DISPATCH CENTER	51,563.95
			Fund 401 VILLAGE CAPITAL PROJECTS	80,010.25
			Fund 405 NHR CAPITAL PROJECTS	42,057.75
			Fund 501 WATER & SEWER	102,773.58
			Fund 601 MEDICAL INSURANCE	262,444.54
			Fund 603 RISK MANAGEMENT	18,256.68
			Fund 615 EQUIPMENT REPLACEMENT	7,460.21
			Fund 710 PERFORMANCE ESCROW	17,952.05
			Fund 720 PAYROLL CLEARING	80,546.25
<b>Total for All Funds</b>				<u><u><b>\$ 1,059,667.93</b></u></u>



*At the Heart of Community*

PARK AND RECREATION DEPARTMENT

200 South Rand Road  
Lake Zurich, Illinois 60047

(847) 438-5146  
LakeZurich.org

AGENDA ITEM

6c

MEMORANDUM

Date: August 29, 2022

To: Ray Keller, Village Manager *PK*

From: Bonnie Caputo, Recreation Director

**Subject: Park and Rec External Special Event Request, Bushel of Apples Fall Fest**

**Issue:** The Park and Recreation Department would like consideration to partner with Phase Three Brewing Company, LLC to offer a Fall special event for our community at Paulus Park on Friday, September 30<sup>th</sup> and Saturday, October 1<sup>st</sup>. This would continue to meet the Village’s Strategic Goal to enhance our community image and positive interactions through special events. According to Special Events guidelines, private events requiring only Park/Facility use with attendance over 100 must be reviewed and approved by the Park and Recreation Advisory Board and the Village Board of Trustees.

**Analysis:** The Park and Recreation Department has received an event application from Phase Three Brewing Company LLC., a Lake Zurich brewery, to return to Paulus Park to operate a Fall event to promote their special beer release and local brews on Friday, September 30<sup>th</sup> from 3-9pm and Saturday, October 1<sup>st</sup> from 12-9pm. The event will also include some food trucks as well as family friendly event activities and live entertainment. The event will be exploring an admission charge for attendees as well as fees to purchase food, beer and packaged beer to go.

Phase Three is aware of the other Village Board approved event, Jack O’ Lantern World, for use of the grounds the entire month of October by All Community Events, Inc., another local Lake Zurich business. Both businesses have agreed to work together again for the first weekend in October potentially sharing food trucks and utilizing Phase Three brews to streamline operations.

The proposal includes the use of the North end of the property for the event setup and operations, use of electric, a couple light towers, and possibly the restroom. Phase Three Brewing Co. will also be partnering with proceeds to go to a local charity again this year.

**Recommendation:** Staff recommends approval of the Phase Three Brewing Company, LLC. request to utilize the Paulus Park property for their Bushel of Apples Fall Fest on Friday, September 30<sup>th</sup> and Saturday, October 1<sup>st</sup>.

w/Attachments: Special Events Application and Special Event Permit



VILLAGE OF LAKE ZURICH SPECIAL EVENT PERMIT APPLICATION (ATTENDANCE OVER 500)

PLEASE COMPLETE PAGE ONE OF THE APPLICATION

Organization	Name of Organization Phase Three Brewing Company		Type of Organization Brewery		Is this a "Not For Profit Organization" <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Address for Organization 932 Donata Ct. Lake Zurich IL			Email Address kyleen@phasethreebrewing.com		
	Contact Person Kyleen McCabe		Home Number	Business Number	Cell Phone Number 3318264259	
	Chairman/Presidents Name (if Different) Evan Morris		Home Number	Business Number	Cell Phone Number 8473380071	
Is your Organization willing to reimburse the Village for costs of services rendered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, indicate why?						
Event	Date(s) of Event 9/30-10/1	Day(s) of the week Friday/Saturday	Time(s) of Event Friday: 3-9pm / Saturday: 11-9pm		Has this event been held in the past? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> When?	
	Describe the Type of Event you wish to hold Fall Fest/Beer Release/Community Fundraising			Location(s) of event Paulus Park		
Police Department	Will your event require the assistance of the Police Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will the event require the closing of any roadways? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Name(s) of roads to be closed	
	Type of assistance needed from the Police Department (Check all that apply) <input type="checkbox"/> Road Closure <input type="checkbox"/> Traffic Control <input type="checkbox"/> Pedestrian Control <input type="checkbox"/> Security <input type="checkbox"/> Parking Control <input type="checkbox"/> Crowd Control <input type="checkbox"/> Other					
	List any other assistance the Police Department would be providing		Type of Police Department Equipment Needed <input type="checkbox"/> Squad Cars <input type="checkbox"/> No Parking Signs <input type="checkbox"/> Traffic Cones <input type="checkbox"/> Other:			
	Has contact been made with a representative of the Police Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Name of Police Official Contacted		Rank	When Contacted:
Fire Department	Will your event require the assistance of the Fire Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will your event require the use of Fire Department Personnel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will any equipment belonging to the Fire Department be used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Uncertain	
	Type of Equipment <input type="checkbox"/> Ambulance <input type="checkbox"/> Engine <input type="checkbox"/> Other (Please Describe)					
	Describe the type of assistance required from the Fire Department					
Has contact been made with a representative of the Fire Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Name of Fire Department Official Contacted		Rank	When Contacted:	
Park & Recreation Dept.	Will your event require assistance of the Park & Recreation Department? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Certain		Will the event require the use of any Village Parks or Park Property <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Certain			
	Name of Park Property to be used (if applicable) Paulus Park		Address of Park Property to be used (if applicable) 200 S Rand Rd. Lake Zurich IL 60047			
	Will the event require use of Park & Recreation Department Personnel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Uncertain		Describe the type of personnel assistance required			
	Will any Park & Recreation Department equipment be required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Type of Equipment <input type="checkbox"/> Stage <input type="checkbox"/> Beaches <input checked="" type="checkbox"/> Shelters <input checked="" type="checkbox"/> Picnic Tables <input type="checkbox"/> Tents			
Describe any other Park & Recreation Department Equipment Needed Garbage cans						
Has contact been made with a representative of the Park & Recreation Department <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Name of Park & Recreation Department Official Contacted Bonnie Caputo		Title The Best	When Contacted: 6/1/2022	
Public Works	Will the event require the assistance of the Public Works Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Certain		Will the event require the use of Public Works Personnel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will the Event require the use of Public Works Equipment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Describe the type of assistance required from the Public Works Department					
	Type of equipment needed <input type="checkbox"/> Barricades <input type="checkbox"/> Signs <input type="checkbox"/> Clean up Crew <input type="checkbox"/> Trucks <input type="checkbox"/> Others:					
	Will the event require the use of any Public Works Property? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Certain		Has contact been made with a representative of the Public Works Department? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Name of Public Works Department Official Contacted		Title	When Contacted:			
Building	Will the event require the assistance of the Building Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Will the event involve the use of electrical equipment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Will any electrical equipment be used outdoors? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Will the event involve the modification of any structures? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will the event involve the building of any structures? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Will the event require the assistance of any Building Department Personnel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Has contact been made with a representative of the Building Department? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Name of Building Department Official Contacted		Title	When Contacted:

**This Section for Office Use Only**

<b>Finance</b>	Application received by		Date	Time	
	Application reviewed by		Date	Time	
	Application forwarded to Police Department by		Date	Time	
<b>Police Department</b>	Application Received By		Date	Time	
	Name of Police Department Event Coordinator assigned		Date assigned	Application reviewed by Police Department Event Coordinator <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Police Assistance required <input type="checkbox"/> Yes <input type="checkbox"/> No	Type of assistance <input type="checkbox"/> Road Closure <input type="checkbox"/> Traffic Control <input type="checkbox"/> Pedestrian Control <input type="checkbox"/> Security <input type="checkbox"/> Parking Control <input type="checkbox"/> Crowd Control <input type="checkbox"/> Other:			
	Police Department Event Coordinator recommends the following Village Departments involvement in this event <input type="checkbox"/> Fire Department <input type="checkbox"/> Park Department <input type="checkbox"/> Public Works <input type="checkbox"/> Building <input type="checkbox"/> Village Staff <input type="checkbox"/> Other:				
	Was Contact Made with Organization <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Person Contacted		Date	Time
	List any concerns or cautions				
	Number of Officers Required	Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$
	Application forwarded to Fire Department by		Date	Time	
	Application Received By		Date	Time	
	Name of Fire Department Event Coordinator assigned		Date assigned	Application reviewed by Fire Department Event Coordinator <input type="checkbox"/> Yes <input type="checkbox"/> No	
Fire Assistance required <input type="checkbox"/> Yes <input type="checkbox"/> No	Type of assistance <input type="checkbox"/> Fire Protection <input type="checkbox"/> Fire Prevention <input type="checkbox"/> Paramedic Stand by <input type="checkbox"/> Other:				
Fire Department Event Coordinator recommends the following Village Departments involvement in this event <input type="checkbox"/> Police Department <input type="checkbox"/> Park Department <input type="checkbox"/> Public Works <input type="checkbox"/> Building <input type="checkbox"/> Village Staff <input type="checkbox"/> Other:					
Was Contact Made with Organization <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Person Contacted		Date	Time	
List any concerns or cautions					
Number of Fire Department Personnel Required	Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$	
Application forwarded to Park & Recreation Department by		Date	Time		
<b>Fire Department</b>	Application Received By		Date	Time	
	Name of Department Event Coordinator assigned		Date assigned	Application reviewed by Event Coordinator <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Department Assistance required <input type="checkbox"/> Yes <input type="checkbox"/> No	Type of assistance <input type="checkbox"/> Park Clean Up <input type="checkbox"/> Park Property <input type="checkbox"/> Lifeguards <input type="checkbox"/> Park Clean up <input type="checkbox"/> Parking Lot <input type="checkbox"/> Other:			
	Department Event Coordinator recommends the following Village Departments involvement in this event <input type="checkbox"/> Police Department <input type="checkbox"/> Fire Department <input type="checkbox"/> Public Works <input type="checkbox"/> Building <input type="checkbox"/> Village Staff <input type="checkbox"/> Other:				
	Was Contact Made with Organization <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Person Contacted		Date	Time
	List any concerns or cautions				
	Additional Paperwork completed for Department <input type="checkbox"/> Stage/Shelters Request <input type="checkbox"/> Facility Request <input type="checkbox"/> Marquee Request <input type="checkbox"/> Other:				
	Number of Department Personnel Required	Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$
	Application forwarded to Public Works Department by		Date	Time	
	<b>Park &amp; Recreation Department</b>	Application Received By		Date	Time
Name of Department Event Coordinator assigned		Date assigned	Application reviewed by Event Coordinator <input type="checkbox"/> Yes <input type="checkbox"/> No		
Department Assistance required <input type="checkbox"/> Yes <input type="checkbox"/> No		Type of assistance <input type="checkbox"/> Park Clean Up <input type="checkbox"/> Park Property <input type="checkbox"/> Lifeguards <input type="checkbox"/> Park Clean up <input type="checkbox"/> Parking Lot <input type="checkbox"/> Other:			
Department Event Coordinator recommends the following Village Departments involvement in this event <input type="checkbox"/> Police Department <input type="checkbox"/> Fire Department <input type="checkbox"/> Public Works <input type="checkbox"/> Building <input type="checkbox"/> Village Staff <input type="checkbox"/> Other:					
Was Contact Made with Organization <input type="checkbox"/> Yes <input type="checkbox"/> No		Name of Person Contacted		Date	Time
List any concerns or cautions					
Additional Paperwork completed for Department <input type="checkbox"/> Stage/Shelters Request <input type="checkbox"/> Facility Request <input type="checkbox"/> Marquee Request <input type="checkbox"/> Other:					
Number of Department Personnel Required		Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$
Application forwarded to Public Works Department by		Date	Time		

**This Section for Office Use Only**

<b>Public Works Department</b>	Application Received By		Date	Time	
	Name of Public Works Department Event Coordinator assigned		Date assigned	Application reviewed by Public Works Event Coordinator <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Public Works Assistance required <input type="checkbox"/> Yes <input type="checkbox"/> No	Type of assistance <input type="checkbox"/> Street Cleaning <input type="checkbox"/> Clean Up <input type="checkbox"/> Barricades <input type="checkbox"/> Other:			
	Public Works Department Event Coordinator recommends the following Village Departments involvement in this event <input type="checkbox"/> Police Department <input type="checkbox"/> Fire Department <input type="checkbox"/> Parks Department <input type="checkbox"/> Building <input type="checkbox"/> Village Staff <input type="checkbox"/> Other:				
	Was Contact Made with Organization <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Person Contacted	Date	Time	
	List any concerns or cautions				
	Number of Public Works Personnel Required	Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$
	Application forwarded to Building Department by		Date	Time	
	<b>Building Department</b>	Application Received By		Date	Time
Name of Building Department Event Coordinator assigned		Date assigned	Application reviewed by Building Department Event Coordinator <input type="checkbox"/> Yes <input type="checkbox"/> No		
Building Department Assistance required <input type="checkbox"/> Yes <input type="checkbox"/> No		Type of assistance <input type="checkbox"/> Plan Review <input type="checkbox"/> Site Inspection <input type="checkbox"/> Permit Issued <input type="checkbox"/> Other:			
Building Department Event Coordinator recommends the following Village Departments involvement in this event <input type="checkbox"/> Police Department <input type="checkbox"/> Fire Department <input type="checkbox"/> Parks Department <input type="checkbox"/> Public Works <input type="checkbox"/> Village Staff <input type="checkbox"/> Other:					
Was Contact Made with Organization <input type="checkbox"/> Yes <input type="checkbox"/> No		Name of Person Contacted	Date	Time	
List any concerns or cautions					
Number of Building Department Personnel Required		Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$
Application forwarded to Village Hall by		Date	Time		
<b>Finance</b>		Application Received by		Date	Time
	Village staff member assigned to review		Date	Time	
	Comments by Village Staff Member				
	Certificate of Insurance Received <input type="checkbox"/> Yes <input type="checkbox"/> No				
	Total number of village employees involved with event	Total Cost for personnel \$	Total cost for Village equipment \$	Grand total cost \$	
	Application forwarded to the Village Board by		Date	Time	
	Application received by Village Clerk		Date	Time	
	Review of Application by Village Board on (date)		Application Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	Date of approval	
	Resolution Passed <input type="checkbox"/> Yes <input type="checkbox"/> No	Resolution Number	Date resolution Passed		
Fees Waived <input type="checkbox"/> Yes <input type="checkbox"/> No	Group/Organization to reimburse the Village for the following services <input type="checkbox"/> Personnel <input type="checkbox"/> Equipment <input type="checkbox"/> Supplies <input type="checkbox"/> Rental of Village Property (costs to be determined by the Village Board)				

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# SPECIAL EVENT APPLICATION & AGREEMENT

## EVENT SUMMARY

Event Name A Bushel Of Apples Fall Fest

Event Type/Purpose Beer Release // Community Fundraising Event

Event Date(s) Sept 30th and Oct 1st Event Start/End Time Fri - 3pm to 9pm // Sat - 12pm - 9pm

Event Location Paulus Park

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

## APPLICANT INFORMATION

Organization Name Phase Three Brewing Company

Applicant's Name/Responsible Party Kyleen Bach // Phase Three Brewing Company

Organization/Applicant/Address/City/State/Zip 932 Donata Court, Lake Zurich, IL 60051

Applicant Phone Numbers 331-826-4259

Applicant E-Mail Address kyleen@phasethreebrewing.com

Contact Name & Phone Number During Event Kyleen Bach // 331-826-4259

\*Representative must be on site and available during event hours

## EVENT SITE DETAILS

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

Provide a detailed description of your event Local beer release and community fundraiser. Family-friendly with music, games, food, merch, and beer sales. Very similiar to last year's event



Approximate number of people expected at event 1,000 over two days

Is this a returning event to Lake Zurich or first time event? Returning

Will there be food concessions at the event? Yep! *Contact the Lake County Health Dept. for requirements*

Will there be inflatables/bounce houses at the event? No  
*(You will be required to note this on your certificate of insurance and contact JULIE)*

Will there be emergency medical services present? No  
*(Outside municipalities may not provide services in the Village)*

Will you be selling or serving alcohol (**only for LZ residents + LZ businesses/organizations**) at the event? Yes If yes, contact Village Hall and see I.H. for details

Number and location of portable toilet facilities provided # 8 Location: New western section

Will there be assembly tents/canopies erected at the event? Yes  
*(If yes, contact the Community Services Dept. for permit & to schedule an inspection (anything > 10x10))*

Will you be selling items or raffling items? Yes

Are you requesting the closure of any streets? If so, provide street names and include a map

No  
*(Note that street closures require Police, Fire, Park Advisory, Village Board and/or IDOT approval and may incur additional fees. In addition, you must notify property owners along the route of the date and time of street closures - check with Park & Recreation staff for assistance.)*

Are you requesting any other Village services? (i.e. water, electric, etc) Electric

Does the applicant/organization owe any outstanding invoices to the Village? No  
*(Unpaid invoices may result in denial of event application.)*

Would you like your event listed on the Village's social media (free of charge) Yes!

Note your event's website address, if you'd like that included www.phasethreebrewing.com

With my signature, I certify that I have read and agree to the Village of Lake Zurich Special Event Policy and all items listed on this application. I agree to abide by all applicable ordinances & regulations.

Signature \_\_\_\_\_ Date \_\_\_\_\_



**WAIVER AND RELEASE OF ALL CLAIMS**

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

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

Kyleon Bach 8/12/2022  
Signature Date

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**FOR OFFICE USE ONLY**

Date application received \_\_\_\_\_

Application approved or denied by \_\_\_\_\_

Date paid \_\_\_\_\_ Amount \_\_\_\_\_ Check/Cash/Credit \_\_\_\_\_

Certificate of Insurance received by \_\_\_\_\_

Raffle Permit received by \_\_\_\_\_

Liquor License received by \_\_\_\_\_

Tent Permit received by \_\_\_\_\_

JULIE contacted \_\_\_\_\_





*At the Heart of Community*

PUBLIC WORKS DEPARTMENT

505 Telsler Road  
Lake Zurich, Illinois 60047

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

AGENDA ITEM

6 D

**MEMORANDUM**

**Date:** August 18, 2022

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

**From:** Steve Schmitt, Utilities Superintendent

**Copy:** Michael J. Brown, Public Works Director

**Subject:** **Renewal of Professional Services Agreement/Layne Christensen Co.**

**Issue:** The Village’s 5-year Professional Services Agreement with Layne Christensen Company for deep well and pump maintenance is due for renewal prior to scheduling FY 2022 services.

**Village Strategic Plan:** This agenda item is consistent with the following Goal of the Strategic Plan.

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

**Background:** Layne Christensen Company has performed annual maintenance and repairs on the Village’s deep wells and pumping equipment and has been the designated deep well contractor for the past 5 years. They are also the sole source representative in the State of Illinois for deep well pumping equipment manufactured by Flowserve Corporation, the manufacturer of the Byron-Jackson brand of submersible well pump motors which the Village utilizes. In order to ensure water system reliability, routine maintenance is performed on each of the Village’s deep wells, on a rotating basis, over a five-year period.

**Analysis:** The Professional Services Agreement with Layne Christensen Company that ended in 2021 provided a 5% discount on labor and equipment and a 10% discount on certain special services. This discount totaled \$28,944.53 of savings to the Village over the course of the 5-year agreement. The proposed 5-year renewal of the Professional Services Agreement also includes the 5% discount on labor and equipment and a 10% discount on certain special services. Additionally, the contractor is required to provide a cost estimate for approval prior to

scheduling recommended maintenance and repairs. Staff has been very satisfied with the quality of their previous work.

**Recommendation:** Accept proposal from Layne Christensen Company to renew 5-year Professional Services Agreement effective January 1, 2022 through December 31, 2026.

W/Attachments:

- 1) Proposed Professional Services Agreement from Layne Christensen Company (34 pages).

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is dated January 1, 2022 and made by and between

**VILLAGE OF LAKE ZURICH, IL**  
70 East Main Street  
Lake Zurich, IL 60047  
(hereinafter "the Village" or "Company"),

AND

**LAYNE CHRISTENSEN COMPANY**  
(hereinafter "Contractor"),  
a Corporation  
with a principal business address at  
721 West Illinois Ave.  
Aurora, IL 60506

IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN CONTAINED, THE COMPANY AND THE CONTRACTOR AGREES AS FOLLOWS:

**1. DEFINITIONS:** When capitalized in the Agreement, the following words or phrases shall have the following meanings:

- a) "Agreement" shall mean this Agreement, the conditions of the Agreement, all Schedules of the Agreement, and all Change Orders issued and Task Orders executed after execution of this Agreement.
- b) "Company's Site" shall mean the location where the Work shall be performed,
- c) "Change Order" shall mean a document signed by the Company and the Contractor and authorizes an addition, deletion, or revision in the work or an adjustment in the Price or the Contract Term, issued on or after the execution of the Agreement.
- d) NOT USED.
- e) "Or Equal" shall be understood to indicate that the "equal" product is the same or better than the product named in the Specifications in function, performance, reliability, quality and general configuration.
- f) "Price" shall mean the price or prices stated in this Agreement and/or the applicable Task Order.
- g) "Specifications" shall mean the specifications, qualities, nature, type, properties, amounts, assortments and other descriptions of and requirements for the Work as stated in the respective Task Order.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

h) "Subcontractor" shall mean contractors, suppliers, vendors, and subcontractors of any tier and any other persons or entities contracting directly or indirectly with Contractor for the performance of the Work under this Agreement.

i) "Work" shall mean Services identified in the Specifications.

j) "Work Product" shall mean studies, reports, evaluations, designs, drawings, procedures, specifications, plans and all other documentation and deliverables which are produced or acquired by Contractor for or at the direction of Company pursuant to the applicable Task Order.

**2. SCOPE OF WORK AND PROCESS:** The Work to be performed by Contractor under this Agreement shall be set forth in individual task orders ("Task Orders"). Upon the request of Company, Contractor shall prepare a Task Order containing an identification of the project ("Project"), description of the Work, compensation to be paid to Contractor for the performance of the Work, any Bonds required for the Work and a proposed schedule for the performance ("Project Schedule") for the Work. This Agreement does not obligate Company to request Work from Contractor, nor does it obligate Contractor to accept orders for Work from Company. Upon mutual agreement of the parties, the Task Order shall be finalized and executed by the parties. The effective date will be as set forth in the individual Task Order. Changes to the Task Order shall be made in writing and signed by both parties.

**3. TERM:** This Agreement shall commence on 1 January 2022 and shall expire on 31 December 2026 unless terminated earlier pursuant to provisions contained herein ("Contract Term"). Company and Contractor may mutually agree to extend the term of this Agreement if the parties agree, in writing, on the terms of such extension.

**4. REPRESENTATIVES:** The Company Representative ("Company Representative") shall be *Steve Schmitt*. Contractor's designated representatives shall be *Mike McDonald*. ("Contractor Representative"). Either party may change the name of its designated representative by giving written notice of same. The designated representatives shall be the primary points of contact for the Work but shall not have authority to change the terms of this Agreement.

**5. NOT USED.**

**6. PAYMENT:** The Company shall pay Contractor for the Work as outlined in the applicable Task Order, inclusive of all sales and use taxes. Work shall be conducted at the rates established in our Work Order Form *labor and equipment* rates located in Schedule B with a 5% reduction. A 10% reduction shall be applied to specialized service fees i.e. downhole video survey, Sonar Jet®, Boreblast™, etc. **Schedule B shall be updated per job and at a minimum yearly to account for the Contractor's agreement with Union Local 150 Operating Engineers.**

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**7. PAYMENT TERMS:** Company shall pay Contractor invoices within thirty (30) days of receipt of invoice. If any portion of the Work does not conform to the requirements of this Agreement, a corresponding portion of the price may be withheld by Company until the nonconformity is corrected. The Company shall pay the Contractor for the Work as outlined above, inclusive of all sales and use taxes, as the same may be adjusted by Change Order.

**8. NOT USED**

**9. WARRANTIES:** Contractor represents, warrants and guarantees that any Work provided under this Agreement shall be: (1) provided in accordance with the Specifications and the requirements of this Agreement; (2) provided in a skillful, workmanlike and professional manner and consistent with generally accepted industry practices and procedures in Contractor's particular area of expertise; (3) constructed from new materials, free from defects in material, workmanship and design, and of proper size and quality; and (4) not manufactured and not priced or sold in violation of any federal, state or local law, including without limitation those relating to health and safety. These warranties shall survive acceptance of the Work. Contractor warrants that the Work performed under this Agreement conforms to the requirements of this Agreement and is free of any defect of equipment, material or design furnished, or workmanship performed by the Contractor or any of his subcontractors or suppliers. Such warranties shall continue for a period of one (1) year from the date of final completion of the Work to be performed under the respective Task Order. Under this warranty, the Contractor shall remedy at his own expense any such failure to conform to any such defect. This does not include overtime labor to expedite any warranty work. If the Company requires overtime labor to expedite the work the difference between the standard rates and the overtime premium will be billable to the Company.

The above warranty applies for any material or new pump components furnished, with the exception of non-Byron Jackson submersible motors. Other submersible motor manufacturers will not warranty our labor, thus, we would need to bill the Village for any motor warranty projects with any other submersible motors. Since the Village exclusively utilizes Byron Jackson Type H submersible motors, it is a moot point, but should be mentioned if a pump is modified during the Service Agreement.

**10. INDEMNIFICATION:** Contractor agrees to indemnify, defend and hold Owner, its directors, officers, employees and agents, harmless from and against any and all claims, demands, causes of action (including third party claims, demands or causes of action for contribution or indemnification), liability and costs (including attorney's fees and other costs of defense) for damages to property or injuries or death of any person arising out of any negligent act or omission of Contractor, its employees, agents or subcontractors in the performance of this Contract. Contractor, however, will not be obligated to indemnify Owner against liability arising as a result of Owner's, or its directors', officers', employees', agents' or other contractors', negligence or intentional misconduct or other liability for which Owner has agreed herein to indemnify Contractor.

Owner agrees to indemnify, defend and hold Contractor, its directors, officers, employees and

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

agents, harmless from and against any and all claims, demands, causes of action (including third party claims, demands or causes of action for contribution or indemnification), liability and costs (including attorney's fees and other costs of defense) for damages to property or injuries or death of any person arising out of any negligent act or omission of Owner, its employees, agents or subcontractors in the performance of this .Contract Owner, however, will not be obligated to indemnify Contractor against liability arising as a result of Contractor's, or its directors', officers', employees', agents' or subcontractors', negligence or intentional misconduct or other liability for which Contractor has agreed herein to indemnify Owner.

Owner agrees to indemnify, defend and hold Contractor, its directors, officers, stockholders, employees, agents and subcontractors, harmless from and against any and all claims, demands, causes of action (including third party claims, demands or causes of action for contribution or indemnification), liability and costs (including attorneys' fees and other costs of defense) which arise out of or result from (i) any release or threatened release of any substance (whether or not hazardous), including, without limitation, any hazardous waste, hazardous substance, pollutant, contaminant, toxic material, irritant, waste gas, liquid or solid material (as defined under state, provincial, or federal laws), or failure to properly detect or evaluate the presence or release or threatened release of any such substances on or from the job site, all except and to the extent that such claims, demands, causes of action, liabilities or costs are caused by the gross negligence or intentional misconduct of Contractor, its employees, agents, or subcontractors; or (ii) any holding or claim that Contractor or any of its subcontractors was a "generator" or "transporter" of hazardous waste or an "operator" of the job site (as such terms are used or defined under local, state, provincial, or federal laws).

**11. LIENS:** To the fullest extent permitted by law, Contractor shall take all actions necessary to prevent any Subcontractors from filing, any liens against Company or its property, including Company's Site, except when related to Company's failure to make timely payments hereunder. In addition, Contractor shall defend, indemnify and hold harmless Company and any of its property, including Company's Site, from all such liens that are filed.

**12. CLAIM FOR DAMAGES:**

Regardless of anything to the contrary in any other part of this Agreement, neither party shall be liable to the other party for any special, indirect, incidental or consequential damages, whether based on contract, tort (including negligence), strict liability or otherwise, except in the event that the misconduct which give rise to such a damage claim are fraudulent or willful.

**13. NOT USED.**

**14. NOT USED.**

**15. CHANGES:** *Company may* at any time by a written Change Order notice make changes within the general scope of this Agreement and/or the respective Task Order. If any change results in a material increase or decrease in the cost of the Work or otherwise materially affects this Agreement, the Change Order notice shall include an equitable adjustment in the Price, the

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

schedule and/or any other affected provision. Any objection by Contractor to the proposed equitable adjustment must be asserted within seven (7) business days after receipt of the Change Order Notice. Notwithstanding such objection, if directed by Company, Contractor shall proceed with the change. Contractor shall not proceed with additional work without written authorization from Company.

**16. SUSPENSION OR INTERRUPTION OF WORK:** Company may direct Contractor, in writing, to suspend or interrupt all or any part of the Work for such period of time as Company may determine to be appropriate. Contractor shall mitigate the costs of such suspension or interruption. Company agrees to reimburse Contractor for those expenses necessarily incurred directly as a result of such suspension or interruption, subject to Company's right to audit Contractor's books and records, except where such suspension or interruption results from Contractor's material noncompliance with the Purchase Agreement.

**17. TERMINATION:**

a.) For Contractor's Default: In the event of a material default by Contractor in the performance of the Work, Company may, with ten (10) days written notice of termination to Contractor, terminate this Agreement unless Contractor within such ten (10) day period cures such default or, if the default cannot be cured in ten (10) days, takes and continues to take substantial steps to cure such default.

b.) For Company's Default: Contractor may, with ten (10) days written notice of termination to Company, terminate this Agreement for nonpayment of amounts owed under this Agreement for 15 days or longer after such amounts become due, unless Company within such ten (10) day period cures such default or, if the default cannot be cured in ten (10) days, takes and continues to take substantial steps to cure such default... In the event of such termination by Contractor for any reason which is not the fault of Contractor, its subcontractors or their agents or employees or other persons performing portions of the Work under contract with Contractor, Contractor shall be entitled to recover from Company payment for all Work executed and for all loss with respect to materials, equipment, tools, and construction equipment and machinery.

**18. CONFLICT ERRORS; OMISSIONS:** In the event Contractor or Company becomes aware of any conflict, error or omission in the documents comprising this Agreement, such party shall bring the discrepancy to the attention of the other party. Such discrepancy shall be resolved by Company, subject to Contractor's right to seek to an equitable increase in compensation or time of performance.

**19. INSPECTIONS AND TESTS:** Company may inspect the progress of the Work provided under this Agreement including Services and Work Product performed at Contractor's facilities. If this Agreement, laws, ordinances, rules, regulations or orders of any public authority require any portion of the Services and Work Product to be inspected, tested or approved, Contractor shall give Company reasonable advance notice of completion of such portion of the Services and Work Product and need for inspection, testing and/or approval, *and shall not continue with such portion of the Services or modify the such portion of the Work Product until such inspection, test*

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

or approval is completed. Contractor shall notify Company when, in its opinion, the Services and Work Product is completed. For a reasonable time after delivery and before acceptance, Company shall have the right to inspect and test the Work. Company shall notify Contractor if the Work or parts thereof do not conform to this Agreement. Contractor shall promptly correct, repair or replace all nonconforming Work at its sole expense and shall be responsible for the costs of returning any nonconforming Work. Acceptance and payment by Company shall not relieve Contractor of any of Contractor's duties and obligations.

**20. NOT USED**

**21. COMPANY'S PROPERTY:** All tools, *dies, jigs*, patterns, equipment *or material* and other items furnished by or paid for by the Company, and any replacement thereof, shall remain the property of Company. Such property shall be plainly marked to show it is the property of Company and shall be safely stored apart from other property. Contractor shall not substitute other property for Company's property and shall not use such property except in filling Company's orders. Contractor shall hold such property at its own risk and upon Company's written request shall redeliver the property to Company in the same condition as originally received by Contractor, reasonable wear and tear excepted.

**22. INSURANCE:** *Contractor shall purchase and maintain such insurance* as will protect Contractor and Company from claims which may arise out of or result from Contractor's operations under this Agreement. Such insurance shall be written for not less than the coverages and any limits of liability specified below, whichever is greater. By requiring insurance specified herein, Company does not represent that such coverage and limits will necessarily be adequate to protect Contractor and the Company, and such coverage and limits shall not be deemed as a limitation on Contractor's liability under the indemnities or warranties of Contractor in this Agreement. Certificates of Insurance provided by Contractor shall state that they are Primary Insurance and shall be filed with Company Representative prior to the commencement of the Work. These Certificates shall contain a provision that the coverage afforded under the policies will not be canceled until at least thirty (30) days prior written notice has been given to Company, except ten (10) days notice for non-payment of premium. The Company shall be named as an additional insured on all policies except workers' compensation and errors and omissions (if applicable).

**23. BONDS:**

(X) Applicable to this Agreement

(p) Not Applicable to this Agreement

To the extent specified in an executed Task Order issued hereunder, the Contractor shall obtain from a surety *authorized to do business in the State or Commonwealth* of a surety bond and/or a material and labor bond in the form as set forth in Schedule B. Unless otherwise provided in the Task Order, Company shall pay Contractor for the cost of the bond(s). In such event, said bond(s) shall be delivered to the Company prior to the effective date of a Task Order issued hereunder. Said bond(s) shall be renewed annually in each contract year until such time as the Work as specified in a Task Order issued hereunder is Substantially Complete (sufficiently

**Village of Lake Zurich, IL**  
**Layne Christensen Company Professional Services Agreement**  
**1 January 2022**

complete in accordance with the Task Order such that the Work can be occupied and/or utilized for its intended use without undue interference). Neither non-renewal by the surety, nor failure or inability of the Contractor to file a performance bond for subsequent terms under this Agreement shall constitute a loss to the surety recoverable under the bond(s).

**24. TAXES:** Sales Tax Exemption shall be in accordance with the provisions of Schedule E hereof, if applicable.

**25. CONFIDENTIAL PROPERTY INFORMATION:** Contractor shall be bound by the following confidentiality provisions:

a) In connection with the performance of the Services under this Agreement, Company may disclose to Contractor certain information which may include, but is not limited to, trade secrets, discoveries, ideas, concepts, know-how, techniques, designs, specifications, drawings, blueprints, diagrams, flow charts, data, computer programs, marketing plans, customer names and other technical, financial or business information, such as negotiations between the parties and discussions relating to the structuring of agreements, pricing, values, plans, prospects and assets of Company. b) Such information whether in written, encoded, graphic or other tangible form, or provided orally, shall be deemed to be confidential and proprietary (hereinafter "Confidential Information") unless it is clearly identified by Company prior to such disclosures as not being confidential or proprietary and Contractor shall use reasonable efforts to keep all such information and data strictly confidential and Contractor shall not purposefully divulge or permit its employees to purposefully divulge any information or data so acquired to any third party. Should Company desire transmission of such information or data to any third party, Company shall specify in advance writing the authorized recipient and any pertinent transmission details. Provided, however, Confidential Information shall not include information: (i) previously known to Contractor free of any obligations to keep it confidential; (ii) which becomes publicly known through no act of Contractor; (iii) which is rightfully received from a third party who is under no obligation of confidence to either Company or Contractor; (iv) which is independently developed by an employee, agent or contractor of Contractor who did not have any direct or indirect access to the information furnished thereunder; or (v) where disclosure is required by law.

c) Contractor agrees that it shall use same solely for the purpose set forth in this Agreement, and further agrees that it shall not make disclosure of any such Confidential Information to anyone except those of its employees to whom such disclosure is necessary for the purposes authorized by this Agreement. In addition, and not by way of limitation of such obligations:

a) NOT USED.

b) Upon termination of this Agreement, Company, upon request to Contractor, shall be entitled within 30 days of such request to delivery of all tangible Confidential Information furnished by it, whether contained or stored on tapes, discs, files or otherwise, without cost. Provided, however, Contractor shall be entitled to retain one copy of its files.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

c) The confidentiality provisions contained herein shall remain in effect for a period of three (3) years after expiration or termination of the Agreement.

**26. OWNERSHIP OF WORK PRODUCT; INTELLECTUAL PROPERTY:** Company shall own the Work Product resulting from or arising out of this Agreement upon Contractor's receipt of full payment hereunder, including work in progress. The Work Product prepared by Contractor is not intended or represented to be suitable for reuse by Company or others on extensions of the project or any other project. Any reuse without prior written verification or adaptation by *Contractor for the specific purpose intended* will be *at Company's sale risk and without* liability or legal exposure to Contractor. Contractor warrants that it will not infringe on the copyright, trademark, patent or trade secrets of any other person or entity in providing the Work under this Agreement.

**27. PUBLICITY:** Contractor shall not use Company's name nor issue any publicity releases, including but not limited to, news releases and advertising, relating to the Purchase Agreement without the prior written consent of Company.

**28. FORCE MAJEURE:** Neither party shall be liable *for* any failure or delay in performing its obligations hereunder, or for any loss or damage resulting therefrom, due to causes beyond its reasonable control, including but not limited to, acts of God, public enemy or government, riots, fires, natural catastrophe or epidemics. In the event of such failure or delay, the date of delivery or performance shall be extended for a period not to exceed the time lost by reason of the failure or delay; provided that Company may terminate this Agreement in accordance with Section 17.b.) hereof if the period of failure or delay exceeds ten (10) days. Each party shall notify the other promptly of any failure or delay in, and the effect on, its performance.

**29. ASSIGNMENT:** Contractor shall not assign this Agreement, in whole or in part, nor contract with any Subcontractor for the performance of the same or any of its parts, without first obtaining Company's written consent, which consent shall not be unreasonably withheld. In the event Company consents to such assignment to a Subcontractor, nothing contained in this Agreement, or such consent shall be construed as creating any contractual relationship between any Subcontractor and Company. Contractor shall be as fully responsible to Company for the acts and omissions of Subcontractors, and of persons employed by it as it is for the acts and omissions of persons directly employed by it. Company's consent shall not be construed as discharging or releasing Contractor in any way from the performance of the work or the fulfillment of any obligation under this Agreement.

**30. WORK BY OWNER:** Company may be performing work related to the Work with its own forces through separate purchase agreements with other contractors. In such instances, Company reserves the right to coordinate the Work with the work of its forces and the other contractors.

