



At the Heart of Community

COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division

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APPLICATION PZC 2016-11 #1

AGENDA ITEM 3B

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission
From: Mary Meyer, Zoning Inspector
CC: Michael J. Earl, Director of Community Services
Sam Hubbard, Acting Director of Building & Zoning
Date: January 15, 2016
Re: **PZC 2016-11 #1 Zoning Application for Sparrow Ridge Plaza, 1075-1077 S. Rand Rd.**

Summary: John Sfire (the “Applicant”) of Sparrow Ridge Plaza LLC is the proposed developer for the property located at 1075-1077 South Rand Road, as legally described in **Exhibit A** attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received December 21, 2015 (the “Application”) seeking:

- Preliminary and Final Subdivision
- Concept and Final Planned Unit Development
- Map Amendment/rezoning
- A Special Use Permit to allow a Gasoline Station, Drive-through restaurant, outdoor seating, Child Daycare Center, landbanking of parking in excess of 10% above code requirements, and parking in excess of 10% above code requirements
- Site Plan approval
- Exterior Appearance approval

The Subject Property is within the Village’s R-1½ Single Family and B-1 Local and Community Business District. Approval is sought for a Map Amendment to rezone the entire property into the B-3 Regional Shopping Business District.

Pursuant to public notice published on December 31, 2015, in the *Daily Herald*, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for January 20, 2016, to consider the Application. On December 31, 2015, the Village posted a sign notifying the public of the pending zoning Application on the Subject Property (**Exhibit B**).

Preliminary Findings: The Applicant has proposed the redevelopment of the site at 1075-1077 South Rand Road (Route 12). This property includes an occupied house at the rear of the property, and vacant commercial structures that were occupied several years ago by Swanson’s Spas and an Amish retail store, and is located south of Deerpath Commons.

The Applicant would demolish the existing structures to allow development of a 1,200 sqft gas station, 10,850 sqft multi-tenant retail building, and 10,000 sqft child daycare center.

The Applicant has targeted at least one dining establishment for the development; the specific occupant for this area is unknown. The Applicant has requested a Special Use Permit to allow outdoor seating and drive-thru for this potential tenant.

Staff has concerns with certain details lacking from the application packet including:

- Subdivision/PUD plats
- Traffic study data;
- Conservancy soils map;
- Stormwater details;
- Tree preservation plan;
- Elevations of all buildings;
- Details on the proposed Covenants, Conditions, and Restrictions for the subdivision have not been provided.

Staff would like to highlight some of the pending details:

1. Plats and deed restrictions are required. Engineering details of lowland and upland Conservancy District soils are required to be submitted for review. Relief from conservancy soils requirements is not known without these details. Stormwater computations are required for review, and overflow details.
2. Building elevations (all sides) of all buildings are required. Drive-thru stacking needs to be shown. Lighting detail under the gas station canopy is required. Site details including fencing and retaining walls is required.
3. The traffic study provided indicates that additional details are required. The potentially high gas station traffic generated needs to be further reviewed so there is not back up on Rand Road.
4. The fire department has requested the entrance and exit drives be increased to 24 feet. Hydrants need to be identified.
5. The sanitary sewer lift station is private. The operation and maintenance of the lift station will be the responsibility of the owner.
6. Additional landscaping is required at the north property line (along Rand Road). There is a discrepancy on the plant units as shrubs are listed as 24 inches in height, but the labels indicate they are 36 inches in height; adjust to 36 inches for plant unit credit. Parking lot tree islands are shown at 3 inch caliper and are required to be 4 inch in caliper; adjust the size. While a tree inventory list was provided, no tree preservation plan was provided; provide plan indicating preserved trees.
7. The proposed compensating amenity is required to be submitted.
8. The photometric plan does not show footcandle readings for the area below the canopy. This will likely be the area of highest illumination and details are needed to verify footcandle amounts in this area.

Staff would like to highlight some of the notable areas of relief as requested via the PUD:

1. The creation of Lot 3 with no street frontage; off-site signage of Lot 3 on Lot 1.
2. Front, side and rear yard setbacks. The relief is for the gas station canopy, the signs, and for pavement.
3. Reduction of landscaped surface area Lot 1. Staff believes that this reduction may be appropriate provided there are no stormwater issues determined.

4. Increase number of parking spaces provided for Lot 1, and decrease number of parking spaces provided for Lot 3. Code requires a minimum number of spaces dependent on the use, and allows up to 10% additional parking be installed; more than 10% requires a Special Use permit or relief via PUD. Stacking details not provided; stacking relief may be required Lot 2.
5. Reduction of parking space length.

Recommendation:

Staff recommends that the PZC open the public hearing and receive testimony from all wishing to speak so as to understand the neighborhood concerns regarding this project. This will help the Applicant to address any potential issues from abutting property owners in a re-submittal of the plans. Because of the amount of missing details, staff cannot recommend approval at this time, and advises the Planning & Zoning Commission continue this application to allow the Applicant the opportunity to revise the plans and provide the missing information.

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

PARCEL 1: THE EAST 200 FEET OF THE WEST 400 FEET OF THE SOUTH 217.50 FEET (ALL AS MEASURED ALONG THE BOUNDARIES THEREOF AND NOT AT RIGHT ANGLES) OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 43, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

AND THE SOUTH 30 FEET OF THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28; THENCE NORTH 00 DEGREES 25 MINUTES WEST ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, 386 FEET; THENCE NORTH 90 DEGREES EAST, 430.27 FEET; THENCE SOUTH 70 DEGREES 50 MINUTES EAST, 66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19 DEGREES 10 MINUTES EAST TO THE CENTERLINE OF US ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 179.44 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 15 SECONDS WEST, 427.07 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28; THENCE NORTH 90 DEGREES WEST ALONG SAID SOUTH LINE, 237.22 FEET TO A POINT BEING 400 FEET EAST OF SAID SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 25 MINUTES WEST PARALLEL WITH SAID WEST LINE, 217.50 FEET; THENCE NORTHEASTERLY, 172.25 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

AND THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 637.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 09 MINUTES 15 SECONDS EAST, A DISTANCE OF 427.07 FEET TO A POINT ON THE CENTERLINE OF US ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 823.55 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 28; THENCE SOUTH 90 DEGREES WEST ALONG SAID SOUTH LINE, A DISTANCE OF 508.86 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2; THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28; TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28; THENCE NORTH 00 DEGREES 25 MINUTES WEST ALONG THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, 265 FEET; THENCE NORTH 90 DEGREES EAST, 430.27 FEET; THENCE SOUTH 70 DEGREES 50 MINUTES EAST, ?? FEET TO THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 10 MINUTES EAST TO THE CENTERLINE OF US ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 179.44 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 15 SECONDS WEST, 427.07 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28; THENCE NORTH 90 DEGREES WEST ALONG SAID SOUTH LINE, 237.22 FEET TO A POINT BEING 400 FEET EAST OF SAID SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 25 MINUTES WEST PARALLEL WITH SAID WEST LINE, 217.50 FEET; THENCE NORTHEASTERLY, 172.25 FEET TO PLACE OF BEGINNING, (EXCEPT THEREFROM THE SOUTH 30 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

**STAFF REPORT EXHIBIT B
PUBLIC HEARING SIGN ON SUBJECT PROPERTY**



**STAFF REPORT EXHIBIT C
REVIEW OF COMPLIANCE WITH ZONING STANDARDS
FOR 1075-1077 SOUTH RAND ROAD**

9-18-3 STANDARDS FOR AMENDMENTS

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

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

Staff Response: Standard met. One of the purposes of the zoning code is to “implement and foster the goals and policies of the village’s official comprehensive plan.” The Comprehensive Plan designates the future land use of Subject Property as “Commercial” with a small portion of the back of the property as “Open Space”. Therefore, the proposed map amendment, to rezone to B-3 zoning, is consistent with the goals of the comprehensive plan.

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

Staff Response: Standard met. The proposed amendment would allow the uses and development of the B-3 Zoning District, which is the predominant zoning classification along the Rand Road corridor. The B-3 Regional Shopping Commercial zoning district provides for uses appropriate on the Rand Rd commercial corridor, which is the main commercial through-fare within the Village. The larger setbacks required within the B-3 zoning district are appropriate within this location, where traffic travels in two-lanes in both directions on Rand Road.

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

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

Staff Response: Existing use on the property includes one occupied residence at rear of property; house not well maintained. Structures at front of property have been vacant for several years. The property is currently zoned R-1\2 Single Family and B-1 Local and Community Business. The adjacent properties include R-5 Single Family (Sparrow Ridge Subdivision) to the south, Deerpath Commons Shopping Center and detention to the west, future Davenport Funeral Home and Marathon Gas Station to the north/east.

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

Staff Response: The trend of development in Lake Zurich along the Route 12 corridor is B-3 Shopping Center zoning, and commercial development. R-1½ is the automatic classification until property is rezoned.

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

Staff Response: The existing R-1/2 zoning is not compatible with the location of the Subject Property as located along Rand Road, which is the commercial heart of Lake Zurich. Single-Family Residential is not desirable at this high traffic location, and if required to remain as R-1/2, the property would certainly be diminished in value. Similarly, the B-1 district is intended to provide a location for local and community businesses. Local and community businesses are more appropriate in locations off of the main commercial corridor of the Village, which is more suited for regional shopping commercial businesses. Therefore, if the Subject Property was required to remain as B-1, the value would be diminished.

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

Staff Response: The diminution in value is not accompanied by a significant increase in the public health, safety, and welfare of the Village.

5. **Effects on Adjacent Properties:** The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard not yet met. Careful consideration is required so that a drainage issue is not created by this development, proper landscaping (existing and proposed) must be provided, and noise and lighting must be minimized.

6. **Value of Adjacent Properties:** The extent to which the value of adjacent properties would be affected by the proposed amendment.

Staff Response: The proposed rezoning would facilitate the removal of the existing dilapidated structures on the site, and the new development that it would yield will remove existing Ash tree and other unmaintained landscape scrub, and would provide well maintained landscaped areas along the perimeter of the development.

7. **Future Development:** The extent to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Staff Response: The adjacent areas are already developed, and so the proposed rezoning should not have an impact on future development.

8. **Suitability of Text Amendment:** The suitability of the proposed text amendment for the zoning district in which the amendment is being proposed

Staff Response: Not applicable. Seeking map amendment (rezoning) and not Text Amendment.

9. Ingress and Egress: The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Staff Response: Standard not yet met. Further traffic consideration is expected.

10. Utilities and Services: The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

Staff Response: Utility and services available to this property regardless of the zoning district.

