

**VILLAGE OF LAKE BLUFF  
BOARD OF TRUSTEES  
REGULAR MEETING**

Monday, October 24, 2016  
7:00 P.M.  
40 East Center Avenue  
Village Hall Board Room

**REVISED  
MEETING NOTICE AND AGENDA**

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AWARDS AND PROCLAMATIONS

a) A Proclamation Honoring Lake Bluff Resident and Businessman Robert Bruce

4. CONSIDERATION OF THE SEPTEMBER 26, 2016 VILLAGE BOARD MEETING MINUTES

5. NON-AGENDA ITEMS AND VISITORS

The Village President and Board of Trustees allocate fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Village Board of Trustees on any matter not listed on the agenda. Each person addressing the Village Board of Trustees is asked to limit their comments to a maximum of five (5) minutes.

6. VILLAGE BOARD SETS THE ORDER OF THE MEETING

The Village President and Board of Trustees will entertain requests from anyone present on the order of business to be conducted during the Village Board Meeting.

7. VILLAGE FINANCE REPORT

- a) Warrant Report for October 1 – 31, 2016 and September 2016 Payroll Expenditures
- b) September 2016 Finance Report

8. VILLAGE ADMINISTRATOR'S REPORT

9. VILLAGE ATTORNEY'S REPORT

10. VILLAGE PRESIDENT'S REPORT

CONSENT AGENDA

11. ACCEPTANCE OF THE CORRESPONDENCE

Please note all correspondence was delivered to the Village Board of Trustees in the Informational Reports on September 23, 30 and October 7 and 14, 2016.

12. SECOND READING OF AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE’S SIDE YARD SETBACK REGULATIONS (311 E. Center Avenue)

OTHER BUSINESS

13. A RESOLUTION HONORING THE PUBLIC SERVICE OF CATHARINE LEMIEUX

14. A RESOLUTION APPROVING A REVISED SITE PLAN TO INSTALL A GENERATOR AT 925 SHERWOOD DRIVE (NORTH SHORE DERMATOLOGY)

15. A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT WITH MICHELS PIPE SERVICES FOR THE VILLAGE OF LAKE BLUFF 2016-2017 SANITARY SEWER LINING PROJECT

16. AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO HUNTER FITNESS AND NUTRITION, INC. TO OPERATE A PHYSICAL FITNESS FACILITY AT 37 SHERWOOD TERRACE, UNITS 132-133 IN THE VILLAGE’S L-1 LIGHT INDUSTRY DISTRICT

17. TRUSTEE’S REPORT

18. EXECUTIVE SESSION

19. CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 26, 2016 EXECUTIVE SESSION MEETING

20. ADJOURNMENT

*R. Drew Irvin  
Village Administrator*

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin, Village Administrator, at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.

# *PROCLAMATION*

## **Honoring Robert Bruce**

**WHEREAS**, Robert was born in Spokane, Washington on October 13, 1921, of Harley and Patty Bruce; and

**WHEREAS**, Robert has resided in Lake Bluff for the past 65 years; and

**WHEREAS**, Robert graduated from Northwestern University after taking a break to fly a P-51 Mustang as a Reconnaissance Pilot for General George S. Patton; and

**WHEREAS**, Robert earned his Masters of Actuarial Science Degree from the University of Michigan; and

**WHEREAS**, Robert married Lois Ann on January 18, 1946, and promptly had three daughters: Nancy, Barbara and Catherine; and

**WHEREAS**, Robert was a long-time marathon and distance runner, amassing more than 103,000 miles and running some 40 marathons; and

**WHEREAS**, Robert owned and operated Bruce & Bruce Company in Lake Bluff currently located at 916 Sherwood Drive; and

**WHEREAS**, Robert was active in several community organizations, one of the founders of the North Shore Runner's Club and a member of Union Church of Lake Bluff; and

**WHEREAS**, as a member of Union Church, Robert sang in the choir and later served as an elder of the Church; and

**WHEREAS**, as a life-long resident, Robert played an integral role in the Village's social history as a great host and one who enjoys the fellowship of his Lake Bluff friends and neighbors; and

**NOW, THEREFORE, BE IT PROCLAIMED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, COUNTY OF LAKE, AND STATE OF ILLINOIS, that:** I, Kathleen O'Hara, President of the Board of Trustees of the Village of Lake Bluff, do hereby honor Robert Bruce during his 95<sup>th</sup> birthday celebration for his civic commitment, his model citizenship, and his influence on the social culture of Lake Bluff.

**PASSED** this 24<sup>th</sup> day of October, 2016.

ATTEST:

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Village Clerk

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Village President

**VILLAGE OF LAKE BLUFF  
BOARD OF TRUSTEES  
REGULAR MEETING  
SEPTEMBER 26, 2016**

**DRAFT MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

Village President O'Hara called the meeting to order at 7:00 p.m. in the Lake Bluff Village Hall Board Room, and in the absence of Village Clerk Aaron Towle and Deputy Village Clerk Drew Irvin, Assistant to the Village Administrator Brandon Stanick called the roll.

The following were present:

Village President: Kathleen O'Hara

Trustees: Barbara Ankenman  
Steve Christensen  
Mark Dewart  
Eric Grenier  
John Josephitis  
William Meyer

Absent: Aaron Towle, Village Clerk  
Drew Irvin, Village Administrator

Also Present: Peter Friedman, Village Attorney  
Susan Griffin, Finance Director  
Michael Croak, Building Codes Supervisor  
Jeff Hansen, Village Engineer  
David Belmonte, Police Chief  
Jake Terlap, Public Works Superintendent  
Brandon Stanick, Assistant to the Village Administrator (A to VA)

**2. PLEDGE OF ALLEGIANCE**

President O'Hara led the Pledge of Allegiance.

**3. AWARDS AND PROCLAMATIONS**

President O'Hara read the Proclamation designating October 23 – 31, 2016 as *Red Ribbon Week*.

Ms. Sonali Patel, Coalition Director of SpeakUP! and Ms. Christy Marinic, LEAD's Director of Operations, thanked the Village Board for their support and provided information on the Red Ribbon Race scheduled for October 22<sup>nd</sup> as well as other upcoming events.

Trustee Meyer moved to approve the proclamation. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

**4. CONSIDERATION OF THE MINUTES**

Trustee Christensen moved to approve the September 12, 2016 Board of Trustees Regular Meeting Minutes as presented. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

**5. NON-AGENDA ITEMS AND VISITORS**

President O'Hara stated the Village President and Board of Trustees allocate fifteen minutes for those individuals who would like the opportunity to address the Village Board on any matter not listed on the agenda. Each person addressing the Village Board of Trustees is asked to limit their comments to a maximum of five (5) minutes.

There were no requests to address the Board.

**6. VILLAGE BOARD SETS THE ORDER OF THE MEETING**

At the request of those present, Trustee Ankenman moved to take Agenda Items #16, #15 and #14 then return to the regular order of the meeting. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

**7. ITEM #16 – AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S SIDE YARD SETBACK REGULATIONS (311 E. Center Avenue)**

President O'Hara reported in June 2016 the Village received a zoning application from Ms. Helen Tunny (Petitioner), property owner of 311 E. Center Avenue, seeking zoning relief from the Village's accessory structure minimum setback regulations to allow for the construction of a two-car garage (440 sq. ft.) in the rear yard. If permitted the proposed garage would encroach into the accessory structure interior side yard and rear yard setbacks. According to the Petitioner, the requested zoning relief allows more space to safely enter both garage stalls. Currently, the property contains a two-story house, rear deck and detached shed located at the rear of the property.

President O'Hara reported at its meeting on July 20<sup>th</sup> the Plan Commission and Zoning Board of Appeals (PCZBA) conducted a public hearing to consider the Petitioner's initial request to allow the garage to exceed the minimum 5 ft. setback requirement and be within 2 ft. of the interior side lot line (60% variation) and within 3 ft. of the rear lot line (or 40% variation). The PCZBA continued the public hearing to allow the Petitioner additional time to solicit feedback from neighbors and to explore setback distances that are comparable to the garage immediately to the east. President O'Hara further reported on September 21<sup>st</sup> the Petitioner presented an amended plan and the PCZBA unanimously (6-0):

- recommended the Village Board approve a 40% variation from the minimum accessory structure interior lot line setback regulations to allow a setback of 2 ft.; and
- approved, contingent on the Village Board's approval of the interior lot line setback zoning relief, a 25% variation from the minimum accessory structure rear lot line setback regulations to allow a setback of 3.75 ft. with the conditions that i) the shed and the rear deck/steps are removed and ii) the pavers for the new patio is built using permeable pavers. These conditions are necessary to ensure the property satisfies the Village's floor area limitations.

As there were no comments from the Board, Trustee Ankenman moved to approve first reading of the ordinance. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

**8. ITEM #15 – A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST FOR HOMEWERKS WORLDWIDE LOCATED AT 45-85 ALBRECHT ROAD**

President O’Hara reported Homewerks Worldwide is a plumbing supply distributor who recently relocated to the building at 45-85 Albrecht Drive. They are proposing one non-illuminated wall sign above the main entrance to the building. They are requesting exemptions from two sign code requirements: maximum height and maximum area. The allowable height is 20’ in the L-1 District. Since the windows at the front entrance are over 20’ tall, a wall sign located above the entrance will necessarily be more than 20’ tall. The top of the proposed sign will be 32’-4” above grade. They are also requesting an exemption to exceed the maximum allowable area of 60 square feet in order to have a 75.7 square foot sign.

President O’Hara reported the Architectural Board of Review (ABR) considered the proposed signs at their September 6<sup>th</sup> meeting and voted 6-0 to recommend that the Village Board approve the Sign Exemption on the condition that the top edge of the sign align with the horizontal line on the façade where the wall color changes from white to tan. She further reported in preparation for the Village Board’s consideration of the request, the neighboring property owners have been notified of the meeting date and a resolution has been prepared transmitting the ABR’s recommendation.

As there were no comments from the Board, Trustee Christensen moved to adopt the resolution. Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Ankenman, Christensen, Dewart, Grenier, Josephitis and Meyer  
Nays: (0)  
Absent: (0)

**9. ITEM #14 – A RESOLUTION APPROVING A SIGN EXEMPTION REQUEST FOR CHEVY EXCHANGE LOCATED AT 1 SHERWOOD TERRACE**

President O’Hara reported the Chevy Exchange is requesting approval of banner signs to hang on existing light poles on their lot at 1 Sherwood Terrace. Banner signs are regulated as flags in the L-1 zoning district pursuant to the following regulations:

*“Flags and flagpoles. No more than three (3) flagpoles and four (4) flags shall be permitted per zoning lot. Flagpoles shall not be permitted in the public right of way. Flagpoles shall be no greater than thirty feet (30’) in height and shall be set back a minimum of ten feet (10’) from all property lines.”*

President O’Hara reported the ABR considered the proposed signs at their September 6<sup>th</sup> meeting. At the suggestion of ABR members, the applicant reduced the number of proposed banners from the original 34 banners to 10, two each on five poles north of the dealership building. The revised proposal requires a sign exemption because it exceeds the allowable 4 flags or banners on 3 poles. The banners will be 6’ tall and mounted 4’ below the top of existing 25’ tall light poles. The ABR voted 4-2 to recommend that the Village Board approve the revised sign exemption request. The two members voting against the request voiced a concern with this approval setting precedent for additional banner signage elsewhere in town. She further reported in preparation for the Village Board’s consideration of the request, the neighboring

property owners have been notified pursuant to code and a resolution has been prepared transmitting the ABR's recommendation.

In response to a question from the Board, Mr. Rafat Alamawi, General Manager of the Chevy Exchange, stated the banners will be permanently mounted on the poles and changed only when needed.

Trustee Grenier asked if promotions would be advertised on the banners. Mr. Alamawi stated the banners would only display the Chevrolet Exchange logo.

Trustee Ankenman commented on the ordinance setback provision and expressed her belief the internal poles would not be visible from the roadway. Mr. Alamawi stated the request was changed to allow flags on the internal poles to enhance the parking lot area.

In response to a comment from the Board regarding precedence, Village Attorney Peter Friedman stated approval of this resolution will not create a precedent for other property owners desiring to pursue similar requests.

As there were no further comments from the Board, Trustee Josephitis moved to adopt the resolution. Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Christensen, Dewart, Grenier, Josephitis, Meyer and Ankenman  
Nays: (0)  
Absent: (0)

**10. ITEM #7A – WARRANT REPORT FOR SEPTEMBER 16-30, 2016**

President O'Hara reported expenditure of Village funds for payment of invoices in the amount of \$196,499.08 for September 16-30, 2016.

As such, the total expenditures for this period is in the amount of \$196,499.08.

As there were no questions from the Board, Trustee Meyer moved to approve the Warrant Report. Trustee Josephitis seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Dewart, Grenier, Josephitis, Meyer, Ankenman and Christensen  
Nays: (0)  
Absent: (0)

**11. ITEM #8 – VILLAGE ADMINISTRATOR'S REPORT**

In the absence of Village Administrator Drew Irvin, A to VA Stanick had no report.

**12. ITEM #9 – VILLAGE ATTORNEY'S REPORT**

Village Attorney Peter Friedman had no report.

**13. ITEM #10 – VILLAGE PRESIDENT’S REPORT**

President O’Hara reported on the upcoming Ribfest event scheduled for October 1<sup>st</sup>.

President O’Hara reported subject to the consent of the Board of Trustees, the Village President appoints members to the Village’s various advisory Boards and Commissions. Village resident Peter Arnstein is recommended for appointment to the Police Pension Fund Board of Trustees for a term expiring April 30, 2018.

Trustee Christensen moved to approve the recommended appointment. Trustee Meyer seconded the motion. The motion passed on a unanimous voice vote.

**14. ITEM #11 AND #12 – CONSENT AGENDA**

President O’Hara introduced the following Consent Agenda items for consideration:

11. Correspondence Delivered in the September 9 and 16, 2016 Informational Reports; and
12. A Resolution Supporting the Continued Federal Funding of the Medicare State Health Insurance Assistance Program.

Trustee Ankenman moved to approve the Consent Agenda. Trustee Josephitis seconded the motion. The motion passed on a unanimous voice vote.

**15. ITEM #13 – SECOND READING OF AN ORDINANCE AMENDING TITLE III OF THE VILLAGE OF LAKE BLUFF MUNICIPAL CODE CONCERNING THE CLASS L AND W LIQUOR LICENSES**

President O’Hara reported from time to time, the Village receives inquiries from non-local non-profit/civic groups and catering establishments outside of the Village limits regarding liquor licenses. Presently, the Liquor Regulations of the Village do not provide classes of licenses to serve these groups. In order to fill this gap as well as improve the flexibility and enforceability of the Liquor Regulations, the Village Liquor Commissioner is recommending the following amendments to the Liquor Code:

- Waiving the initial application fee for the Class L and W Event Licenses;
- Striking the requirement that at least one officer of the requesting organization be a resident of the Village and sign the application for the Class L special events license;
- Eliminating the language in the Class W license that limits applicants to those who hold a valid Village Food and Beverage license; and
- Adding flexibility to the Class W license by creating a Class W Event license that would allow applicants to seek, in addition to the current annual license for \$500, a \$50 per event license that the Liquor Commissioner could issue in process similar to that of the current special events license. The draft ordinance limits applicants to no more than 4 “event” licenses per calendar year.

The Village Board approved first reading of the ordinance at its meeting on September 12, 2016.

Trustee Grenier moved to approve the ordinance. Trustee Meyer seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Grenier, Josephitis, Meyer, Ankenman, Christensen and Dewart  
Nays: (0)  
Absent: (0)

**16. ITEM #17 – TRUSTEE’S REPORT**

There was no Trustee’s report.

Trustee Dewart wished his wife a happy anniversary.

**17. ITEM #18 – EXECUTIVE SESSION**

At 7:23 p.m. Trustee Meyer moved to enter into Executive Session for the purpose of discussing Property Disposition (5 ILCS 120/2(c)(6)), Collective Bargaining and Executive Session Meeting Minutes (5 ILCS 120/2(c)(21)). Trustee Grenier seconded the motion. The motion passed on the following roll call vote:

Ayes: (6) Josephitis, Meyer, Ankenman, Christensen, Dewart and Grenier  
Nays: (0)  
Absent: (0)

There being no further business to discuss, Trustee Josephitis moved to adjourn out of executive session. Trustee Ankenman seconded the motion and the motion passed on a unanimous voice vote at 8:15 p.m.

**18. ITEM #19 – CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 12, 2016 EXECUTIVE SESSION MEETING**

Trustee Dewart moved to approve the September 12, 2016 Executive Session Meeting Minutes as presented. Trustee Christensen seconded the motion. The motion passed on a unanimous voice vote.

**19. ITEM #20 – ADJOURNMENT**

Trustee Ankenman moved to adjourn the regular meeting. Trustee Dewart seconded the motion and the motion passed on a unanimous voice vote. The meeting adjourned at 8:16 p.m.

Respectfully Submitted,

\_\_\_\_\_  
R. Drew Irvin  
Village Administrator

\_\_\_\_\_  
Aaron Towle  
Village Clerk

**VILLAGE OF LAKE BLUFF  
REQUEST FOR BOARD ACTION**

**Agenda Item: 7a**

**Subject:** WARRANT REPORTS FOR OCTOBER 1-15, 2016,  
OCTOBER 16-31, 2016 AND SEPTEMBER 2016 PAYROLL  
EXPENDITURES

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**Action Requested:** APPROVAL OF DISBURSEMENTS (Roll Call Vote)

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**Originated By:** DIRECTOR OF FINANCE

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**Referred To:** VILLAGE BOARD

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**Summary of Background and Reason For Request:**

Expenditure of Village funds for payment of invoices in the amount of \$297,541.24 for October 1-15, 2016.

Expenditure of Village funds for payment of invoices in the amount of \$161,728.72 for October 16-31, 2016.

Expenditure of Village funds for payroll in the amount of \$379,693.59 for September 2016.

**Total Expenditures of \$838,963.55**

**Reports and Documents Attached:**

1. Warrant Report for October 1-15, 2016                      \$297,541.24 (dated 10/10/16)
2. Warrant Report for October 16-31, 2016                      \$161,728.72 (dated 10/24/16)

Note that the warrant report designates those checks issued prior to the Board's formal approval as manual checks "M" on the Warrant Report. These are checks that are prepared in advance of the warrant due to contractual or governmental/payroll tax obligations; to obtain a discount; or for extenuating circumstances that may arise.

3. FY2016-17 Payroll Report.

**Village Administrator's Recommendation:**

Approval of Warrant and Payroll in the total amount of **\$838,963.55**

**Date Referred to Village Board:** 10/24/2016

DATE: 10/10/16  
 TIME: 08:45:00  
 ID: AP441000.WOW

-- VILLAGE OF LAKE BLUFF --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/10/2016

ATTACHMENT 1

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
A PLUS	A PLUS BUILDING SERVICES						
10133	09/14/16	01	PSB CLEANING:OCT 2016	01-70-930-41000		10/10/16	1,360.00
		02	VILL HALL CLEANING:OCT 2016	01-60-900-41000			490.00
		03	DEPOT CLEANING:OCT 2016	01-80-920-41000			200.00
				MAINTENANCE-BUILDING			
				MAINTENANCE-BUILDING			
				MAINTENANCE-BUILDING			
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	2,050.00
						VENDOR TOTAL:	2,050.00
AASERVIC	AA SERVICE CO.						
234854	09/08/16	01	REP'R FURNACE:PUB WKS	01-80-910-41000		10/10/16	592.00
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	592.00
						VENDOR TOTAL:	592.00
ADP	ADP INC.						
480845680	09/30/16	01	PAYROLL PROCESSING:9/29/16	01-60-610-41304		10/10/16	203.05
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	203.05
						VENDOR TOTAL:	203.05
ALTERNAT	ALTERNATE POWER INDUSTRIES,						
529	09/19/16	01	ANN'L GENERATOR MAINT:PSB	01-70-930-41000		10/10/16	625.00
				MAINTENANCE-BUILDING			
		02	ANN'L GENERATOR MAINT:P WKS	01-80-910-41000			625.00
				MAINTENANCE-BUILDING			
		03	ANN'L GENERATOR MAINT:T OAKS	01-80-890-41306			625.00
				LIFT STATION REPAIRS			
		04	ANN'L GENERATOR MAINT:V HALL	01-60-900-41000			625.00
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	2,500.00
						VENDOR TOTAL:	2,500.00

DATE: 10/10/16  
TIME: 08:45:01  
ID: AP441000.WOW

-= VILLAGE OF LAKE BLUFF =-  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/10/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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AMERGAS AMERICAN GASES CORP.							
113095	09/30/16	01	CYLINDER RENTAL:9/14-12/13/16	01-80-910-43660		10/10/16	97.70
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	97.70
						VENDOR TOTAL:	97.70
R0000739 AMERICAN NATIONAL SPRINKLER							
PARKWAY BOND #12	06/09/16	01	BOND REFUND:412 E SCRANTON AVE	01-20-202-20100		10/10/16	1,000.00
		02	PERMIT #20160225	PARKWAY BONDS			
				** COMMENT **			
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,000.00
ANDERPES ANDERSON PEST CONTROL							
3916975	08/01/16	01	PEST CONTROL:PSB	01-70-930-41000		10/10/16	68.13
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	68.13
3916976	08/01/16	01	EXTERIOR PEST CONTROL:PSB	01-70-930-41000		10/10/16	80.03
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	80.03
3999835	10/01/16	01	PEST CONTROL:V HALL-OCT 2016	01-60-900-41000		10/10/16	44.29
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	44.29
3999837	10/01/16	01	EXTERIOR PEST CONTROL:V HALL	01-60-900-41000		10/10/16	25.75
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	25.75
						VENDOR TOTAL:	218.20
APEXSIGN APEX SIGNS & GRAPHICS, INC.							
1031	09/29/16	01	LAKE BLUFF CAR MAGNETS (100)	01-60-600-41304		10/10/16	350.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	350.00

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DATE: 10/10/16  
TIME: 08:45:01  
ID: AP441000.WOW

-= VILLAGE OF LAKE BLUFF =-  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/10/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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APEXSIGN APEX SIGNS & GRAPHICS, INC.							
1033	09/27/16	01	FOAM BOARD:STRAT PLN WORKSHOPS	01-60-600-41304		10/10/16	105.92
		02	9/29 & 10/1/16	OTHER PROFESSIONAL SERVICE ** COMMENT **			
						INVOICE TOTAL:	105.92
						VENDOR TOTAL:	455.92
M							
AT & T AT & T							
1609 Z97-5542	09/16/16	01	T1 LINE PSB TO PUB WKS	01-80-910-43210		10/10/16	224.00
				TELEPHONE			
						INVOICE TOTAL:	224.00
1609A Z99-9528	09/16/16	01	POLICE IPSAN CIRCUIT LINE	01-70-710-43210		10/10/16	1,762.41
				TELEPHONE			
						INVOICE TOTAL:	1,762.41
						VENDOR TOTAL:	1,986.41
R0001594 MIKE AVIS							
H2O FINAL	09/28/16	01	REFUND:H2O FINAL-910 SHERWD#16	46-40-403-45000		10/10/16	64.73
				WATER SALES			
						INVOICE TOTAL:	64.73
						VENDOR TOTAL:	64.73
BHFLLC BHF LLC							
247566	09/15/16	01	COPIES:SITE PLANS-ARTESIAN PRK	01-60-680-43400		10/10/16	7.50
				PRINTING			
						INVOICE TOTAL:	7.50
						VENDOR TOTAL:	7.50
BCBS BLUECROSS BLUE SHIELD OF IL							
OCT 2016	09/30/16	01	VILLAGE MEDICAL PREM:OCT 2016	01-20-102-20000		10/10/16	63,223.81
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	63,223.81
						VENDOR TOTAL:	63,223.81
M							

DATE: 10/10/16  
TIME: 08:45:01  
ID: AP441000.WOW

-- VILLAGE OF LAKE BLUFF --  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/10/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
R0001592 ABDUL NASSER BOUBAS							
H2O FINAL	09/27/16	01	REFUND:H2O FINAL-720 LINCOLN	46-40-403-45000		10/10/16	106.51
				WATER SALES			
						INVOICE TOTAL:	106.51
						VENDOR TOTAL:	106.51
BOUNDMED BOUND TREE MEDICAL, LLC							
82209628	07/15/16	01	EMT MEDICAL SUPPLIES	01-70-730-43650		10/10/16	1,355.60
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	1,355.60
82210986	07/18/16	01	EMT MEDICAL SUPPLIES	01-70-730-43650		10/10/16	108.90
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	108.90
82212364	07/19/16	01	EMT MEDICAL SUPPLIES	01-70-730-43650		10/10/16	73.53
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	73.53
82218917	07/26/16	01	EMT MEDICAL SUPPLIES	01-70-730-43650		10/10/16	85.96
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	85.96
						VENDOR TOTAL:	1,623.99
BUCKBROS BUCK BROTHERS, INC.							
105171	10/04/16	01	MOWER REPLACEMENT SPINDLE	01-80-870-43650		10/10/16	222.11
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	222.11
						VENDOR TOTAL:	222.11
BURRISEQ BURRIS EQUIPMENT CO.							
PI68452	10/04/16	01	CHAIN SAW PARTS:PUB WKS	01-80-860-43650		10/10/16	10.16
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	10.16
						VENDOR TOTAL:	10.16

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CLCJAWA CENTRAL LAKE COUNTY JOINT							
SEPT 2016	10/03/16	01	H2O PURCHASES:SEPT 2016	46-80-800-44100		10/10/16	58,307.34
				WATER PURCHASES			
						INVOICE TOTAL:	58,307.34
						VENDOR TOTAL:	58,307.34
CHITRICL CHICAGO TRIBUNE							
CTCM591960	09/07/16	01	RFP BID NOTICE:SNOW REMOVAL	01-80-840-43400		10/10/16	39.20
				PRINTING			
						INVOICE TOTAL:	39.20
CTCM595562	09/16/16	01	RFP BID NOTICE:SANITATION SRVC	01-80-850-43400		10/10/16	61.60
				PRINTING			
						INVOICE TOTAL:	61.60
CTCM603333	09/27/16	01	PUB NOTICE:37 SHERWD TER	01-20-202-20602		10/10/16	56.00
				ZONING ESCROW-37 SHERWOOD			
						INVOICE TOTAL:	56.00
						VENDOR TOTAL:	156.80
COMED COM ED							
0435147130 1609	09/28/16	01	ELECTR:ST LIGHTS (VILL RENTS)	01-80-840-43230		10/10/16	3,658.50
		02	8/29-9/28/16	UTILITIES/STREET LIGHTS			
				** COMMENT **			
						INVOICE TOTAL:	3,658.50
1023120097 1609	09/30/16	01	ELECTR:ST LIGHTS (VILL OWNS)	01-80-840-43230		10/10/16	419.97
		02	8/31-9/30/16	UTILITIES/STREET LIGHTS			
				** COMMENT **			
						INVOICE TOTAL:	419.97
1988027024 1609	10/03/16	01	ELECTR:LANSDOWNE LFT STN	01-80-890-43230		10/10/16	151.37
				UTILITIES			

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COMED	COM ED						
1988027024 1609	10/03/16	02	8/3-9/1/16	** COMMENT **		10/10/16	
						INVOICE TOTAL:	151.37
2030627002 1609	10/03/16	01	ELECTR:1 GR BAY RD-SS#176	01-80-840-43230		10/10/16	58.38
		02	9/1-10/3/16	UTILITIES/STREET LIGHTS			
				** COMMENT **		INVOICE TOTAL:	58.38
3533022019 1609	10/03/16	01	ELECTR:SAN LFT STN'S:LKLAND DR	01-80-890-43230		10/10/16	439.38
		02	ELECTR:WTR TOWER 9/1-10/3/16	UTILITIES			
				46-80-800-43230			50.55
				ELECTRIC UTILITY		INVOICE TOTAL:	489.93
5190012013 1609	10/03/16	01	ELECTR:WALNUT PRKNG LOT LIGHTS	01-80-840-43230		10/10/16	47.09
		02	9/1-10/3/16	UTILITIES/STREET LIGHTS			
				** COMMENT **		INVOICE TOTAL:	47.09
						VENDOR TOTAL:	4,825.24
COMCAST COMCAST CABLE							
SEPT 2016	09/18/16	01	V HALL CABLE SERVICE:OCT 2016	01-60-900-43230		10/10/16	6.34
				UTILITIES			
						INVOICE TOTAL:	6.34
						VENDOR TOTAL:	6.34
DAILYHER DAILY HERALD							
10/16-11/12/16	10/06/16	01	DAILY HERALD DELIVERY:V HALL	01-60-600-42460		10/10/16	33.00
		02	10/16-11/12/16	PUBLICATIONS			
				** COMMENT **		INVOICE TOTAL:	33.00
						VENDOR TOTAL:	33.00

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-----							
R0001593 PAUL DEYOUNG							
H2O FINAL	09/27/16	01	REFUND:H2O FINAL-664 PINE CT	46-40-403-45000		10/10/16	17.61
				WATER SALES			
						INVOICE TOTAL:	17.61
						VENDOR TOTAL:	17.61
DJSSCUBA DJS SCUBA LOCKER, INC.							
5330	08/10/16	01	FIRE FIGHTER HAZMAT DRY SUIT	01-70-730-42420		10/10/16	1,899.00
				UNIFORMS			
						INVOICE TOTAL:	1,899.00
5332	08/10/16	01	SCUBA FACE MASK:FIRE DEPT	01-70-730-49400		10/10/16	1,050.85
				EQUIPMENT			
						INVOICE TOTAL:	1,050.85
						VENDOR TOTAL:	2,949.85
DONATISP DONATIS PIZZA							
74	09/19/16	01	DINNER 9/19:FINANCE CMTE MTG	01-60-650-40800		10/10/16	106.34
				BOARD/COMMITTEE RECOGNITIO			
						INVOICE TOTAL:	106.34
						VENDOR TOTAL:	106.34
ESSENEQU ESSENTIAL EQUIPMENT SOLUTIONS							
4746	09/13/16	01	FF COAT/PANTS:HANRATH	01-70-730-42420		10/10/16	2,291.00
				UNIFORMS			
						INVOICE TOTAL:	2,291.00
						VENDOR TOTAL:	2,291.00
FEDEX FEDERAL EXPRESS CORP.							
5-560-40253	09/28/16	01	9/20 FED EX: RJN	01-60-680-43300		10/10/16	25.78
				POSTAGE			
						INVOICE TOTAL:	25.78
						VENDOR TOTAL:	25.78

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-----							
FEECEOIL FEECE OIL COMPANY							
3440262	09/19/16	01	GASOLINE:1500 GALLONS	01-10-301-55100		10/10/16	3,140.85
				GASOLINE INVENTORY			
						INVOICE TOTAL:	3,140.85
						VENDOR TOTAL:	3,140.85
FLOLOCOR FLOLO CORPORATION							
095646	09/30/16	01	REP'L VALVE COMPONENTS:WTR TWR	46-80-800-41200		10/10/16	612.81
				MAINTENANCE-EQUIPMENT			
						INVOICE TOTAL:	612.81
						VENDOR TOTAL:	612.81
GFOA GOV'T FINANCE OFFICERS ASSN.							
FY17 BUDGET AWARD	10/05/16	01	FY17-18 BUDGET AWARD PROGRAM	01-60-610-41304		10/10/16	280.00
		02	SUBMISSION FEE	OTHER PROFESSIONAL SERVICE			
				** COMMENT **			
						INVOICE TOTAL:	280.00
						VENDOR TOTAL:	280.00
GEHRKEER ERIK C GEHRKE							
CIT TRNG	09/28/16	01	CIT TRNG:SGT GEHRKE	01-70-710-42400		10/10/16	43.49
				TRAINING/EDUCATION			
						INVOICE TOTAL:	43.49
						VENDOR TOTAL:	43.49
GLOBALCO GLOBALCOM INC							
13218088	09/23/16	01	PRI/VOIP TELEPHONE SRVC	01-60-600-43210		10/10/16	68.21
				TELEPHONE			
		02	PRI/VOIP TELEPHONE SRVC	01-60-610-43210			68.21
				TELEPHONE			
		03	PRI/VOIP TELEPHONE SRVC	01-60-680-43210			68.21
				TELEPHONE			

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GLOBALCO GLOBALCOM INC							
13218088	09/23/16	04	PRI/VOIP TELEPHONE SRVC	01-70-710-43210		10/10/16	68.21
			TELEPHONE				
		05	PRI/VOIP TELEPHONE SRVC	01-70-711-43210			90.95
			TELEPHONE				
		06	PRI/VOIP TELEPHONE SRVC	01-70-730-43210			45.49
			TELEPHONE				
		07	PRI/VOIP TELEPHONE SRVC	01-80-910-43210			45.49
			TELEPHONE				
						INVOICE TOTAL:	454.77
						VENDOR TOTAL:	454.77
GRAFGRIL GRAFFITI GRILL, INC.							
5624422	10/03/16	01	FOOD:STRATEGIC PLAN WORKSHOPS	01-60-600-40800		10/10/16	1,935.00
			EMPLOYEE RECOGNITION				
						INVOICE TOTAL:	1,935.00
						VENDOR TOTAL:	1,935.00
GRAFIXSH GRAFIX SHOPPE							
110278	09/23/16	01	DECALS:SQD #22 & #25	01-70-710-41100		10/10/16	877.79
			MAINTENANCE-VEHICLES				
						INVOICE TOTAL:	877.79
						VENDOR TOTAL:	877.79
GUSTERNA NANCY GUSTERINE							
BATTERIES	09/30/16	01	REIMBURSE FOR BATTERIES	01-70-730-43570		10/10/16	302.48
			OPERATING SUPPLIES				
						INVOICE TOTAL:	302.48
						VENDOR TOTAL:	302.48
HARRIS HARRIS							
MN00003191	08/20/16	01	FINANCIAL ACCT SOFTWARE RENWL	01-60-610-41200		10/10/16	7,291.49
			MAINTENANCE EQUIPMENT				

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-----							
HARRIS HARRIS							
MN00003191	08/20/16	02	WRT BILLING SOFTWARE RENWL	46-80-800-41200		10/10/16	3,007.96
		03	11/1/16-10/31/17	MAINTENANCE-EQUIPMENT ** COMMENT **			
						INVOICE TOTAL:	10,299.45
						VENDOR TOTAL:	10,299.45
HAVEYCOM HAVEY COMMUNICATIONS, INC.							
6815	09/26/16	01	REP'R PARTS FOR ENG #4520	01-70-730-43640		10/10/16	224.65
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	224.65
						VENDOR TOTAL:	224.65
ICMA RET ICMA RETIREMENT TRUST 457							
9/29 PAYROLL DEDUCT	09/29/16	01	9/29 'EE PAYROLL DEDUCTION	01-20-102-45000		10/10/16	168.84
		02	9/29 'EE PAYROLL DEDUCTION	ICMA 457 PLAN PAYABLE 01-20-102-45000			46.86
		03	9/29 'EE PAYROLL DEDUCTION	ICMA 457 PLAN PAYABLE 01-20-102-45000			201.29
		04	9/29 'EE PAYROLL DEDUCTION	ICMA 457 PLAN PAYABLE 01-20-102-45000			211.04
		05	9/29 'EE PAYROLL DEDUCTION	ICMA 457 PLAN PAYABLE 01-20-102-45000			422.08
				ICMA 457 PLAN PAYABLE			
						INVOICE TOTAL:	1,050.11
9/29/16 W/H	09/29/16	01	9/29 'EE W/H	01-20-102-45000		10/10/16	3,016.36
				ICMA 457 PLAN PAYABLE			
						INVOICE TOTAL:	3,016.36
						VENDOR TOTAL:	4,066.47
R0001576 ICON BUILDING GROUP							
#2 PARKWAY BOND	09/27/16	01	BOND REFUND:600 LANSLOWNE	01-20-202-20100		10/10/16	5,000.00
				PARKWAY BONDS			

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-----							
R0001576 ICON BUILDING GROUP							
#2 PARKWAY BOND	09/27/16	02	BP# 20130408			10/10/16	
				** COMMENT **			
						INVOICE TOTAL:	5,000.00
						VENDOR TOTAL:	5,000.00
ILHIA IL HOMICIDE INVESTIGATORS							
CONF REG'N:REYNOLDS	10/04/16	01	CONF REG'N:DET REYNOLDS	01-70-710-42410		10/10/16	245.00
				CONFERENCES			
						INVOICE TOTAL:	245.00
						VENDOR TOTAL:	245.00
IUOEADM INT'L UNION OF OPER ENGINEERS							
9/29 W/H	09/29/16	01	9/29 'EE IUOE ADMIN DUES	01-20-102-49000		10/10/16	378.86
				UNION DUES PAYABLE			
						INVOICE TOTAL:	378.86
						VENDOR TOTAL:	378.86
IUOEMEMB INT'L UNION OF OPER ENGINEERS							
9/29 W/H	09/29/16	01	9/29 'EE IUOE MEMBER DUES	01-20-102-49000		10/10/16	82.39
				UNION DUES PAYABLE			
						INVOICE TOTAL:	82.39
						VENDOR TOTAL:	82.39
INTERDEV INTERDEV, LLC							
MSP-1010290	09/30/16	01	IT ADMINISTRATION:SEPT 2016	01-60-610-41300		10/10/16	4,993.81
				COMPUTER SERVICES			
						INVOICE TOTAL:	4,993.81
						VENDOR TOTAL:	4,993.81
IRMA IRMA							
170138-00	09/30/16	01	PROPERTY DAMAGE	01-70-730-40600		10/10/16	2,290.00
				WORK COMP/LIABILITY INS DE			
						INVOICE TOTAL:	2,290.00
						VENDOR TOTAL:	2,290.00

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JGUNIFOR J.G. UNIFORMS, INC.							
6589	09/15/16	01	UNIFORMS:OFCR HARVEY	01-70-710-42420		10/10/16	278.22
				UNIFORMS			
						INVOICE TOTAL:	278.22
6688	09/19/16	01	UNIFORMS:OFCR HARVEY	01-70-710-42420		10/10/16	103.53
				UNIFORMS			
						INVOICE TOTAL:	103.53
6810	09/23/16	01	UNIFORMS:OFCR HARVEY	01-70-710-42420		10/10/16	129.90
				UNIFORMS			
						INVOICE TOTAL:	129.90
						VENDOR TOTAL:	511.65
00000825 KINNUCAN CO.							
327014	09/23/16	01	LIGHTING:SUNRISE PRK VOL RECEP	01-60-650-40800		10/10/16	780.00
				BOARD/COMMITTEE RECOGNITIO			
						INVOICE TOTAL:	780.00
327015	09/23/16	01	LIGHT REMOVAL:VOLUNTEER RECEP	01-60-650-40800		10/10/16	780.00
				BOARD/COMMITTEE RECOGNITIO			
						INVOICE TOTAL:	780.00
						VENDOR TOTAL:	1,560.00
POLPEN LAKE BLUFF POLICE PENSION FUND							
9/29/16 W/H	09/29/16	01	9/29 'EE POLPEN W/HELD	01-20-102-45500		10/10/16	4,900.17
				POLICE PENSION EE CONTRIBU			
						INVOICE TOTAL:	4,900.17
						VENDOR TOTAL:	4,900.17
LBPUBLIB LAKE BLUFF PUBLIC LIBRARY							
57784	09/02/16	01	BENEFIT ADVANTAGE COBRA:AUG 16	01-10-201-37100		10/10/16	607.50
				DUE FROM LIBRARY			

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LBPUBLIB LAKE BLUFF PUBLIC LIBRARY							
57784	09/02/16	02	AMY VAN GOETHEM		** COMMENT **	10/10/16	
						INVOICE TOTAL:	607.50
						VENDOR TOTAL:	607.50
LAKFORBP LAKE FOREST BP							
SEPT 2016	10/01/16	01	SQDS WASHED:SEPT 2016	01-70-710-41100		10/10/16	14.00
				MAINTENANCE-VEHICLES			
						INVOICE TOTAL:	14.00
						VENDOR TOTAL:	14.00
LFLBROTA LAKE FOREST/LAKE BLUFF ROTARY							
1812	07/08/16	01	JULY-SEPT MEMBER DUES:BELMONTE	01-70-710-42440		10/10/16	55.00
				DUES			
		02	JULY-SEPT MEAL CHRG:BELMONTE	01-70-710-42440			180.00
				DUES			
		03	GUEST SPEAKER:BELMONTE'S GUEST	01-70-710-42440			54.00
				DUES			
		04	OCT-DEC MEMBER DUES:BELMONTE	01-70-710-42440			55.00
				DUES			
		05	OCT-DEC MEAL CHRG:BELMONTE	01-70-710-42440			180.00
				DUES			
						INVOICE TOTAL:	524.00
1834	09/30/16	01	OCT-DEC MEMBER DUES:IRVIN	01-60-600-42440		10/10/16	55.00
				DUES			
		02	OCT-DEC MEAL CHRGE:IRVIN	01-60-600-42440			180.00
				DUES			
						INVOICE TOTAL:	235.00
						VENDOR TOTAL:	759.00
LANERMUC LANER, MUCHIN, DOMBROW, BECKER							
503002	10/01/16	01	POLICE LABOR NEGOT:9/20/16	01-70-710-41350		10/10/16	510.00
				LEGAL SERVICES			
						INVOICE TOTAL:	510.00
						VENDOR TOTAL:	510.00

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LAWSONPR LAWSON PRODUCTS, INC.							
9304369489	09/14/16	01	THREAD CUTTING TAPS:PUB WKS	01-80-910-43660		10/10/16	185.54
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	185.54
						VENDOR TOTAL:	185.54
LEACHENT LEACH ENTERPRISES, INC.							
897667	09/15/16	01	BRAKE CHAMBERS #30405	01-80-840-43640		10/10/16	245.62
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	245.62
897898	09/20/16	01	BRAKE SLACK ADJUSTERS #30405	01-80-840-43640		10/10/16	199.98
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	199.98
						VENDOR TOTAL:	445.60
LECHNER LECHNER & SONS UNIFORM RENTAL							
2204868	09/16/16	01	UNIFORMS: FORESTRY	01-80-860-42420		10/10/16	4.79
				UNIFORMS			
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
				UNIFORMS			
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
				UNIFORMS			
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
				UNIFORMS			
		05	UNIFORMS: WATER	46-80-800-42420			1.00
				UNIFORMS			
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			13.91
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	61.59
2207334	09/23/16	01	UNIFORMS: FORESTRY	01-80-860-42420		10/10/16	4.79
				UNIFORMS			