**31. CONDITION AT COMPANY'S SITE:** When the proper performance of any part of the Work depends upon other work, whether performed by Contractor or others, Contractor shall

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

verify all necessary dimensions, measurements and equipment that may affect the Work. No adjustment to the Price shall be *made* for Contractor's failure to comply with this Section.

**32. PROTECTION OF PROPERTY AND PERSONS:** equipment or material (including without limitation informational material) furnished by Company and all jigs, fixtures, dies, tools or patterns that Company has paid Contractor for shall, unless otherwise agreed in writing, be the property of Company and shall be returned to Company. Contractor will not use such equipment, material, jigs, fixtures, dies, tools and patterns in any of its business except its business with Company under this or other purchase orders. Contractor shall take all necessary precautions during the progress of the Work to protect all persons and the property of Company and others from injury, loss or damage including, without limiting Contractor's duties, any precautions directed by Company. Contractor shall assume full responsibility for all tools, equipment and materials to be used in connection with the Work.

**33. SAFE WORK SITE: SECURITY:** Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Contractor shall conduct all Work in compliance with OSHA regulations, the regulations of any other agency having jurisdiction over safety and health. Contractor shall maintain all reasonable safeguards at Company's Site to protect both employees and the public from injury or damage. The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities. Contractor shall comply with any safety, security and site access requirements of Company of which it has been made aware and shall sign a safety declaration if requested by Company. Without limiting Contractor's responsibilities under this Agreement, Company may require Contractor to remove from Company's Site any individual Company deems incompetent or otherwise objectionable, which determination shall be within the reasonable discretion of Company.

**34. PREMISES:** Contractor shall confine its facilities, materials, tools and equipment on Company's Site in areas specified by Company for that purpose. Contractor shall during the progress of work and on a daily basis upon completion of the Work, clean up and remove from Company's Site and from the adjoining premises, driveways and streets all waste materials, rubbish, tools and machinery, and leave Company's Site and adjoining premises, driveways and streets free and clear from all obstructions. Furthermore, at the completion of Work, Contractor shall return Company's Site to its original condition or as otherwise required in the scope of work.

**35. COMPANY'S APPROVAL OF PLANS, SPECIFICATIONS AND SCHEDULES:** Contractor shall develop and submit for review and approval by Company any procedures, checklists, drawings, specifications and other documentation requested by Company to verify that the Work conforms to this Agreement. Contractor shall not proceed with any part of the Work which requires prior approval by Company until such approval has been obtained.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**36. DISPUTE RESOLUTION:** The parties shall use good faith efforts to resolve any disputes hereunder. In the event of a dispute hereunder that cannot be resolved by mutual discussions between the Company and the Contractor, the disputing party shall provide written notice to the other party outlining in detail the basis for the dispute. The other party shall respond in writing within thirty (30) days, or such longer period as may be mutually agreed. Disputes not resolved within sixty (60) days following the issuance of written notice shall be referred to non-binding mediation. If within sixty (60) days after such disputes are referred to mediation, no resolution has been reached; either party may pursue its remedies in the courts.

**37. NOT USED**

**38. NOTICES:** Any notice required under the Agreement shall be in writing and shall be delivered, in person or transmitted by certified mail, return receipt requested, or national courier service providing proof of receipt, to the parties listed below. Either party may update such addresses on written notice to the other party. Notices shall be effective upon receipt.

To the Company:  
Village of Lake Zurich, IL  
70 East Main Street  
Lake Zurich, IL 60047

To the Contractor:  
Layne Christensen Company  
721 W. Illinois Ave.  
Aurora, IL 60506

**39. INDEPENDENT CONTRACTOR:** Contractor shall operate as an independent contractor in the performance of this Agreement and not as an agent or employee of Company.

**40. NOT USED.**

**41. SEVERABILITY:** If any provision(s) of this Agreement is found by a court of competent jurisdiction to be illegal or otherwise unenforceable, such provision(s) shall be deemed not to be a part of this Agreement and the remaining provisions shall remain in full force and effect.

**42. SURVIVAL:** The obligations and rights of the parties pursuant to the Assignment, Liens, Warranties, Confidential/Proprietary Information, Indemnification, Dispute Resolution, Publicity and Payment shall survive the expiration or early termination of this Agreement.

**43. LAWS; CODES; RULES; REGULATIONS:** Contractor and its Subcontractors at their own expense shall obtain all necessary licenses and permits to conduct their businesses and those that are specific to the Work and shall otherwise comply with all applicable federal, state and local laws, statutes, ordinances, codes, rules and regulations relating to performance of the Work, including but not limited to safety, environment, labor standards and workers' compensation.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

This contract calls for the construction of a “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://www.state.il.us/agency/idol/rates/rates.HTM>. The Department revises the prevailing wage rates, and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

**44. NON-DISCRIMINATION IN EMPLOYMENT:** *Company*, Contractor and Contractor's Subcontractors (if any) agree to comply fully with the terms, provisions and obligations of the following clauses, as amended and supplemented from time to time, which are incorporated by reference into the Purchase Agreement: The Equal Opportunity Clause required by Executive Order 11246, as amended; Affirmative Action for Disabled Veterans of Vietnam Era Clause as required by the Vietnam Era Veterans Readjustment Assistance Act, and Affirmative Action for Handicapped Workers Clause or regulations issued pursuant to the foregoing, unless exempted by the Secretary of Labor.

**45. NO CONTINGENT FEE WARRANTY:** Contractor hereby warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by Contractor for the purpose of securing business. In the event of a breach of this warranty, Company shall have the right to annul this contract without liability or in its discretion to deduct from the moneys due Contractor under this Agreement the full amount of such commission, percentage, brokerage or contingent fee.

**46. GOVERNING LAW; JURISDICTION:** This Agreement shall be governed by, construed in accordance with and enforced under the internal laws of the State or Commonwealth where the job site is located at which the Work is to be performed, without reference to the choice of law principles thereof. Each of the parties hereto irrevocably submits to the exclusive jurisdiction of the federal or state courts of such State or Commonwealth.

**47. NON-WAIVER:** The failure of either party in anyone or more instances to insist upon the performance of any of the terms or conditions of the Agreement or to exercise any right hereunder shall not be construed as a waiver or relinquishment of the future performance of any such terms or conditions or the future exercise any such right.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**48. ENTIRE AGREEMENT:** This Agreement contains the entire agreement between the parties with respect to this subject matter and supersedes any and all prior oral or written agreements. This Agreement governs repair and maintenance Work performed by Contractor for Company; any and all construction work performed by Contractor for Company shall be governed by Company's separate and distinct Construction Agreement with Contractor.

**49. EXHIBITS, SCHEDULES, AND APPENDICES:** The following are attached to and expressly made a part of this Agreement:

- Schedule A – Partial description of services
- Schedule B – Price/Compensation/Rates
- Schedule C – Insurance requirements and example
- Schedule D – Sales Tax Exemption
- Schedule E – Special Conditions
- Exhibit 1 – Task Order
- Exhibit 2 – Layne Qualifications and Services

**50. CHANGED CONDITIONS:** The discovery of any hazardous waste, substances, pollutants, contaminants, underground obstructions, conditions or utilities on or in the job site which were not brought to the attention of Contractor prior to the date of this Contract and which materially and adversely impair Contractor's ability to meet its obligations hereunder will constitute a materially different site condition entitling Contractor, at its option, to terminate this Contract (and to receive payment for all work performed up to and including the date of such termination) or to receive an equitable adjustment in the Contract price and time for performance. Contractor, however, shall only have the right to terminate if such different site condition(s) creates additional health and safety risks or requires Contractor to perform work outside the original scope or beyond its capabilities.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

<b>Village of Lake Zurich, IL</b>	<b>Layne Christensen Company</b>
Print Name:	Print Name:
Title:	Title:
Signature:	Signature:
Attest:	Attest:
Date:	Date:

**Village of Lake Zurich, IL**  
**Layne Christensen Company Professional Services Agreement**  
**1 January 2022**

**SCHEDULE A**

**DESCRIPTION OF WORK/SPECIFICATIONS**

Projects to Include but not limited to:

- Preventative Well Maintenance (PWM) Testing on Well and Booster Pumping Equipment
- Single-Source Contracting
- Operation and Maintenance Services
- Well and booster pump removal, inspection, repair, and reinstallation
- Downhole Video Services
- Well Rehabilitation (Chemical and Mechanical)
- Pumping Equipment
- Pump Repair and Maintenance Service
- Environmental Drilling
- Hydrogeological Investigations
- Test Hole Drilling and Management
- Well Drilling, Construction and Development
- Well Siting Services
- Well Logging Services
- Aquifer Performance Studies
- Hydrogeological Modeling
- Surface Geophysics
- Borehole Geophysics

Village of Lake Zurich, IL  
 Layne Christensen Company Professional Services Agreement  
 1 January 2022

**Schedule B**

WORK ORDER



**Layne Christensen Company**  
 721 W. Illinois Avenue, Aurora, IL 60505; Phone (630) 597-5941  
 229 W. Indiana Ave., P.O. Box 459, Beecher, IL 60401; Phone (708) 946-2244

Purchaser: Village of Lake Zurich, IL  
 Job Location: All Wells

SERVICE RATES - EFFECTIVE OCTOBER 1, 2021

	Straight Time		Overtime	Doubletime
	Per Hr.	8 Hr. Day	Per Hr.	Per Hr.
Serviceman w/hand tools	198.00	1588.00	294.00	392.00
Serviceman w/service truck and hand tools, or welder	225.00	1800.00	323.00	421.00
Helper	170.00	1380.00	255.00	340.00
Serviceman and 1 Helper	368.00	2928.00	549.00	732.00
<u>Small Rig or Winch Truck</u>				
1 Man Crew	245.00	1960.00	343.00	441.00
2 Man Crew	415.00	3320.00	598.00	781.00
3 Man Crew	585.00	4680.00	853.00	1121.00
<u>Middle Rig, Large Hoist or Flatbed Crane</u>				
1 Man Crew	261.00	2088.00	359.00	457.00
2 Man Crew	431.00	3448.00	614.00	797.00
3 Man Crew	601.00	4808.00	889.00	1137.00
<u>Big Rig, Large Hoist and Poles, or Large Crane</u>				
1 Man Crew	302.00	2416.00	400.00	498.00
2 Man Crew	472.00	3776.00	655.00	838.00
3 Man Crew	642.00	5136.00	910.00	1178.00
4 Man Crew	812.00	6496.00	1165.00	1518.00
Power Tong Usage, per 8 hour shift		470.00		
<u>Machine Shop/Yard Labor and Equipment</u>				
Machinist and Equipment	193.00	1544.00	280.00	367.00
12" Threading Machine and Operator	219.00	1752.00	306.00	393.00
Serviceman w/hand tools	174.00	1392.00	261.00	348.00
Helper	166.00	1328.00	249.00	332.00
Sandblast Equipment and 2 man crew	385.00	3080.00	555.00	725.00
Mileage: Auto: \$0.55    Pickup: \$0.70    1-Ton: \$1.00    2-1/2 Ton Flatbed: \$2.10    Semi-Tractor: \$2.75				
<u>Subsistence-Per Man</u>				
Over 55 miles radius from home office.....\$65.00 + Hotel				

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**



Various Technical Services

It is difficult to provide a breakdown of the various well treatment/rehabilitation costs. The same process or project at one well might be a different cost than another well, due to varying depths, diameters, etc. We will provide a detailed estimate before any well treatment/rehabilitation prior to the beginning of any work. We do, however, have the following lump sums that would apply to any well treatment/rehabilitation project:

a. 4000 Gallon C.T.U., Daily Rate	\$750.00
b. BoreBlast Treatment Base Charge	\$8,500.00
c. Television Survey of Well, Lump Sum	\$1,750.00
d. Hipot Testing	\$1,300.00
e. Furnish, Install and Remove Airlift Surging Equipment	\$55,000.00
f. Well Development by Airlift Surging (Per Hour)	\$740.00
g. Furnish, Install and Remove Air Pressurizing Equipment	\$24,500.00
h. Well Development by Air Pressurizing (Per Hour)	\$596.00
i. Double Block Shooting: 1 lb @ 2.5' x 50' run (Per Run)	\$10,500.00
j. Penetrating Shots: 90 Gram (Per Shot)	\$88.00
k. Bulk Nitroglycerin Shots (Per Pound)	\$48.00

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

INSURANCE REQUIREMENTS  
Example certificates furnished below

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 11/04/2021		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER LIC #0C36861 Alliant Insurance Services, Inc. 100 Pine Street, 11th Floor San Francisco, CA 94111	1-415-403-1491	CONTACT NAME: Kimberly Leikam PHONE (A.C. No. Ext.): 415-403-1491 E-MAIL ADDRESS: kleikam@alliant.com	FAX (A.C. No.): 415-874-4818	INSURER(S) AFFORDING COVERAGE		
INSURED Layne Christensen Company 595 West Beach Street Watsonville, CA 95076		INSURER A: VALLEY FORGE INS CO 20508 INSURER B: CONTINENTAL CAS CO 20443 INSURER C: TRANSPORTATION INS CO 20494 INSURER D: INSURER E: INSURER F:				
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER: 63710771</b>		<b>REVISION NUMBER:</b>		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTS	TYPE OF INSURANCE	ADDL INSR NO. 1001	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		GL2074978689	10/01/20	10/01/23	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (E & contents) \$ 2,000,000 MED EXP (Any one person) \$ Nil PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMPOF AGG \$ 2,000,000
GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:						
A	X AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> AUTOS ONLY		BDA2074978692	10/01/20	10/01/23	COMBINED SINGLE LIMIT (E & contents) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	X UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR X EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		CUB2068209453	10/01/21	10/01/22	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WC274978630 (CA)	10/01/21	10/01/22	X PER STATUTE OTH-ER
C	ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED?	Y/N N/A	WC274978658 (NY)	10/01/21	10/01/22	E.L. EACH ACCIDENT \$ 2,000,000
A	(Mandatory in NH)		WC274978644 (AOS/StopGap)	10/01/21	10/01/22	E.L. DISEASE - EA EMPLOYEE \$ 2,000,000
C	If yes, describe usage		WC274978661 (MT, WI, HI)	10/01/21	10/01/22	E.L. DISEASE - POLICY LIMIT \$ 2,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
Re: Professional Services Agreement						
GL Per ISO Form CG0001 10/01; AL Per ISO Form CA0001 10/13						
<b>CERTIFICATE HOLDER</b>			<b>CANCELLATION</b>			
Village of Lake Zurich 505 Telser Road Lake Zurich, IL 60047 USA			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			
ACORD 25 (2016/03) ttagans 63710771			© 1988-2015 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD			

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**SCHEDULE D**

**SALES TAX EXEMPTION**

The Village of Lake Zurich, IL is Tax Exempt and will furnish a Tax Exempt Certificate to the Contractor as a condition of this contract.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**SCHEDULE E**

**SPECIAL CONDITIONS**

Company and Contractor may mutually agree to extend the term of this Agreement if the parties agree, in writing, on the terms of such extension. The billing rates in Scheduled B will increase annually as agreed by the parties.

**TASK ORDER**

Services shall be provided only as specifically set forth in written Task Orders that shall be issued by the Company. The Contractor is responsible for ensuring that they receive an executed copy of each Task Order. A form of Task Order is attached hereto as Exhibit 1. Unless indicated otherwise on a Task Order, for purposes of this Agreement, Contractor shall report to and be responsible to the Company's Representative, who shall be designated by the Company. The Contractor shall not commence work until it receives an executed Task Order for such work, or alternatively a Company executed Purchase Order.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**Exhibit 1  
Task Order**

Date	
Project Name	
Project Scope (provide attachment as required)	
Schedule / timeline	
Additional Information	

<b>Village of Lake Zurich, IL</b>	<b>Layne Christensen Company</b>
Print Name:	Print Name:
Title:	Title:
Signature:	Signature:
Attest:	Attest:
Date:	Date:

**Village of Lake Zurich, IL**  
**Layne Christensen Company Professional Services Agreement**  
**1 January 2022**

**Exhibit 2**  
Layne Capabilities and Experience

**1. HISTORY**

**A. Layne Christensen Company**

Mahlon E. Layne began his well drilling career in 1882 in the Dakota Territory. Within a decade, the well drilling industry would be permanently changed by his innovations, earning more than 60 patents. Some of his innovations consisted of the design of a faster, more efficient steam-powered drilling rig; the Layne Pitless Pump, one of the first vertical turbine linesshaft pumps; the development of the Gravel Wall well; and the invention of the Layne shutter screen.

Mr. Layne's company, founded in 1882, has developed into an organization that is today known as Layne Christensen Company, which is part of the Water Resources Division of Granite Construction, Inc. With over 90 offices in the United States, and several more around the world, Layne Christensen Company is the largest provider of drilling services in the United States and one of the largest in the world.

Originally known as Layne-Western Company, our Illinois office was organized in May of 1924 with an 8' x 10' office, one well rig, and four employees. The Aurora, Illinois District has been part of this long standing organization for the last 80+ years with previous offices in Chicago, Illinois.

The Layne Companies, including the Aurora, Illinois District, have thrived on the utilization of a professional engineering staff to coordinate all work with the Client, maintain a high level of communication between the Client and field service crews, and to handle all water related needs of the needs of the Client.

The Aurora, Illinois District has always handled the water supply needs for the Village of Lake Zurich, Illinois. The Layne Christensen Aurora District continues to be one of the top operations in the Water Resources Division of Layne – A Granite Company. However, support is always available from other Layne District offices as part of the Northeast Region.

**B. Aurora District/Village of Lake Zurich, Illinois Relationship**

The relationship between Layne Christensen Company and the Village of Lake Zurich began in 1964 with the installation of Layne Pump No. 49050 in your Well No. 5. Our relationship has remained and grown almost continuously since 1964 and has included constructing Well Nos. 7 – 12, abandoning Well Nos. 5 and 6, and furnishing and maintaining the pumping equipment in each of the Village's existing wells. The Village currently utilizes premium Byron Jackson Type H or Type M submersible motors in all of its wells. Layne Christensen is the sole source representative for Byron Jackson submersible pumps and motors in the state of Illinois.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

C. Emergency Response

While there are fewer Villages now with single wells, there still are emergency situations in the water supply business. Our Emergency Response Procedures continue to be refined, as needed, in order that all customer needs are handled in a proper and expedient manner.

We currently utilize a call-forwarding system at the Aurora, Illinois District office, which will contact a designated emergency "on-call" staff member in the event a call is made to our main office outside of normal business hours.

Our Account Managers also have personal cards that include their cell phone numbers. While the Village of Lake Zurich's emergencies have been rare over the years due to the significance of your water system and well documented preventative maintenance, this procedure has been tested favorably several times in the past. We attempt to determine the priorities of each project and, of course, maintain contact with each Client to ensure project completions are to each Client's satisfaction.

Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022

2. Company Personnel

A. Professional Engineering Staff

We utilize a professional engineering staff of Account and Project Managers to handle all project coordination with the Client. The experience of the five professional engineers in the Aurora District exceeds 100 years with the vast majority of this experience at Layne Christensen.

B. Field Crew Operations

Our field crew operations are coordinated by Jeff Seeger, our Operations Manager. He is supported by our Operations Superintendent, Bill Diehl, in an effort to coordinate the field service with the engineering staff/Client.

C. Lead Project Manager and Key Support Staff

The Lead Project Manager for the Village of Lake Zurich, Illinois is:

*William Balluff, P.E. – Project Manager*

Bill Balluff has worked in the water supply industry for 39 years since his graduation from the University of Illinois in General Engineering in 1980. The project coordination of the past three Lake Zurich projects has been performed by Bill Balluff. This will remain the same.

In addition to the Lead Project Manager, all other Engineering staff and Field Operations Management are available for any project management assistance. The main backup Project Manager will be Jason Gray and Mike McDonald, and this will remain the same for the foreseeable future.

D. Emergency Contact Information, in order of contact

Office phone numbers: Aurora, IL 630-897-6941

1. Mike McDonald: 630-486-8343 cell phone  
{Account Manager}
2. William Balluff: 708-417-2108 cell phone  
{Project Manager}
3. Jason Gray: 331-262-5724 cell phone  
{Project Manager}
4. Jeff Seeger: 262-844-6673 cell phone  
{Operations Manager}
5. Bill Diehl : 630-746-2406 cell phone  
{Field Supt.}

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**E. Field Work Force**

Included in this section is our Layne/Aurora Seniority List for our field service crews. This Seniority List details the length of service with Layne Christensen, DOT and CDL certifications, and classification within the company. Our field service crews are all members of the International Union of Operating Engineers, Local 150 and are comprised of many very experienced well and pump servicemen in addition to newer hires who will provide the enthusiasm and experience for the future.

**F. Corporate Support Staff**

As part of an International Water Supply and Mineral Exploration Company, we have considerable Corporate staff that can be relied upon for their expertise. Specifically for the type of work for the Village of Lake Zurich, Illinois, we offer the following:

- \* Department of Health, Safety, & Environment (HSE) – Chelly Heninger, Group Safety Manager, Water and Mineral Services

The HSE staff is responsible for all safety related issues. We utilize a comprehensive safety program and abide by our Safety Practice Manual Regulations.

Our HSE Group Safety Manager is a safety professional with 10+ years of safety management experience. She has a team of HSE Specialists assisting her within the different regions of the Layne Water Resources division. Geoff Davis is our local Safety Coordinator based in our Aurora office.

- \* Water Treatment Division – Jeffrey McCartney, Water Treatment Project Engineer

By purchase of the Layne Hydro Group in the mid 1990's, a Water Treatment Division is now part of the Layne Christensen Company. The Water Treatment Division has been in existence for over 24 years. Layne's Northeast Region has completed numerous projects in Illinois, Wisconsin, Michigan, and Ohio for the removal of radium, iron, manganese, arsenic, and nitrates. Layne has treatment capabilities to address all contaminants that could be encountered while developing a potable water supply.

- \* Other Layne Districts (Northeast Region)

As mentioned before, other districts in the surrounding states can be utilized to provide additional flexibility in any emergency situation. The Aurora, IL and St. Louis, MO districts are most closely aligned within the Northeast Region. We are a "sub" group in the Company and work in conjunction on various projects/needs. We also have access to Layne rigs and crews in the other seventy plus U.S. office locations.

**Village of Lake Zurich, IL**  
**Layne Christensen Company Professional Services Agreement**  
**1 January 2022**

**3. Field Equipment – Applicable to Lake Zurich, Illinois Wells**

**A. SEMCO –S30,000 Pump Service Rig:**

This 2009 pump service rig and support equipment is capable of pulling any Lake Zurich well pump. It allows for the use of either three or four man pump service crews depending upon the pumphouse and pump configuration.

**B. Smeal R36 Pump Service Rig:**

This 2007 pump service rig and equipment is also capable of pulling any Lake Zurich well pump. It is also a three or four man pump service crew-type rig depending upon the pumphouse and pump configuration. This equipment has been utilized on the last two Lake Zurich well projects.

**C. PH-100 Pump Service Rig:**

Pump service rig capable of pulling pumps with weights approaching 100,000 pounds. It allows for the use of either three or four man pump service crews depending upon the pumphouse and pump configuration.

**D. National 16 Ton Truck Crane:**

These two National cranes are used as support for all pump service projects for delivery, pickup, etc. The scheduling of these cranes is usually quite flexible.

**E. Chemical Treatment Unit (CTU):**

Due to the increasing awareness of potential environmental damage in chemical treatment projects, Layne Christensen Company designed and has built several Chemical Treatment Units. We currently have one (1) CTU at our disposal to allow for the treatment and neutralization of large quantities of acidic, basic, chlorinated, and turbid well-derived fluids. We can introduce the appropriate well treatment chemicals and neutralization chemicals in liquid or granular form. The treatment process is enhanced with our 4000-gallon truck mounted tank that can be used as a surge tank during the treatment process. This backflushing provides added energy to enhance the chemical treatments. During the discharge process, the 1000GPM mounted centrifugal pump can discharge the neutralized chemicals to the desired, distant location.

**F. Aries Video Survey / Sonar-Jet® Well Rehabilitation Van**

This is a cargo van with equipment to televise wells over 2000' deep and to perform all necessary Sonar-Jet Well Cleaning projects. Our part-time technician is our former Operations Manager who has 50 years of experience with the company.

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

**G. Other Layne Districts**

Including our St. Louis, MO office, who utilizes several of the same pump service rigs as described above, we have access to be able to use any of the 300 rigs in the Layne organization.

Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022

4. Aurora, Illinois Facility

A. Machine Shop

We utilize two full time, Union machinists to perform all necessary machining, fabrication, etc. for all pump repairs. The machine shop is a fully owned Layne facility and is operated by Layne employees in order to expedite and prioritize repairs as necessary. The machine shop utilizes two machine lathes for the fabrication of lineshafts, impeller shafts, bowl bushings, wear rings, etc. and a larger 22 ft. machine lathe for single pointing of larger diameter column pipe, threading of stainless steel pipe, and machining of large flanges. Two raised pump assembly racks are used for bowl assembly, tear down, and reassembly.

B. Sandblasting and Coating Work

A large portion of the yard is utilized for all needed sandblasting and coating work. Air compressors, sandblasting pots, and all necessary safety equipment are housed in an adjacent warehouse building. The pipe and oil tube coating work can be applied either by roller or airless sprayer equipment. Pipe coating work will normally include the use of Themec NSF 61 epoxy coating.

C. Pipe Threading/Repair

We utilize our Oster 12R pipe threading machine for all necessary pipe repairs, rethreading, or threading of new column pipe. We can thread up to 12" pipe diameter in this machine and have done so on Village projects.

D. Available Inventory

We normally stock approximately \$1,000,000.00 (±) worth of Byron Jackson submersible pumping equipment and Layne and Bowler lineshaft pumping equipment components, parts, etc. in our Aurora, Illinois yard. The decision to maintain such a high level of inventory was made many years ago so that we are able to expedite any emergency repairs that may arise.

Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022

## 5. Project Costs

### A. Layne Work Order Form

Well rehabilitation and pump repair work is normally performed on a time and material basis. In the past, our work has been performed according to the rates and conditions of our standard Work Order Form as shown in schedule b.

### B. Professional Engineer Cost

While Professional Engineers are on our Engineering staff, we do not do the typical Professional Engineering-type work. This type of work is left up to your Consulting Engineer of choice and we do not intend to infringe on their profession.

However, the availability of a Professional Engineer may be of some benefit to the Village. This could include, but is not limited to, project management, attending Village meetings, trouble shooting, or doing any type of preventative maintenance checking of the well that is necessary.

### C. Various Well Treatment Methods

It is difficult to provide a breakdown of the various well treatment/rehabilitation costs. The same process or project at one well might be a different cost than another well, due to varying depths, diameters, etc. We will provide a detailed estimate before any well treatment/rehabilitation prior to the beginning of any work.

1. 4000 Gallon C.T.U.
2. BoreBlast Treatment Base Charge
3. Downhole Video Survey
4. High Potential Testing
5. Furnish, Install and Remove Airlift Surging Equipment
6. Well Development by Airlift Surging
7. Furnish, Install and Remove Air Pressurizing Equipment
8. Well Development by Air Pressurizing
9. Double Block Shooting
10. Penetrating Shots: 90 Gram
11. Bulk Nitroglycerin Shots

### D. Rate Increases

Layne currently has a contract through 2022 with the International Union of Operating Engineers Local 150. This contract includes nominal increases each year for our service men. In addition to these increases our standard Work Order form may be updated periodically to account for changes in fuel pricing, equipment configurations, etc. In the case of this Service Agreement we would propose to furnish the Village a new Work Order

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

form, along with any changes in the Well Treatment lump sums, for review and approval whenever changes are made to our standard Work Order form.

E. Exclusive Well Contract Term

We propose to enter into this agreement with the Village for a minimum of 5 calendar years. At the end of the initial contract term the Village will have the option of renewing the contract in 5 year intervals.

F. Warranties

All labor, workmanship, and new materials would be provided with a standard one (1) year guarantee or warranty. Should a problem develop with any of these items within the warranty period, the Village would not be charged for any work to remedy the situation. However, if overtime is required to expedite the repair, the difference between the overtime and standard hourly rates would be chargeable.

The above warranties would apply for any material or new pump components furnished, with the exception of non-Byron Jackson submersible motors. Other submersible motor manufacturers will not warranty our labor, thus, we would need to bill the Village for any motor warranty projects with any other submersible motors. Since the Village exclusively utilizes Byron Jackson Type H submersible motors, it is a moot point, but should be mentioned if a pump is modified during the Service Agreement.

G. Other – Miscellaneous Fees

As stated during the well treatment method cost sections, it is also very difficult to provide detailed costs for pump repairs, pump parts, etc. since there are so many variables involved. We would negotiate all of these costs with the appropriate Village representative before proceeding with any work.

**Village of Lake Zurich, IL**  
**Layne Christensen Company Professional Services Agreement**  
**1 January 2022**

**6. Pump Manufacturer Representation**

We have several exclusive dealership agreements that would allow for only Layne Christensen to provide the appropriate, genuine parts for the various well pumps. These agreements are with:

- A. Layne and Bowler, a Division of Pentair Pump Group
- B. Byron Jackson, a Division of Flowserve/IDP/Pleuger Pumps
- C. Pleuger Submersible Motors and Pumps, a Division of Flowserve/IDP/Pleuger Pumps
- D. Christensen Pumps (ITT-Goulds)

The submersible pumps utilized by the Village all use the Byron Jackson Type H and Type M submersible motor. The pumps are also Byron Jackson submersible pumps. While non-genuine parts could be available from other manufacturers, we would be able to provide the genuine repair parts at the lowest cost available. We also maintain an extensive inventory of replacement parts that allows our machine shop to expedite typical pump repairs.

Layne introduced the Christensen Pumps several years ago, which utilizes Goulds pump components along with long time Layne and Bowler features such as the Layne combination coupling. While the Goulds pump agreement is non-exclusive, we receive a quantity discount from Goulds pump because of all the various Layne Districts that purchase from them.

We also represent Johnston and Peerless Pump Companies, two long time, highly reputable pump manufacturers.

Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022

## 7. General Scope of Work

### A. Lead Project Manager Duties

The Lead Project Manager will be involved well before the project commencement. Once the authorization has been received to move forward with a project(s), the Lead Project Manager would provide any desired information, estimates, etc. to the Village; schedule the crew for work; handle all details of the project during the course of the work; and basically handle everything necessary from start to finish including the procurement of materials, invoicing the Village, etc.

The Lead Project Manager would also be available for periodic site visits, review of present pumping data, troubleshooting, etc., and as desired by the Village Water Department.

The Lead Project Manager will also update the well and pump repair history and provide two copies to the Village after each project.

### B. Field Crews

The field service crews would be responsible for contacting the appropriate Village representative prior to arrival in Village and discuss all facets of the project before proceeding with any work. Daily operations would include all measures necessary to efficiently carry out the work needed at the specific well(s). With the inclusion of the Nextel portable phone system, our field crews are able to provide timely updates on any developments during the course of the project. Should notification and/or approval of any changes in the scope of work be necessary, the Village would be contacted immediately.

### C. Typical Pump Repair

A pre-test before pulling a pump may be done if there is some question as to the specific capacity or production of the well.

All safety measures would be undertaken to properly set up the pump service rig, support equipment, etc. Assuming the pump is pulled in a typical fashion without fishing for its retrieval due to a pipe separation, etc., each well pump would be pulled and transported to our machine shop for disassembly and inspection.

Following the removal of the well pump, the following would typically be done:

- Measuring the total depth and static water level of the well
- Inspecting column pipe on-site and deciding on need for sandblasting for inspection, power washing, etc.
- Dismounting the bowl assembly from motor
- Dewatering the motor seal chamber and performing seal flotation tests
- Placing the motor in a storage position

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

- Draining the motor completely and servicing the motor with a new oil filter and replacement oil (*\*Note that all motor servicing will be completed on-site by factory certified Byron Jackson service personnel*)
- Disassemble the bowl assembly in Aurora machine shop for further inspection, cleaning, repairs, etc.
- Perform all necessary repairs, as authorized by the Village
- Reinstall and perform minimum two hour pumping test to waste
- Demobilize all equipment

In the case of a typical pump repair project, as well as any well rehabilitation project, the crew will fill out a detailed Well Test Data Sheet for typing and ultimate delivery to the Village. We typically would take readings at 10 minute intervals recording GPM, water levels, pressure, 3 phase amps, and note water quality.

The well would be disinfected with any bacteriological samples collected and analyzed by the Village, if desired.

**Village of Lake Zurich, IL**  
**Layne Christensen Company Professional Services Agreement**  
**1 January 2022**

**8. Key Subcontractors/Suppliers**

**A. Flowserve/Byron Jackson – Taneytown, Maryland**

Layne Christensen is the exclusive representative for all Flowserve/Byron Jackson submersible pumping equipment in the state of Illinois. Any motor repairs would be conducted at the Flowserve facility in Taneytown. Repair items from our stock including flat cables, submersible motors, bowl castings and impellers are original equipment produced by Flowserve/Byron Jackson.

**B. K&K Supply Company – Conroe, Texas**

While we do not have an exclusive agreement, we do receive a Layne national quantity discount through our Central Purchasing Department for the use of K&K Supply for various repair components such as threaded and coupled column pipe, pipe couplings, column check valves, etc.

**C. Water Systems Engineering – Johnson Screen**

As mentioned previously, we have an alliance with these two firms for the future development and improvement in water well rehabilitation technology. In Appendix B, we have included a sample report that we can obtain from Water Systems Engineering which is basically a detailed water chemistry profile with bacteria analysis and recommendations. Two sets of samples are taken and delivered to WSE for analysis and their detailed report.

## 9. Well Rehabilitation Methods

### A. Traditional Chemical Treatments

We have performed the following types of treatments for many, many years with some very good results:

- Super-chlorination: We would typically use sodium hypochlorite for any super chlorination project, in concentrations that would vary depending upon the situation.
- Acid Treatment: Hydrochloric acid and water is mixed to make a 15% muriatic acid solution. This is the traditional acid treatment solution.
- Non-Polyphosphate treatments can be performed in the rare cases where sands or silts are a problem. We tend to stay away from polyphosphate treatments due to the fact that they are food for bacteria.
- Stiles-Kem products, such as their Bio-Purge or WD-3100 chemicals have been utilized to enhance the results from our Surge and Purge and BoreBlast well treatment methods.

As mentioned previously, our Chemical Treatment Unit can be utilized in any of the above cases to help the injection of the chemical solution; surging of the solution while in the well during reaction; and neutralization during the discharge process.

### B. BoreBlast™ II

Many deep wells in northern Illinois have been developed using the BoreBlast II process. The BoreBlast II process, described in the enclosed brochure, utilizes an Air Impulse Generator suspended on a flexible high pressure hose. The tool is filled with high pressure nitrogen, or, in extreme cases, air. When the tool discharges the gas is released into the well bore. The brief release of energy creates a rapid movement of water in a percussive wave. The combined forces loosen any buildup or materials accumulated on the borehole walls. This process has also been used to successfully develop sandstone formations to increase specific capacity and decrease sand pumpage. In conjunction with this process we often utilize a submersible pump or airlift surging equipment so that we are able to pump off the loosened material immediately from the well. The various, available chemicals could also be used to help enhance this process.

### C. QC-21® Well Cleaner

This is a variation of the traditional hydrochloric acid treatment and includes the use of our special QC-21 well cleaner as developed by our chemist Roger Miller and Water Systems Engineering. The addition of the QC-21 well cleaner allows us to significantly reduce the

**Village of Lake Zurich, IL  
Layne Christensen Company Professional Services Agreement  
1 January 2022**

amount of the hazardous hydrochloric acid used in a well treatment. It also allows us to leave the solution in the well longer for more reaction time because of the much greater holding capacity of the dissolved solubles provided by the QC-21 well cleaner.

**D. Miscellaneous**

There are a number of other available well treatment methods such as surge block development, brushing, airlifting, air pressurizing, etc. that are basically very general in nature and obviously available to use, as the need arises.



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

AGENDA ITEM

6E

**MEMORANDUM**

To: Ray Keller, Village Manager *PK*

From: Roy Witherow, Assistant Village Manager

CC: Sarosh Saher, Community Development Director  
Mary Meyer, Building Services Supervisor  
Tim Verbeke, Planner

Date: September 6, 2022

**Re: Zoning Variation for a Pier at 440 North Old Rand Road**

**Issue:** Mr. Roger and Ms. Victoria Comins (the “Applicants”), are the owners of the property at 440 North Rand Road (the “Subject Property”). The Applicant is seeking:

- A Variation from Code Section 9-7C-3: “Additional Permitted Uses” pursuant to Section 9-7C-2: Overlay District “LP Lake Protection District.”

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

- Become more business friendly and customer oriented

**Analysis:** The Subject Property is located within the Village’s R-5 Residential District that provides for single-family homes. The LP Lake Protection District appears on the zoning map as an “overlay district,” superimposed on all properties with frontage along Lake Zurich. The LP Lake Protection District provides for regulations for the construction of piers.

The Applicants are requesting a Variation from Section 9-7C-3 to allow for the construction of a second pier and associated dock that will exceed the lake frontage requirements for allowable number of piers and required pier width. The subject pier is proposed to be constructed with a total area of 196 square feet, a maximum of 10 feet in width at the widest point, and is proposed to project 50 feet into the lake.

Currently, there is an existing legal non-conforming pier on the subject property. It is approximately 250 square feet in area, projecting 50 feet into the lake and approximately 15 feet at its widest point. The pier was constructed prior to October 2004 when the current provisions for

the LP Lake Protection District and the requirements for piers were adopted. The Applicant shares use and enjoyment of this pier with an adjoining property owner at 438 North Old Rand Road.

The second pier is being requested due to the unique configuration of lake access between the property owners at 440 and 438 N Old Rand Road. 440 North Old Rand was platted as a flag lot, leading to a shared lake parcel with the property owners at 438 North Old Rand Road. Since there is already a pier on the property built and owned by 438 North Old Rand Road, the Applicants are requesting to build their own lake access due to liability and safety concerns.

The proposed pier will be constructed 20 feet from an existing pier already established on the subject lot, and 50 feet from a pier on the neighboring lot at 429 Lois Lane. The Applicant's proposed pier will not project any farther into the lake than the two existing piers. Besides the distance between the two piers, and maximum width of the pier at 10 feet wide, the proposed pier meets the remaining requirements for piers within Section 9-7C-3 of the code.