11. Length of Vacancy: The length of time that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Staff Response: The commercial structures have been vacant for approximately 10 years.

12. Positive Effect: The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The proposed rezoning will facilitate the extension of the Rand Road commercial corridor, and connect the Subject Property with the Deerpath Commons shopping center property to the north. A well connected commercial shopping center and corridor has a positive effect for the district

9-22-5 STANDARDS FOR PLANNED UNIT DEVELOPMENTS

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

Staff Response: Not all standards appear to be met.

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

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

Staff Response: Standard met. The Subject Property will be purchased by a singular owner.

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

Staff Response: Standard not yet met. The property appears to be of a sufficient size to accommodate the proposed development, however, additional details are needed to confirm acceptable traffic counts at the gasoline station, and ability to provide sufficient automobile stacking capacity at the proposed drive-thru.

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

Staff Response: Standard may not yet met. No information on the CCR's has been provided.

4. **Public Open Space and Contributions.** Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the Village within the proposed planned unit development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

Staff Response: Standard not met. The developer has not indicated a proposed compensating amenity.

5. **Common Open Space.**
 - a. **Amount, Location, and Use.** The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

- b. Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.
- c. Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the Village.
- d. Property Owners' Association. When the requirements of the preceding subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
 - i. the by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Final Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph; and
 - ii. the association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and
 - iii. the association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
 - iv. membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
 - v. every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with State statutes; and

- vi. the association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds of the members voting on the issue; and
- vii. the Village must be given the right to enforce the covenants; and
- viii. the Village must be given the right, after 10 days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not applicable. Common open space is not required due to the scope of the project and the lack of provision of common open space, which would not be practical for a development of this size.

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

Staff Response: Standard not met. The landscaping report indicates that additional landscaping plant units are required. Additionally, a tree preservation plan is required.

7. Private Streets. Private streets are prohibited unless expressly approved by the Board of Trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph B5(d) of this Section.

Staff Response: Standard met. There are no private street proposed within this PUD.

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

Staff Response: Standard met. Continued sidewalks along Route 12 are proposed

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

Staff Response: Standard met. Sanitary and water lines will be underground. A list station will be required for this project, that will be owned and maintained by the property owner.

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

Staff Response: Standard met. No such additional standards exist for this specific PUD.

9-19-3

STANDARDS FOR SPECIAL USE PERMITS

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

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

Staff Response: Standard partially met; further clarification required. One of the purposes of the Zoning Code is to “enhance the taxable value of land”. The allowance of a child’s daycare center, and restaurant outdoor seating at this location will facilitate the revitalization of this site through the construction and occupancy of the proposed development on the Subject Property. This location, along Route 12 will be heavily trafficked and provide sales tax revenue to the Village.

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

Staff Response: Standard not determined to be met. The 6:00 am – 11:00 pm gas station may produce a high traffic demand. This traffic demand and any impact on Route 12 traffic requires further clarification. The stacking impact requires site details be provided. The child’s daycare use may project daytime sound impact on adjacent residential properties, but the yard has been located so there is a buffer. The tree preservation plan is required to further illustrate the buffer. There is no anticipated impact from the outdoor dining area.

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

Staff Response: Standard met. The development is a self-sufficient site and does not dominate the immediate vicinity or interfere with the use and development of neighboring properties.

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

Staff Response: Standard met provided any required lift station is installed and maintained by the Applicant.

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

Staff Response: Standard not yet met. The possible high impact gas station traffic to be analyzed so that there is not back up onto Rand Road. Traffic to unidentified drive-thru use is not known.

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

Staff Response: Standard not yet met. Tree preservation plan required.

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

Staff Response: Not applicable. There are no known additional standards imposed by the Code in relation to the proposed use.

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

Staff Response: One of the purposes of the B-3 district is to “provide a location for major retail centers”. Issuance of the Special Use Permit for a gasoline station will provide a convenience to southbound traffic. The use of the drive-thru/outdoor dining occupant is not known. The daycare center will provide an available service, although not retail tax generating.

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

Staff Response: Standard met. Staff has not identified any additional special standards required for the proposed Special Use.

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

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

Staff Response: Standard may be met. The creation of a southbound gasoline station may be a desirable amenity along Route 12. The drive-thru/restaurant use is unknown. The child's daycare center provides a service use, although not retail tax generating.

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

Staff Response: Standard met. Staff has not identified an alternative location as more appropriate than the Subject Property.

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

Staff Response: Standard not yet met. Traffic, stacking/restaurant details and tree preservation details to be addressed.

9-21-3 STANDARDS AND CONSIDERATIONS FOR EXTERIOR APPEARANCE APPROVAL

In their consideration of applications for exterior appearance approval, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of granting the approval in terms of the effect of the application on the purposes for which exterior appearance approval is required. In addition, the Plan Commission and the Board of Trustees shall be guided by the following standards and considerations:

- A. General Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

1. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.

Staff Response: Standard met. The proposed buildings are designed in the traditional suburban retail/commercial orientation with parking and buildings.

2. Materials. The quality of materials and their relationship to those in existing adjacent structures.

Staff Response: Standard not yet met. The proposed buildings include the gas station as brick with stone accents and EIFS band, the retail building is brick with stone accents and EIFS band, although side elevations are not indicated. No elevations are shown for the daycare building, except a partial front elevation with the primary color sign columns, and what appears to be siding with a brick base. Elevations are required for all buildings, including colors and materials.

3. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

Staff Response: Standards not yet met. The general design is consistent with neighboring commercial developments and is consistent with the current trend of suburban retail developments in the neighborhood and overall Chicagoland area. However, all elevations are required to be viewed for approval consideration.

4. General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Staff Response: Standard not yet met. Additional landscaping may be required, tree preservation to be reviewed, traffic to be further reviewed, and stacking to be considered.

- B. General Standards for Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

1. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

Staff Response: Standard met. The proposed structure is within code requirements for building height and is compatible with adjacent buildings.

2. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

Staff Response: Standard not yet met. Need daycare building elevations.

3. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

Staff Response: Standard not yet met. Need daycare building elevations as well as side elevations of retail building.

4. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

Staff Response: Standard not yet met. Need daycare front elevations.

5. Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Staff Response: Standard met. The proposed building facilitates a rhythm of spacing which is compatible to the places to which it is visually related.

6. Rhythm of Entrance, Porch, and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Staff Response: Standard not yet met. Need all elevations.

7. Relationship of Materials and Texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

Staff Response: Standard not verified. Need all elevations.

8. Roof Shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

Staff Response: Standard not yet met. Need all elevations.

9. Walls of Continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Staff Response: Standard not yet met. Need all elevations. Need details on fencing and any retaining walls. Additional landscaping required.

10. Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

Staff Response: Standard not yet met. . Need all elevations. Provide details of expected play equipment at daycare outdoor play area

11. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

Staff Response: Standard not yet met. Need all elevations.

- C. Additional Standards Applicable to Development in the B-2 Central Business District. New and existing buildings and structures and appurtenances thereof in the B-2 Central Business District which are constructed, reconstructed, materially altered, or moved shall be evaluated under the following quality of design and site development guidelines in addition to the standards set in Subsections A and B of this Section:
1. Overall Compatibility. The proposed improvements should be compatible with adjacent structures and with the overall redevelopment strategy for the B-2 District set forth in the Official Comprehensive Plan.
 2. Building Frontage Lines. Buildings along Main Street and Old Rand Road should have frontage directly adjacent to the sidewalk right-of-way line. Building setbacks may be permitted if the area between the building face and the sidewalk is used for outdoor retailing, seating, or usable public-access open space and is compatible with adjacent properties.
 3. Principal Entrance. Buildings along Main Street and Old Rand Road should have the principal store entrance accessible directly from the public sidewalk. A short private walkway to the entrance may be permissible if it is consistent with the character of the building and adjacent properties.
 4. Entrance Highlights. Store entrances should be highlighted with architectural features compatible with the overall building design.
 5. Windows. Windows should be subdivided to emphasize vertical proportions.
 6. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
 7. Building Materials. Exterior building materials should be any of the following: brick, masonry, stucco, cementacious products, wood-like vinyl siding, and/or natural wood siding.
 8. Signs. Sign materials, forms, and designs shall be integral with the building architecture. Custom designed individual letters, carved wood, or etched metal signs will be strongly encouraged. Perpendicular signs extending over the sidewalk may be permitted if limited in size and if compatible with adjacent properties and safety concerns. Back-lighted fluorescent box signs shall be prohibited.

Staff Response: Not applicable as this property is not within the B-2 District.

- D. Additional Standards Applicable to Development in the LP Lake Protection District. New and existing buildings and structures and appurtenances thereof in the LP Lake Protection District which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following development guidelines in addition to the standards set in Subsections A, B, and, if applicable, C of this Section:

1. No Adverse Impact on Views. The proposed development should create no undue adverse impact on existing views of the lake, subject to the other guidelines in this Subsection D.
2. Diminution of value. Impacts on existing views of the lake may be offset by the degree to which the value of the subject property would be diminished by avoidance or elimination of such impacts on existing views.
3. Protection of Lake Features. Such diminution in value may be offset, however, by the protection of a valuable existing feature of the lake.
4. Value of Adjacent Properties. The use and enjoyment, or value, of adjacent properties should not be adversely affected by the proposed use or development.

Staff Response: Not applicable as this property is not located within the Lake Protection District.

- E. Special Considerations for Existing Buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

Staff Response: Not applicable as the existing buildings will be demolished.

9-20-3 STANDARDS FOR SITE PLAN DISAPPROVAL

- A. Standards. The Board of Trustees shall not disapprove, and the Plan Commission shall not recommend disapproval of, a site plan submitted pursuant to this Chapter except on the basis of specific written findings directed to one or more of the following standards:

1. Application Improper. The application is incomplete in specified particulars or contains or reveals violations of this Code or other applicable regulations that the applicant has failed or refused to supply or correct.

Staff Response: Standard not yet met. The application is incomplete. In addition to architectural elevations, details are required including plats, conservancy soils, tree preservation, and drainage. Changes are required to certain plans including landscaping.

2. Failure of Condition Precedent. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

Staff Response: Standard met. The Application has been submitted in conjunction with a request for PUD, exterior appearance approval, and special use permit approval. All requests will be heard simultaneously at the Planning &

Zoning Commission and will appear for approval at the Village Board at the same time.

3. Failure to Meet Standards. The site plan fails to adequately meet specified standards required by this Code with respect to the proposed use or development, including special use standards where applicable.

Staff Response: Standard not yet met.. Details are required to be further reviewed including stacking and traffic.