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LECHNER LECHNER & SONS UNIFORM RENTAL							
2207334	09/23/16	02	UNIFORMS: STREETS	01-80-840-42420 UNIFORMS		10/10/16	25.00
		03	UNIFORMS: SEWERS	01-80-890-42420 UNIFORMS			1.72
		04	UNIFORMS: PUB WKS	01-80-910-42420 UNIFORMS			15.17
		05	UNIFORMS: WATER	46-80-800-42420 UNIFORMS			1.00
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG			14.21
						INVOICE TOTAL:	61.89
2209817	09/30/16	01	UNIFORMS: FORESTRY	01-80-860-42420 UNIFORMS		10/10/16	4.79
		02	UNIFORMS: STREETS	01-80-840-42420 UNIFORMS			25.00
		03	UNIFORMS: SEWERS	01-80-890-42420 UNIFORMS			1.72
		04	UNIFORMS: PUB WKS	01-80-910-42420 UNIFORMS			15.17
		05	UNIFORMS: WATER	46-80-800-42420 UNIFORMS			1.00
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660 MAINTENANCE SUPPLIES-BLDG			14.21
						INVOICE TOTAL:	61.89
						VENDOR TOTAL:	185.37
LYNNMONT LYNN MONTEI ASSOCIATES							
611-2016	09/01/16	01	STRATEGIC PLAN DEVELOPMENT	01-60-600-41304 OTHER PROFESSIONAL SERVICE		10/10/16	1,849.28
		02	REPLACES CHECK #69307	** COMMENT **			
						INVOICE TOTAL:	1,849.28
614-2016	10/01/16	01	LB STRATEGIC PLAN DEVELOP SRVC	01-60-600-41304 OTHER PROFESSIONAL SERVICE		10/10/16	5,199.28
						INVOICE TOTAL:	5,199.28
						VENDOR TOTAL:	7,048.56

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-- VILLAGE OF LAKE BLUFF --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/10/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
MAILFINA MAILFINANCE							
N6137925	09/16/16	01	POSTAGE METER RENTAL:	01-60-610-41200		10/10/16	298.98
		02	7/19/16-10/18/16	MAINTENANCE EQUIPMENT ** COMMENT **			
						INVOICE TOTAL:	298.98
						VENDOR TOTAL:	298.98
R0001103 STEVE MCDONELL							
PARKWAY BOND REFUND	10/04/16	01	REFUND PARKWY BOND BP#20080677	01-20-202-20100		10/10/16	1,000.00
		02	CREDIT CARD FEE	PARKWAY BONDS 01-20-202-20100 PARKWAY BONDS			-25.00
						INVOICE TOTAL:	975.00
						VENDOR TOTAL:	975.00
MOEWF MIDWEST OP ENGINEERS LOCAL 150							
NOV 2016	10/03/16	01	P WKS 'EE MEDICAL INS:NOV 16	01-20-102-20000		10/10/16	1,300.00
		02	P WKS FAMILY MED INS:NOV 16	ACCOUNTS PAYABLE 01-20-102-20000 ACCOUNTS PAYABLE			8,000.00
						INVOICE TOTAL:	9,300.00
						VENDOR TOTAL:	9,300.00
MORANTER TERRY MORAN							
SEPT 2016	10/03/16	01	FARM MRKT MUSICAL PERFORMANCES	01-60-650-44610		10/10/16	400.00
		02	9/2, 9/9, 9/16 & 9/23/16	FARMER'S MARKET ** COMMENT **			
						INVOICE TOTAL:	400.00
						VENDOR TOTAL:	400.00
MUTUAL'S MUTUAL'S RENTAL PLACE							
150998	09/29/16	01	TABLE RENT'L:STRATEGIC WRKSHOP	01-60-600-41304		10/10/16	276.68
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	276.68
						VENDOR TOTAL:	276.68

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
NATBUSFR NATIONAL BUSINESS FURNITURE							
ZJ935737-TDQ	09/20/16	01	OFFICE CHAIR	01-60-600-43550		10/10/16	341.00
				OFFICE SUPPLIES			
						INVOICE TOTAL:	341.00
						VENDOR TOTAL:	341.00
NCCPETER NCC PETERSEN PRODUCTS							
70979	09/20/16	01	JANITORIAL SUPPLIES:PUB WKS	01-80-910-43660		10/10/16	136.34
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	136.34
						VENDOR TOTAL:	136.34
NORTSHO NORTH SHORE GAS							
611 WALNUT 9/27	09/28/16	01	GAS:611 WALNUT 8/26-9/27/16	01-60-940-43230		10/10/16	28.80
				UTILITIES			
						INVOICE TOTAL:	28.80
9/26 V H GENERATOR	09/26/16	01	GENERATOR:V HALL 7/27-9/26/16	01-60-900-43230		10/10/16	492.67
				UTILITIES			
						INVOICE TOTAL:	492.67
GASLITES 9/26	10/07/16	01	GAS LITES:8/26-9/26/16	01-80-840-43230		10/10/16	346.86
				UTILITIES/STREET LIGHTS			
						INVOICE TOTAL:	346.86
PSB GENERATOR:SEP 16	09/26/16	01	PSB GENERATOR:8/26-9/25/16	01-70-930-43230		10/10/16	93.16
				UTILITIES			
						INVOICE TOTAL:	93.16
						VENDOR TOTAL:	961.49
PCASH PETTY CASH							
SEPT 2016	09/28/16	01	MISC PETTY CASH EXPENDITURES	01-60-650-40800		10/10/16	202.80
				BOARD/COMMITTEE RECOGNITIO			

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
PCASH	PETTY CASH						
SEPT 2016	09/28/16	02	MISC PETTY CASH EXPENDITURES	01-60-600-40800		10/10/16	20.00
				EMPLOYEE RECOGNITION			
		03	MISC PETTY CASH EXPENDITURES	01-60-610-40800			67.00
				EMPLOYEE RECOGNITION			
		04	MISC PETTY CASH EXPENDITURES	01-70-730-40800			21.38
				EMPLOYEE RECOGNITION			
		05	MISC PETTY CASH EXPENDITURES	01-70-730-43570			25.34
				OPERATING SUPPLIES			
		06	MISC PETTY CASH EXPENDITURES	01-40-303-16210			7.00
				COMMUTER LOT PARKING FEES			
		07	MISC POLICE PETTY CASH EXPEND	01-70-710-40800			65.00
				EMPLOYEE RECOGNITION			
		08	MISC POLICE PETTY CASH EXPEND	01-70-710-42400			42.54
				TRAINING/EDUCATION			
		09	MISC POLICE PETTY CASH EXPEND	01-70-710-44500			14.22
				COMMUNITY RELATIONS			
		10	MISC POLICE PETTY CASH EXPEND	01-70-710-43650			3.25
				MAINTENANCE SUPPLIES-EQUIP			
		11	MISC POLICE PETTY CASH EXPEND	01-70-710-43300			7.83
				POSTAGE			
						INVOICE TOTAL:	476.36
						VENDOR TOTAL:	476.36
PREMIERD PREMIER DOOR CORPORATION							
14348	09/26/16	01	REP'R GARAGE DOORS:PUB WKS	01-80-910-41000		10/10/16	716.58
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	716.58
						VENDOR TOTAL:	716.58
RONDOUT RONDOUT SERVICE CENTER							
9930	09/23/16	01	SAFETY CHECK #30405	01-80-840-41100		10/10/16	23.50
				MAINTENANCE-VEHICLES			

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
RONDOUT RONDOUT SERVICE CENTER							
9930	09/23/16	02	SAFETY CHECK #41509	01-80-890-41100 MAINTENANCE-VEHICLES		10/10/16	23.50
						INVOICE TOTAL:	47.00
						VENDOR TOTAL:	47.00
SAFEGUAR SAFEGUARD BUSINESS SYSTEMS							
031720415	09/27/16	01	ACCTS PAYABLE CHECK STOCK	01-60-610-43400 PRINTING		10/10/16	427.12
						INVOICE TOTAL:	427.12
						VENDOR TOTAL:	427.12
SCHELHAS WILLIAM A. SCHELHAS							
SEPT 2016	10/04/16	01	VLB SHARE PROD ASST:SEPT 2016	01-60-600-41304 OTHER PROFESSIONAL SERVICE		10/10/16	1,120.00
						INVOICE TOTAL:	1,120.00
						VENDOR TOTAL:	1,120.00
SRVCSAN SERVICE SANITATION							
50-1326508	10/01/16	01	PORTABLE RESTROOMS:SPIRIT DAY	01-60-650-44620 SPECIAL EVENTS		10/10/16	320.00
		02	9/10/16	** COMMENT **			
						INVOICE TOTAL:	320.00
						VENDOR TOTAL:	320.00
SHERAUTO SHERIDAN AUTO PARTS							
917118	09/27/16	01	OIL/CABIN FILTERS TRK #30405	01-80-840-43640 MAINTENANCE SUPPLIES-VEHIC		10/10/16	49.87
						INVOICE TOTAL:	49.87
						VENDOR TOTAL:	49.87
SHERWILL THE SHERWIN-WILLIAMS CO							

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-----							
SHERWILL THE SHERWIN-WILLIAMS CO							
2456-4	09/15/16	01	TRAFFIC MARKING PAINT	01-80-840-43690		10/10/16	267.60
				MAINTENANCE SUPPLIES-STREE			
						INVOICE TOTAL:	267.60
3722-7	09/19/16	01	TRAFFIC MARKING PAINT	01-80-840-43690		10/10/16	136.90
				MAINTENANCE SUPPLIES-STREE			
						INVOICE TOTAL:	136.90
						VENDOR TOTAL:	404.50
SHIINTER SHI INTERNATIONAL CORP							
B05587717	10/04/16	01	2 NETGEAR SWITCHES-PD BREATH-	45-60-610-49350		10/10/16	49.00
				COMPUTER EQUIPMENT			
		02	ANALYZER	** COMMENT **			
						INVOICE TOTAL:	49.00
						VENDOR TOTAL:	49.00
STNDRDEQ STANDARD EQUIPMENT CO.							
C15933	09/28/16	01	WIRELESS WALKIE TALKIE SYSTEM	01-80-860-49400		10/10/16	6,320.00
				EQUIPMENT			
		02	& HEARING SAFETY:PUB WKS	** COMMENT **			
						INVOICE TOTAL:	6,320.00
						VENDOR TOTAL:	6,320.00
STATEDIS STATE DISBURSEMENT UNIT							
9/29 PAYROLL DEDUCT	09/29/16	01	9/29 'EE PAYROLL DEDUCTION	01-20-102-51000		10/10/16	579.69
				WAGE ASSIGNMENT PAYABLE			
						INVOICE TOTAL:	579.69
						VENDOR TOTAL:	579.69
STEINERE STEINER ELECTRIC CO.							
S005503143.001	09/26/16	01	ELECTRIC CONTACTOR:T OAKS LIFT	01-80-890-43670		10/10/16	366.89
				MAINTENANCE SUPPLIES-UTILI			

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STEINERE STEINER ELECTRIC CO.							
S005503143.001	09/26/16	02	STATION		** COMMENT **	10/10/16	
						INVOICE TOTAL:	366.89
						VENDOR TOTAL:	366.89
R0001595 HARIHARAN SUBRAMANIAN							
PRKNG PERMIT REFUND	04/25/16	01	REFUND PARKING PERMIT #41	01-40-303-16210		10/10/16	210.00
				COMMUTER LOT PARKING FEES			
						INVOICE TOTAL:	210.00
						VENDOR TOTAL:	210.00
SWANTONK KATHLEEN SWANTON							
SEPT 2016	10/03/16	01	FARMERS' MKT MANGER:SEPT 2016	01-60-650-44610		10/10/16	900.00
				FARMER'S MARKET			
						INVOICE TOTAL:	900.00
						VENDOR TOTAL:	900.00
TECHSYS TECH SYSTEMS, INC.							
307210	09/09/16	01	MONITOR ALARM:P WKS WTR TOWER	46-80-800-43210		10/10/16	544.00
				TELEPHONE			
						INVOICE TOTAL:	544.00
						VENDOR TOTAL:	544.00
TERMINAL TERMINAL SUPPLY CO.							
51528-00	09/19/16	01	LIGHTING/WIRING REP'R SUPPLIES	01-80-840-43640		10/10/16	209.01
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	209.01
						VENDOR TOTAL:	209.01
THYBONY THYBONY PAINT							
000306253	09/13/16	01	BLINDS:VILL HALL BOARD ROOM	01-60-900-45900		10/10/16	1,306.75
				MINOR EQUIPMENT			
						INVOICE TOTAL:	1,306.75
						VENDOR TOTAL:	1,306.75

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INVOICES DUE ON/BEFORE 10/10/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
TRANSUNI TRANS UNION RISK & ALTERNATIVE							
SEPT 2016	10/01/16	01	PERSON SEARCH:POLICE	01-70-710-43570		10/10/16	25.00
				OPERATING SUPPLIES			
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00
UNCOFFEE UNITED COFFEE SERVICE, INC.							
561891	09/22/16	01	COFFEE & SUPPLIES:V HALL	01-60-900-43660		10/10/16	169.90
				MAINTENANCE SUPPLIES-BUILD			
		02	1 (5) GAL BOTTLED WATER:V HALL	01-60-900-43660			8.85
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	178.75
562140	10/04/16	01	COFFEE & SUPPLIES:V HALL	01-60-900-43660		10/10/16	90.00
				MAINTENANCE SUPPLIES-BUILD			
		02	1 (5) GAL BOTTLED WATER:V HALL	01-60-900-43660			8.85
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	98.85
562141	10/04/16	01	COFFEE & SUPPLIES:POLICE	01-70-930-43660		10/10/16	211.05
				MAINTENANCE SUPPLIES-BLDG			
		02	KITCHEN SUPPLIES:POLICE	01-70-930-43660			51.60
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	262.65
						VENDOR TOTAL:	540.25
USPOSTAL UNITED STATES POSTAL SERVICE							
2016 SEPT	09/26/16	01	POSTAGE:WTR BILLING CYCLE #02	46-80-800-43300		10/10/16	290.14
				POSTAGE			
						INVOICE TOTAL:	290.14
OCT 2016	10/04/16	01	REPLENISH POSTAGE METER	01-60-600-43300		10/10/16	1,000.00
				POSTAGE			
						INVOICE TOTAL:	1,000.00
						VENDOR TOTAL:	1,290.14

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
UPS	UPS						
0000Y6394W406	10/01/16	01	8/23 UPS:KNOX COMPANY	01-70-730-43300		10/10/16	4.19
				POSTAGE			
						INVOICE TOTAL:	4.19
						VENDOR TOTAL:	4.19
VILLOFGL VILLAGE OF GLENVIEW							
7857	10/03/16	01	DISPATCH:FY17 OPERATNG COST 3Q	01-70-711-41301		10/10/16	45,180.02
				COMMUNICATIONS SERVICE			
		02	DISPATCH:FY17 OPERATNG COST 3Q	01-70-730-41303			28,120.00
				DISPATCH SERVICES			
						INVOICE TOTAL:	73,300.02
						VENDOR TOTAL:	73,300.02
VLBWATER VILLAGE OF LAKE BLUFF							
ADMIN PW 8/31/16	09/26/16	01	WATER:P WKS ADMIN 6/3-8/31/16	01-80-910-43230		10/10/16	51.38
				UTILITIES			
						INVOICE TOTAL:	51.38
GARAGE PW 8/31/16	09/26/16	01	WATER:P WKS GARAGE 6/3-8/31/16	01-80-910-43230		10/10/16	61.99
				UTILITIES			
						INVOICE TOTAL:	61.99
						VENDOR TOTAL:	113.37
WAREHOUS WAREHOUSE DIRECT							
3210152-0	09/27/16	01	STRATEGIC WORKSHOP SUPPLIES	01-60-610-43550		10/10/16	308.72
				OFFICE SUPPLIES			
						INVOICE TOTAL:	308.72
3220701-0	10/05/16	01	CHAIR MAT	01-60-600-43550		10/10/16	62.39
				OFFICE SUPPLIES			
		02	PRINTER CARTRIDGE:PUB WKS	01-80-910-43550			105.11
				OFFICE SUPPLIES			

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-----							
WAREHOUS WAREHOUSE DIRECT							
3220701-0	10/05/16	03	FIRST AID SUPPLIES:VILL HALL	01-60-900-43660		10/10/16	19.19
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	186.69
						VENDOR TOTAL:	495.41
						TOTAL ALL INVOICES:	297,541.24

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INVOICES DUE ON/BEFORE 10/10/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
10	ASSETS		
FEECEOIL	FEECE OIL COMPANY	21,735.09	3,140.85
LBPUBLIB	LAKE BLUFF PUBLIC LIBRARY	2,430.00	607.50
	ASSETS		3,748.35
20	LIABILITIES		
BCBS	BLUECROSS BLUE SHIELD OF IL	287,637.82	63,223.81
CHITRICL	CHICAGO TRIBUNE	2,412.00	56.00
ICMA RET	ICMA RETIREMENT TRUST 457	48,852.74	4,066.47
IUOEADM	INT'L UNION OF OPER ENGINEERS	4,167.46	378.86
IUOEMEMB	INT'L UNION OF OPER ENGINEERS	906.29	82.39
MOEWF	MIDWEST OP ENGINEERS LOCAL 150	46,500.00	9,300.00
POLPEN	LAKE BLUFF POLICE PENSION FUND	53,636.46	4,900.17
R0000739	AMERICAN NATIONAL SPRINKLER		1,000.00
R0001103	STEVE MCDONELL		975.00
R0001576	ICON BUILDING GROUP	5,000.00	5,000.00
STATEDIS	STATE DISBURSEMENT UNIT	6,376.59	579.69
	LIABILITIES		89,562.39
40	REVENUE		
PCASH	PETTY CASH	1,323.55	7.00
R0001595	HARIHARAN SUBRAMANIAN		210.00
	REVENUE		217.00
60	ADMINISTRATION		
00000825	KINNUCAN CO.	9,875.00	1,560.00
A PLUS	A PLUS BUILDING SERVICES	10,250.00	490.00
ADP	ADP INC.	2,462.21	203.05
ALTERNAT	ALTERNATE POWER INDUSTRIES,	599.00	625.00
ANDERPES	ANDERSON PEST CONTROL	836.49	70.04
APEXSIGN	APEX SIGNS & GRAPHICS, INC.		455.92
BHFXLLC	BHFX LLC	222.70	7.50
COMCAST	COMCAST CABLE	1,369.69	6.34
DAILYHER	DAILY HERALD	233.00	33.00
DONATISP	DONATIS PIZZA	386.79	106.34
FEDEX	FEDERAL EXPRESS CORP.	75.94	25.78

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
60	ADMINISTRATION		
GFOA	GOV'T FINANCE OFFICERS ASSN.	320.00	280.00
GLOBALCO	GLOBALCOM INC	2,287.48	204.63
GRAFGRIL	GRAFFITI GRILL, INC.	4,670.00	1,935.00
HARRIS	HARRIS		7,291.49
INTERDEV	INTERDEV, LLC	30,973.82	4,993.81
LFLBROTA	LAKE FOREST/LAKE BLUFF ROTARY	289.00	235.00
LYNNMONT	LYNN MONTEI ASSOCIATES	1,849.28	7,048.56
MAILFINA	MAILFINANCE	298.98	298.98
MORANTER	TERRY MORAN	400.00	400.00
MUTUAL'S	MUTUAL'S RENTAL PLACE	570.00	276.68
NATBUSFR	NATIONAL BUSINESS FURNITURE		341.00
NORTHSHO	NORTH SHORE GAS	3,209.71	521.47
PCASH	PETTY CASH	1,323.55	289.80
SAFEGUAR	SAFEGUARD BUSINESS SYSTEMS		427.12
SCHELHAS	WILLIAM A. SCHELHAS	5,120.00	1,120.00
SRVCSAN	SERVICE SANITATION	560.00	320.00
SWANTONK	KATHLEEN SWANTON	2,160.00	900.00
THYBONY	THYBONY PAINT	1,131.95	1,306.75
UNCOFFEE	UNITED COFFEE SERVICE, INC.	2,809.87	277.60
USPOSTAL	UNITED STATES POSTAL SERVICE	3,963.80	1,000.00
WAREHOUS	WAREHOUSE DIRECT	1,673.32	390.30
	ADMINISTRATION		33,441.16
70	PUBLIC SAFETY		
A PLUS	A PLUS BUILDING SERVICES	10,250.00	1,360.00
ALTERNAT	ALTERNATE POWER INDUSTRIES,	599.00	625.00
ANDERPES	ANDERSON PEST CONTROL	836.49	148.16
AT & T	AT & T	10,807.22	1,762.41
BOUNDMED	BOUND TREE MEDICAL, LLC	148.45	1,623.99
DJSSCUBA	DJS SCUBA LOCKER, INC.		2,949.85
ESSENEQU	ESSENTIAL EQUIPMENT SOLUTIONS	2,891.00	2,291.00
GEHRKEER	ERIK C GEHRKE	51.23	43.49
GLOBALCO	GLOBALCOM INC	2,287.48	204.65
GRAFIXSH	GRAFIX SHOPPE		877.79
GUSTERNA	NANCY GUSTERINE	585.31	302.48
HAVEYCOM	HAVEY COMMUNICATIONS, INC.	4,858.85	224.65
ILHIA	IL HOMICIDE INVESTIGATORS		245.00
IRMA	IRMA	2,545.00	2,290.00
JGUNIFOR	J.G. UNIFORMS, INC.	6,687.37	511.65
LAKFORBP	LAKE FOREST BP	28.00	14.00
LANERMUC	LANER, MUCHIN, DOMBROW, BECKER	2,565.91	510.00

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
70	PUBLIC SAFETY		
LFLBROTA	LAKE FOREST/LAKE BLUFF ROTARY	289.00	524.00
NORTHSHO	NORTH SHORE GAS	3,209.71	93.16
PCASH	PETTY CASH	1,323.55	179.56
TRANSUNI	TRANS UNION RISK & ALTERNATIVE	220.25	25.00
UNCOFFEE	UNITED COFFEE SERVICE, INC.	2,809.87	262.65
UPS	UPS	10.27	4.19
VILLOFGL	VILLAGE OF GLENVIEW	156,472.74	73,300.02
	PUBLIC SAFETY		90,372.70
80	PUBLIC WORKS		
A PLUS	A PLUS BUILDING SERVICES	10,250.00	200.00
AASERVIC	AA SERVICE CO.	4,224.15	592.00
ALTERNAT	ALTERNATE POWER INDUSTRIES,	599.00	1,250.00
AMERGAS	AMERICAN GASES CORP.	418.19	97.70
AT & T	AT & T	10,807.22	224.00
BUCKBROS	BUCK BROTHERS, INC.	1,908.48	222.11
BURRISEQ	BURRIS EQUIPMENT CO.	2,323.38	10.16
CHITRICL	CHICAGO TRIBUNE	2,412.00	100.80
COMED	COM ED	25,005.48	4,774.69
GLOBALCO	GLOBALCOM INC	2,287.48	45.49
LAWSONPR	LAWSON PRODUCTS, INC.	470.60	185.54
LEACHENT	LEACH ENTERPRISES, INC.		445.60
LECHNER	LECHNER & SONS UNIFORM RENTAL	1,233.73	182.37
NCCPETER	NCC PETERSEN PRODUCTS	2,859.48	136.34
NORTHSHO	NORTH SHORE GAS	3,209.71	346.86
PREMIERD	PREMIER DOOR CORPORATION	2,687.60	716.58
RONDOUT	RONDOUT SERVICE CENTER	117.50	47.00
SHERAUTO	SHERIDAN AUTO PARTS	1,154.24	49.87
SHERWILL	THE SHERWIN-WILLIAMS CO	737.45	404.50
STEINERE	STEINER ELECTRIC CO.		366.89
STNDRDEQ	STANDARD EQUIPMENT CO.	1,220.06	6,320.00
TERMINAL	TERMINAL SUPPLY CO.	192.26	209.01
VLBWATER	VILLAGE OF LAKE BLUFF	1,217.35	113.37
WAREHOUS	WAREHOUSE DIRECT	1,673.32	105.11
	PUBLIC WORKS		17,145.99
VEHICLE/EQUIP REPLACEMENT FUND			
60	ADMINISTRATION		

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-- VILLAGE OF LAKE BLUFF --  
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 10/10/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
VEHICLE/EQUIP REPLACEMENT FUND			
60	ADMINISTRATION		
SHIINTER	SHI INTERNATIONAL CORP	1,769.50	49.00
	ADMINISTRATION		49.00
WATER FUND			
40	REVENUES		
R0001592	ABDUL NASSER BOUBAS		106.51
R0001593	PAUL DEYOUNG		17.61
R0001594	MIKE AVIS		64.73
	REVENUES		188.85
80	PUBLIC WORKS		
CLCJAWA	CENTRAL LAKE COUNTY JOINT	306,529.16	58,307.34
COMED	COM ED	25,005.48	50.55
FLOLOCOR	FLOLO CORPORATION	22,165.00	612.81
HARRIS	HARRIS		3,007.96
LECHNER	LECHNER & SONS UNIFORM RENTAL	1,233.73	3.00
TECHSYS	TECH SYSTEMS, INC.	1,007.15	544.00
USPOSTAL	UNITED STATES POSTAL SERVICE	3,963.80	290.14
	PUBLIC WORKS		62,815.80
	TOTAL ALL DEPARTMENTS		297,541.24

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-- VILLAGE OF LAKE BLUFF --  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/24/2016

ATTACHMENT 2

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
1000BULB	1000BULBS						
W00025672	10/04/16	01	NEW LIGHT FOR FIRE STATION	01-70-930-49100 BUILDING IMPROVEMENTS		10/24/16	234.16
						INVOICE TOTAL:	234.16
						VENDOR TOTAL:	234.16
ACS	ACS FIREHOUSE SOFTWARE						
1309303	10/10/16	01	FIRE REPORTING SOFTWARE	01-70-730-42460 PUBLICATIONS		10/24/16	660.00
						INVOICE TOTAL:	660.00
						VENDOR TOTAL:	660.00
ADP	ADP INC.						
481534306	10/14/16	01	PAYROLL PROCESSING:10/13/16	01-60-610-41304 OTHER PROFESSIONAL SERVICE		10/24/16	203.05
						INVOICE TOTAL:	203.05
						VENDOR TOTAL:	203.05
ADVBUSGR	ADVANCED BUSINESS GROUP LLC						
19776	09/15/16	01	POLICE T1 LINE CHRG:8/15-9/15	01-70-710-43210 TELEPHONE		10/24/16	504.20
						INVOICE TOTAL:	504.20
19850	10/15/16	01	POLICE T1 LINE CHRG:9/15-10/15	01-70-710-43210 TELEPHONE		10/24/16	504.20
						INVOICE TOTAL:	504.20
						VENDOR TOTAL:	1,008.40
AFLAC	AFLAC						
339616	09/30/16	01	AFLAC 'EE CONTR:9/15 & 9/29/16	01-20-102-65500 AFLAC PAYABLE		10/24/16	88.44
						INVOICE TOTAL:	88.44
						VENDOR TOTAL:	88.44

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-- VILLAGE OF LAKE BLUFF --  
DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/24/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
AMERGAS AMERICAN GASES CORP.							
113248	09/30/16	01	OXYGEN TANKS:FIRE DEPT	01-70-730-41200		10/24/16	17.50
				MAINTENANCE EQUIPMENT			
						INVOICE TOTAL:	17.50
						VENDOR TOTAL:	17.50
AT & T AT & T							
1610 615-2726	10/04/16	01	LCL PH SRVC:WATER TOWER	46-80-800-43210		10/24/16	115.96
				TELEPHONE			
						INVOICE TOTAL:	115.96
						VENDOR TOTAL:	115.96
BAKERPET PETER BAKER & SON CO.							
13683	10/09/16	01	ROAD PATCH:1.06 TONS	01-80-840-43690		10/24/16	54.06
				MAINTENANCE SUPPLIES-STREE			
						INVOICE TOTAL:	54.06
						VENDOR TOTAL:	54.06
BAXTWOOD BAXTER & WOODMAN							
0188106	09/22/16	01	MOFFETT RD CULVERT DESIGN:	43-80-870-49000		10/24/16	1,793.43
		02	PHASE 1	MOFFETT RD BOX CULVERT			
				** COMMENT **			
						INVOICE TOTAL:	1,793.43
						VENDOR TOTAL:	1,793.43
BELMONTD DAVID BELMONTE							
FRAMING	10/10/16	01	FRAMED ITEM FOR THE PSB	01-70-710-43570		10/24/16	293.84
				OPERATING SUPPLIES			
						INVOICE TOTAL:	293.84
						VENDOR TOTAL:	293.84
R0001596 HOWARD BENNETT							

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R0001596 HOWARD BENNETT							
PARKWAY BOND REFUND	04/29/16	01	BOND REFUND:306 E WITCHWOOD	01-20-202-20100		10/24/16	4,550.00
		02	BP# 20160164	PARKWAY BONDS ** COMMENT **			
						INVOICE TOTAL:	4,550.00
						VENDOR TOTAL:	4,550.00 M
BHFxLLC BHFx LLC							
249043	09/30/16	01	MISC ENGINEERING COPIES	01-60-680-43400		10/24/16	32.40
				PRINTING			
						INVOICE TOTAL:	32.40
						VENDOR TOTAL:	32.40
BURRISEQ BURRIS EQUIPMENT CO.							
PI68679	10/07/16	01	CHAIN SAW SUPPLIES:PUB WKS	01-80-860-43650		10/24/16	71.42
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	71.42
						VENDOR TOTAL:	71.42
CALLONE CALL ONE							
1010-9117-1610	10/15/16	01	POTS LINE:V HALL ELEVATOR	01-60-610-43210		10/24/16	36.59
				TELEPHONE			
		02	POTS LINE:DISPATCH	01-70-711-43210			151.53
				TELEPHONE			
		03	POTS LINE:FIRE DEPT	01-70-730-43210			85.23
				TELEPHONE			
		04	POTS LINE:PUB WKS	01-80-910-43210			237.07
				TELEPHONE			
						INVOICE TOTAL:	510.42
						VENDOR TOTAL:	510.42
CARQUEST CARQUEST OF LIBERTYVILLE							

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-- VILLAGE OF LAKE BLUFF --  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 10/24/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
CARQUEST CARQUEST OF LIBERTYVILLE							
14663-165425	10/10/16	01	FUEL LINE/HOSE CLAMPS #54108	01-80-870-43650		10/24/16	9.33
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	9.33
						VENDOR TOTAL:	9.33
CHICOMM CHICAGO COMMUNICATION SERV. INC							
286026	09/29/16	01	RADIO REPAIR:FIRE	01-70-730-41200		10/24/16	235.00
				MAINTENANCE EQUIPMENT			
						INVOICE TOTAL:	235.00
						VENDOR TOTAL:	235.00
COMCAST COMCAST CABLE							
10/16-11/15/16	10/09/16	01	COMMUNITY ROOM INTERNET ACCESS	01-70-930-41300		10/24/16	199.35
		02	10/16-11/15/16	INTERNET/COMPUTER SERVICES			
				** COMMENT **			
						INVOICE TOTAL:	199.35
						VENDOR TOTAL:	199.35
DEMUTHIN DE MUTH INC							
HP3228	05/16/16	01	SEWER REP'R:E PROSPECT/GLEN	01-80-890-41304		10/24/16	4,000.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	4,000.00
HP3229	05/16/16	01	SEWER REP'R:E PROSPECT/GLEN	01-80-890-41304		10/24/16	8,150.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	8,150.00
						VENDOR TOTAL:	12,150.00
DELTADEN DELTA DENTAL							
900365	10/24/16	01	PPO DENTAL PREMIUM:NOV 2016	01-20-102-20000		10/24/16	4,118.41
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	4,118.41

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DELTADEN DELTA DENTAL							
900366	10/24/16	01	COBRA DENTAL PREMIUM:NOV 2016	01-20-102-20000 ACCOUNTS PAYABLE		10/24/16	34.13
						INVOICE TOTAL:	34.13
900367	10/24/16	01	HMO DENTAL PREMIUM:NOV 2016	01-20-102-20000 ACCOUNTS PAYABLE		10/24/16	-86.88
						INVOICE TOTAL:	-86.88
						VENDOR TOTAL:	4,065.66
FEECEOIL FEECE OIL COMPANY							
3445746	10/17/16	01	GASOLINE:1500 GALLONS	01-10-301-55100 GASOLINE INVENTORY		10/24/16	2,965.35
						INVOICE TOTAL:	2,965.35
3445747	10/17/16	01	DIESEL:1300 GALLONS	01-10-301-55100 GASOLINE INVENTORY		10/24/16	2,647.19
						INVOICE TOTAL:	2,647.19
						VENDOR TOTAL:	5,612.54
FIRSTAYD 1ST AYD CORP.							
PSI70964	10/04/16	01	WORK GLOVES:COM DEVELOPMENT	01-60-680-43640 MAINTENANCE SUPPLIES-VEHIC		10/24/16	116.80
						INVOICE TOTAL:	116.80
						VENDOR TOTAL:	116.80
FRANKSWI WILLIAM Y. FRANKS							
SEPT 2016	10/13/16	01	PROSECUTIONS-SEPT 2016	01-60-600-41351 PROSECUTION SERVICES		10/24/16	1,872.00
		02	PROPCODE/ZONING ISSUES:SEP 16	01-60-680-41350 LEGAL SERVICE			1,248.00
						INVOICE TOTAL:	3,120.00
						VENDOR TOTAL:	3,120.00

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
GEHRKEER ERIK C GEHRKE							
HOMICIDE CONF	10/13/16	01	HOMICIDE INVESTIGATOR CONF	01-70-710-42410		10/24/16	120.51
				CONFERENCES			
						INVOICE TOTAL:	120.51
						VENDOR TOTAL:	120.51
00000537 GEWALT HAMILTON ASSOC., INC.							
1	08/11/16	01	ITEP SIDEWALK PROJ FIELD SERV	01-80-840-49214		10/24/16	693.95
				SIDEWALK ADDITIONS			
						INVOICE TOTAL:	693.95
2.00	10/11/16	01	ITEP SIDEWALK PROJ FIELD SRVC	01-80-840-49214		10/24/16	7,102.66
				SIDEWALK ADDITIONS			
						INVOICE TOTAL:	7,102.66
4478.012-4	09/16/16	01	GENERAL ENGINEERING SRVC'S	01-60-680-41304		10/24/16	274.25
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	274.25
4478.014-2	09/16/16	01	SHERIDAN PL WATERMAIN DESIGN	46-80-800-49600		10/24/16	2,589.25
				WATER INFRASTRUCTURE			
						INVOICE TOTAL:	2,589.25
4478.014-3	10/06/16	01	SHERIDAN PL WATERMAIN DESIGN	46-80-800-49600		10/24/16	2,878.00
				WATER INFRASTRUCTURE			
						INVOICE TOTAL:	2,878.00
						VENDOR TOTAL:	13,538.11
GRAINGER W. W. GRAINGER, INC.							
9248250970	10/10/16	01	ELECTRICAL CORD REEL:FIRE	01-70-930-41000		10/24/16	465.50
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	465.50
						VENDOR TOTAL:	465.50

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GROOT GROOT INDUSTRIES							
14426599	10/01/16	01	WASTE DISPOSAL/RECYCLNG:OCT 16	01-80-850-41305		10/24/16	46,131.20
				WASTE/RECYCLING CONTRACT			
						INVOICE TOTAL:	46,131.20
						VENDOR TOTAL:	46,131.20
HANRATHE ERIC HANRATH							
DUTY CREW DINNER	10/16/16	01	FF DUTY CREW DINNER:10/16/16	01-70-730-40900		10/24/16	54.33
				OTHER EMPLOYEE BENEFITS			
						INVOICE TOTAL:	54.33
						VENDOR TOTAL:	54.33
HICKSJO JOHN HICKS							
DUTY CREW LUNCH	10/16/16	01	FF DUTY CREW LUNCH:10/16/16	01-70-730-40900		10/24/16	41.44
				OTHER EMPLOYEE BENEFITS			
						INVOICE TOTAL:	41.44
						VENDOR TOTAL:	41.44
HOLLAND HOLLAND & KNIGHT LLP							
AUG 2016	09/28/16	01	LEGAL SERVICES:AUG 2016	01-60-600-41350		10/24/16	23,868.45
				LEGAL SERVICES			
		02	ROANOKE/BLOCK 3 ESCR:AUG 2016	01-20-202-20600			2,422.00
				ZONING ESCROW-ROANOKE			
						INVOICE TOTAL:	26,290.45
						VENDOR TOTAL:	26,290.45
ICMA RET ICMA RETIREMENT TRUST 457							
10/13 PAYROLL DEDUCT	10/13/16	01	10/13 'EE PAYROLL DEDUCTION	01-20-102-45000		10/24/16	168.84
				ICMA 457 PLAN PAYABLE			
		02	10/13 'EE PAYROLL DEDUCTION	01-20-102-45000			46.86
				ICMA 457 PLAN PAYABLE			

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ICMA RET ICMA RETIREMENT TRUST 457									
10/13	PAYROLL DEDUCT	10/13/16	03 10/13 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE		10/24/16	625.00		
			04 10/13 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			201.29		
			05 10/13 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			211.04		
			06 10/13 'EE PAYROLL DEDUCTION	01-20-102-45000 ICMA 457 PLAN PAYABLE			422.08		
							INVOICE TOTAL:	1,675.11	M
10/13/16	W/H	10/13/16	01 10/13 'EE W/H	01-20-102-45000 ICMA 457 PLAN PAYABLE		10/24/16	2,971.79		
							INVOICE TOTAL:	2,971.79	M
							VENDOR TOTAL:	4,646.90	
IUOEADM INT'L UNION OF OPER ENGINEERS									
10/13	W/H	10/13/16	01 10/13 'EE IUOE ADMIN DUES	01-20-102-49000 UNION DUES PAYABLE		10/24/16	378.86		
							INVOICE TOTAL:	378.86	
							VENDOR TOTAL:	378.86	M
IUOEMEMB INT'L UNION OF OPER ENGINEERS									
10/13	W/H	10/13/16	01 10/13 'EE IUOE MEMBERSHIP DUES	01-20-102-49000 UNION DUES PAYABLE		10/24/16	82.39		
							INVOICE TOTAL:	82.39	
							VENDOR TOTAL:	82.39	M
IRVINDRE R. DREW IRVIN									
2016	ICMA CONF	10/12/16	01 2016 ICMA CONF EXPENSES	01-60-600-42400 TRAINING/EDUCATION		10/24/16	1,266.95		
							INVOICE TOTAL:	1,266.95	
							VENDOR TOTAL:	1,266.95	M

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
JULIE JULIE, INC.							
2016-0930 #4	09/30/16	01	QTRLY JULIE LOCATES:OCT-DEC 16	46-80-800-41306		10/24/16	600.80
				CONTRACTUAL LABOR			
						INVOICE TOTAL:	600.80
						VENDOR TOTAL:	600.80
KLUCKKRU RUSSELL KLUCHKA							
SAW BLADES:FIRE	10/03/16	01	REIMBURSE FOR SAW BLADES:FIRE	01-70-730-45900		10/24/16	149.37
				MINOR EQUIPMENT			
						INVOICE TOTAL:	149.37
						VENDOR TOTAL:	149.37
LADUKEAS JAMES LA DUKE & ASSOC.							
DEPOT DOORS	10/04/16	01	REFINISH TRAIN STATION DOORS	01-80-920-41000		10/24/16	1,428.00
				MAINTENANCE-BUILDING			
						INVOICE TOTAL:	1,428.00
						VENDOR TOTAL:	1,428.00
00000855 LAKE BLUFF GARDEN CLUB							
61	10/15/16	01	CBD FALL PLANTINGS	01-80-870-44870		10/24/16	1,050.18
				CBD BEAUTIFICATION PROGRAM			
						INVOICE TOTAL:	1,050.18
						VENDOR TOTAL:	1,050.18
POLPEN LAKE BLUFF POLICE PENSION FUND							
10/13/16 W/H	10/13/16	01	10/13 'EE POLPEN W/HELD	01-20-102-45500		10/24/16	5,004.14
				POLICE PENSION EE CONTRIBU			
						INVOICE TOTAL:	5,004.14
						VENDOR TOTAL:	5,004.14
LBPUBLIB LAKE BLUFF PUBLIC LIBRARY							

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
LBPUBLIB LAKE BLUFF PUBLIC LIBRARY							
58056	10/03/16	01	BENEFIT ADVANTAGE COBRA:SEP 16	01-10-201-37100		10/24/16	655.28
				DUE FROM LIBRARY			
		02	AMY VAN GOETHEM	** COMMENT **			
						INVOICE TOTAL:	655.28
						VENDOR TOTAL:	655.28
LFLBROTA LAKE FOREST/LAKE BLUFF ROTARY							
2542	10/15/16	01	ECONOMIC BREAKFAST:TRUSTEES,	01-60-600-42410		10/24/16	500.00
				CONFERENCES			
		02	IRVIN & GRIFFIN	** COMMENT **			
						INVOICE TOTAL:	500.00
						VENDOR TOTAL:	500.00
LAWSONPR LAWSON PRODUCTS, INC.							
9304431780	10/11/16	01	HARDWARE SUPPLIES:PUB WKS	01-80-870-43650		10/24/16	150.39
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	150.39
						VENDOR TOTAL:	150.39
LECHNER LECHNER & SONS UNIFORM RENTAL							
2212838	10/07/16	01	UNIFORMS: FORESTRY	01-80-860-42420		10/24/16	4.79
				UNIFORMS			
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
				UNIFORMS			
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
				UNIFORMS			
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
				UNIFORMS			
		05	UNIFORMS: WATER	46-80-800-42420			1.00
				UNIFORMS			
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			14.21
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	61.89

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
LECHNER LECHNER & SONS UNIFORM RENTAL							
2215327	10/14/16	01	UNIFORMS: FORESTRY	01-80-860-42420		10/24/16	4.79
				UNIFORMS			
		02	UNIFORMS: STREETS	01-80-840-42420			25.00
				UNIFORMS			
		03	UNIFORMS: SEWERS	01-80-890-42420			1.72
				UNIFORMS			
		04	UNIFORMS: PUB WKS	01-80-910-42420			15.17
				UNIFORMS			
		05	UNIFORMS: WATER	46-80-800-42420			1.00
				UNIFORMS			
		06	PUB WKS OPERATING SUPPLIES	01-80-910-43660			14.21
				MAINTENANCE SUPPLIES-BLDG			
						INVOICE TOTAL:	61.89
						VENDOR TOTAL:	123.78
LINCOLN LINCOLN NATIONAL LIFE INS. CO.							
NOV 2016	10/24/16	01	GR TERM LIFE PREMIUM:NOV 2016	01-20-102-20000		10/24/16	842.08
				ACCOUNTS PAYABLE			
						INVOICE TOTAL:	842.08
						VENDOR TOTAL:	842.08
LURVEYLA LURVEY LANDSCAPE SUPPLY							
T6-10057947	10/14/16	01	EROSION BLANKET & GRASS SEED	01-80-870-43680		10/24/16	244.00
				MAINTENANCE SUPPLIES-GROUN			
						INVOICE TOTAL:	244.00
						VENDOR TOTAL:	244.00
MC MASTE MC MASTER-CARR SUPPLY CO.							
74846717	08/15/16	01	MATERIALS TO REP'R ATV:FIRE	01-70-730-41200		10/24/16	28.64
				MAINTENANCE EQUIPMENT			
						INVOICE TOTAL:	28.64