The Owners have stated that they are essentially spacing the pier as if it were a multi-slip pier, similar to piers around the lake, with the difference of bringing the second pier to the land. That gives both property owners the room for a boat each but also their separate space for when hosting private gatherings. Additionally, a key aspect to having separate piers instead of a single multi-slip pier is to remove any encumbrances related to ownership and use if either owner decides to sell their portion of title to the property in the future.

Pursuant to public notice published on May 28, 2022, in the Daily Herald, a public hearing was scheduled with the Lake Zurich Planning & Zoning Commission for June 15, 2022, to consider the Application and then continued to the August 17, 2022 meeting at the request of the Applicant for more time to assemble information. On May 24, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

The video stream from the PZC meeting can be accessed via the link:  
<https://play.champds.com/lakezurichil/event/63>

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

**Recommendation:** At its meeting on August 17, 2022, the Planning and Zoning Commission recommended approval of the variation and provided its findings and conditions for approval. These findings are incorporated and made a part of the approval ordinance submitted to the Village Board for consideration, and subject to the following conditions for approval.

Staff therefore recommends approval of the ordinance with the following conditions:

1. The foregoing variations are hereby granted, subject to substantial conformance with the following terms and conditions:

- a. The variations for the width of the pier and the distance from the existing adjacent pier, shall be limited to that size and distance shown, as depicted on the plans which were submitted to and filed with the Village staff and the PZC.
  - b. Zoning Application and Cover Letter prepared by Roger and Victoria Comins; both dated May 28, 2022.
  - c. Exhibit A: Legal Description of the Subject Property
  - d. Plat of Survey provided by Roger and Victoria Comins; dated May 28, 2022.
  - e. Proposed Site Plan provided by Roger and Victoria Comins; dated May 28, 2022.
  - f. Neighbor Letters submitted by Roger and Victoria Comins; dated May 28, 2022.
2. No additional pier will be permitted along the 75-foot frontage of the Subject Property other than the proposed new pier and the existing pier on the Subject Property.
  3. As further mitigation for construction of the pier, the applicant shall agree not to increase the amount of projection of the existing and proposed piers into the lake, total surface area and width of the pier beyond what is being proposed.
  4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
  5. The grant of variations does not authorize any work on the Property, but rather merely authorizes the filing and processing of permits that may be required for such work. The Applicant shall submit all applicable building plans, and all other required materials, in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- Approval Ordinance including the following exhibits:
    - Exhibit A – Legal description of the property
    - Exhibit B – August 17, 2022 Staff Report and PZC final findings, recommendation and conditions

## ORDINANCE NO. 2022-09-\_\_\_\_\_



**ORDINANCE GRANTING A VARIATION FROM  
LAKE PROTECTION DISTRICT STANDARDS  
(440 North Old Rand Road)**

WHEREAS, Mr. Roger and Ms. Victoria Comins, (“Applicant”), have filed application PZC 2022-09 (“Application”) for variations to the zoning standards for a pier for the property commonly known as 440 North Old Rand Road, legally described in **Exhibit A** attached hereto (the “Property”); and

WHEREAS, there is an existing pier on Applicant’s Property built and owned by the property owner at 438 North Old Rand Road (“Adjoining Property”); and

WHEREAS, the Property is zoned within the R-5 Single Family Residential district and Applicant lawfully shares the required lot frontage and use and enjoyment of that existing pier on the Adjoining Property, both Applicant’s Property and Adjoining Property being within the LP Lake Protection Overlay District; and

WHEREAS, Applicant’s unique hardship and need for its own pier is based on the status of the Property being originally platted as a flag lot, leading to a shared lake parcel with the property owners of the Adjoining Property and

WHEREAS, while the Applicant currently has rights to use the pier owned by the Adjoining Property, the Applicants are seeking their own lake access and pier due to liability and safety concerns and Property value issues; and

WHEREAS, as a property owner separate from the Adjoining Property, Applicant seeks their own, separate pier at this lake frontage for the Property due to the unique configuration of lake access between Applicant’s Property and the Adjoining Property; and

WHEREAS, the Applicant requests variations from the regulations at Section 9-7C-3 of the LP Lake Protection District, a zoning overlay district (“District”) of the Lake Zurich Zoning Code (“Code”) for “Additional Permitted Uses”, pursuant to Section 9-7C-2 of the Lake Protection District, to allow for the construction of a second pier and associated dock that will exceed the lake frontage requirements for allowable number of piers and pier width at the Property; and

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WHEREAS, the District regulations establish the following relevant standards, from which Applicant seeks relief, regarding the construction of piers within the District:

Section 9-7C-3A-1-a. No more than one pier shall be permitted per each seventy-five feet (75') of lake frontage on any zoning lot.

Section 9-7C-3A-1-e. No pier shall be more than four feet (4') wide at any point, except as required for accessibility under applicable State or Federal law.

WHEREAS, the variation being sought proposes to allow a new pier approximately 10 feet in width at the widest point and will be constructed 20 feet from an existing pier already established on the subject lot, and 50 feet from a pier on the neighboring adjacent property at 429 Lois Lane; and

WHEREAS, the proposed pier will meet the remaining District requirements for piers at Section 9-7C-3 of the Code.

WHEREAS, public notice of the public hearing on this request before the Lake Zurich Planning and Zoning Commission ("PZC") was published on May 28, 2022, in the Daily Herald; and

WHEREAS, a public hearing was scheduled with the PZC for June 15, 2022, to consider the Application; and

WHEREAS, paragraph 18 of Section 9-17-3 of the Code lists "Authorized Variations" under the Code and provides in relevant part:

"18. Lake Protection District: To allow piers to an extent or in a manner not permitted by subsection 9-7C-3A [the Lake Protection District].

with no specified limits on the extent to which the provisions of subsection 9-7C-3A can be varied; and

WHEREAS, the PZC opened the public hearing on June 15, 2022, but continued the hearing on August 17, 2022 at the request of the Applicant, regarding the request for the proposed variations, and pursuant to the applicable standards set forth in section 9-17-4 of Chapter 17 of Title 9 of the Village of Lake Zurich Municipal Code for zoning variations, and did consider the application, documentation submitted and all of the facts and circumstances affecting the application, as described in the report and recommendations set forth in the August 17, 2022 STAFF REPORT, consisting of 9 pages, those findings and recommendations of said STAFF REPORT adopted by the PZC as its own at its August 17, 2022 meeting, all 9 pages of said STAFF REPORT attached hereto as **Exhibit B**; and

WHEREAS, the Mayor and Board of Trustees of the Village of Lake Zurich have considered the findings and recommendations of the PZC, including the STAFF REPORT August 17, 2022, to the PZC, consisting of 9 pages, said REPORT attached hereto as

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**Exhibit B**, and having considered all of the facts and circumstances affecting the Application, the Mayor and Board of Trustees have determined that the applicable standards related to the granting of these requested variations have been adequately met.

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

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

**SECTION 2: APPROVAL OF VARIATIONS.** The Mayor and Board of Trustees do hereby approve the Application and grant the variations requested by the Applicant for the Property, as follows:

- A. To authorize a variation from subsection 9-7C-3A-1-a of Chapter 7C of Title 9 of the Village Zoning Ordinance to allow an additional pier and reduce the allowable distance between piers along the lake frontage from 75 feet to 20 feet.
- B. To authorize a variation from subsection 9-7C-3A-1-e for a maximum of 10 feet in width at the widest point of the pier.

**SECTION 3: CONDITIONS.**

- 1. The foregoing variations are hereby granted, subject to substantial conformance with the following terms and conditions:
  - A. The variations for the width of the pier and the distance from the existing adjacent pier, shall be limited to that size and distance shown, as depicted on the plans which were submitted to and filed with the Village staff and the PZC.
  - B. Zoning Application and Cover Letter prepared by Roger and Victoria Comins; both dated May 28, 2022.
  - C. Exhibit A: Legal Description of the Subject Property
  - D. Plat of Survey provided by Roger and Victoria Comins; dated May 28, 2022.
  - E. Proposed Site Plan provided by Roger and Victoria Comins; dated May 28, 2022.
  - F. Neighbor Letters submitted by Roger and Victoria Comins; dated May 28, 2022.
- 2. No additional pier will be permitted along the 75-foot frontage of the Subject Property other than the proposed new pier and the existing pier on the Subject Property.

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- 3. As further mitigation for construction of the pier, the applicant shall agree not to increase the amount of projection of the existing and proposed piers into the lake, total surface area and width of the pier beyond what is being proposed.
- 4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- 5. The grant of variations does not authorize any work on the Property, but rather merely authorizes the filing and processing of permits that may be required for such work. The Applicant shall submit all applicable building plans, and all other required materials, in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

**SECTION 4: COMPLIANCE WITH ORDINANCE.** The variations granted in Section 2 of this Ordinance may be revoked by the Board of Trustees upon the violation of any term, restriction, or condition of this Ordinance or of any applicable Village code or regulation.

**SECTION 5: SEVERABILITY.** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

**PASSED** this \_\_\_\_\_ day of September, 2022, pursuant to a roll call vote of the Corporate Authorities of the Village of Lake Zurich as follows:

AYES:  
 NAYS:  
 ABSENT:

**APPROVED** by the Mayor of the Village of Lake Zurich this \_\_\_\_\_ day of September, 2022.

\_\_\_\_\_  
 Mayor

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

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**EXHIBIT A**

Legal Description of Property

LOT 6 IN THE SUBDIVISION OF PART OF FAIR OAKS SUBDIVISION OF PARTS OF SECTION 17 AND 19, AFORESAID, BEING DESCRIBED AS A STREET IN SAID SUBDIVISION LOCATED BETWEEN LOTS 4 AND 32 TO 59, INCLUSIVE AND LOTS 3, 60, 61 AND 62 OF SAID SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1916 IN BOOK "J" OF PLATS, PAGE 65 AS DOCUMENT NO. 165114, IN LAKE COUNTY, ILLINOIS.

LOT 55 IN FAIR OAKS SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1895 AS DOCUMENT NO. 62231 IN BOOK "D" OF PLATS, PAGES 28 AND 29, IN LAKE COUNTY, ILLINOIS.

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Parcels Involved: 14-7-301-012, 14-17-301-004, 14-17-306-005

341848\_1

**EXHIBIT B**  
Staff Report and Findings of the PZC - 9 pages

341848\_1



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

**APPLICATION PZC 2022-09**  
**PZC Hearing Date: August 17, 2022**

**AGENDA ITEM 4.A**

**STAFF REPORT**

To: Chairperson Stratman and Members of the Planning & Zoning Commission  
From: Sarosh Saher, Community Development Director  
CC: Mary Meyer, Building Services Supervisor  
Tim Verbeke, Planner  
Date: August 17, 2022  
Re: PZC 2022-09 – 440 North Old Rand Road  
Variation for the Construction of a Pier

**SUBJECT**

Mr. Roger and Ms. Victoria Comins (the “Applicants”) request a Variation from Zoning Code Section 9-7C-3, “Additional Permitted Uses” in the Lake Protection District, to allow for the construction of a pier and associated dock that will exceed the lake frontage requirements for allowable number of piers and pier width, at the property commonly known as 440 North Old Rand Road, legally described in Exhibit A attached hereto (the “Subject Property”).

**GENERAL INFORMATION**

Requested Action: Variation of the construction standards for a pier and dock  
Current Zoning: R-5 Single Family Residential District  
LP Lake Protection Overlay District  
Current Use: One Existing Pier on Lake Lot  
Property Location: 440 North Old Rand Road  
Applicant and Owner: Roger and Victoria Comins  
Staff Coordinator: Tim Verbeke, Planner

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

### **LIST OF EXHIBITS**

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

### **BACKGROUND**

Roger and Victoria Comins (the “Applicants”), are the owners of the property located at 440 North Old Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on May 16, 2022 (the “Application”) seeking:

- A Variation from Code Section 9-7C-3: “Additional Permitted Uses” pursuant to Section 9-7C-2: Overlay District “LP Lake Protection District.”

The Subject Property is located within the Village’s R-5 Residential District that provides for single-family homes. The LP Lake Protection District appears on the zoning map as an “overlay district,” superimposed on all properties with frontage along Lake Zurich. The LP Lake Protection District provides for regulations for the construction of piers.

Piers are subject to the following limitations:

- a. No more than one pier shall be permitted per each seventy-five feet (75') of lake frontage on any zoning lot.
- b. The deck of any pier shall not extend more than four feet (4') above the mean high-water level of the lake (currently known to be elevation 844 USGS datum).
- c. No structure or part of a pier may extend above the level of the deck except that protective, decorative, or ornamental appurtenances such as hand railings, benches, and the like may extend to a height of forty-two inches (42") above the deck.
- d. The total deck area of a pier shall not exceed two hundred (200) square feet.
- e. No pier shall be more than four feet (4') wide at any point, except as required for accessibility under applicable State or Federal law.
- f. Every pier shall be constructed entirely of noncorrosive or decay resistant materials such as coated steel, aluminum, cedar, redwood, or Wolmanized® or similarly treated wood.
- g. No pier shall project into the middle twelve feet (12') of any waterway.
- h. No pier shall project into any waterway more than fifty feet (50') from the mean high-water elevation at the bank of such waterway.
- i. No pier shall be located within ten feet (10') of any property line as extended into the waterway.

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

The subject pier is proposed to be constructed with a total area of 196 square feet, a maximum of 10 feet in width at the widest point, and is proposed to project 50 feet into the lake.

No definition of “pier” or “dock” is provided for in the municipal code, and therefore for all practical purposes, the structure shall be considered a “pier.”

*Existing Structure.* Currently, there is an existing legal non-conforming pier on the subject property. It is approximately 250 square feet in area, projecting 50 feet into the lake and approximately 15 feet at its widest point. The pier was constructed prior to October 2004 when the current provisions for the LP Lake Protection District and the requirements for piers were adopted. The proposed pier is being requested due to the unique configuration of lake access between the property owners at 440 and 438 N Old Rand Road. 440 North Old Rand was platted as a flag lot, leading to a shared lake parcel with the property owners at 438 North Old Rand Road. Since there is already a pier on the property built and owned by 438 North Old Rand Road, the Applicants are requesting to build their own lake access due to liability and safety concerns.

The proposed pier will be constructed 20 feet from an existing pier already established on the subject lot, and 50 feet from a pier on the neighboring lot at 429 Lois Lane. The Applicant’s proposed pier will not project any farther into the lake than the two existing piers. Outside of the distance between the two piers, and maximum width of the pier at 10 feet wide, the pier meets the remaining requirements for piers within Section 9-7C-3 of the code.

The Owners have stated that they are essentially spacing the pier as if it were a multi-slip pier, similar to piers around the lake, with the difference of bringing the second pier to the land. That gives both property owners the room for a boat each but also their separate space for when hosting private gatherings. Additionally, a key aspect to having separate piers instead of a single multi-slip pier is to remove any encumbrances related to ownership and use if either owner decides to sell their property in the future.

The owners will obtain the clearance from all utility companies, the IL Department of Natural resources and if necessary, the US Army Corp of Engineers to install the pier in the lake prior to construction. There are no Village utility easement requirements or grade concerns that would prevent the pier from being constructed in this portion of the lake.

*Neighborhood precedence.* Both the adjacent properties to the east and west have a pier that were constructed prior to the adoption of 2004 provisions.

Pursuant to public notice published on May 28, 2022, in the Daily Herald, a public hearing was scheduled with the Lake Zurich Planning & Zoning Commission for June 15, 2022, to consider the Application and then continued to the August 17, 2022 meeting at the request of the Applicant for more time to assemble information. On May 24, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within Fair Oaks Subdivision in Lake County and is zoned within the R-5 Single Family Residential District. The property was platted in May of 1895.

Historical Aerial pictures show that a pier owned by 438 N Old Rand existed at the property as early as 1980. The current configuration of the pier was constructed around 2000 and has remained as such since that time.

- C. Surrounding Land Use and Zoning.** The subject property is zoned within the R-5 Single Family Residential District. The surrounding properties on the south and west are zoned R-5 Single Family Residential District and are improved with residences similar in vintage to the Subject Property.
- D. Trend of Development.** The residence at 440 North Old Rand Road is located within a mature residential neighborhood and was constructed in the first stage of development of Fair Oaks Subdivision. It is a two-story bungalow style home and is consistent with other homes in the subdivision that were constructed in the early to mid-1920s along the lake. The existing pier is an existing non-conforming structure that was constructed before the adoption of the 2004 provisions of the zoning code.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

Taken as a whole, the residential district regulations are intended to preserve established neighborhoods and encourage new residential development, but only in a manner consistent with the overall character of the village. (Ord., 10-2004)

The LP Lake Protection District is established to protect and preserve the special qualities and characteristics of the lake and thereby preserve the quality of its impact on the Village. The LP Lake Protection District appears on the zoning map as an "overlay district," imposed on top of other districts created by this Zoning Code and referred to in this article as "base districts." Development of properties in the LP Lake Protection District must comply both with the regulations of the LP Lake Protection District and with the regulations of the base district in which they are located. When there is any conflict between the regulations of the LP Lake Protection District and the regulations of the base district, the regulations of the LP Lake Protection District shall control.

- F. General provisions for the granting of variations.** The purpose of the variation procedure is intended to provide a narrowly circumscribed means by which relief may be

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

granted from unforeseen particular applications of the zoning code that create practical difficulties or particular hardships for which no other remedy is available.

Section 9-17-3 entitled “Authorized Variations” provides a list of the zoning code provisions that may be varied by authority of the Village Board.

In particular paragraph 18 of this section provides for variations for the construction of structures within the LP Lake Protection District as follows:

Lake Protection District: To allow piers to an extent or in a manner not permitted by subsection 9-7C-3A of this title. (Ord. 2016-6-137, 6-6-2016). The ordinance that was passed to allow for such variations did not set limits on the extent to which the provisions could be varied.

**GENERAL FINDINGS**

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

**9-17-4: STANDARDS FOR VARIATIONS.**

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

**Staff Response: Standard met. the Applicant currently enjoys a 75-foot lake frontage. The frontage is shared between two owners – the Subject property owner and the owner at 438 North Old Rand Road. the shared frontage therefore makes it impossible for both owners to enjoy individual pier access to the lake.**

**The variation being sought will provide necessary individual access for both property owners while satisfying each of the standards set forth in this section, and also meet the purpose and intent of the Applicant’s desire for reduced liability and utilization.**

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

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

**Staff Response: Standard met. The two properties that share the 75-foot frontage with the lake are configured in tandem with the lake thereby limiting access to the lake to one property.**

**The current width of the property at 75 feet is not conducive to accommodating an additional pier along the frontage thereby providing full enjoyment of individual piers by both owners. By right of ownership, each of the property owners have access to the lakefront parcel and access to the lake.**

**The pier is being constructed at its proposed location to allow both property owners 438 N Old Rand and the adjacent property at 429 Lois Lane full utilization of their existing piers for their recreation and enjoyment.**

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

**Staff Response: Standard met. The unique or extraordinary physical condition (non-conformity) was not the result of any action of a current property owner, rather a result of the design and configuration of lots and their frontage with the lake that was created prior to adoption of the current codes.**

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

**Staff Response: Standard met. The owners are requesting an additional pier along their shared frontage with the lake. Denying the pier to be built would deny the property owners to opportunity to enjoy a feature offered to other residents along the lakefront.**

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

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

**Staff Response: Standard met. The hardship does not involve the inability of the owner to enjoy any special privilege in using the property. The use of the pier is for private purposes only. Granting the variation will allow the Applicant the ability to enjoy lake rights that are traditional and customary to the enjoyment and use of residential lakefront properties.**

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

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

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

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

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

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

**Staff Response: Standard Met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to construct a pier that does not meet the 75-foot separation from the existing pier on the same zoning lot. The pier is proposed to be built to modern standards of the building and zoning code, and will not impede the neighboring properties enjoyment of the lake.**

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

**Staff Response: Not applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered. Parking is not currently provided at the pier**

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

area, nor is required since the users reside within walking distance of the pier.

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

**Staff Response: Standard met. The proposed pier will conform to current building codes and therefore would not increase any risk of flood or fire. The pier and any associated improvements will require approval from relevant permitting agencies other than the Village in order to ensure minimal damage to the lake and the shoreline.**

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

**Staff Response: Standard met. No utilities or public facilities are proposed to be connected to the proposed pier. Any new electrical connection to the pier would be incidental to the residential use of the Applicant’s related property. Granting of the variation would therefore not cause the property to unduly tax public utilities or facilities in the area since its function would not change.**

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

**Staff Response: Standard met. The proposed variation would not affect the public’s health, safety or welfare. The pier is intended for private use only. The Applicants have obtained the consent of the neighboring property owners who would most likely be impacted by the installation of the proposed pier.**

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

**Staff Response: Standard partially met. The pier does not meet the requirement of one pier per each 75 feet of lake frontage. The Applicant could exercise an option to share the existing pier already constructed on site without a variation and still have access to the lake.**

**However, due to the extraordinary configuration of the lots, any other location would either not offer sufficient room to give a new pier any utility, or place it in an area where such features are prohibited. The pier is proposed to be located where it would be practicably accessible without interfering with the privacy of individual properties.**

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

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

1. The proposed pier will be constructed at least 10 feet from any lot line;
2. The proposed pier will not exceed the maximum allowable square footage of 200 square feet;
3. The proposed pier will not extend more than 50 feet into the waterway;
4. The proposed pier has been proposed in a location to minimize the impact on both existing piers on either side;
5. The owners of the adjacent property have not objected to the construction of the pier as proposed; and

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

**RECOMMENDATION**

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

- Section 9-17-4: Standards for Variations

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

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2022-09, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
  - a. Zoning Application and Cover Letter prepared by Roger and Victoria Comins; both dated May 28, 2022.
  - b. Exhibit A: Legal Description of the Subject Property
  - c. Plat of Survey provided by Roger and Victoria Comins; dated May 28, 2022.
  - d. Proposed Site Plan provided by Roger and Victoria Comins; dated May 28, 2022.
  - e. Neighbor Letters submitted by Roger and Victoria Comins; dated May 28, 2022.
2. No additional pier will be permitted along the 75-foot frontage of the Subject Property other than the proposed new pier and the existing pier on the Subject Property.
3. As further mitigation for construction of the pier, the applicant shall agree not to increase the amount of projection of the existing and proposed piers into the lake, total surface area and width of the pier beyond what is being proposed.
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke  
 Planner

Staff Report  
APPLICATION PZC 2022-09

Community Development Department  
PZC Hearing Date: August 17, 2022

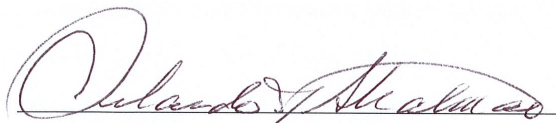
**LAKE ZURICH PLANNING & ZONING COMMISSION  
FINAL FINDINGS & RECOMMENDATIONS**

**440 NORTH OLD RAND ROAD  
AUGUST 17, 2022**

The Planning & Zoning Commission recommends approval of Application PZC 2022-09, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated August 17, 2022 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
  - a. Zoning Application and Cover Letter prepared by Roger and Victoria Comins; both dated May 28, 2022.
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3. As further mitigation for construction of the pier, the applicant shall agree not to increase the amount of projection of the existing and proposed piers into the lake, total surface area and width of the pier beyond what is being proposed.
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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



Planning & Zoning Commission Chairman

**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOT 6 IN THE SUBDIVISION OF PART OF FAIR OAKS SUBDIVISION OF PARTS OF SECTION 17 AND 19, AFORESAID, BEING DESCRIBED AS A STREET IN SAID SUBDIVISION LOCATED BETWEEN LOTS 4 AND 32 TO 59, INCLUSIVE AND LOTS 3, 60, 61 AND 62 OF SAID SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1916 IN BOOK "J" OF PLATS, PAGE 65 AS DOCUMENT NO. 165114, IN LAKE COUNTY, ILLINOIS.

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AN UNDIVIDED ONE-HALF INTEREST IN LOT "F" IN FAIR OAKS SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1895 AS DOCUMENT NO. 62231 IN BOOK "D" OF PLATS, PAGES 28 AND 29 IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-7-301-012, 14-17-301-004, 14-17-306-005

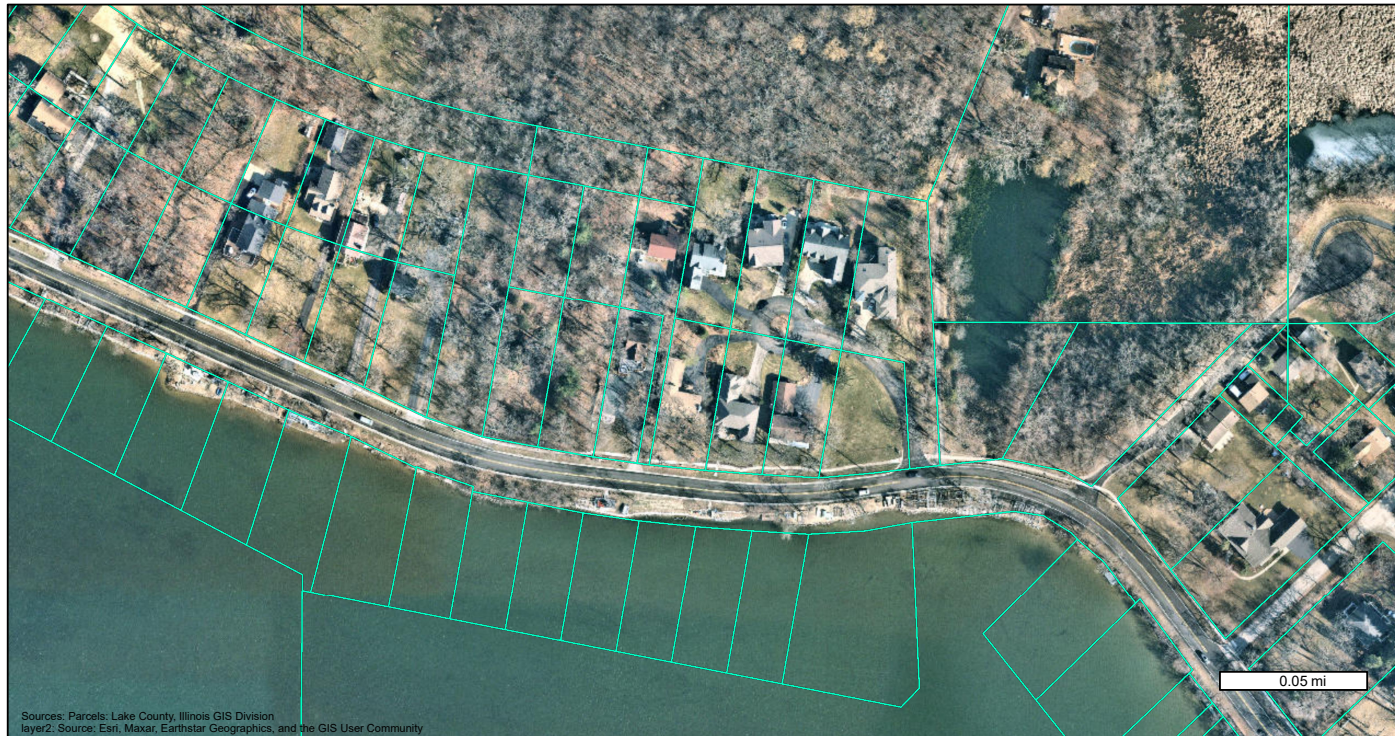
**Staff Report**  
**APPLICATION PZC 2022-09**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

**EXHIBIT B**  
**HEARING SIGN ON SUBJECT PROPERTY**



### 440 N Old Rand Road



Lake County, Illinois



Map Printed on 8/10/2022



Tax Parcel Lines  
Tax Parcel Information

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



# Pier Variation

## 440 N Old Rand Road



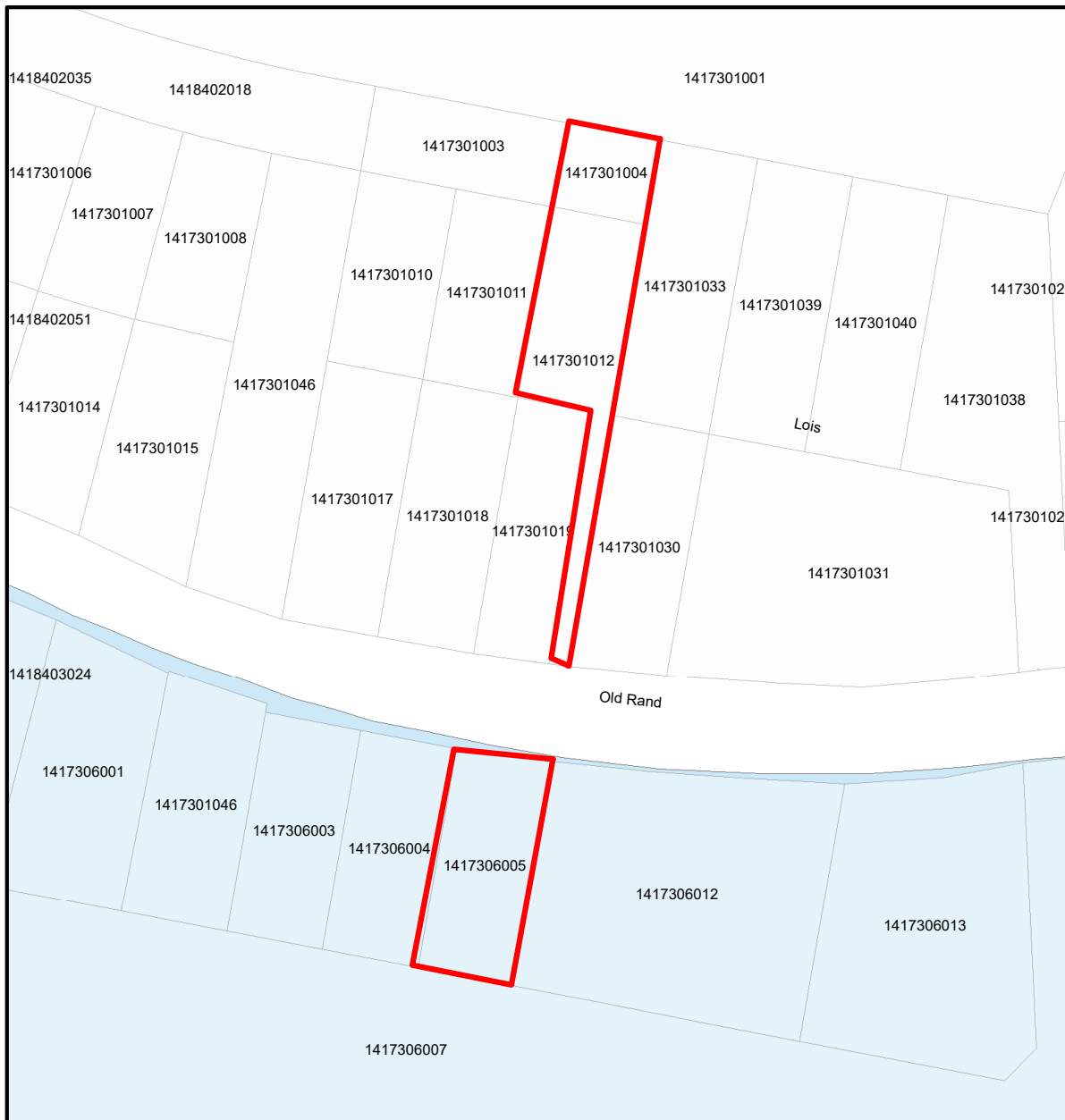
COMMUNITY SERVICES DEPARTMENT  
Building and Zoning Division  
505 Telsler Road, Lake Zurich, Illinois 60047

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



# Pier Variation

## 440 N Old Rand Road



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

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



**ZONING APPLICATION**

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

(Please Type or Print)

1. Address of Subject Property: 440 North Old Rand Road, Lake Zurich, IL, 60047
2. Please attach complete legal description
3. Property Identification number(s): 14-17-301-012; 14-17-301-004; 14-17-306-005
4. Owner of record is: Roger and Victoria Comins Phone: 224-200-7584  
E-Mail roger.comins@gmail.com Address: 440 North Old Rand Road, Lake Zurich, IL, 60047
5. Applicant is (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_  
E-Mail \_\_\_\_\_ Address: \_\_\_\_\_
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: A deck and stairs to get down to the water, along with one removable pier
8. The proposed uses on the property are: We would like approval to add one more removable pier
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:  
N/A
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:  
N/A
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

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

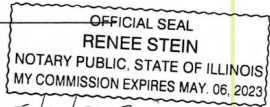
Roger Comins  
(Name of applicant)

[Signature]  
(Signature of applicant)

Subscribed and sworn to before me this 25 day of July, 2022.

Renee Stein  
(Notary Public)

My Commission Expires 5/6/2023

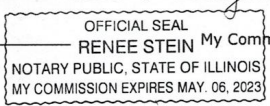


BRANDY WEINSTEIN  
(Name of Owner, if different)

[Signature]  
(Signature of Owner, if different)

Subscribed and sworn to before me this 25 day of July, 2022.

Renee Stein  
(Notary Public)  
State of IL  
County of Lake



My Commission Expires 5/6/2023

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

- Zoning Code **Map** Amendment to change zoning of Subject Property from \_\_\_\_ to \_\_\_\_
- Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code \_\_\_\_\_

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

- Special Use Permit/Amendment for \_\_\_\_\_  
(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

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

- Variation for Chapter 7; Article C; 9-7C-3 1.a. we propose adding a second removable pier within 75'  
(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

- Modification to the Land Development Code (includes retaining walls more than 2 feet in height)  
(See Section 10-6-18 of the Land Development Code for specific standards.)

- Preliminary Plat of Subdivision
- Final Plat of Subdivision or Amendment to Plat of Subdivision  
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

- Site Plan Approval/Major Adjustment/Amendment  
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)
- Exterior Appearance Approval or Amendment  
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

**APPLICATION TO ANNEX CERTAIN TERRITORY**

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

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

**COMPREHENSIVE PLAN APPLICATION**

- Comprehensive Plan **Map** Amendment for \_\_\_\_\_
- Comprehensive Plan **Text** Amendment for \_\_\_\_\_



# Village of Lake Zurich Zoning Application Guide

## IF APPLICABLE VILLAGE OF LAKE ZURICH NOTIFICATION AFFIDAVIT

I, Tim Verbeke hereby certify as follows:

- I. That on the 28 day of May, 2022, affiant caused to be mailed in the Post Office of Lake Zurich, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right of Way, of the subject property and to the owners or representatives of property listed as exempt.
2. That the parties to whom said notice was mailed are set forth on Page 15, Item #13 of this application.

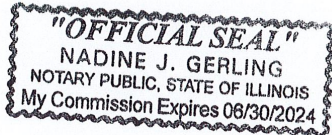
**\*Note: This is to be notarized and returned to Staff after notifications are mailed out.**

[Signature]  
Signature

Subscribed and sworn to before me this 9<sup>th</sup> day of August, 2022.

[Signature]  
(Notary Public)

My Commission Expires 6/30/2024



July 25<sup>th</sup>, 2022  
Orlando Stratman  
Chairperson of the Planning and Zoning Commission  
70 E. Main St., Lake Zurich, IL, 60047

Dear Mr. Stratman,

I am attaching this cover letter to our application for Variance to the Lake Zurich Code of Ordinances, under Title 9 Zoning, Chapter 7 Special Districts and Overlay Districts, Article C. Lake Protection District – specifically ordinance 9-7C-3 A.1.a. (No more than one pier shall be permitted per each seventy-five feet (75') of lake frontage on any zoning lot). We fully understand and appreciate this ordinance, as it assuredly provides the spacing to create a safe environment for the operation of boats (among other benefits). Our hope in this letter and application is to illustrate the unique situation / hardship for the lakefront property at 440 N Old Rand Rd, Lake Zurich, IL, 60047, and kindly request the approval of the Variance to allow a second removable pier on the property (and thus within 75' defined by the ordinance).

The current property owners are Roger and Victoria Comins, as well as Brad and Kathleen Weinschenker. While the two families own separate land and housing at 440 (Comins) and 438 (Weinschenker), the lake front property is shared as an undivided half ownership. The full legal descriptions are attached.

Currently there is one pier on the lot, which only the Weinschenker family uses. We are seeking approval for Variance to put a second removable pier on the lot. You will see from the survey and other diagrams, that the lot is exactly 75' wide, so it would be impossible to put two piers in without encroaching on neighboring lots (also per the ordinances we need to stay in 10' from property lines). Our proposal, in order to encroach as little as possible to the closest neighbor, is to put the proposed pier immediately to the left of the Weinschenker's boat lift; leaving enough distance to reasonably maintain the boat lift if needed. This would leave about 50' between the proposed pier and Bill Hessel's pier (owner of the neighboring lot).

The reason we are requesting this, the hardship if you will, is that for liability and simplicity of ownership/use of the pier itself, each family would prefer to have their own separate pier space. To respect these wishes, without a Variance, the Comins family has no real watercraft access to the lake from their own property. I'll also add that having this distinct ownership of a pier for each family will help tremendously with the future sale of either house, should one of the families decide to move. This point I need to greatly emphasize, as we saw first-hand when we purchased the house, that a single pier on the shared lot was a red flag from the lawyers and realtor.

I also want to share the intended pier product and company we would work with: similar to the pier already on the lot, we would purchase the pier and services from Captain Rod's; their MAX removable pier system is extremely sturdy steel construction. Each piece is 4' wide by 12' long – we would put in four pieces to ensure we're within the ordinance boundaries of no more than 200 sq. ft.

I hope this letter was clear in its intent and description of the current and desired state. We worked with all neighbors in the vicinity to come up with the proposal you'll find here, and it has everyone's support. All parties involved in the submission are more than happy to clarify any points.

Thank you so much for your time,

Roger Comins

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

Situated in the County of Lake, State of Illinois, to wit:

Lot 6 in the Subdivision of part of Fair Oaks Subdivision of parts of Section 17 and 18, aforesaid, being described as a street in said subdivision located between Lots 4 and 32 to 59, inclusive and Lots 3, 60, 61 and 62 of said subdivision, according to the plat thereof recorded May 16, 1916 in Book "J" of Plats, Page 65 as Document No. 165114, in Lake County, Illinois.