4. Interference With Right-Of-Way. The proposed site plan interferes with easements or rights-of-way.

Staff Response: Standard met. There is no known interference.

5. Interference with Features. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

Staff Response: Standard met. There are no significant natural, topographical, or physical features on the site that warrant preservation.

6. Traffic Problems. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

Staff Response: Standard not yet met. Further traffic review is required so that there are no inbound cars stopped on Route 12.

7. Inadequate Screening. The screening of the site does not provide adequate shielding from or for nearby uses.

Staff Response: Standard not yet met. Fencing and retaining wall details required. Tree preservation plan required. Additional landscaping plant units required.

8. Lacking Amenity. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

Staff Response: Standard not yet met. Fencing and retaining wall details required. Tree preservation plan required. Additional landscaping plant units required.

9. Lack of Open Space. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

Staff Response: Standard not yet met. Conservancy soils information required for review and analysis.

10. Drainage or Erosion Problems. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

Staff Response: Standard not yet met. Additional drainage details are required including volume computations, tile survey, flow details etc.

11. Burdens on Utilities. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the Village.

Staff Response: Standard met. Adequate utilities exist in the area to accommodate the proposed development and it will not create a burden on utilities. Any required lift station will be owned and maintained by the property owner, and not by the Village.

12. Lack of Public Uses. The proposed site plan does not provide for required public uses designated on the Official Map.

Staff Response: Not applicable. The Official Map does not require public uses on the Subject Property.

13. Other Adverse Effects. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

Staff Response: Standard met. No evidence has been found that shows the development will adversely affect the public health, safety, or general welfare. However, additional project details are required.

- B. Alternative Approaches. In citing any of the foregoing standards, other than those of Paragraphs A1 and A2, as the basis for disapproving a site plan, the Plan Commission or the Board of Trustees shall suggest alternate site plan approaches that could be developed to avoid the specified deficiency or shall state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

Staff Response: The Applicant must provide additional plans and details for review to verify compliance with codes.

**LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS
FOR 1075-1077 SOUTH RAND ROAD –SPARROW RIDGE PLAZA
JANUARY 20, 2016**

The Planning & Zoning Commission hereby recommends continuance of Application PZC 2016-1 #1, to allow additional plans and details be submitted for review and evaluation.

Orlando Stratman - Planning & Zoning Commission Chairman

**SPARROW RIDGE PLAZA, LLC**

745 Ela Road
Lake Zurich, Illinois 60047
Phone: 847-438-5000
Fax: 847-438-7731
www.fidelitygrouppltd.com

Mr. Orlando Stratman, Chairperson Plan Commission
Mr. Vincent McCormack, Chairperson ZBA
Village of Lake Zurich

Re: Sparrow Ridge Plaza
1075 - 1077 South Rand Road

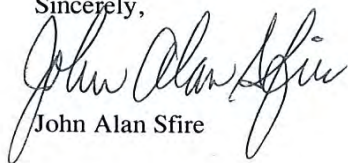
Dear Sirs:

Enclosed is our application for development of the property, commonly known as the Vaselopulos Property. This 5 acres is located immediately south of my Deerpath Commons development and will have access to its south driveway for full access to Rand Road. We are proposing at PUD with 3 separate lots for a Day Care Center, a Gasoline Station and a commercial retail building.

The property is currently vacant land with abandoned buildings zoned B-1 with a small portion R-1. Our application is for a PUD with B-3 zoning and permitted special uses and requirements for the Day Care, Gas Station and Retail/Commercial Building. Our complete application package including required submittals is enclosed.

I look forward to presenting this proposal to you and your committees for your review.

Sincerely,



John Alan Sfire

Enc.

	ANNEXATION AND ZONING APPLICATION
	Community Services Department Building & Zoning Division 505 Telser Rd. Lake Zurich, IL 60047 Phone: (847) 540-1698 Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 1075-1077 S Rand Road
2. Legal description: Lot _____ Block _____ Subdivision _____
Please attach complete legal description and email a copy to planning staff at sam.hubbard@lakezurich.org (for PC) and to mary.meyer@lakezurich.org (for ZBA).
Property dimensions are: _____ ft. by _____ ft. = N/A square feet
If more than two acres, then give area in acres: 4.772 Acres
3. Property Identification number(s): 14-28-100-012, 14-28-100-018, 14-28-100-019
4. Owner of record is: Bill Vaselopoulos Phone: _____
Chicago Title & Trust-Land Trust CT 40088104
Fax: _____ E-Mail _____
Address: 2300 N. Milwaukee Ave #04, Chicago, IL 60647-2925
4. Applicant is (if different from owner): John Alan Sfire Phone: 847-438-5000
Fax: 847-438-7731 E-Mail john.sfire@fidelitygrouppltd.com
Address: 745 Ela Road Lake Zurich, IL 60047
6. Applicant's interest in the property: Contract Purchaser
(owner, agent, contractor, Realtor, etc.)

7. THE FOLLOWING ACTION IS REQUESTED:

Please provide a detailed explanation in a separate cover letter, explaining each zoning standard as it relates to the following applications. For Lake Zurich Zoning Code visit lakezurich.org and navigate to the link for the Municipal Code.

A. VILLAGE BOARD APPLICATION TO ANNEX CERTAIN TERRITORY

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

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

B. PLAN COMMISSION APPLICATIONS☒ Zoning Code **Map** Amendment for B-3 ZoningZoning Code **Text** Amendment for _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. In general, The Plan Commission will evaluate the consistency of the proposed amendment with the purposes of the Zoning Code and the community need for the proposed amendment, uses, and development. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☒ Special Use Permit/Amendment for Child Day Care Services(835)/Gasoline Service Station(554)/Drive Thru Facility/Outdoor Seating/Land Bank Parking
(See Section 19-103 of the Lake Zurich Zoning Code for specific standards. The Plan Commission also will consider whether the proposed special use is deemed necessary for the public convenience at the particular location and whether alternative locations have been evaluated.)

☒ Site Plan Approval/Major Adjustment/Amendment

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

☒ Exterior Appearance/Amendment

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

☒ Planned Unit Development/Major Adjustment/Amendment

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

☒ Preliminary and Final Plat of Subdivision/Amendment

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

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

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

C. ZONING BOARD OF APPEALS APPLICATION☐ Variation for _____

(Illinois State Law requires that in order for a Variation to be granted a land-related hardship must be proven by a positive Finding of Fact for certain criteria. See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter. Self-inflicted hardships are not eligible for a variance.)

D. COMPREHENSIVE PLAN APPLICATION☐ Comprehensive Plan **Map** Amendment for _____☐ Comprehensive Plan **Text** Amendment for _____

Please complete the following for all applications.

8. All existing uses and improvements on the property are: Vacant land/Abandoned building
One residential structure

9. The proposed uses on the property are: Gasoline filling station/Day Care Center/
Commercial/Retail Plaza

10 List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:

None Known

11. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:

Real estate purchase and sale agreement between Owner and
contract purchaser, John Alan Sfire

12. Protected Soils: Identify all soils on the Subject Property that are subject to natural resource protection standards. (See Sections 8-302 and 8-303 of the Zoning Code.)

Conservancy Soils - 232/See attached

13. List the owners of record of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property. If property is held in a Trust, give the Trust Number and Bank name and address.

These parties should be notified by the Applicant prior to the public hearing. (Refer to detailed instructions on Page 7.) Staff will provide the required notice to the Applicant. The required sign(s) will be erected by the Village of Lake Zurich.

Property Identification Number (PIN)	Owner's Name	Mailing Address
See Attached		

(if more space is needed, please attach a separate sheet of paper.)

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.

THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

John Alan Sefire
(Name of applicant)

John Alan Sefire
(Signature of applicant)

Subscribed and sworn to before me this 18th day of December, 2015.

[Signature]
(Notary Public)

My Commission Expires 8/26/19



(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2015.

(Notary Public)

My Commission Expires _____

*****Official Use Only*****

Zoning Case Number: _____ Date of Public Hearing: _____

Application Fees: _____ Annexation Fees: _____

Escrow Deposit for consultant fees: _____

Is a Courtesy Review by the Village Board required? ☐ Yes ☐ No

Traffic study required? ☐ Yes ☐ No

Any impact fees/contributions required? ☐ Yes ☐ No

Compensation amenities required? ☐ Yes ☐ No

Application accepted by: _____ Date: _____

EXHIBIT A**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

(1075 South Rand Road, Lake Zurich, Illinois 60047)

[14-28-100-012, 14-28-100-018, 14-28-100-019]

PARCEL 1: THE EAST 200 FEET OF THE WEST 400 FEET OF THE SOUTH 217.50 FEET (ALL AS MEASURED ALONG THE BOUNDARIES THEREOF AND NOT AT RIGHT ANGLES) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS;

AND THE SOUTH 30 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE NORTH 00 DEGREES 25 MINUTES WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, 388 FEET; THENCE NORTH 90 DEGREES EAST, 430.27 FEET; THENCE SOUTH 70 DEGREES 50 MINUTES EAST, 66 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 19 DEGREES 10 MINUTES EAST TO THE CENTERLINE OF U.S. ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 178.44 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 15 SECONDS WEST, 427.07 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE NORTH 90 DEGREES WEST ALONG SAID SOUTH LINE, 237.22 FEET TO A POINT BEING 400 FEET EAST OF SAID SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 25 MINUTES WEST PARALLEL WITH SAID WEST LINE, 217.50 FEET; THENCE NORTHEASTERLY, 172.25 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 637.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 427.07 FEET TO A POINT ON THE CENTERLINE OF U.S. ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 823.56 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE SOUTH 90 DEGREES WEST ALONG SAID SOUTH LINE, A DISTANCE OF 808.86 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE NORTH 00 DEGREES 25 MINUTES WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, 388 FEET; THENCE NORTH 90 DEGREES EAST, 430.27 FEET; THENCE SOUTH 70 DEGREES 50 MINUTES EAST, 66 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 19 DEGREES 10 MINUTES EAST TO THE CENTERLINE OF U.S. ROUTE 12; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 178.44 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 15 SECONDS WEST, 427.07 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28; THENCE NORTH 90 DEGREES WEST ALONG SAID SOUTH LINE, 237.22 FEET TO A POINT BEING 400 FEET EAST OF SAID SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 25 MINUTES WEST PARALLEL WITH SAID WEST LINE, 217.50 FEET; THENCE NORTHEASTERLY, 172.25 FEET TO PLACE OF BEGINNING, (EXCEPT THEREFROM THE SOUTH 30 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 207,907.93 SQ. FT. = 4.772 ACRES.