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-- VILLAGE OF LAKE BLUFF --  
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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
MC MASTE MC MASTER-CARR SUPPLY CO.							
75071815	08/16/16	01	MATERIALS TO REP'R ATV:FIRE	01-70-730-41200		10/24/16	18.16
				MAINTENANCE EQUIPMENT			
						INVOICE TOTAL:	18.16
						VENDOR TOTAL:	46.80
MC HENAN MCHENRY ANALYTICAL WATER LAB							
591954	10/07/16	01	LEAD TESTING:LB SCHOOLS/PARK	46-80-800-41490		10/24/16	450.00
		02	DISTRICTS	WATER ANALYSIS			
				** COMMENT **			
						INVOICE TOTAL:	450.00
						VENDOR TOTAL:	450.00
MINNLIFE MINNESOTA LIFE							
OCT 2016	10/05/16	01	IND LIFE PREM:FINANCE:OCT 2016	01-60-610-40420		10/24/16	204.67
				LIFE INSURANCE			
		02	IND LIFE PREM:ADMIN	01-60-600-40420			97.95
				LIFE INSURANCE			
		03	IND LIFE PREM:POLICE	01-70-710-40420			108.58
				LIFE INSURANCE			
		04	IND LIFE PREM:PARK DIST	01-10-201-37200			36.09
				DUE FROM PARK DISTRICT			
						INVOICE TOTAL:	447.29
						VENDOR TOTAL:	447.29
NAPLETON NAPLETON LIBERTYVILLE FORD							
5011986	10/06/16	01	ENGINE OIL DIPSTCK	01-70-730-43640		10/24/16	24.29
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	24.29
						VENDOR TOTAL:	24.29
NCCPETER NCC PETERSEN PRODUCTS							

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
NCCPETER NCC PETERSEN PRODUCTS							
71132	10/06/16	01	JANITORIAL SUPPLIES:VILL HALL	01-60-900-43660		10/24/16	144.37
				MAINTENANCE SUPPLIES-BUILD			
		02	JANITORIAL SUPPLIES:PSB	01-70-930-43660			144.37
				MAINTENANCE SUPPLIES-BLDG			
		03	JANITORIAL SUPPLIES:DEPOT	01-80-920-43660			144.38
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	433.12
						VENDOR TOTAL:	433.12
NOSHRWAT NORTH SHORE WATER RECLAMATION							
3393316	10/08/16	01	WSTWATER TRTMENT:PW GARAGE	01-80-910-43230		10/24/16	8.12
				UTILITIES			
		02	6/3-8/31/16	** COMMENT **			
						INVOICE TOTAL:	8.12
3393916	10/08/16	01	WSTWTR TRTMENT:PW ADMIN	01-80-910-43230		10/24/16	11.60
				UTILITIES			
		02	6/3-8/31/16	** COMMENT **			
						INVOICE TOTAL:	11.60
						VENDOR TOTAL:	19.72
POSSPLNU POSSIBILITY PLACE NURSERY							
00113748	09/23/16	01	TREE PURCHASE	01-80-860-49240		10/24/16	2,225.00
				LANDSCAPING			
						INVOICE TOTAL:	2,225.00
						VENDOR TOTAL:	2,225.00
R0001597 PRO SERVICES							
BLDG PERMIT REFUND	06/16/16	01	REFUND BLDG PERMIT FEE	01-40-303-25000		10/24/16	6,285.00
				BUILDING PERMITS			
		02	300 PARK LANE BP#20160243	** COMMENT **			
						INVOICE TOTAL:	6,285.00
						VENDOR TOTAL:	6,285.00

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
RELADYNE RELADYNE, LLC							
0992541-IN	10/05/16	01	55 GAL DRUM HYDRAULIC OIL & 72	01-80-890-43560		10/24/16	740.59
		02	QUARTS MOTOR OIL	GASOLINE & OIL ** COMMENT **			
						INVOICE TOTAL:	740.59
0993262-IN	10/06/16	01	HYDRAULIC OIL #41509	01-80-890-43560		10/24/16	174.75
				GASOLINE & OIL			
						INVOICE TOTAL:	174.75
						VENDOR TOTAL:	915.34
RJNGROUP RJN GROUP, INC							
003	10/07/16	01	ENG SRVC:BATH/TEN SEWER PROJ	01-80-890-49530		10/24/16	3,571.20
				SANITARY SEWER IMPROVEMENT			
						INVOICE TOTAL:	3,571.20
						VENDOR TOTAL:	3,571.20
RLBHYDRA RLB HYDRAULIC SERVICES							
3385	10/06/16	01	SOLENOID COIL:STREET SWEEPER	01-80-840-43650		10/24/16	207.62
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	207.62
						VENDOR TOTAL:	207.62
SRREBATE SENIOR CITIZEN PROP TAX REBATE							
SR REBATE 2016-1	10/18/16	01	SR ASST PGRM PROP TAX REBATE	01-60-650-44800		10/24/16	500.00
				SENIOR ASSISTANCE PRGM			
						INVOICE TOTAL:	500.00
SR REBATE 2016-2	10/18/16	01	SR ASST PGRM PROP TAX REBATE	01-60-650-44800		10/24/16	500.00
				SENIOR ASSISTANCE PRGM			
						INVOICE TOTAL:	500.00
SR REBATE 2016-3	10/18/16	01	SR ASST PGRM PROP TAX REBATE	01-60-650-44800		10/24/16	347.15
				SENIOR ASSISTANCE PRGM			
						INVOICE TOTAL:	347.15
						VENDOR TOTAL:	1,347.15

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
SHERAUTO SHERIDAN AUTO PARTS							
917778	10/04/16	01	RADIO ANTENNA	01-80-860-43640		10/24/16	19.67
				MAINT. SUPPLIES-VEHICLES			
						INVOICE TOTAL:	19.67
918430	10/11/16	01	OIL/FUEL FILTERS	01-80-870-43650		10/24/16	40.22
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	40.22
918583	10/12/16	01	FUEL FILTERS	01-80-870-43650		10/24/16	36.91
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	36.91
918612	10/13/16	01	TRACTOR FUEL HOSE	01-80-870-43650		10/24/16	7.50
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	7.50
						VENDOR TOTAL:	104.30
STNDRDEQ STANDARD EQUIPMENT CO.							
C17156	10/13/16	01	STREET SWEEPER REP'R PARTS	01-80-840-43650		10/24/16	240.96
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	240.96
						VENDOR TOTAL:	240.96
STATEDIS STATE DISBURSEMENT UNIT							
10/13 PAYROLL DEDUCT	10/13/16	01	10/13 'EE PAYROLL DEDUCTION	01-20-102-51000		10/24/16	579.69
				WAGE ASSIGNMENT PAYABLE			
						INVOICE TOTAL:	579.69
						VENDOR TOTAL:	579.69
STEINERE STEINER ELECTRIC CO.							
S005514317.001	10/05/16	01	AUXILLARY CONTACTS:T OAKS LFT	01-80-890-43670		10/24/16	64.25
				MAINTENANCE SUPPLIES-UTILI			
						INVOICE TOTAL:	64.25
						VENDOR TOTAL:	64.25

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INVOICES DUE ON/BEFORE 10/24/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
STRANDAS STRAND ASSOCIATES, INC.							
0123708	10/11/16	01	AMR DESIGN SERVICES	46-80-800-49450		10/24/16	3,786.77
				AUTO METER READING SYSTEM			
						INVOICE TOTAL:	3,786.77
						VENDOR TOTAL:	3,786.77
TRUGREEN TRUGREEN CHEMLAWN							
55561249	10/11/16	01	TURF SPRAYING OF VILLAGE GREEN	01-80-870-41304		10/24/16	155.00
				OTHER PROFESSIONAL SERVICE			
						INVOICE TOTAL:	155.00
						VENDOR TOTAL:	155.00
UNITEDCO UNITED COMMUNICATIONS CORP.							
820912	09/20/16	01	PAGER BELT CLIPS:FIRE	01-70-730-43650		10/24/16	87.96
				MAINTENANCE SUPPLIES-EQUIP			
						INVOICE TOTAL:	87.96
						VENDOR TOTAL:	87.96
VERIZON VERIZON WIRELESS							
9772842669	10/01/16	01	WIRELESS SRVC:FIRE 9/2-10/1/16	01-70-730-43210		10/24/16	88.63
				TELEPHONE			
		02	WIRELESS SRVC:POLICE	01-70-710-43210			389.50
				TELEPHONE			
		03	WIRELESS SRVC:PUB WKS	01-80-910-43210			229.47
				TELEPHONE			
		04	WIRELESS SRVC:ADMIN	01-60-600-43210			152.66
				TELEPHONE			
		05	WIRELESS SRVC:COM DEVELOPMENT	01-60-680-43210			187.69
				TELEPHONE			
		06	SQD CAR WIRELESS ACCESS POLICE	01-70-710-43210			476.43
				TELEPHONE			
		07	CAD SYSTEM	** COMMENT **			
						INVOICE TOTAL:	1,524.38
						VENDOR TOTAL:	1,524.38

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INVOICES DUE ON/BEFORE 10/24/2016

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
WAREHOUS WAREHOUSE DIRECT							
3226428-0	10/11/16	01	KITCHEN SUPPLIES:VILL HALL	01-60-900-43660		10/24/16	107.46
				MAINTENANCE SUPPLIES-BUILD			
						INVOICE TOTAL:	107.46
						VENDOR TOTAL:	107.46
WIRF'S WIRF'S INDUSTRIES, INC.							
30924	09/28/16	01	INSTALL SOLENOID MOTOR #4520	01-70-730-43640		10/24/16	199.00
				MAINTENANCE SUPPLIES-VEHIC			
						INVOICE TOTAL:	199.00
						VENDOR TOTAL:	199.00
						TOTAL ALL INVOICES:	161,728.72

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-- VILLAGE OF LAKE BLUFF --  
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 10/24/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
10	ASSETS		
FEECEOIL	FEECE OIL COMPANY	24,875.94	5,612.54
LBPUBLIB	LAKE BLUFF PUBLIC LIBRARY	3,037.50	655.28
MINNLIFE	MINNESOTA LIFE	2,145.13	36.09
	ASSETS		6,303.91
20	LIABILITIES		
AFLAC	AFLAC	530.64	88.44
DELTADEN	DELTA DENTAL	23,224.65	4,065.66
HOLLAND	HOLLAND & KNIGHT LLP	80,015.93	2,422.00
ICMA RET	ICMA RETIREMENT TRUST 457	52,919.21	4,646.90
IUOEADM	INT'L UNION OF OPER ENGINEERS	4,546.32	378.86
IUOEMEMB	INT'L UNION OF OPER ENGINEERS	988.68	82.39
LINCOLN	LINCOLN NATIONAL LIFE INS. CO.	4,827.04	842.08
POLPEN	LAKE BLUFF POLICE PENSION FUND	58,536.63	5,004.14
R0001596	HOWARD BENNETT		4,550.00
STATEDIS	STATE DISBURSEMENT UNIT	6,956.28	579.69
	LIABILITIES		22,660.16
40	REVENUE		
R0001597	PRO SERVICES		6,285.00
	REVENUE		6,285.00
60	ADMINISTRATION		
00000537	GEWALT HAMILTON ASSOC., INC.	4,744.25	274.25
ADP	ADP INC.	2,665.26	203.05
BHFXLLC	BHFX LLC	230.20	32.40
CALLONE	CALL ONE	2,416.12	36.59
FIRSTAYD	1ST AYD CORP.	489.96	116.80
FRANKSWI	WILLIAM Y. FRANKS	13,754.00	3,120.00
HOLLAND	HOLLAND & KNIGHT LLP	80,015.93	23,868.45
IRVINDRE	R. DREW IRVIN	1,153.20	1,266.95
LFLBROTA	LAKE FOREST/LAKE BLUFF ROTARY	1,048.00	500.00
MINNLIFE	MINNESOTA LIFE	2,145.13	302.62
NCCPETER	NCC PETERSEN PRODUCTS	2,995.82	144.37
SRREBATE	SENIOR CITIZEN PROP TAX REBATE		1,347.15

INVOICES DUE ON/BEFORE 10/24/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
60	ADMINISTRATION		
VERIZON	VERIZON WIRELESS	7,660.96	340.35
WAREHOUS	WAREHOUSE DIRECT	2,168.73	107.46
	ADMINISTRATION		31,660.44
70	PUBLIC SAFETY		
1000BULB	1000BULBS		234.16
ACS	ACS FIREHOUSE SOFTWARE		660.00
ADVBUSGR	ADVANCED BUSINESS GROUP LLC	1,939.40	1,008.40
AMERGAS	AMERICAN GASES CORP.	515.89	17.50
BELMONTD	DAVID BELMONTE	66.70	293.84
CALLONE	CALL ONE	2,416.12	236.76
CHICOMM	CHICAGO COMMUNICATION SERV.INC	95.00	235.00
COMCAST	COMCAST CABLE	1,376.03	199.35
GEHRKEER	ERIK C GEHRKE	94.72	120.51
GRAINGER	W. W. GRAINGER, INC.	423.61	465.50
HANRATHE	ERIC HANRATH		54.33
HICKSJO	JOHN HICKS		41.44
KLUCKKRU	RUSSELL KLUCHKA		149.37
MC MASTE	MC MASTER-CARR SUPPLY CO.		46.80
MINNLIFE	MINNESOTA LIFE	2,145.13	108.58
NAPLETON	NAPLETON LIBERTYVILLE FORD	62.15	24.29
NCCPETER	NCC PETERSEN PRODUCTS	2,995.82	144.37
UNITEDCO	UNITED COMMUNICATIONS CORP.		87.96
VERIZON	VERIZON WIRELESS	7,660.96	954.56
WIRF'S	WIRF'S INDUSTRIES, INC.	134.00	199.00
	PUBLIC SAFETY		5,281.72
80	PUBLIC WORKS		
00000537	GEWALT HAMILTON ASSOC., INC.	4,744.25	7,796.61
00000855	LAKE BLUFF GARDEN CLUB	6,521.00	1,050.18
BAKERPET	PETER BAKER & SON CO.	463,827.13	54.06
BURRISEQ	BURRIS EQUIPMENT CO.	2,333.54	71.42
CALLONE	CALL ONE	2,416.12	237.07
CARQUEST	CARQUEST OF LIBERTYVILLE	1,233.37	9.33
DEMUTHIN	DE MUTH INC	43,450.00	12,150.00
GROOT	GROOT INDUSTRIES	230,853.41	46,131.20
LADUKEAS	JAMES LA DUKE & ASSOC.		1,428.00
LAWSONPR	LAWSON PRODUCTS, INC.	656.14	150.39

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DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 10/24/2016

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
80	PUBLIC WORKS		
LECHNER	LECHNER & SONS UNIFORM RENTAL	1,419.10	121.78
LURVEYLA	LURVEY LANDSCAPE SUPPLY	1,392.35	244.00
NCCPETER	NCC PETERSEN PRODUCTS	2,995.82	144.38
NOSHRWAT	NORTH SHORE WATER RECLAMATION	154.28	19.72
POSSPLNU	POSSIBILITY PLACE NURSERY		2,225.00
RELADYNE	RELADYNE,LLC		915.34
RJNGROUP	RJN GROUP, INC		3,571.20
RLBHYDRA	RLB HYDRAULIC SERVICES		207.62
SHERAUTO	SHERIDAN AUTO PARTS	1,204.11	104.30
STEINERE	STEINER ELECTRIC CO.	366.89	64.25
STNDRDEQ	STANDARD EQUIPMENT CO.	7,540.06	240.96
TRUGREEN	TRUGREEN CHEMLAWN	310.00	155.00
VERIZON	VERIZON WIRELESS	7,660.96	229.47
	PUBLIC WORKS		77,321.28
REDEVELOPMENT PROGRAM FUND			
80	PUBLIC WORKS		
BAXTWOOD	BAXTER & WOODMAN	54,254.28	1,793.43
	PUBLIC WORKS		1,793.43
WATER FUND			
80	PUBLIC WORKS		
00000537	GEWALT HAMILTON ASSOC., INC.	4,744.25	5,467.25
AT & T	AT & T	12,793.63	115.96
JULIE	JULIE, INC.	600.81	600.80
LECHNER	LECHNER & SONS UNIFORM RENTAL	1,419.10	2.00
MC HENAN	MCHENRY ANALYTICAL WATER LAB	402.50	450.00
STRANDAS	STRAND ASSOCIATES, INC.	16,423.56	3,786.77
	PUBLIC WORKS		10,422.78
	TOTAL ALL DEPARTMENTS		161,728.72

VILLAGE OF LAKE BLUFF 2016-17  
PAYROLL BREAKDOWN BY DEPARTMENT

10-Oct-16

ATTACHMENT 3

ANNUAL		FUND	DEPARTMENT	MAY 2016	JUNE 2016	JULY 2016	AUGUST 2016	(1)	(4)	2016-17		% OF	2015-16
ACTUAL 2015-16	BUDGET 2016-17							SEPTEMBER 2016	FY15-16 Reversal	YR-TO-DATE ACTUAL	BUDGET	BUDGET EXPENDED	YR-TO-DATE ACTUAL
<b>General</b>													
370,441	383,500		Administrative	38,624.77	29,162.70	28,363.26	28,077.52	42,722.52	(6,575)	160,376	162,250	41.82%	142,056
282,204	284,000		Finance	22,834.53	21,537.50	21,705.47	21,537.50	32,306.26	(5,296)	114,625	120,154	40.36%	103,385
1,635,964	1,720,000		Police Sworn	117,700.52	137,103.27	125,722.61	125,588.49	177,330.52	(29,725)	653,720	727,692	38.01%	620,510
143,896	175,000		Police Support Serv	10,419.52	11,189.68	12,590.83	12,217.15	15,803.67	(2,857)	59,364	74,038	33.92%	59,672
60,120	67,500		Fire (Notes 2-3)	4,678.56	4,678.56	4,678.56	4,678.56	7,017.84	(1,170)	24,562	28,558	36.39%	21,522
161,780	160,000		Community Develop	21,789.22	19,114.93	17,462.15	15,462.42	20,085.55	(2,780)	91,134	67,692	56.96%	63,040
<b>PUBLIC WORKS:</b>													
289,313	284,500		Streets, Lighting	20,546.66	19,498.69	22,163.53	20,138.46	29,311.84	(4,961)	106,698	120,365	37.50%	99,693
4,288	8,000		Sanitation	600.00	525.00	600.00	600.00	900.00	(150)	3,075	3,385	38.44%	2,238
64,710	85,500		Forestry	5,539.02	5,251.44	5,912.77	5,384.16	8,199.69	(1,298)	28,989	36,173	33.91%	21,996
42,619	31,500		Parks & Parkways	2,072.32	8,145.28	6,632.85	6,423.15	2,275.31	(245)	25,304	13,327	80.33%	27,732
103,178	121,000		Sewer	9,210.72	9,120.64	9,214.00	9,281.04	8,887.39	(2,508)	43,206	51,192	35.71%	32,437
14,602	9,600		Village Hall Bldg	811.16	717.12	717.12	717.12	6,072.02	0	9,035	4,062	94.11%	5,925
14,602	9,600		Public Safety Bldg	811.16	717.12	717.12	717.12	1,075.68	0	4,038	4,062	42.06%	5,925
13,820	5,375		Public Works Bldg	419.16	429.14	414.17	399.20	787.70	(122)	2,327	2,274	43.30%	5,925
28,556	35,000		Commuter Station	2,651.13	2,673.68	2,634.35	2,743.90	4,000.88	(645)	14,059	14,808	40.17%	9,483
226,150	207,500		<b>Water</b>	15,760.53	15,595.10	15,264.19	16,123.58	22,916.73	(3,737)	81,923	87,788	39.48%	86,489
3,456,244	3,587,575		<b>TOTAL</b>	274,468.98	285,459.85	274,792.98	270,089.36	379,693.59	(62,069)	1,422,436	1,517,820	39.65%	1,308,026

1. The Village pays employees bi-weekly; there will be three payrolls in September 2016 and March 2017.
2. The Fire department volunteers are reimbursed through accounts payable in June & Dec.
3. The Fire Secretary is paid bi-weekly through payroll.
4. FY15-16 Pay Accrual Reversal is salaries paid in May 2016 but expensed/earned in April 2016.
5. FY16-17 Pay Accrual is salaries paid in May 2017 but expensed/earned in April 2017.

**VILLAGE OF LAKE BLUFF  
REQUEST FOR BOARD ACTION**

**Agenda Item: 7b**

**Subject:** SEPTEMBER 2016 FINANCIAL REPORT

**Action Requested:** RECEIPT OF FINANCIAL REPORT (Voice Vote)

**Originated By:** DIRECTOR OF FINANCE

**Referred To:** VILLAGE BOARD

**Summary of Background and Reason For Request:**

Attached for your consideration is the September 2016 Financial Report.

Highlights of this report are:

- Sales tax revenue for May-July 2016 is of \$844k is \$161k or 24% greater than May-July 2015;
- Home rule sales tax of \$282k for May-July 2016 is \$107k or 61% greater than May-July 2015;
- Income tax revenue of \$284k for May-October 2016 is 15% lower than the same period in 2015;
- Building permit revenue is \$239k and is \$18k or 7% less than May-September 2015;
- Expenditures are consistent with the budget; and
- We continue to closely monitor the actions in Springfield and assess the implications to the Village of potential changes in State-shared revenue allocations, property tax limitation changes, or pension reform become law.

**Reports and Documents Attached:**

- September 2016 Financial Report

**Village Administrator's Recommendation:** Acceptance of Report.

**Date Referred to Village Board:** 10/24/2016

VILLAGE OF LAKE BLUFF

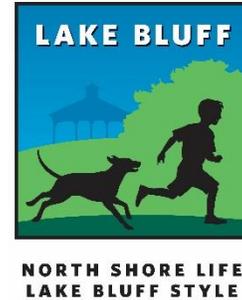
MEMORANDUM

TO: Village President and Board of Trustees  
Drew Irvin, Village Administrator

FROM: Susan M. Griffin, Director of Finance

DATE: October 19, 2016

SUBJECT: October 2016 Monthly Report



**Treasury Report – Exhibit A**

Attached is the two page Treasury Report for September 2016. The total cash and investments in the treasury for the governmental and water funds are \$11,286,993 plus \$9,166,301 for the Police Pension Fund.

**Investment Report – Exhibit B**

Attached is the Investment Report for the month ending September 30, 2016. The par value plus interest credited to the CD's for the governmental and Water fund short-term investments is \$2,737,384. The Village investments are managed within the guidelines of the Village's Cash Management and Investment Policy.

**Budget Analysis Report – Exhibit C**

Attached is the Budget Analysis Report for September 2016. The revenues in Exhibit C reflect actual and estimated receipts. Below is more specific information about the major revenues and expenditures by fund. The General and Water Funds revenues and expenditures that exceed or are under 20% of the prior year amounts have been highlighted on Exhibit C.

**General Fund Revenues:**

**Property Tax revenue** is received predominately in June and September as the taxes are due by the first week of those months. The *total* Village tax *extension* for the 2015 property taxes (received in FY17) is \$3,193,440 with the General Fund receiving 69% or \$2,195,529 of the monies. The IMRF, FICA and Police Pension Funds receive the balance of the revenues of \$997,811. The Police Pension property taxes are recorded as a revenue in the General Fund and a transfer out of the General Fund into the Police Pension Fund in compliance with GASB.

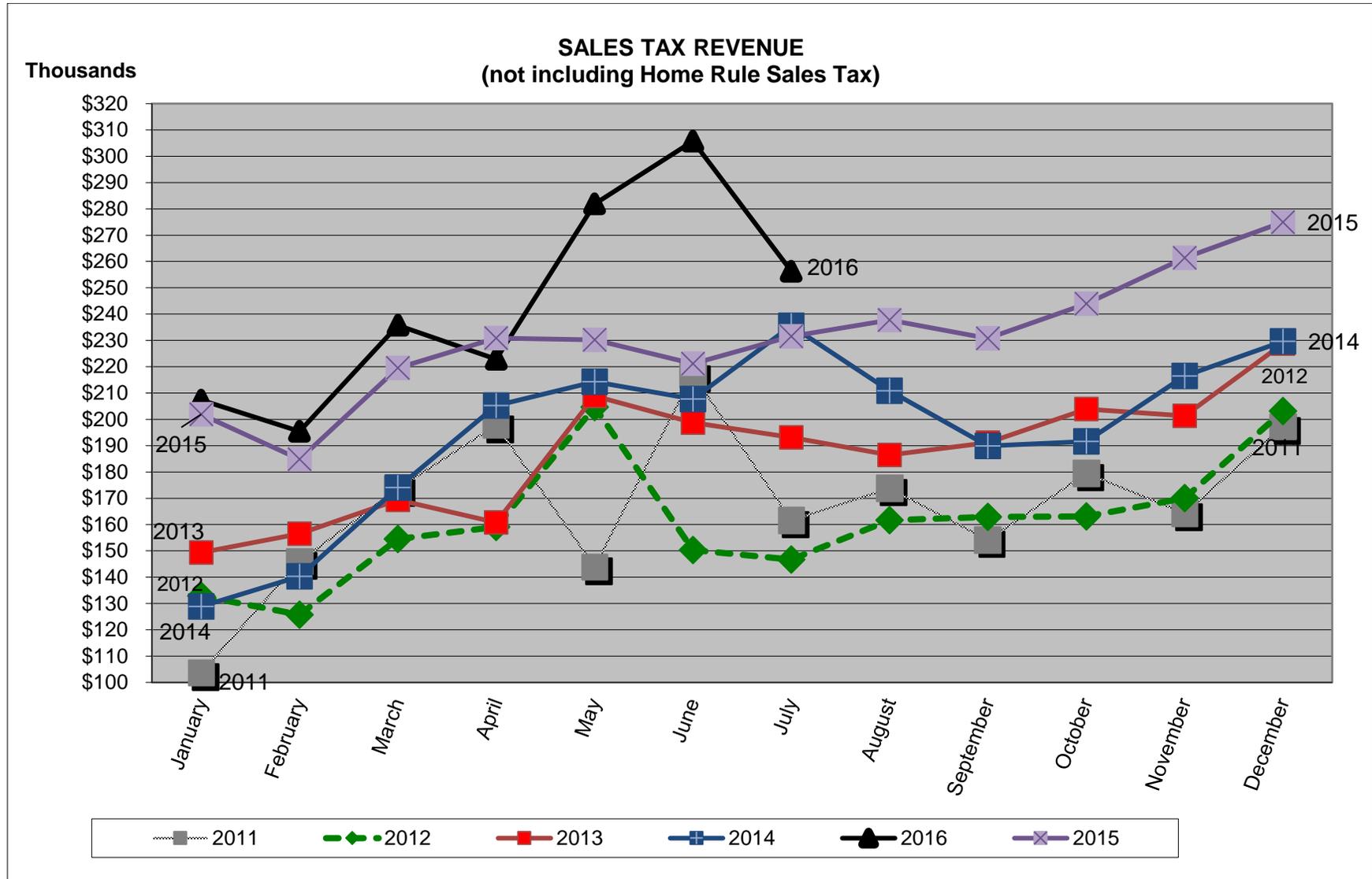
The 2015 property tax extension, received from May-December 2016 and recorded as revenue in FY2017, of \$3,193,440 is \$43,744 or 1.4% more than the 2014 extension. For the first time since 2009 the Village's EAV grew increasing by 8.8% to \$521.832 million.

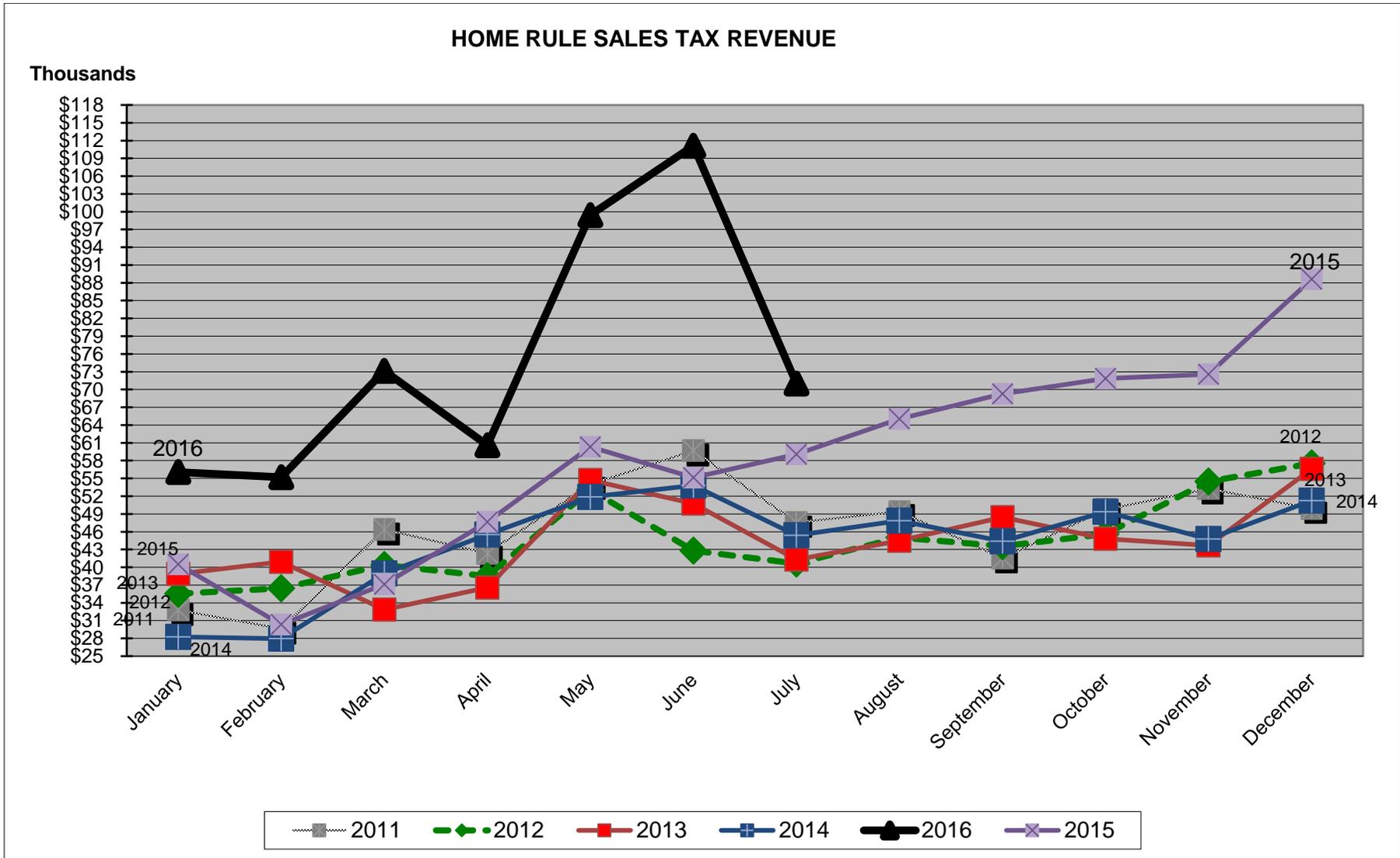
**Sales Tax Revenue** (non-home rule 1% and local use tax) is shown in table format on the next page with monthly revenues for FY17, FY16, and FY15. May-July 2016 revenue of \$843,948 is \$160,970 or 24% greater than May-July 2015. The revenue for FY16 is \$2,791,899 which is \$258,653 or 10% greater than FY15. The FY15 sales tax of \$2,533,246 is \$272,370 or 12% greater than FY14. The chart on page 3 shows the non-home rule sales tax by month for the calendar years 2011 through July 2016. August-September 2016 numbers have not been reported to the municipalities at this time. Indications are that the August sales tax numbers will reflect a decline due to a drop in auto sales.

Liability Month	FY2016-17 Revenue (A)	FY2015-16 Revenue (B)	\$ Change FY16 to FY17 (A-B)	FY2014-15 Revenue (C)	\$ Change FY15- FY16 (B-C)
May 2016	\$ 281,889	\$ 230,253	\$ 51,636	\$ 214,330	\$ 15,923
June	\$ 305,734	\$ 221,167	\$ 84,567	\$ 207,740	\$ 13,427
July	\$ 256,325	\$ 231,558	\$ 24,767	\$ 235,549	(\$ 3,991)
August		\$ 237,694		\$ 210,817	\$ 26,877
September		\$ 229,733		\$ 189,923	\$ 39,810
October		\$ 243,811		\$ 191,588	\$ 52,223
November		\$ 261,349		\$ 216,524	\$ 44,825
December		\$ 274,963		\$ 229,680	\$ 45,283
January 2017		\$ 207,309		\$ 201,909	\$ 5,400
February		\$ 195,430		\$ 184,808	\$ 10,622
March		\$ 235,774		\$ 219,534	\$ 16,240
April		\$ 222,858		\$ 230,844	(\$ 7,986)
<b>FY Total</b>	<b>\$843,948</b>	<b>\$2,791,899</b>	<b>\$160,970</b>	<b>\$2,533,246</b>	<b>\$ 258,653</b>
FY Monthly Average	\$ 281,316	\$232,658		\$211,104	

**Home rule sales tax** became effective January 1, 2006 with actual receipts shown below. By statute this 1% tax does not apply to food/medicines and titled products such as autos. May-July 2016 home rule sales tax is \$107,025 or 61% higher than the May-July 2015. The home rule sales tax revenue for FY16 of \$786,893 is \$242,621 or 45% higher than FY15. The FY15 home rule sales tax of \$544,272 is \$18,839 or 3.6% more than FY14 revenue. The chart on page 4 shows the home rule sales tax by month for the calendar years 2011 through July 2016. August-September 2016 numbers are not available at this time.

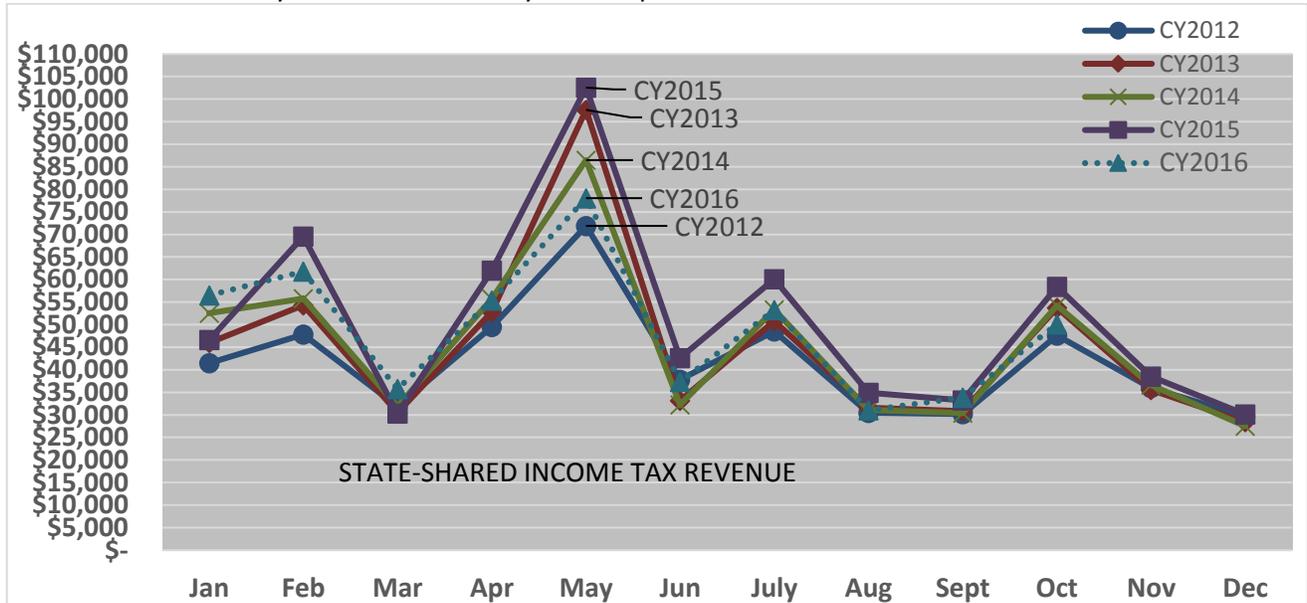
Home Rule Sales Tax By Liability Month	FY2016-17 Revenue (A)	FY2015-16 Revenue (B)	\$ Change FY16 to FY17 (A-B)	FY2014-15 Revenue (C)	\$ Change FY15 to FY16 (B-C)
May 2016	\$ 99,436	\$ 60,325	\$ 39,111	\$ 51,864	\$ 8,461
June	\$111,112	\$ 55,143	\$ 55,969	\$ 53,809	\$ 1,334
July	\$ 71,001	\$ 59,056	\$ 11,945	\$ 45,382	\$ 13,674
August		\$ 65,060		\$ 47,867	\$ 17,193
September		\$ 69,262		\$ 44,378	\$ 24,884
October		\$ 71,862		\$ 49,349	\$ 22,513
November		\$ 72,579		\$ 44,780	\$ 27,799
December		\$ 88,604		\$ 51,229	\$ 37,375
January 2017		\$ 56,058		\$ 40,487	\$ 15,571
February		\$ 55,196		\$ 30,334	\$ 24,862
March		\$ 73,149		\$ 37,121	\$ 36,028
April		\$ 60,599		\$ 47,672	\$ 12,927
<b>FY Total</b>	<b>\$281,549</b>	<b>\$786,893</b>	<b>\$107,025</b>	<b>\$544,272</b>	<b>\$242,621</b>
<b>FY Monthly Average</b>	<b>\$ 93,850</b>	<b>\$ 65,574</b>		<b>\$ 45,356</b>	





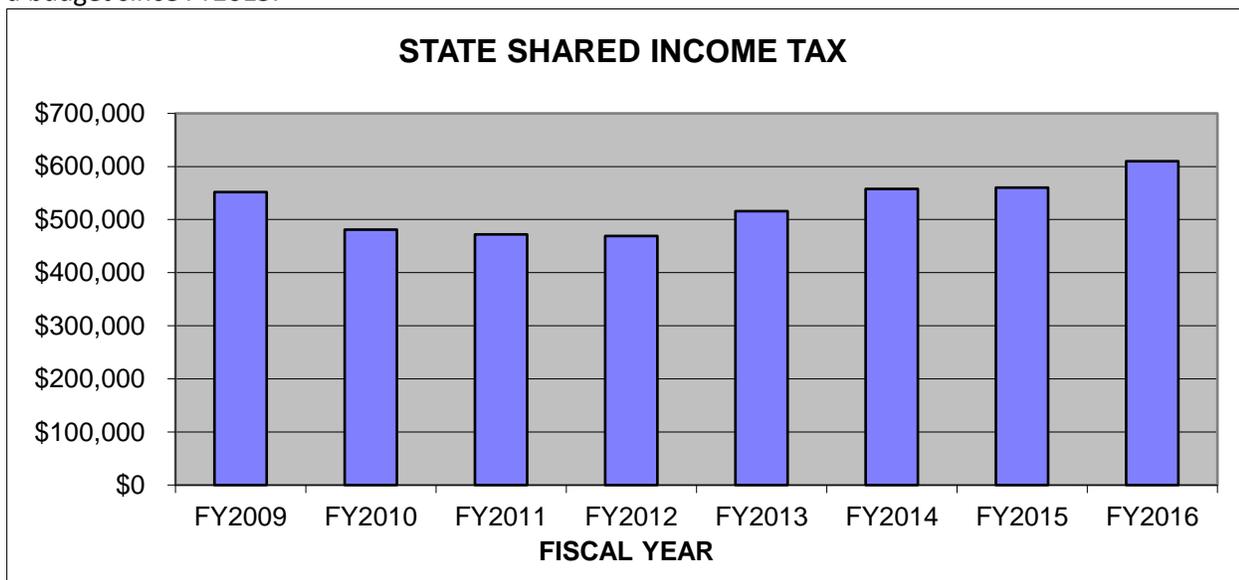
**Other Taxes** category encompasses state income, personal property replacement, and the demolition tax.

The actual income tax revenue for May-October 2016 at \$283,518 is 15% less than the same period in 2015. May 2015-April 2016 (FY16) at \$609,807 is 8.8% higher than FY15 at \$560,382. Below is a chart showing the income tax revenues by month from January 2012-September 2016.



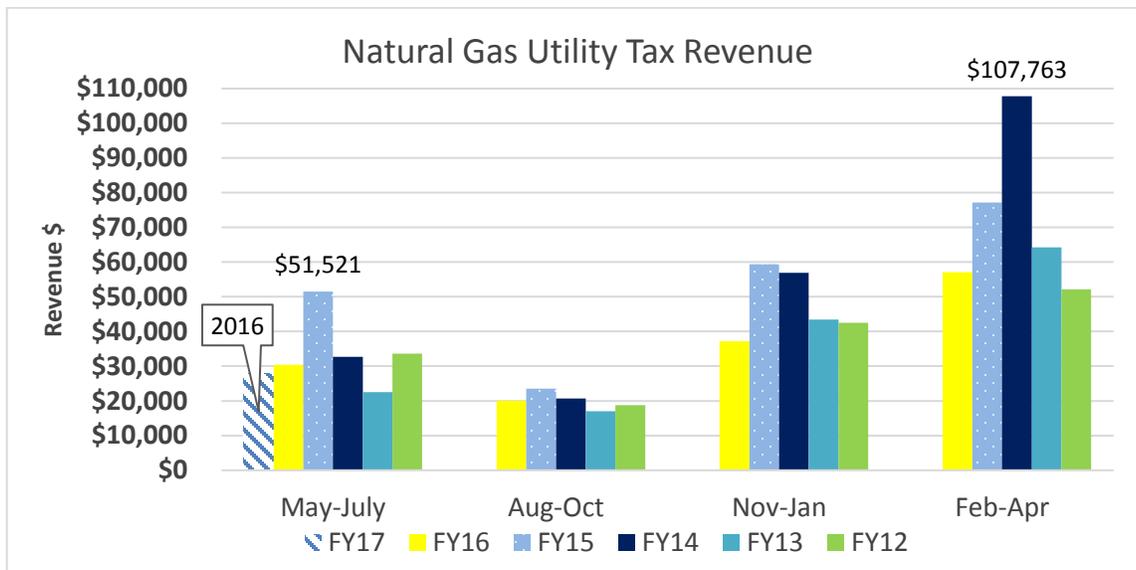
According to the Illinois Municipal League, the 36% jump in the May 2013 receipts were an aberration caused partly by individuals and corporations reporting capital gains income in anticipation of significant changes in Federal tax policy. The revenue for May 2015 is \$102,570 or 5% more than June 2013. Again this could be an increase in capital gains.

The following page shows a bar graph of the income tax revenue by fiscal year for FY09-FY16. Fiscal year 2016 total revenue of \$609,807 is the highest year in over 20 years. However, this source of revenue is one that is likely to decline if the State revises the formula for sharing income tax revenue with local municipalities. No word yet with any conclusive plans regarding changes to the municipal share as the State still has not finalized a budget since FY2015.



**Utility Taxes** category is comprised of a tax on electric, natural gas, and telecommunications usage. The tax is 5% of the distribution, supply, furnishing or sale of natural gas and electricity consumed within the Village with the electric tax being based on tiers of kilowatt hours usage. The telecommunications tax is 5% of the gross charge for the act or privilege of originating or receiving telecommunications in the Village and all services rendered in connection therewith.

**North Shore Gas** utility tax revenues are received quarterly in June (for February-April), September (for May-July), December (for August-October), and March (for November-January). Below is a chart showing the natural gas tax revenues by quarter for the past 6 years.