Parcel 2:

Situated in the County of Lake, State of Illinois, to wit:

Lot 55 in Fair Oaks Subdivision of part of Sections 17 and 18, Township 43 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 17, 1895 as Document No. 62231 in Book "D" of Plats, Pages 28 and 29, in Lake County, Illinois.

Parcel 3:

Situated in the County of Lake, State of Illinois, to wit:

The East 10 feet of Lot 9 in Fair Oaks Subdivision of part of Sections 17 and 18, Township 43 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 17, 1895 as Document No. 62231 in Book "D" of Plats, Pages 28 and 29, in Lake County, Illinois.

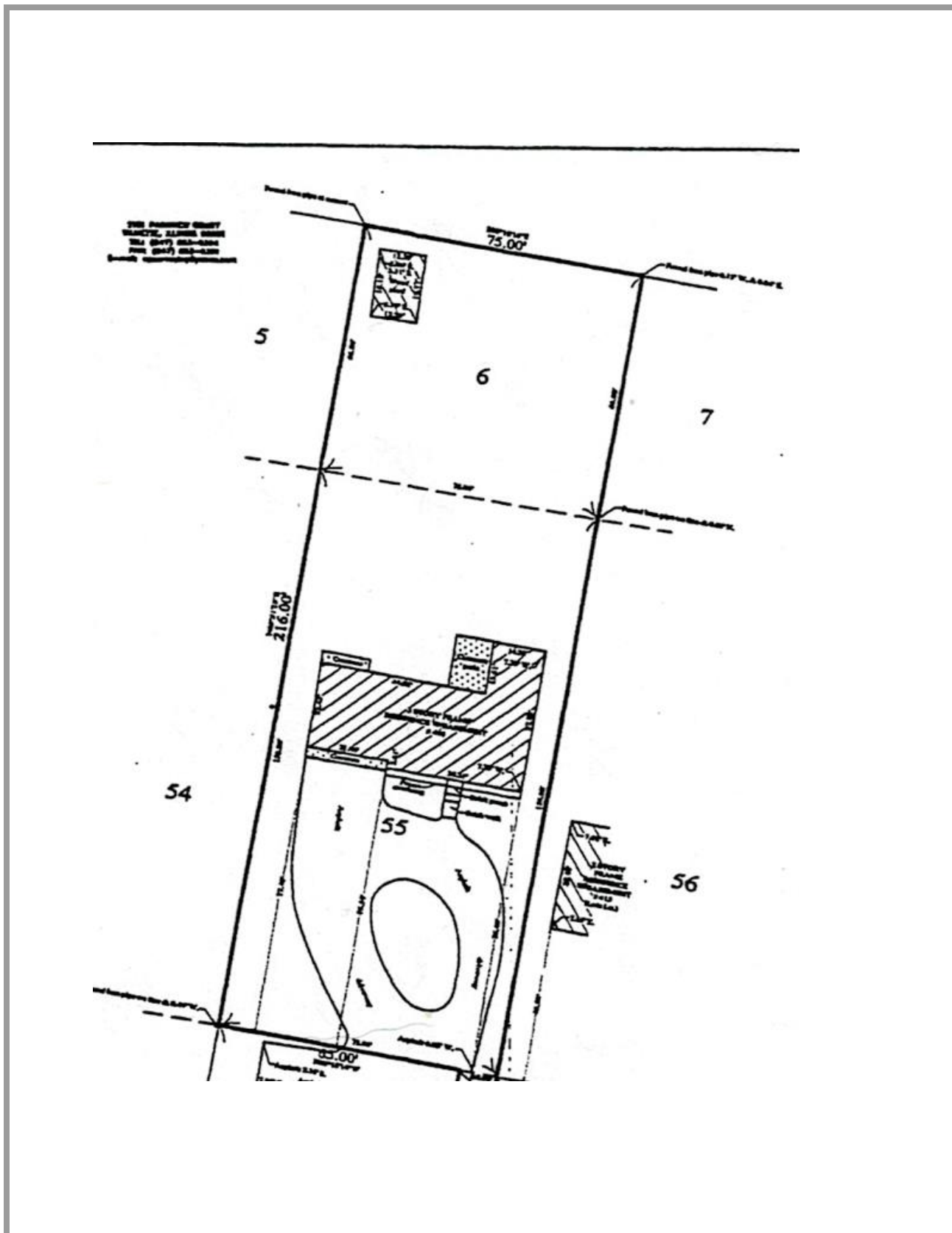
Parcel 4:

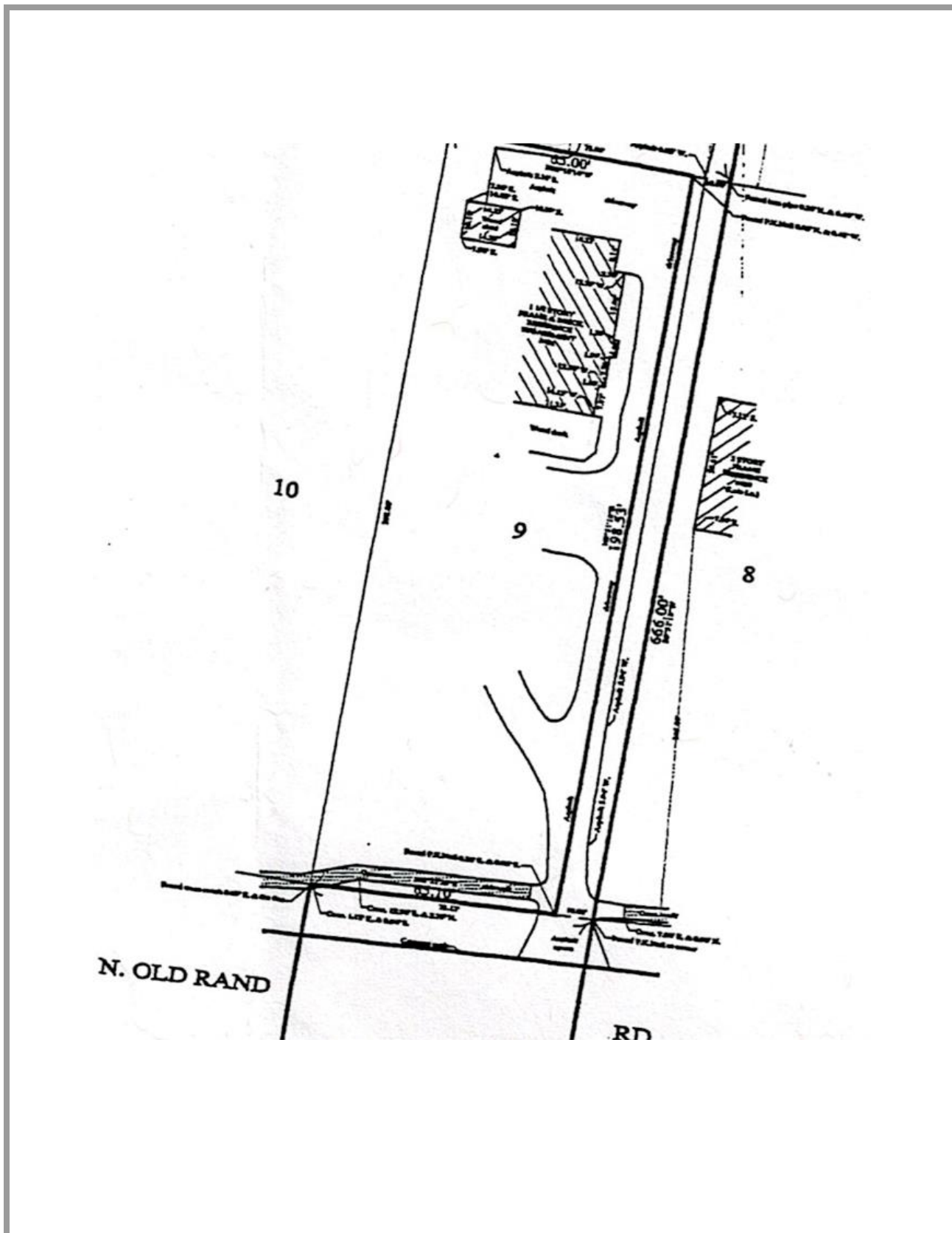
Situated in the County of Lake, State of Illinois, to wit:

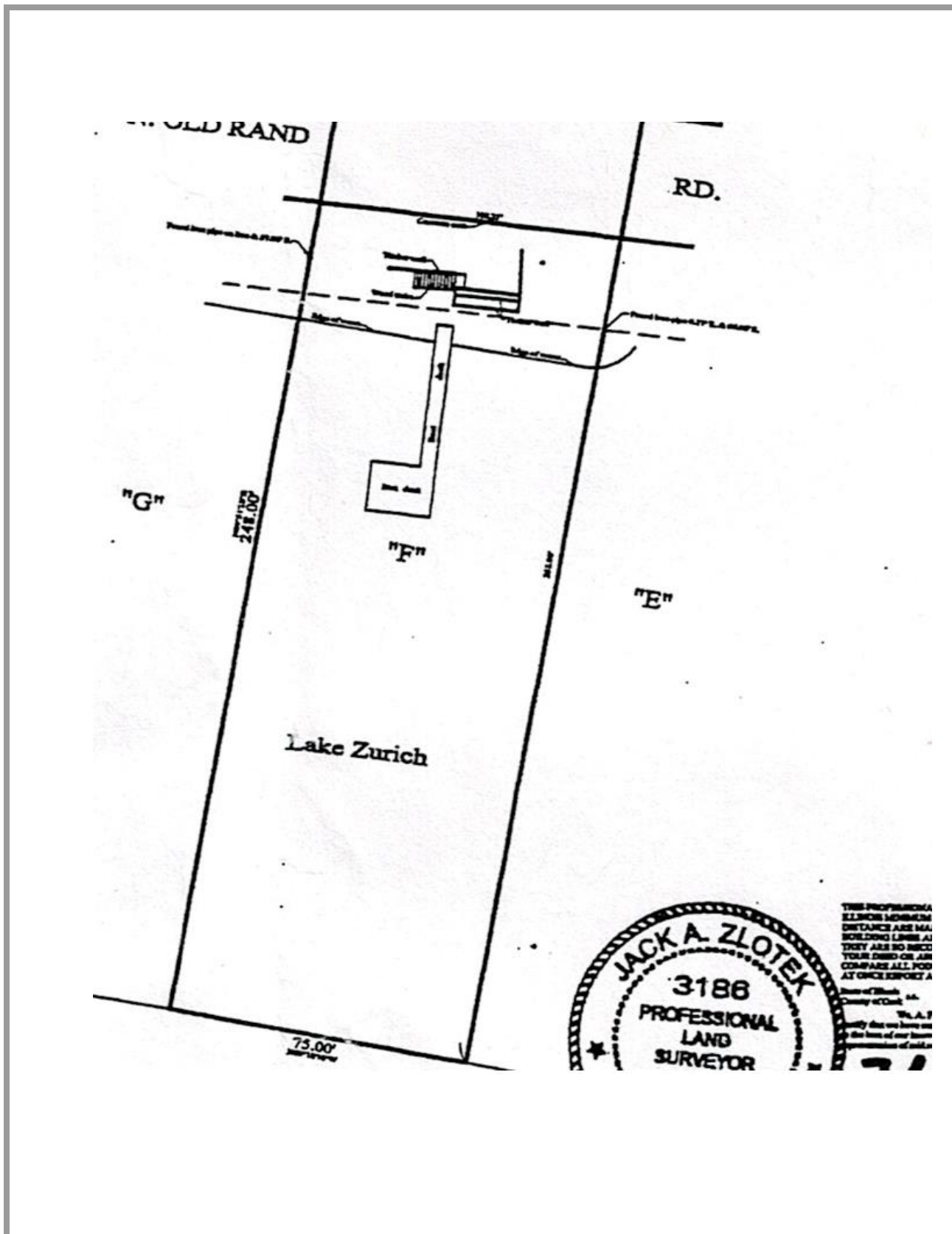
An undivided one-half interest in Lot "F" in Fair Oaks Subdivision of part of Sections 17 and 18, Township 43 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 17, 1895 as Document No. 62231 in Book "D" of Plats, Pages 28 and 29, in Lake County, Illinois.

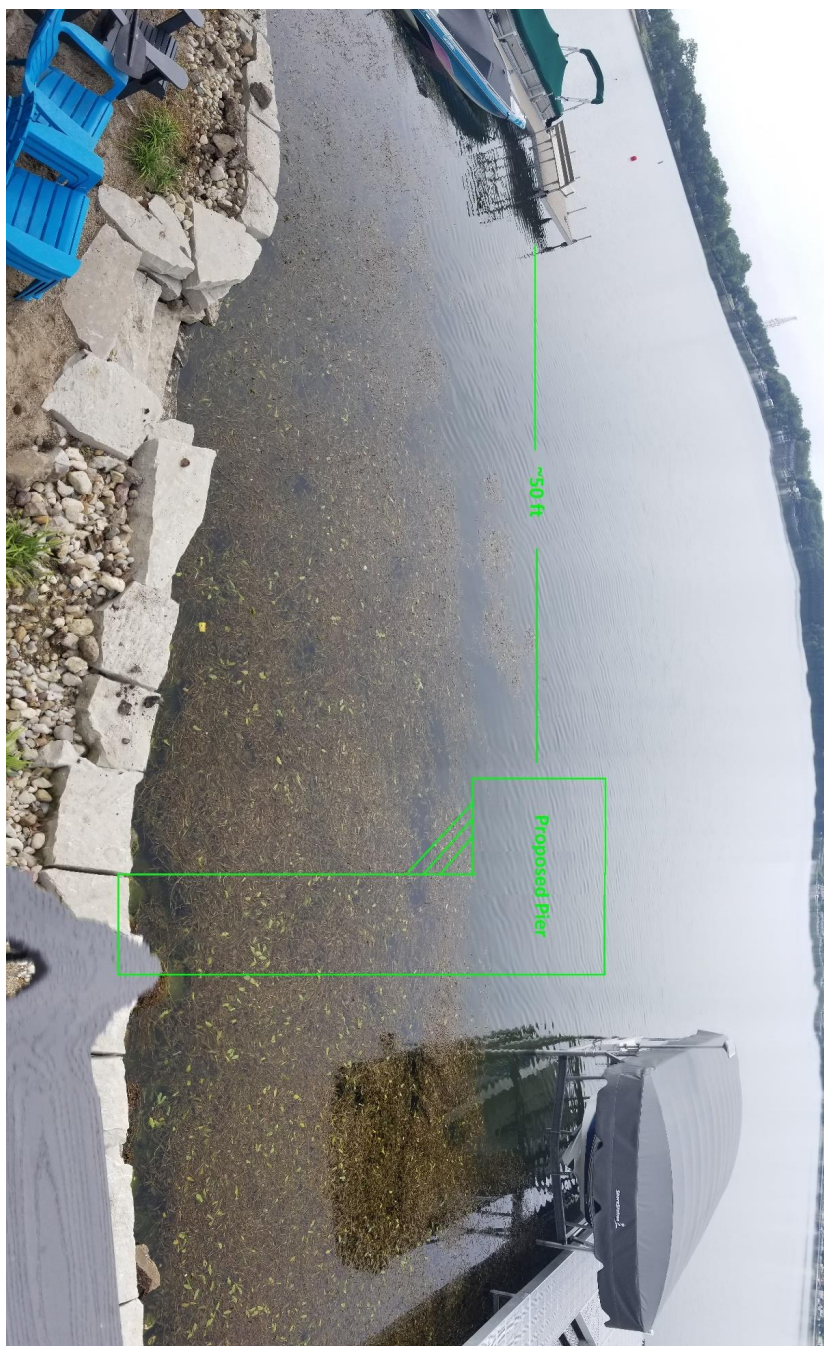
Permanent Index No.: 14-17-301-012 & 14-17-301-004 & 14-17-306-005

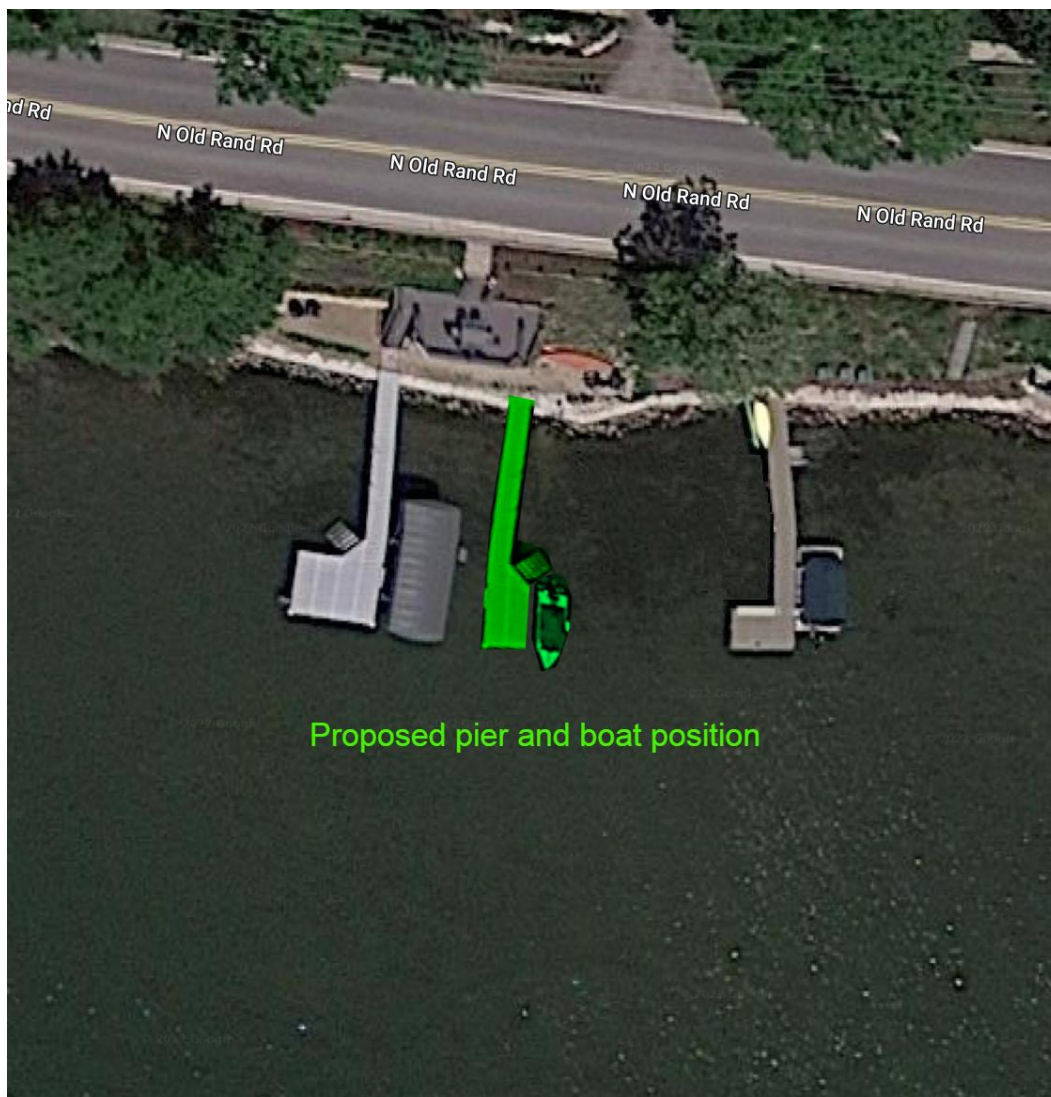








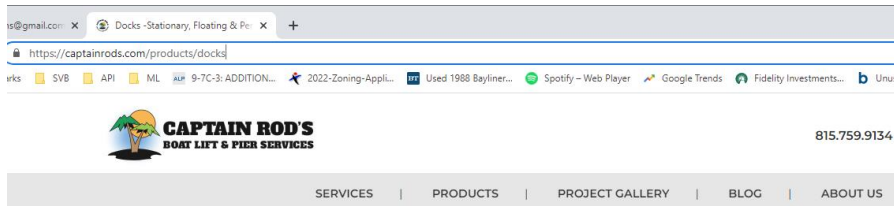




Proposed vendor:

Captain Rod's (<https://captainrods.com>)

LochDock pier product, as well as their removal services



Home | Products | Docks

## Docks

### Stationary, Floating & Permanent Docks

Captain Rod's offers a variety of docks to fit your needs. We offer removable and permanent dock options to beautify any shoreline.

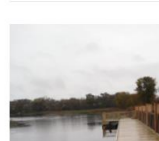


#### LochDock

The LochDock features a Quick Connect System that makes installing this particular dock as quick and easy as can be. It features a 6 1/2 inch tall aluminum side stringer and five inch welded under structure, making for a great walk while enhancing the aesthetics of your waterfront landscape. It utilizes Sure Step vinyl decking treads making it an environmentally conscious choice for customers in need of a stanchion dock system for their lake house or cottage. LochDocks are also available as floating docks for reservoirs, deep water lakes or commercial applications.

#### Products

- Boat Lifts
  - Decking
  - Docks
  - Waterfront Accessories
  - Boat Canopies
  - Seawalls
- 
- #### Services
- Boat Lifts
  - Pier Services
  - Seawalls
  - Winter Services/Shrubs





Support from neighbor from bordering lot closest to the proposed pier location:

July 2nd, 2022

To whom it may concern,

I am the owner of the lakefront lot bordering the Comins and Weinshenker's shared lot, and mine is the closest to the proposed 2nd pier.

Roger Comins discussed the configuration and position of the proposed pier with me, and I am writing here to provide my recommendation for approval of the variance they are seeking from the Village of Lake Zurich.

Sincerely,

A handwritten signature in cursive script that reads "William Hessel".

William Hessel  
429 Lois Lane, Lake Zurich, IL 60047

**AFFIDAVIT OF TITLE**

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

The undersigned Affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

1. That Affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the Warranty Deed dated March 13th, 2020 to **Victoria Ryan Comins and Roger Comins**, ("Grantee"), conveying an interest in the following described premises:

Legal Description attached hereto as Exhibit "A"

Commonly known as: 440 North Old Rand Road, Lake Zurich, IL 60047

Permanent Index No.: 14-17-301-012 & 14-17-301-004 & 14-17-306-005

2. That no labor or material has been furnished for the Premises within the last four (4) months that is not fully paid for.

3. That since the title commitment date of **January 28<sup>th</sup>, 2020** by Stewart Title Insurance Corporation, Affiant has not done or suffered anything that could in any way affect title to the Premises and no proceedings have been filed by or against Affiant, nor has any judgment or decree been entered against Affiant affecting the Premises.

4. That the parties, if any, in possession of the Premises are bona fide tenants and have paid promptly their full rent pursuant to the leases tendered to Grantee.

5. That all water, taxes, except for the current tax bill, have been paid, and that all the insurance policies assigned have been paid.

6. That this instrument is made to induce said Grantee's consummation of the purchase of the Premises.


MARINA KRTINIC



STATE OF ILLINOIS        )  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Marina Krtinic** is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of March, 2020.

  
Notary Public

**BILL OF SALE**

Seller, **Marina Krtinic**, in consideration of Ten and no/100 (\$10.00) dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to the Buyer, **Victoria Ryan Comins and Roger Comins**, all personal property owned by the Seller and located at 440 North Old Rand Road, Lake Zurich, IL 60047, to wit:

All personal property or fixtures located at or affixed to 440 North Old Rand Road, Lake Zurich, IL 60047 per the contract dated Feb. 7, 2020 by and between the parties hereto.

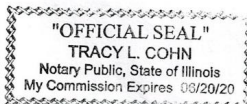
Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances other than as set forth above, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale. **ALL WARRANTIES OF QUALITY, FITNESS, AND MERCHANTABILITY ARE HEREBY EXCLUDED.**

IN WITNESS WHEREOF, Seller has signed and sealed this Bill of Sale at Burr Ridge, Illinois, this 10 day of March, 2020.

MARINA KRTINIC

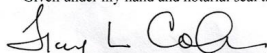


STATE OF ILLINOIS )  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Marina Krtinic** is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of March, 2020.

  
Notary Public

WARRANTY DEED

532017  
Wife and husband  
EDC  
JC

THE GRANTOR(S), **Marina Krtinic**, a married woman, subject Property is not Homestead Property, of the City of Burr Ridge, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S) to Victoria ~~Comins~~ Comins and Roger Comins**, not as tenants in common, ~~but~~ as Joint tenants, but as Tenants by the Entirety the following described Real Estate:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

COMMONLY KNOWN AS: 440 North Old Rand Road, Lake Zurich, IL 60047

PIN: 14-17-301-012 & 14-17-301-004 & 14-17-306-005

Situated in the County of Lake County, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; ~~confirmed special governmental taxes or assessments~~; and general real estate taxes for the year 2020 and subsequent years.

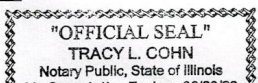
IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents on the day and year first above written.

MARINA KRTINIC

*ML*

Subject Property is not Homestead Property.

STATE OF ILLINOIS )  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Marina Krtinic** is personally known to me, and whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of March, 2020.

*Tracy L. Cohn*

Notary Public

This instrument prepared by: Ian B. Berliner, Esq., 35 E. Wacker Drive, STE 1980, Chicago, IL 60616

After recording, return to: Barbara K. Hyman, 4252 N. Ave. Hts. Rd. #202, Ave. Hts, IL  
Send Subsequent Tax Bills to: Roger Comins, 440 N. Old Rand Rd. Lake Zurich, IL 60047 60004



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road  
Lake Zurich, Illinois 60047

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

AGENDA ITEM

6F

**MEMORANDUM**

Date: September 6, 2022

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

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

**Re: Zoning Application for a Planned Unit Development  
Geremarie Building Expansion at 1275 Ensell Road**

**Issue:** Ms. Kelly Sheehan, of Flex Construction Corp, (the “Applicant”) with the consent of JGS Lake Zurich LLC d/b/a Geremarie Corporation (the “Owner”) requests approval of a Planned Unit Development (PUD), Site Plan Approval and Exterior Appearance Review to construct a new approximately 40,000 square foot addition to existing the building located at 1275 Ensell Road and legally described in Exhibit A attached hereto (the “Subject Property”). The Subject Property is currently located within the Village’s I Industrial District.

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

- Expand the Village’s role as a major regional economic hub in Lake County
- Become more business friendly and customer oriented.

**Background:** The subject property is located within the Lake Zurich Corporate Industrial Park on the south side of Ensell Road near the intersection of Capital Drive, and is legally described in Exhibit A attached hereto (the “Subject Property”). The Subject Property, comprises 369,167 square feet (8.54 acres), and was originally established as a manufacturing plant on the property in 2000 and contains an assemblage of buildings with a floor area of approximately 141,439 square feet.

The Applicant proposes to construct a new approximately 40,000 square foot addition to the existing the building. Specifically, the Applicant is seeking:

- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of an addition to the principal building.

1275 Ensell Road – Geremarie Expansion  
September 6, 2022

- The grant of modifications to the Zoning Code requirements under the PUD as follows:
  - Front yard setback within the (I) Industrial District along Ensell Road
  - Maximum allowable Floor Area Ratio (FAR) within the (I) Industrial District
  - Modifications to certain landscape requirements
- Exterior Appearance Review to approve the proposed addition to the principal building on the Subject Property.

**Analysis:** The Planning and Zoning Commission (PZC) considered the application at a public hearing on August 17, 2022. There were no objectors to the proposal. A number of business and property owners within the industrial park had provided their written support for the proposal which were included in the packet to the PZC. At the close of the hearing, the PZC voted unanimously to recommend approval of the project.

The video from the PZC meeting can be accessed via the following link:  
<https://play.champds.com/lakezurichil/event/63>

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

**Recommendation:** At their meeting on August 17, 2022, the PZC recommended approval of the Planned Unit Development (PUD) incorporating the conditions for approval provided by staff in its report.

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

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated July 18, 2022, prepared by Ms. Kelly Sheehan, of Flex Construction Corporation
  - b. Exhibit A: Legal Description
  - c. Site Plan comprising Sheet C-1.1 included as part of Engineering Plans prepared by Craig Knoche and Associates, dated July 18, 2022.
  - d. Development Concept and Final Plans consisting of the following documentation:
    - i. ALTA Survey prepared by Partner Engineering Inc., dated July 18, 2022.
    - ii. Landscape Plans prepared by PamelaSelf., dated July 18, 2022, consisting of the following exhibits:
      1. Sheet L0.0 – Landscape Preservation Plan
      2. Sheet L2.0 – Landscape Plans
    - iii. Engineering Plans prepared by Craig Knoche and Associates, dated July 18, 2022.

1275 Ensell Road – Geremarie Expansion  
September 6, 2022

- iv. Geremarie detail prepared by Flex Construction Corporation, dated July 18, 2022.
  2. Address all conflicts in the water service system as required by the Village's Public Works Department utility comments regarding utility locations prior to permit submittal and approval to prevent any interruption of water service to the project.
  3. Approval of the final parking lot and drive aisle design prior to issuance of site engineering and building permits. All improvements shall be in accordance with 2010 ADA Standards for Accessible Design and 2018 Illinois Accessibility Parking requirements.
  4. Approval of the final landscaping design opacity level and plant count by village staff prior to issuance of site engineering and building permits.
  5. Lighting shall be installed in conformance with Section 9-8B-3 if the zoning code. The illumination around the entrances to the building shall be no greater than 10 foot-candles.
  6. The Re-development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- Approval Ordinance including the following exhibits:
    - Exhibit A – Legal description of the property
    - Exhibit B – August 17, 2022 staff report and planning and zoning commission final recommendation/conditions

## ORDINANCE NO. 2022-09-\_\_\_\_\_



**AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT  
Geremarie Corporation – 1275 Ensell Road**

WHEREAS, Ms. Kelly Sheehan, of Flex Construction Corp is the applicant (“Applicant”) for the property at 1275 Ensell Road (“Subject Property”) in the Village of Lake Zurich (“Village”), said property legally described in Exhibit A attached hereto; and

WHEREAS, JGS Lake Zurich LLC, an Illinois limited liability company, d/b/a Geremarie Corporation is the owner (“Owner”) of the Subject Property and has provided its consent to allow the Applicant to submit a request for a Planned Unit Development (“PUD”), Site Plan Approval for the PUD and Exterior Appearance Review of a proposed addition to an industrial building; and

WHEREAS, the Subject Property is zoned within the I Industrial District under the Village of Lake Zurich Zoning Code (“Zoning Code”) and comprises 369,167 square feet (8.54 acres) containing an assemblage of buildings with a total floor area of approximately 141,439 square feet; and

WHEREAS, the Applicant has applied for zoning approvals to construct a new 40,000 square-foot addition to the existing building (hereinafter referred to as the “Redevelopment”), to allow the Redevelopment to exceed the floor area ratio for the Subject Property, and which requires a reduction in the front yard setback and modifications to certain landscape requirements of the I Industrial District; and

WHEREAS, the Applicant has filed zoning application PZC 2022-13, dated July 18, 2022, (the “Application”), a copy of which is attached hereto as Exhibit B, seeking the specific approvals of the following:

- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of an addition to the principal building.
- The grant of modifications to the Zoning Code requirements under the PUD as follows:
  - Front yard setback within the (I) Industrial District along Ensell Road
  - Maximum allowable Floor Area Ratio (FAR) within the (I) Industrial District
  - Modifications to certain landscape requirements
- Exterior Appearance Review to approve the proposed addition to the principal building on the Subject Property.

WHEREAS, in compliance with the law, and the requirements of the Zoning Code, notice was published on July 30, 2022, in The Daily Herald, and the Village posted a public hearing sign on the Subject Property on July 28, 2022, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission (the "PZC") on August 17, 2022, to consider the Application for this requested zoning authority and approval; and

WHEREAS, the PZC received and considered the STAFF REPORT dated August 17, 2022, which was provided to the PZC for the meeting, addressing the request for approval of said PUD and modifications therein, approval of Development Concept and Final Plan, including Site Plan, and review of Exterior Appearance submittals to allow for the construction of the addition to the industrial building on the Subject Property within the I Industrial District; and considered all information presented by the Applicant, and the applicable factors required under the Zoning Code; and, after the conclusion of the public hearing, the PZC recommended that the Board of Trustees approve the zoning approvals requested in this Application, subject to those changes or conditions of approval recommended by Village staff in said STAFF REPORT; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on September 6, 2022, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated August 17, 2022, all consisting of 15 pages, said required zoning standards, findings and recommendations attached hereto as Exhibit B and having considered all of the facts and circumstances affecting the Application and these recommended approvals, the President and Board of Trustees have determined that the applicable standards related to these zoning approvals have been met.

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

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

**SECTION 2: GRANT OF SPECIAL USE PERMIT, APPROVAL OF DEVELOPMENT CONCEPT AND FINAL PLAN FOR A PUD, SITE PLAN APPROVAL AND EXTERIOR APPEARANCE APPROVAL.** The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 19, Chapter 20, Chapter 21 and Chapter 22 of the Lake Zurich Zoning Code, hereby grant the following approval, as shown and provided in the STAFF REPORT dated August 17, 2022, and final findings and recommendations of the PZC, all consisting of 15 pages:

- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of an addition to the principal building on the Subject Property

- The PUD Development Concept and Final Plan Approval, including Site Plan Approval to allow for the addition to the principal industrial building within the I Industrial District; and
- Exterior Appearance Review to approve the proposed addition to the principal building on the Subject Property.
- Modifications to the Zoning Code under the PUD to allow for the location and construction of the addition to the industrial building on the Subject Property.

And subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated July 18, 2022, prepared by Ms. Kelly Sheehan, of Flex Construction Corporation
  - b. Exhibit A: Legal Description
  - c. Site Plan comprising Sheet C-1.1 included as part of Engineering Plans prepared by Craig Knoche and Associates, dated July 18, 2022.
  - d. Development Concept and Final Plans consisting of the following documentation:
    - i. ALTA Survey prepared by Partner Engineering Inc., dated July 18, 2022.
    - ii. Landscape Plans prepared by PamelaSelf., dated July 18, 2022, consisting of the following exhibits:
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    - iv. Geremarie detail prepared by Flex Construction Corporation, dated July 18, 2022.
2. Address all conflicts in the water service system as required by the Village's Public Works Department utility comments regarding utility locations prior to permit submittal and approval to prevent any interruption of water service to the project.
3. Approval of the final parking lot and drive aisle design prior to issuance of site engineering and building permits. All improvements shall be in accordance with 2010 ADA Standards for Accessible Design and 2018 Illinois Accessibility Parking requirements.
4. Approval of the final landscaping design opacity level and plant count by village staff prior to issuance of site engineering and building permits.
5. Lighting shall be installed in conformance with Section 9-8B-3 if the zoning code. The illumination around the entrances to the building shall be no greater than 10 foot-candles.

6. The Re-development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

**SECTION 3: MODIFICATIONS FROM THE PROVISIONS OF THE ZONING AND LAND DEVELOPMENT CODE IN CONNECTION WITH THE PUD:** The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Section 9-22-8 entitled "Authority To Modify Regulations" within Chapter 22 of the Lake Zurich Zoning Code, hereby grant the following modifications to such Codes in connection with the grant of the PUD:

1. The Applicant shall be granted a modification to allow a maximum floor area ratio of 0.49; whereas Section 9-6-10.D requires a maximum floor area ratio of 0.45.
2. The Applicant shall be granted a front yard setback of 29.25 feet to allow an encroachment of the parking lot into the front yard by approximately 5.75 feet for 230 feet of the approximately 600 feet of front yard along Ensell Road; whereas Section 9-6-10.C requires a front yard setback of 35 feet.
3. The Applicant shall be granted a modification to allow for reduced opacity of landscape material along the west lot line of the property; whereas Section 9-8A-5 requires every area along a lot line not abutting a street to be landscaped with a specific number of standard plant units.

**SECTION 4: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PLANNED UNIT DEVELOPMENT, DEVELOPMENT CONCEPT AND FINAL PLAN.** The findings, conditions and recommendations as set forth in the STAFF REPORT dated August 17, 2022, and the PZC findings and recommendations, all consisting of 15 pages, are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

**SECTION 5: SEVERABILITY.** If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

**SECTION 8: BINDING EFFECT; SUCCESSION IN INTEREST.** This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Applicant of

its interest in the Property to any successor, assign or nominee, Applicant shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken by Applicant, or for which Applicant has posted security to perform an obligation in which case Applicant shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by the new owner or Applicant, and accepted by the Village, which shall not be unreasonably withheld. In such event, the Applicant shall be released from the underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Applicant hereby undertaken.

PASSED THIS \_\_\_\_\_ day of September, 2022.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this \_\_\_\_\_ day of September, 2022.

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

\_\_\_\_\_  
Village Clerk  
Kathleen Johnson

**EXHIBIT A**

**Legal description of the Subject Property**

**LOT 2 IN NATIONAL SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 18 IN LAKE ZURICH CORPORATE PARK, UNIT 1 BEING A SUBDIVISION OF PARTS OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RE-SUBDIVISION RECORDED JUNE 11, 2003 AS DOCUMENT 5266762, IN LAKE COUNTY, ILLINOIS.**

**Parcels Involved: 14-16-404-024**

**EXHIBIT B**

August 17, 2022 staff report and PZC final recommendation/conditions, and PUD plans  
and exhibits submitted by the Applicant



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road  
Lake Zurich, Illinois 60047

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

**APPLICATION PZC 2022-13**  
**PZC Hearing Date: August 17, 2022**

**AGENDA ITEM 4.C**

**STAFF REPORT**

To: Chairperson Stratman and Members of the Planning & Zoning Commission  
From: Sarosh Saher, Community Development Director  
CC: Mary Meyer, Building Services Supervisor  
Tim Verbeke, Planner  
Date: August 17, 2022  
Re: PZC 2022-13 – 1275 Ensell Road – Geremarie Corporation  
Planned Unit Development (PUD) for Industrial Building Expansion

**SUBJECT**

Ms. Kelly Sheehan, of Flex Construction Corp, (the “Applicant”) with the consent of JGS Lake Zurich LLC d/b/a Geremarie Corporation (the “Owner”), requests approval of a Planned Unit Development (PUD), Site Plan Approval and Exterior Appearance Review to construct a new approximately 40,000 square foot addition to existing the building located at 1275 Ensell Road and legally described in Exhibit A.