COMMONLY KNOWN AS: 1075 SOUTH RAND ROAD, LAKE ZURICH, ILLINOIS.

JAS



Abutters List for 1075-1077 S. Rand Road

14-28-111-002
Cambridge Bank
1100 S Rand Road
Lake Zurich, IL 60047

14-28-105-003
Village of Lake Zurich
70 E Main Street
Lake Zurich, IL 60047

14-28-100-003
SSB Petro Inc.
1125 S Old Rand Road
Lake Zurich, IL 60047

14-28-111-001
14-28-111-002
William Davenport
149 W Main Street
Barrington, IL 60010

14-28-210-026
Deerpath Commons Retail Center, LLC
745 Ela Rd
Lake Zurich, IL 60047

14-28-212-002
JAS Development, LLC
745 Ela Road
Lake Zurich, IL 60047

14-28-106-058
Ruslan Khalidor
1126 Wilkes Lane
Lake Zurich, IL 60047

14-28-106-058
Fu-Lin Shau & Yu-Tai Chang
1134 Wilkes Lane
Lake Zurich, IL 60047

14-28-106-002
Jinhee Bank
1139 Village Ct
Lake Zurich, IL 60047

14-28-106-003
Marina Walton
1145 Village Ct
Lake Zurich, IL 60047

14-28-106-007
Thomas & Paola Tyson
1142 Village Ct
Lake Zurich, IL 60047

14-28-106-008
Joyce J. Crosby
1148 Village Ct
Lake Zurich, IL 60047

14-28-106-011 (549 Ascot)
Wesner Properties LLC
3000 Oaksbury Ct
Rolling Meadows, IL 60008

14-28-106-010
Roger & Julie Sill
553 Ascot Ct
Lake Zurich, IL 60047

14-28-106-019
Jack & Jelena Edwards
558 Ascot Ct
Lake Zurich, IL 60047

14-28-106-020 (552 Ascot)
Michael J. Gilhooly, Sr, Trustee
4411 Jupiter Ave NW
Cedar Rapids, IA 52405

14-28-106-021
Anthony & Joan Harper
1170 Lexington Lane
Lake Zurich, IL 60047

14-28-106-022
Scott & Janelle Krennrich
1174 Lexington Lane
Lake Zurich, IL 60047

14-28-109-002
Martin Minsuk Lee
1123 Wilkes Lane
Lake Zurich, IL 60047

14-28-110-001
Lesley Teichman
1129 Wilkes Lane
Lake Zurich, IL 60047

14-28-110-002
Susan M. Jaekel
1135 Wilkes Lane
Lake Zurich, IL 60047

14-28-109-001
Todd & Nga Tuesley
1119 Wilkes Lane
Lake Zurich, IL 60047

14-28-106-056
Roger A. Sugrue
1116 Wilkes Lane
Lake Zurich, IL 60047

14-28-106-057
Kelly Cozza
1120 Wilkes Lane
Lake Zurich, IL 60047

14-28-106-001
Marta Dudek
1133 Village Court
Lake Zurich, IL 60047

14-28-106-004
Thomas J & Audrey A Fugate, Trustees
1127 Village Court
Lake Zurich, IL 60047

14-28-106-005
Stacey Bailey
1128 Village Court
Lake Zurich, IL 60047

14-28-106-006
Peter & Anahid Youssoufian, Trustees
1136 Village Court
Lake Zurich, IL 60047

14-28-106-009
Marek & Hanna Kopania
557 Ascot Court
Lake Zurich, IL 60047

14-28-106-012 561 Ascot Court
Lois Matthews
1198 John Hancock Drive
Boilingbrook, IL 60490

14-28-106-013
Brian Zabel
565 Ascot Court
Lake Zurich, IL 60047

14-28-106-014
Michael T & Kristyn D Lakiotis
569 Ascot Court
Lake Zurich, IL 60047

14-28-106-015
Kayvon Aynessazian
573 Ascot Court
Lake Zurich, IL 60047

14-28-106-016
Daniel & Cara Marquis
577 Ascot Court
Lake Zurich, IL 60047

14-28-106-017 583 Ascot Court
Landon & Melissa Girard
2380 Arbeleda Lane
Northbrook, IL 60062

14-28-106-018
Joel S. Mikelionis
589 Ascot Court
Lake Zurich, IL 60047

Standards for Amending Zoning Map

18-103

Zoning Code Amendment

Requesting B-3 Zoning Classification

- A. Commercial/Retail development of the parcels requires B-3 zoning, consistent with commercial development along the Rand Road corridor.
- B. Appropriate uses for this development require B-3 zoning for a successful project.
- C.
 1. Existing developments North and South along the Rand Road corridor are zoned B-3.
 2. Since the current zoning classification of this property, development along Rand Road has included:
 - Deerpath Court – Walmart
 - Deerpath Plaza
 - Deerpath Commons – immediately adjacent/and
 - Courtyard of Lake Zurich (Walgreens)
 - LA Fitness
 - Costco/Home DepotAll developed under B-3 Zoning
 3. Existing B-1/R-1 zoning seriously restricts the approved uses for this property and diminishes its value.
 4. Open water areas on the existing undeveloped property will be eliminated increasing the health, safety and welfare of the property.
 5. Adjacent residential property is not affected as commercial zoning has existed on this property prior to the residential. The expectation that this property be developed has always existed.
 6. The value of adjacent properties will be positively affected as the “unknown” of what will be built is eliminated.
 7. With adjacent properties already developed this project will further establish this commercial section of the Rand Road corridor.
 8. B-3 zoning provides more suitable permitted uses than current B-1/R-1 zoning.
 9. Ingress and egress is adequately provided for this development – see Site Plan and Traffic Study.
 10. Utilities and services are available.
 11. This property has been vacant and non-productive for 30 years, while adjacent properties have been fully developed, both commercial and residential.

Standards for Special Use Permits

A.1

The proposed uses and development will be in harmony with the purpose for which this Code was enacted with the general purpose and intent of the Official Comprehensive Plan.

2. There is no adverse impact to adjacent property as this development is consistent with other development along the Rand Road corridor.
3. The development is designed to be constructed, arranged and operated to coordinate with the adjacent Deerpath Commons development.
4. Adequate public facilities are available and will be provided for by the applicant.
5. No traffic congestion – this development in no way ties into residential streets, all ingress and egress is on Rand Road.
6. No destruction of natural, scenic or historical features.
7. Full compliance with all additional standards will be accomplished.

B. Specific Special Uses

Child Day Care Service – Permitted Special Use in B-3 Zoning

1. This service will provide a public convenience and contribute a service to the community that will benefit the neighborhood and this business partner investing in Lake Zurich.
2. This location was selected as being able to provide the best position for success.
3. Screening, exterior appearance, and landscaping will mitigate any adverse effects this development might have.

Gasoline Service Station – Permitted Special Use in B-3 Zoning

1. This service will provide a public convenience and contribute a service to the community that will benefit the neighborhood and this business partner investing in Lake Zurich.
2. This location was selected as being able to provide the best position for success.
3. Screening, exterior appearance, and landscaping will mitigate any adverse effects this development might have.

Drive Thru Facility– Permitted Special Use in B-3 Zoning

1. This service will provide a public convenience and contribute a service to the community that will benefit the neighborhood and this business partner investing in Lake Zurich.
2. This location was selected as being able to provide the best position for success.
3. Screening, exterior appearance, and landscaping will mitigate any adverse effects this development might have.

Outdoor Seating – Permitted Special Use with B-3 Zoning

1. Enhancement for any restaurant use to provide an outdoor amenity and attraction for the community.

Land Bank Parking

These 11 spaces designated on the Site Plan for Lot 2 will be held in reserve (Land Bank) if future uses in the retail building require additional parking to what is required with straight retail uses. With the accepted storage factor of 15% the parking space count meets the required number by Village Code.

Standards for Site Plan Approval

1. Complete application is enclosed along with the following submittals:
 - Plat of Subdivision
 - Final PUD
 - Fully Dimensional Site Plan
 - Photometric Plan
 - Preliminary Engineering Plans
 - Landscape Plan
 - Building Elevations
 - Traffic Study
2. This Site Plan is a part of our Planned Unit Development that encompasses all approvals required.
3. All standards have been established as being met.
4. No interference with any easements or right-of-way.
5. The Comprehensive Plan established this area for commercial development.
6. This development poses no undue traffic congestion.
7. Adequate screening will be provided per Village code requirements.
8. This development will be consistent with commercial development on the Rand Road corridor.
9. Landscape area, per Village requirements will be provided for and maintained.
10. Adequate draining will be provided as shown in engineering the site for storm water detention and erosion control.
11. All utilities are available and adequate to integrate into the village utility systems.
12. No public uses designated for this property.
13. This development has no adverse affect on public health, safety or general welfare.

Standards for Exterior Appearance Approval

- A. The quality of Open Spaces between buildings, materials and general design is consistent with adjacent development (Deerpath Commons) as well as other commercial development on Rand Road.

The general Site Development will be consistent with the high quality development of similar projects by the applicant. Landscaping, parking and access will be maximized to provide a quality development for the Village of Lake Zurich. Special effort has been made to retain as many trees and shrubs as possible along the residential border to provide additional screening of the development.

- B. JTS Architects has done an excellent job of designing the buildings to incorporate all of the listed standards for approval. Height, proportion rhythm of solids to voids, projections, and spacing has been addressed. Materials, texture and roof shapes have given us the design and appearance consistent with development on Rand Road but yet unique to this development.

Standards for Planned Unit Development

- A. Special Use Permit Standards – See separate application
- B. 1. The entire property, Lots 1, 2 and 3 will be under unified control by John Alan Sfire, Sparrow Ridge Plaza, LLC. All owners or their assigns of Lots 1, 2 and 3 will be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners regarding all tracts.
2. See attached Site Plan.
3. This PUD and all covenants and restrictions may be enforced by the Village and future land owners, and cannot be modified or removed without the express consent of the Board of Trustees.
4. The southeast corner of the property will be undisturbed with no improvements. This is a storm collection outfall for areas north as well as the subject property. In order to create a development that is harmonious with the adjacent residents, the building floor areas have been minimized and extensive landscaping has been maximized to allow minimal impact to the surrounding residents.
5. Access Rand/driveways are designated as common area for common use.
- Reciprocal easement agreements will be established within the development to provide for access and parking as well as ongoing maintenance for all common elements.
6. All landscaping will meet all requirements for screening. Additional elements of incorporating existing vegetation with additional landscaping will be used to create a buffer between this development and adjacent residential.
7. No private streets.
8. Sidewalks will comply with Village requirements.
9. Utilities will be installed underground.