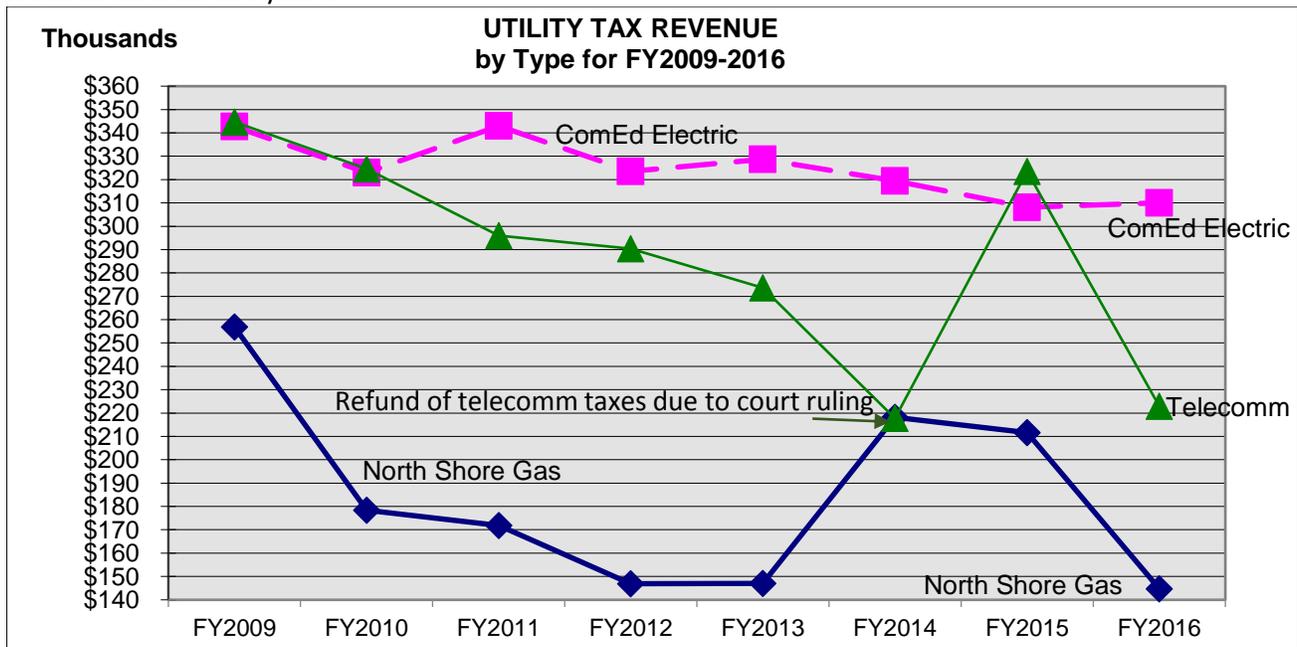
The February-April 2014 quarter amount of \$107,763 was 68% greater than the same quarter in 2013. This is attributed to the increase in natural gas consumption for building heating because of the subzero temperatures experienced in the Midwest during the winter of 2014. This cooler weather pattern is assumed to be partly the reason for the May-July 2014 amount of \$51,521 which is the highest amount received for the summer quarter since at least 1996. May-July 2015 tax of \$30,411 is consistent with the same quarters in previous years, except for 2014. The August-October 2015 tax of \$20,059 is slightly less than the prior year. The November 2015-January 2016 tax of \$37,234 is 37% less than the same period the prior year consistent with the low fuel prices and mild winter weather. Below is a table showing the natural gas tax revenue by fiscal year with the dollar and percentage change from the prior year.

Fiscal Year	Total Natural Gas Tax Revenue	\$ Change from PY	% Change from PY
16	\$144,777	(\$66,851)	(32%)
15	\$211,628	(\$ 6,501)	(3%)
14	\$218,129	\$71,057	48%
13	\$147,072	\$ 128	---
12	\$146,944	(\$24,832)	(14%)

**ComEd electric tax** actual revenue of \$110,849 for May-August 2016 (FY17) is 9% higher than the \$101,981 for the same period in 2015. FY16 at \$310,025 is 0.6% greater than \$308,147 for FY15. FY15 of \$308,147 is \$11,309 or 3.5% less than the \$319,456 revenue for FY14. The FY14 revenue was \$9,178 or 2.8% less than FY13 revenue of \$328,634.

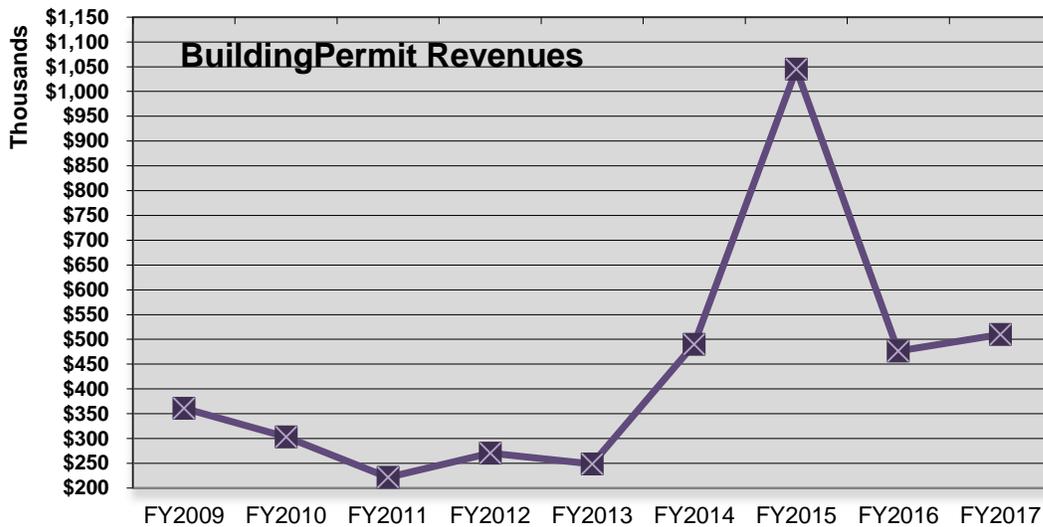
Actual **telecomm taxes** are remitted to the Village by the State; actual receipts lag about 3-4 months from the liability period. The May-June 2016 (FY17) revenue of \$34,435 is \$2,604 or 7% less than the May-June 2015 of \$37,039. The FY16 revenue of \$222,923 is 18.5% less than the FY15 revenue of \$273,612. In April 2013 the State notified the Village that a large telecommunications carrier was ordered to seek refunds from the states on behalf of customers that were charged telecomm taxes on transactions that were not properly taxable under federal and state laws. Illinois municipalities were advised that a significant portion of the State refunds involved proceeds that were distributed to local governments. The Village's portion of the recovery of distributions was \$32,792. While the State recovered these funds over an equal amount each month for a year during FY15, the Village reduced its FY14 telecommunications tax revenue by this amount. After this adjustment, FY14 revenue is \$217,745; \$55,867 or 25.7% less than FY13 revenue of \$273,612. The FY15 revenue is \$231,348 compared to \$217,745 for FY14 (after taking into account the refundable adjustment noted above) which represents a 6.2% increase.

Below is a chart showing the telecommunications (from various sources), ComEd electric, and the North Shore natural gas utility taxes by fiscal year. Upon review of this chart, it is clear that all three of these revenue sources are well below their pre-2008-2009 amounts. Given the more efficient appliances, consumer conservation habits, and the lower price of fuel, projections are that this source will not likely rise to those levels in the next five years.



**Building Permit** revenue for May-September 2016 is \$238,497 compared to \$257,054 for the same period in 2016. This represents \$18,557 or 7.2% less revenue in FY17 than FY16 due to a building permit for a residence on Ravine Ave with a construction value of \$2.48 million which resulted in about \$40k more in building permit fees in July 2015. FY15 ended the year 113% more than the receipts for FY14 due to the Target development, Heinen's remodeling of the Dominick's store and two large residences in Lansdowne.

On the next page is a graph of the building permit revenues since FY09 through FY2016 with an estimate for FY2017.



**Sewer charge** revenue for May-September 2016 is \$64,133 which is \$1,442 or 2.2% less than the same period in 2015 revenue of \$65,575. The sewer charge is billed at the rate of \$1.10 per thousand gallons of water used with a credit during the billing months of August-October for water presumed for lawn irrigation purposes.

**General Fund Expenditures:**

The May-September 2016 expenditures of \$3.834 million is \$181,460 higher than the same period in 2015 due to less capital outlay from last year netted against operating increases as anticipated. A decrease in road repaving expenditures this summer accounts for the reduction in the Streets division and Capital category from the prior fiscal year-to-date. The Fire department expenditures increase is attributed to a timing difference in the payment of the ambulance invoice in the amount of \$64,821 for the first quarter FY17 calls. The FY16 Q1 invoice for \$67,363 was received and paid in December last year.

Interfund transfers are for the Police Pension property taxes, Vehicle Replacement contributions, and the 2012 Refunding Bonds debt payment. Refunding bond interest is paid in June and December with the principal payment in December each year.

**Water Sales Revenue:**

The Water sales in dollars for May-September 2016 is \$511,098 compared to \$495,771 for the same period in 2015. This difference of \$15,327 is attributed to the rate change effective May 1, 2016 from \$6.95 to \$7.10 per thousand gallons of water consumed in the amount of \$10,143 and the increase in billed consumption of 0.814 mg which accounts for \$5,780 of the change in revenue with a difference of \$596 applicable to customer charge and hydrant usage billings. Billed consumption was 68.435 million gallons (mg) in May-September 2016 compared to 67.621 mg in May-September 2015.

**Water Purchases Expense:**

Water purchases for May-September 2016 are 117.546 mg compared to 108.600 mg for May-September 2015. Effective May 1, 2016, CLCJAWA increased the wholesale water rate from \$2.68 to \$2.73 per 1,000 gallons of water purchased. The increase in water purchased during this period of 8.946 mg accounted for \$24,423 in cost and the rate increase added \$5,430 for a total increase of \$29,853 in water purchase expense from \$291,048 in 2015 to \$320,901 in 2016.

**Water Consumption to Purchases Analysis:**

Because of the lag in water billings to water *purchased* as the Village only bills 1/3<sup>rd</sup> of the community each month, a comparison of water *purchased* for the six month period of January-June to water billed from April-

September matches more closely allowing for a better analysis of the unbilled water ratio. Water billed from April-September 2016 represents 73% of the *purchases* from January-June 2016. For the same periods in 2015, water billed represents 68% of water *purchased*. This leaves an unbilled and unaccounted for amount of 27% in 2016 compared to 32% in 2015. Part of this unbilled percentage is due to the fact that it takes the meter reader about 3 weeks to finish reading the entire monthly billing area. This means that residents in the same billing month can have reading dates that range from the 20<sup>th</sup> of a month to the about the 10<sup>th</sup> of the subsequent month making billing comparisons even more complex.

**Special Revenue, Capital Projects, and Debt Service Funds:**

The revenues and expenditures for these funds are consistent with their specified purpose. The IMRF and FICA funds expenditures are financed by property tax revenues. The Motor Fuel Tax Fund (MFT) receives allotments each month from the state to be used exclusively for roadway improvements. In FY17 and FY16 all road improvements are expensed in the General Fund. The Redevelopment Fund budget of \$250k is for the Moffett Road box culvert improvement project.

12-Oct-16

Village of Lake Bluff  
Treasury Report

EXHIBIT A1

For the Month Ending September 30, 2016

Fund Name	#	Beginning Cash Balance	Cash Receipts	Disbursements		Inter-Fund Transfers/ Other Transactions	September 2016 Ending Cash Balance
				Acct. Pay/EFT	Gross Payroll Pension Benefits		
General	1	7,276,689.32	1,724,772.23	338,668.95	356,776.86		8,306,015.74
IMRF	7	68,652.13	63,115.95	12,830.08			118,938.00
Foreign Fire Tax	10	20,583.59	785.54	1,719.12			19,650.01
Social Security	14	170,025.44	81,206.27	26,720.37			224,511.34
Motor Fuel Tax	29	359,167.03	12,565.30				371,732.33
E911	32	288,383.33	11,083.04				299,466.37
2012 G.O. Bonds	37	715.40					715.40
Special Serv	38	13,462.30	4.42				13,466.72
Capital Improve	42	13,795.35	4.53				13,799.88
Redevelopment	43	67,128.74	18.89	12,186.88			54,960.75
Vehicle Replace	45	971,306.68	325.74	4,818.55			966,813.87
Water Fund	46	893,479.02	137,358.13	112,797.90	22,916.73		895,122.52
Train Wreath	61	1,799.77	0.60				1,800.37
Subtotal		\$ 10,145,188.10	\$ 2,031,240.64	\$ 509,741.85	\$ 379,693.59	\$ -	\$ 11,286,993.30
Police Pension (a)	62	8,959,358.01	307,950.09	37,270.52	63,736.64		9,166,300.94
Total		\$ 19,104,546.11	\$ 2,339,190.73	\$ 547,012.37	\$ 443,430.23	\$ -	\$ 20,453,294.24

(a) The Police Pension beginning balance was adjusted to reflect the investments at market value as of April 30, 2016.

12-Oct-16

Village of Lake Bluff  
Treasury Report

EXHIBIT A2

As of September 30, 2016

Fund Name	#	Checking Accounts	Savings/ Money Market	IL Funds	Certificates of Deposit	Corporate Bonds	Federal Gov't & Municipal Obligations	Mutual Funds Stocks/Equities	Sept 30, 2016 Total Cash & Investments
		Max Safe LF Bnk			(a)			(a)	
General	1	3,283,879.89	0.00	2,553,068.90	2,469,066.95				8,306,015.74
IMRF	7			118,938.00					118,938.00
Foreign Fire Tax	10	19,650.01							19,650.01
Social Security	14			224,511.34					224,511.34
Motor Fuel Tax	29			371,732.33					371,732.33
E911	32			299,466.37					299,466.37
2012 G.O. Bond	37			715.40					715.40
Special Serv	38			13,466.72					13,466.72
Capital Improve	42			13,799.88					13,799.88
Redevelopment	43			54,960.75	0.00				54,960.75
Vehicle Replace	45			698,497.27	268,316.60				966,813.87
Water Fund	46	522,504.77		372,617.75	0.00				895,122.52
Train Wreath	61			1,800.37					1,800.37
Subtotal		\$ 3,826,034.67	\$ -	\$ 4,723,575.08	\$ 2,737,383.55	\$ -	\$ -		\$ 11,286,993.30
Police Pension	62	32,913.18	497,055.30		-	2,258,663.62	2,278,884.71	4,098,784.13	9,166,300.94
Total		\$ 3,858,947.85	\$ 497,055.30	\$ 4,723,575.08	\$ 2,737,383.55	\$ 2,258,663.62	\$ 2,278,884.71	\$ 4,098,784.13	\$ 20,453,294.24

(a) The CD's are shown with interest that has been added to the principal balance. The Police Pension investments are shown at market value as of April 30, 2016. The investments have been marked to market as of April 30, 2016 as of this report. The Police Pension Fund is the only fund allowed to invest in equities.

#	Certif Nmbr	Amount	Interest Rate	Purchase Date	Maturity Date	Investment Maturities	Interest Credited	Current Book Value	General Fund	Vehicle Replace Fund
<b>NORTHERN TRUST BANK</b>										
	35551-5	1,015,362.25	0.095%	09/02/15	09/02/16	(1,016,329.89)	\$967.64	(\$0.00)	(\$0.00)	
	35549-11	503,178.32	0.075%	02/03/16	08/01/16	(503,364.46)	\$186.14	(\$0.00)	(\$0.00)	
	35550-7	505,858.66	0.075%	11/05/15	08/01/16	(506,139.38)	\$280.72	(\$0.00)	(\$0.00)	
	35549-12	503,364.46	0.075%	08/01/16	01/28/17		\$62.06	\$503,426.52	\$503,426.52	
	35550-8	506,139.38	0.075%	08/01/16	04/28/17		\$62.41	\$506,201.79	\$506,201.79	
	35551-5	1,016,329.89	0.095%	09/02/16	09/02/17			\$1,016,329.89	\$1,016,329.89	
<b>SUBTOTAL INVESTMENTS--NORTHERN TRUST BANK</b>								<b>\$2,025,958.20</b>	<b>\$2,025,958.20</b>	<b>\$0.00</b>
<b>PRIVATE BANK - LAKE FOREST</b>										
	52027-13	134,730.55	0.15%	7/8/2014	9/8/2015	(134,970.43)	\$239.88	(\$0.00)	(\$0.00)	
	52027-14	134,970.43	0.15%	9/8/2015	11/8/2016		\$205.95	\$135,176.38	\$135,176.38	
<b>SUBTOTAL INVESTMENTS--PRIVATE BANK</b>								<b>\$135,176.38</b>	<b>\$135,176.38</b>	
<b>LAKE FOREST BANK &amp; TRUST</b>										
	51371-31	460,514.35	0.15%	03/29/15	09/29/15	(460,862.68)	\$348.33	\$0.00	\$0.00	\$0.00
	51371-32	460,862.68	0.15%	09/29/15	03/29/16	(461,207.49)	\$344.81	\$0.00	\$0.00	\$0.00
	51371-33	461,207.49	0.15%	03/29/16	09/29/16	(461,556.35)	\$348.86	\$0.00	\$0.00	\$0.00
	51371-33	461,556.35	0.15%	09/29/16	03/29/17			\$461,556.35	\$307,932.38	\$153,623.97
<b>SUBTOTAL INVESTMENTS--LAKE FOREST BANK &amp; TRUST</b>								<b>\$461,556.35</b>	<b>\$307,932.38</b>	<b>\$153,623.97</b>
<b>FIRST BANK &amp; TRUST OF EVANSTON</b>										
	601724631-16	113,948.63	0.325%	08/05/14	08/06/15	(114,319.52)	\$370.89	\$0.00		\$0.00
	601724631-17	114,319.52	0.325%	08/06/15	08/05/16	(114,692.63)	\$373.11	\$0.00		\$0.00
	601724631-18	114,692.63	0.325%	08/06/16	08/06/17			\$114,692.63		\$114,692.63
<b>SUBTOTAL INVESTMENTS--FIRST BANK/EVANSTON</b>								<b>\$114,692.63</b>	<b>\$0.00</b>	<b>\$114,692.63</b>
<b>TOTAL INVESTMENTS -- CURRENT BALANCE</b>								<b>\$2,737,383.56</b>	<b>\$2,469,066.96</b>	<b>\$268,316.60</b>

**VILLAGE OF LAKE BLUFF**  
**REVENUE AND EXPENDITURE REPORT**  
**For period ending September 30, 2016**

**EXHIBIT C**

**FY2016-17**

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 16-17 Budget	% of Budget Used/Rec'd	Previous Fiscal YTD	% of Budget Used/Rec'd	FY15-16 BUDGET
<b>FUND NAME: GENERAL</b>							
<b>Revenues</b>							
	Property Taxes	\$ 2,833,182	\$ 2,925,710	96.8%	\$ 2,809,234	96.5%	\$ 2,910,404
	Sales Taxes	1,263,878	2,806,975	45.0%	1,000,070	37.0%	2,703,840
	Home Rule Sales Tax	360,548	780,825	46.2%	235,468	33.3%	707,840
	North Chicago Sales tax share	1,501	15,000	10.0%	-	---	6,000
	Utility Taxes	247,405	717,200	34.5%	243,531	33.4%	729,945
	Other Taxes	338,429	785,115	43.1%	395,661	56.0%	707,050
	Vehicle Licenses	127,033	135,250	93.9%	127,464	94.2%	135,250
	Building Permits	238,498	510,000	46.8%	257,055	38.9%	660,000
	Demolition Permits	10,322	20,000	51.6%	11,029	33.2%	33,200
	Other Licenses & Permits	146,320	209,220	69.9%	141,374	74.6%	189,410
	Sewer Charge	64,133	170,000	37.7%	65,575	37.3%	176,000
	Services & Fees	30,451	35,250	86.4%	12,828	43.5%	29,475
	Fines	43,685	99,900	43.7%	41,072	43.2%	95,100
	Interest Earnings	9,659	10,500	92.0%	4,049	33.7%	12,000
	Grants	2,489	146,150	1.7%	1,388	0.5%	297,000
	Sale of Property	-	-	---	-	---	-
	Miscellaneous Revenue	192,403	369,674	52.0%	182,680	48.0%	380,402
	Operating Transfers In	-	-	---	-	---	-
<b>Total Revenues</b>		<b>\$ 5,909,936</b>	<b>\$ 9,736,769</b>	<b>60.7%</b>	<b>\$ 5,528,476</b>	<b>56.6%</b>	<b>\$ 9,772,916</b>
<b>Expenditures</b>							
	Administration	\$ 359,053	\$ 1,387,551	25.9%	\$ 315,226	22.6%	\$ 1,393,173
	Finance	237,059	615,202	38.5%	186,752	39.7%	470,225
	Community Development	116,540	364,770	31.9%	122,648	37.0%	331,620
	Boards & Commissions	41,487	65,575	63.3%	26,650	36.9%	72,200
	Village Hall	22,556	222,600	10.1%	17,777	15.7%	113,350
	Village Properties/Vacant Land	3,569	7,150	49.9%	3,062	42.8%	7,150
	<i>Total Administration</i>	<b>\$ 780,265</b>	<b>\$ 2,662,848</b>	<b>29.3%</b>	<b>\$ 672,115</b>	<b>28.1%</b>	<b>\$ 2,387,718</b>
	Police Sworn	\$ 1,501,738	\$ 2,978,915	50.4%	\$ 1,176,753	41.7%	\$ 2,822,935
	Police Records	199,803	539,083	37.1%	289,090	59.7%	484,583
	Fire	187,427	728,160	25.7%	73,079	10.0%	733,149
	Public Safety Building	28,155	92,500	30.4%	28,438	33.2%	85,550
	<i>Total Public Safety</i>	<b>\$ 1,917,124</b>	<b>\$ 4,338,658</b>	<b>44.2%</b>	<b>\$ 1,567,359</b>	<b>38.0%</b>	<b>\$ 4,126,217</b>
	Streets, Lighting	\$ 644,193	\$ 1,364,892	47.2%	\$ 973,489	50.8%	\$ 1,918,100
	Sanitation	239,899	603,513	39.8%	244,919	40.6%	603,575
	Forestry	66,935	195,145	34.3%	47,881	25.5%	187,827
	Parks/Parkways/Ravines	55,686	201,015	27.7%	45,312	20.4%	222,385
	Sewers	78,437	662,735	11.8%	49,187	10.0%	489,865
	Public Works Facility	20,703	78,000	26.5%	25,391	47.4%	53,525
	Commuter Station	31,125	91,420	34.0%	27,254	30.6%	88,928
	<i>Total Public Works</i>	<b>\$ 1,136,978</b>	<b>\$ 3,196,720</b>	<b>35.6%</b>	<b>\$ 1,413,433</b>	<b>39.7%</b>	<b>\$ 3,564,205</b>
<b>Total Expenditures</b>		<b>\$ 3,834,367</b>	<b>\$ 10,198,226</b>	<b>37.6%</b>	<b>\$ 3,652,907</b>	<b>36.2%</b>	<b>\$ 10,078,140</b>

**VILLAGE OF LAKE BLUFF**  
**REVENUE AND EXPENDITURE REPORT**  
**For period ending September 30, 2016**

**EXHIBIT C**

**FY2016-17**

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 16-17 Budget	% of Budget Used/Rec'd	Previous Fiscal YTD	% of Budget Used/Rec'd	FY15-16 BUDGET
<b>FUND NAME: GENERAL</b>							
<i>Expenditures by Type</i>							
	Salaries, Benefits, Insurance	\$ 1,625,805	\$ 4,153,133	39.1%	\$ 1,493,941	37.7%	\$ 3,963,444
	Contractual & Commodities	972,868	2,888,305	33.7%	1,010,177	35.2%	2,870,203
	Interfund Transfers Out	641,860	1,177,218	54.5%	355,378	30.6%	1,159,643
	Contingency	-	200,000	0.0%	-	0.0%	200,000
	<b>Total Operating Expenditures</b>	<b>\$ 3,240,534</b>	<b>\$ 8,418,656</b>	<b>38.5%</b>	<b>\$ 2,859,496</b>	<b>34.9%</b>	<b>\$ 8,193,290</b>
	Capital & Land Acquisition	593,833	1,779,570	33.4%	793,411	42.1%	1,884,850
	<b>Total Expenditures</b>	<b>\$ 3,834,367</b>	<b>\$ 10,198,226</b>	<b>37.6%</b>	<b>\$ 3,652,907</b>	<b>36.2%</b>	<b>\$ 10,078,140</b>

**FUND NAME: WATER**

**Revenues**

	Water Sales	\$ 511,098	\$ 1,258,930	40.6%	\$ 495,771	36.3%	\$ 1,365,120
	Connection Fees	11,200	22,000	50.9%	14,400	65.5%	22,000
	Meter Sales	4,705	3,000	156.8%	3,438	52.9%	6,500
	Other Fees	-	100	0.0%	50	----	150
	Interest Earnings	1,488	2,000	74.4%	1,066	53.3%	2,000
	Miscellaneous Revenue	269	450	59.7%	105	23.4%	450
	IRMA Surplus Credit	-	-	----	-	----	3,000
	<b>Total Revenues</b>	<b>\$ 528,759</b>	<b>\$ 1,286,480</b>	<b>41.1%</b>	<b>\$ 514,830</b>	<b>36.8%</b>	<b>\$ 1,399,220</b>

**Expenses**

	Salaries & Benefits	\$ 102,987	\$ 267,250	38.5%	\$ 108,374	42.3%	\$ 256,281
	IMRF	-	21,800	0.0%	-	0.0%	25,200
	FICA/Medicare	-	15,400	0.0%	-	0.0%	13,900
	Water Purchases	320,901	616,600	52.0%	291,048	46.3%	628,125
	Contractual & Commodities	69,636	112,500	61.9%	41,639	43.0%	96,845
	Debt Interest Payment <sup>a</sup>	25,122	220,744	0.0%	26,772	0.0%	219,044
	Contingency	-	50,000	0.0%	-	0.0%	50,000
	Interfund Transfers Out	-	15,000	0.0%	-	0.0%	15,000
	Capital Equipment	-	375,000	----	-	----	300,000
	Capital Infrastructure	16,491	400,000	4.1%	16,562	----	40,000
	<b>Total Expenses before Depreciation</b>	<b>\$ 535,136</b>	<b>\$ 2,094,294</b>	<b>25.6%</b>	<b>\$ 484,394</b>	<b>29.5%</b>	<b>\$ 1,644,395</b>
	Depreciation Expense	-	-	-	-	-	-
	<b>Total Expenses After Depreciation</b>	<b>\$ 535,136</b>	<b>\$ 2,094,294</b>	<b>25.6%</b>	<b>\$ 484,394</b>	<b>29.5%</b>	<b>\$ 1,644,395</b>

<sup>a</sup> Debt principal payment is adjusted from expense to a reduction in the Bonds Payable on the balance sheet in April each year.

**VILLAGE OF LAKE BLUFF**  
**REVENUE AND EXPENDITURE REPORT**  
**For period ending September 30, 2016**

**EXHIBIT C**

**FY2016-17**

Department	Description	Fiscal Year Total-to-Date	Fiscal Year 16-17 Budget	% of Budget Used/Rec'd	Previous Fiscal YTD	% of Budget Used/Rec'd	FY15-16 BUDGET
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**SPECIAL REVENUE, CAPITAL PROJECTS, DEBT SERVICE FUNDS & POLICE PENSION TRUST**

**FUND NAME: IMRF**

Revenues		\$ 148,943	\$ 156,060	95.4%	\$ 147,712	96.0%	\$ 153,790
Expenditures	IMRF on Water Salaries in Water Fund	\$ 71,848	\$ 158,084	45.4%	\$ 66,949	42.3%	\$ 158,250

**FUND NAME: SOCIAL SECURITY**

Revenues		\$ 110,194	\$ 199,770	55.2%	\$ 103,259	53.2%	\$ 194,050
Expenditures	FICA on Water Salaries chg to Wtr Fnd	\$ 80,291	\$ 236,648	33.9%	\$ 79,386	32.3%	\$ 245,525

**FUND NAME: SPECIAL FIRE INS TAX**

Revenues		\$ 790	\$ 27,565	2.9%	\$ -	0.0%	\$ 27,415
Expenditures		\$ 11,483	\$ 31,700	36.2%	\$ -	0.0%	\$ 31,700

**FUND NAME: MOTOR FUEL TAX**

Revenues & Transfers In from General		\$ 59,178	\$ 132,545	44.6%	\$ 53,644	31.4%	\$ 171,045
Expenditures		\$ -	\$ -	----	\$ -	---	\$ -

**FUND NAME: E911 SURCHARGE**

Revenues		\$ 31,943	\$ 78,530	40.7%	\$ 30,211	38.5%	\$ 78,530
Expenditures		\$ 9,873	\$ 52,213	18.9%	\$ 2,998	2.1%	\$ 141,942

**FUND NAME: VEHICLE/EQUIP REPLACE**

Revenues & Transfers In		\$ 1,225	\$ 294,700	0.4%	\$ 12,282	4.4%	\$ 279,300
Capital Equipment Expenditures		\$ 11,909	\$ 132,000	9.0%	\$ 43,578	22.4%	\$ 194,750

**FUND NAME: REDEVELOPMENT PROGRAM**

Revenues & Transfers In		\$ 109	\$ 5	2180.0%	\$ 35	350.0%	\$ 10
Expenditures		\$ 24,337	\$ 250,000	9.7%	\$ 17,367	18.3%	\$ 95,000

*Revenues from this account are reimbursements for grants for the Route 41/176 Interchange project.*

**FUND NAME: 2012 REFUNDING BONDS**

Revenues & Transfers In from General Fund		\$ 10,746	\$ 251,493	4.3%	\$ 11,896	4.7%	\$ 254,293
Expenditures - Bond Payments		\$ 10,746	\$ 251,743	4.3%	\$ 11,896	4.7%	\$ 254,293

**FUND NAME: POLICE PENSION TRUST**

Additions		\$ 761,273	\$ 1,170,100	65.1%	\$ 661,198	67.7%	\$ 976,295
Deductions		\$ 381,050	\$ 824,750	46.2%	\$ 366,852	43.1%	\$ 851,700

**VILLAGE OF LAKE BLUFF  
REQUEST FOR BOARD ACTION**

**Agenda Item: 12**

**Subject:** AN ORDINANCE GRANTING A VARIATION FROM THE VILLAGE'S SIDE YARD SETBACK REGULATIONS (311 E. Center Avenue)

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**Action Requested:** SECOND READING APPROVAL OF THE ORDINANCE (Roll Call Vote)

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**Originated By:** HELEN F.S. TUNNY (Petitioner)

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**Referred To:** JOINT PLAN COMMISSION & ZONING BOARD OF APPEALS

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**Summary of Background and Reason For Request:**

In June 2016 the Village received a zoning application from Ms. Helen Tunny (Petitioner), property owner of 311 E. Center Avenue, seeking zoning relief from the Village's accessory structure minimum setback regulations to allow for the construction of a two-car garage (440 sq. ft.) in the rear yard. If permitted the proposed garage would encroach into the accessory structure interior side yard and rear yard setbacks. According to the Petitioner, the requested zoning relief allows more space to safely enter both garage stalls. Currently, the property contains a two-story house, rear deck and detached shed located at the rear of the property.

At its meeting on July 20<sup>th</sup> the Plan Commission and Zoning Board of Appeals (PCZBA) conducted a public hearing to consider the Petitioner's initial request to allow the garage to exceed the minimum 5 ft. setback requirement and be within 2 ft. of the interior side lot line (60% variation) and within 3 ft. of the rear lot line (or 40% variation). The PCZBA continued the public hearing to allow the Petitioner additional time to solicit feedback from neighbors and to explore setback distances that are comparable to the garage immediately to the east.

On September 21<sup>st</sup> the Petitioner presented an amended plan and the PCZBA unanimously (6-0):

- recommended the Village Board approve a 40% variation from the minimum accessory structure interior lot line setback regulations to allow a setback of 2 ft.; and
- approved, contingent on the Village Board's approval of the interior lot line setback zoning relief, a 25% variation from the minimum accessory structure rear lot line setback regulations to allow a setback of 3.75 ft. with the conditions that a) the shed and the rear deck/steps are removed and ii) the pavers for the new patio (as shown on the plans) is built using permeable pavers. These conditions are necessary to ensure the property satisfies the Village's floor area limitations.

The Village Board approved first reading of the ordinance at its meeting on September 26, 2016. Village Staff will be in attendance at the meeting to answer questions from the Board.

**Reports and Documents Attached:**

1. An Ordinance Granting Requested Zoning Relief for 311 E. Center Avenue;
2. Zoning Application and Related Materials; and
3. PCZBA Staff Reports Dated July 15 and September 16, 2016 (without attachments).

**PCZBA's Recommendation:** Approval of the Ordinance.

**Village Administrator's Recommendation:** Consideration of Second Reading of the Ordinance.

**Date Referred to Village Board:**

10/24/2016

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**ORDINANCE NO. 2016-\_\_**

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**AN ORDINANCE GRANTING A VARIATION FROM  
THE VILLAGE'S SIDE YARD SETBACK REGULATIONS**

**(311 East Center)**

Passed by the Board of Trustees, \_\_\_\_\_, 2016

Printed and Published, \_\_\_\_\_, 2016

Printed and Published in Pamphlet Form  
by Authority of the  
President and Board of Trustees

VILLAGE OF LAKE BLUFF  
LAKE COUNTY, ILLINOIS

I hereby certify that this document  
was properly published on the date  
stated above.

---

Village Clerk

**AN ORDINANCE GRANTING A VARIATION FROM  
THE VILLAGE'S SIDE YARD SETBACK REGULATIONS**

**(311 East Center)**

**WHEREAS**, Helen F.S. Tunney ("**Applicant**") is the owner of the property located in the Village's R-4 "B" Residence District ("**R-4 District**") at 311 East Center, Lake Bluff, Illinois, which is legally described on **Exhibit A** attached hereto ("**Property**"); and

**WHEREAS**, on June 22, 2016, the Applicant submitted an application ("**Application**"), seeking the following relief: (1) a three-foot (60%) variation from the minimum interior side lot line setback requirements of Section 10-5-9C of the Zoning Regulations; and (2) a two-foot (40%) variation from the minimum rear lot line setback requirements of Section 10-5-9C of the Zoning Regulations; and

**WHEREAS**, on July 20, 2016, the Village's Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**") conducted a duly-noticed public hearing to consider the Application and continued the public hearing to allow the Applicant to solicit feedback from neighbors and to explore setback distances that are comparable to the garage immediately to the east of the Property at 313 East Center, Lake Bluff, Illinois; and

**WHEREAS**, on August 2, 2016, the Applicant submitted a revised application attached hereto as **Exhibit B** ("**Revised Application**"), seeking the following relief: (1) a two-foot (40%) variation from the minimum interior side lot line setback requirements of Section 10-5-9C of the Zoning Regulations ("**Side Yard Setback Variation**"); and (2) a 1.25 foot (25%) variation from the minimum rear lot line setback requirements of Section 10-5-9C of the Zoning Regulations ("**Rear Yard Setback Variation**"); and

**WHEREAS**, on September 21, 2016, the PCZBA conducted a duly-noticed public hearing to consider the Revised Application and: (1) recommended that the Village Board of Trustees grant the Side Yard Setback Variation with conditions; and (2) granted the Rear Yard Setback Variation contingent upon the Village Board of Trustees' granting of the Side Yard Setback Variation; and

**WHEREAS**, the Village Board of Trustees has final authority to grant the Side Yard Setback Variation pursuant to Sections 10-2-4A and 10-4-2E of the Zoning Regulations, and

**WHEREAS**, the President and Board of Trustees have determined that it would be in the best interest of the Village to grant the Side Yard Setback Variation in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1. Recitals.**

The foregoing recitals are incorporated into this Ordinance as the findings of the President and Board of Trustees.

**Section 2. Public Hearing.**

A public hearing to consider the Application, as later amended by the Revised Application, was duly advertised on or before July 2, 2016 in the *Lake County News-Sun*, and held by the PCZBA on July 20, 2016 and on September 21, 2016, and on September 21, 2016, the PCZBA recommended approval of the Side Yard Setback Variation and approved the Rear Yard Setback Variation subject to the conditions set forth in Section 4 of this Ordinance.

**Section 3. Grant of Variation.**

Pursuant to the standards and procedures set forth in Section 10-2-4 of the Lake Bluff Zoning Regulations and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, the Side Yard Setback Variation, a variation of approximately two feet (40%) from the restrictions of Section 10-5-9C of the Zoning Regulations, to permit the accessory structure to encroach into the required side yard setback for the Property as depicted in the Application, is hereby granted.

**Section 4. Conditions of Approval.**

The Side Yard Setback Variation granted in Section 3 of this Ordinance is hereby expressly subject to and contingent upon each of the conditions set forth in this Section.

A. Compliance with Application. The Property and all operations conducted thereon must be developed, used, maintained, and located in substantial compliance with this Ordinance and the Revised Application attached to this Ordinance as ***Exhibit B***.

B. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Property, and all operations conducted thereon must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including building, electrical, and fire prevention codes.

C. Existing Deck and Stairs Removal. Applicant must remove the existing deck attached to the rear of the principal structure on the Property and any stairs that provide access to the deck either from the principal structure or from the rear or side yards.

D. New Patio. Any patio installed or constructed on the Property by the Applicant must be constructed using permeable pavement.

**Section 5. Failure to Comply With Conditions.**

Upon failure or refusal of the Applicant, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the variations granted in this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

**Section 6. Binding Effect; Non-Transferability.**

The privileges, obligations, and provisions of each and every Section of this Ordinance are for and will inure to the benefit of and run with and bind the Property, unless otherwise explicitly set forth in this Ordinance.

**Section 7. No Third Party Beneficiaries.**

Nothing in this Ordinance creates, or will be construed or interpreted to create, any third party beneficiary rights.

**Section 8. Effective Date.**

A. This Ordinance will be effective only upon the occurrence of all of the following events:

- i. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;
- ii. Printing and publication of this Ordinance in the manner required by law; and
- iii. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as **Exhibit C**.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 8.A(iii) of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:** ( )

**NAYS:** ( )

**ABSTAIN:** ( )

**ABSENT:** ( )

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Village President

ATTEST:

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

**FIRST READING:** \_\_\_\_\_

**SECOND READING:** \_\_\_\_\_

**PASSED:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_

**PUBLISHED IN PAMPHLET FORM:** \_\_\_\_\_

#48137722\_v1

**Exhibit A**

**Description of Subject Property**

PARCEL 1 LOTS 18 & 19 IN BLOCK 4 IN THE ORIGINAL PLAT OF THE VILLAGE OF LAKE BLUFF, A SUBDIVISION OF THE SOUTHEAST PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 15, 1877 AS DOCUMENT 16918 IN BOOK "A" OF PLATS, PAGE 95, IN LAKE COUNTY, ILLINOIS AND PARCEL 2 RECORDED SEPTEMBER 1, 1928 AS DOCUMENT 323801 IN LAKE COUNTY, ILLINOIS

PIN # 12-21-121-002

Commonly known as 311 East Center, Lake Bluff, IL

**Exhibit B**

**Revised Application**

## Exhibit C

### Applicant's Unconditional Agreement and Consent

TO: The Village of Lake Bluff, Illinois ("**Village**");

**WHEREAS**, Helen F.S. Tunney ("**Applicant**") is the owner of the property located in the Village's R-4 "B" Residence District ("**R-4 District**") at 311 East Center, Lake Bluff, Illinois, which is legally described on **Exhibit A** attached hereto ("**Property**"); and

**WHEREAS**, on June 22, 2016, the Applicant submitted an application ("**Application**"), seeking the following relief: (1) a three-foot (60%) variation from the minimum interior side lot line setback requirements of Section 10-5-9C of the Zoning Regulations; and (2) a two-foot (40%) variation from the minimum rear lot line setback requirements of Section 10-5-9C of the Zoning Regulations; and

**WHEREAS**, on August 2, 2016, the Applicant submitted a revised application attached hereto as **Exhibit B** ("**Revised Application**"), seeking the following relief: (1) a two-foot (40%) variation from the minimum interior side lot line setback requirements of Section 10-5-9C of the Zoning Regulations ("**Side Yard Setback Variation**"); and (2) a 1.25 foot (25%) variation from the minimum rear lot line setback requirements of Section 10-5-9C of the Zoning Regulations ("**Rear Yard Setback Variation**"); and

**WHEREAS**, on September 21, 2016, the Village's Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**") conducted a duly-noticed public hearing to consider the Revised Application and: (1) recommended that the Village Board of Trustees grant the Side Yard Setback Variation with conditions; and (2) granted the Rear Yard Setback Variation contingent upon the Village Board of Trustees' granting of the Side Yard Setback Variation; and

**WHEREAS**, Ordinance No. \_\_\_\_\_, adopted by the President and Board of Trustees of the Village of Lake Bluff on \_\_\_\_\_, 2016, ("**Ordinance**") approves the requested Side Yard Setback Variation, subject to certain modifications, conditions, restrictions, and provisions; and

**WHEREAS**, Subsection 8.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicants file with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance;

**NOW, THEREFORE**, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the PCZBA's approval of the Rear Yard Setback Variation, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits or approvals for the use of the Property, and that the Village's issuance of any such permits or approvals does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant agrees to and hereby holds harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at

any time, be asserted against any of such parties in connection with the operation and use of the Property, or the Village's adoption of the Ordinance approving the Variation.

Dated: \_\_\_\_\_, 2016.

ATTEST:

**HELEN F.S. TUNNEY**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

FEE PAID:   
 RECEIPT NUMBER:

BY VILLAGE:

JUN 22 2016

**VILLAGE OF LAKE BLUFF**

**APPLICATION FOR ZONING VARIATION, SPECIAL USE PERMIT, REZONING OR PRO**

VILLAGE OF LAKE BLUFF

**SUBJECT PROPERTY**

Address: 311 E CENTER AVE Zoning District: \_\_\_\_\_  
(Property address for which application is submitted)

Current Use: RESIDENTIAL  
(Residential, Commercial, Industrial, Vacant, Etc.)

PIN Number: 12-21-121-002

**APPLICANT**

Applicant: NEAL GERDES

Address: 1102 WILSHIRE LANE  
(Address if different than subject property)

Relationship of Applicant to Property: ARCHITECT  
(Owner, Contract Purchaser, Etc.)

Home Telephone: (847) 638-8025 Business Telephone: (847) 356-8025

**OWNER**

**Owner - Title Holder**

**If Joint Ownership**

Name: HELEN F. S. TUNNEY  
Address: 311 E CENTER AVE  
LAKE BLUFF, IL 60044  
Daytime Phone: 847.234.5242

Joint Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

If ownership is other than individual and/or joint ownership, please check appropriate category and provide all additional ownership information as an attachment.

- Corporation
- Land Trust
- Other: \_\_\_\_\_
- Partnership
- Trust

Are all real estate taxes, special assessments and other obligations on the subject property paid in full?

Yes       No      If No, Explain: \_\_\_\_\_

**ACTION REQUESTED**

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received at least 25 days prior to the next meeting date.

- Zoning Variation
- Special Use Permit
- Text Amendment
- Rezoning
- Planned Residential Development
- Other: \_\_\_\_\_

Applicable Section(s) of Zoning Ordinance, if known: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Narrative description of request: SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS**

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. **The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing.** Please attach additional materials if necessary.

**STANDARDS FOR VARIATIONS:**

1. **Practical Difficulty or Hardship:** Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion.