**GENERAL INFORMATION**

Requested Action: Planned Unit Development,  
Site Plan Approval, Exterior Appearance Review

Current Zoning: I Industrial District

Current Use: Single-Tenant Manufacturing Use

Property Location: 1275 Ensell Road

Applicant: Ms. Kelly Sheehan, of Flex Construction Corp

Owner: JGS Lake Zurich LLC d/b/a Geremarie Corporation

Staff Coordinator: Tim Verbeke, Planner

**Staff Report  
APPLICATION PZC 2022-13**

**Community Development Department  
PZC Hearing Date: August 17, 2022**

### **LIST OF EXHIBITS**

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

### **BACKGROUND**

The subject property is located within the Lake Zurich Corporate Industrial Park on the south side of Ensell Road near the intersection of Capital Drive, and is legally described in Exhibit A attached hereto (the "Subject Property"). The Subject Property comprising 369,167 square feet (8.54 acres) was originally established as a manufacturing plant on the property in 2000 and contains an assemblage of buildings with a floor area of approximately 141,439 square feet. In 2001 the building was granted occupancy for Geremarie and continues to remain occupied today. The building is located on one of the main thoroughfares through the industrial park.

The Applicant has filed an application with the Village of Lake Zurich dated July 18, 2022 (the "Application") seeking:

- Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of an addition to the single-tenant retail manufacturing building.
- Modifications to the zoning code requirements as follows:
  - Front yard setback along Ensell Road;
  - Parking requirement;
  - Maximum allowable Floor Area Ratio (FAR) within the (I) Industrial District;
  - Modifications to the lot coverage requirement.
- Exterior Appearance Review to approve the proposed retail tenant building on the Subject Property.

The Subject Property is zoned within the I Industrial District. The Applicant proposes to construct a 42,119 square-foot addition on the western side of the property in an area currently used as a parking lot. This parking lot is currently under-utilized and the Applicant believes that the land would be better utilized for their quickly-growing business. The applicant proposes to reconfigure a portion of the existing parking lot along Ensell Road to accommodate more parking spaces and also create a more efficient traffic flow during the reconfiguration. The building addition will result in an increase in the maximum floor area ratio or (FAR) from 0.45 to 0.49.

The remaining site will be landscaped with ornamental trees, deciduous and evergreen shrubs, ornamental grasses, perennial and groundcover areas and sod. The westerly interior perimeter of

**Staff Report**  
**APPLICATION PZC 2022-13**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

the lot will also be landscaped. The southerly interior perimeter of the lot will contain less landscape material due to the proximity of the building and interior access to the lot.

The new addition will be constructed in a similar design, style and façade as the existing building in precast concrete and steel. There is no signage proposed with this project, or alterations to the existing building façade. The proposed addition will be used to accommodate the growth of existing land use. Geremarie is not proposing the addition of any additional services with the expansion.

The property will be illuminated with wall mounted and free-standing light fixtures. Where necessary, fixtures will be equipped with dimming devices or shields to reduce the glare onto surrounding properties.

Access to the property is from two existing curb cuts on Ensell Road. these are not proposed to be altered with the proposed improvements since the proposed addition is at the rear of the property and will not add much additional capacity to the site. All activities related to the land use will be conducted on the subject property. Due to the lower intensity of use (single-user), all parking will be accommodated on the premises without the need for street parking.

Geremarie is a manufacturing facility specializing in the processing of aluminum parts. They are a fully integrated manufacturing company and provide engineering support for customer design specializing in automated CNC milling, automated CNC turning with live tools, laser cutting, fabrication, assembly and a full metrology lab with industry leading CMM's with scanning technology. The finishing processes include polishing, brushing, peripheral brushing, vibratory and a fully automated insourced anodizing line and powder coating line. Geremarie services the commercial, industrial, marine, medical, aerospace and defense industries.

Pursuant to public notice published on July 30, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for August 17, 2022, to consider the Application. On July 28, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact, courtesy review was not recommended.
- B. Zoning History.** The property is located within National Subdivision, which was re-recorded in 2003 in Lake County and is zoned within the I-Industrial District. The existing manufacturing building was constructed in 2000, and occupied by Geremarie since its construction. Following the initial building construction several additions were added to the building as Geremarie has seen increased demand for its product.
- C. Surrounding Land Use and Zoning.** The areas surrounding the subject property are zoned within the I Industrial District and are improved with both multi-tenant and single user industrial buildings.

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

- D. Trend of Development.** The subject property is located within the thriving Lake Zurich Corporate and Industrial Park in the northeast quadrant of the Village. The accessibility to major state highways, a strong industrial park community, room for potential growth and development, all position the Subject Property in a desirable location for many industrial-oriented businesses.
- E. Zoning District.** The I-Industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

#### GENERAL FINDINGS

The Application requires approval through a Planned Unit Development (PUD), which is classified as a Special Use Permit. As such the Application is reviewed against the standards for Special Use Permits and PUDs.

Staff of the Community Development Department's development review team has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

#### Standards for Special Use Permits

- A. General Standards. No special use permit shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that:

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official Comprehensive Plan.

**Staff Response: Standard met. The development will continue to remain in conformance with the purpose and intent of the I Industrial District and the land use designation of the adopted Comprehensive Plan.**

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

**Staff Response: Standard met. The proposed development is consistent with other industrial developments within the Industrial District. The proposed**

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

**addition will not increase the vehicular traffic on the property, and will not greatly increase the truck traffic through the park. The new addition is located to the rear of the property and will therefore not have any substantial or undue adverse effect upon any adjacent properties.**

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

**Staff Response: Standard met. The entirety of the land use and its operation is proposed to be conducted within the existing setbacks on the property. The new addition is proposed to be located towards the rear of the property and will face the rear yards of industrial properties to the west.**

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

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

**Staff Response: The property is currently served with adequate public utilities and services provided by the village.**

**The facility's expansion conflicts with the location of the existing water service currently serving this address. Staff believes that any alteration of the existing water service including the relocation of the service entry riser to the property may result in a water service interruption to the facility.**

**The existing water service elevation will need to be investigated (pot-holed) prior to footing excavation for precast walls to determine elevation conflicts and may further contribute to a water service interruption to the facility.**

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

**Staff Response: Geremarie does not anticipate this addition resulting in additional vehicular traffic, other than a slight increase in truck traffic. The traffic will not conflict with the traffic flow of the industrial park, as it is consistent with normal business hour level of service.**

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

Parking is in conformance with the requirements of the zoning code due to the mix of manufacture and warehouse use. The lot at 1275 Ensell Road was designed with a larger than necessary parking lot to accommodate the future parking demand for the various types of uses that the building could accommodate.

Per the 2018 Illinois Accessibility Code, if 203 standard parking spaces are proposed, the Applicant is required to have 7 accessible parking spaces, rather than the 5 proposed accessible parking spaces.

A parking space by the new overhead door will need to be closed off for fire department access to the new pump room and connection.

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

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

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

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

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

Staff Response: Standard met. The proposed development will continue to uphold the established character of the industrial park, and will allow for the expansion of a significant manufacturing company in the community.

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

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

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

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

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

**Staff Response: Standard met. The existing building and its expansion will continue to provide a convenient location for this manufacturing business within the community.**

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

**Staff Response: Not Applicable. The property is currently owned by the Geremarie, and has been operated as such since 2000. Geremarie does not intend to abandon this site and relocate the manufacturing plant to another location. The subject property continues to offer the ability of the owner to operate a use that is appropriate for the property and the area of the community in which it is presently located.**

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

**Staff Response: Standard met. The manufacturing facility addition will be developed to prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation.**

- The new addition will be located towards the rear of the property thereby minimizing its impact on the street and adjacent properties.
- The new addition will be designed in a style and materials similar to the existing building to blend in.
- All primary activities of the proposed use are located within the enclosed building.

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

**9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUDs).**

Planned unit developments are included in the zoning code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses and in recognition of the fact that traditional bulk, space, and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose rigidities on the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

- A. Special Use Permit Standards: No special use permit for a planned unit development shall be recommended or granted pursuant to this chapter unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to chapter 19 of this title.

**Staff Response: Standard met. Please refer to the “Standards for Special Use Permits” contained within this report.**

- B. Additional Standards for All Planned Unit Developments: No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

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

**Staff Response: Standard met. The entirety of the PUD is under common ownership of JGS Lake Zurich LLC d/b/a Geremarie Corporation.**

2. Minimum Area: The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

**Staff Response: Standard not met. The proposed addition will require relief from the Floor Area Ratio (FAR) and the reconfiguration of the parking area will require relief from the front yard setback sections of the code to accommodate the proposed development.**

- **Per the Bulk, Space, and Yard Requirements (Section 9-6-10) for the I Industrial District, the maximum floor area ratio (FAR) in the industrial district is 0.45. The applicant is requesting an increase in the**

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

**FAR to 0.49 to accommodate the approximately 14,000 square feet of building area. Floor Area Ratio (FAR) is defined as the gross floor area of a building divided by the lot area of the zoning lot on which it is located. For purpose of calculating the FAR, "lot area" shall not include areas permanently covered by water or areas subject to natural resource restrictions, including floodplains, wetlands, and lowland conservancy soils.**

- **Per the Bulk, Space, and Yard Requirements (9-6-10) the front and corner side setback is 35 feet. The applicant is requesting an encroachment into the front yard setback by 5.75 feet. The encroachment into the front yard setback will be for approximately 230 feet of the overall 600 feet of frontage on Ensell Road. This setback relief is requests to accommodate the reconfiguration of the parking lot and the additional parking spaces.**

3. Covenants and Restrictions to Be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall provide that they may not be modified, removed, or released without the express consent of the board of trustees and that they may be enforced by the village as well as by future landowners within the proposed development.

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

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

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

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

**The village has therefore determined that the development is not required to provide any public open space or compensate for such at this time.**

5. Common Open Space:
- a. Amount, Location, And Use: The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this zoning code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure and recreational uses for which such open space is intended.
  - b. Preservation: Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.
  - c. Ownership And Maintenance: The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.
  - d. Property Owners' Association: When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
    - i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and
    - ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within

**Staff Report  
APPLICATION PZC 2022-13**

**Community Development Department  
PZC Hearing Date: August 17, 2022**

- the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and
- iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
  - iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
  - v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes; and
  - vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and
  - vii. The village must be given the right to enforce the covenants; and
  - viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

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

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

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

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

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

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

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

**Staff Response: Standard met. A sidewalk currently does not exist along the boundary of the Geremarie property. This trend exists throughout a majority of the Industrial Park.**

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

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

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

- C. Additional Standards for Specific Planned Unit Developments: When the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special use permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such standards. (Ord., 10-2004)

**Staff Response: Standard Met. There are no additional standards imposed through the establishment of the industrial building addition that is proposed within such district other than what are currently being requested for approval.**

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

**IDENTIFICATION AND ANALYSIS OF ZONING RELIEF FOR THE PLANNED UNIT DEVELOPMENT (PUD)**

On analysis of the proposed development against the various standards contained within the municipal code, staff has identified the following modifications to the zoning code.

1. **Section 9-6-10.D. Floor Area Ratio.** The zoning regulations require lots within the I Industrial district to be constructed with a maximum floor area ratio of 0.45. The new approximately 40,000 square-foot addition will result in a maximum floor area ratio of 0.49.
2. **Section 9-6-10.C. Front and Corner Side Yard.** The zoning regulations require a front and corner side yard setback of 35 feet for lots within the I Industrial District. The reconfiguration of the front parking areas will require an encroachment of the parking lot into the front yard by approximately 5.75 feet for 230 of the approximately 600 feet of front yard along Ensell Road.
3. **Section 9-8A-5. Landscape Requirements (Opacity Values).** The landscape regulations require every area along a lot line not abutting a street shall be landscaped with at least the number of standard plant units set forth in section 9-8A-6 necessary to achieve the following required levels of opacity. The development proposes to remove a majority of the trees along the western property line.

Industrial District parcels abutting other Industrial District parcels must have an opacity of 20%. A 20% opacity at this property would require a total of 9 plant units. The Applicant is allowed any combination of the following standard plant units to achieve the required 9 units.

1. Standard Plant Unit A
  - 1 3-inch caliper canopy tree; and 2 2-inch caliper understory trees; and 9 3-foot high shrubs
2. Standard Plant Unit B
  - 1 3-inch caliper canopy tree; and 1 2-inch caliper understory tree; and 2 6-foot high evergreens
3. Standard Unit C
  - 1 3-inch caliper canopy tree; and 5 3-foot high shrubs; and 2 3-foot high potted evergreens
4. Standard Unit D
  - 3 6-foot high evergreens; and 15 3-foot high shrubs
5. Standard Unit E
  - 2 3-inch caliper canopy trees; and 9 3-foot high shrubs

**Staff Report**  
**APPLICATION PZC 2022-13**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

### **RECOMMENDATION**

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

- Section 9-19-3: Standards for Special Use Permits
- Section 9-22-8: Standards for Planned Unit Developments (PUD)

Staff has determined that all standards for approval have been met or will be met through approval of the identified modifications to the code, and recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2022-13, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated July 18, 2022, prepared by Ms. Kelly Sheehan, of Flex Construction Corporation
  - b. Exhibit A: Legal Description
  - c. ALTA Survey prepared by Partner Engineering Inc., dated July 18, 2022.
  - d. Landscape Plans prepared by PamelaSelf., dated July 18, 2022, consisting of the following exhibits:
    - i. Sheet L0.0 – Landscape Preservation Plan
    - ii. Sheet L2.0 – Landscape Plans
  - e. Engineering Plans prepared by Craig Knoche and Associates, dated July 18, 2022.
  - f. Geremarie detail prepared by Flex Construction Corporation, dated July 18, 2022.
2. Address all conflicts in the water service system as required by the Village's Public Works Department utility comments regarding utility locations prior to permit submittal and approval to prevent any interruption of water service to the project.
3. Approval of the final parking lot and drive aisle design prior to issuance of site engineering and building permits. All improvements shall be in accordance with 2010 ADA Standards for Accessible Design and 2018 Illinois Accessibility Parking requirements.
4. Approval of the final landscaping design and plant count by village staff prior to issuance of site engineering and building permits.
5. Lighting shall be installed in conformance with Section 9-8B-3 if the zoning code. The illumination around the entrances to the building shall be no greater than 10 foot-candles.
6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner

Staff Report  
APPLICATION PZC 2022-13

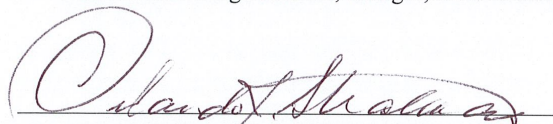
Community Development Department  
PZC Hearing Date: August 17, 2022

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

**FOR 1275 ENSELL ROAD – GEREMARIE ADDITION  
August 17, 2022**

The Planning & Zoning Commission recommends approval of Application PZC 2022-13, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated August 17, 2022 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
    - a. Zoning Application and Cover Letter dated July 18, 2022, prepared by Ms. Kelly Sheehan, of Flex Construction Corporation
    - b. Exhibit A: Legal Description
    - c. ALTA Survey prepared by Partner Engineering Inc., dated July 18, 2022.
    - d. Landscape Plans prepared by PamelaSelf., dated July 18, 2022, consisting of the following exhibits:
      - i. Sheet L0.0 – Landscape Preservation Plan
      - ii. Sheet L2.0 – Landscape Plans
    - e. Engineering Plans prepared by Craig Knoche and Associates. dated July 18, 2022.
    - f. Geremarie detail prepared by Flex Construction Corporation, dated July 18, 2022.
  2. Address all conflicts in the water service system as required by the Village's Public Works Department utility comments regarding utility locations prior to permit submittal and approval to prevent any interruption of water service to the project.
  3. Approval of the final parking lot and drive aisle design prior to issuance of site engineering and building permits. All improvements shall be in accordance with 2010 ADA Standards for Accessible Design and 2018 Illinois Accessibility Parking requirements.
  4. Approval of the final landscaping design and plant count by village staff prior to issuance of site engineering and building permits.
  5. Lighting shall be installed in conformance with Section 9-8B-3 if the zoning code. The illumination around the entrances to the building shall be no greater than 10 foot-candles.
  6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- Without any further additions, changes, modifications and/or approval conditions.
- With the following additions, changes, modifications and/or approval conditions:

  
Planning & Zoning Commission Chairman

**Staff Report**  
**APPLICATION PZC 2022-13**

**Community Development Department**  
**PZC Hearing Date: August 17, 2022**

**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOT 2 IN NATIONAL SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 18 IN LAKE ZURICH CORPORATE PARK, UNIT 1 BEING A SUBDIVISION OF PARTS OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RE-SUBDIVISION RECORDED JUNE 11, 2003 AS DOCUMENT 5266762, IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-16-404-024

Staff Report  
APPLICATION PZC 2022-13

Community Development Department  
PZC Hearing Date: August 17, 2022

**EXHIBIT B**  
PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY





*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT  
Building and Zoning Division

505 Telsler Road  
Lake Zurich, Illinois 60047

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

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**VILLAGE ENGINEER REVIEW**

**PROJECT:** Geremarie Addition  
**LOCATION:** 1275 Ensell Road  
**REVIEWED BY:** Manhard Consulting  
**DATE:** August 17, 2022

---

**Comments from the Village Engineer:**

- A stormwater report was not submitted, but it appears that the site will be increasing impervious surface and will require detention. In addition, the proximity of the building to the adjacent property lines will modify drainage patterns.
  - The Applicant will need to confirm that the proposed overflow routes around the building are adequately sized to ensure no adverse impacts to the adjacent properties and that the proposed building has enough freeboard to meet WDO requirements.
- There is an internal drain connecting to the storm sewer. The Village will need to confirm in future submittals that this addition does not include floor drains.
- The relocation of the watermain will need to be approved by the Public Works Department, as it is proposed very close to the property line - therefore easements / access will need to be confirmed.
- The watermain must be separated 10' from the storm sewer line, so additional separation will be required as to what is currently shown.
- Village Staff will need to confirm trucks can maneuver in the newly redesigned site, and the Fire Department will need to confirm access is acceptable.

**Village of Lake Zurich  
Utilities Division of  
Public Works**

# Memo

**To:** Tim Verbeke, Planner  
**From:** Steve Schmitt, Utilities Superintendent  
**CC:** Sarosh Saher, CD Director  
**Date:** August 2, 2022  
**Re:** Plan Review/ August PZC, PUD for Gere Marie at 1275 Ensell Rd.

---

1. Facility expansion conflicts with the location of the existing 8" combined water service currently servicing this address. Submitted preliminary engineering plan denotes an alteration of the existing water service but incorrectly denotes existing conditions. Proposed water service location does not align with the proposed new sprinkler room location indicated on the denoted floor plan (sheet A-1). Plan revisions will be necessary for construction permit approval.
2. Any alteration of the existing water service including the denoted relocation of the service entry riser will result in a water service interruption to the facility.
3. Water service alteration, extension or new installation is subject to pressure testing and proper disinfection procedures (application of chlorine held in the isolated line for 24 hours then flushed, bacteriological water samples collected for two consecutive days after chlorination in 24-hour intervals). Lab analysis results must show absence of coliform bacteria. This requirement alone typically results in a water service interruption duration of 4-5 days and does not account for construction time.
4. Existing water service elevation is unknown and will need to be investigated (pot-holed) prior to footing excavation for precast walls to determine elevation conflicts and separation (if any). Any elevation conflict may require resolution and may contribute to a water service interruption to the facility.
5. Facility expansion (square footage) or change of use requires submittal to and review by Lake County Public Works for evaluation of additional sewer treatment connection fees.



*At the Heart of Community*

**FIRE DEPARTMENT**  
Fire Prevention Bureau

1075 N. Old McHenry Road  
Lake Zurich, Illinois 60047  
Fire.bureau@lakezurich.org  
(847) 540-5073  
LakeZurich.org

July 29, 2022

To: Tim Verbeke  
Village of Lake Zurich  
505 Telsler Road  
Lake Zurich, Illinois 60047

Re: PR22-228  
Gere Marie  
1275 Ensell  
P&Z Addition

Dear Tim,

Thank you for the submittal. After reviewing the drawings, I have the following comments:

1. The addition will require the moving of the fire protection room and pump to the new Northwest corner. The existing underground water main will need to be removed as it cannot be under the building.
2. A parking spot by the new overhead door will need to be closed off for fire department access to the new pump room and connection.

If there are any questions, please contact my office.

Sincerely,

*Bob Kleinheinz*  
Bob Kleinheinz  
Fire Prevention Specialist-CFO  
Lake Zurich Fire Department  
[Bob.kleinheinz@lakezurich.org](mailto:Bob.kleinheinz@lakezurich.org)  
[Fire.bureau@lakezurich.org](mailto:Fire.bureau@lakezurich.org)  
C: 847-489-3280  
O: 847-540-5073



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT  
Building and Zoning Division

505 Telsler Road  
Lake Zurich, Illinois 60047

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

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**POLICE DEPARTMENT REVIEW**

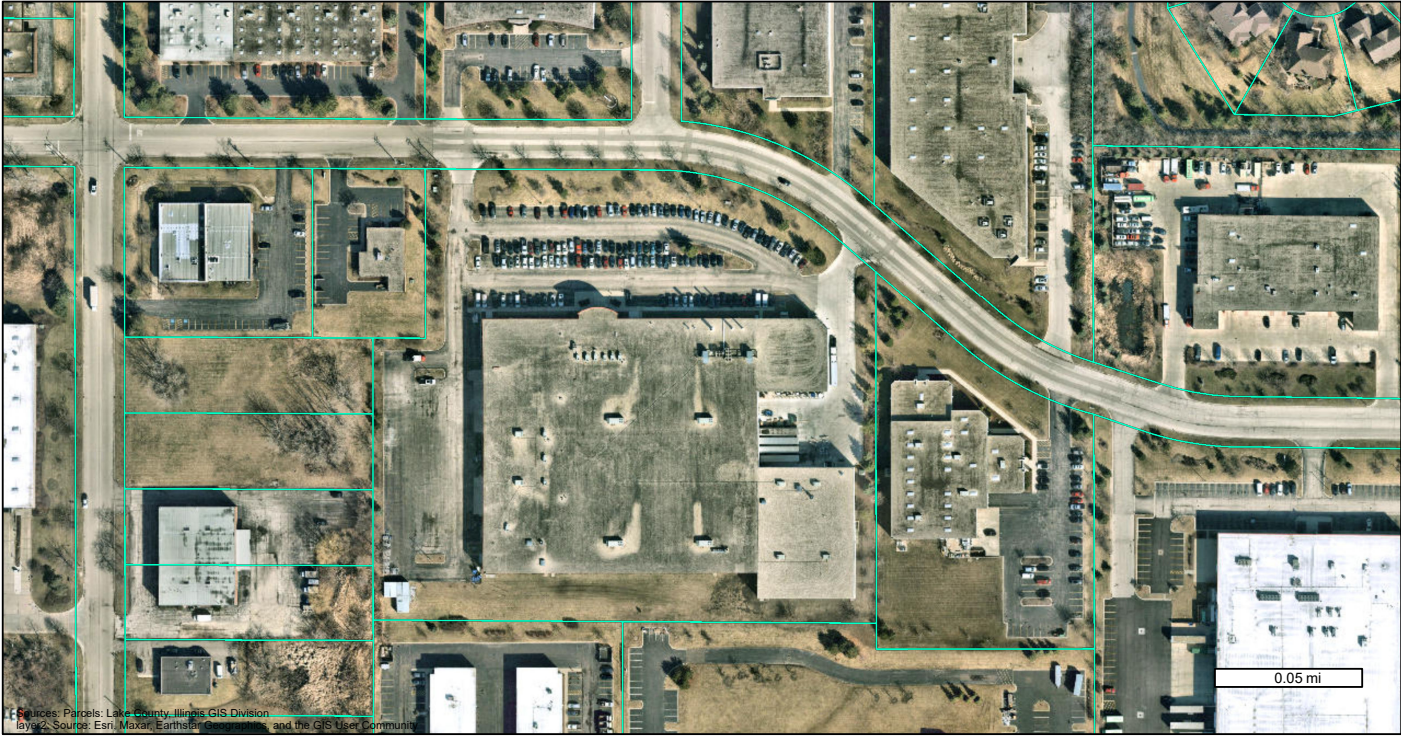
**PROJECT:** Gere Marie PUD  
**LOCATION:** 1275 Ensell Road  
**REVIEWED BY:** Lake Zurich Police Department  
**DATE:** July 19, 2022

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Gere Marie Parking Expansion

- Please see the attached link: [https://ag.state.il.us/rights/accessible\\_parking.html](https://ag.state.il.us/rights/accessible_parking.html). Per the Illinois Accessibility Code, if 203 standard parking spaces are going to be present on the lot, the applicant is required to have 7 accessible parking spots, rather than the 5 proposed in the cover letter.

# Geremerie PUD



Sources: Parcels: Lake County, Illinois GIS Division  
 Layer 2: Source: Esri, Maxar, Earthstar, GeoEye, and the GIS User Community



Lake County, Illinois



Map Printed on 8/10/2022



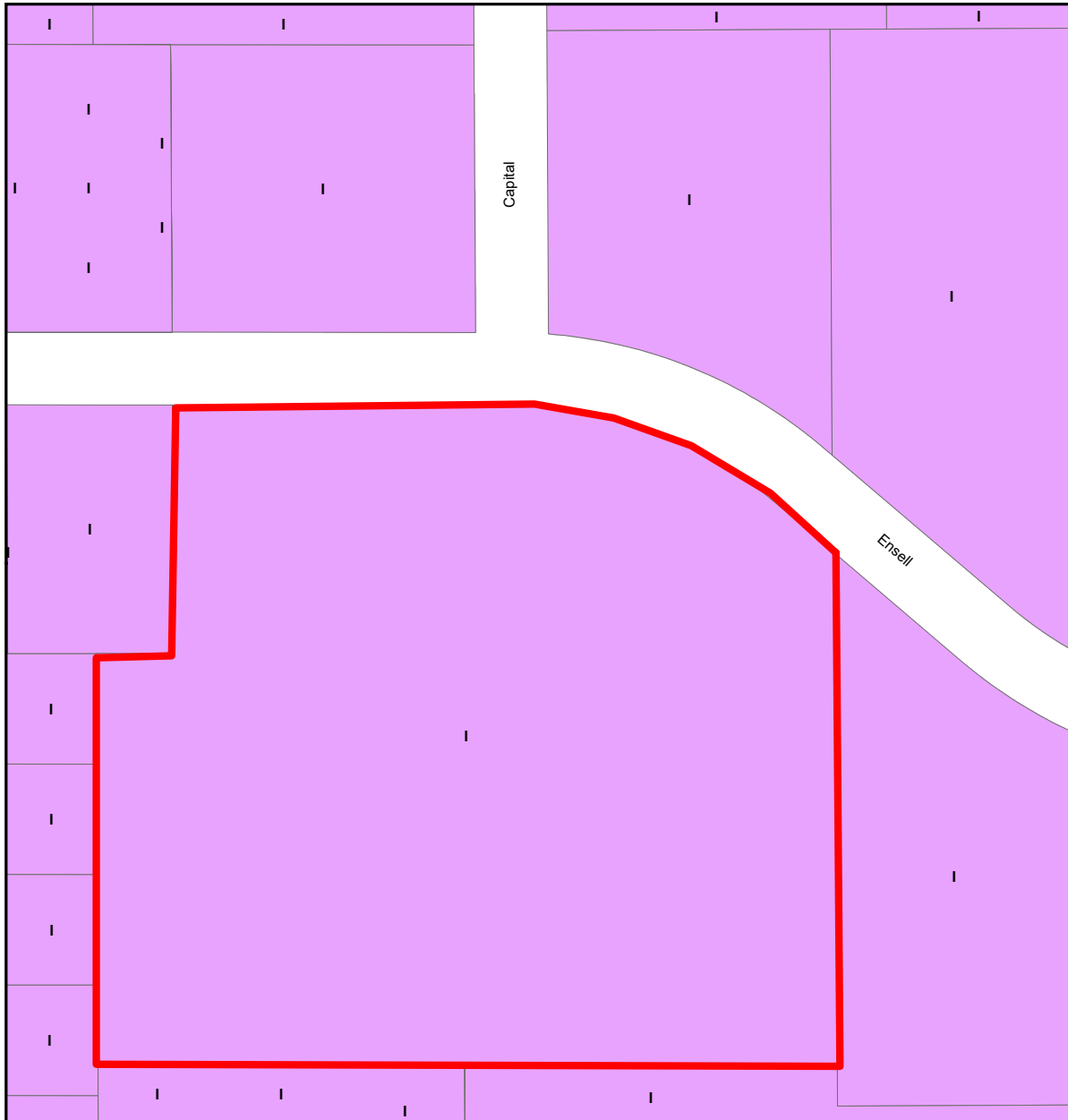
Tax Parcel Lines  
 Tax Parcel Information

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



# Geremarie PUD

## 1275 Ensell Road



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

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



# Geremarie PUD

## 1265 Ensell Road



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

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



### ZONING APPLICATION

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

(Please Type or Print)

1. Address of Subject Property: 1275 Ensell Road, Lake Zurich, IL 60047
2. Please attach complete legal description \_\_\_\_\_
3. Property Identification number(s): 14-16-404-024
4. Owner of record is: JGS Lake Zurich, LLC Phone: 847-540-1154  
E-Mail info@geremarie.com Address: 1275 Ensell Road
5. Applicant is (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_  
E-Mail \_\_\_\_\_ Address: \_\_\_\_\_
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: 114,439 Sqft existing building zoned I-1
8. The proposed uses on the property are: 42,119 Sqft addition to existing building.
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:  
Lake Zurich Corporet Park Owners Association covenants. See attached letter.
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:  
N/A
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

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

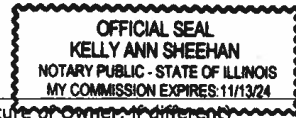
JAMES SCHUIR  
(Name of applicant)

[Signature]  
(Signature of applicant)

Subscribed and sworn to before me this 14 day of July, 2022.

[Signature]  
(Notary Public)

My Commission Expires 11/13/2024



\_\_\_\_\_  
(Name of Owner, if different)

\_\_\_\_\_  
(Signature of Owner, if different)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
(Notary Public)

My Commission Expires \_\_\_\_\_

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

- Zoning Code **Map** Amendment to change zoning of Subject Property from \_\_\_\_ to \_\_\_\_
- Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code \_\_\_\_\_

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

- Special Use Permit/Amendment for \_\_\_\_\_

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

- Planned Unit Development/Major Adjustment/Amendment

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

- Variation for \_\_\_\_\_

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

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

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

- Preliminary Plat of Subdivision

- Final Plat of Subdivision or Amendment to Plat of Subdivision

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

- Site Plan Approval/Major Adjustment/Amendment  
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

- Exterior Appearance Approval or Amendment  
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

**APPLICATION TO ANNEX CERTAIN TERRITORY**

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

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

**COMPREHENSIVE PLAN APPLICATION**

- Comprehensive Plan **Map** Amendment for \_\_\_\_\_
- Comprehensive Plan **Text** Amendment for \_\_\_\_\_



# Village of Lake Zurich Zoning Application Guide

## IF APPLICABLE VILLAGE OF LAKE ZURICH NOTIFICATION AFFIDAVIT

I, Tim Verbeke hereby certify as follows:

1. That on the 28 day of July, 2022, affiant caused to be mailed in the Post Office of Lake Zurich, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right of Way, of the subject property and to the owners or representatives of property listed as exempt.
2. That the parties to whom said notice was mailed are set forth on Page 15, Item #13 of this application.

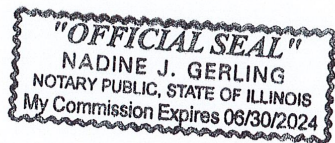
**\*Note: This is to be notarized and returned to Staff after notifications are mailed out.**

[Signature]  
Signature

Subscribed and sworn to before me this 9<sup>th</sup> day of August, 2022.

[Signature]  
(Notary Public)

My Commission Expires 6/30/2024





PO BOX 518  
Lake Zurich, IL 60047  
P:(847)-540-0200 F:(847) 540-9810

July 11, 2022

Mr. Tim Verbeke, Planner  
**VILLAGE OF LAKE ZURICH**  
505 Telser Road  
Lake Zurich, IL 60047

RE: 1275 Ensell Road  
Lake Zurich, IL

Dear Mr. Verbeke,

We are pleased to submit our application and related materials for consideration of PUD approval for 1275 Ensell Road, Lake Zurich, IL. This parcel consists of a 8.54 acre site with an existing 141,439 Sq.Ft. Building constructed of Precast Concrete and Steel. The site is zoned I-1 and is within the limits of the Lake Zurich Industrial Park, the parcels to the North, South, East and West are all Zoned I-1 within the limits of the Lake Zurich Industrial Park.

The business at 1275 Ensell Road, Lake Zurich, IL is Geremarie. For your convenience, please find the attached Geremarie informational packet outlining the type of business Geremarie is and what products are produced at this facility. This expansion will allow Geremarie to continue to grow and will afford them the additional space needed to stay relevant in today's market. Consideration and approval of the following relief is sought for the expansion:

- Increase site FAR to .49 from the allowable .47
- Allow Encroachment into front yard setback for approximately 230' of the overall approximately 600' of frontage for reconfiguration of the existing parking lot, as shown on C1-1.

The existing and proposed side and rear yard setbacks are conforming to current zoning standards even with the proposed increased FAR. This expansion would match the existing building in height, would include a drive-in door that would face north, would mirror the existing building in exterior appearance and be constructed of Precast Concrete and Steel to match existing.

The Encroachment into the front yard setback would allow for a re-configuration of the existing parking lot, which would add spaces and would provide for better maneuverability to the interior traffic pattern.



PO BOX 518  
Lake Zurich, IL 60047  
P:(847)-540-0200 F:(847) 540-9810

Page 2

RE: 1275 Ensell Road  
Lake Zurich, IL

There would also be additional spaces provided for adjacent to the existing parking lot at the west lot line. The overall parking provided would be 208 spaces, 203 regular and 5 handicap. The parking provided meets the needs of Geremarie, which operates 7 days a week 24 hours per day. The First shift requires 154 parking spaces, second shift requires 59 parking spaces, third shift 5 parking spaces and the weekend shift requires 29 parking spaces.

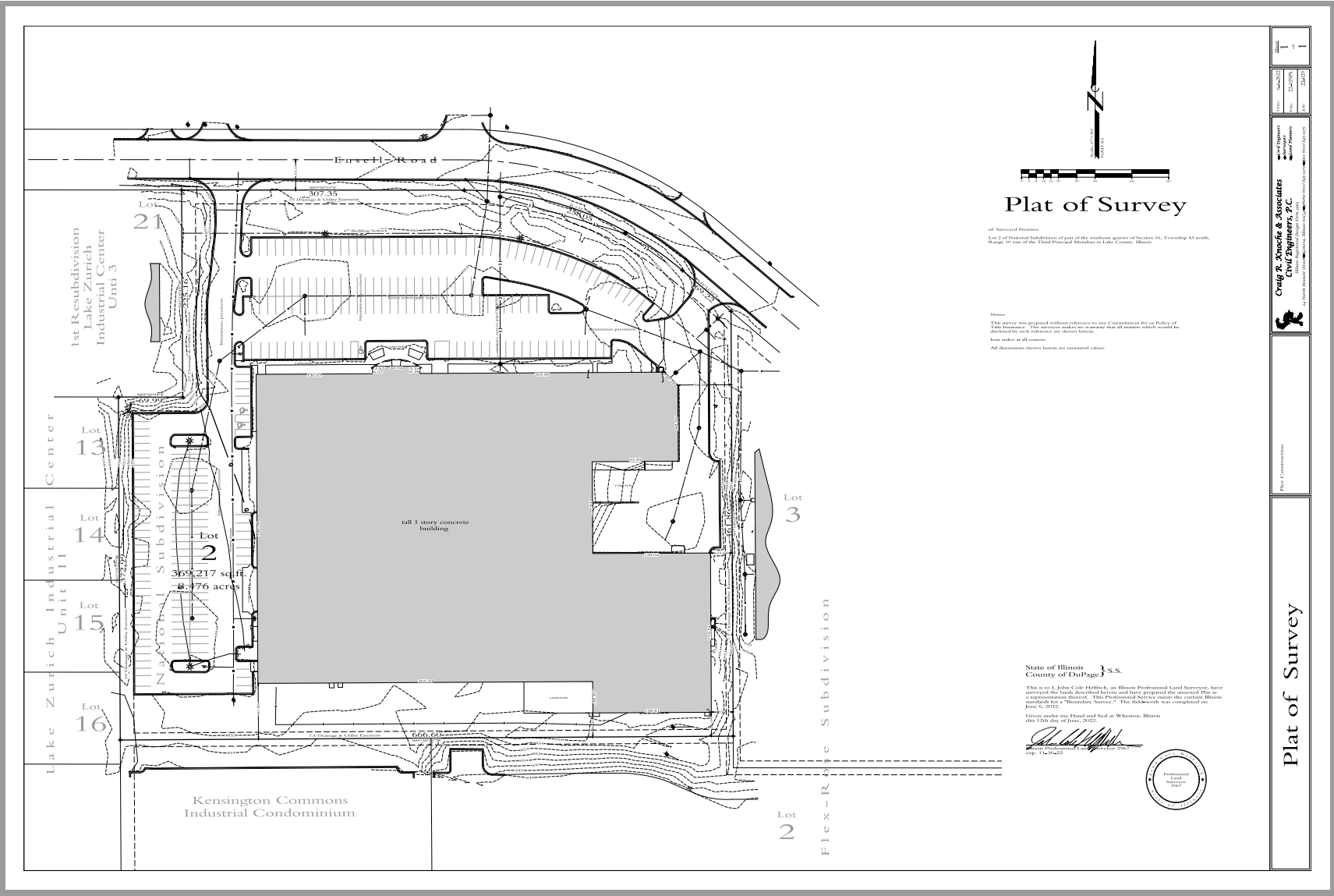
No new signage is proposed. The existing utilities extended to the building adequately service it now and there will be little to no additional impact related to the expansion. There will be little impact to the existing streets, there will be little visual impact to the existing front elevation as the proposed expansion will be set back approximately 349' from Ensell Road and 129' from the existing front elevation. From the west it is entirely possible that a good position of the expansion will not even be visible due to the shape of the lot as it widens at the south part of the lot than it is along Ensell Road.