**Application for Planned Unit Development
Sparrow Ridge Plaza**

Overview

This development will consist of three (3) separate lots as designed on the enclosed site plan. The Zoning requested is B-3, consistent with the Village Comprehensive Plan. In order to have a successful development for this unique piece of property, which is very deep off of Rand Road, we can create three commercial lots with specific uses that are well suited for each lot location.

The relief we are requesting for this Planned Unit Development are as follows:

- Subdivision of property in 3 lots – 1, 2 and 3
- Lots 1 & 2 – 25' setback from Rand Road.

The 25' setback plus the IDOT right of way provides an adequate landscape area and buffer for a development of this size. This is consistent with the adjacent property Deerpath Commons and all other developments on Rand Road.

- Lot 1 – Special Use – Gasoline Service Station
We have submitted a separate application for this Permitted Special Use with B-3 zoning. Canopy lighting to be consistent with typical gas station lighting standards.

Approval of monument signage for Lot 1 as shown on Site Plan. Sign will be consistent with the requirements of the Village Sign Code.

Gas pumps will not have external music/audio.

Approval of building signage for gas station as shown on exterior elevation.

Hours of operation: 6:00am-11:00pm

- Lot 2 – Outdoor seating in designated area as shown on the site plan. This will enhance any restaurant use and provide an outdoor amenity and attraction for the community.

Drive-thru service for proposed use. A separate Special Use application is included in this packet for a drive thru facility.

We are requesting approval of the monument sign on attached Exhibit. This sign meets the requirements of the Village Sign Code and is consistent with the monument signage of Deerpath Commons on the adjacent property. Location is shown on Site Plan within Lot 2

- Approval of eleven parking spaces to be land banked for future restaurant use, if needed.

- Lot 3 – Special Use – Child Day Care Service

We have included a separate application for this Permitted Special Use with B-3 zoning.

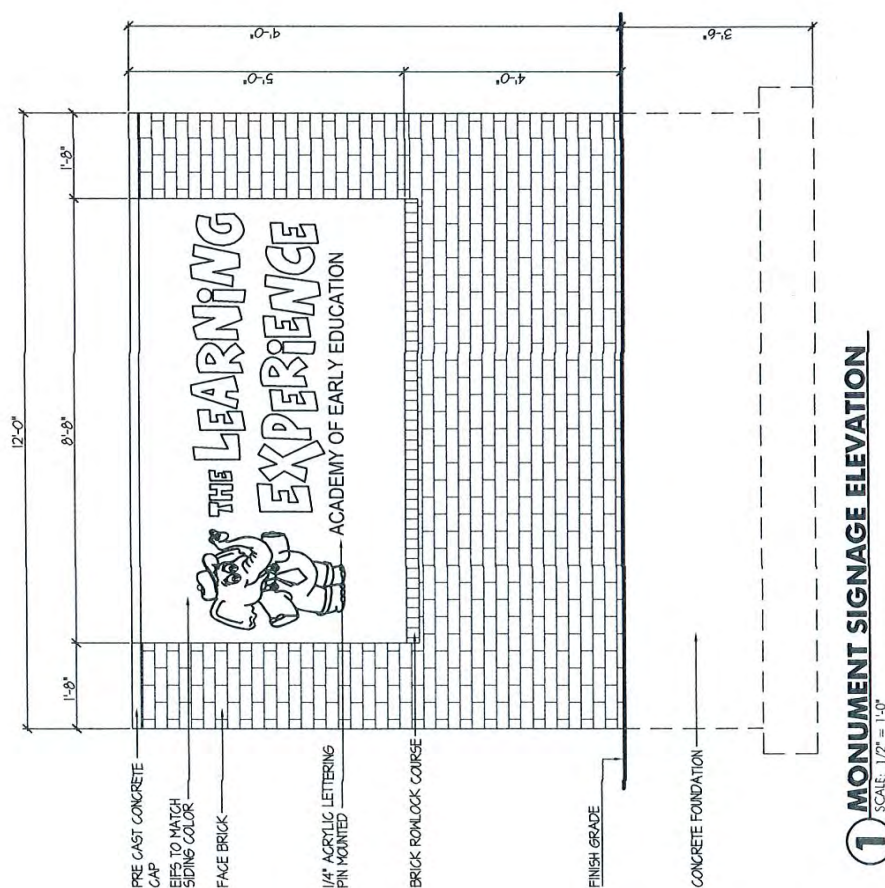
We are requesting a monument sign location on Lot 1, as shown on the site plan, for this Lot 3. This will allow signage on Rand Road for this lot. See attached elevation depicting the signage requested.

Hours of operation: 6:00am-8:00pm

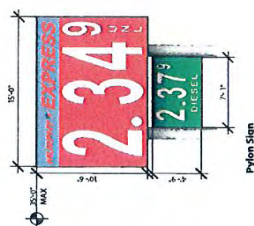
We are requesting approval of wall signage for entrance to Child Day Care as shown on attached Exhibit. This signage is part of their national signage program and appropriate for this use.

- Lot 3 – Access to Rand Road. The site plan provides access for Lot 3 through this PUD. Access is provided through the Deerpath Commons development to the full access driveway to Rand Road with a separate right in, right out to Rand Road from Sparrow Ridge Plaza. A perpetual easement agreement will be recorded documented by the PUD for access/ingress and egress to all 3 lots shown.









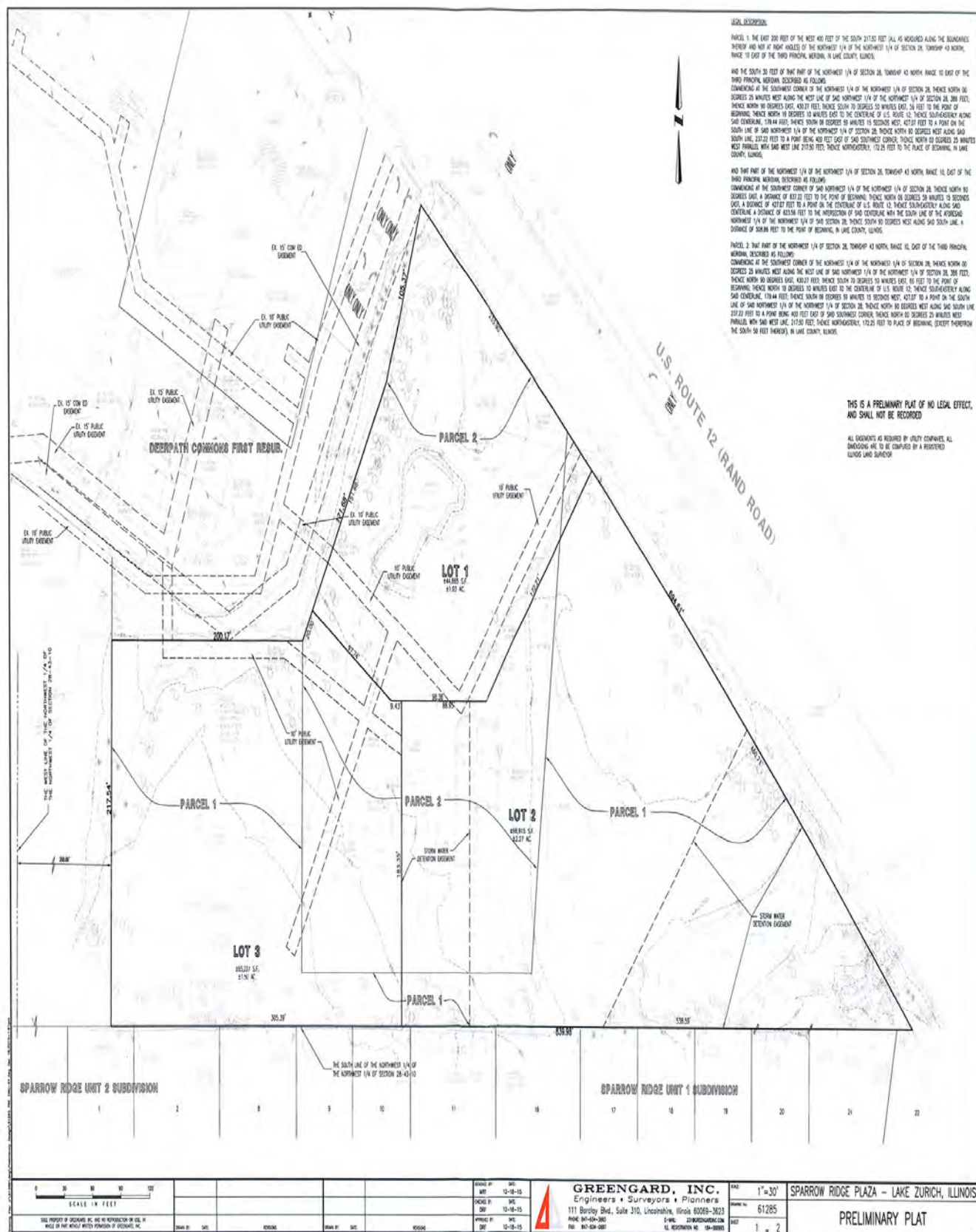
Sign	Qty.	Height	Width	Area	Total S.F.
Murphy Express canopy logo sign	2	Graphic Area	75.00	75.00	150.00
Murphy Express building logo sign	2	Graphic Area	30.00	30.00	60.00
Murphy Express building logo sign	2	5' x 3'	18.00	18.00	36.00
Murphy Express building logo sign	2	5' x 3'	18.00	18.00	36.00
Small Murphy Tree Sign	2	4' x 3'	32.00	32.00	64.00
Wellness	2	14.32'	60.13'	8.81	17.64
Unlabeled Spanner	2	21.91'	97.97'	215.00	430.00
Unlabeled Pylon Sign	1	126.00'	180.00'	22,680.00	45,360.00
Desired Pylon Sign	1	57.00'	81.00'	4,621.50	9,243.00
Total Signage				33.66	\$52,899