~~SEE ATTACHED~~ N/A

5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

~~SEE ATTACHED~~ N/A

**STANDARDS FOR TEXT AMENDMENTS**

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

**TEXT AMENDMENT GUIDING PRINCIPLES:**

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. **The consistency of the proposed amendment with the purposes of this title:**

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2. **The community need for the proposed amendment and any uses or development it would allow:**

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3. **The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:**

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3. **Special Privilege:** Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

~~SEE ATTACHED~~

4. **Code Purposes:** Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

~~SEE ATTACHED~~

5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

~~SEE ATTACHED~~

**STANDARDS FOR SPECIAL USE PERMITS:**

1. **General Standard:** Describe how the proposed use will not adversely impact adjacent properties.

~~SEE ATTACHED~~ N/A

2. **No Interference with Surrounding Development:** Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

~~SEE ATTACHED~~ N/A

3. **Adequate Public Facilities:** Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

~~SEE ATTACHED~~ N/A

**APPLICATION MATERIALS**

**LEGAL DESCRIPTION - MUST BE PROVIDED**

PARCEL 1 LOTS 18 & 19 IN BLOCK 4 IN THE ORIGINAL PLAT OF THE VILLAGE OF LAKE BLUFF, A SUBDIVISION OF THE SOUTHEAST PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 15, 1877, AS DOCUMENT 16918, IN BOOK "A" OF PLATS, PAGE 95, IN LAKE COUNTY, ILLINOIS AND PARCEL 2 RECORDED SEPTEMBER 1, 1928 AS DOCUMENT 323801 IN LAKE COUNTY, ILLINOIS

**Required\***

- Plat of survey including legal description.
- Evidence of title to property for which relief is sought or written documentation of contractual lease.
- Scale site plan showing building locations and dimensions.
- Scale site plan showing addition, new construction, modification, etc.
- Schematic drawings showing floor plan, elevations, and exterior mechanical equipment.
- Floor Area Calculation Table (if applicable)
- Other: \_\_\_\_\_

**Optional**

- Landscape Plan
- Photographs of subject property and surrounding properties.
- Testimony from neighbors is strongly encouraged.

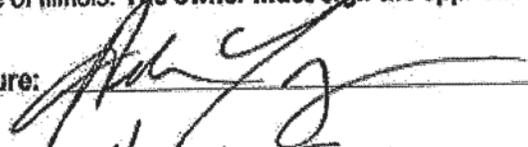
\*15 copies, no larger than 11x17, must be submitted

**SIGNATURES**

The undersigned hereby represent, upon all of the penalties of the law, for the purpose of inducing the Village of Lake Bluff to take the action herein requested, that all statements herein and on all related attachments are true and that all work here mentioned will be done in accordance with the ordinances of the Village of Lake Bluff and the laws of the State of Illinois. **The owner must sign the application.**

Owner

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



Date: \_\_\_\_\_

6/8/2016

Print Name: \_\_\_\_\_

HELEN TUNNEY

Applicant

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

NEAL GERBER  
(if other than owner)

Date: \_\_\_\_\_

6/22/16

Print Name: \_\_\_\_\_

NEAL GERBER



# Lake County

FROM THE OFFICE OF DAVID B. STOLMAN, LAKE COUNTY COLLECTOR

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST & 2ND INSTALLMENT  
PAYMENT COUPON  
RETURN WITH PAYMENT

1

12-21-121-002

12-21-121-002



HELEN F S TUNNEY, TRUSTEE  
311 E CENTER AVE  
LAKE BLUFF IL 60044-2505



Taxes Due on or before 6/2/2016

\$6,511.73 DUE

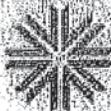
122112100200000000651173201516

Tax Bills are mailed to the taxpayer of record,  
even if your Lender is responsible for payment.

0000043

Name Change

↓ TEAR HERE ↓



# Lake County

FROM THE OFFICE OF DAVID B. STOLMAN, LAKE COUNTY COLLECTOR

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST & 2ND INSTALLMENT  
PAYMENT COUPON  
RETURN WITH PAYMENT

2

Tax Year 2015

12-21-121-002

Tax Bills are mailed to the taxpayer of record,  
even if your Lender is responsible for payment.

12-21-121-002



Taxes Due on or before 9/2/2016

\$6,511.73 DUE

122112100200000000651173201527

For information on exemptions, contact your local assessor

Name Change

↓ TEAR HERE ↓

Property Location: 311 E CENTER AVE  
LAKE BLUFF  
Legal Description: VILLAGE OF LAKE BLUFF; LOTS 18 & 19 & VAC 20 FT N  
& ADJ BLOCK 4

Pin Number 12-21-121-002  
Tax Year 2015  
Tax Code 10011  
Acres 0.00

Taxing Body	Rate	Current Amount	Change From Prior Year
COUNTY OF LAKE	0.531816	\$1,001.21	115.92
COUNTY OF LAKE PENSION	0.130992	\$246.61	31.59
VIL OF LAKE BLUFF	0.423269	\$796.85	62.89
VIL OF LAKE BLUFF LIBRARY	0.169796	\$319.66	25.84
VIL OF LAKE BLUFF PENSION	0.191213	\$359.98	30.29
ROAD AND BRIDGE-SHIELDS	0.032154	\$60.53	7.22
LAKE BLUFF PARK DIST	0.441989	\$832.10	75.44
LAKE BLUFF PARK DIST PENSION	0.062466	\$117.60	10.44
LAKE BLUFF MOSQUITO ABATEMENT	0.014512	\$27.32	2.60
LAKE BLUFF SCHOOL DISTRICT #65	2.692468	\$5,068.94	712.71
LAKE BLUFF SCHOOL DISTRICT #85 PENSION	0.052911	\$99.61	-20.47
COLLEGE OF LAKE COUNTY #532	0.299388	\$583.64	70.20
LAKE FOREST HIGH SCHOOL DISTRICT #115	1.361602	\$2,563.40	312.77
LAKE FOREST HIGH SCHOOL DISTRICT #116 PENSION	0.047659	\$89.73	5.71
NORTH SHORE WATER RECLAMATION DISTRICT	0.165031	\$311.82	38.72
FOREST PRESERVE	0.196682	\$370.27	47.13
FOREST PRESERVE PENSION	0.011242	\$21.16	5.73
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.054057	\$101.77	11.64
TOWNSHIP OF SHIELDS	0.035540	\$66.91	7.31
TOWNSHIP OF SHIELDS PENSION	0.002308	\$4.35	0.48
<b>TOTALS</b>	<b>6.917695</b>	<b>\$13,023.46</b>	<b>\$1,554.16</b>

Land Value	\$72,326
+ Building Value	\$121,937
x State Multiplier	1
= Equalized Value	\$194,263
+ Farm Land and Bldg Value	
+ State Assessed Pollution Ctrl	
+ State Assessed Railroads	
= Total Assessed Value	\$194,263
- Fully Exempt	
- Senior Freeze	
- Home Improvement	
- General Homestead	\$6,000.00
- Senior Homestead	
- Disabled / Veterans	
- Returning Veterans	
= Taxable Valuation	\$188,263
x Tax Rate	6.917695
= Real Estate Tax	\$13,023.46
+ Special Service Area	
+ Drainage	
= Total Current Year Tax	\$13,023.46
+ Omitted Tax	
+ Forfeited Tax	
= TOTAL TAX BILLED	\$13,023.46
Fair Market Value	\$582,789
1st Installment Due 6/2/2016	\$6,511.73
2nd Installment Due 9/2/2016	\$6,511.73

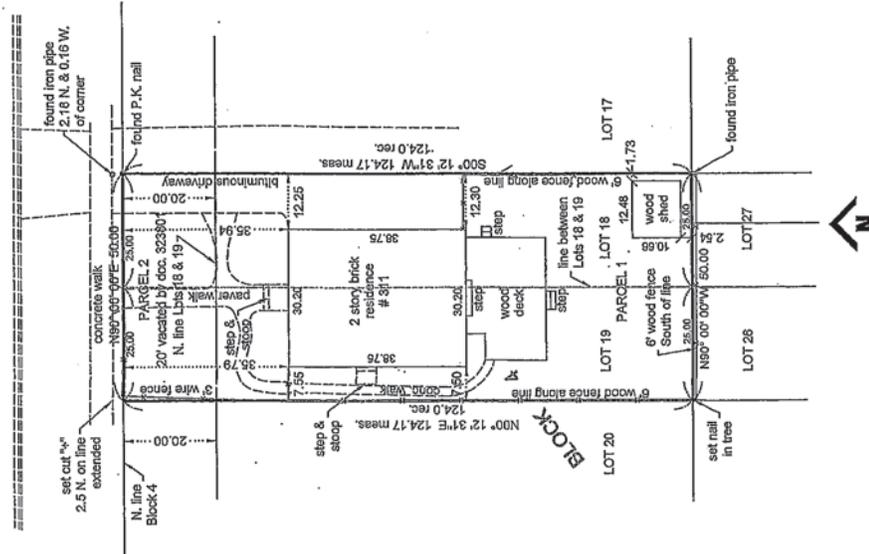
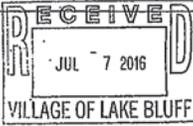
# PLAT OF SURVEY

PARCEL 1: LOTS 18 AND 19 IN BLOCK 4 IN THE ORIGINAL PLAT OF THE VILLAGE OF LAKE BLUFF, A SUBDIVISION OF THE SOUTHEAST PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1877, AS DOCUMENT 16918, IN BOOK "A" OF PLATS, PAGE 95, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE 20.0 FOOT VACATED STRIP OF LAND LYING NORTH OF AND ADJOINING LOTS 18 AND 19 BLOCK 4 IN THE ORIGINAL PLAT OF THE VILLAGE OF LAKE BLUFF ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "M" OF PLATS AS DOCUMENT 18925 SAID STRIP VACATED BY THE VILLAGE OF LAKE BLUFF ORDINANCE AS RECORDED SEPTEMBER 3, 1926, AS DOCUMENT 323801, IN LAKE COUNTY, ILLINOIS.

TOTAL AREA = 6,208 S.F.

**CENTER AVENUE**  
bituminous pavement



ABBREVIATIONS:  
m or meas. = measured  
r or rec. = record  
CB = chord bearing  
CH = chord length  
L = arc length  
N = North  
S = South  
E = East  
W = West  
S.F. = square feet



PLAT IS VOID IF IMPRESSED  
SEAL DOES NOT APPEAR  
STATE OF ILLINOIS } S.S.  
COUNTY OF LAKE }

NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING CO., INC., I, JACK R. BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS 27TH DAY OF JUNE A.D., 2016.

BY: *Jack R. Bleck*  
REGISTERED ILLINOIS LAND SURVEYOR NO. 6891



Project No. 60-276  
**BLECK**  
engineers | surveys  
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.295.7061  
www.bleckeng.com

AUG - 2 2016

## 311 Center Street Variance Request

### Narrative

#### **Previously presented:**

Helen Tunney has lived at 311 Center Street in Lake Bluff for 30 years and has been living with the inconvenience of not having a garage. To rectify this situation Helen and Kim are planning to build a new two-car detached garage in the southeast corner of their property.

The location of their current home, curb cut and driveway on their 50' wide lot dictate the location of this new garage. The reason for this variance request stems from the length of their lot (124.07'), distance from the house to the new garage, and the required turning radius into their garage door from their driveway. If current setback codes are enforced for this new garage, it would be very difficult to successfully maneuver a car down their driveway and into the west garage stall. Similarly, a car planning to park in the east stall will need to veer sharply westward to align with this space. See site plan #1.

We ask that the 5'-0" east garage setback line be reduced to 2'-0" and that the rear 5'-0" setback line be reduced to 3'-0" to allow for a much more navigable entry into both garage stalls. See site plan #2.

We feel that our unique circumstances (house size and location, lot width and depth) create a situation where our only choice is to request this variance. If granted, we feel that the area immediately surrounding our residence will not be negatively affected and the potential for future damage to cars and buildings and injuries to people will be minimized.

An existing storage shed will be removed to make room for this garage and the existing 30" high wood deck will be removed as well to allow for a new paver patio.

## **Additional Narrative:**

In our initial meeting with the PCZBA on Wednesday, July 20<sup>th</sup>, the board asked for several additional pieces of information. In summary these were:

- 1) A letter from the neighbors to the south stating their acceptance of the variance request.
- 2) The location and size of the shared tree growing on the shared property line between this lot and the neighbor's to the east.
- 3) An "auto drive" exhibit showing how a car can maneuver down the driveway and into the garage in both site plan #1 and #2.
- 4) The existing location of the neighbor's garage to the east, since it was allowed to be located closer to the property lines than allowed by code under a previously accepted variance.

Due to vacation schedules, as of the writing of this new narrative we have not been able to meet with and receive an acceptance letter from the neighbors to the south but hope to have the letters written and submitted to the board prior to our meeting date.

The tree between this lot and the east neighbor's lot has been located and measured and is now shown on the submitted site plans. Please note that this tree will have no effect on the driveway or car paths.

The "auto drive" exhibit has been created and submitted with the revised site plan. Please note that the angle of the parked car in exhibit 1 (associated with site plan #1) is greater, leaving little room for the east car to be parked. Also, the front wheel right wheel line and extended hood/bumper of this western car will come perilously close to the west interior garage wall. Exhibit 2 shows a much straighter parking configuration of this west car and a related easier entrance for the east car.

The east neighbor's existing garage has been correctly located on the new site plans and we have found a 3'-1" distance from the shared property line and a 3'-9" distance from the rear property line. In order to come to an agreement and to only ask for what the neighbors have been granted, we now revise our request to ask for our garage setbacks to be reduced to match those of this neighbor's.

**1. Practical Difficulty or Hardship**

If the Zoning Ordinance was strictly applied, the entrance into this new garage would be hazardous to both the car entering the garage and the southeast corner of residence.

**2. Unique Physical Condition**

The lot width of 50' along with the lot depth of 124.07' and the location and size of the existing home combine to create a situation where locating a garage within the zoning setbacks is not practically feasible.

**3. Special Privilege**

We are not asking for any special privilege and only ask that entrance to this garage be safe for everyday use. Any lot of this size with a home located as ours is would have similar concerns and requests.

**4. Code purposes**

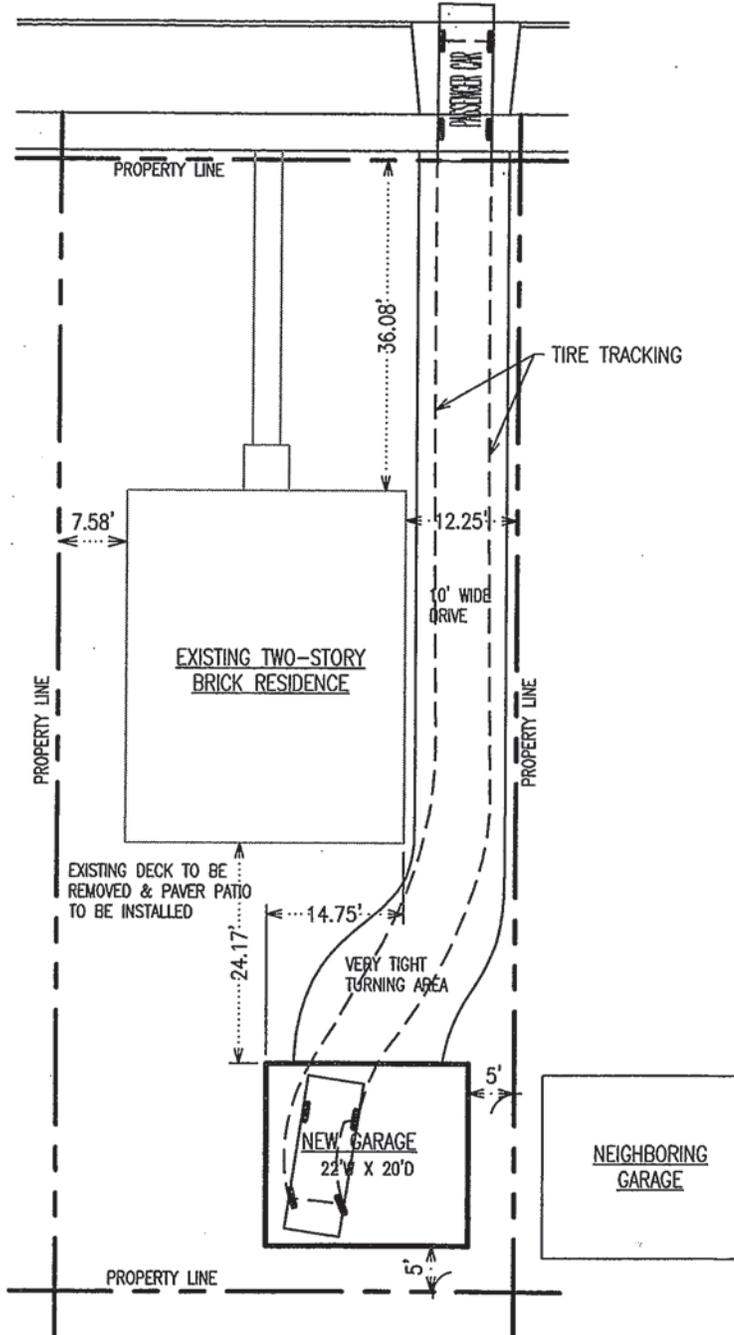
We believe the intent of the code is to prevent garages from creating an imposing presence for neighboring lots. In this case, our garage will be directly adjacent to the neighbor's garage, presenting no real effect on the use of their back yard.

**5. Public Health and Safety**

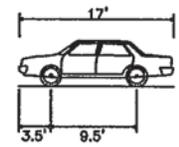
If this variance is allowed, public health and safety will not be negatively affected. In fact potential safety issues will be avoided. The supply of light and air to adjacent properties will not be negatively affected. Traffic congestion will not be affected. Fire hazards will not be increased. Property values in the immediate area will not be affected. Public comfort, morals, and welfare will not be affected.

# EXHIBIT 1

CENTER AVENUE

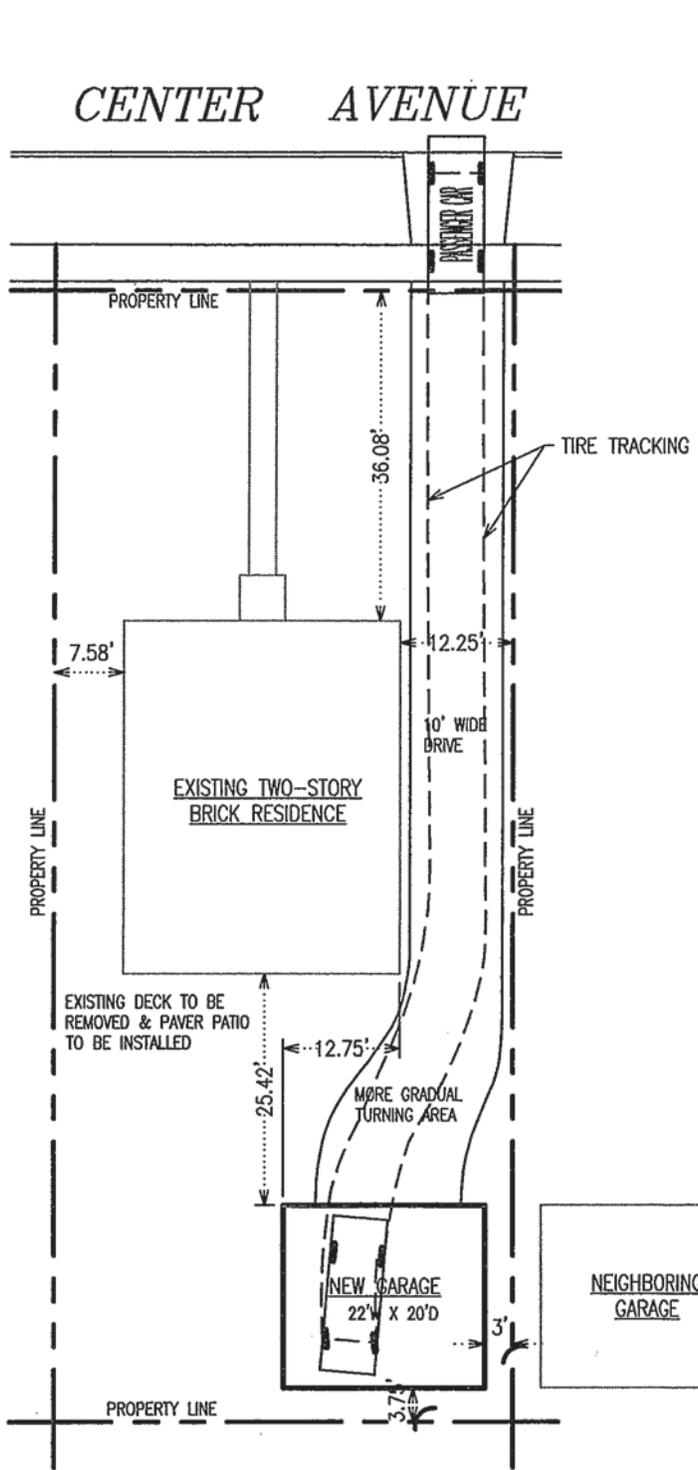


SCALE: 1"=20'

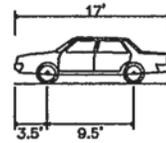


Passenger Car	
Overall Length	17.00'
Overall Width	6.00'
Overall Body Height	5.05'
Min Body Ground Clearance	0.99'
Track Width	6.00'
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.00'

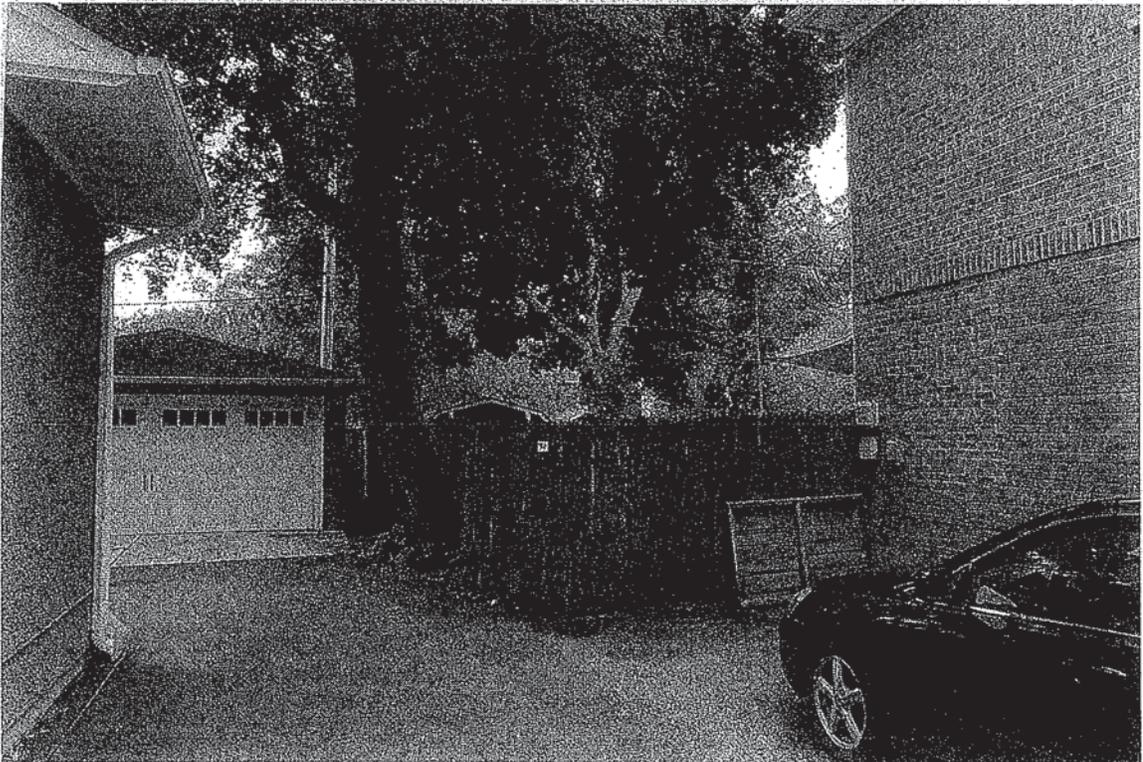
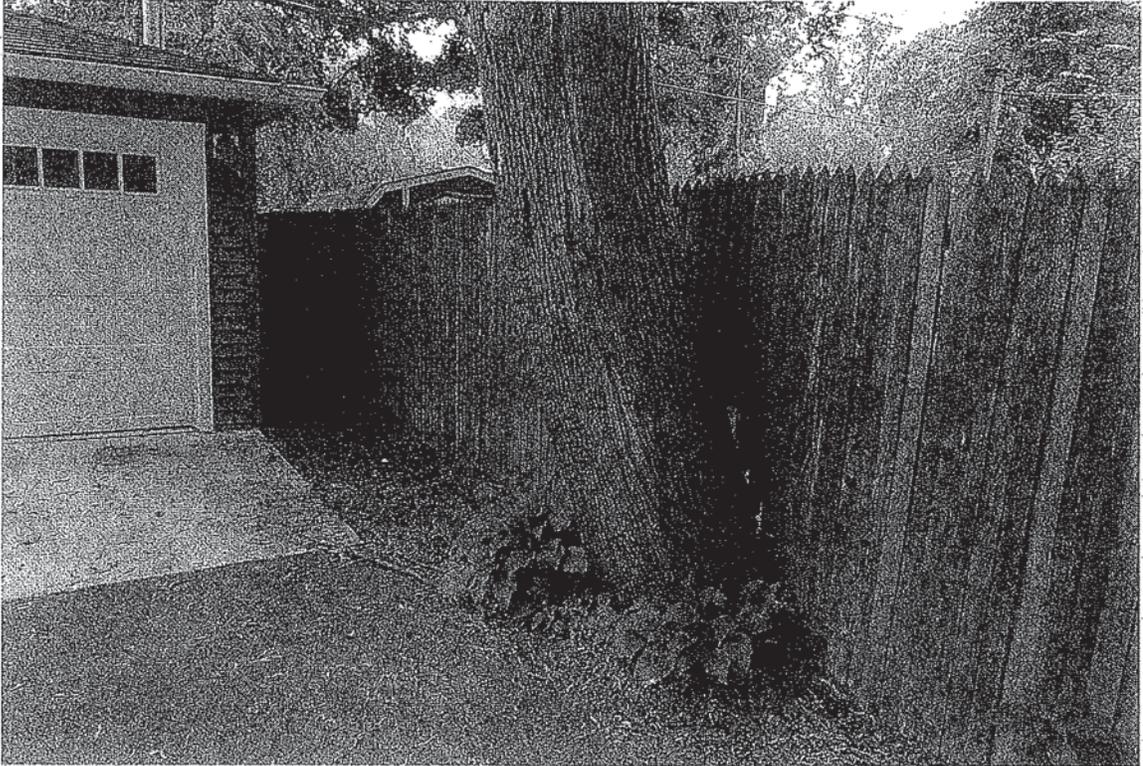
# EXHIBIT 2



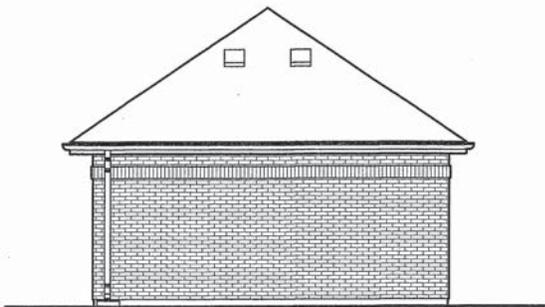
SCALE: 1"=20'



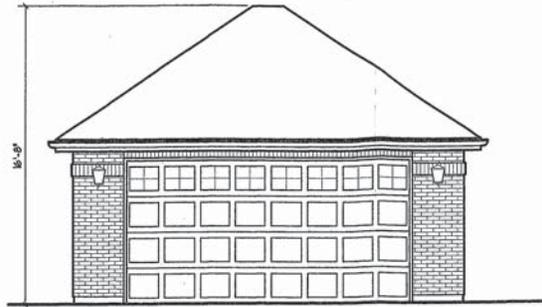
Passenger Car	
Overall Length	17.00'
Overall Width	6.00'
Overall Body Height	5.05'
Min Body Ground Clearance	0.99'
Track Width	6.00'
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.00'



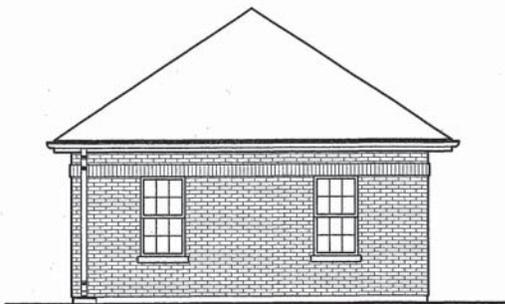




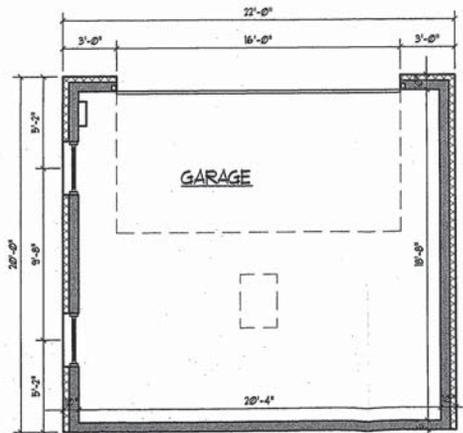
PROPOSED GARAGE EAST ELEV.



PROPOSED GARAGE FRONT ELEV.



PROPOSED GARAGE WEST ELEV.



PROPOSED GARAGE PLAN



ARCHITECTURAL SERVICES  
LAKE VILLA, ILLINOIS

VARIANCE REQUEST  
TUNNEY/HENNES  
311 CENTER STREET  
LAKE BLUFF, ILLINOIS

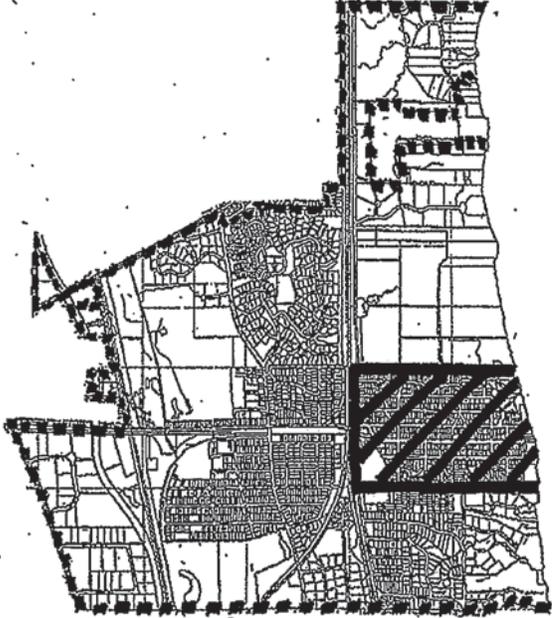
GARAGE PLANS  
SCALE: 1/4"=1'-0"

NO.	REVISION DESCRIPTION	INITIALS	DATE

DATE: 6/22/16  
DRAWN: NLS  
CHECKED: NLS

PROJ. NO.: 1601  
SHEET NO.: G-1

ISSUE NO.:

Objectives - Land Use Area 2	Policies - Land Use Area 2
<p>LU2. A) Promote orderly redevelopment of the Central Business District.</p> <p>B) Preserve the unique residential character of the area.</p> <p>C) Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.</p>  <p>East of Sheridan Road, north of East Sheridan Place and Ravine Avenue and south of Blodgett Avenue.</p>	<p>LU2-1. Pursue a comprehensive review of the Central Business District as a Special Study Area. The future land use map outlines the proposed area. A moratorium on changes in use, or significant alterations to existing structures and/or uses, should be considered as part of a Special Study of the Central Business District. The Study should be completed within one year of the adoption of the Plan. See "Economic Development" for a map of the study area. See policies ED1-1 and H3-2.</p> <p>LU2-2. Maintain the existing zoning classifications for the area considering the following special features:</p> <ol style="list-style-type: none"> <li>Develop an ordinance regulating development of properties near or in ravines. See policy PO3-2.</li> <li>Inventory and then vacate and dispose of surplus public alleys.</li> <li>Consider an ordinance pertaining to architectural preservation/conservation or a historic district designation.</li> </ol> <p>LU2-3. Review the creation of, and subsequent rezoning to, a public use zoning classification where appropriate.</p> <p>LU2-4. Retain, and expand as possible, the open space buffer areas along Sheridan Road, outside of the Central Business District.</p> <p>LU2-5. As a general policy, retain existing public rights-of-way throughout the Village. Inventory and categorize existing Village rights-of-way. Develop a process, standards and criteria for identifying rights-of-way which, if vacated, sold or otherwise disposed of, would not adversely impact the character of the Village.</p>

**Brandon Stanick**

---

**From:** lynn twitty <lynn.twitty5477@gmail.com>  
**Sent:** Wednesday, August 10, 2016 9:27 AM  
**To:** Brandon Stanick  
**Subject:** Re: Emailing: 311 E Center Avenue.pdf

Thank you Brandon. I will contact them and tell them I'm ok with this proposal. Lynn

On Aug 9, 2016 12:48 PM, "Brandon Stanick" <[bstanick@lakebluff.org](mailto:bstanick@lakebluff.org)> wrote:  
Lynn,

Please see attached.

Feel free to contact me with questions.

Brando Stanick  
[847-283-6889](tel:847-283-6889)

Your message is ready to be sent with the following file or link attachments:

311 E Center Avenue.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

**Brandon Stanick**

---

**From:** Jeff Hansen  
**Sent:** Tuesday, August 09, 2016 5:31 PM  
**To:** Brandon Stanick  
**Subject:** garage variation language

Brandon,

For the garage setback turning question:

I reviewed the applicant's drawings of the proposed garage and read through their claim that meeting the 5' setback would make it difficult to maneuver a car into the eastern stall of the proposed garage and generally agree with their conclusions. If the setback were reduced to 3' it would be easier to park a garage in the eastern stall. It would also allow the owners to keep their vehicles further from the corner of their home and lessen the risk of hitting the corner of the home while backing out of the garage.

Jeff Hansen, P.E.  
Village Engineer  
Village of Lake Bluff  
40 East Center Avenue  
Lake Bluff, Illinois 60044  
P 847.283.6884  
F 847.234.7254  
C 224.588.7808  
Email [jhansen@lakebluff.org](mailto:jhansen@lakebluff.org)



**NORTH SHORE LIFE  
LAKE BLUFF STYLE**

August 5, 2016

Bob and Arlene Hunter  
314 East Prospect  
Lake Bluff, IL 60044

RECEIVED  
SEP 21 2016

BY: .....

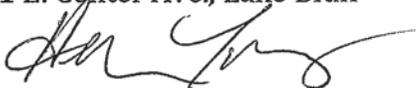
Dear Bob and Arlene:

I hope this note finds you well. You should have received a notice from the Village of Lake Bluff that we will be doing some renovation work here at 311 E. Center in the future and plans include a garage in the backyard (311 E. Center). This garage will line up with our neighbors (313 East Center) in terms of its location in the lot and location to lot lines. I have enclosed a copy of the plans.

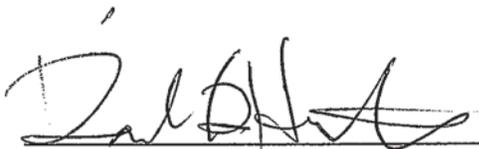
I wanted to make sure you were aware of this change in our neighborhood and ask if you have no concerns, kindly sign below and return to me in the enclosed self-addressed stamped envelope. I will be attending the next zoning board meeting later this month and would appreciate receiving your response by Wednesday, August 10. Also, please feel free to drop it off at 311 E. Center.

Thank you in advance for your help in this matter. Please feel free to contact me at 847-899-5242 if you should have any questions.

Helen Tunney  
311 E. Center Ave., Lake Bluff



I have received this notice and do not have any problems with the plans for the proposed garage at 311 East Center, Lake Bluff.

  
\_\_\_\_\_  
Signature

8/6/16  
\_\_\_\_\_  
Date

September 20, 2016

RECEIVED  
SEP 21 2016

BY: .....

Lake Bluff Village Officials:

Our neighbor Helen Tunney has consulted with us about the meeting she had with the arborist at The Care Of Trees last Friday, September 16, 2016. The Norway maple is located on both of our properties.

We understand the situation and agree with the decision the professionals make regarding how to proceed for safety and conservation.

Thank you.



Reid and Laura Wilson  
313 E. Center, Lake Bluff

## VILLAGE OF LAKE BLUFF

Memorandum


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**TO:** Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

**FROM:** Brandon Stanick, Assistant to the Village Administrator

**DATE:** July 15, 2016

**SUBJECT:** **Agenda Item #9** - 311 E. Center Avenue Request for Zoning Relief

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<b>Applicant Information:</b>	Helen F.S. Tunny (Petitioner & Owner)
<b>Location:</b>	311 E. Center Avenue
<b>Existing Zoning:</b>	R-4 Zoning District
<b>Purpose:</b>	To construct a detached garage in the rear yard.
<b>Requested Action:</b>	Seeking a zoning variation from the R-6 maximum gross floor area regulations and the R-6 maximum building coverage regulations.
<b>Public Notice:</b>	<i>Lake County News Sun</i> – July 2, 2016
<b>Lot Area:</b>	6,208 sq. ft.
<b>Existing Land Use:</b>	Single-family residential
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"> <li>• North: Single-family residential</li> <li>• East: Single-family residential</li> <li>• South: Single-family residential</li> <li>• West: Single-family residential</li> </ul>
<b>Comprehensive Plan Land Use Objectives:</b>	<ul style="list-style-type: none"> <li>• Preserve the unique residential character of the area; and</li> <li>• Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.</li> </ul>
<b>Zoning History:</b>	Not applicable
<b>Applicable Land Use Regulations:</b>	<ul style="list-style-type: none"> <li>• <b>Section 10-5-6:</b> Maximum Gross Floor Area Regulations; and</li> <li>• <b>Section 10-5-9:</b> Minimum Accessory Structure Side Yard and Rear Yard Setback Regulations.</li> </ul>

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**Background and Summary**

On June 22, 2016 the Village received a zoning application from Helen F.S. Tunny (Petitioner), property owner of 311 E. Center Avenue (Property), to build a 440 sq. ft. detached two car garage, at a height of 16’8”, in the rear and side yards of the property (Project). The Project is located 2’ from the easterly interior side yard lot line and 3’ from the rear yard lot line. According to the Petitioner the proposed detached garage encroaches into the side and rear yard setbacks to provide for a much more navigable entry into both garage stalls.

**Zoning Analysis**

Pursuant to Section 10-5-9C of the Zoning Code the minimum accessory structure setback from the interior lot line and the rear lot line is 5’. The existing shed (133 sq. ft.) will be removed and a detached two car garage will be constructed in the southeast corner of the Property. As proposed, the construction of the garage (440 sq. ft.) will encroach into the easterly interior side yard setback by 3’ and encroach into the rear yard setback by 2’. The floor area of the garage will not count toward the total gross floor area if the requested zoning relief from the minimum accessory structure setback regulations is granted. By granting the requested zoning relief the garage would be classified as conforming.

Additionally, pursuant to Section 10-5-6 the maximum gross floor area permitted on the Property is 2,483.20 sq. ft. (0.4 x 6,208) and the existing floor area is 2,982 sq. ft. The Property is classified as legal nonconforming as it was built prior to the adoption of the Zoning Code (pursuant to Section 10-8-2C(9)). The floor area on the Property is comprised of the two story principal structure, stoops, deck and steps, as well as the shed. The Petitioner proposes to demolish the existing deck and steps (463.50 sq. ft.), as well as the shed (133 sq. ft.).

**Should the PCZBA vote to recommend granting the zoning relief from the minimum accessory structure setback regulations, Staff recommends the PCZBA to also consider a condition requiring the Petitioner to remove the existing deck/steps in addition to the planned demolition of the shed. This condition would not necessitate zoning relief from the maximum gross floor area regulations as shown below:**

**MAXIMUM FLOOR AREA COVERAGE (in sq. ft.)**

Maximum Allowed		Existing		Proposed		Total	
Lot Size:	6,208.00	1 <sup>st</sup> floor:	1,170.25			1 <sup>st</sup> floor:	1,170.25
Floor Area:	2,483.20	2 <sup>nd</sup> floor:	1,170.25			2 <sup>nd</sup> floor:	1,170.25
		Deck/Stoops:	509.00	W/O Deck:	-463.50	Deck/Stoops:	45.50
		Shed:	133.00	W/O Shed:	-133.00	Shed:	0.00
		Garage:	0.00	Garage:	0.00 <sup>^</sup>	Garage:	0.00 <sup>^</sup>
		Total:	2,982.50	Total:	-596.00	Total:	2,386.50

\* Shed & deck are excluded from the calculations as Petitioner has advised, pursuant to the application, they will be removed.

<sup>^</sup> New detached garage would not count toward floor area should the requested zoning relief to encroach into the rear and side yard setbacks be granted.

Village Staff has conducted the required zoning analysis and confirms the Project, with the exception of the standards identified below is in compliance with the Zoning Code:

**MINIMUM ACCESSORY STRUCTURE SETBACKS (in feet)**

Total Interior Side Lot Line Encroachment: 3.00 ft. or 60% variation

Total Rear Lot Line Encroachment: 2.00 ft. or 40% variation

<b>Minimum Required</b>	<b>Existing Encroachment (Shed)</b>	<b>Proposed Encroachment (Garage)</b>
Interior Side Lot Line Setback: 5.00	Interior Side Lot Line: 3.27	Interior Side Lot Line: 3.00
Rear Lot Line Setback: 5.00	Rear Lot Line: 2.46	Rear Lot Line: 2.00

The Petitioner has provided statements addressing the standards for variation in the attached zoning application. The PCZBA should consider if the Petitioner’s statements and submitted materials satisfy the established standards for variation.

**PCZBA Authority**

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The PCZBA has the authority to:

- Recommend the Village Board approve with conditions or deny the request for:
  - A 60.00% variation from the **minimum accessory structure interior lot line setback regulations** and
  - A 40% variation from the **minimum accessory structure rear lot line setback regulations** to allow for the construction of a two car detached garage (440 sq. ft.), that is 16’8” in height, in the southeast corner of the Property.

**Recommendation**

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Following the public hearing to consider the requested zoning relief, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information; or
- If more information is not required, vote to recommend the Village Board approve with conditions or deny the request for:
  - A 60.00% variation from the **minimum accessory structure interior lot line setback regulations** and
  - A 40% variation from the **minimum accessory structure rear lot line setback regulations** to allow for the construction of a two car detached garage (440 sq. ft.), that is 16’8” in height, in the southeast corner of the Property.