For your consideration the front yard setback landscaping will be enhanced with more trees, shrubs, and perennials. Trees have been added in the new landscape islands in the expanded and re-configured parking areas.

Your consideration and approval of the package submitted to allow the expansion of the building at 1275 Ensell Road for Geremarie would be greatly appreciated.

Thank you.

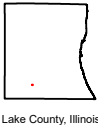
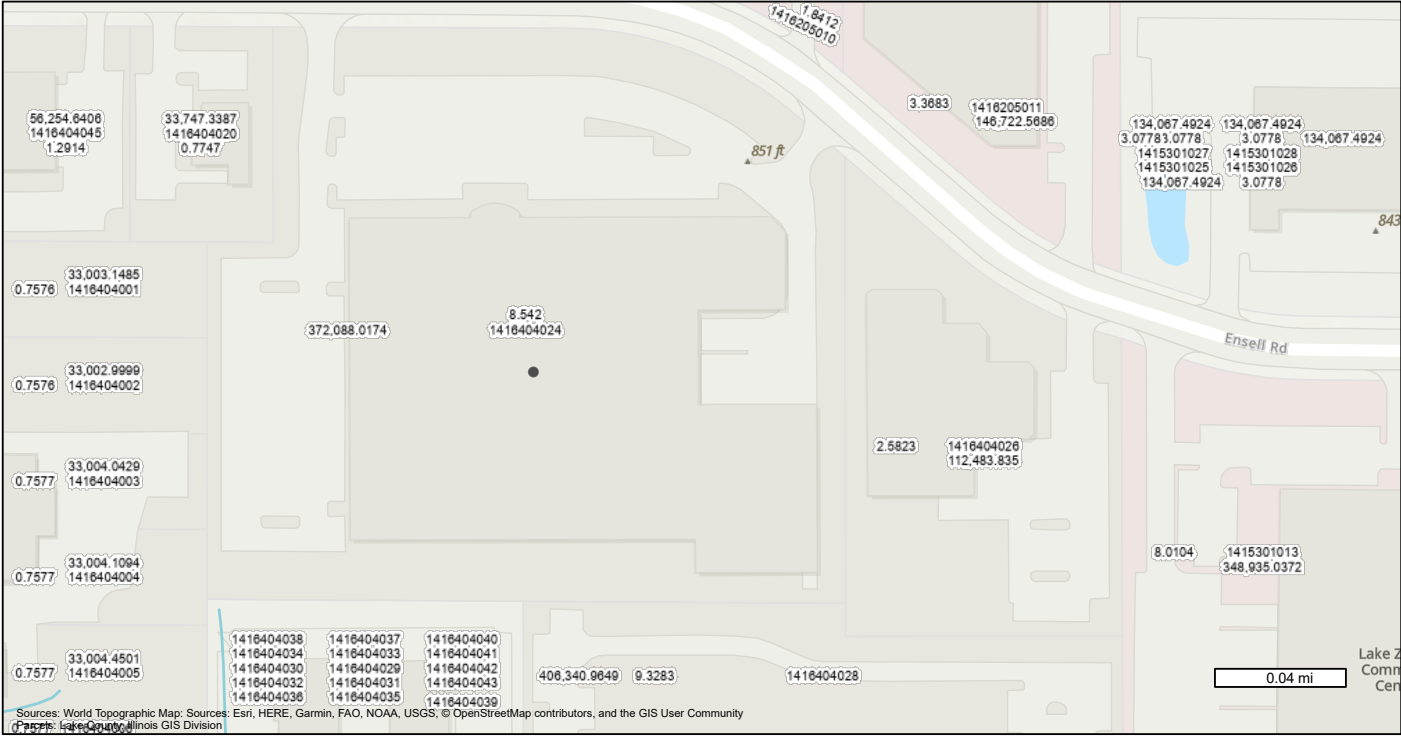
**Flex Construction Corporation**



**1275 ENSELL ROAD  
LEGAL DESCRIPTION**

**LOT 2 IN NATIONAL SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 18 IN LAKE ZURICH CORPORATE PARK, UNIT 1 BEING A SUBDIVISION OF PARTS OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RE-SUBDIVISION RECORDED JUNE 11, 2003 AS DOCUMENT 5266762, IN LAKE COUNTY, ILLINOIS.**

# Lake County, Illinois



Map Printed on 3/25/2022



- Land Area Sq Ft Labels
- Acreage Labels
- PIN Labels
- Tax Parcel Information

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

**LAKE ZURICH CORPORATE PARK OWNERS ASSOCIATION**

585 Capital Drive  
Lake Zurich, IL 60047

July 11, 2022

Mr. Tim Verbeke, Planner  
**VILLAGE OF LAKE ZURICH**  
505 Telser Road  
Lake Zurich, IL 60047

**RE: Expansion to 1275 Ensell Road, Lake Zurich, IL 60047**

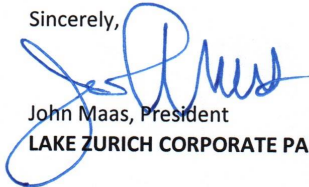
Dear Mr. Verbeke,

Please be advised that the JGS Lake Zurich, LLC has the full approval and support of the Lake Zurich Corporate Park Owners Association for the proposed 42,119 Sq.Ft. expansion to the existing building and reconfiguration of the parking lot at 1275 Ensell Road.

The expansion, as planned, meets all approval guidelines set forth in the recorded covenants and bylaws of the Association relating to height, exterior appearance, etc. A set of drawings including Site Plan, Exterior Elevations and Floor Plan was presented to the Lake Zurich Corporate Park Owners Association as well as a narrative of the relief sought for the increase to the floor area ratio from .47 to .49 and encroachment into the front yard setback for the parking reconfiguration.

JGS Lake Zurich, LLC has been a good neighbor an excellent member of the Industrial Park community and remains a member in good standing with the Association. The Association wishes JGS Lake Zurich, LLC continued success and applauds it choice to expand the building at 1275 Ensell Road.

Sincerely,



John Maas, President

**LAKE ZURICH CORPORATE PARK OWNER ASSOCIATION**

## ENGINEER'S ESTIMATE OF PROBABLE COST

GEREMARIE  
1275 ENSELL ROAD  
LAKE ZURICH, ILLINOIS

PREPARED BY CRAIG R. KNOCHE & ASSOCIATES CIVIL ENGINEERS, P.C.  
DATE: 7/3/2022

Job: 22-029

ENGINEERS ESTIMATE OF PROBABLE COST IS BASED ON  
THE ENGINEERING PLANS DATED JULY 3, 2022  
ALL QUANTITIES AND UNIT PRICES ARE SUBJECT  
TO CHANGE UNTIL FINAL APPROVAL OF ENGINEERING PLANS  
AND SUBMITTAL OF COST ESTIMATE FOR THE LETTER OF CREDIT.



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

File:QTY - Prelim

<u>CODE</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>EARTHWORK</b>					
EW0015	TOPSOIL RESPREAD (6")	2255	S.Y.	\$ 1.25	\$ 2,818.75
EW0035	FINE GRADING	2000	S.Y.	\$ 3.50	\$ 7,000.00
EW0067	CURB GRADING & BACKFILL	1001	L.F.	\$ 1.50	\$ 1,501.50
SUBTOTAL					\$ 11,320.25
<b>DEMOLITION</b>					
DM0005	SAWCUT FULL DEPTH	255	L.F.	\$ 7.50	\$ 1,912.50
DM0010	REMOVE EXISTING BIT PAVEMENT	410	S.Y.	\$ 25.00	\$ 10,250.00
DM0035	REMOVE EXISTING LIGHT POLE AND BASE	1	EACH	\$ 250.00	\$ 250.00
DM0040	COLD MILLED 1 1/2" OF ASPHALT	695	S.Y.	\$ 7.50	\$ 5,212.50
DM0050	CONCRETE PAD REMOVAL	64	S.F.	\$ 3.50	\$ 224.00
DM0055	REMOVE EXISTING WATERMAIN	392	L.F.	\$ 7.50	\$ 2,940.00
DO0050	TREE REMOVAL	27	EACH	\$ 200.00	\$ 5,400.00
DM0015	REMOVE EXISTING CURB & GUTTER	1603	L.F.	\$ 5.50	\$ 8,816.50
WM0160	REMOVE EXIST. FIRE HYDRANT	1	EACH	\$ 400.00	\$ 400.00
WM0350	REMOVE EXISTING STRUCTURE	2	EACH	\$ 500.00	\$ 1,000.00
SUBTOTAL					\$ 36,405.50
<b>EROSION CONTROL</b>					
EC0025	EXCELSIOR BLANKET	2255	S.Y.	\$ 2.00	\$ 4,510.00
EC0040	INLET EROSION CONTROL	7	EACH	\$ 300.00	\$ 2,100.00
EC0115	SILT FENCE	865	L.F.	\$ 4.00	\$ 3,460.00
SUBTOTAL					\$ 10,070.00
<b>LANDSCAPING</b>					
EC0006	SEEDING	2255	S.Y.	\$ 0.50	\$ 1,127.50
SUBTOTAL					\$ 1,127.50
<b>PAVEMENT</b>					
PV0135	1.5" BIT. CONC. SURF. CSE., TY 2 MIX D, CL1	2310	S.Y.	\$ 7.50	\$ 17,325.00
PV0115	3.5" BIT. CONC. BINDER CSE., TY 2, CLI	1310	S.Y.	\$ 12.00	\$ 15,720.00
PV0080	12" CRUSHED AGG. BASE CSE., TYPE B	1310	S.Y.	\$ 18.00	\$ 23,580.00
PV0270	COMB. CONC. CURB & GUTTER, TYPE M-6.12	1001	L.F.	\$ 35.00	\$ 35,035.00
PV0373	TRANSFORMER PAD	1	EACH	\$ 3,500.00	\$ 3,500.00
SUBTOTAL					\$ 95,160.00
<b>STORM SEWER</b>					
SS0130	15" STORM SEWER, RCP CL IV	20	L.F.	\$ 68.00	\$ 1,360.00
SS0135	6" STORM SEWER, HDPE	678	L.F.	\$ 28.00	\$ 18,984.00
SS0445	ADS YARD DRAIN	4	EACH	\$ 350.00	\$ 1,400.00
SS0765	CONNECT TO EXIST STRUCTURE	1	EACH	\$ 250.00	\$ 250.00
SS0805	TRENCH BACKFILL	40	C.Y.	\$ 75.00	\$ 3,000.00
SUBTOTAL					\$ 24,994.00
<b>WATERMAIN</b>					
WM0075	6" WATERMAIN, DIP CL 52	90	L.F.	\$ 60.00	\$ 5,400.00
WM0080	8" WATERMAIN, DIP CL 52	565	L.F.	\$ 110.00	\$ 62,150.00



# This Is



January 2021




# GEREMARIE

ISO 9001 • AS9100  
CERTIFIED COMPANY



**PRI Registrar**  
PERFORMANCE REVIEW INSTITUTE



**Nadcap**<sup>SM</sup>  
Administered by PRI

**ACCREDITED**














## **Partner for Success**

---

**Single Source**  
**Value-Driven Solutions**  
**Quick Turnaround Quoting**  
**Fast-Track to Production**  
**Manufacturing Excellence**  
**Proven Quality and On-Time Delivery**



## **Design for Manufacturing and Assembly**

-  Turnkey Design for Manufacturing
-  GD&T Review
-  Understanding Function of Part for Assembly
-  Identify Cost Drivers
-  Troubleshooting
-  Risk Management
-  Production Process Planning
-  Production Part Approval Process (PPAP)
-  Failure Modes and Effects Analysis (FMEA)



## **Manufacturing Excellence**








---

- ⑤ 25 years in Business brings Proven Expertise
- ⑤ Manufacturing of high-precision aluminum components
- ⑤ Growth and Expansion with ease - 40,000 to 200,000 square feet in 5 years
- ⑤ Investing in New Technology
  - Automation optimizes utilization of labor force
  - Efficiencies lead to Cost reductions and stability in Pricing
- ⑤ 20%+ Revenue Growth year-over-year



## Manufacturing Services

---

-  5 Axis High Speed Machining
-  5 Axis Multitasking Machining
-  CNC Vertical and Horizontal Mill Machining
-  CNC Lathe / Swiss Machining
-  Router Machining
-  Fiber Laser Cutting and Engraving
-  Brushing, Polishing, Peripheral Brushing
-  Anodizing and Powder Coating
-  Zeiss CMM Inspection






## FMS Machining Services

- Five Deployed Flexible Manufacturing Systems (FMS) by Fastems
- Allows for TRUE “Lights Out” Manufacturing
- Multiple Systems to Specialize in Varying Sizes

# of Machines	Machining Centers
1	Okuma Horizontals MB8000H
7	Okuma Horizontals MA600H
6	Okuma Horizontals MB4000H
2	Okuma Horizontals MB4000H
13	Okuma Verticals MA66A



## Flexible Manufacturing Systems

-  6 MB4000 Okuma Horizontal Milling Centers
-  126 Tombstones with 126 Material Bins
-  50 Hours "Lights Out" Unattended Production





## Flexible Manufacturing Systems

- 2 MB4000 Okuma Horizontal Milling Centers
- 24 Tombstones
- 50 Hours "Lights Out" Unattended Production





## Flexible Manufacturing Systems

- ⌚ 7 MA600 Okuma Horizontal Milling Centers
- ⌚ 250 Tombstones with 300 Material Bins
- ⌚ 84 Hours "Lights Out" Unattended Production



MEDIUM PARTS



## Flexible Manufacturing Systems

- ⑥ 1 MB8000 Okuma Horizontal Milling Center
- ⑥ 12 Pallets
- ⑥ 30 Hours "Lights Out" Unattended Production



LARGE PARTS

## Machining Capacity

Photographs just can't do it justice!



# Machining Capacity

Photographs just can't do it justice!





## Flexible Manufacturing Systems

- ⑥ 13 MB66 Okuma Vertical Milling Centers (installation underway)
- ⑥ 300 Pallets with 4 integrated Inventory systems
- ⑥ 2000 Centralized Shared Tooling System
- ⑥ 84 Hours "Lights Out" Unattended Production





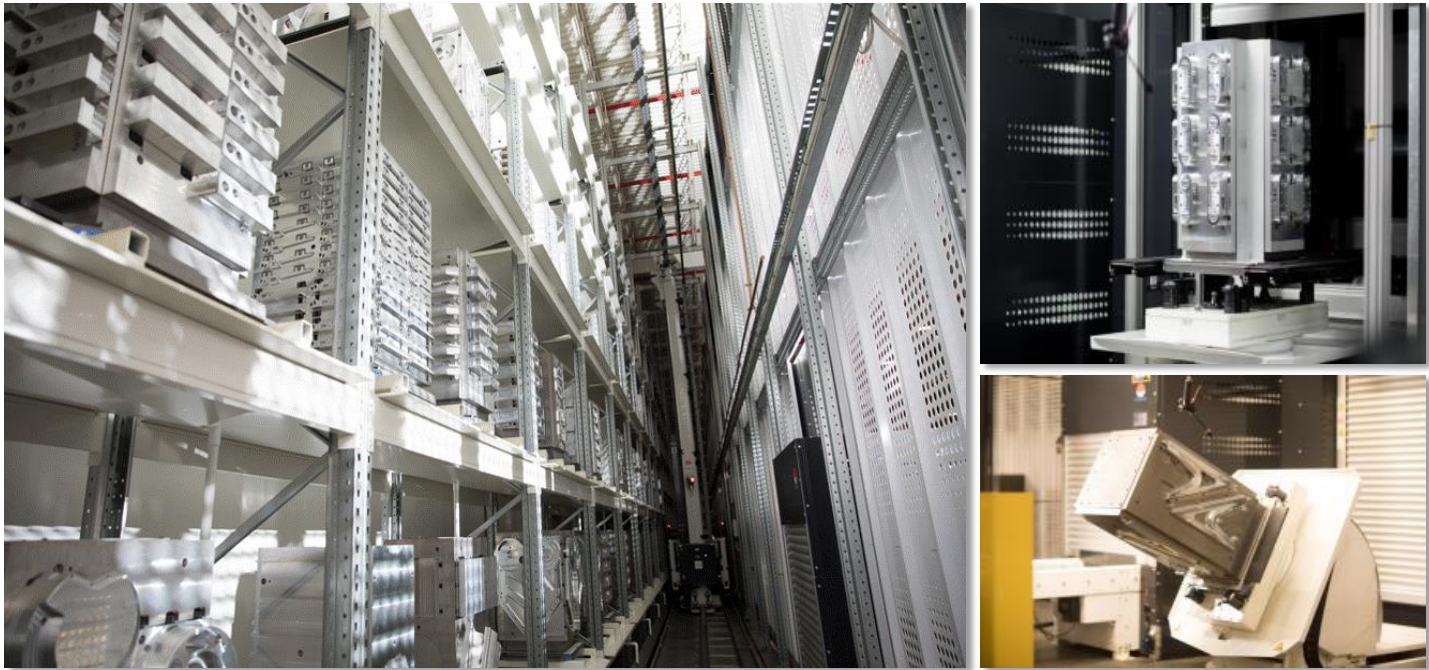
### Additional Machining Services

Qty	75+ Machining Centers – Built-in Redundancy at All levels
18	Okuma Vertical Mills – M560-V
2	Okuma Verticals – Stand Alone MA66
4	Okuma Multus Lathe Multi-Tasking U4000BB with Robotics
3	Okuma Lathe LB3000EX with Robotics
1	Okuma Lathe LU4000 with Robotics
1	Okuma Vertical Millac 853
2	Okuma 5 Axis Mill Genos
6	Tsugami Swill Mills – BO385 (4) BO205 (2)
1	Onsrud Router
1	Bystronic Laser
15	HAAS Vertical Mills and Lathes – VF4, VF2, SL30
2	Okuma Multus/Lathe Multi-Tasking MU3000 5 Axis with Robotics
2	Okuma MU6300 5 Axis Mill



# Integrated Manufacturing

Fastems' FMS Systems come with Multi-Level Tombstone and Material Bin Storage, Scheduling, Bin, and Tool Management Systems built in to manage all available resources and all are fully integrated with our ERP system





## Lathe Turning Manufacturing

- 3 Okuma Lathe LB3000EX with Robotics
- Okuma Lathe LU4000 with Robotics





# Multitasking Manufacturing

4 Okuma Multus Lathe Multitasking U4000 with Robotics





## Swiss Turning Manufacturing

- ↻ 4 Tsugami Swiss Turning BO385
- ↻ 2 Tsugami Swiss Turning BO205





## Vertical CNC Manufacturing

-  18 Okuma M560-V
-  Schunk Fixturing





## End-to-End Vertical Integration

Over 1.5 miles of conveyors designed to optimally move parts efficiently with minimum touches





## Anodizing Services

- ☞ Largest Fully Automatic, Enclosed Line in North America
- ☞ Type 1 and Type 2 Nadcap Accredited Processing
- ☞ 3 Cranes, 26 Tanks, 2 Resources





## Inventory Services

---

- AS/RS Systems to support JIT, Kanban, FIFO
- 2000 Material Bins, holds up to 16,000 unique part numbers





## Metrology Services

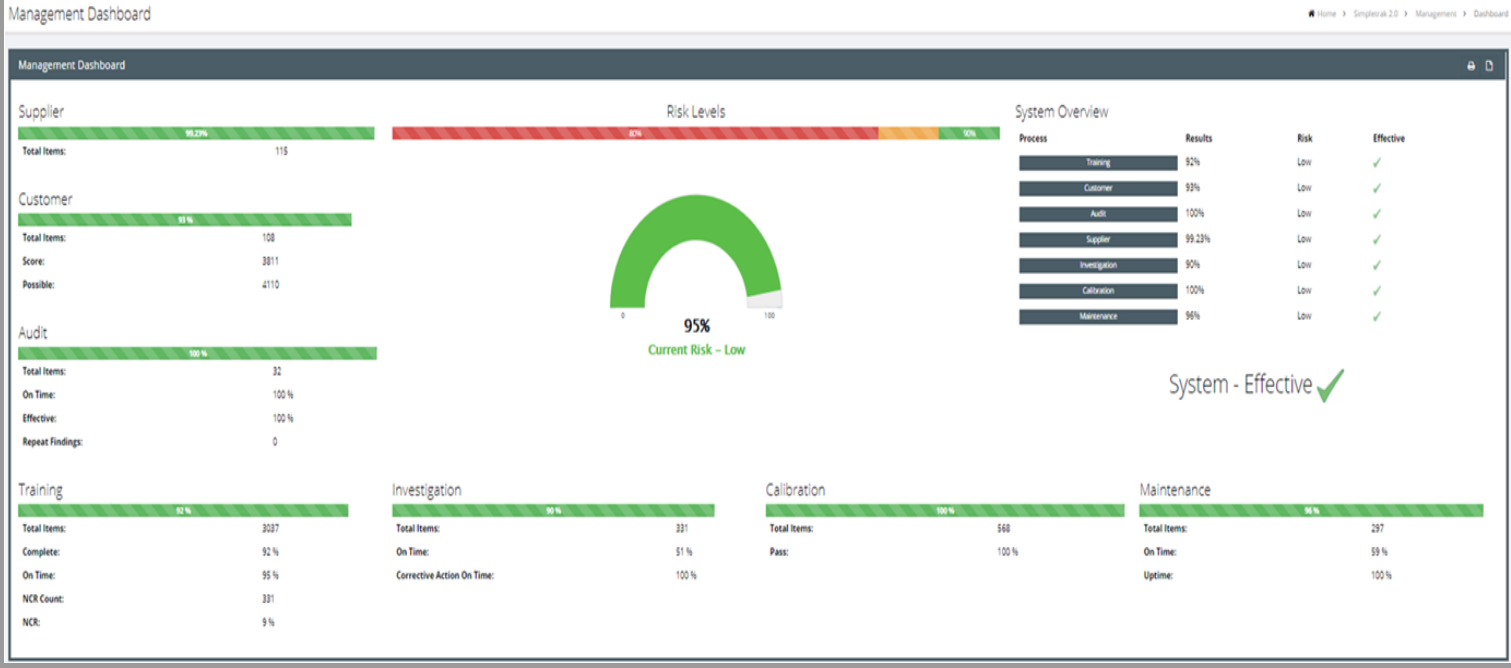
- 🔗 2 Zeiss CMMs Quality Control Equipment
- 🔗 Full Metrology Lab supporting AS9100D Quality Management System





# World Class

ISO 9001:2015/AS9100D Certified – Nadcap Accredited  
 ≥ 99% OTD, < 0.03% Escapes, ≤ 1.0% Internal Rejections  
 Defect Rate – Only 43 PPM for 2020





## **Value-Driven Solutions**

---

- ⑤ Single Source - Turn-Key First Article and Manufacturing
- ⑤ Combined Engineering and Programming Expertise
- ⑤ Quick-Turn Quoting
- ⑤ Flexible capacity to meet Customer demands
- ⑤ Vertically integrated with full ERP and QMS systems for Transparency, Scheduling and Reporting
- ⑤ Unique Manufacturing Capabilities - Not Found in Most Manufacturing Facilities
- ⑤ Strong Relationships in Supply Chain & Customers



**We Have Capacity**

---

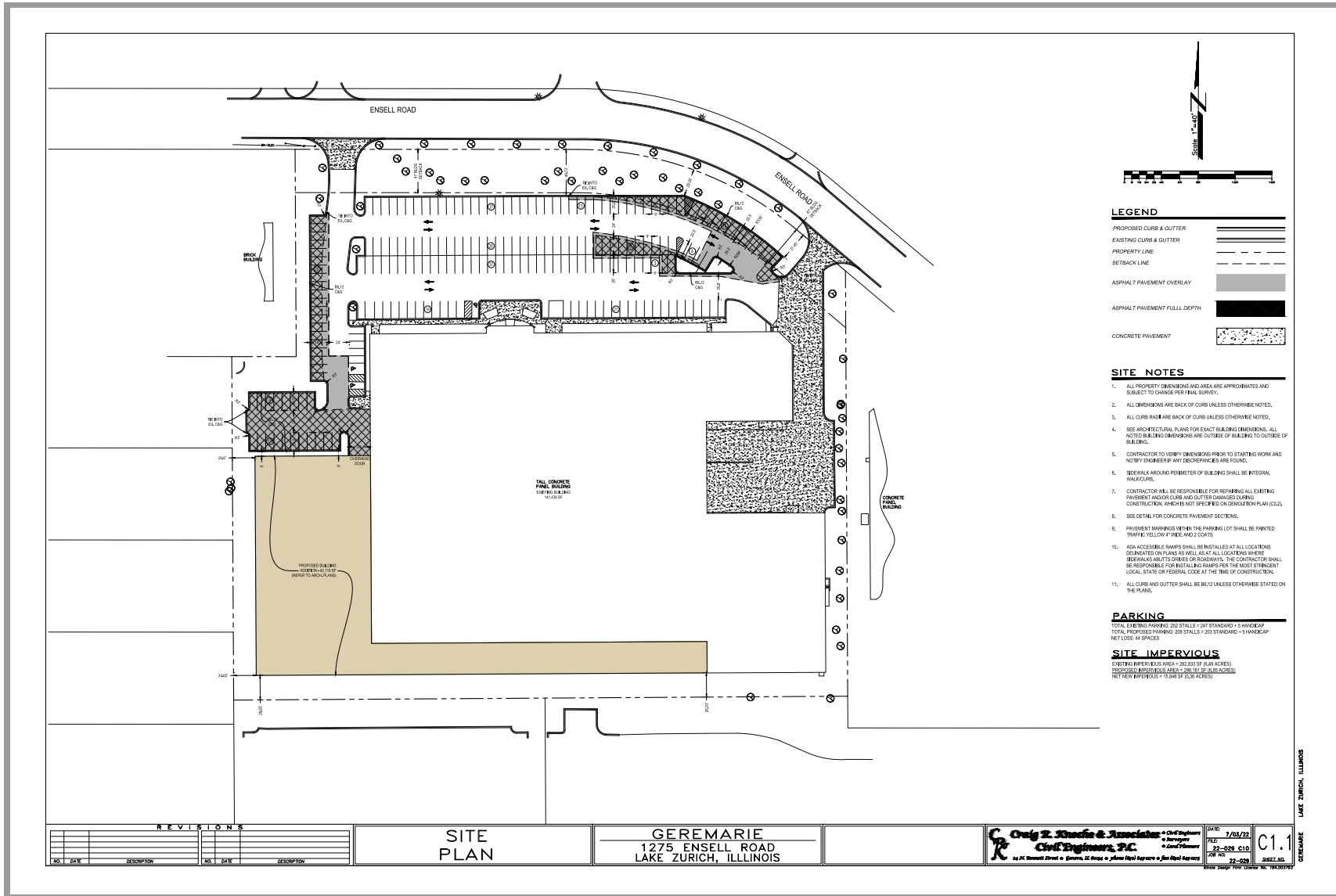
**SINGLE SOURCE  
SAFETY, QUALITY, DELIVERY  
COST CONSCIOUS  
VALUE DRIVEN**

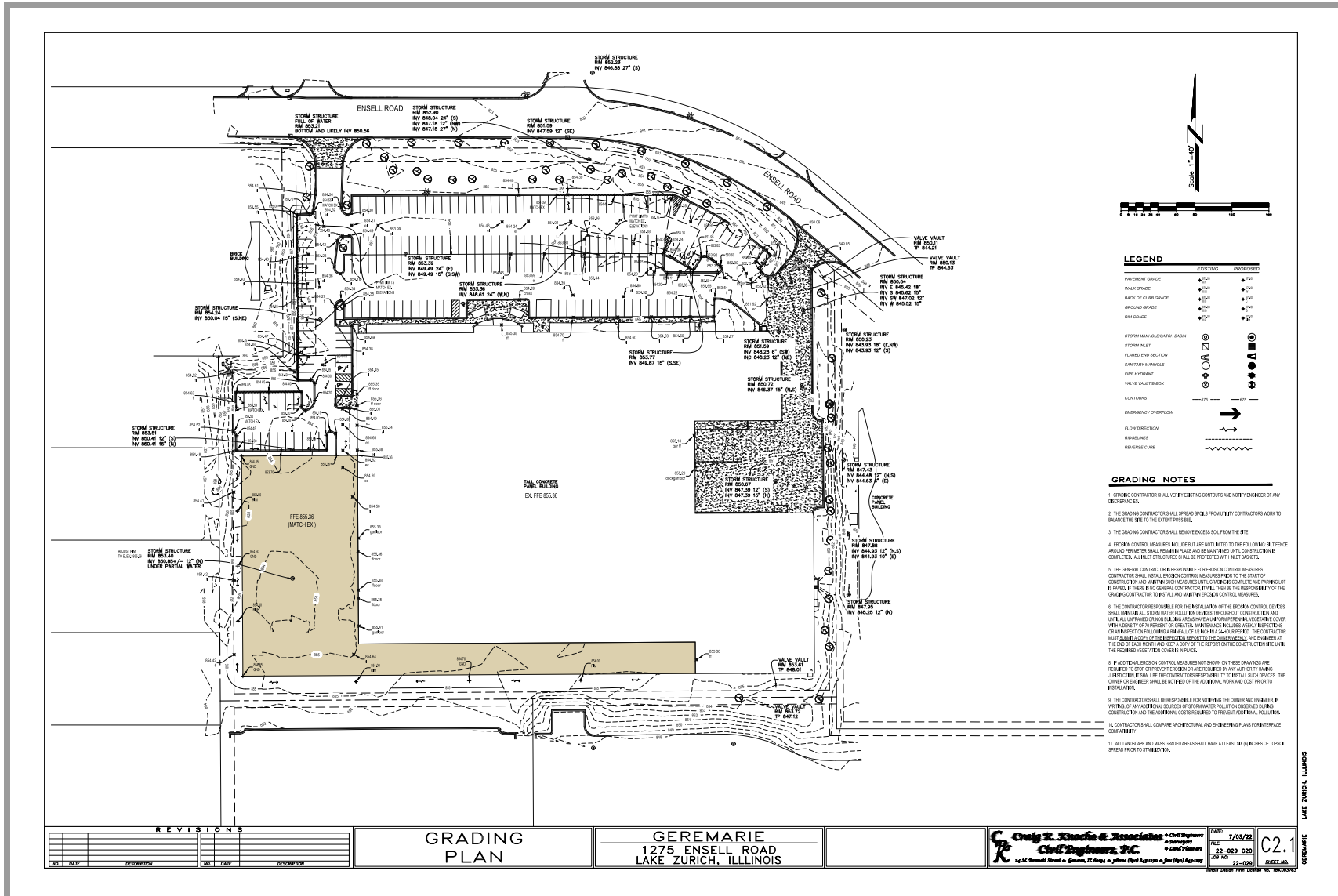


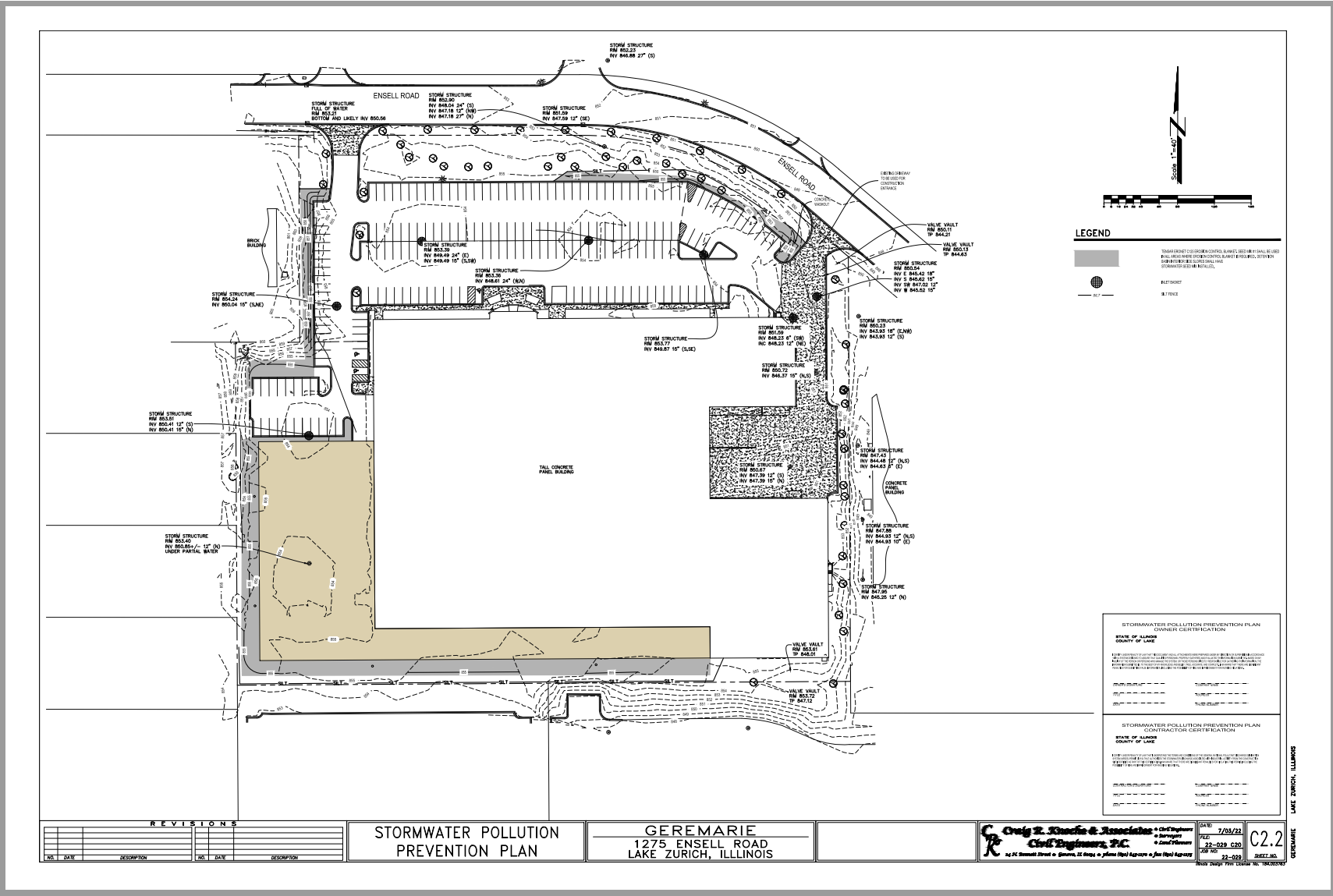
**Contact:** [CustomerService@Geremarie.com](mailto:CustomerService@Geremarie.com)











**REVISIONS**

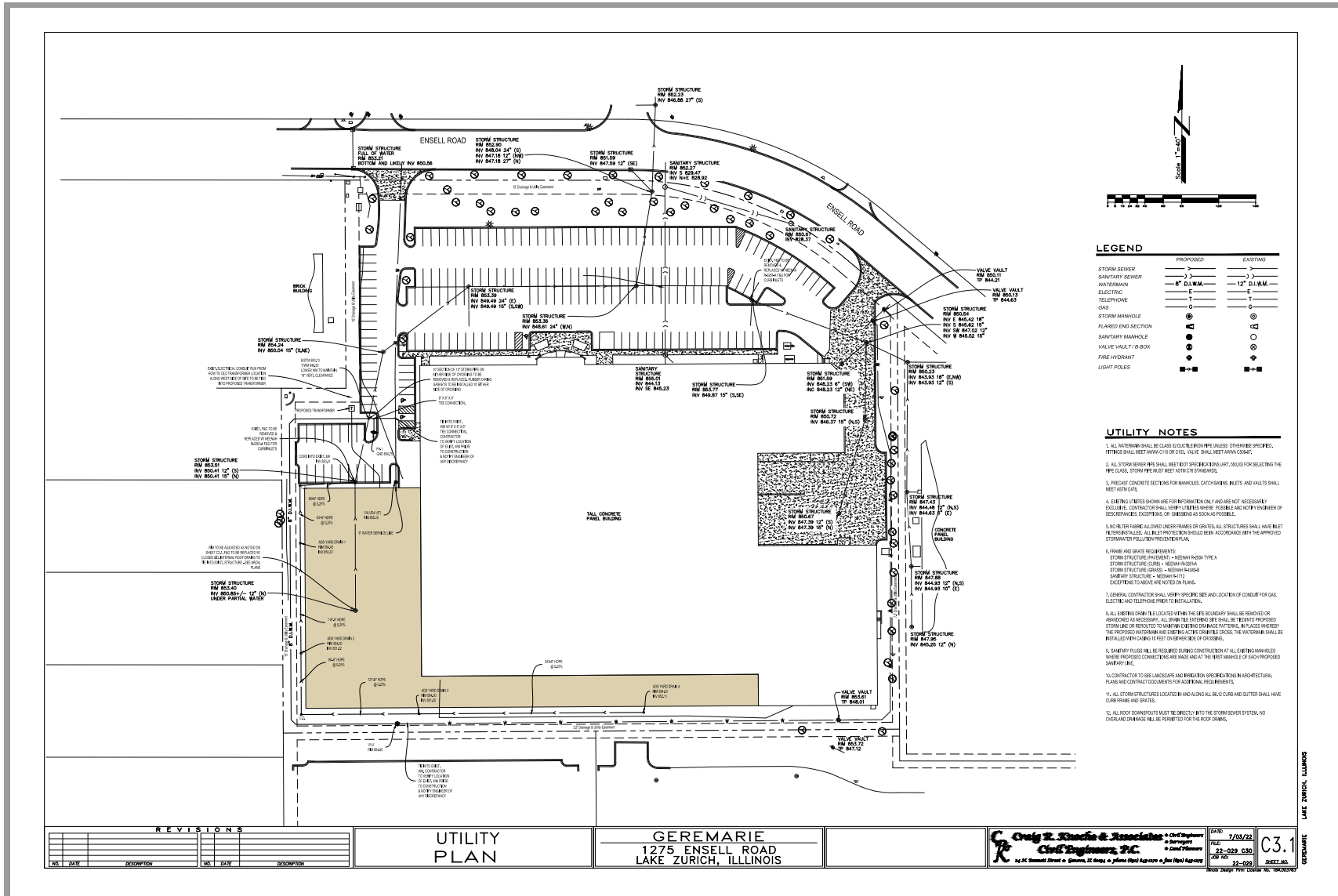
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**STORMWATER POLLUTION PREVENTION PLAN**

**GEREMARIE**  
 1275 ENSELL ROAD  
 LAKE ZURICH, ILLINOIS

**Craig E. Kinzie & Associates** a Civil Engineering Firm  
 2215 W. Belmont Street • Geneva, IL 60134 • Phone: (630) 469-4400 • Fax: (630) 469-4401  
 7/25/24  
 23-029 C20  
 C2.2  
 23-029





**LEGEND**

	PROPOSED	EXISTING
STORM SEWER	—●—	—●—
SANITARY SEWER	—○—	—○—
WATERMAIN	—□—	—□—
ELECTRIC	—E—	—E—
TELEPHONE	—T—	—T—
Gas	—G—	—G—
STORM MANHOLE	⊙	⊙
FLARED END SECTION	⊕	⊕
SANITARY MANHOLE	⊖	⊖
VALVE VAULT 7' DIAM.	⊗	⊗
FARE HYDRANT	⊘	⊘
LIGHT POLES	⊙	⊙

- UTILITY NOTES**
1. ALL UTILITY SHALL BE PLACED AS SHOWN FROM THE PLANS UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL BEET 30" DIA. OR C15. VALVE SHALL BEET WITH AWWA C504.
  2. ALL STORM SEWER SHALL MEET FOOT SPECIFICATIONS INV. 0.000 FOR SELECTING THE PIPE CLASS. STORM PIPE SHALL BEET WITH C15.
  3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCHING INLETS AND VAULTS SHALL MEET ASTM C478.
  4. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARY. SOLELY THE CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOT FOR ENGINEER'S RESPONSIBILITY. EXCEPT FOR CHANGES AS SOON AS POSSIBLE.
  5. NO UTILITY SHALL BE PLACED UNDER FRAMES OR GRATES. ALL UTILITIES SHALL HAVE INLET FITTINGS. ALL INLET PROTECTION SHALL BE ACCORDING WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
  6. FRAME AND GRATE REQUIREMENTS:  
 STORM STRUCTURE (MANHOLE) - NEWMAN 8024 TYPE A  
 STORM STRUCTURE (GRASS) - NEWMAN 8024  
 SANITARY STRUCTURE (MANHOLE) - NEWMAN 8024  
 EXCEPT WHERE NOTED ON PLANS.
  7. GENERAL CONTRACTOR SHALL VERIFY SPECIES, SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.
  8. ALL EXISTING UTILITIES LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL NEW UTILITIES SHALL BE INSTALLED PROPOSED STORM LINE OR REDUCED TO MAINTAIN EXISTING DRAINAGE PATTERNS, IN PLACES WHERE THE PROPOSED WATERMAIN AND OTHER UTILITIES CROSS THE EXISTING STORM LINE, THE WATERMAIN SHALL BE INSTALLED WITH GRATES 10 FEET OR GREATER FROM CROSSING.
  9. SANITARY PIPING SHALL BE PROTECTED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONDUIT SHALL CROSS AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.
  10. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
  11. ALL STORM STRUCTURES LOCATED IN AND ALONG ALL CURBS AND OUTLET SHALL HAVE CURB FRAME AND GRATES.
  12. ALL ROOF DOWNSPOUTS MUST BE DIRECTLY INTO THE STORM SEWER SYSTEM, NO OVERLAND DRAINAGE WILL BE PERMITTED ON THE ROOF DRAINS.