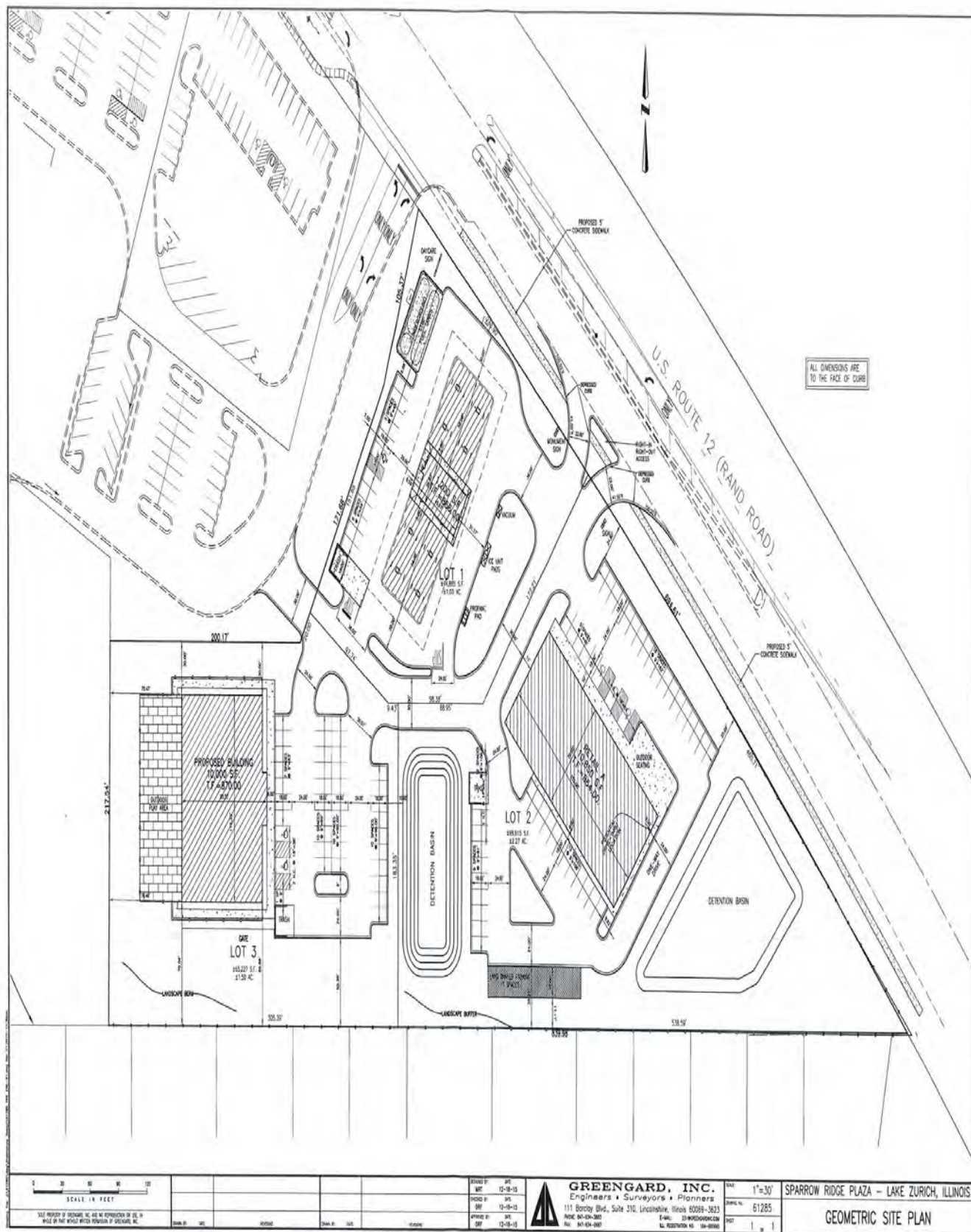
MURPHY EXPRESS

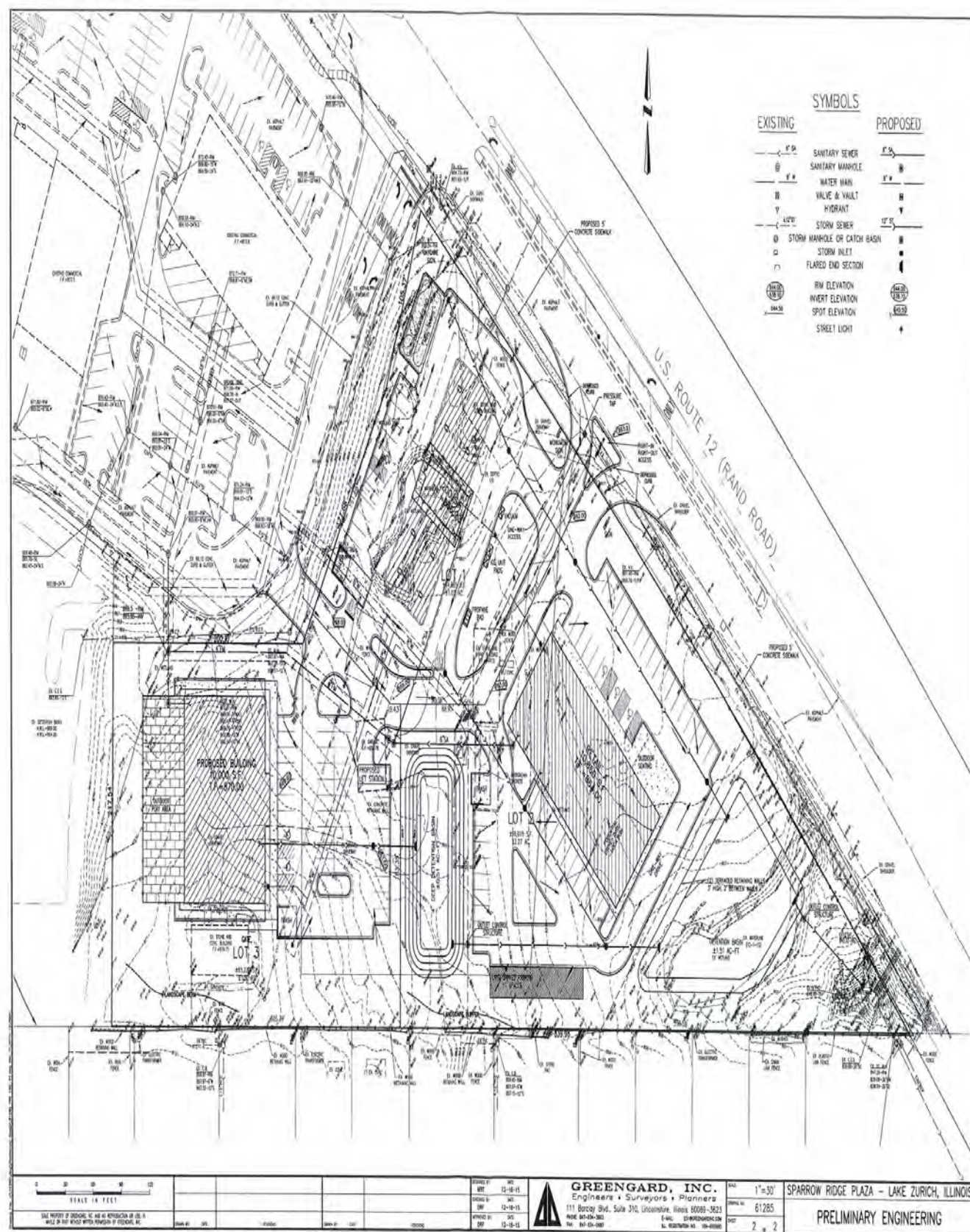
B|R|R
rchitecture

8MPD 1200 BLDG.
January 22, 2014

DESIGN REPRESENTATION QUALITY - NOT FOR CONSTRUCTION







Preliminary Stormwater Management Report

FOR

1075 S. Rand Road

**Village of Lake Zurich
LAKE COUNTY, ILLINOIS
Project #61285**



**December 18th, 2015
BY: DMW**

**Greengard, Inc.
111 Barclay Blvd, Suite 310
Lincolnshire, IL 60069**

TABLE OF CONTENTS

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- 8. Lake County Topo Map**
- 9. Drainage Area Exhibit**

I. Introduction

The existing site is approximately 4.79 acres and is located on the south side of Rand Road (US Highway Route 12). The site is bordered by the existing Deerpath Commons retail center to the west, Rand Road to the north and east, and the Sparrow Ridge Subdivision to the south. The Deerpath Commons shopping center stormwater drains to an onsite pond and subsequently discharges to a storm sewer on Rand Road. The Sparrow Ridge Subdivision stormwater drains in a southerly and easterly towards the Sparrow Ridge Park detention basin parallel to Rand Road.

The subject site is mostly wooded with an existing driveway from Rand Road four structures onsite. The site currently drains from the west to the east with minimal offsite tributary area from the Deerpath Commons retail center and minimal offsite tributary area from the residential homes along the south property line. At the easternmost side of the site, a thirty (30) inch diameter storm sewer collects the stormwater runoff and directs it southeast along the south side of Rand Road.

The topographical survey indicates that there are three depressional areas located on the property. Two of these areas are located in the northwestern portion of the site adjacent to the Deerpath Commons retail center. The third depressional area is located near the southeast portion of the site. The total volume of these three areas is equal to approximately 0.45 acre-feet. The existing volume of these depressional areas will be maintained as part of the site stormwater detention improvements.

II. Stormwater Management

The proposed development will be subdivided into three separate lots. The stormwater runoff from these lots will be collected by a storm sewer designed for a 10 year rainfall event and be directed to one of two proposed detention basins. Positive overland flow routes to the stormwater detention basins for rainfall above the 10 year event will be provided. Lot 3 to the southwest will be tributary to a proposed detention basin near the middle of the property, north of the south property line. Lot 1 and Lot 2 will be tributary to a proposed detention basin near the southeasterly portion of the subject property.

The area tributary to the detention basin that will detain the stormwater runoff from Lot 3 is equal to 1.74 acres. This area includes offsite tributary area from the Deerpath Commons retail center. Of this 1.74 acres, 0.88 acres is impervious area and 0.86 acres is pervious area. Using Appendix K from the Lake Country Watershed Development Ordinance, the stormwater volume required for the Lot 3 tributary area is equal to 0.174 acre-feet for the 2 year event and 0.505 acre-feet for the 100 year event.