**Attachments**

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- Petitioner’s zoning application and related material.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

## VILLAGE OF LAKE BLUFF

### Memorandum

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**TO:** Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals

**FROM:** Brandon Stanick, Assistant to the Village Administrator

**DATE:** September 16, 2016

**SUBJECT:** **Agenda Item #4** - 311 E. Center Avenue Request for Zoning Relief

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<b>Applicant Information:</b>	Helen F.S. Tunny (Petitioner & Owner)
<b>Location:</b>	311 E. Center Avenue
<b>Existing Zoning:</b>	R-4 Zoning District
<b>Purpose:</b>	To construct a detached garage in the rear yard.
<b>Requested Action:</b>	Seeking a zoning variation from the R-6 maximum gross floor area regulations and the R-6 maximum building coverage regulations.
<b>Public Notice:</b>	<i>Lake County News Sun</i> – July 2, 2016 Neighbors Re-noticed - August 24, 2016
<b>Lot Area:</b>	6,208 sq. ft.
<b>Existing Land Use:</b>	Single-family residential
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"><li>• North: Single-family residential</li><li>• East: Single-family residential</li><li>• South: Single-family residential</li><li>• West: Single-family residential</li></ul>
<b>Comprehensive Plan Land Use Objectives:</b>	<ul style="list-style-type: none"><li>• Preserve the unique residential character of the area; and</li><li>• Encourage rehabilitation and control redevelopment of property in an orderly manner compatible with neighboring properties.</li></ul>
<b>Zoning History:</b>	Not applicable
<b>Applicable Land Use Regulations:</b>	<ul style="list-style-type: none"><li>• <b>Section 10-5-6:</b> Maximum Gross Floor Area Regulations; and</li><li>• <b>Section 10-5-9:</b> Minimum Accessory Structure Side Yard and Rear Yard Setback Regulations.</li></ul>

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## **Background and Summary**

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On June 22, 2016 the Village received a zoning application from Helen F.S. Tunny (Petitioner), property owner of 311 E. Center Avenue (Property), to build a 440 sq. ft. detached two car garage, at a height of 16'8", in the rear and side yards of the property (Project). Initially, the Project was located 2' from the easterly interior side yard lot line and 3' from the rear yard lot line. According to the Petitioner the initial Project encroached into the side and rear yard setbacks to provide for a much more navigable entry into both garage stalls. The zoning relief requested was to allow a 60% variation from the minimum accessory structure interior lot line setback regulations and a 40% variation from the minimum accessory structure rear lot line setback regulations.

At its meeting on July 20<sup>th</sup> the Plan Commission and Zoning Board of Appeals (PCZBA) conducted a public hearing to consider the Petitioner's request. Following a presentation by the Petitioner's architect, Neal Gerdes (AKL Architectural Services), the PCZBA discussed the request and continued the public hearing to allow the Petitioner time to solicit feedback from neighbors and to explore setback distances that are comparable to the garage immediately to the east.

## **Revised Zoning Petition**

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On August 2, 2016 the Petitioner submitted a revised Project with a 3' setback from the easterly interior side yard lot line and 3'9" from the rear yard lot line. An "auto-drive" diagram is provided by the Petitioner in the revised materials showing a turning area available for a garage without zoning setback relief and for a garage with a 3' setback (or 2' encroachment) from the easterly property line and a setback of 3'9" (or 1.25' encroachment) from the rear lot line illustrating the desired placement of the garage. The revised request for zoning relief results in a request to allow a **40% variation from the minimum accessory structure interior lot line setback regulations** and a **25% variation from the minimum accessory structure rear lot line setback regulations**.

Village Engineer Jeff Hansen has reviewed the "auto-drive" diagram and provided comments (*Attachment B*). An email from the property owner to the south is also provided as *Attachment C*. For the PCZBA's reference a copy of Ordinance #2013-19, an ordinance granting variations from the Village's rear yard setback, side yard setback and maximum gross floor area regulations, allowing the replacement of an existing garage located at 313 E. Center Ave. (neighboring property to the east) is attached as *Attachment D*.

## **Zoning Analysis**

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Pursuant to Section 10-5-9C of the Zoning Code the minimum accessory structure setback from the interior lot line and the rear lot line is 5'. The existing shed (133 sq. ft.) will be removed and a detached two car garage will be constructed in the southeast corner of the Property. As revised, the construction of the garage (440 sq. ft.) will encroach into the easterly interior side yard setback by 2' and encroach into the rear yard setback by 1.25'. The floor area of the garage will not count toward the total gross floor area if the requested zoning relief from the minimum accessory structure setback regulations is granted. By granting the requested zoning relief the garage would be classified as conforming.

Additionally, pursuant to Section 10-5-6 the maximum gross floor area permitted on the Property is 2,483.20 sq. ft. (0.4 x 6,208) and the existing floor area is 2,982 sq. ft. The Property is classified as legal nonconforming (pursuant to Section 10-8-2C(9)) as it was built prior to the adoption of the Zoning Code. The floor area on the Property is comprised of the two story principal structure, stoops, deck and

steps, as well as the shed. The Petitioner proposes to demolish the existing deck and steps (463.50 sq. ft.), as well as the shed (133 sq. ft.).

**Should the PCZBA vote to recommend granting the zoning relief from the minimum accessory structure setback regulations, Staff recommends the PCZBA also consider a condition requiring the Petitioner to remove the existing deck/steps in addition to the planned demolition of the shed. This condition would not necessitate zoning relief from the maximum gross floor area regulations as shown below:**

**MAXIMUM FLOOR AREA COVERAGE (in sq. ft.)**

Maximum Allowed	Existing	Proposed*	Total*
Lot Size: 6,208.00	1 <sup>st</sup> floor: 1,170.25		1 <sup>st</sup> floor: 1,170.25
Floor Area: 2,483.20	2 <sup>nd</sup> floor: 1,170.25		2 <sup>nd</sup> floor: 1,170.25
	Deck/Stoops: 509.00	W/O Deck: -463.50	Deck/Stoops: 45.50
	Shed: 133.00	W/O Shed: -133.00	Shed: 0.00
	Garage: 0.00	Garage: 0.00 <sup>^</sup>	Garage: 0.00 <sup>^</sup>
	Total: 2,982.50	Total: -596.00	Total: 2,386.50

\* Shed & deck are excluded from the calculations as Petitioner has advised, pursuant to the application, they will be removed.

<sup>^</sup> New detached garage would not count toward floor area should the requested zoning relief to encroach into the rear and side yard setbacks be granted.

Village Staff has conducted the required zoning analysis and confirms the Project, with the exception of the standards identified below is in compliance with the Zoning Code:

**MINIMUM ACCESSORY STRUCTURE SETBACKS (in feet)**

Total Interior Side Lot Line Encroachment: 2.00 ft. or 40% variation

Total Rear Lot Line Encroachment: 1.25 ft. or 25% variation

Minimum Required	Existing Encroachment (Shed)	Proposed Encroachment (Garage)
Interior Side Lot Line Setback: 5.00	Interior Side Lot Line: 3.27	Interior Side Lot Line: 2.00
Rear Lot Line Setback: 5.00	Rear Lot Line: 2.46	Rear Lot Line: 1.25

The Petitioner has provided statements addressing the standards for variation in the attached zoning application. The PCZBA should consider if the Petitioner’s statements and submitted materials satisfy the established standards for variation.

**PCZBA Authority**

The PCZBA has the authority to:

- Recommend the Village Board approve with conditions or deny the request for:
  - A 40% variation from the **minimum accessory structure interior lot line setback regulations**; and
- Conditionally approve or deny:
  - A 25% variation from the **minimum accessory structure rear lot line setback regulations** to allow for the construction of a two car detached garage (440 sq. ft.) that is 16’8” in height in the southeast corner of the Property.

*Note that under Section 10-2-4A1(c) of the Zoning Code, because the Village Board has final authority over the side lot line setback variation, the PCZBA’s decision on the rear yard lot line setback variation is contingent upon, and subject to, the Village Board’s approval of the side lot line setback variation.*

## **Recommendation**

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Following the public hearing to consider the requested zoning relief, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information; or
- If more information is not required, vote to:
  - Recommend the Village Board approve with conditions or deny the request for:
    - A 40% variation from the **minimum accessory structure interior lot line setback regulations**; and
  - Conditionally approve or deny:
    - A 25% variation from the **minimum accessory structure rear lot line setback regulations** to allow for the construction of a two car detached garage (440 sq. ft.) that is 16'8" in height in the southeast corner of the Property.

## **Attachments**

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- A. Petitioner's updated materials and zoning application;
- B. Email Dated August 9, 2016 from Village Engineer Jeff Hansen Concerning the Petitioner's Project;
- C. Email Dated August 10, 2016 from Lynn Twitty (property owner to the south) Concerning the Petitioner's Project; and
- D. Ord. #2013-19 Granting Variations for Construction of a New Garage at 313 E. Center Avenue.

If you should have any questions concerning the information provided in this memorandum please feel free to contact me at 847-283-6889.

**RESOLUTION NO. 2016-  
HONORING THE PUBLIC SERVICE OF CATHARINE LEMIEUX**

**WHEREAS**, *Cathy Lemieux* has served the citizens of the Village of Lake Bluff for over 8 years having been appointed as a member of the Lake Bluff Police Pension Board in June 2008; and,

**WHEREAS**, with a Ph.D. in economics and extensive experience as a policy analyst, bank regulator and professor, *Cathy Lemieux* brought valuable insight to the Police Pension Board deliberations and decisions; and,

**WHEREAS**, during *Cathy Lemieux's* tenure and with her support, the Lake Bluff Police Pension Fund enhanced its investment policies and procedures, selected an investment advisory firm, formalized its actuarial funding methodologies, and considered many issues of significance to the long term sustainability of the Lake Bluff Police Pension Fund; and,

**WHEREAS**, *Cathy Lemieux* has earned the respect and appreciation of fellow board members and the Lake Bluff police officers for her commitment to responsible stewardship of the plan assets for the benefit of the officers, their spouses and dependents; and,

**WHEREAS**, *Cathy Lemieux* participated in pension benefit hearings and determinations with compassion and impartiality; and,

**WHEREAS**, the support of *Cathy's husband Paul* contributed greatly to her service and accomplishments on behalf of the Lake Bluff Police Pension Board.

**NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, COUNTY OF LAKE AND STATE OF ILLINOIS**, that:

The Village of Lake Bluff hereby recognizes *Catharine Lemieux* for her many significant contributions to the Village, its police officers, and its residents; and,

Such recognition and the gratitude of the Village of Lake Bluff be publicly expressed to *Cathy Lemieux* for her service to the community, and that this Resolution be incorporated in the minutes of the Village Board meeting, and that an executed copy of the Resolution be presented to *Cathy Lemieux* as a token of appreciation for her service to the Lake Bluff Police Pension Board.

Dated this 24<sup>th</sup> day of October 2016, at the Village of Lake Bluff, Lake County, Illinois.

ATTEST:

\_\_\_\_\_  
Village President

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

**VILLAGE OF LAKE BLUFF  
REQUEST FOR BOARD ACTION**

**Agenda Item: 14**

**Subject:** A RESOLUTION APPROVING A REVISED SITE PLAN TO  
INSTALL A GENERATOR AT 925 SHERWOOD DRIVE

**Action Requested:** ADOPTION OF THE RESOLUTION (Voice Vote)

**Originated By:** NORTH SHORE DERMATOLOGY

**Referred To:** ARCHITECTURAL BOARD OF REVIEW

**Summary of Background and Reason For Request:**

North Shore Dermatology proposes to install a generator on the east side of the building located at 925 Sherwood Drive. The generator will be located between the driveway and the building, immediately north of the electrical service. The generator is 29” tall, 48” wide, and 25” deep. The landscape bushes will be re-arranged as necessary to screen the generator.

The Architectural Board of Review conducted a public hearing on October 4, 2016 and voted 4-0 to recommend approval of the proposed changes to the Site Plan.

Dr. Tina Venetos of North Shore Dermatology will be in attendance at the meeting to answer questions from the Board.

**Reports and Documents Attached:**

1. Resolution Approving Amended Site Plan (with exhibits); and
2. ABR Staff Report Dated October 4, 2016 (without exhibits).

**ABR’s Recommendation:** Adoption of the Resolution.

**Village Administrator’s Recommendation:** Consideration of the Resolution.

**Date Referred to Village Board:** 10/24/2016

RESOLUTION NO. 2016-

A RESOLUTION APPROVING A REVISED SITE PLAN

(Northshore Dermatology – 925 Sherwood Drive)

WHEREAS, Northshore Dermatology Center, S.C. ("**Applicant**") is a tenant in the property owned by 925 Sherwood Drive LLC ("**Owner**") and located at 925 Sherwood Drive within the Village's L-1 Light Industry District ("**Property**"); and

WHEREAS, the Applicant desires to construct certain improvements to the exterior of the building on the Property ("**Improvements**"), including: placing a generator on the east side of the building. The generator is shown on the Plans attached to and incorporated into this Resolution as Exhibit A (collectively, the "**Site Plan**"); and

WHEREAS, the Owner has consented to the Applicant's request for approval of the Site Plan; and

WHEREAS, at its regular meeting on October 4, 2016, the Village of Lake Bluff Architectural Board of Review ("**ABR**") conducted a public hearing concerning the Site Plan. On that date, the ABR recommended that the Village approve the Site Plan; and

WHEREAS, pursuant to the Zoning Regulations, the Village Administrator caused written notice to be mailed to the owners of all property contiguous to, or directly across the public right-of-way from the Property; and

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to approve the Site Plan in accordance with, and subject to, the provisions of this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

**Section 1. Recitals.**

The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

**Section 2. Public Hearing on the Site Plan Amendments.**

A public hearing to consider the Applicant's request for approval of the Site Plan was duly noticed pursuant to the Zoning Regulations on or before September 24, 2016 and held by the Architectural Board of Review on October 4, 2016, on which date the Architectural Board of Review recommended that the Village Board approve the Site Plan.

**Section 3. Approval of the Site Plan.**

Subject to and contingent on the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the President and Board of Trustees, pursuant to Section 10-2-8 of the Zoning Regulations, hereby approve the Site Plan as depicted in the plans prepared by the Applicant, attached to and incorporated in this Resolution as **Exhibit A ("Plans")**.

**Section 4. Conditions.**

A. Compliance with Site Plan. Except for minor changes and site work approved by the Village Building Commissioner or Village Engineer in accordance with applicable Village standards, the Improvements must be located, constructed, installed, and maintained in substantial compliance with the Plans.

B. Compliance with Applicable Law. In addition to the other specific requirements of this Resolution, the Property and all operations conducted thereon must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations, including building, electrical, and fire prevention codes.

C. No Construction until Final Approval. Except as otherwise authorized by the Village Administrator, no erection, installation or maintenance of the Improvements, including without limitation the generator, will be permitted unless and until this Resolution becomes effective pursuant to Section 9.

**Section 6. Failure to Comply with Conditions.**

Upon failure or refusal of the Applicant or Owner or any of their officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted in this Resolution shall, at the sole discretion of the President and Board of Trustees, by resolution duly adopted, be revoked and become null and void.

**Section 7. Binding Effect.**

The privileges, obligations, and provisions of each and every section and requirement of this Resolution are for and will inure to the benefit of the Applicant, unless otherwise expressly provided in this Resolution.

**Section 8. No Third Party Beneficiaries.**

Nothing in this Resolution creates, or will be construed or interpreted to create, any third party beneficiary rights.

**Section 9. Effective Date.**

A. This Resolution will be effective only upon the occurrence of the following events:

- i. passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law; and
- ii. the filing by the Applicant and Owner with the Village Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Resolution in the form attached as **Exhibit B** and, by this reference, made a part of this Resolution.

B. In the event that the Applicant and Owner do not file with the Village a fully executed copy of the unconditional agreement and consent required under Section 9.A.ii within 60 days after the date of passage of this Resolution, then, at the option of the Village Board of Trustees, this Resolution shall be rendered null and void and of no force or effect.

**PASSED** this \_\_\_th day of \_\_\_\_\_, 20\_\_\_, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:**            ()  
**NAYS:**            ()  
**ABSTAIN:**       ()  
**ABSENT:**        ()

**APPROVED** this \_\_\_ th day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
Village President

ATTEST:

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

**EXHIBIT A**

**PLANS**

**EXHIBIT B**

**UNCONDITIONAL AGREEMENT AND CONSENT**

TO: The Village of Lake Bluff, Illinois (the "Village"):

**WHEREAS**, Northshore Dermatology Center, S.C. ("**Applicant**") is a tenant in the property owned by \_\_\_\_\_ ("**Owner**") and located at 925 Sherwood Drive within the Village's L-1 Light Industry District ("**Property**"); and

**WHEREAS**, the Applicant desires to construct certain improvements to the exterior of the building on the Property ("**Improvements**"), including a generator, and

**WHEREAS**, the Owner has consented to the Applicant's request for approval of the Site Plan; and

**WHEREAS**, at its regular meeting on October 4, 2016, the Village of Lake Bluff Architectural Board of Review ("**ABR**") conducted a public hearing concerning the Site Plan. On that date, the ABR recommended that the Village approve the Site Plan, and

**WHEREAS**, pursuant to the Zoning Regulations, the Village Administrator caused written notice to be mailed to the owners of all property contiguous to, or directly across the public right-of-way from the Property, and

**WHEREAS**, Resolution No. 2016- \_\_, adopted by the President and Board of Trustees of the Village on \_\_\_\_\_, 20\_\_, grants approval for the Site Plan subject to certain conditions; and

**WHEREAS**, Resolution No. 2015- \_\_ provides that the Resolution will be of no force or effect unless and until the Applicant and Owner shall have filed with the Village Clerk, within 60 days after passage of the Resolution its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Resolution;

**NOW THEREFORE**, the Applicant and Owner do hereby agree and covenant as follows:

1. Applicant and Owner hereby unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Resolution No. 2016-\_\_, adopted by the Village Board of Trustees on \_\_\_\_\_, 20\_\_ (the "Resolution").
2. Applicant and Owner acknowledge and agree that the Village is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Property, and that the Village's issuance of any such permits does not, and shall not, in any way, be deemed to insure the Applicant or Owner against damage or injury of any kind and at any time.

3. Applicant and Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Resolution, have considered the possibility of the revocation provided for in the Resolution, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right.
  
4. Applicant and Owner agree to and hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from and against any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Resolution.

**ATTEST:**

**NORTHSHORE DERMATOLOGY  
CENTER, S.C.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

**OWNER**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

SUBSCRIBED and SWORN to  
before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_

Notary Public

## VILLAGE OF LAKE BLUFF

ATTACHMENT 2

### Memorandum

**TO:** Chairman Hunter and Members of the Architectural Board of Review

**FROM:** Mike Croak, Building Codes Supervisor

**DATE:** October 4, 2016

**SUBJECT:** **Agenda Item #5 -- A Public Hearing to Consider a Site Plan to Install a Generator at 925 Sherwood Drive**

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North Shore Dermatology would like to install a generator on the east side of their building at 925 North Shore Drive. They propose to locate it between the driveway and the building, just north of the electrical service. The generator would be 29" tall, 48" wide, and 25" deep. The bushes would be re-arranged as necessary to accommodate and screen the generator.

### Recommendation:

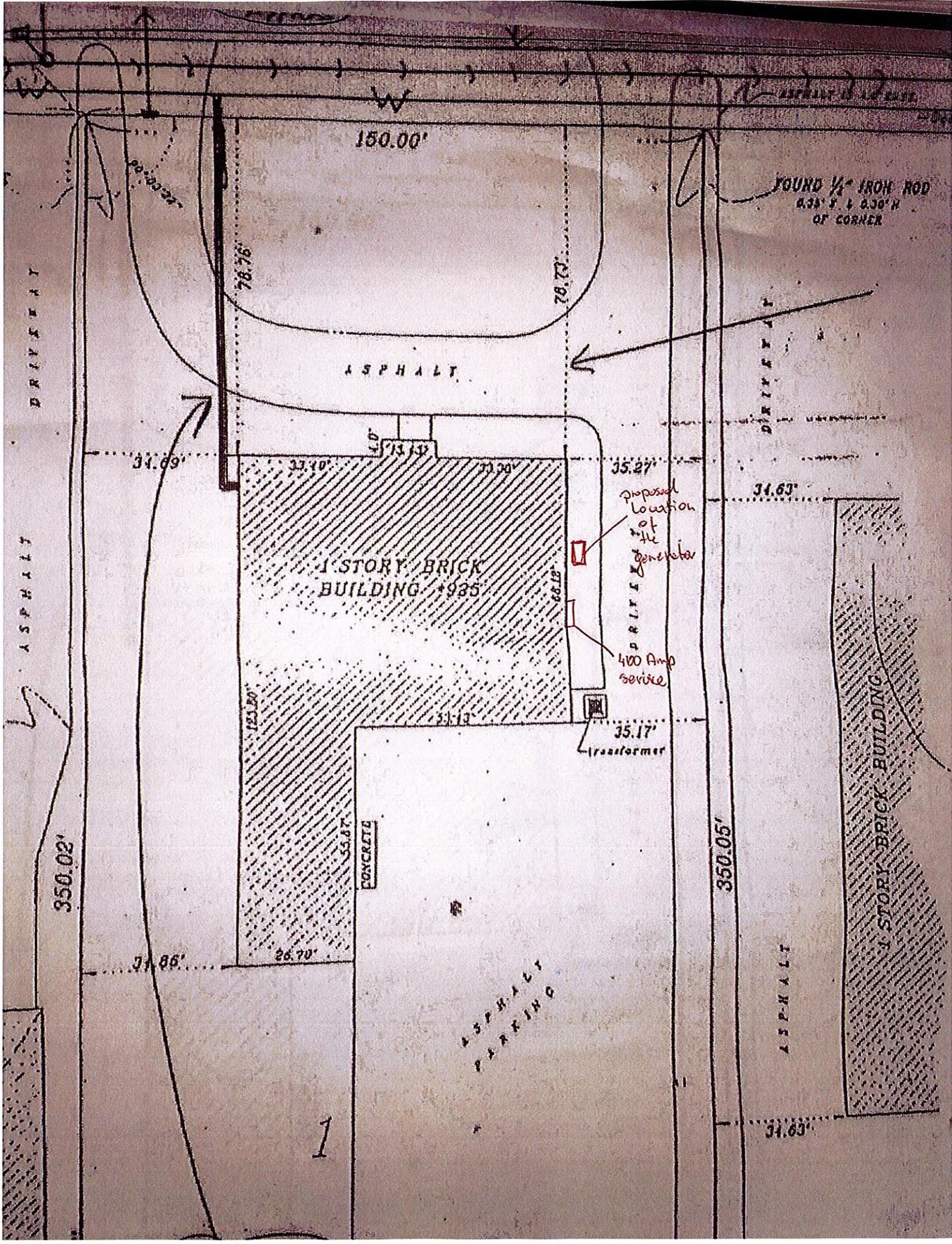
It is recommended the ABR conduct a public hearing to consider modification to the site plan, appropriately question the Petitioner as needed, entertain public comments and questions from the petitioner and make one of the following recommendations regarding the site plan:

- Recommend that the Village Board approve the proposed site plan as presented or with conditions;
- Recommend that the Village Board deny the proposed site plan; or
- Request the petitioner to provide additional information for the ABR's consideration.

Tina Venetos of North Shore Dermatology and Village Staff will be in attendance at Tuesday's meeting to respond to questions from the ABR. If you should have any questions regarding this matter, please feel free to contact me at 847-283-6885.

### Attachments:

- Site Plan
- Photo Illustration of Generator in Proposed Location
- Photo of east side of Building
- Generator Specifications







16/20/22 kW

# GENERAC®

## GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

16/20/22 kW

1 of 5

### INCLUDES:

- True Power™ Electrical Technology
- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese)
- Two Transfer Switch Options Available:  
100 Amp Pre-Wired Switch or  
200 Amp Smart Switch.  
See Page 4 for Details.
- Electronic Governor
- External Main Circuit Breaker, System Status & Maintenance Interval LED Indicators
- GFCI Duplex Outlet
- Sound Attenuated Enclosure
- Flexible Fuel Line Connector
- Composite Mounting Pad
- Natural Gas or LP Gas Operation
- 5 Year Limited Warranty
- Capability to be installed within 18" (457 mm) of a building\*

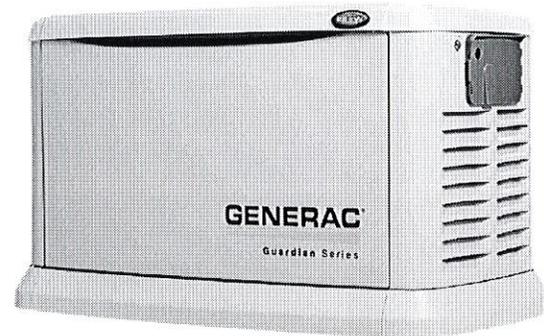
### Standby Power Rating

Models 006459-0, 006461-0, 00462-0 (Steel - Bisque) - 16 kW 60 Hz

Model 006721-0 (Aluminum - Gray) - 16 kW 60 Hz

Models 006729-0, 006730-0 (Steel - Bisque) - 20 kW 60 Hz

Models 006551-0, 006552-0 (Aluminum - Gray) - 22 kW 60 Hz



QUIET-TEST

Note: CUL certification only applies to unbundled units and units packaged with pre-wired switches. Units packaged with the Smart Switch are UL certified in the USA only.

\*Only if located away from doors, windows and fresh air intakes, and unless otherwise directed by local codes.

## FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

# GENERAC®



## features and benefits

**Engine**

- Generac (OHVI) design  
Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings helps the engine run cooler, reducing oil consumption resulting in longer engine life.
- Quiet-Test™  
Greatly reduces sound output and fuel consumption during bi-weekly exercise, compared to other brands.
- "Spiny-lok" cast iron cylinder walls  
Rigid construction and added durability provide long engine life.
- Electronic ignition/spark advance  
These features combine to assure smooth, quick starting every time.
- Full pressure lubrication system  
Pressurized lubrication to all vital bearings means better performance, less maintenance and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
- Low oil pressure shutdown system  
Shutdown protection prevents catastrophic engine damage due to low oil.
- High temperature shutdown  
Prevents damage due to overheating.

**Generator**

- Revolving field  
Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
- Skewed stator  
Produces a smooth output waveform for compatibility with electronic equipment.
- Displaced phase excitation  
Maximizes motor starting capability.
- Automatic voltage regulation  
Regulates the output voltage to  $\pm 1\%$  prevents damaging voltage spikes.
- UL 2200 listed  
For your safety.

**Transfer Switch**

- Fully automatic  
Transfers your vital electrical loads to the energized source of power.
- Pre-wired, color-coded conduits (Pre-wired switches only)  
Ensures the easiest, trouble-free installation.
- DPM Technology (Smart Switch only)  
Digital Power Management Technology allows for the smart control of two air conditioners without any additional items.
- Remote mounting  
Mounts near your existing distribution panel for simple, low-cost installation.

**Evolution™ Controls**

- Auto/Manual/Off illuminated buttons  
Selects the operating mode and provides easy, at-a-glance status indication in any condition.
- Two-line LCD multilingual display  
Provides homeowners easily visible logs of history, maintenance and events up to 50 occurrences.
- Sealed, raised buttons  
Smooth, weather-resistant user interface for programming and operations.
- Utility voltage sensing  
Constantly monitors utility voltage, setpoints 60% dropout, 80% pick-up, of standard voltage.
- Generator voltage sensing  
Constantly monitors generator voltage to ensure the cleanest power delivered to the home.
- Utility interrupt delay  
Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
- Engine warm-up  
Ensures engine is ready to assume the load, setpoint approximately 5 seconds.
- Engine cool-down  
Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
- Programmable exerciser  
Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
- Smart battery charger  
Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature.
- Electronic governor  
Maintains constant 60 Hz frequency.

**Unit**

- SAE weather protective enclosure  
Sound attenuated enclosure ensures quiet operation and protection against mother nature, withstanding winds up to 150 mph. Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
- Enclosed critical grade muffler  
Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
- Small, compact, attractive  
Makes for an easy, eye appealing installation, as close as 18" away from a building.\*

**Installation System**

- 1 ft (305 mm) flexible fuel line connector  
Absorbs any generator vibration when connected to rigid pipe.
- Composite mounting pad  
Eliminates the need to pour a concrete pad unless required by local municipalities.

### 16/20/22 kW

#### Generator

Model	006459-0, 006461-0, 006462-0, 006721-0 (16 kW)	006729-0, 006730-0, (20 kW)	006551-0, 006552-0 (22 kW)
Rated Maximum Continuous Power Capacity (LP)	16,000 Watts*	20,000 Watts*	22,000 Watts*
Rated Maximum Continuous Power Capacity (NG)	16,000 Watts*	18,000 Watts*	19,500 Watts*
Rated Voltage	240	240	240
Rated Maximum Continuous Load Current – 240 Volts (LP/NG)	66.6/66.6	83.3/75	91.6/86.3
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	65 Amp	90 Amp	100 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60 Hz	60 Hz	60 Hz
Power Factor	1.0	1.0	1.0
Battery Requirement (not included)	Group 26R, 12 Volts and 525 CCA Minimum		
Unit Weight (lb/kg)	513/232.7 (Steel); 448/203.2 (Aluminum)	516/234.1	526/238.6
Dimensions (L x W x H) in/mm	48 x 25 x 29/1218 x 638 x 732		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	66	66	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	60	60	58
Exercise duration	5 min	5 min	5 min

#### Engine

Type of Engine	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN
Number of Cylinders	2	2	2
Displacement	992 cc	999 cc	999 cc
Cylinder Block	Aluminum w/ Cast Iron Sleeve		
Valve Arrangement	Overhead Valve	Overhead Valve	Overhead Valve
Ignition System	Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Governor System	Electronic	Electronic	Electronic
Compression Ratio	9.5:1	9.5:1	9.5:1
Starter	12 Vdc	12 Vdc	12 Vdc
Oil Capacity Including Filter	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L
Operating rpm	3,600	3,600	3,600
Fuel Consumption			
Natural Gas	ft <sup>3</sup> /hr (m <sup>3</sup> /hr)		
1/2 Load	193 (5.47)	205 (5.8)	184 (5.21)
Full Load	312 (8.83)	308 (8.72)	281 (7.96)
Liquid Propane	ft <sup>3</sup> /hr (gal/hr) [l/hr]		
1/2 Load	72.4 (1.99) [7.53]	75.6 (2.08) [7.87]	83 (2.16) [8.16]
Full Load	130 (3.57) [13.53]	140 (3.85) [14.57]	127 (3.68) [13.99]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7" water column (7-13 mm mercury) for natural gas, 10-12" water column (19-22 mm mercury) for LP gas. For Btu content, multiply ft<sup>3</sup>/hr x 2500 (LP) or ft<sup>3</sup>/hr x 1000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG)

#### Controls

2-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation.
Mode Buttons:	Automatic Start on Utility failure. 7 day exerciser.
Auto	
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Off	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable (Brownout Setting)	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

\*\* Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). \* Maximum wattage and current are subject to and limited by such factors as fuel Btu/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet (304.8 meters) above sea level, and also will decrease about 1 percent for each 6 °C (10 °F) above 16 °C (60 °F).

**16/20/22 kW**

**switch options**

**Pre-wired Features**

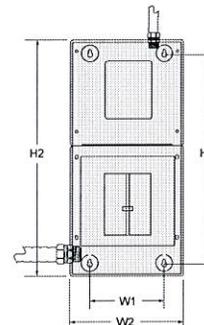
available on Steel 16 kW models only

- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2 pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA 1 (indoor rated) enclosure is standard on the pre-wired switch.
- Pre-wired 30 foot (9.1 meter) whip to connect to the provided 5 foot pre-wired whip and external connection box.
- Pre-wired 2 foot (0.61 meter) whip, color coded to connect into the existing electrical panel.

**Model 006461-0 (16 kW)**

No. of Poles	2
Current Rating (Amps)	100
Voltage Rating (VAC)	120/240, 1Ø
Utility Voltage Monitor (Fixed)*	
-Pick-up	80%
-Dropout	60%
Return to Utility*	approx. 15 sec.
Exercise weekly for 12 minutes*	Standard
UL Listed	Standard
Total of Pre-wired Circuits	16
No. 15 A 120 V	5
No. 20 A 120 V	5
No. 20 A 240 V	1
No. 30 A 240 V	-
No. 40 A 240 V	1
No. 50 A 240 V	1
Circuit Breaker Protected Available RMS Symmetrical Fault Current @ 250 Volts	10,000

\*Function of Evolution Controller



**Dimensions**

Mechanical Dimensions					
	Height		Width		Depth
	H1	H2	W1	W2	
in	23.5	26.4	8.3	12.6	6.3
mm	597	671.7	211	320.7	159.6

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14	2/0 - #14

**Smart Switch Features**

- Includes Digital Power Management Technology standard (DPM).
- Intelligently manages two air conditioner loads with no additional hardware.
- Up to four more large (120/240 VAC) loads can be managed when used in conjunction with Power Management Modules (PMM\*\*).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2 pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- NEMA/UL 3R aluminum outdoor enclosure.
- Main contacts are silver plated or silver alloy to resist welding and sticking.

\*\*Note: PMM starter kit is required prior to using the modules.

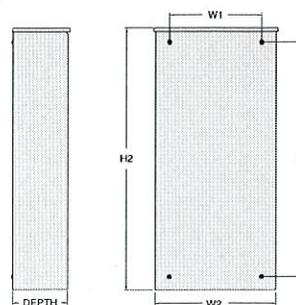
**Dimensions**

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	27.24	30.0	11.4	13.5	7.09
mm	692.0	762.4	289.0	343.0	180.0

**Model 006462-0 (16 kW)/006729-0 (20 kW)/006552-0 (22 kW)**

No. of Poles	2
Current Rating (Amps)	200
Voltage Rating (VAC)	120/240, 1Ø
Utility Voltage Monitor (Fixed)*	
-Pick-up	80%
-Dropout	60%
Return to Utility*	approx. 13 sec.
Exercise weekly for 12 minutes*	Standard
UL Listed	Standard
Enclosure Type	NEMA/UL 3R
Withstand Rating (Amps)	22,000
Lug Range	250 MCM - #6

\*Function of Evolution Controller



## 16/20/22 kW

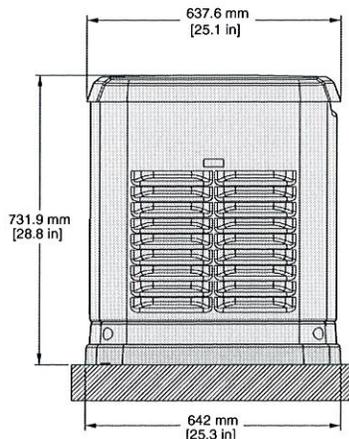
## available accessories

Model #	Product	Description
006463-1	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message.
005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
006212-0	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), a cold weather kit is required to maintain optimal battery and oil temperatures. Kit consists of a battery warmer and oil filter heater with built-in thermostats.
005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
005839-0 - Bisque 005666-0 - Gray	Fascia Base Wrap Kit* (Standard on 22 kW)	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
005703-0 - Bisque 005704-0 - Gray	Paint Kit*	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
006484-0 - 16 kW 006485-0 - 20 & 22 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the hardware necessary to perform complete routine maintenance on a Generac automatic standby generator.
006664-0	Wireless Remote Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house. Not compatible with CorePower or EcoGen systems.
006199-0	PMM Starter Kit	The PMM Starter Kit consists of a 24 VAC, field installed transformer that enables the use of the 24 VAC Power Management Modules (PMMs) and one PMM. The standard controller (without starter kit) can control two HVAC loads with no additional hardware. Not compatible with pre-wired switches.
006186-0	Power Management Module (50 Amps)	Power Management Modules are used in conjunction with the Smart Switch to increase its power management capabilities. It gives the Smart Switch additional power management flexibility not found in any other transfer switch. Not compatible with pre-wired switches. Note: PMM Starter Kit required.

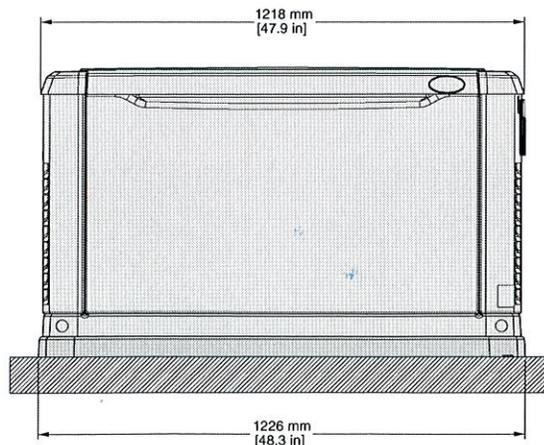
\* Note: Bisque kits are used in conjunction with steel enclosures. Gray kits are used in conjunction with aluminum enclosures.

## dimensions & UPCs

Dimensions shown are approximate. Refer to installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



LEFT SIDE VIEW



FRONT VIEW

Model	UPC
006459-0	696471064599
0064610	696471064612
006721-0	696471067217
006729-0	696471067293
006730-0	696471067309
006551-0	696471065510
006552-0	696471065527
006462-0	696471064629

**VILLAGE OF LAKE BLUFF  
REQUEST FOR BOARD ACTION**

**Agenda Item: 15**

**Subject:** A RESOLUTION AUTHORIZING THE EXECUTION OF A  
CONSTRUCTION CONTRACT WITH MICHELS PIPE SERVICES FOR  
THE VILLAGE OF LAKE BLUFF'S 2016-2017 SANITARY SEWER  
LINING PROJECT

**Action Requested:** ADOPTION OF RESOLUTION (Roll Call Vote)

**Originated By:** VILLAGE ENGINEER

**Referred To:** VILLAGE ENGINEER

**Summary of Background and Reason For Request:**

On Wednesday, October 19, 2016, bids were opened for the Village's 2016-2017 Sanitary Sewer Lining Project. A total of five bids were received, with the lowest responsive bid of \$58,904.50 submitted by Michels Pipe Services of Brownsville, Wisconsin.

The Village's FY16 Proposed Budget included \$85,000 for the lining of sanitary sewer segments identified in the 2014 Sanitary Sewer Evaluation Survey as in need of lining and televising of additional sanitary sewers in the East Terrace. The Village originally bid out the project for construction late in FY16. The bids received exceeded the budgeted amount by approximately \$43,000, so it was not taken to the Village Board. Following the opening of the original bids, the Village contracted separately for the sewer televising and cleaning portion of the project at a cost of \$13,174 and authorized an additional \$4,150 to our engineering consultant to prepare the documents for the re-bidding of the sewer lining.

It is anticipated that the total project cost to complete the sanitary sewer lining is \$99,703; this includes \$19,625 for engineering, \$13,174 for televising and cleaning, and an \$8,000 allowance for pipe repairs that may be necessary during construction.

The Village Engineer is recommending that an award be made to Michels Pipe Services for the low bid amount of \$58,904.50. While this project was not included in the current fiscal plan, there are adequate funds available in the contingency fund of the FY17 budget to complete this important infrastructure improvement.

**Reports and Documents Attached:**

- A Copy of the Resolution.

**Village Administrator's Recommendation:** Adoption of Resolution.

**Date Referred to Village Board:** 10/24/2016

**RESOLUTION NO. 2016-\_\_**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT WITH MICHELS PIPE SERVICES FOR THE VILLAGE OF LAKE BLUFF'S 2016-2017 SANITARY SEWER LINING PROJECT**

**WHEREAS**, the Village's Purchasing Policy and Procedures Manual provides for the solicitation of competitive bids for the construction of public works projects in excess of \$20,000; and,

**WHEREAS**, the Village Engineer supervised the preparation of contract documents specifying the Village's 2016-2017 Sanitary Sewer Lining Project; and,

**WHEREAS**, sealed bids for the Village's 2016-2017 Sanitary Sewer Lining Project were opened and read aloud at 11:00 A.M., on Wednesday, October 19, 2016, at the Lake Bluff Village Hall; and,

**WHEREAS**, Michels Pipe Services submitted the lowest responsive and qualified bid for the specified improvements for the project at a total unit price extended amount of \$58,904.50; and,

**WHEREAS**, adequate funds for the 2016-2017 Sanitary Sewer Lining Project are included in the Village's General Fund contingency budget; and,

**WHEREAS**, the Village Engineer recommends awarding the contract to Michels Pipe Services.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS** as follows:

1. The Village Board of Trustees hereby awards the 2016-2017 Sanitary Sewer Lining Project to the lowest responsive and qualified bidder: Michels Pipe Services, of Brownsville, Wisconsin.
2. The Village Administrator is hereby authorized and directed to execute a construction contract in a form acceptable to the Village Attorney with Michels Pipe Services to complete the 2016-2017 Sanitary Sewer Lining Project at a total extended unit price amount of \$58,904.50.

**PASSED** this \_\_<sup>th</sup> day of October, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:**            ()

**NAYS:**            ()

**ABSENT:**         ()

**APPROVED** this 24<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Village President

ATTEST:

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

**VILLAGE OF LAKE BLUFF  
REQUEST FOR BOARD ACTION**

**Agenda Item: 16**

**Subject:** AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO HUNTER FITNESS AND NUTRITION, INC. TO OPERATE A PHYSICAL FITNESS FACILITY AT 37 SHERWOOD TERRACE, UNITS 132-133 IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT

**Action Requested:** FIRST READING APPROVAL OF ORDINANCE (Voice Vote)

**Originated By:** HUNTER FITNESS AND NUTRITION, INC.

**Referred To:** JOINT PLAN COMMISSION AND ZONING BOARD OF APPEALS

**Summary of Background and Reason For Request:**

On September 20, 2016 the Village received a complete zoning application from Hunter Fitness and Nutrition, Inc. (Petitioner) requesting a Special Use Permit (SUP) to operate a physical fitness facility at 37 Sherwood Terrace, Units 132-133 (Property). The Petitioner will offer physical fitness services in small groups (8 to 16 people) and offer personal training, specialty training, and special classes (boot camps, seniors, etc.). At the conclusion of the public hearing on October 19<sup>th</sup> the Plan Commission and Zoning Board of Appeals (PCZBA) unanimously recommended the Village Board approve the request for a SUP to allow the Petitioner to operate a physical fitness facility at the Property pursuant to operations outlined in the zoning application.

Earlier this year the Village Board approved an amendment to the Zoning Code allowing physical fitness facilities as a special use in the L-1 Zoning District and granted a SUPs to Vlad's Gym, a personal trainer operating at 910 Sherwood Drive, as well as Lyft Health and Fitness at 960 North Shore Drive.

The Petitioner and Village Staff will be available at the meeting to answer questions from the Board.

**Reports and Documents Attached:**

1. Ordinance Granting the Petitioner a SUP to Operate a Physical Fitness Facility at the Property; and
2. PCZBA Staff Report (with attachments) Dated October 14, 2016.

**PCZBA's Recommendation:** Approval of the Ordinance.

**Village Administrator's Recommendation:** Consideration of First Reading of the Ordinance.

**Date Referred to Village Board:** 10/24/2016

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ORDINANCE NO. 2016-\_\_

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**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
TO HUNTER FITNESS AND NUTRITION, INC. TO  
OPERATE A PHYSICAL FITNESS FACILITY  
AT 37 SHERWOOD TERRACE, UNITS 132-133  
IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT**

Passed by the Board of Trustees, \_\_\_\_\_, 2016

Printed and Published, \_\_\_\_\_, 2016

Printed and Published in Pamphlet Form  
by Authority of the  
President and Board of Trustees

VILLAGE OF LAKE BLUFF  
LAKE COUNTY, ILLINOIS

I hereby certify that this document  
was properly published on the date  
stated above.