**REVISIONS**

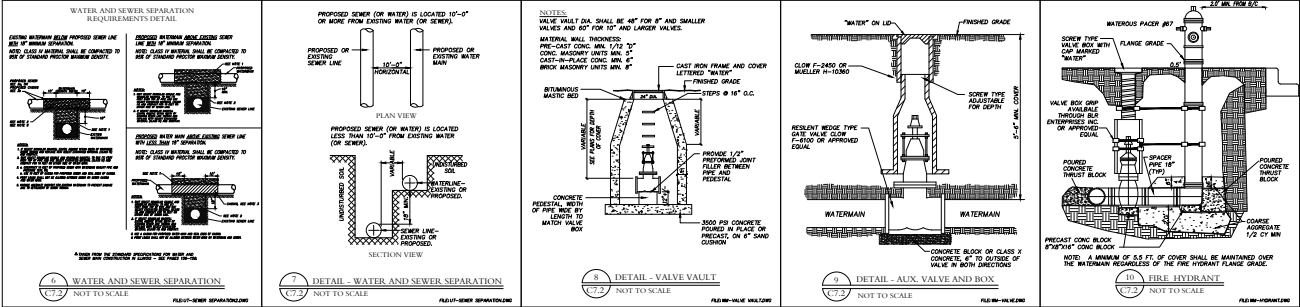
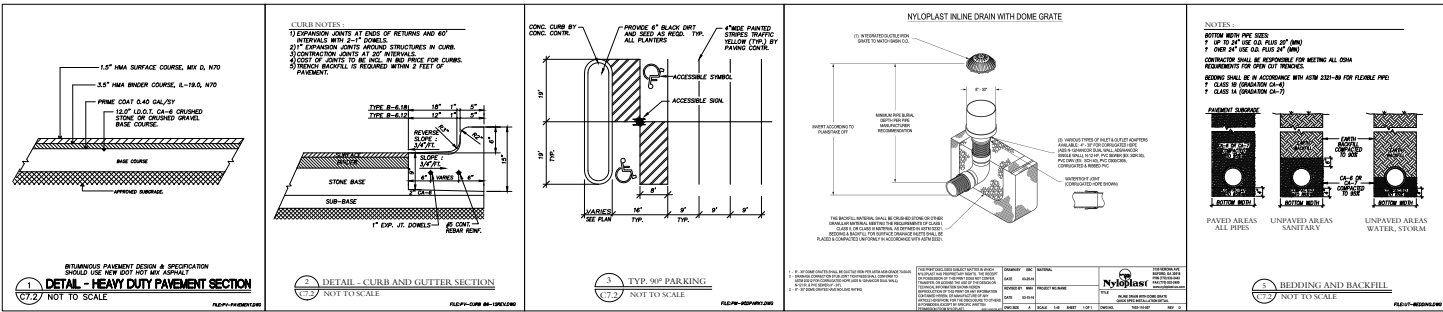
NO.	DATE	DESCRIPTION

**UTILITY PLAN**

**GEREMARIE**  
 1275 ENSSELL ROAD  
 LAKE ZURICH, ILLINOIS

**Craig E. Kinzie & Associates** a Civil Engineering & Surveying Firm  
**Civil Engineers, P.C.**  
 1414 Belmont Street • Geneva, IL 60135 • Phone: (815) 461-1100 • Fax: (815) 461-1101  
 DATE: 7/25/24  
 FILE: 23-029 C30  
 SHEET NO: 23-029 C30-01  
**C3.1**





REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**SITE & UTILITY  
DETAILS**

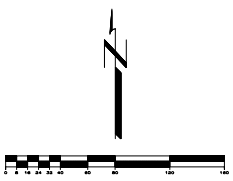
**GEREMARIE**  
1275 ENSELL ROAD  
LAKE ZURICH, ILLINOIS

**Craig S. Kinoshita & Associates**  
**Civil Engineers, P.C.**

DATE: 7/05/21  
FILED: 22-028 C70  
JOB NO: 22-028

**C7.2**

LAKE ZURICH, ILLINOIS



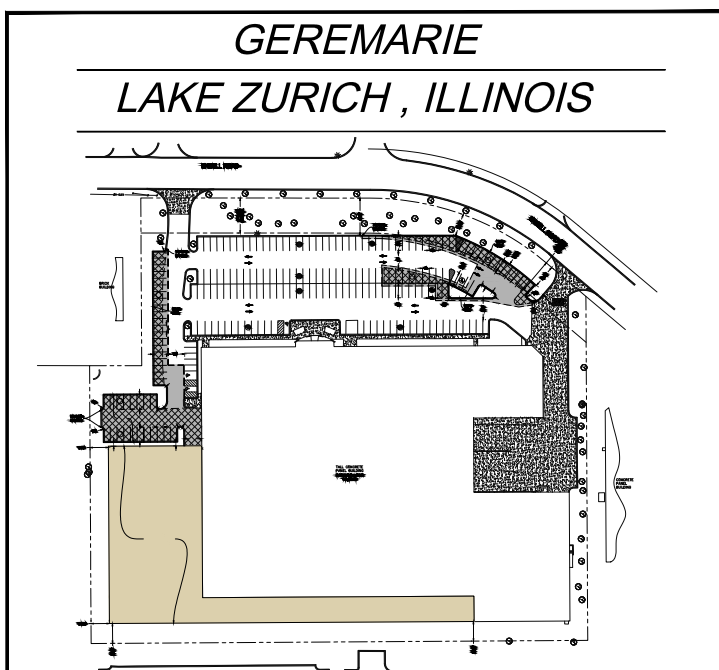
**BUILDING CODES ENFORCED**

THESE PLANS HAVE BEEN PREPARED TO COMPLY WITH THE BUILDING REGULATIONS ENFORCED BY THE BUILDING DEPARTMENT OF LAKE ZURICH, ILLINOIS AND THE FOLLOWING CODES:

- 2012 INTERNATIONAL BUILDING CODE
- 2011 NATIONAL ELECTRIC CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 ILLINOIS PLUMBING CODE
- 2000 LIFE SAFETY CODE
- 2010 LIFE SAFETY CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2018 ILLINOIS ACCESSIBILITY CODE
- VILLAGE OF LAKE ZURICH AMENDMENTS
- CONSTRUCTION TYPE IIB

## GEREMARIE

### LAKE ZURICH, ILLINOIS



**SHEET INDEX**

<b>C</b>	COVER
<b>SPECS</b>	GENERAL NOTES
<b>A-1</b>	BUILDING FLOOR PLAN
<b>A-1a</b>	SITE PLAN
<b>A-2</b>	ELEVATIONS, SECTIONS
<b>S-1</b>	FOUNDATION, NOTES, FTG. SCHEDULE
<b>S-2</b>	SOUTH ADDITION FOUNDATION
<b>S-3</b>	ROOF FRAMING PLAN
<b>S-4</b>	SOUTH ADDITION ROOF FRAMING PLAN
<b>S-5</b>	CONCRETE DETAILS AND SPECIFICATIONS
<b>S-6</b>	STEEL DETAILS, & SPECIFICATIONS
<b>P-1</b>	PLUMBING LAYOUT, SEWER, WATER DIAGRAMS
<b>M-1</b>	H.V.A.C LAYOUT, EQUIPMENT SCHEDULE

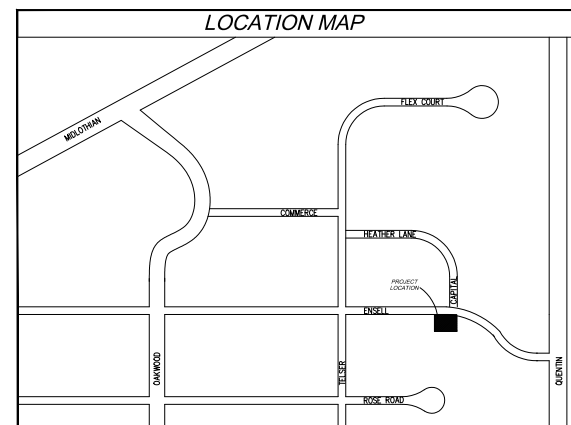
**FAR & PARKING INFORMATION**

**TOTAL PARKING AVAILABLE**  
208 PARKING SPACES  
313 REGULAR  
5 HANDICAP

**PARKING NEEDED**  
1ST SHIFT 154 SPACES  
2ND SHIFT 59 SPACES  
3RD SHIFT 5 SPACES  
WEEKEND SHIFT 29 SPACES

**FAR:**  
TOTAL LAND AREA: 8.54 ACRES 372,088 SQ.FT.  
EXISTING BUILDING: 141,439 SQ.FT.  
PROPOSED NEW ADDITION 42,119 SQ.FT.  
TOTAL BUILDING AS PROPOSED 183,558 SQ.FT. .49 FAR

**LOCATION MAP**



**CONTACTS**

<b>VILLAGE OF LAKE ZURICH</b> DIRECTOR COMMUNITY DEVELOPMENT SAROSH SAHAR	(847) 540-1698
<b>PUBLIC WORKS DIRECTOR</b> MIKE BROWN 905 TELSER ROAD LAKE ZURICH, IL 60047	(847) 540-1696
<b>FIRE CHIEF</b> DAVID PILGARD	(847) 540-5070
<b>FLEX CONSTRUCTION CORP.</b> 244 TELSER ROAD LAKE ZURICH, ILLINOIS 60047 KELLY SHEEHAN	(847) 540-0200

**REVISIONS**

REVISIONS	BY

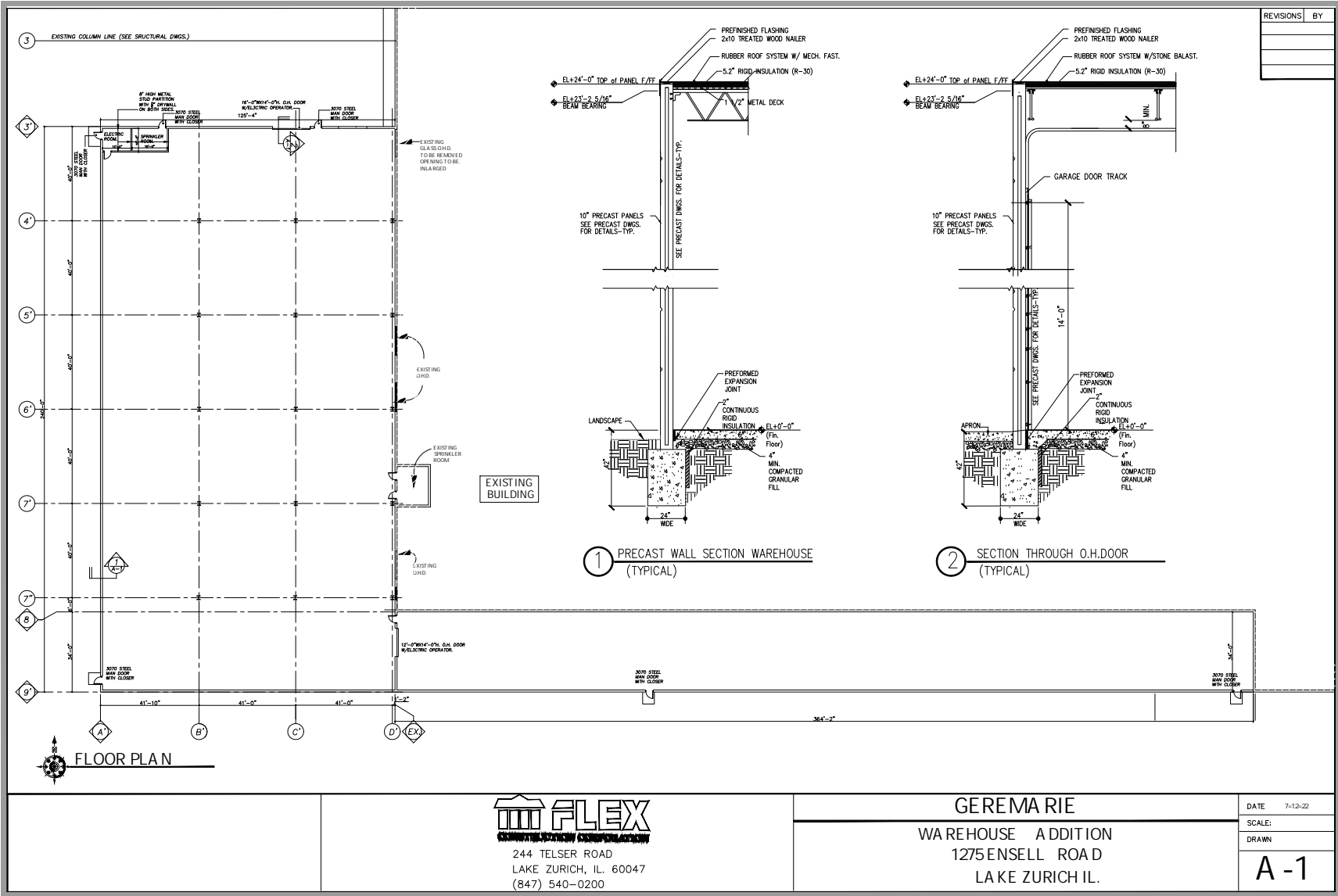
**GEREMARIE**  
WAREHOUSE - ADDITION  
1275 INSELL ROAD  
LAKE ZURICH, IL.

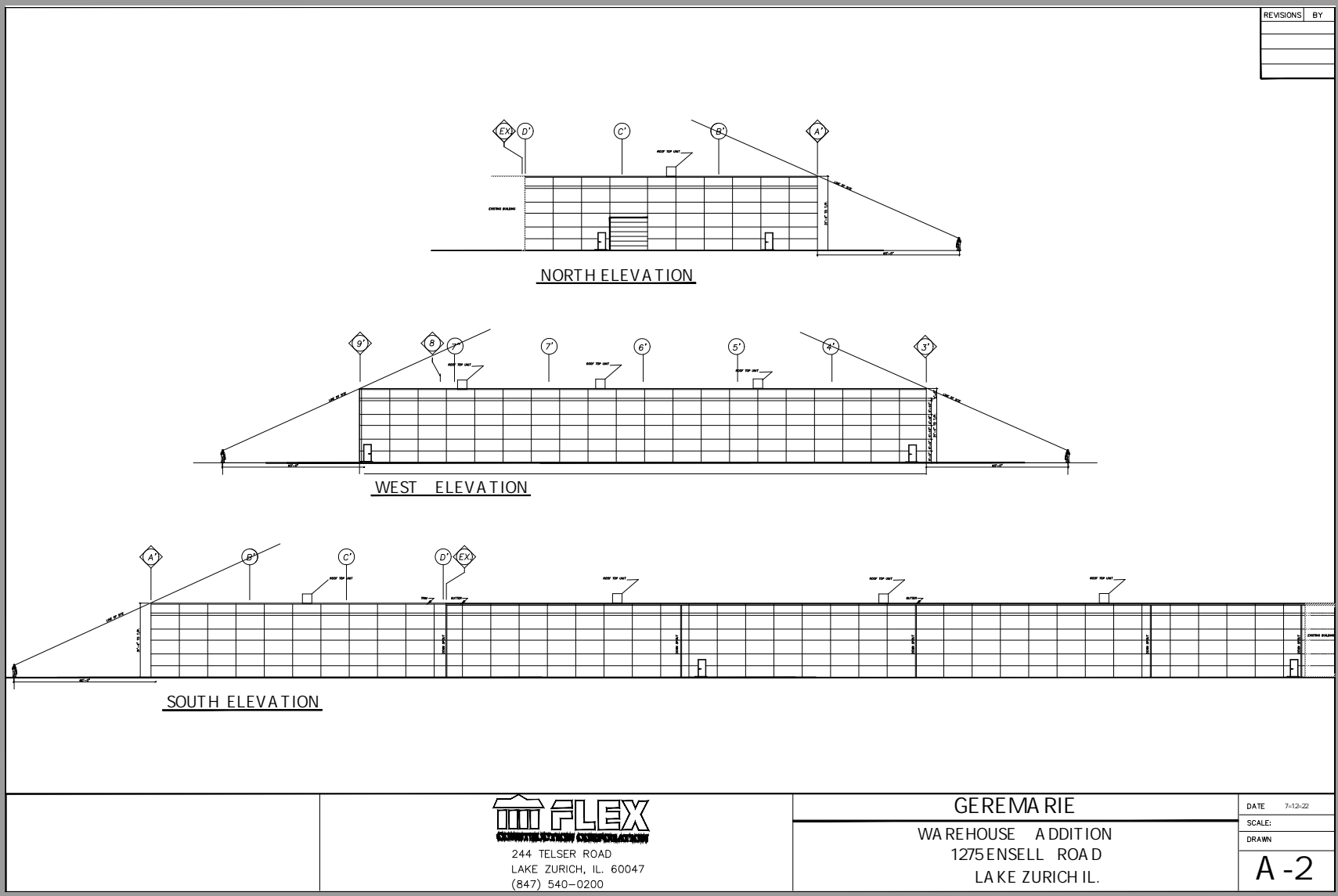
**244 TELSER ROAD**  
**LAKE ZURICH, IL. 60047**  
**CONTRACT NO. 183558** (847) 540-0200

**FLEX**

DATE: 7-12-22  
SCALE:  
DRAWN: RW

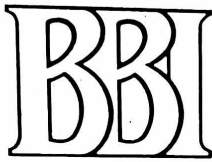
C











Bearing  
Brokers

Inc. August 11, 2022

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
505 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I support the PUD Application at 1275 Ensell Road, Lake Zurich, IL. for Geremarie Corporation. Allowing a long-established business in the Industrial Park to continue to expand in Lake Zurich.

I formally request the Planning and Zoning Commissioners approve this application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'George Nikas', is written over a horizontal line.

George Nikas  
Vice President

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

1010 Commerce Drive • Lake Zurich, Illinois 60047 • 847/540-5596 • Fax: 847/540-6142



The World's Highest Quality Portable Room Dividers!

August 11, 2022

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
505 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I support the PUD Application at 1275 Ensell Road, Lake Zurich, IL. for Geremarie Corporation. Allowing a long-established business in the Industrial Park to continue to expand in Lake Zurich.

I formally request the Planning and Zoning Commissioners approve this application.

Thank you for your consideration. Should you wish to contact me I can be reached at 847-726-2900.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Maas", is written over a circular blue stamp or seal.

John Maas  
President  
Screenflex Portable Partitions  
585 Capital Drive  
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development,  
Village of Lake Zurich [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

585 CAPITAL DRIVE • LAKE ZURICH, IL 60047 • 800-553-0110 • 847-726-2990 FAX • SCREENFLEX.COM

**Lake Zurich Lot 1, LLC**  
947 Franklin Avenue  
River Forest, Illinois 60305  
708-363-3201  
carl@pfventures.com

August 11, 2022

via e-mail to: tim.verbeke@lakezurich.org

Planning and Zoning Commission  
Attention Commission Chairperson  
Village of Lake Zurich  
505 Telser Road  
Lake Zurich, IL 60047

**Re: PUD Application of 1275 Ensell Road**

Chairperson and Planning and Zoning Commissioners:

As an owner of 1411 Ensell Road in the Lake Zurich Corporate Park and a nearby neighbor of the subject property at 1275 Ensell Road, We strongly encourage the Planning and Zoning Commissioners consider and approve the PUD application allowing the expansion of the building currently occupied by the Geremarie Corporation. We are of the opinion that the proposed addition would not negatively impact in any way the current attractiveness and appeal of the park in its entirety. Approving the application would however generate significant additional tax revenues for the benefit of the entire Lake Zurich community.

Thank you for your time and considerations.

Respectfully,

**Lake Zurich Lot 1, LLC**

*Carl A. Przyborowski*

Managing Member

Cc: Tom Poynton, Mayor, Village of Lake Zurich  
Ray Keller, Village Manager, Village of Lake Zurich  
Sarosh Saher, Community Development, Village of Lake Zurich



# **POWERNAIL® Co.**

August 11, 2022

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
505 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a long-term tenant in the Lake Zurich Industrial Park I support the PUD Application at 1275 Ensell Road, Lake Zurich, IL. for Geremarie Corporation. Allowing a long-established business in the Industrial Park to continue to expand in Lake Zurich.

I formally request the Planning and Zoning Commissioners approve this application.

Thank you for your consideration. Should you wish to contact me I can be reached at (847)-732-5491 [danstett@powernail.com](mailto:danstett@powernail.com)

Sincerely,

Dave Anstett  
President  
Powernail Company  
1300 Rose Road  
Lake Zurich, Illinois 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

---

1300 Rose Road, Lake Zurich, IL 60047-1554 • Phone: 1 800/323-1653 • Fax: 1 800/624-5450  
E-mail: [powernail@powernail.com](mailto:powernail@powernail.com) • Web Site: [www.powernail.com](http://www.powernail.com)

**AFCO PRODUCTS, INC.**

*Precision Machined Components...*



**P: 847-299-1055**

**F: 847-299-8455**

**1030 Commerce Drive  
Lake Zurich, IL 60047  
www.afco-products.com**

August 11, 2022

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
505 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich business community and a property owner in the Lake Zurich Industrial Park I fully support the PUD Application at 1275 Ensell Road, Lake Zurich, IL. for Geremarie Corporation. It is important that we allow a long-established business in the community and Industrial Park to continue to grow and expand in Lake Zurich.

I formally request the Planning and Zoning Commissioners approve this application.

Thank you for your consideration. If you wish to contact me I can be reached at:

AFCO Products, Inc.  
1030 Commerce Drive  
Lake Zurich, IL 60047  
847-299-1055 x202

Sincerely,

Rob Klancnik  
[robk@afco-products.com](mailto:robk@afco-products.com)

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)



*At the Heart of Community*

OFFICE OF THE VILLAGE MANAGER

70 East Main Street  
Lake Zurich, Illinois 60047

(847) 438-5141  
LakeZurich.org

AGENDA ITEM

7A

**MEMORANDUM**

Date: August 29, 2022

To: Ray Keller, Village Manager *PK*

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

CC: Mike Brown, Director of Public Works

**Re: Courtesy Review – Miniature Golf Course Block B / 61 West Main Street**

**Issue:** Kyle Essary is proposing the development of the approximately 1.63-acre (70,830 square feet) property at the site of the former Lake Zurich Police Station and Dispatch Center, commonly referred to as “Block B” at 61 West Main Street. The property is currently unimproved and is owned by the Village of Lake Zurich.

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

- Revitalization of Downtown
- Become more business friendly and customer oriented.

The developer is proposing the construction of a new 18-hole miniature golf course in addition to a 40-foot by 20-foot building for customer check-in, golf club and ball rentals, packaged food and non-alcoholic beverages, and parking lot for approximately 39 vehicles. While the proposed use would be seasonal, Mr. Essary believes there may be potential for various winter events as well.

The developer of the proposed miniature golf course is requesting a courtesy review with the Village Board to obtain feedback on the potential use of the property as a miniature golf course and obtaining the necessary zoning approvals to establish the new facility at this location.

**Background:** The property has remained vacant since demolition of the former Police Department and Dispatch buildings occurred after the current Police Department on Mohawk Drive was constructed. The Village has maintained the property and has actively marketed it for the past several years, most notably at the annual ICSC (International Conference of Shopping Centers) Navy Pier event every October. The parcel assemblage is one of the last two remaining Village-owned developable parcels in the Main Street District, the other being Block A.

Courtesy Review – Miniature Golf Course, Block B  
August 29, 2022

page 2

The developers first approached the Village in March of this year to discuss the feasibility of developing a multi-use complex for area sport associations. Mayor Poynton and Assistant Manager Witherow met with the developers and the Fidelity Group to determine if any existing locations could accommodate this endeavor. It was subsequently determined that this type of development presented significant challenges. Mr. Essary then contacted the Village to discuss the miniature golf course feasibility.

It should be noted that the developer of the adjacent property at 35 West Main Street, Mr. Don Malin, was granted the first right of refusal for the acquisition and development of this property through a development agreement.

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

1. **Land Uses and Zoning Classification.** The property is currently zoned within the B-2 Central Business district and the DR Downtown Redevelopment Overlay district. While the land use – Miniature Golf (SIC #799) is allowed as a special use in the B-1 and the B-3 districts as a special use, the B-2 district does not provide for such land use. It would therefore need to be allowed as a Special Use through an amendment to the provisions of the zoning code.
2. **Traffic and Parking.** The development will include parking for 39 vehicles. The zoning code does not specify a parking requirement for miniature golf courses. However, industry standards recommend that parking be provided at the rate of 1.5 spaces per hole or 2 paces for every 1,000 square feet of lot area. This would result in a parking requirement of 27 and 35 spaces respectively. The proposed concept currently meets both of these industry standards.

Additionally, based on the location of the facility along Main Street, there is the availability of public parking lots in the Main Street area that may accommodate any overflow parking.

3. **Impact on Adjacent property.** The development is located along Main Street which has a mix of commercial and residential uses. In particular, the Eastbanks Apartments (formerly known as Somerset by the Lake) are located across Main Street, while the rear of the property is abutted by a number of single-family residences. The proposed land use comprises an outdoor activity and so consideration may need to be given to issues related to activity noise, light and traffic during the operating hours of the facility.
4. **Zoning Relief Requested.** The developer will need to request the following zoning relief and approval to be able to develop the property in the manner that is currently proposed:
  - a. A text amendment to provide for the proposed land use Miniature Golf (SIC #799) within the B-2 Central Business district.
  - b. Special Use permit to allow the establishment of the miniature golf course and any accompanying component uses.

Courtesy Review – Miniature Golf Course, Block B  
August 29, 2022

page 3

- c. Currently, no modifications to the zoning code have been identified that would require consideration of the development through a PUD.

**Recommendation:** The developer and staff seek to understand the Village Board’s preferences towards the proposed concept and reconfiguration of the site. Staff therefore recommends that the Village Board provide feedback on the proposed development and highlight any further areas of concern to the developer on the above listed issues.

Attachments:

1. Exhibit A – Proposed Miniature Golf Development at 61 West Main Street

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PROPOSED  
MINIATURE GOLF  
Lake Zurich, IL

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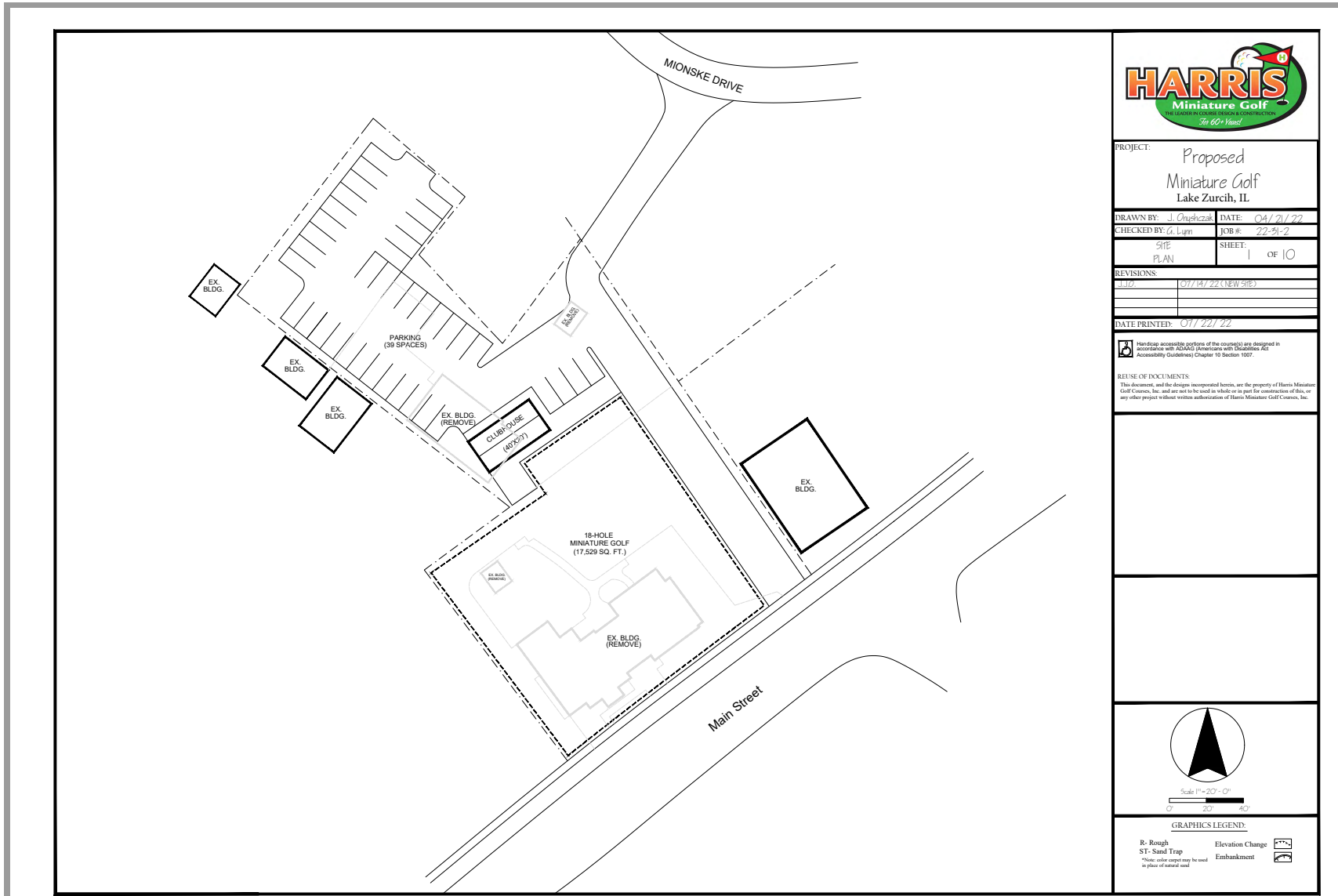