The area tributary to the detention basin that will detain the stormwater runoff from Lot 1 and Lot 2 is equal to 3.22 acres. Of this 3.22 acres, 1.92 acres is impervious area and 1.30 acres is pervious area. Using

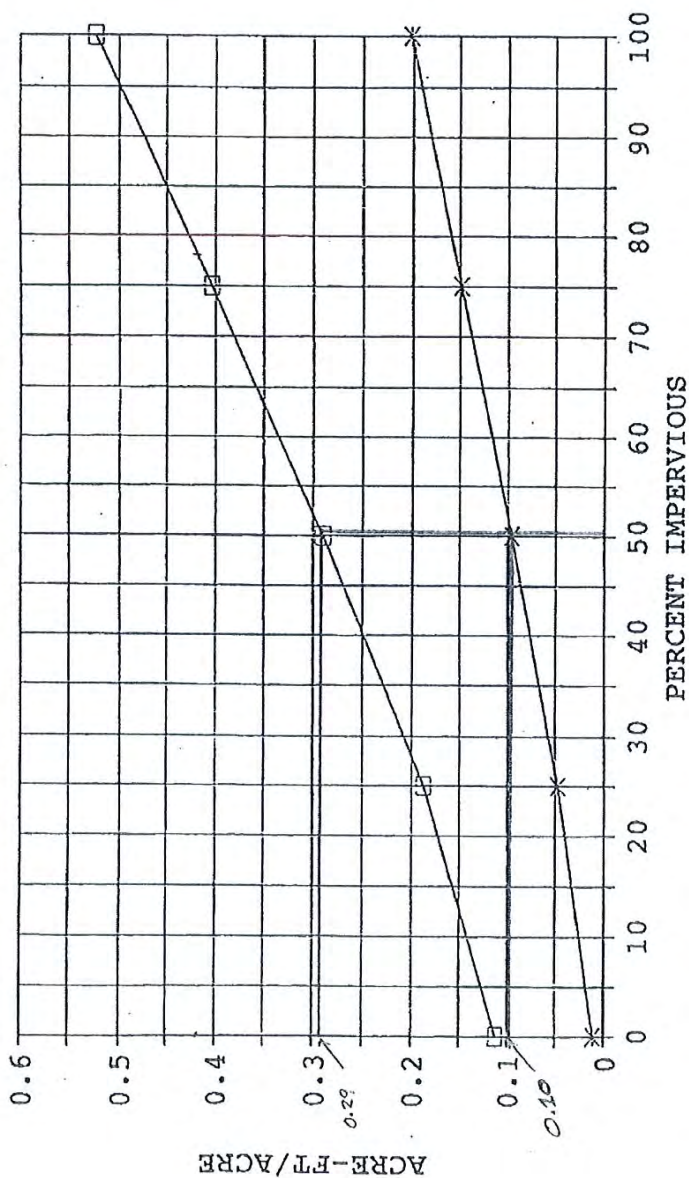
Appendix K from the Lake Country Watershed Development Ordinance, the stormwater volume required for the Lot 1 and Lot 2 tributary area is equal to 0.403 acre-feet for the 2 year event and 1.063 acre-feet for the 100 year event. The Lot 1 and Lot 2 detention basin will be of appropriate size to account for the existing depressional storage volume of 0.45 acre-feet.

The Lot 3 detention basin will be connected to the Lot 1 and Lot 2 detention basin via a restricted storm sewer. The Lot 1 and Lot 2 detention basin outlet will also be restricted and will discharge overland to the existing 30" storm sewer near the southeast corner of the property.

AREA 1
1.74 Acres

APPENDIX K - DETENTION VOLUME VERSUS PERCENT IMPERVIOUS

DETENTION VOLUME VS PERCENT IMPERVIOUS
2-YEAR AND 100-YEAR UNIT AREA DETENTION



2-year release = 0.04 cfs/acre, 100-year release = 0.15 cfs/acre

—*— 2-YEAR —□— 100-YEAR

Reference: Northeastern Illinois Planning Commission, Investigation of Hydrologic Methods for Urban Development in Northeastern Illinois

AREA 1 = 1.74 Acres @ 50.31% IMPERVIOUS

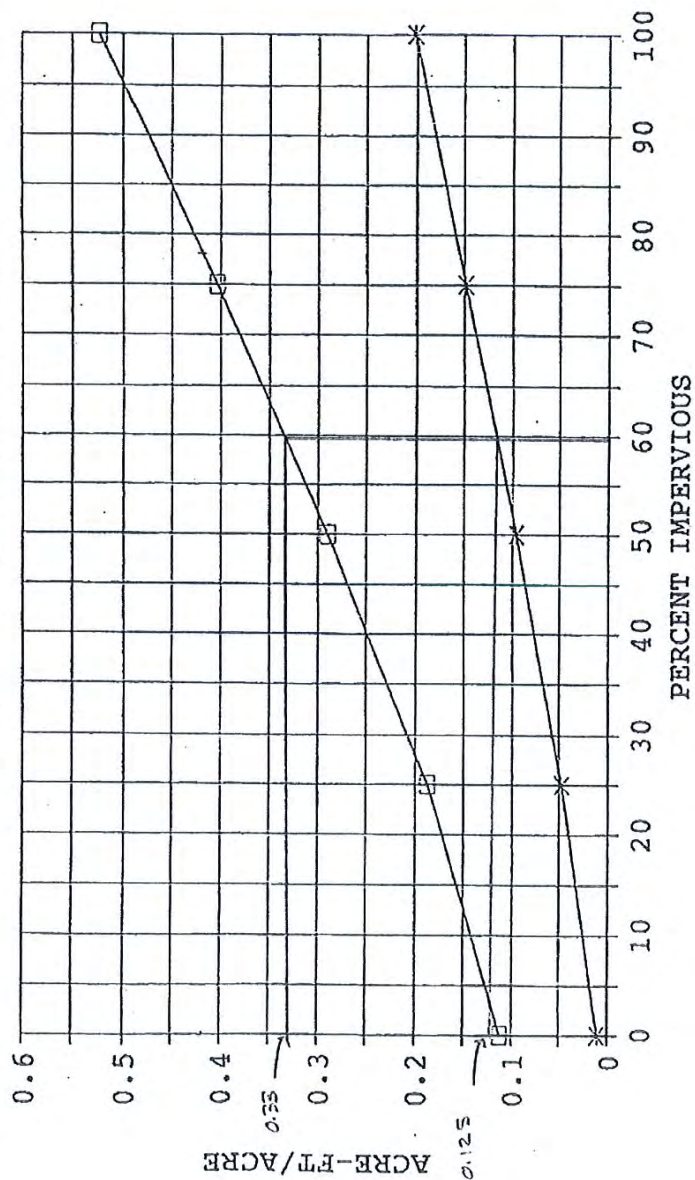
2YR = 0.1 Ac-FT/Acre; 0.1 Ac-FT/Acre x 1.74 Ac = 0.174 Ac-FT_{2YR}

100YR = 0.29 Ac-FT/Acre; 0.29 Ac-FT/Acre x 1.74 Ac = 0.505 Ac-FT_{100YR}

AREA 2
3.22 Acres

DETENTION VOLUME VS PERCENT IMPERVIOUS 2-YEAR AND 100-YEAR UNIT AREA DETENTION

APPENDIX K - DETENTION VOLUME VERSUS PERCENT IMPERVIOUS



2-year release = 0.04 cfs/acre, 100-year release = 0.15 cfs/acre

—*— 2-YEAR —□— 100-YEAR

Reference: Northeastern Illinois Planning Commission, Investigation of Hydrologic Methods for Urban Development in Northeastern Illinois

AREA 2 = 3.22 Acres @ 59.72% IMPERVIOUS
2-YEAR = 0.125 AC-FT/AC; 0.125 AC-FT/AC X 3.22 AC = 0.403 AC-FT_{2YR}
100-YEAR = 0.33 AC-FT/AC; 0.33 AC-FT/AC X 3.22 AC = 1.063 AC-FT_{100YR}

Depressional Storage - 3.42 Acre Area

ELEV.	AREA S.F.	AVG. AREA S.F.	DE FT	VOL C.F.
850.46	0.00			
		2017.6	0.19	383.3
850.65	6052.69			
		6306.6	1.12	7063.4
851.77	6563.89			
				7446.7 Total Cubic Feet
				<u>0.171</u> Total Acre Feet

Depressional Storage - 1.18 Acre Area

ELEV.	AREA S.F.	AVG. AREA S.F.	DE FT	VOL C.F.
857.80	2630.35			
		2657.5	0.20	531.5
858.00	2684.75			
		2970.7	1.00	2970.7
859.00	3266.06			
		3573.2	1.00	3573.2
860.00	3889.37			
		4791.2	1.00	4791.2
861.00	5753.63			
				11866.5 Total Cubic Feet
				<u>0.272</u> Total Acre Feet

Depressional Storage - 0.33 Acre Area

ELEV.	AREA S.F.	AVG. AREA S.F.	DE FT	VOL C.F.
860.37	0.00			
		316.0	0.63	199.1
861.00	948.02			
				199.1 Total Cubic Feet
				<u>0.005</u> Total Acre Feet
0.448 TOTAL DEPRESSIONAL STORAGE (AC-FT.)				