---

Village Clerk

ORDINANCE NO. 2016-\_\_

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
TO HUNTER FITNESS AND NUTRITION, INC. TO  
OPERATE A PHYSICAL FITNESS FACILITY  
AT 37 SHERWOOD TERRACE, UNITS 132-133  
IN THE VILLAGE'S L-1 LIGHT INDUSTRY DISTRICT**

**WHEREAS**, Hunter Fitness and Nutrition, Inc. ("**Applicant**") has applied for a special use permit pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations to allow for the operation of a physical fitness facility ("**Facility**") at 37 Sherwood Terrace, Units 132-133, Lake Bluff, Illinois ("**Premises**"), which Premises is located in the Village's L-1 Light Industry District and is legally described on **Exhibit A** attached to this Ordinance ("**Subject Property**"); and

**WHEREAS**, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("**PCZBA**") recommended that the Village Board grant a special use permit for operation of the Facility in the Premises ("**Special Use Permit**"); and

**WHEREAS**, the President and Board of Trustees have determined that it would be in the best interest of the Village to grant the requested special use permit in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE BLUFF, LAKE COUNTY, ILLINOIS, as follows:**

**Section 1. Recitals.**

The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

**Section 2. Public Hearing.**

A public hearing to consider the Applicant's request for the Special Use Permit was duly advertised on or before September 27, 2016 in *The Lake County News-Sun*, and was held by the PCZBA on October 19, 2016, on which date the PCZBA recommended that the Village Board grant the Special Use Permit subject to the conditions set forth in this Ordinance.

**Section 3. Special Use Permit.** Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, a special use permit is hereby granted, pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations, to allow the operation of the Facility in the Premises on the Subject Property.

**Section 4. Conditions.**

The special use permit granted in Section 3 of this Ordinance is expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

A. **Compliance with Application.** The Facility must be operated in substantial accordance with the Applicant's application for a special use permit and accompanying documents, attached to this Ordinance as **Exhibit B** ("**Application**").

B. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Facility, and all of the operations and activities on and in the Premises and the Subject Property shall comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations.

**Section 5. Failure to Comply with Conditions.**

Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approval granted in Section 3 of this Ordinance will, at the sole discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

**Section 6. Binding Effect; Non-Transferability.**

The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for the sole benefit of and bind the Applicant, unless otherwise explicitly set forth in this Ordinance. Nothing in this Ordinance will be deemed to allow this Ordinance to be transferred to any person or entity other than the Applicant without a new application for approval.

**Section 7. Effective Date.**

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Board of Trustees of the Village of Lake Bluff in the manner required by law;
2. Publication in pamphlet form in the manner required by law; and
3. The filing by the Applicant with the Village Clerk, for recording in the Office of the Lake County Recorder of Deeds, of an unconditional agreement and consent to accept and abide by all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the Applicant. The unconditional agreement and consent must be substantially in the form attached to this Ordinance as ***Exhibit C***.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by Paragraph 7.A.3 of this Ordinance within 60 days after the date of final passage of this Ordinance, the Village Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2016, by vote of the Board of Trustees of the Village of Lake Bluff, as follows:

**AYES:**        ( )

**NAYS:**         ( )

**ABSTAIN:**    ( )

**ABSENT:**     ( )

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Village President

ATTEST:

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Village Clerk

**FIRST READING:**

**SECOND READING:**

**PASSED:**

**APPROVED:**

**PUBLISHED IN PAMPHLET FORM:**

**EXHIBIT A**

**Legal Description of the Subject Property**

LOT 6 IN UNIT 2 IN NORTH SHORE INDUSTRIAL AND RESEARCH CENTER, BEING A SUBDIVISION OF LOT "A" IN NORTH SHORE INDUSTRIAL AND RESEARCH CENTER, UNIT 1, LOCATED IN PARTS OF SECTIONS 19 AND 20, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT ON UNIT 2 OF NORTH SHORE INDUSTRIAL AND RESEARCH CENTER RECORDED APRIL 7, 1969 AS DOCUMENT 1416589, IN BOOK 46 OF PLATS, PAGE 43, IN LAKE COUNTY, ILLINOIS.

Commonly known as 37 Sherwood Terrace, Units #132-133, Lake Bluff, IL

**EXHIBIT B**

**Zoning Application**

**EXHIBIT C**

**Unconditional Agreement and Consent**

**Applicant's Unconditional Agreement and Consent**

TO: The Village of Lake Bluff, Illinois (" ***Village***");

**WHEREAS**, Hunter Fitness and Nutrition, Inc. ("***Applicant***") has applied for a special use permit pursuant to Section 10-4-2E of the Lake Bluff Zoning Regulations to allow for the operation of a physical fitness facility ("***Facility***") at 37 Sherwood Terrace, Units 132-133, Lake Bluff, Illinois ("***Premises***"), which property is located in the Village's L-1 Light Industry District ("***Subject Property***"); and

**WHEREAS**, following a public hearing, the Lake Bluff Joint Plan Commission and Zoning Board of Appeals ("***PCZBA***") recommended that the Village Board grant a special use permit for operation of the Facility in the Premises ("***Special Use Permit***"); and

**WHEREAS**, Ordinance No. 2016-\_\_\_, adopted by the President and Board of Trustees of the Village of Lake Bluff on \_\_\_\_\_, 2016, ("***Ordinance***") grants the requested Special Use Permit for the Subject Property, subject to certain modifications, conditions, restrictions, and provisions; and

**WHEREAS**, Subsection 7.B of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files with the Village Clerk, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations of the Ordinance;

**NOW, THEREFORE**, the Applicant agrees and covenants as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not, and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's issuance of any permits for the use of the Subject Property, including, without limitation, the Special Use Permit granted in the Ordinance, and that the Village's issuance of any such permits does not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in

connection with the operation and use of the Subject Property or the Village's adoption of the Ordinance granting the Special Use Permit set forth in the Ordinance.

Dated: \_\_\_\_\_, 2016.

ATTEST:

**HUNTER FITNESS AND NUTRITION, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

VILLAGE OF LAKE BLUFF

Memorandum

**TO:** Chair Kraus and Members of the Joint Plan Commission & Zoning Board of Appeals  
**FROM:** Brandon Stanick, Asst. to the Village Administrator  
**DATE:** October 14, 2016  
**SUBJECT:** **Agenda Item #4** - Physical Fitness Facility Special Use Permit Request for 37 Sherwood Terrace, Units #132-133

<b>Applicant Information:</b>	Hunter Fitness and Nutrition, Inc. (Petitioner)
<b>Location:</b>	37 Sherwood Terrace, Units #132-133
<b>Requested Action:</b>	Request for a Special Use Permit
<b>Public Notice:</b>	<i>Lake County News Sun</i> – September 27, 2016
<b>Existing Zoning:</b>	Light Industry District (L-1)
<b>Purpose:</b>	Request for a Special Use Permit to operate a physical fitness facility in the L-1 District.
<b>Tenant Space:</b>	3,780 sq. ft.
<b>Existing Land Use:</b>	L-1 District – multi-tenant building with office and service uses
<b>Surrounding Land Use:</b>	<ul style="list-style-type: none"> <li>• North: Vacant lot</li> <li>• East: Forest Preserve across US Rt. 41</li> <li>• South: Auto Dealer</li> <li>• West: Multi-Tenant Office</li> </ul>
<b>Comprehensive Plan Land Use Objective:</b>	Enhance and maximize economic return to the Village in a manner compatible with existing uses.
<b>Zoning History:</b>	Not applicable
<b>Applicable Land Use Regulations:</b>	<ul style="list-style-type: none"> <li>• Section 10-4-2E: Special Use Permits</li> </ul>

**Background and Summary**

On September 20, 2016 the Village received a zoning application from Hunter Fitness and Nutrition, Inc. (Petitioner) seeking a Special Use Permit (SUP) to allow the operation of a physical fitness facility at 37 Sherwood Terrace, Units #132-133.

## Zoning Analysis

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The Petitioner will operate a physical fitness facility in a multi-tenant building mainly comprised of office and service uses. According to the Petitioner, the physical fitness services are provided in groups of 8 to 16 people. Also, in addition to small group training, the Petitioner will provide personal training, specialty training (yoga, sports massage, etc.), and special classes (boot camps, seniors, etc.). The Petitioner states as part of the submittal that 1,160 sq. ft. of space will be used for office and 2,620 sq. ft. for the gym.

According to the Petitioner the hours of operation will be:

<b>Hours of Operation:</b>
<b>Monday - Friday:</b> 5:00 a.m. to 8:00 p.m.
<b>Saturday:</b> 8:00 a.m. to 12:00 p.m.
<b>Sunday:</b> Closed (depends on future demand)

Due to the nature of the business Staff anticipates regular deliveries to the building will be minimal, if any.

Required parking in the L-1 Zoning District for production, assembly and office uses is 1 space per 600 sq. ft. of floor area. The building is 35,458 sq. ft. in size and requires 59 spaces; there are currently 71 total spaces.

There will be minimal impact to public utilities as adequate water and sewer services are currently available. Sanitation service will be provided by the property owner's contractor.

Village Staff does not anticipate any irregular police and/or fire service impacts.

The PCZBA may recall its consideration of SUPs earlier this year of two separate fitness facilities: Vlad's Gym, Inc. (personal training) and Lyft Health & Fitness (*CrossFit* and weight training). The ordinances approving the SUPs for these businesses are provided as attachments.

The Petitioner has provided statements addressing the standards for SUPs in the attached zoning application. The PCZBA should consider if the Petitioner's statements and submitted materials satisfy the established standards for SUPs.

## PCZBA Authority

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The PCZBA has authority to:

- Recommend the Village Board approve, approve with conditions or deny the request for:
  - a SUP to operate a physical fitness facility at 37 Sherwood Terrace, Units #132-133.

## **Recommendation**

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Following the public hearing to consider the requests, the PCZBA should take one of the following actions:

- If more information is required, continue the public hearing to a date certain to allow the Petitioner to provide additional information.
- If more information is not required, vote to recommend the Village Board approve, approve with conditions or deny the request for:
  - a SUP to operate a physical fitness facility at 37 Sherwood Terrace, Units #132-133.

## **Attachments**

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- Petitioner's zoning application and related material; and
- Ordinances #2016-03 (Vlad's Gym) and #2016-21 (Lyft Health & Fitness).

If you should have any questions concerning the information provided in this memorandum, please feel free to contact me at 847-283-6889.

John Chris Hunter  
Hunter Fitness and Nutrition Inc.  
280 Anita Terrace Apt# 204  
Antioch  
September 14, 2016



Lake Bluff Village

Dear Lake Bluff Village :

I am writing to request the opportunity to have our business plan be reviewed so that Hunter Fitness and Nutrition Inc. can be considered for a special permit that will allow us to use a facility that is currently zoned for industrial use to be used as a gym.

The plan outlines our goals and strategy as that will be bring a positive impact to the Lake Bluff community including fitness and additional revenue to the village.

Sincerely,

A handwritten signature in black ink, appearing to read "John Chris Hunter". The signature is stylized with a large loop and a long horizontal stroke extending to the right.

John Chris Hunter  
Hunter Fitness and Nutrition Inc.

## **Executive Summary**

This business plan was compiled to confirm the sustainability of the new program; and to ensure that the revenues would build confidence with potential investors on their return. In order to complete an accurate review, several areas were analyzed including project goals, risks, implementation, and a competitive analysis to evaluate Hunter Fitness and Nutrition Inc. CrossFit's market position.

## **Company Information**

CrossFit is a rapidly growing worldwide grassroots fitness movement. Combining gymnastics (calisthenics) with multi-joint weightlifting, interval training, and aerobic training, it approaches fitness as a contest against oneself. Workouts are measured by objective criteria like wattage, time, weight lifted, repetitions, or force, instead of repetitive "body part splits." Highly addictive, CrossFit focuses on perfection of form, a high frequency of variance in movement, a high intensity level over a short time period, and fun.

Hunter Fitness and Nutrition Inc. CrossFit is comprised of certified personal trainers through the National Academy of Sport Medicine (NASM), CrossFit certified trainers, and a Krav Maga certified instructor through Krav Maga Worldwide.

Hunter Fitness and Nutrition Inc. will be Lake Bluff's provider of high-level fitness training. Our philosophy is to teach people to move better through practice; to use novelty and intensity to create a fun environment of constant progress; to maintain education as our primary goal for both coaches and clients.

We are a service based business drawing revenue primarily from membership fees, personal training, special services (Yoga, sports massage, etc.) and special classes (boot camps, seniors, etc.). Additional income will come in from a pro shop (adding in phase III) that will sell shirts, shorts, and other fitness related accessories. A full line of supplements could be added if the interest for the athletes is there. There may also be opportunities to partner with other fitness based businesses that do not have resources to offer CrossFit such as martial arts studios and local corporations that do not have onsite fitness rooms.

Hunter Fitness and Nutrition Inc. will be opening with two employees and plan to expand to additional 3-6 part-time trainers as memberships increase and speciality classes are started.

Hours of operation will be from 5am to 8pm. Class schedule will be 5am, 6am, and 7am followed by open gym then classes with start up again at 5pm, 6pm, and 7pm. Hunter Fitness and Nutrition Inc. will continue to offer new classes as demographic targets are realized, as an example after noon classes for seniors/ stay at home parents as well as after school programs for kids to combat the obesity epidemic with today's youth.

## **Competition**

Buying into the CrossFit affiliation does not put geographical limits on where a "box" can open in regards to other locations that are currently open. Crossfit focuses heavily on building community and healthy competition. Hunter Fitness and Nutrition Inc. has done research and found that there are four CrossFit boxes within 25 miles with an average membership price of \$140 per month.

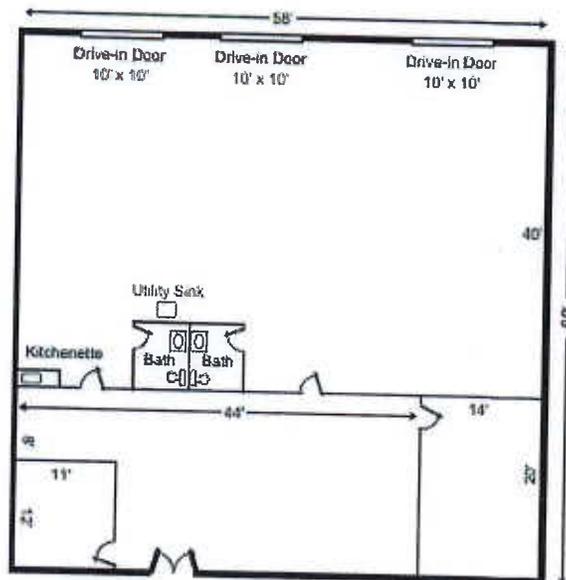
Although Hunter Fitness and Nutrition Inc. will be following the CrossFit workout plans, CrossFit programming is constantly varied and differ from each competitor. Hunter Fitness and Nutrition Inc. will be smaller compared to local competitors, however, this will allow us to cater to the individuals that do not like classes of 15+ athletes. In addition Hunter Fitness and Nutrition Inc. will be in a lease for two years that will allow us to grow at a sustainable rate purchasing equipment as needed keeping opening cost an a bare minimum.

**Location:**

Mercury Corporate Center in Lake Bluff has been identified as the best location for the gym. The office space 1,160 square feet and the warehouse (where the gym will be located) is 2,620 square feet. The location has been completely remodeled and virtually no work will be needed in the initial build out. The location has a small office, large conference room, wide open lounge area, and large warehouse with three bay doors. The unit also has a utility sink (perfect for washing off chalk from hands), two bathrooms, and a kitchenette. There will not be showers added in as they are currently not in the space and are uncommon in CrossFit type gyms. Surrounding business have typical operation hours that are opposite of our expected class schedule to allow for ample parking and playing music at "motivational levels" without bothering our neighbors.



**Mercury Corporate Centre – Lake Bluff**  
37 Sherwood Terrace • Unit 132-133 • Lake Bluff, IL



## Planning and Build Out

### Phase I: Project Planning

June 2016- August 2016

During this period, Hunter Fitness and Nutrition Inc. solidified its knowledge and developed the framework for the program and established a set of guidelines for the candidate required for implementation. Discussions with local professionals and business owners also occurred to develop an understanding of the market conditions and the demand. This information was then used to find a location which is described in detail below.

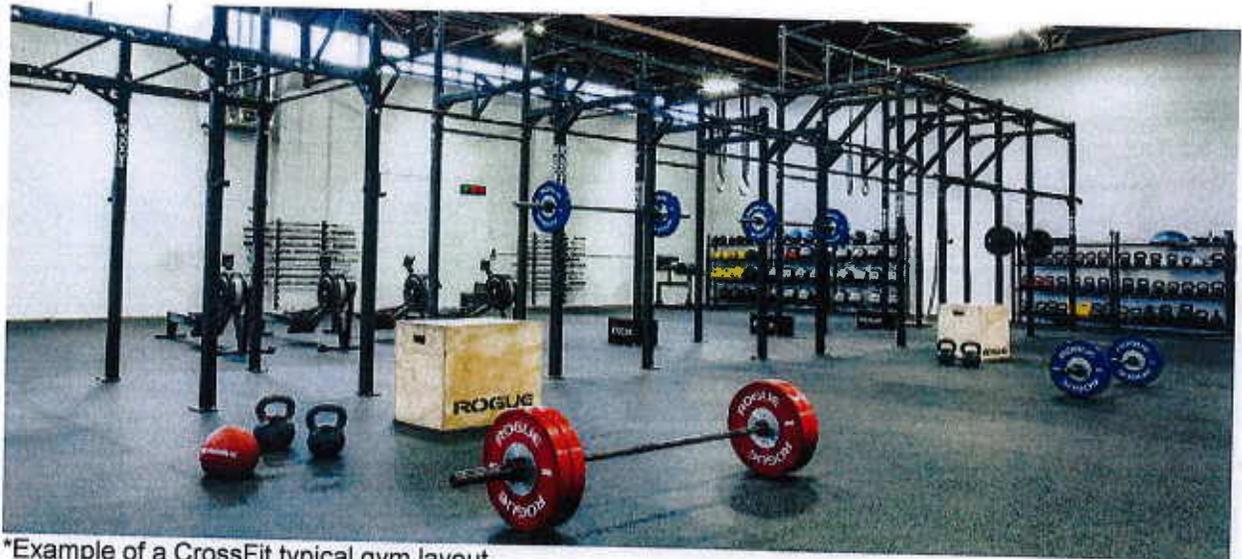
Staff of the gym have completed necessary training, earned highly accredited certificates, and teach group classes in the health and fitness industry.

### Phase II: Obtain permits, affiliation, and gym build out

September 2016- December 2016

Once the location has been secured the following actions will be executed to obtain the proper permits and become a CrossFit affiliate:

- Apply for all papers for special permit in Lake Bluff
- Zoning to be reviewed
- Final review special permit after court
- Obtain permit
- Create website
- Buy into CrossFit affiliation
- Order equipment
- Build out
- Grand opening

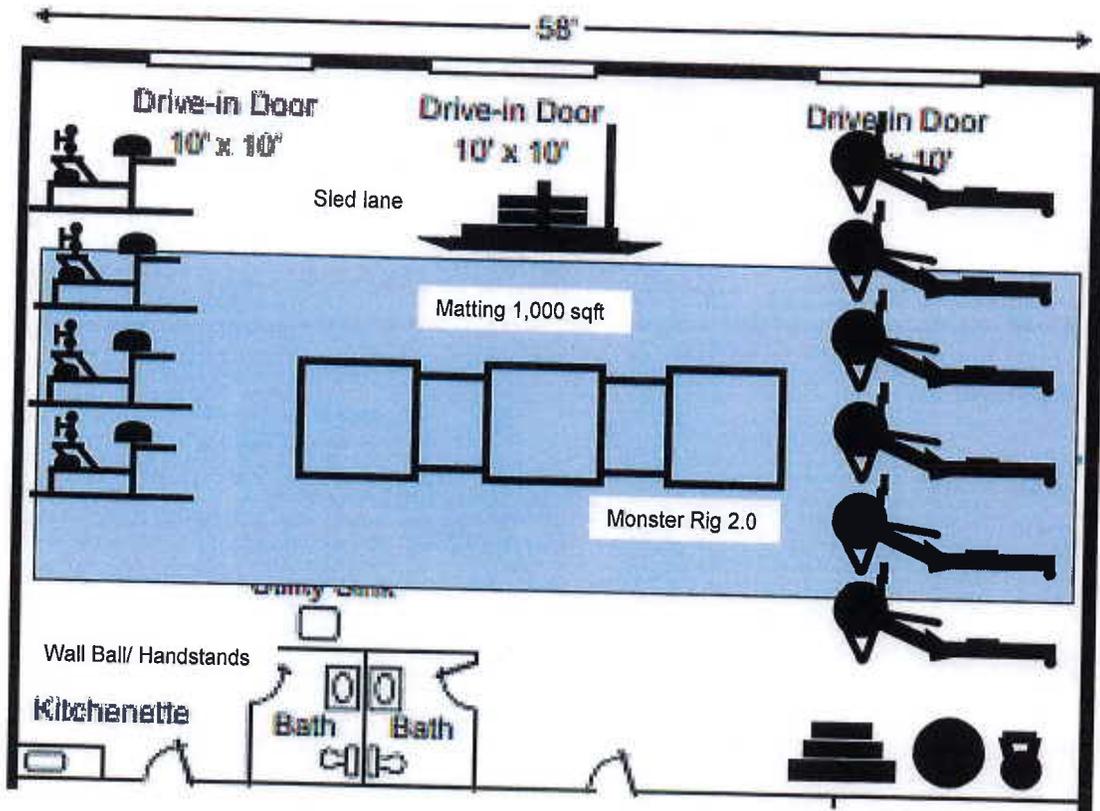


\*Example of a CrossFit typical gym layout

Phase II build out will be heavily focused in the warehouse that will support class sizes of 8-16 athletes with best gear available. Better gear and the freshly remodeled location will attract higher income cliental and justify the monthly fee. Equipment will have minimal impact to the space as special mats will be laid on the floor. Weights are also surrounded in a material (recycled tires) that will further protect the floor. The "rig" will be bolted to floor however the holes can be filled.

The initial build out will require 1 to 2 full truckloads of equipment that will be delivered to the garage doors and the process of unloading should not take more than one hour. After the initial build out there will not be an increase in truck traffic until further expansion happens in phase III targeted for May/ July timeframe. All other deliveries of pro-shop related items are expected to be delivered through the front door via small package/ parcel carriers.

Below is a floor plan.



### Phase III: Gym Expansion

May 2017 to July 2017

This phase will focus on expanding the clientele and ensuring that expected revenues are being generated. Additional build out of the lounge and conference room spaces. The lounge area will receive couches and the conference room will be converted into a personal training room (that can be rented for additional income).

### Marketing Strategy

Hunter Fitness and Nutrition Inc. has determined that paying into the Crossfit affiliation is the best promotional opportunity due to the popularity of the program and their 13,000 "boxes" opened worldwide. The company will utilize social media, website, and Google as the main source of advertisement. As the company grows we also anticipate sponsoring events such as sporting or school activities.

## **Management**

### **Chris Hunter, Owner Operator**

A Hunter Fitness and Nutrition Inc. founding partner brings his love of research, coaching, and personal improvement to the gym. Chris is certified Krav Maga Phase A instructor through Krav Maga Worldwide. Currently instructs classes of 10-20 students training in self-defence and heavy bag classes. Additional certifications include Krav Maga level 1-4 (student level), personal trainer through the National Academy of Sports Medicine (NASM), and CrossFit level 1 Trainer.

### **Aneta Chmur, Owner Operator**

Is also a Hunter Fitness and Nutrition Inc. founding partner that struggled with her own weight challenges she addressed through intense kettlebell workouts, dieting, and developing her own routines and a traditional gym. With her new found love of fitness Aneta is constantly challenging herself with new workouts, self-defence, and boxing programs. Certifications include Krav Maga level 2 (student level), personal trainer through the National Academy of Sports Medicine (NASM), and CrossFit level 1 trainer.

For more information contact:

**Eric Wagener**  
**224-353-2904**

ewagener@owenwagener.com

**Owen Wagener & Co.**  
 955 N. Plum Grove Rd., Suite C  
 Schaumburg, IL 60173  
 www.owenwagener.com

**MULTI-TENANT  
 FLEX SPACE**



**Mercury Corporate Centre**  
**37 Sherwood Terrace, Unit 132-133**

- 1 Private Office and 1 Conference Room
- 3 Private Drive-In Doors
- Kitchenette
- Fully Air-Conditioned Warehouse
- Excellent Window Line
- Beautifully Landscaped
- Great North Shore Location at Route 41 & 60



<b>Space Available:</b>	3,780 SF
<b>Present Office Space:</b>	1,160 SF
<b>Total Building Size:</b>	35,458 SF
<b>Acres:</b>	2.59
<b>Description:</b>	Multi-Tenant Flex
<b>Ceiling Height:</b>	16'
<b>Power:</b>	100 Amps/110 Volts
<b>Sprinklers:</b>	Yes
<b>Parking:</b>	Ample
<b>Loading:</b>	3 Individual 10' x 10' Drive-In Doors
<b>Year Built:</b>	1988
<b>Zoning:</b>	Industrial
<b>Heat:</b>	Gas Forced Air
<b>Monthly Rent:</b>	\$2,995.00 Modified Gross
<b>Taxes:</b>	Estimated 2016 \$0.89/SF*
<b>Operating Expenses:</b>	Estimated 2016 \$2.40/SF*

\*Included up to 2016 estimates. Tenant participates in increase in tax & operating expenses in excess of 2016 estimates, if any.



Members of this firm have an ownership interest in property

All information herein is from sources reliable but not guaranteed accurate. Subject to errors, omissions, and to changes of price and terms, estimates, etc.

# Mercury Corporate Centre – Lake Bluff

37 Sherwood Terrace • Unit 132-133 • Lake Bluff, IL

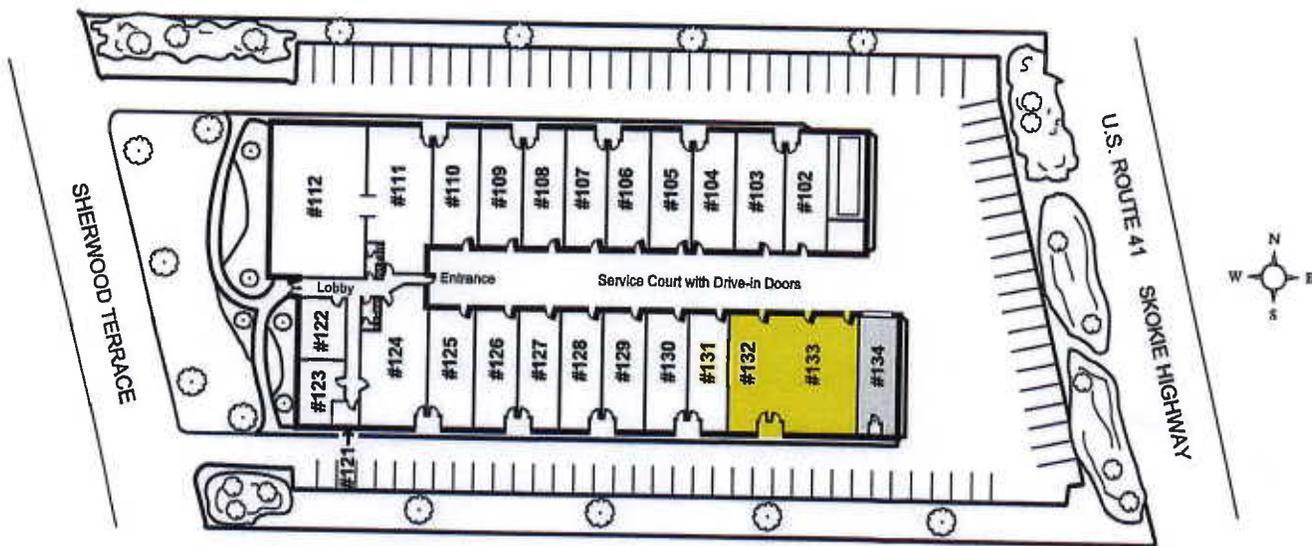
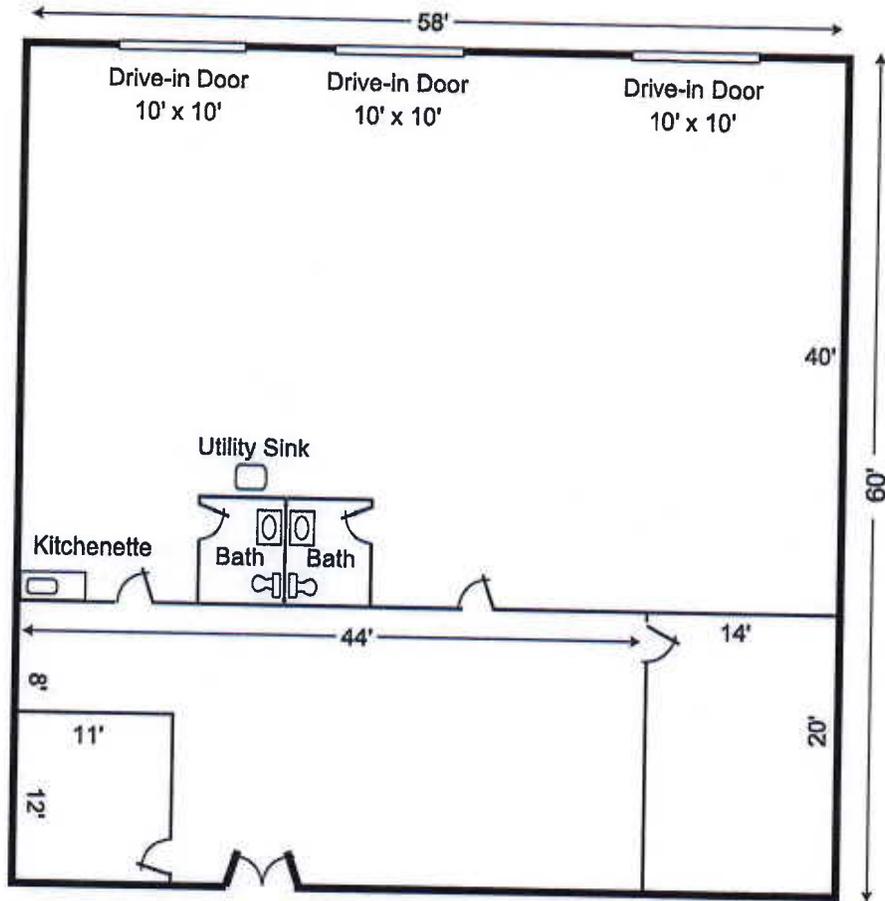
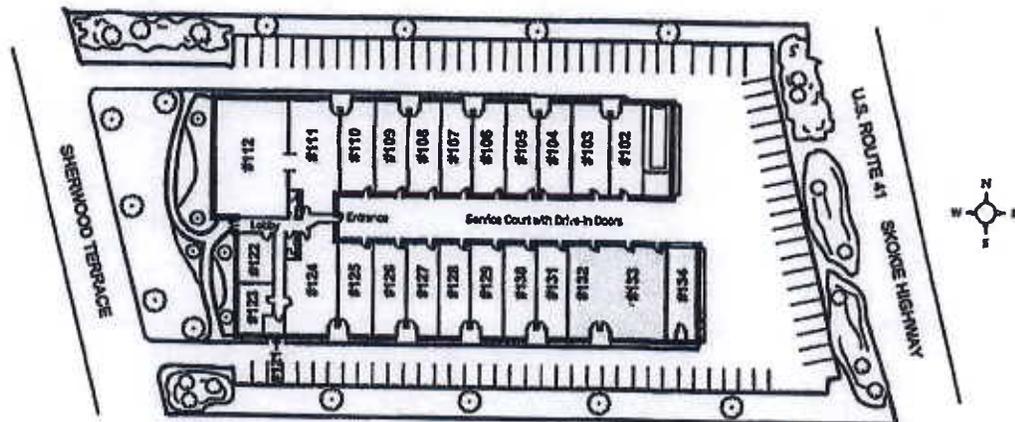
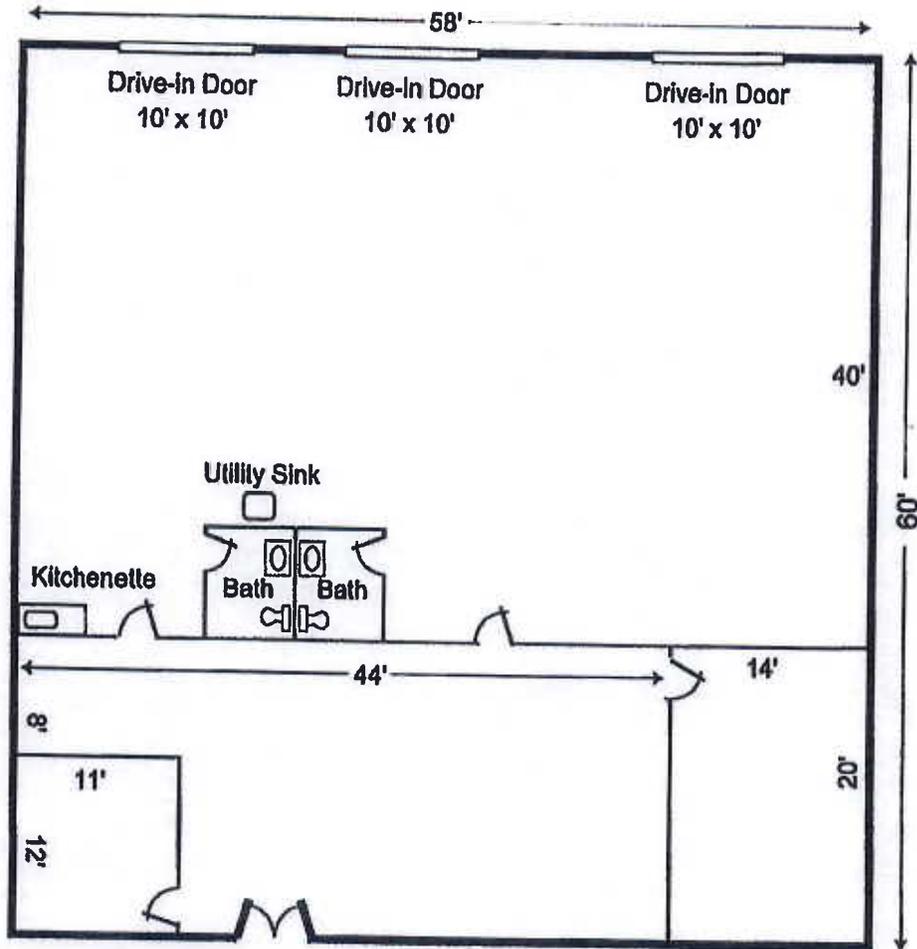


Exhibit A

# Mercury Corporate Centre – Lake Bluff

37 Sherwood Terrace • Unit 132-133 • Lake Bluff, IL





**COMMERCIAL LEASE AGREEMENT**

DATE OF LEASE (this "Lease"): September 6th, 2016

**PREMISES:** Approximately 3,780 square feet known as 37 Sherwood Terrace, Suites 132-133 ("the Premises") in the building (the "Building") commonly known as Mercury Corporate Centre- Lake Bluff located at 37 Sherwood Terrace, Lake Bluff, IL 60044. For the purpose of determining Lessee's obligation(s) as described herein, the square footage of the Building shall be 35,458 SF and Lessee's pro rata share ("Lessee's Pro Rata Share") shall be 10.7% (3,780/35,458). All notices shall be delivered in writing or electronically by email to the following parties:

**LESSEE:** NAME(S)..... Hunter Fitness and Nutrition, Inc.  
AND ..... John C. Hunter  
ADDRESS..... 37 Sherwood Terrace, Suites 132-133, Lake Bluff, IL 60044

**LESSOR:** NAME ..... Corporate Facility Services, Inc., as agent  
..... for ATG TRUST COMPANY U/T #9206  
ADDRESS..... 955 N. Plum Grove Road, Suite C  
..... Schaumburg, IL 60173

**LESSEE USE:** In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the Premises, together with the appurtenances thereto, solely for the following purpose: CrossFit Gym

1. **TERM & RENT:** The term of this Lease (the "Term") shall be two (2) years, two (2) months, commencing October 1st, 2016 (the "Commencement Date") and expiring November 30th, 2018 (the "Expiration Date"). The total monthly rent shall be as follows:

TERM	NET RENT	REAL ESTATE TAXES	COMMON AREA CHARGES	TOTAL MONTHLY RENT
10/1/2016-11/30/2016	\$0.00	+ *\$0.00	+ *\$0.00	= \$0.00
12/1/2016-11/30/2017	\$1,764.00	+ *\$280.00	+ *\$756.00	= \$2,800.00
12/1/2017-11/30/2018	\$1,848.00	+ *\$280.00	+ *\$756.00	= \$2,884.00

\*These are Lessor's current estimates and are subject to change.

Lessee shall pay any rental tax, which is now or may at some other date be imposed by any taxing body or authority. The base rent amount is not based on a calculation of the square footage of the Premises and should the actual square footage differ from the amount shown on this Lease there shall be no adjustment in the base rent amount.

3. **RENEWAL:** This Lease shall renew for an additional twelve (12) month period (hereinafter referred to as a "Renewal Period"), unless terminated in writing by either Lessor or Lessee, not less than sixty (60) days prior to the Expiration Date of this Lease or the Expiration Date of any subsequent Renewal Period. The aforementioned renewal provision shall be an ongoing right to renew provided Lessee is not then in default of any of its obligations under this Lease. Base Rent during the Renewal Period or any subsequent Renewal Periods shall

increase by 3% over the prior twelve (12) month Term or Renewal Period.

4. **UTILITIES, GAS, WATER, REFUSE, AND ELECTRICITY:** Lessor has caused necessary mains, conduits, and other facilities to be provided to supply gas, water and electricity to the Premises. Lessee shall pay for all gas and electricity used in the Premises and all refuse disposal and water and sewer charges from and after the date on which the Lessor makes the Premises available for the Lessee's use. It is the responsibility of the Lessee to contact the electric and the gas companies if they are the only user on an individual meter, to set up their individual accounts. Lessee must notify Lessor of the new account name and numbers prior to the effective date of the Lease. In addition thereto, Lessee shall pay for all other utilities and refuse disposal used in operation of its business in the Premises. Should the Premises occupied by Lessee share water, refuse collection, and /or gas and/or electric service with another lessee of the Building, Lessee agrees to pay their Pro Rata Share of the total costs of such water, refuse collection, and/or electric and/or gas charges. Lessee will make certain that all refuse are disposed of in sealed plastic bags. Excessive usage of common water, refuse or any utility, in excess of the average monthly cost shall be billed back to Lessee.

5. **HEATING, VENTILATING AND COOLING:** Lessee agrees to maintain and repair in good order and condition, and replace as necessary, the heating, ventilating and cooling unit installed to serve the Premises. Lessee shall pay for all charges rendered in connection with the use of such unit and all appurtenances thereto for the purpose of heating and air conditioning the Premises. Lessor, at its sole discretion, may elect to maintain the HVAC system and include these charge as Common Area Maintenance as provided in Paragraph 25 herein. Lessee may also join Lessor's HVAC Protection Program per a separate agreement.