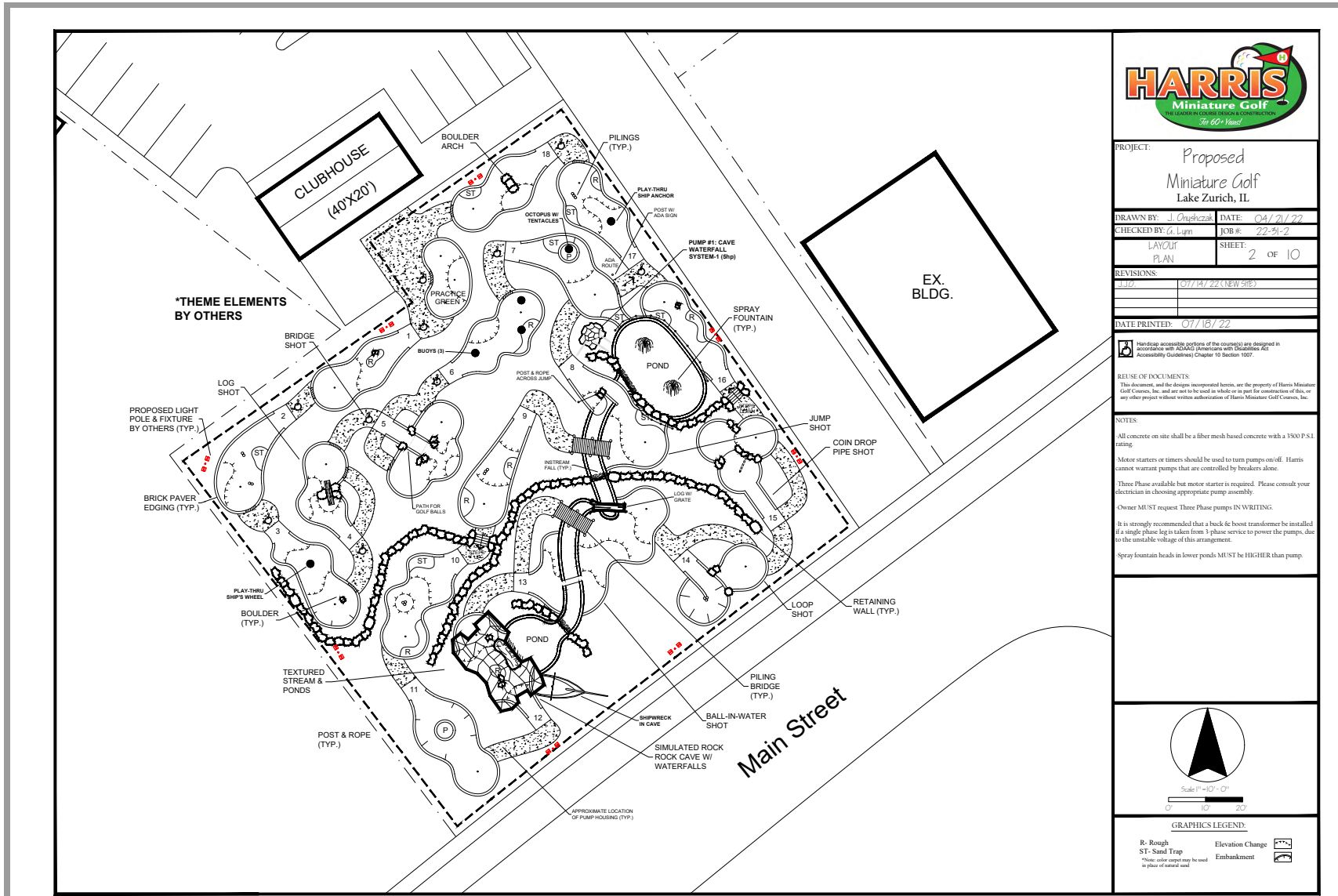
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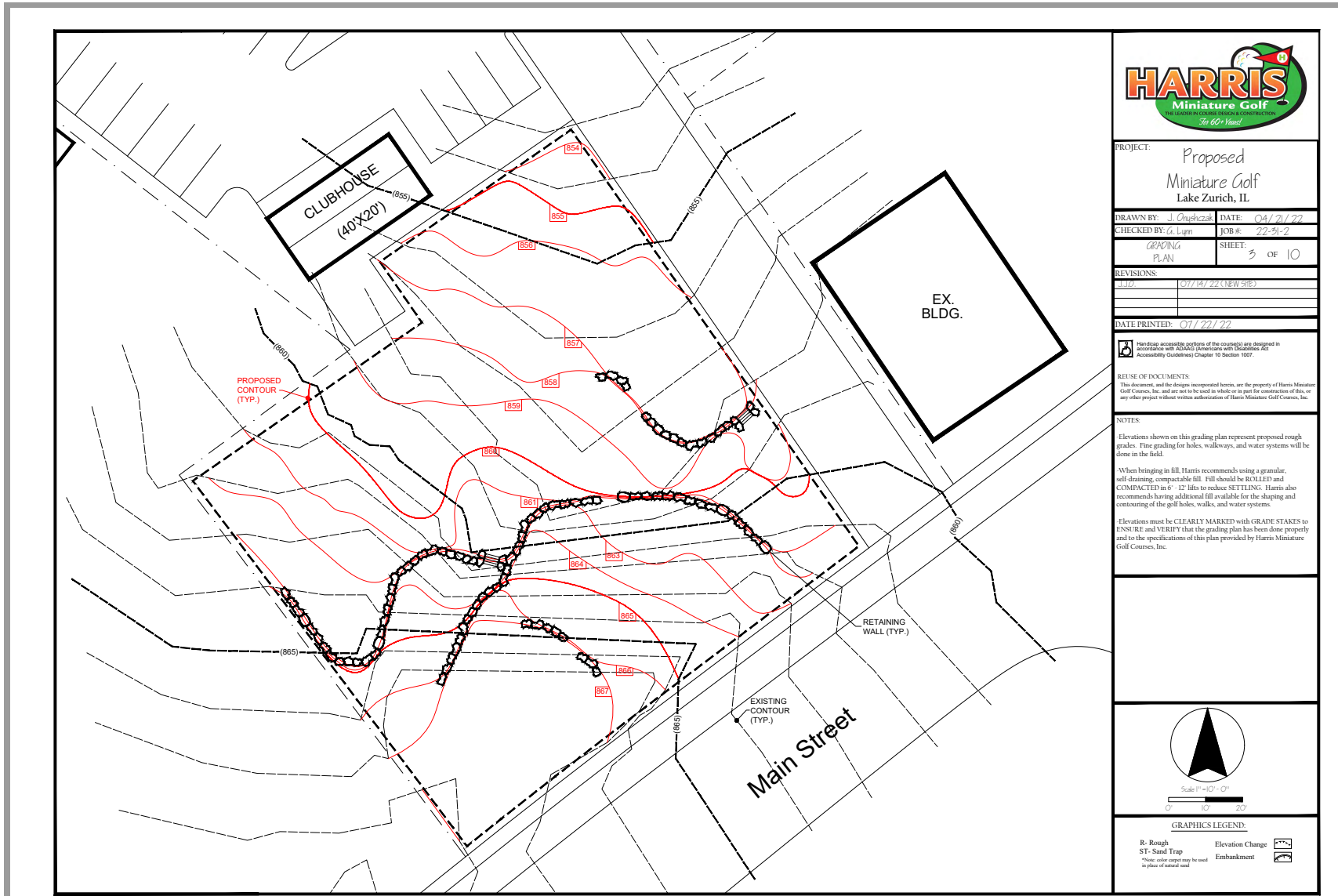
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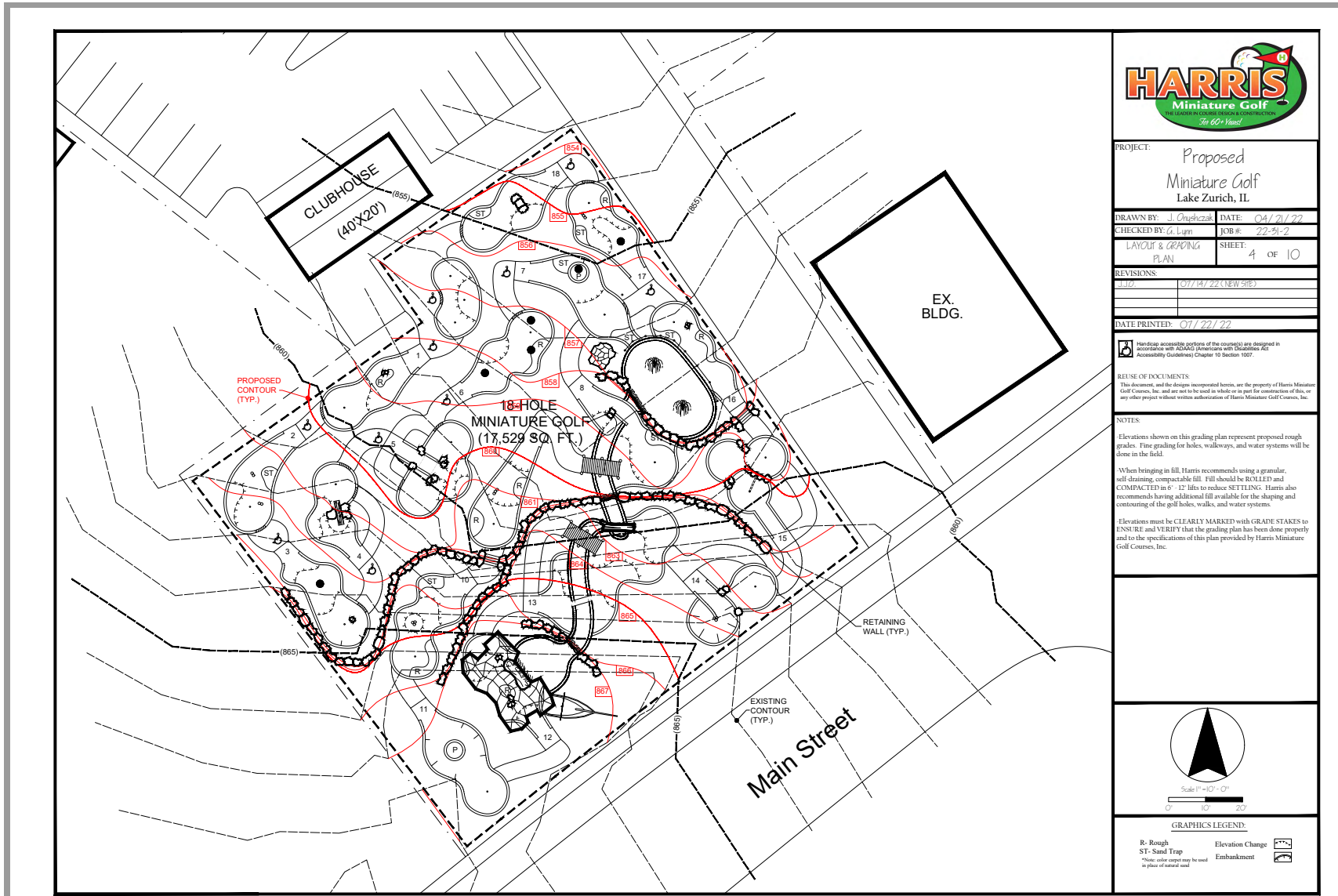
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SHEET #2 - LAYOUT PLAN 1"=10'-0"	SHEET #7 - DETAIL SHEET #2
SHEET #3 - GRADING PLAN 1"=10'-0"	SHEET #8 - DETAIL SHEET #3
SHEET #4 - LAYOUT & GRADING PLAN 1"=10'-0"	SHEET #9 - DETAIL SHEET #4
SHEET #5 - LIGHTING PLAN 1"=10'-0"	SHEET #10- COLOR RENDERING 1"=10'-0"

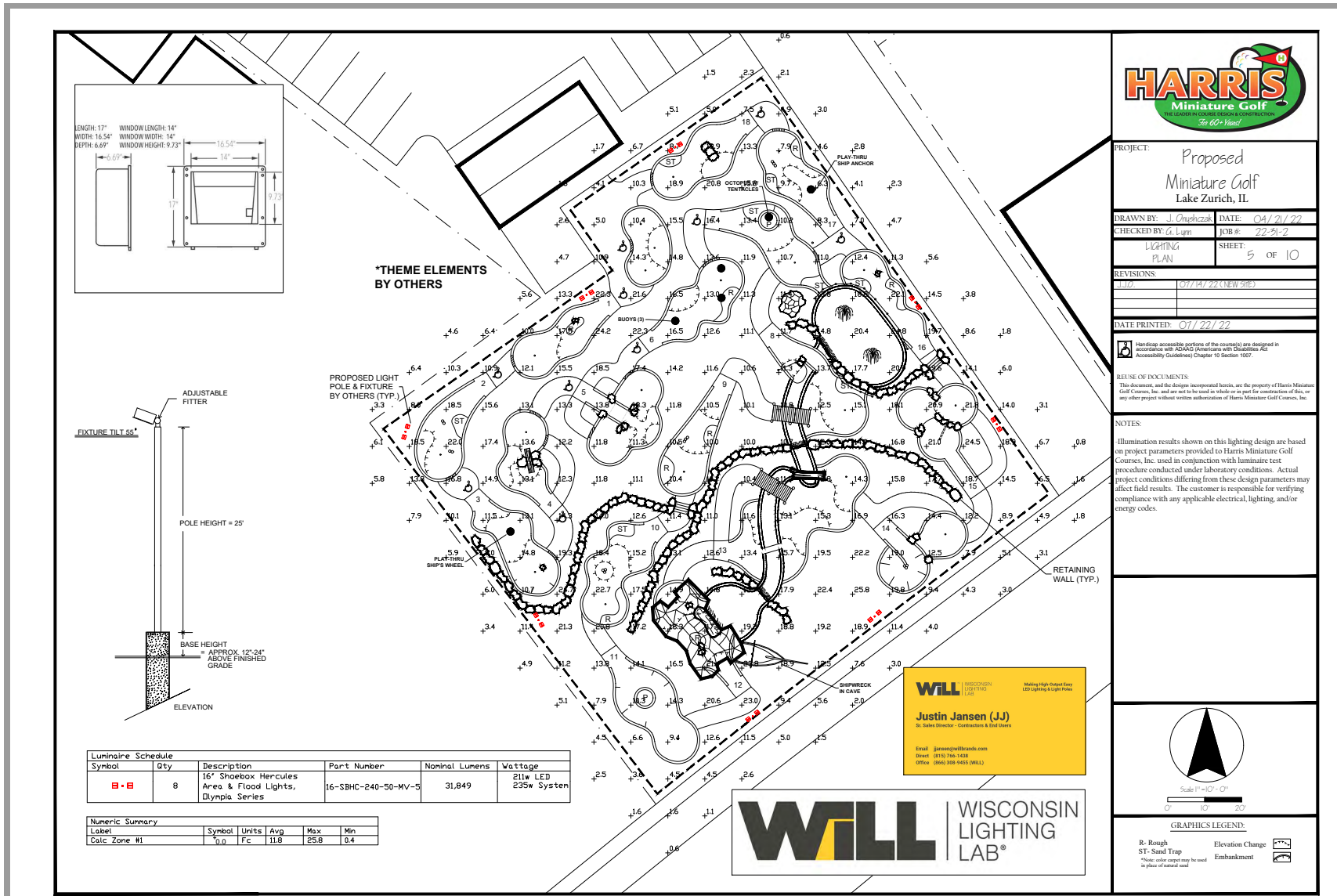
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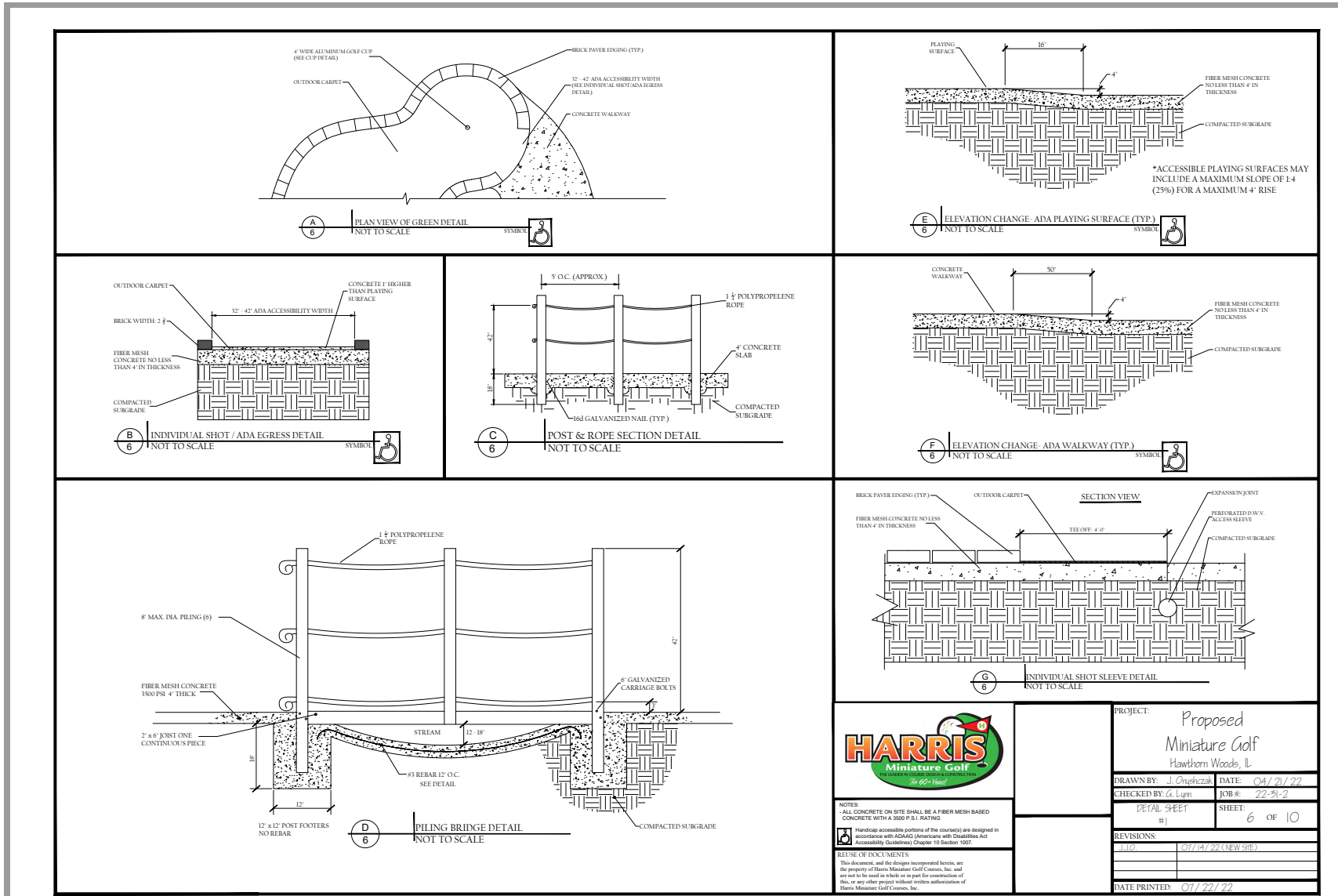












NOTES:  
 ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 3500 P.S.I. RATING

Handicap accessible portions of the course(s) are designed in accordance with ADA/AGC (Americans with Disabilities Act Accessibility Guidelines) Chapter 10 Section 1007.

REUSE OF DOCUMENTS

This document, and the designs incorporated herein, are the property of Harris Miniature Golf Courses, Inc. and are not to be used in whole or in part for construction of this or any other project without written authorization of Harris Miniature Golf Courses, Inc.

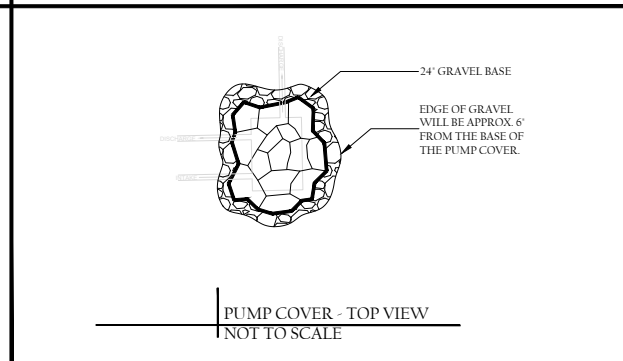
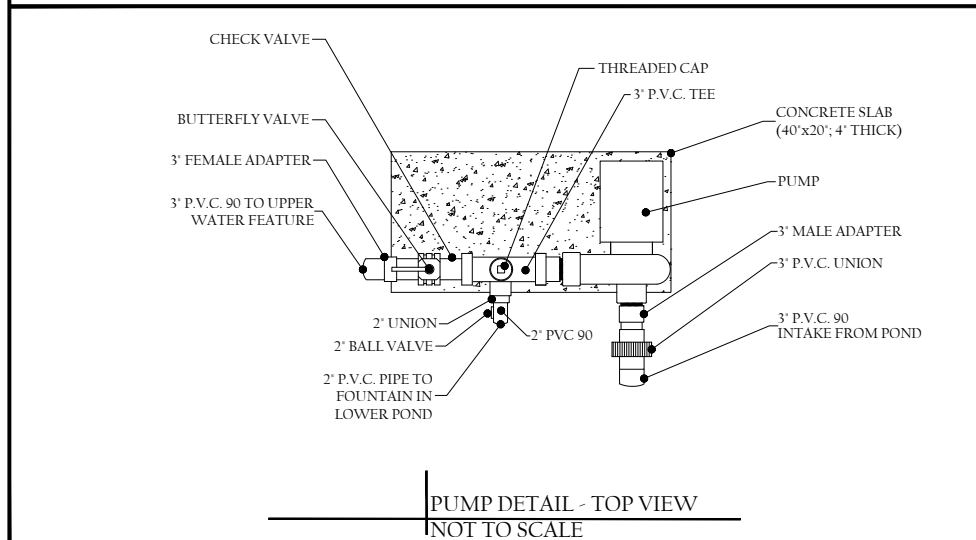
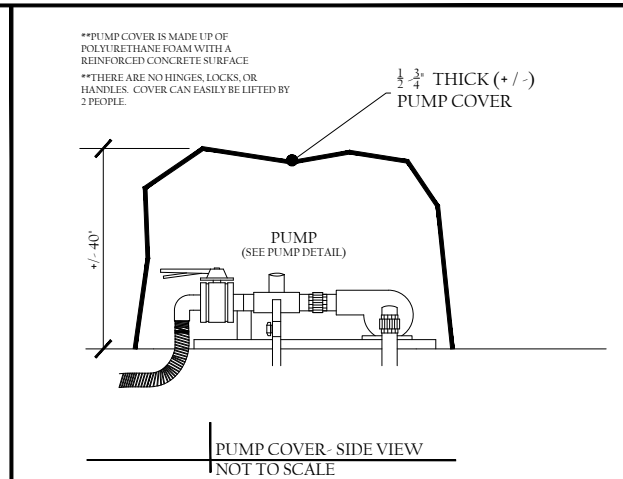
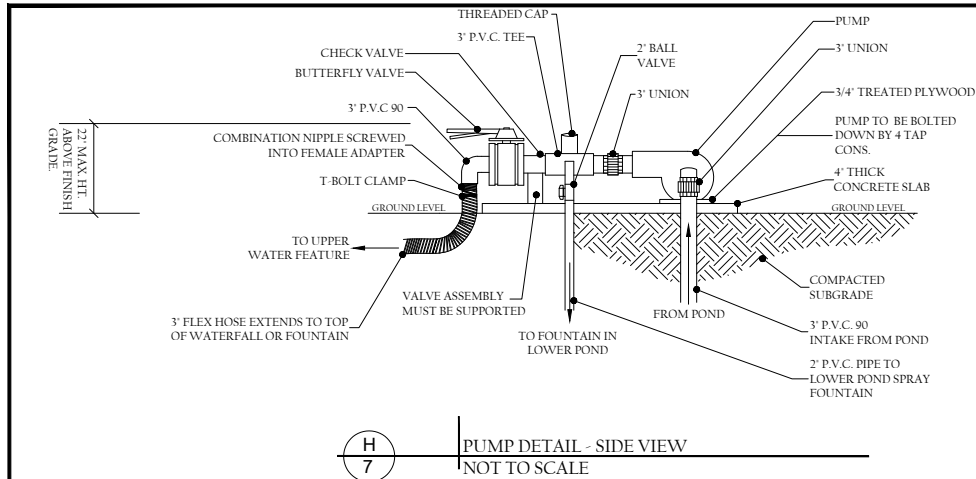
PROJECT: Proposed  
 Miniature Golf  
 Hawthorn Woods, IL

DRAWN BY: J. Orzechak DATE: 04/21/22  
 CHECKED BY: G. Lynn JOB #: 22-91-2

DRAWING SHEET #11 SHEET: 6 OF 10

REVISIONS:  
 1. 07/14/22 (NEW SHEET)

DATE PRINTED: 01/21/22



**HARRIS**  
Miniature Golf  
The 60+ Year Old

PROJECT: Proposed  
Miniature Golf  
Hawthorn Woods, IL

DRAWN BY: J. Orzechak DATE: 04/21/22  
CHECKED BY: G. Lynn JOB #: 22-51-2

DETAIL SHEET #2 SHEET: 7 OF 10

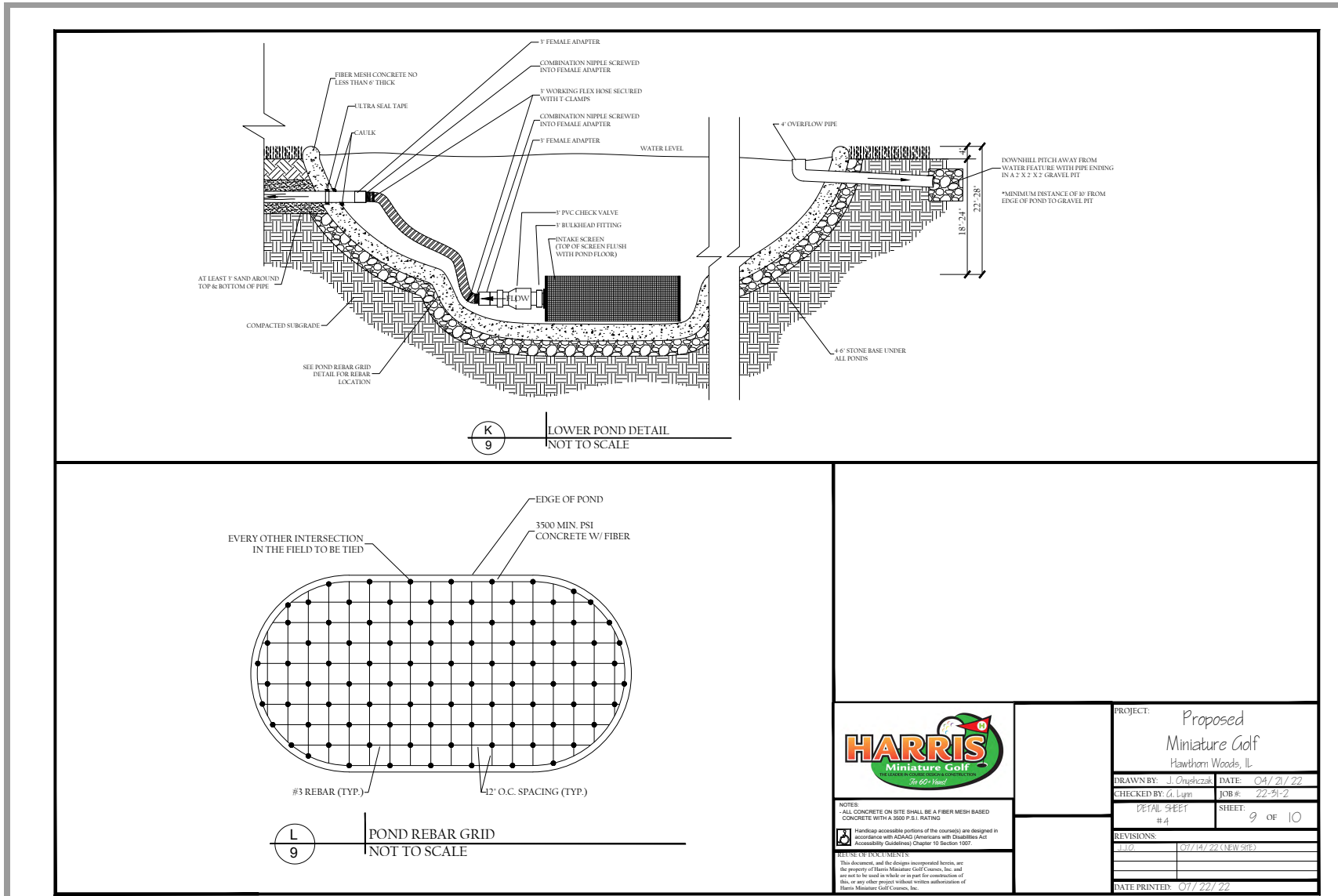
REVISIONS:  
#1 07/14/22 (NEW SET)

DATE PRINTED: 07/22/22

NOTES:  
ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 3500 P.S.I. RATING

REUSE OF DOCUMENTS  
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*At the Heart of Community*

PUBLIC WORKS DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

AGENDA ITEM

NB

Date: August 24, 2022

To: Ray Keller, Village Manager *PK*

From: Michael J Brown, Public Works Director

Subject: **Intergovernmental Agreement with Central Lake County Joint Action Water Agency.**

**Issue:** The Village of Lake Zurich has been presented with an Intergovernmental Agreement (IGA) from the Central Lake County Joint Action Water Agency (CLCJAWA) for the sharing of Engineering costs to conduct a study of the feasibility, and manner of accomplishment and estimated cost for CLCJAWA to provide Lake Michigan water to the Village of a Lake Zurich.

**Village Strategic Plan:** This agenda item is consistent with the following Strategic Goal:

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

**Background:** In November of 2019, the Village received written notification from the Lake County Department of Public Works highlighting several ordinance amendments related specifically to water and sewer use. The Village was presented with the following pretreatment provision as a result of the ordinance amendment.

**Pretreatment Ordinance:** A new ordinance for pretreatment has been adopted by Lake County that applies to all waste streams treated by a Lake County Public Works water reclamation facility. Included in the new ordinance are new provisions to limit radium and include:

- If a community is required by Federal or State Drinking Water Regulations to remove radium, and the process chosen by the municipality requires periodic discharge of radiological materials to the sanitary sewer, the user must petition Lake County to accept the waste.
- The discharge of combined radium (Ra 226/Ra 228) to the sanitary sewer in excess of 5.0 pCi/L shall not be acceptable.
- Current users shall have a mutually agreed upon action plan within two years after the effective date of the Pretreatment Ordinance. The action plan should address the steps that

that will be taken to discontinue the discharge of radiological materials to the County's treatment facility.

The Village's water source is groundwater provided by six wells. Five of these wells have Ion Exchange treatment to reduce naturally occurring combined radium (Ra 226/Ra 228) levels below EPA drinking water limits (5.0 pCi/L). During the Ion Exchange treatment, radium along with other minerals (calcium & magnesium) accumulate in the resin (filter media) of the exchanger. This accumulation must be periodically removed by regenerating (rinsing) with a sodium brine solution. The rinse wastewater, containing concentrated radium, is collected into a holding tank and then discharged into the sanitary sewer where it combines with the rest of the waste stream that is sent to the Lake County regional wastewater treatment facility.

Due to the ordinance amendment, the Village entered into an agreement with Engineering Enterprises in September of 2020. The study that would provide both Staff and the Village Board with guidance for future capital considerations needed for water operations. The improvements considered, would look at what would be needed if the Village was to continue to utilize groundwater as the community water source, or choose an alternative water source and explore the feasibility to switch to Lake Michigan Water as the primary water source for the community.

In January of 2022, the Village held a community meeting as a workshop to analyze the data that had been collected from the study that would provide direction to staff moving forward. The direction from the Village Board was unanimous to explore in greater detail the feasibility of providing Lake Michigan water as the primary water source for the community.

With Direction from the Village Board, Staff explored delivery options through the following providers,

- Central Lake County Joint Action Water Agency
- Northwest Water Commission
- Northwest Suburban Municipal Joint Action Water Agency

Through its conclusion, it was determined that CLCJAWA was the best viable option to provide Lake Michigan water to the Village of Lake Zurich.

**Analysis:** On May 20<sup>th</sup>, 2022 Manager Keller issued a formal Letter of Intent (LOI) to CLC JAWA to request the opportunity to further explore the next steps in providing Lake Michigan water to the Village of Lake Zurich.

In response to the LOI, CLCJAWA has presented the Village of Lake Zurich with an IGA for the sharing of engineering costs for a study of the feasibility, manner of accomplishment, and estimated cost for CLCJAWA to provide Lake Michigan water to Lake Zurich.

The IGA details a contract with Construction Engineering Company (CDM Smith) for a total cost not to exceed \$108,574.00. The cost of the engineering shall be paid at an obligation of twenty percent (20%) CLCJAWA at \$21,714.80, and eighty percent (80%) Village of Lake Zurich at \$86,859.20 to be paid from the Village's water and sewer fund.

Also, CDM Smith is preparing an additional proposal for services to review the Village's current internal operations and assets to provide formal recommendations of improvements that would be needed if the Village was to change from groundwater to Lake Michigan water. Staff will present this proposal to the Village Board at a later date once the scope of services has been finalized.

**Recommendation:** Approve an Intergovernmental Agreement between the Village of Lake Zurich and Central Lake County Joint Action Water Agency for the Sharing of engineering costs not to exceed \$86,859.20.

W/Attachments:

- 1) Intergovernmental Agreement
- 2) Letter of Intent to CLCJAWA dated May 20, 2022
- 3) Proposal for services CDM Smith.

CDM Smith (the "Engineering Firm"), to conduct a study of the feasibility, manner of accomplishment and estimated cost of the Agency providing water to the Village.

2. The total cost to be paid to the Engineering Firm shall not exceed \$108,574, except that the Agency and/or Village may agree to an increase in those costs, payable only by themselves for any additional or special engineering study required by them.

3. The cost of the Engineering study, as specified above, shall be paid 20% by the Agency and 80% by the Village. Payment shall be made within 45 days after billing, and the Agency may require the Village to pay as a deposit up to 25% of the estimated engineering charges. The Agency, by a vote of its Board of Directors and in its absolute discretion, may accept the Village as party to this Agreement, either before or after the date set forth earlier in this Agreement.

4. By executing this Agreement, the Village fully acknowledges and accepts that any determination as to whether the Village will be accepted as a Member of the Agency or shall otherwise receive water from the Agency is initially exclusively and entirely within the absolute discretion of the Board of Directors of the Agency.

5. This Agreement provides no third-party rights and the Agency may cancel this Agreement at any time. If the Agency were to do so, it would be obligated to pay 50% of the costs of engineering services incurred up to the date of its cancellation.

6. This Agreement shall be in full force and effect upon its execution by the Village and upon the execution of the Chairman of the Agency after this Agreement shall have been approved by the Board of Directors.

DATED: \_\_\_\_\_

CENTRAL LAKE COUNTY JOINT  
ACTION WATER AGENCY

VILLAGE OF LAKE ZURICH

By: \_\_\_\_\_  
Dominic Marturano, Chairman

By: \_\_\_\_\_  
Tom Poyton, Mayor

(seal)

(seal)

Attest: \_\_\_\_\_  
Kathy Nelander, Deputy Secretary

Attest: \_\_\_\_\_  
Village Clerk



*At the Heart of Community*

OFFICE OF THE VILLAGE MANAGER

70 East Main Street  
Lake Zurich, Illinois 60047

(847) 540-1693  
LakeZurich.org

May 20, 2022

William Soucie  
Executive Director  
Central Lake County Joint Action Water Agency  
200 Rockland Road  
Lake Bluff, IL 60044

Re: Letter of Intention Lake Michigan Water Feasibility Village of Lake Zurich

Mr. Soucie,

Thank you and the Board of Directors for providing the opportunity to attend your Board meeting on April 27, 2022 to formally introduce the Village of Lake Zurich and express our interest in securing a Lake Michigan water supply through CLCJAWA.

As you are aware, the Village of Lake Zurich has been exploring opportunities to provide an alternative to its current ground water source. After analyzing the available options for Lake Michigan suppliers, CLC JAWWA appears to be the most attractive fit for Lake Zurich for several reasons. CLC JAWWA's superior treatment process, with its potential to provide a high-water quality source to Lake Zurich while keeping the project within Lake County, provides the perfect match for a committed engagement.

Please accept this letter as a formal Letter of Intention (LOI) to request the opportunity to further explore the next steps in providing Lake Michigan water to the Village of Lake Zurich. Please let us know what your organization's preferred next steps may be so that we can move this process forward.

Thank you for your consideration.

Sincerely,

Ray Keller  
Village Manager

## CLCJAWA – Lake Zurich Expansion Assessment

### Exhibit A – Scope of Services, Time of Performance, and Method of Payment

This Exhibit A to the Agreement between the Central Lake County Joint Action Water Agency, Illinois (CLCJAWA) and CDM Smith Inc. (CDM Smith) contains the scope of services, schedule, and fee, for Planning Services for the assessment of expansion of the finish water transmission main system to serve Lake Zurich.

### SCOPE OF SERVICES

The scope of services for this Project includes:

- Task 1 – Establish Design Criteria
- Task 2 – Conceptual Design Development
- Task 3 – Project Cost Development
- Task 4 – Report Development
- Task 5 – Project Management & Controls

#### Task 1 – Established Design Criteria

To the extent possible, the design criteria established during the North and West Group Expansion will be applied to this assessment. These criteria include minimum pressure, maximum flow velocity, pipe materials, isolation valve intervals, air release valve and blow-off locations, delivery structure, etc. Additional criteria unique to the Lake Zurich expansion will be established as necessary.

#### Task 2 – Conceptual Design Development

Task 2 consists of the following subtasks:

- Task 2.1 – Route Analysis
- Task 2.2 – Hydraulic Model Review
- Task 2.3 – Intermediate Booster Pump Station Evaluation

##### Task 2.1 – Route Analysis

CDM Smith will rely on previous route analysis completed to confirm constructability of the recommended route. This will include walking the route from the connection to the existing water system to the preferred delivery point of Lake Zurich. Additionally, initial location of isolation valves, air release valves, and blow-offs will be completed based on the route analysis. A kmz file will be developed as a deliverable.

##### Task 2.2 – Hydraulic Model Review

CDM Smith will confirm that any modifications from the route analysis is reviewed against previous hydraulic model runs. One hydraulic model run will be assumed for budgeting purpose and confirm route, pipe size, and need for intermediate booster pumping meet the design criteria.

To understand the impact of pressure changes on the Village of Mundelein and the Village of Vernon Hills (Lake County System), CDM Smith will attend one review meeting with staff at each system. The objective of these meetings will focus on reviewing and understanding the pressure impacts at the points of delivery. It is assumed that any additional model runs to evaluate solutions, if needed or

requested, to reduce the pressure impact on those two communities, will be completed under a separate Task Order and not part of this Study.

### **Task 2.3 – Intermediate Booster Pump Station Evaluation**

CDM Smith will evaluate the sizing of the intermediate booster pump station and present preliminary locations for consideration on the water transmission main serving Lake Zurich. Additionally, a pre-packaged pump station versus constructed station will be evaluated.

### **Task 3 – Project Cost Development**

CDM Smith will develop an opinion of probable construction cost (OPCC) based on the conceptual design development. These costs will consider the pipe size and material, method of installation, ancillary components such as valves, air release valves, blow-offs and associated structures, and dedicated booster pump station. The OPCC developed will be an Order of Magnitude estimate with an anticipated accuracy of +50% to -30% based on the American Association of Cost Estimate Engineers established guidelines.

The total project cost will also consider engineering services (design and construction phases) and contingency, based on a percent of the OPCC developed. Land acquisition and easements will be budgeted at a cost per linear foot of pipe and quantified based on the conceptual design efforts.

### **Task 4 – Report Development**

CDM Smith will develop a draft report summarizing the effort in Task 2 and Task 3. A workshop will be hosted with CLCJAWA to review the draft report. A final report will be developed for presentation to the Executive Committee and Board of Directors.

### **Task 5 – Project Management & Controls**

Task 5 consists of the following subtasks:

- Task 5.1 – Project Planning
- Task 5.2 – Project Status Tracking
- Task 5.3 – Project Reporting

#### **Task 5.1 – Project Planning**

CDM Smith will set-up an electronic Project Execution Plan and facilitate a Project Planning & Scope Review Meeting to kick-off the project with key staff for CDM Smith and CLCAWA.

#### **Task 5.2 – Project Status Tracking**

CDM Smith will develop a baseline schedule to track progress on a monthly basis.

CDM Smith will maintain a budget tracking system. The budget tracking system will be used to identify potential out of scope items, including change orders, and impacts to the overall budget.

#### **Task 5.3 – Project Reporting**

CDM Smith will prepare a monthly summary report and invoice including attendance of one Executive Committee meeting and one Board of Directors meeting.


## SCHEDULE / TIME OF PERFORMANCE

CDM Smith proposes a 4-month schedule to complete the above tasks from notice to proceed.

## FEE / METHOD OF PAYMENT

Planning Services provided under this Agreement shall be compensated on a time and materials basis in proportion to services completed. The attached exhibit provides cost breakdown. Payment for services performed will be made on a monthly basis with a not-to-exceed fee of \$108,574.

CLCJAWA - Lake Zurich Expansion Assessment  
 Fee Breakdown

	Project Director	Project Manager	Senior Project Engineer	Project/Hydraulic Engineer	Junior Project Engineer	Cost Estimator	Admin	Total Labor Cost	Total Labor Hours	Total Expenses
										
Task 1 - Establish Design Criteria	2	8	4	4	16		2	\$5,826	36	
Task 2 - Conceptual Design Development										
Task 2.1 - Route Analysis	8	40	8	16	64			\$22,047	136	\$ 600
Task 2.2 - Hydraulic Model Review	8	4	4	40	0			\$10,590	56	
Task 2.3 - IBPS Evaluation	8	24	4	8	48			\$14,756	92	\$ 250
Task 3 - Project Cost Development	6	24	4	0	24	72		\$23,891	130	
Task 4 - Report Development	4	24	4	12	40		6	\$13,925	90	\$ 300
Task 5 - Project Management & Controls Workshops and EC/Board Presentations	8	20		0	6		12	\$8,084	46	\$ 400
	8	16	4		2		8	\$7,506	38	\$ 400
<b>PROJECT SUBTOTAL</b>	<b>52</b>	<b>160</b>	<b>32</b>	<b>80</b>	<b>200</b>	<b>72</b>	<b>28</b>	<b>\$106,624</b>	<b>624</b>	<b>\$ 1,950</b>
<b>PROJECT TOTAL</b>										<b>\$108,574</b>