Please Initial

6. **ADDITIONAL RENT:** All amounts required or provided to be paid by Lessee under this Lease shall be deemed rent, including without limitation, common area maintenance charges, promotion and advertising charges, if any, real estate taxes and insurance premiums and any other costs being obligation of the Lessee, if paid by Lessor, after receiving five days' notice and the failure to pay the same or any portion of the same shall be treated in all events as a failure to pay rent.
7. **SECURITY DEPOSIT:** Lessee shall deposit with Lessor the sum of \$5,768.00, as security for faithful performance and observance by Lessee of the terms and provisions of this Lease. Upon completion of the Term of this Lease, Lessee shall return the occupied space, carpet, woodwork, trim, ceiling, equipment, fixture, switches, floor, and walls to the same condition it was on the first day of occupancy, except for normal wear, or pay Lessor the amount necessary to do so. Lessee may not use the security deposit as an offset against claims against Lessor or as an offset against rent in any month. In the event of a bona fide sale of the real property, Lessor shall have the right to transfer the security deposit to the purchaser thereof. Lessee shall add moneys to the security deposit at the end of any month in which the security deposit has been reduced as a result of late fees or other charges contemplated in this Lease. The security deposit shall be held by Lessor, without interest, in favor of Lessee; provided, however, that no trust relationship shall be deemed created thereby and the security deposit may be commingled with other assets of Lessor. If Lessee defaults in the performance of any of its covenants hereunder, Lessor may, without notice to Lessee, apply all or any part of the security deposit to the cure of such default or the payment of any sums then due from Lessee under this Lease in addition to any other remedies available to Lessor.
8. **RENT DUE DATE:** Lessee understands that rent is due on or before the 1<sup>st</sup> of the month and considered late if not received by the 1<sup>st</sup> of the month. Lessee shall pay the rent promptly when due, without notice or demand, and without any abatement, deduction or setoff. No payment by Lessee, or receipt of acceptance by Lessor, of a lesser amount than the correct rent shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or letter accompanying any payment be deemed an accord or satisfaction. Each time a regular monthly rental installment check is received by Lessor after the 1<sup>st</sup> day of any calendar month, Lessee shall be billed 5% per month as a late fee based upon the current total monthly payment due which is due and payable with the next month's rent plus a \$150.00 administrative fee. Each time a regular monthly rent installment check is returned to Lessor for non-sufficient funds, Lessee shall be billed a \$150.00 fee (following submission of a check which is returned for non-sufficient funds, Lessee shall immediately pay the next three month's rent by money order, cashier's check or wired funds), with or without notice from Lessor. Lessee agrees to pay all costs of collection incurred by Lessor as a result of the Lessee's failure to pay in a timely manner, these including the costs of attorney's fees and collections agency fees, commissions and administration fees.
9. **OCCUPANCY:** Lessee will occupy the Premises upon the Commencement Date and except when and to the extent that the Premises are untenable by reason of damage by fire, or casualty, will use and continuously operate for the uses provided in Section 26 of this Lease, 100% of the Premises except minor portions as may be reasonably required for storage, and only in connection with the business conducted by Lessee in the Premises; Lessee shall conduct its business in a lawful, high grade and reputable manner and shall maintain adequately trained personnel for efficient service to customers. Lessee shall not permit the use or occupancy of the Premises for purposes not provided for under this Lease or by anyone other than the Lessee and the Lessee's employees.
10. **NON-LIABILITY OF LESSOR:** Lessor shall not be held liable in damages on account of any personal injury or loss occasioned by the failure of the heating apparatus to heat or cool the Premises sufficiently, by any leakage or breakage of the pipes, by any defect in the electric wiring, elevator apparatus and service thereof, or by reason of any other defect, latent or patent, in, around or about the Building.
11. **HALLS:** Lessor will cause the halls, corridors and other parts of the Building adjacent to the Premises to be lighted, cleaned and generally cared for, accidents, repairs, and unavoidable delays accepted.
12. **RULES AND REGULATIONS:** Exhibit A (Rules and Regulations) constitute a part of this Lease. Lessee shall observe and comply with them and also with such further reasonable rules and regulations as may later be required by Lessor for the necessary, proper and orderly care of the Building in which Premises are located.
13. **COMPLIANCE WITH LAWS:** Lessee shall, at its sole expense (regardless of the cost thereof), comply with all local, state and federal laws, rules, regulations, including all environmental laws and requirements now or hereafter in force and all judicial and administrative decisions in connection with the enforcement thereof (collectively, "Laws"), pertaining to either or both of the Premises and Lessee's use and occupancy thereof, and including, but not limited to, all Laws concerning or addressing matters of an environmental nature. If any license or permit is required for the conduct of Lessee's business in the Premises, Lessee, at its expense, shall procure such license or permit in good standing throughout the Term. Lessee shall give prompt notice to Lessor of any written notice it receives of the alleged violation of any Law or requirement of any governmental or administrative authority with respect to either or both of the Premises and the use or occupation thereof.
14. **ASSIGNMENT; SUBLETTING:** Lessee shall neither sublet the Premises or any part thereof nor assign this Lease nor permit by any act or default any transfer of Lessee's interest by operation of law, nor offer the Premises or any part thereof for lease or sublease, nor permit the use thereof for any purpose other than as above mentioned without, in each case, the prior written consent of Lessor.
15. **ALTERATIONS, ADDITIONS, AND IMPROVEMENTS:** Lessee shall not create any openings in the roof or exterior walls, nor make any alterations, additions or improvements to the demised premises without prior written consent of Lessor. All alterations, additions, or improvements shall become the property of the Lessor at the termination of this Lease. However, Lessee shall promptly remove, if Lessor so elects, all alterations, additions, or improvements and any other property placed in the Premises by Lessee and Lessee shall repair any damage caused by such removal.
16. **MAINTENANCE:** Lessee shall, at its sole cost and expense, perform any and all maintenance, repairs and replacements required in order to so maintain and preserve, in the same condition as exists on the Commencement Date, the Premises and the fixtures and appurtenances therein (including the HVAC, plumbing, mechanical and electrical systems). Lessor may join Lessor's HVAC Protection Program per separate agreement.
17. **JANITORIAL, KEYS AND LIGHT BULBS:** No janitorial service is provided inside of the Lessee's space, light bulbs for Lessee's light fixtures and replacement thereof are to be supplied by Lessee. Lessee will be provided with 2 keys for the Building and 2 keys for the Lessee's office door, additional keys will be provided at Lessee's expense, all keys must be returned to Lessor at the end of the Term.
18. **DAMAGE, TAKING AND RESTORATION, AND UNFITNESS:** Lessee shall give prompt notice to Lessor of any fire, casualty or damage to the Premises or any of the systems serving the Premises. Should the Premises be damaged by fire or other casualty, to the extent that the Premises is untenable for a period greater than 180 consecutive days, then the Lessor or Lessee may terminate this Lease by giving written notice, one to the other, of such termination prior to the commencement of any restoration of the Premises by Lessor. If the casualty, repairing or rebuilding renders the Premises untenable, in whole or in part, and the damage not be the result of the default or neglect of the Lessee, a proportionate abatement of the rent shall be allowed from the date when the damage occurred until the date the Lessor completes its work, said proportion to be

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- computed on the basis of the relation which the gross square foot area of the area rendered untenable bears to the floor space of the Premises. If the whole, or any substantial (as reasonably determined by Lessor) portion of the Premises is taken or condemned for any public use by right of eminent domain, or by private purchase in lieu thereof, and such taking would prevent or materially interfere with the use of the Premises by Lessee, then this Lease shall terminate effective when the physical taking of said Premises occurs. Lessee understands that it has no right to participate in any condemnation proceeds or awards.
19. **SURRENDER OF PREMISES:** On the last day of the Term, or upon any earlier termination of this Lease, or upon any re-entry by Lessor upon the Premises: (a) Lessee shall quit and surrender the Premises to Lessor "broom-clean" and in a condition that would reasonably be expected with normal and customary use in accordance with prudent operating practices and in accordance with the covenants and requirements imposed under this Lease, subject only to ordinary wear and tear (as is attributable to deterioration by reason of time and use, in spite of Lessee's reasonable care) and such damage or destruction as Lessor is required to repair or restore under this Lease; (b) Lessee shall remove all of Lessee's personal property therefrom, except as otherwise expressly provided in this Lease; and (c) Lessee shall surrender to Lessor any and all keys, access cards, computer codes or any other items used to access the Premises. If Lessee remains in possession after the expiration of this Lease or after any earlier termination date of this Lease or of Lessee's right to possession: (i) Lessee shall be deemed a Lessee-at-will; (ii) Lessee shall pay 200% of the aggregate of all rent last prevailing hereunder, and also shall pay all actual damages sustained by Lessor, directly by reason of Lessee's remaining in possession after the expiration or termination of this Lease; (iii) there shall be no renewal or extension of this Lease by operation of law; and (iv) the tenancy-at-will may be terminated by either party hereto upon 30 days' prior written notice given by the terminating party to the non-terminating party. The provisions of this Section 19 shall not constitute a waiver by Lessor of any re-entry rights of Lessor provided hereunder or by law and shall survive the termination or expiration of this Lease.
20. **NO WASTE OR MISUSE:** Lessee shall restore the Premises to Lessor with glass of like kind and quality in the several doors and windows therein; entire and unbroken, as is now therein, and will not allow any waste of the water or misuse or neglect of the water or light fixtures on the Premises, and will pay all damages to the Premises as well as all other damage to other lessees of the Building, caused by such waste or misuse.
21. **TERMINATION, ABANDONMENT, RE-ENTRY, RELETING:** At the Expiration Date, by lapse of time or otherwise, Lessee agrees to yield up immediate and peaceable possession to Lessor and failing so to do, to pay as liquidated damages, for the whole time such possession is withheld, the sum of 200% of one month's rent per day, and it shall be lawful for the Lessor or his legal representative at any time thereafter, to re-enter the Premises or any part thereof, either with or (to the extent permitted by law) without process of law, and to expel, remove and put out the Lessee or any person or persons occupying the same, using such force as may be necessary so to do, and to repossess and enjoy the Premises again as before this Lease, without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenants; or in case the Premises shall be abandoned, deserted, or vacated, and remain unoccupied ten days consecutively, the Lessee hereby authorizes and requests the Lessor as Lessee's agent to re-enter the Premises and remove all articles found therein, place them in some regular warehouse or other suitable storage place, at the cost and expense of Lessee, and proceed to re-rent the Premises at the Lessor's option and discretion and apply all money so received after paying the expenses of such removal toward the rent accruing under this Lease. This request shall not in any way be construed as requiring any compliance therewith on the part of the Lessor except as required by Illinois statute. If the Lessee shall fail to pay the rent at the times, place and in
- the manner above provided, and the same shall remain unpaid five days after the day whereon the same should be paid, the Lessor by reason thereof shall be authorized to declare the Term ended, and the Lessee hereby expressly waives all right or rights to any notice or demand under any statute of the state relative to forcible entry or detainer and agrees that the Lessor, his agents or assigns may begin suit for possession or rent without notice or demand.
22. **REMOVED PROPERTY:** In the event of re-entry and removal of the articles found on the Premises as hereinbefore provided, the Lessee hereby authorizes and requests the Lessor to sell the same at public or private sale with or without notice, and the proceeds thereof, after paying the expenses of removal, storage and sale to apply towards the rent reserved herein, reading the overage, if any, to Lessee upon demand.
23. **COMMON AREAS:** Lessor shall make available from time to time areas (hereinafter sometimes called "Common Areas") and facilities of common benefit to the lessees and occupants of the Premises as Lessors shall deem appropriate. Lessor shall operate, manage (and in connection therewith shall have the right to impose reasonable uniform rules and regulations), equip, light, provide signage, insure, repair and maintain the Common Areas and facilities for their intended purposes and in such manner as Lessor shall, in its sole discretion determine, and may from time to time change the size, location and nature of any Common Areas or facilities and make installations therein and move and remove such installations. Lessor shall have the right to close the Common Areas or any part thereof on non-business days or during non-business hours as Lessor shall in its sole discretion, determine. Lessor shall have the right to close the Common Areas if required by governmental regulations or authority during business hours or any portion thereof. Lessor may, in its discretion, impose parking charges.
24. **USE OF COMMON AREAS:** Lessee and its business invitees, employees and customers shall have the non-exclusive right, in common with Lessor and all others to whom Lessor may from time to time impose the rights of Lessor as set forth above. Lessee shall pay Lessor, after two (2) days written notice, \$80.00 for each day on which a car of Lessee, a concessionaire, employee, or agent of Lessee is parked outside any area designated by Lessor for employee parking after such notice. Lessee authorizes Lessor to cause any such car to be towed from the parking lot and Lessee shall reimburse Lessor for the cost thereof upon demand, and otherwise indemnify and hold Lessor harmless with respect thereto. Lessee shall abide by all rules and regulations and cause its concessionaires, officers, employees, agents, customers and invites to abide thereby. Lessor at anytime, may close temporarily any Common Areas to make repairs or changes, prevent the acquisition of public rights therein, discourage non-customer parking, or for other reasonable purposes. Lessee shall not interfere with Lessor's or other lessees rights to use any part of the Common Areas. Neither Lessee nor Lessee's employees shall park automobiles in any area other than areas posted for such parking.
25. **CHARGES FOR COMMON AREAS AND FACILITIES:** Lessee shall pay to Lessor in and for each calendar year (and partial Lease Year) Lessee's Pro Rata Share of all costs and expenses of every kind and nature, paid or incurred by the Lessor during such calendar or partial year and for the Lease Term in operating, managing, equipping, protecting, insuring, lighting, cooling, heating, repairing, replacing, and maintaining upon Lessor's sole election the Common Area and facilities and signs as may exist or be constructed, in the Premises (the "Common Area Maintenance Costs"). Such charges shall be paid as additional rent in monthly installments on the first date of each calendar month in advance in an amount estimated by Lessor. After the expiration of each calendar year, Lessor shall furnish Lessee with a statement in reasonable detail of the actual Common Area Maintenance Costs paid or incurred by Lessor during such calendar year, and thereupon there shall be an adjustment between Lessor and Lessee with payment to the Lessor to the end that Lessor shall receive the precise amount of Lessee's Pro rata Share of said costs for such period. In no event shall any Additional Rent result in a decrease of

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the Total Monthly Payment payable hereunder as outlined in Section 2 on Page One.

**26. USE OF PREMISES STANDARD INSURANCE RATING:**

Lessee will not permit any unlawful or immoral practice with or without his knowledge or consent, to be committed or carried on in the Premises by himself or by any other person. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon (It is Lessor's understanding that Lessee's business operates within the bounds of a "standard insurance rating" with regards to Lessor's building risk (if at anytime Lessor's building insurance risk policy becomes rated above standard insurance risk because of Lessee's operation, Lessee agrees to pay the above difference as additional rent) nor for any purpose other than that hereinbefore specified. Lessee will not keep or use or permit to be kept or used in or on the Premises or any place contiguous thereto any flammable fluids or explosives, without the written permission of Lessor first obtained. Lessee will not load floors beyond the floor load rating prescribed by applicable municipal ordinances. Lessee will not use or allow the use of the Premises for any purpose whatsoever that will injure the reputation of the Premises or of the Building of which they are part. The Premises shall be occupied and used by Lessee for the sole purpose of conducting therein business as provided in page one of this Lease, and only such other activities approved in writing by Lessor and which do not conflict with other businesses in the Building under the Lessee's name unless another name is approved in writing, by the Lessor. Lessee, Lessee's agents or employees shall not in any manner or activity interfere with the quiet enjoyment of leased spaces by other lessees in the Building in which the Premises is leased.

**27. HOLD HARMLESS:** Lessee shall save Lessor and Lessor's beneficiaries and agents harmless and indemnified from all liability, injury, loss, cost, damage, and/or expenses, including reasonable attorneys fees in respect to any injury to or death of any person and/or damage to or loss or destruction of any property occasioned by or growing out of any maintenance by Lessee or any alterations, remodeling, repairs or additions by Lessee or Lessee's agents or contractors, or as a result of any violation of law by Lessee. Notwithstanding anything to the contrary herein, nothing in this Lease shall be deemed to exculpate Lessor from, or indemnify Lessor for, Lessor's negligent or willful acts or omissions.

**28. INSURANCE:** Lessee shall save Lessor and Lessor's beneficiaries and agents harmless and indemnified from all liability, injury, loss, cost, damage and/or expense (including reasonable attorney fees) in respect of any injury to, death of, any person, and/or damage to, or loss or destruction of, any property while on the Premises or any other part of the Rental Property occasioned by any act or omission of Lessee, or anyone claiming by, through or under Lessee; Lessee agrees to maintain in responsible companies approved by Lessor, public liability insurance, insuring Lessor, Lessor's beneficiaries and agents and Lessee, as their interests may appear, against all claims, demands, or actions for injury to or death of any one person (in an amount of not less than \$1,000,000.00) and for injury or death of more than one person in any one occurrence (in an amount of not less than \$1,000,000.00) and for damage to property (in an amount of not less than \$1,000,000.00) made by or on behalf of any persons, firm, or corporation, arising from, related to, or connected with the conduct and operation of Lessee's business, in the Premises (Lessor shall have the right to direct Lessee to increase said amounts whenever it considers them inadequate), and, in addition, and in like amount covering Lessee's contractual liability under the aforesaid hold harmless clause; to carry like coverage against loss or damage by boiler or compressor or internal explosion of boilers or compressors, if there is a boiler or compressor in the Premises; to maintain plate glass insurance covering all exterior plate glass in the Premises and Fire insurance with usual extended coverage endorsements as Lessor may from time to time require covering all of Lessee's stock in trade floor coverings and equipment in the Premises. All of said insurance shall be in form and in responsible companies satisfactory to Lessor and

shall provide that it will not be subject to cancellation, termination or change except after at least thirty (30) days prior written notice to Lessor. The policies or duly executed certificates for same (which shall evidence the insurer's waiver of subrogation), together with satisfactory evidence of the payment of the premium thereon, shall be deposited with Lessor upon renewals of such policies, not less than thirty (30) days prior to the expiration of the Term of such coverage; and that if Lessee fails to comply with such requirements, Lessor may obtain such insurance and keep the same in effect, and Lessee shall pay Lessor the premium cost thereof upon demand. Lessor shall maintain a commercial property insurance policy covering the Premises (at its full replacement cost), but excluding Lessee's personal property; provided, however, that Lessee shall, upon demand, reimburse Lessor for Lessee's Pro rata Share of the cost incurred by Lessor to maintain the commercial property insurance policy. Lessee shall pay to Lessor, Lessee's Pro rata Share of any premiums for fire, extended coverage and liability insurance (with all its endorsements including, without limitation, business interruption insurance), paid annually by Lessor during the Lease Term. The payment by Lessee of its share of such insurance premiums shall be made to Lessor on the first day of each calendar month as part of common area expenses. In addition to the foregoing, Lessee shall pay its share of any costs of inspection and all fees charged by the city, town village, county, state, etc. relative to the use and occupancy of the Premises as additional rent hereunder.

**29. INDEMNIFICATION AND LIMITATION OF LIABILITY:**

Notwithstanding anything to the contrary herein contained, there shall be absolutely no personal liability on persons, firms, or entities who constitute Lessor with respect to any of the terms, covenants, conditions and provision of this Lease, and Lessee shall look solely to the interest of Lessor, its successors and assigns, for the satisfaction of each and every remedy of Lessee in the event of default by Lessor hereunder; such exculpation of personal liability is absolute and without any exception whatsoever. Lessor and Lessor's beneficiaries, agents, and employees shall not be liable for, and to the extent permissible by state law, Lessee waives all claims for, damage to person or property sustained by Lessee or any person claiming through Lessee resulting from an accident or occurrence in or upon the Premises or the Building of which they shall be a part, including, but not limited to, claims for damage resulting from; a) Any equipment and appurtenances becoming out of repair, b) Injury or damage occasioned by wind, water or other natural element, c) Any defect in or failure of plumbing, heating, or air conditioning equipment, electric wiring or installation thereof, gas, water, steam pipes, stairs, porches, railings, or walks, d) Broken glass, e) The backing up of any sewer pipe or downspout, f) The bursting, leaking, or running of any tank, tub, washstand, water closet, waste pipe, drain or any other pipe or tank in, upon or about such Building or Premises, g) The escape of steam, hot water, noxious gas, liquid or any environmental condition, h) Water, snow or ice being upon or coming through the roof, skylight, trapdoor, stairs, walks or any other place upon or near such Building or Premises or otherwise, i) The falling of any fixture, plaster or stucco, and j) Any act, omission or negligence of co-lessees or of other persons or occupants of said buildings or of adjoining or contiguous buildings or of owners of adjacent or contiguous property. Additionally, except as provided by Illinois statute, the Lessor shall not be liable for any loss of property or defects in the Building or in the Premises, or any accidental damages to the person or property of the Lessee in or about the Building or the Premises, from water, rain or snow which may leak into, issue or flow from any part of the Building or the Premises, or from the pipes or plumbing works of the same. The Lessee hereby covenants and agrees to make no claim for any such loss or damage at any time. The Lessor shall not be liable for any loss or damage of or to any property placed in any storeroom or storage place in the Building, such storeroom or storage place being furnished gratuitously, and no part of the obligations of this Lease.

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- 30. ACCESS TO LEASED PREMISES:** Lessee shall permit Lessor, Lessors' mortgagee and agents to enter the Premises at reasonable times for the purpose of inspecting the same, of making repairs, additions or alterations thereto or the Building in which the same are located, and of showing the Premises to prospective purchasers, lenders, and lessees.
- 31. REAL ESTATE TAXES, INSPECTIONS AND, INSPECTION FEES:** Lessee agrees to pay Lessee's Pro Rata Share, of the taxes, public charges and assessments (and all costs and fees incurred by Lessor in contesting the same and/or negotiating with the public authorities as to the same) assessed or imposed upon the land and buildings and (other than income taxes) rents (or other charges) upon which Lessor is from time to time obligated to pay the taxes, determined as of the date the tax bill is issued. Should the tax authorities include in taxes machinery, equipment, inventory or other personal property or assets of Lessee, Lessee shall then pay the entire taxes for such items. Until adjusted by notice in writing, Lessee agrees to pay the Lessor a billed amount on the first date of each calendar month as payment for taxes. Lessor shall have the right, at its discretion, to adjust said monthly estimated payment at any time to reflect Lessor's reasonable estimate of the amount of taxes that will be due for the then current year, and Lessee's taxes that will be due for the then current year, and Lessee's monthly payment shall be such adjusted amount commencing with the calendar month following Lessor's notice of such adjustment. Photostatted copy of bill(s) shall be conclusive evidence of the amount of taxes and other charges contemplated herein, due. Lessee's Pro rata Share of the taxes will be according to the length of time the Lease is in effect for the year in which the Lease commences and the year in which it terminates. Notwithstanding any other provision of this Lease, for the purpose of determining the tax amount as described herein, the taxes due for a given year shall be the taxes paid by Lessor in that given year regardless of the actual tax year or period for which the taxes are payable. In no event shall any Additional Rent result in a decrease of the Total Monthly Payment payable hereunder as outlined in Section 2 on Page One.
- 32. DEFAULT BY LESSEE:** Failure by Lessee to pay, when due, any Rent provided for in this Lease, if such failure shall continue for five (5) days after written notice thereof from Lessor to Lessee, shall constitute an event of default. In the event Lessee shall neglect reasonably to maintain or repair the Premises as specified in this Lease, Lessor shall have the right (but not the obligation) to cause repairs, maintenance or corrections to be made and any reasonable costs, therefore, shall be payable by Lessee to Lessor as additional rent on the next rental installment date. It shall be a default by Lessee under this Lease if Lessee makes an assignment for the benefit of creditors, or files a voluntary petition under any state or federal bankruptcy (including the United States Bankruptcy Code) or insolvency law, or an involuntary petition is filed against Lessee under any state or federal bankruptcy (including the United States Bankruptcy Code) or insolvency law that is not dismissed within 90 days after filing, or whenever a receiver of Lessee, or of, or for, the property of Lessee shall be appointed, or Lessee admits it is insolvent or is not able to pay its debts as they mature. It shall also be a default if Lessee fails, whether by action or inaction, to timely comply with, or satisfy, any or all of the obligations imposed on Lessee under this Lease (other than the obligation to pay rent) for a period of 15 days after Lessor's delivery to Lessee of written notice of such default. If Lessee is in default under this Lease, Lessor may terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession to Lessor. In such event, Lessor shall be entitled to recover from Lessee all of: (i) the unpaid rent (inclusive of base rent and additional rent) that is accrued and unpaid as of the date on which this Lease is terminated; and (ii) any other remedy now or hereafter available under the laws of the State of Illinois.
- 33. MODIFICATION:** It is understood and agreed between the Lessee and the Lessor that no assent or consent to change in, or waiver of any part of this Lease, has been or can be made unless done in writing and endorsed hereon by the Lessor, and in such case it shall operate only for the time and purpose as expressly stated.
- 34. NO SMOKING:** In accordance with the Smoke-Free Illinois Act, no smoking is allowed anywhere within the Premises.
- 35. ESTOPPEL CERTIFICATE:** Lessee agrees, from time to time and within 10 days after request by Lessor, to deliver to Lessor, or Lessor's designee, an estoppel certificate stating such matters pertaining to this Lease as may be reasonably requested by Lessor. Failure by Lessee to timely execute and deliver such certificate shall constitute an acceptance of the Premises and acknowledgment by Lessee that the statements included therein are true and correct without exception.
- 36. SUBORDINATION AND ATTORNMENT:** This Lease is and shall be subject and subordinate at all times to any mortgage or deed of trust that may now exist or hereafter be placed upon, and encumber, any or all of the Premises. Lessee shall execute and deliver, within ten (10) days of Lessor's request, and in the form reasonably requested by Lessor (or its lender), any documents evidencing the subordination of this Lease. Lessee hereby covenants and agrees that Lessee shall attorn to any successor to Lessor.
- 37. TRANSFER BY LESSOR:** In the event of a sale or conveyance by Lessor of the Premises, the same shall operate to release Lessor from any future liability for any of the covenants or conditions, express or implied, herein contained in favor of Lessee, and in such event Lessee agrees to look solely to Lessor's successor in interest with respect thereto and agrees to attorn to such successor.
- 38. BROKER:** Lessee covenants, warrants and represents that Owen Wagener & Co. was the only broker to represent Lessee in the negotiation of this Lease ("Lessee's Broker"). Lessor covenants, warrants and represents that Owen Wagener & Co. was the only broker to represent Lessor in the negotiation of this Lease ("Lessor's Broker"). Lessor shall be solely responsible for paying the commission of [both Lessee's Broker and] Lessor's Broker. Each party agrees to and hereby does defend, indemnify and hold the other harmless against and from any brokerage commissions or finder's fees or claims therefor by a party claiming to have dealt with the indemnifying party and all costs, expenses and liabilities in connection therewith, including, without limitation, reasonable attorneys' fees and expenses, for any breach of the foregoing. The foregoing indemnification shall survive the termination or expiration of this Lease.
- 39. RECORDATION OF LEASE:** Lessee shall not record or file this Lease (or any memorandum hereof) in the public records of any county or state.
- 40. FINANCIAL INFORMATION:** Lessee shall deliver to Lessor information and documentation describing and concerning Lessee's financial condition and in form and substance reasonably acceptable to Lessor, within ten (10) days following Lessor's written request therefor. Upon Lessor's request, Lessee shall provide to Lessor the most currently available audited financial statement of Lessee; and if no such audited financial statement is available, then Lessee shall instead deliver to Lessor its most currently available balance sheet and income statement.
- 41. LIEN PROHIBITION:** Lessee shall not permit any mechanics or materialmen's liens to attach to the Premises or the Building. Lessee, at its expense, shall procure the satisfaction or discharge of record of all such liens and encumbrances within 30 days after the filing thereof; or, within such thirty (30) day period, Lessee shall provide Lessor, at Lessee's sole expense, with endorsements (satisfactory, both in form and substance, to Lessor and the holder of any mortgage or deed of trust) to the existing title insurance policies of Lessor and the holder of any mortgage or deed of trust, insuring against the existence of, and any attempted enforcement of, such lien or encumbrance. In the event Lessee has not so performed, Lessor may, at its option, pay and discharge such liens and Lessee shall be responsible to reimburse

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Lessor, on demand and as additional rent under this Lease, for all costs and expenses incurred in connection therewith, together with interest at the rate of twelve percent (12%) per annum, which expenses shall include all fees of attorneys of Lessor's choosing, and any costs in posting bond to effect discharge or release of the lien as an encumbrance against the Premises.

42. **PARTIAL INVALIDITY:** If any provision of this Lease or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

43. **PLURALS; SUCCESSORS:** The words "Lessor" and "Lessee" wherever used in this Lease shall be construed to mean Lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein, and the necessary grammatical changes shall be assumed in each case as though fully expressed. All covenants, promises, representations and agreements herein contained shall be binding upon, apply and inure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and assigns.

44. **CONDITION, USE AND OCCUPANCY**

Lessee acknowledges that: (a) it has been advised by Lessor and/or Broker to satisfy itself with respect to the condition of the Premises (including but not limited to the security, environmental aspects, and compliance with applicable governmental requirements), and their suitability for Lessee's intended use, (b) Lessee has made such investigation as it deems necessary with reference to such matters and assumes all responsibility therefore as the same relates to its occupancy of the Premises, and (c) neither Lessor, Lessor's agents, nor Brokers have made any oral or written representations or warranties with respect to said matters other than as set forth in this Lease. Lessee is responsible for determining whether or not any applicable governmental requirements, and especially the zoning, are appropriate

for Lessee's intended use, and acknowledges that past uses of the Premises may no longer be allowed.

45. **CONFIDENTIALITY AND NON-DISCLOSURE OF RENTAL RATES AND TERMS TO THIRD PARTIES**

Lessee agrees to hold all lease terms, rental rates and lease contract information confidential and shall not disclose such to any non-associated third party including other tenants in the property. Should Lessee breach this confidentiality agreement, Lessor shall have the right to impose an economic loss charge equivalent to 10% of the then current monthly rent. Said breach of confidentiality charge shall be added to the monthly rent and shall be paid by the Lessee as additional rent due for the remainder of the lease term.

46. **QUIET ENJOYMENT**

The Lessor covenants and agrees that the Lessee upon paying the Basic Rent, Additional Rent and all other charges herein provided for and performing and fulfilling covenants, agreements and conditions of this Lease shall lawfully and quietly hold, occupy and enjoy the Premises, subject, however, to the matters herein set forth.

47. **NOTICES**

All notices, demands and requests which are required to be given by either party to the other shall be in writing and shall be deemed given when sent by email, courier, hand delivery, faxed or United States Certified Mail, postage prepaid, if for the Lessee, addressed to the Lessee at the Premises or at such other place as the Lessee may designate by written notice to the Lessor at the address specified on page one, or at such other place as the Lessor may designate by written notice to the Lessee

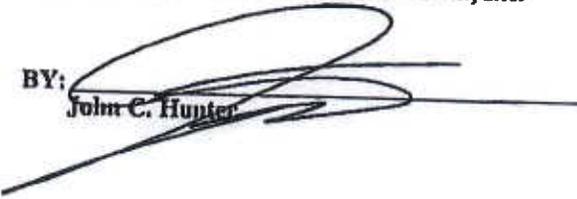
Please Initial



*WITNESS the hands of the parties hereto as of the Date of Lease stated above.*

**LESSEE:** Hunter Fitness and Nutrition, Inc.

BY:

  
John C. Hunter

**LESSOR:** *Corporate Facility Services, Inc., as agent  
for ATG TRUST COMPANY UIT #9206*

BY:

  
Timothy S. Wagener, not individually, but as  
President of Corporate Facility Services, Inc.

**GUARANTY**

The undersigned hereby represents to Lessor that they have a financial interest in Lessee and that in order to induce Lessor to accept this Lease, the undersigned jointly and severally do hereby guarantee the payment of all sums due Lessor from Lessee under the aforesaid Lease and the full and prompt performance by Lessee of all the terms, provisions, covenants and agreement herein contained.

BY:

  
John C. Hunter- Individually

Emergency Phone Number/ Lessee: (847) 707 - 4346

Please Initial 

**RIDER TO A CERTAIN LEASE BETWEEN**

**Corporate Facility Services, Inc., *as agent*  
for ATG TRUST COMPANY U/T #9206 (Lessor)**

**And**

***Hunter Fitness and Nutrition, Inc. (Lessee)***

**DATED THE 6th day of September, 2016**

**It is acknowledged that the Lessee must obtain a special use permit from the Village of Lake Bluff in order to operate its gym business. This lease is subject to the Lessee obtaining said permit.**

**Lessee shall have the right to occupy the premises prior to receipt of the special use permit provided this lease is signed, all monies deposited with the Lessor, certificate of insurance issued to the Lessor, all utilities paid for by the Lessee, with the full force of the lease in place and operating in accordance thereof.**

**If Lessee does not secure said special use permit, Lessee shall have the right to cancel this lease with a full refund of moneys advanced, provided however that the Lessee shall be responsible for complete restoration of the premises, returning it to the original condition that it was received. Any damages or costs incurred by the Lessor due to the Lessee's occupancy of the premises shall be deducted from moneys held by the Lessor.**

**An administrative charge of \$500.00 will be applied if this lease is cancelled.**

**Please Initial**



## Exhibit B

### RULES AND REGULATIONS

The following rules and regulations shall apply, where applicable, to the Premises, the Building, the parking area and grounds associated therewith (if any), the Property and the appurtenances thereto:

1. Sidewalks, entrances, passageways, courts, corridors, vestibules, halls, loading areas and stairways in and about the Building shall not be obstructed nor shall objects be placed against glass partitions, doors or windows which would be unsightly from the Building's corridors from the exterior of the Building.
2. Plumbing, fixtures and appliances shall be used for only the purpose for which they were designed and no foreign substance of any kind whatsoever shall be thrown or placed therein. Damage resulting to any such fixtures or appliances from misuse by Lessee or its agents, employees or invitees, shall be paid for by Lessee and Lessor shall not in any case be responsible therefore.
3. Any sign, lettering, picture, notice, advertisement installed within the Premises which is visible from the public corridors within the Building shall be installed in such manner, and be of such character and style, as Lessor shall approve, in writing in its reasonable discretion. No sign, lettering, picture, notice or advertisement shall be placed on any outside window or door or in a position to be visible from outside the Building. No nails, hooks or screws (except for customary artwork or wall hangings) shall be driven or inserted into any part of the Premises or Building except by Building maintenance personnel, nor shall any part of the Building be defaced or damaged by Lessee.
4. Lessee shall not place any additional lock or locks on any door in the Premises or Building without Lessor's prior written consent. Lessor shall furnish a reasonable number of keys to the locks on the doors in the Premises to Lessee at the cost of Lessee, and Lessee shall not have any duplicate keys made. All keys and passes shall be returned to Lessor at the expiration or earlier termination of this Lease.
5. Lessee shall refer all contractors, contractors' representatives and installation technicians for Lessor for Lessor's supervision, approval and control before the performance of any contractual services. This provision shall apply to all work performed in the Building including, but not limited to installation of telephones, telegraph equipment, electrical devices and attachments, doors, entranceways, and any and all installations of every nature affecting floors, walls, woodwork, window trim, ceilings, equipment and any other physical portion of the Building. Lessee shall not waste electricity, water or air conditioning. All controls in common areas shall be adjusted only by Building personnel.
6. Movement in or out of the Building of furniture or office equipment, or dispatch or receipt by Lessee of any merchandise or materials which require the use of stairways, lobby areas, or loading dock areas, shall be restricted to hours designated by Lessor. Lessee must seek Lessor's prior approval by providing in writing a detailed listing of such activity. If approved by Lessor, such activity shall be under the supervision of Lessor and performed in the manner stated by Lessor. Lessor may prohibit any article, equipment or any other item from being brought into the Building. Lessee is to assume all risk for damage to articles moved and injury to persons resulting from such activity. If any equipment, property and/or personnel of Lessor or of any other Lessee is damaged or injured as a result of or in connection with such activity, Lessee shall be solely liable for any and all damage or loss resulting there from.
7. All corridor doors, when not in use, shall remain closed. Lessee shall cause all doors to the Premises to be closed and securely locked before leaving the Building at the end of the day. When loading or unloading, doors may be propped open only using the doorstop on the door. Rocks, ropes, etc. are not acceptable and can cause damage to the doors. Any damage caused by Lessee will be the responsibility of the Lessee to repair. If Lessee does not make repairs within a reasonable amount of time, Lessor will make repairs and Lessee is responsible for fully reimbursing Lessor for all costs incurred.
8. Lessee shall keep all electrical and mechanical apparatus owned by Lessee free of vibration, noise and noxious odors which may be transmitted beyond the Premises which may disturb other tenants.
9. Canvassing, soliciting and peddling in or about the Building or Property is prohibited. Lessee shall cooperate and use its best efforts to prevent the same.
10. Lessee shall not use the Premises in any manner that would overload the standard heating, ventilating or air conditioning systems of the Building.
11. Lessee shall not utilize any equipment or apparatus in such manner as to create any magnetic fields or waves that adversely affect or interfere with the operation of any systems or equipment in the Building or Property.
12. Bicycles and other vehicles are not permitted inside or on the walkways outside the Building, except in those areas specifically designated by Lessor for such purposes.
13. Lessee shall not operate or permit to be operated on the Premises any coin or token operated vending machine or similar device (including, without limitation, telephones, lockers, toilets, scales, amusements devices and machines for sale of beverages, foods, candy, cigarettes or other goods), except for those vending machines or similar devices which are for the sole and exclusive use of Lessee's employees, and then only if such operation does not violate the lease of any other Lessee in the Building.

Please Initial



14. Lessee shall utilize the termite and pest extermination service designated by Lessor to control termites and pests in the Premises. Except as included in Basic Costs, Lessee shall bear the cost and expense of such extermination services.
15. To the extent permitted by law, Lessee shall not permit picketing or other union activity involving its employees or agents in the Building or on the Property, except in those locations and subject to time and other constraints as to which Lessor may give its prior written consent, which consent may be withheld in Lessor's sole discretion.
16. Lessee shall comply with all applicable laws, ordinances, governmental orders or regulations and applicable orders or directions from any public office or body having jurisdiction, with respect to the Premises, the Building, the Property and their respective use or occupancy thereof. Lessee shall not make or permit any use of the Premises, the Building or the Property, respectively, which is directly or indirectly forbidden by law, ordinance, governmental regulation or order, or direction of applicable public authority or which may be dangerous to person or property.
17. Lessee shall not use or occupy the Premises in any manner or for any purpose which would injure the reputation or impair the present or future value of the Premises, the Building or the Property; without limiting the foregoing, Lessee shall not use or permit the Premises or any portion thereof to be used for lodging, sleeping or for any illegal purpose.
18. All deliveries to or from the Premises shall be made only at times, in the areas and through the entrances and exits designated for such purposes by Lessor. Lessee shall not permit the process of receiving deliveries to or from the Premises outside of said areas or in a manner which may interfere with the use by any other Lessee of its premises or any common areas, any pedestrian use of such area, or any use which is inconsistent with good business practice.
19. Lessee shall carry out Lessee's permitted repair, maintenance, alterations, and improvements in the Premises only during times agreed to in advance by Lessor and in a manner which will not interfere with the rights of other Lessees in the Building.
20. Lessor may from time to time adopt appropriate systems and procedures for the security or safety of the Building, its occupants, entry and use, or its contents. Lessee, Lessee's agents, employees, contractors, guests and invitees shall comply with Lessor's reasonable requirements thereto.
21. Lessor shall have the right to prohibit the use of the name of the Building or any other publicity by Lessee that in Lessor's opinion may tend to impair the reputation of the Building or its desirability for Lessor or its other Lessees. Upon written notice from Lessor, Lessee will refrain from and/or discontinue such publicity immediately.
22. In accordance with the Smoke-Free Illinois Act, neither Lessee nor any of its employees, agents, contractors, invitees or customers shall not smoke anywhere within the Premises as this is a No Smoking, Smoke Free Building. Lessee is responsible for any of its employees, agents, contractors, invitees or customers who smoke in the building in violation of this provision, Lessor reserves the right to fine the Lessee if this provision is violated.
23. For properties where the Tenants share garbage services, the compactors or rolling trash containers will be located in an area designated by the Lessor. These compactors and/or containers are solely for the removal of Lessee's everyday garbage. If a Lessee has an excess amount of trash, they must contact the Lessor to make arrangements for its removal. Lessee shall pay additional costs for said removal of excess trash. Delivery boxes can be recycled if they are broken down and placed in the green/blue containers in the dock area that are designated for recycling.
24. Pallets left from deliveries in Lessee spaces must remain in Lessee's possession inside their premises until they are removed from the property. Do not store or stack pallets in the dock area for any reason, at any time, whatsoever. Pallet storage and removal is the responsibility of the Lessee.
25. No dogs, cats, birds or animals shall be brought into or kept in, on or about any Lessee's leased premises.
26. No flammable or explosive fluid or substance shall be used or kept in the Building.
27. No picnicking or barbecuing is allowed upon the Premises grounds except in areas designated by Lessor.
28. No antenna or satellite dishes shall be installed on the roof or building structure without Lessor's written consent. Any approved installed antenna or satellite dish shall not be visible from the grounds of the Premises.
29. All window treatments must meet with Lessor's standard for the property.
30. Lessee shall at all times, whether or not it is currently using the Premises, leave its heating system on at a temperature sufficient to prevent freeze-up of any water pipes in the Premises or the walls, floors or ceilings of space near the Premises. Lessee shall bear full cost of any damages caused due to its failure to adequately heat the Premises.
31. Parking of vehicles overnight is prohibited. No overnight parking of vehicles, trailers, boats, RVs, etc. No exterior storage of any kind. Vehicles, personal equipment and items left for more than a 24-hour period shall be deemed storage and shall not be permitted anywhere upon the exterior of the Premises, including but not limited to the loading docks, parking areas and garbage enclosures.

Please Initial



# MERCURY HVAC PROTECTION PLAN

Yes, I want to join the Mercury HVAC Protection Plan  
And agree to pay \$ 50.00 / month / unit. (Please complete the  
entire section below)

\*Billing will begin on the first of the first full month of possession.

No, I will continue to pay for all HVAC costs in accordance with  
my lease.

## *Enrollment in the Plan entitles you to:*

- Furnace Filter and equipment cleaning twice annually
- No charge for any repairs\*
- No Charge for any equipment replacement

\*Except for Tenant's negligent acts.

## AGREED TO:

JOHN C HUNTER

Print Name



Signature

9/16/16

Date

37 Sherwood Terrace, suite 132/133, LAKE BLUFF IL 60044

Unit Address

City, State, Zip

HUNTER FITNESS and NUTRITION INC.

Company Name

**\*FAX COMPLETED FORM TO 847.706.7151**

Attn: Maureen Wagener



**ACTION REQUESTED**

To provide time for legal notification requirements, any application requiring a Public Hearing before the Zoning Board of Appeals must be received **at least 25 days** prior to the next meeting date.

- Zoning Variation
- Special Use Permit
- Text Amendment
- Rezoning
- Planned Residential Development
- Other: \_\_\_\_\_

**Applicable Section(s) of Zoning Ordinance, if known:** Section 10-4-2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative description of request:** Hunter Fitness and Nutrition Inc. will be utilizing warehouse space (2,620 sq/ft) in suites 132-133 of Mercury Corporate Center located in Lake Bluff as a CrossFit gym. Our services will include group workout classes for all age ranges from young to old helping our clients obtain their fitness goals.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STANDARDS FOR VARIATIONS AND SPECIAL USE PERMITS**

The Zoning Board is required by the Illinois State Statutes to apply the following standards in reviewing requests for Variations and Special Use Permits. The Board may only grant a variation or recommend that the Village Board grant a variation in cases where there are practical difficulties and particular hardships brought about by the strict application of the Zoning Ordinance and not by any persons, presently or formerly, having an interest in the property. **The applicant has the burden of establishing each of these standards both in writing and at the Public Hearing.** Please attach additional materials if necessary.

**STANDARDS FOR VARIATIONS:**

1. **Practical Difficulty or Hardship:** Describe the practical difficulty or particular hardship that would result from the strict application of the Zoning Ordinance.

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

2. **Unique Physical Condition:** Describe the unique characteristics of the lot or structures on the subject property which are exceptional, such as: a) existing unique structures or uses, b) irregular lot shape, size, or location, c) exceptional topographical features, or d) other extraordinary physical conditions.

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

3. **Special Privilege:** Describe how the request will not simply provide the applicant with a special privilege that other property owners do not enjoy. The request must be for relief from the regulations due to hardship, and not simply to reduce inconvenience or to provide for financial gain.

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4. **Code Purposes:** Describe how the request does not violate the intentions of the regulations. The applicant must show that the request does not adversely impact surrounding properties or the general welfare.

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5. **Public Health and Safety:** Describe how the request will not: a) adversely impact the supply of light and air to adjacent properties, b) increase traffic congestion, c) increase the hazard of fire, d) endanger public safety, e) diminish the value of property within the surrounding area, or f) impair the public health, safety, comfort, morals, and welfare of the people.

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**STANDARDS FOR SPECIAL USE PERMITS:**

1. **General Standard:** Describe how the proposed use will not adversely impact adjacent properties.

Hunter Fitness and Nutrition Inc. will not be altering the outside or inside of unit in any way. Our operational hours are planned to be outside the normal business hours of our neighbors (morning classes 5am, 6am, & 7am/ evening classes 5pm, 6pm, & 7pm) thus noise and parking that you normally would encounter with a gym will not impact them.

2. **No Interference with Surrounding Development:** Describe how the proposed use will not hinder or interfere with the development or use of surrounding properties.

Hunter Fitness and Nutrition Inc. will not be altering the outside or inside of the warehouse and traffic will not exceed the parking lots capacity.

3. **Adequate Public Facilities:** Describe how the proposed use will be served by streets, public utilities, police and fire service, drainage, refuse disposal, parks, libraries and other public services.

Hunter Fitness and Nutrition Inc. will not have any excessive impact on public facilities due to the nature of the business. Facility will be located in an existing building and no development will be taking place.

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4. **No Traffic Congestion:** Describe how the proposed use will not cause undue traffic and traffic congestion.

Hunter Fitness and Nutrition Inc. will be holding classes that will range in size of 6 to 12 clients at a time. Mercury Corporate Center has approximately 85 parking spaces around the building providing more than enough parking to support our customers.

5. **No Destruction of Significant Features:** Describe how the proposed use will not destroy or damage natural, scenic or historic features.

Hunter Fitness and Nutrition Inc. will not be making any changes to the outside or inside of our unit and will abide by all the policies set in place by the management of the Mercury Corporate Center management.

### STANDARDS FOR TEXT AMENDMENTS

The wisdom of amending the Village Zoning Map or the text of the Zoning Code is a matter committed to the sound legislative discretion of the Village Board of Trustees and is not dictated by any set standard. In determining whether a proposed amendment will be granted or denied the Board of Trustees may be guided by the principle that its power to amend this title should be exercised in the public good.

### TEXT AMENDMENT GUIDING PRINCIPLES:

In considering whether the principle is satisfied in amending the text of the Zoning Code, the Board of trustees may weigh, among other factors, the following:

1. **The consistency of the proposed amendment with the purposes of this title:**

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2. **The community need for the proposed amendment and any uses or development it would allow:**

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3. **The conformity of the proposed amendment with the village's comprehensive plan and zoning map, or the reasons justifying its lack of conformity:**

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