1075 S. Rand Road - Lake Zurich



LakeCounty
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

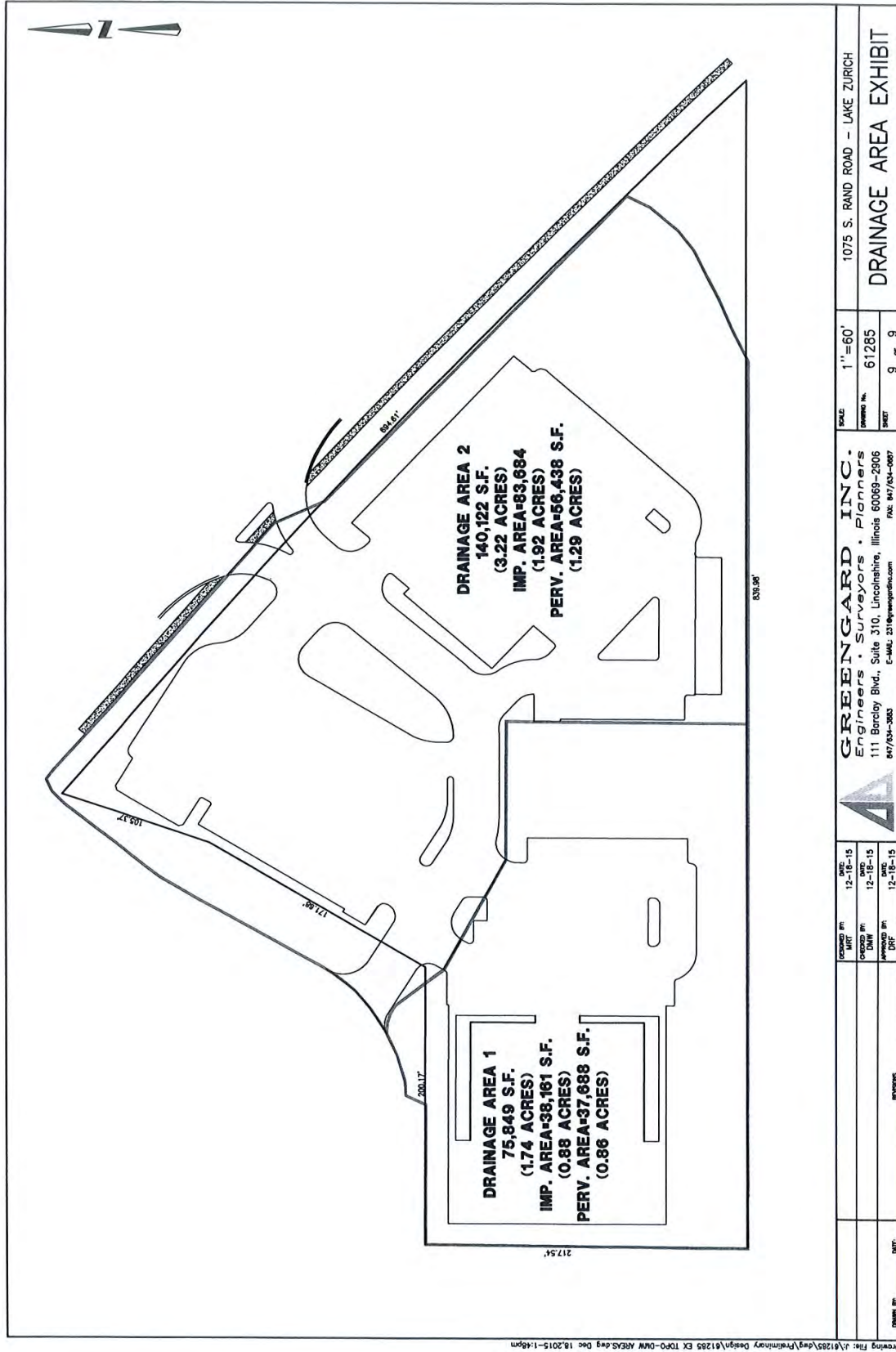
Map Printed on 12/18/2015



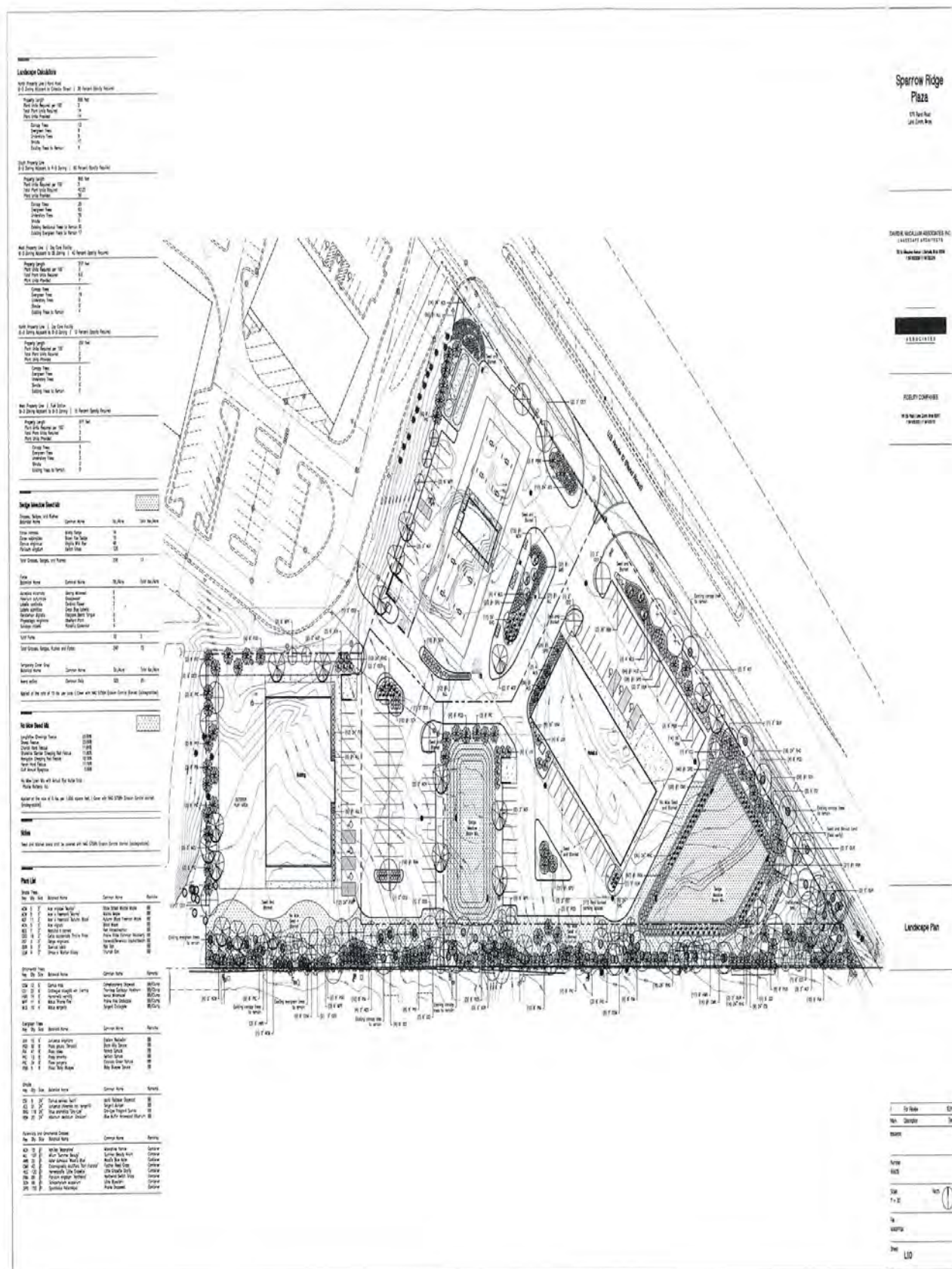
- Tax Parcels
- Minor Contour
- Major Contour

Disclaimer:

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









Bollinger Environmental, Inc.
4901 Forest Avenue, Suite C
Downers Grove, Illinois 60515
630-968-1960

November 30, 2015

EMAIL

The Fidelity Group, Ltd.
745 Ela Road
Lake Zurich, Illinois 60047

Attention: Jason Alan Sfire

Subject: Professional Tree Inventory of the Lake Zurich Survey Project
Lake Zurich, Lake County, Illinois
(Bollinger Environmental Project Number 139-001-15)

Dear Mr. Sfire:

As requested, on November 20, 25, and 27, 2015, Bollinger Environmental, Inc. (BEI) staff inventoried and tagged all trees 4 inches or greater in diameter at the Lake Zurich Survey Project site. The site is located northwest of the intersection of Route 12 (S. Rand Road) and S. Old Rand Road in Lake Zurich, Lake County, Illinois.

We used scientific name (genus and species) and common name following the nomenclature of *Plants of the Chicago Region*, by Swink and Wilhelm (1994). The Tree Inventory Report lists: tag number, scientific name (genus and species), common name, size, condition, and general comments regarding the quality of the identified trees. Seven hundred thirty two (732) trees were identified. Tag numbers ranged from 2001 to 2732.

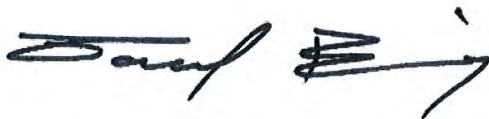
During the survey, each tree was evaluated and assigned a number rating based on a scale rating from 1 – 5. The following discusses the rating scale in the Condition column of the Tree Inventory Report. These ratings are established and based on general observations at the time of the inventory. A rating of 1 (excellent) will have the highest value in terms of protection or preservation. A rating of 5 (worst) will have the lowest value and quality. For example:

- A. (1 = excellent condition) A rating of 1 would be given to a tree that is excellent in appearance, condition and form, having a well-developed root system, balanced branching and healthy.
- B. (2 = above average) A rating of 2 would be given to a tree that has little to no damage, fairly straight, sound, good shape and form, and is good in overall physical quality.
- C. (3 = typical condition) A rating of 3 would be given to a tree that is average in condition, form, physical state, appearance, and health.

- D. (4 = poor condition) A rating of 4 would be given to a tree that has some deadwood, minor sweep or lean, distorted shape, trunk or bark damage, multi-stems, poor physical quality.
- E. (5 = poor/worst condition) A rating of 5 would be given to a tree with a lot of deadwood, bad sweep or lean, diseased or damaged by insect pests and larvae, lightning damage, split, or other physical damage. This would also be given to a tree that was so damaged death is inevitably close

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Bollinger", with a stylized flourish at the end.

Paul Bollinger, PWS
President/Ecologist
BOLLINGER ENVIRONMENTAL, INC.

Prepared for: The Fidelity Group, Ltd.
Prepared by: BEI

**Lake Zurich Survey Project
Tree Inventory**

November 20, 25, and 27, 2015
BEI Project #: 139-001-15

Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2001	<i>Picea pungens</i>	table mountain pine	14	4	upper half, few dead limbs
2002	<i>Malus spp.</i>	apple	9, 9	5	lots of dead limbs
2003	<i>Fraxinus pennsylvanica</i>	green ash	5	4	Emerald Ash Borer (EAB), dying
2004	<i>Rhamnus cathartica</i>	common buckthorn	8	4	
2005	<i>Ulmus americana</i>	American elm	4	2	
2006	<i>Ulmus americana</i>	American elm	4	3	
2007	<i>Rhamnus cathartica</i>	common buckthorn	5	3	
2008	<i>Rhamnus cathartica</i>	common buckthorn	6	3	
2009	<i>Ulmus pumila</i>	Siberian elm	7	4	upper 1/2 dead
2010	<i>Ulmus pumila</i>	Siberian elm	5	4	trunk twists
2011	<i>Ulmus pumila</i>	Siberian elm	4	5	
2012	<i>Ulmus pumila</i>	Siberian elm	8	3	
2013	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2014	<i>Ulmus americana</i>	American elm	6	3	trunk sweep
2015	<i>Acer saccharinum</i>	silver maple	6	3	trunk sweep
2016	<i>Ulmus pumila</i>	Siberian elm	5	3	
2017	<i>Ulmus pumila</i>	Siberian elm	6	5	dying, lots of dead limbs
2018	<i>Acer negundo</i>	box elder	4	3	
2019	<i>Acer negundo</i>	box elder	4	5	
2020	<i>Acer saccharinum</i>	silver maple	6	3	trunk sweep, upper lean
2021	<i>Rhamnus cathartica</i>	common buckthorn	4	3	
2022	<i>Ulmus pumila</i>	Siberian elm	9	4	
2023	<i>Acer saccharinum</i>	silver maple	6	4	
2024	<i>Rhamnus cathartica</i>	common buckthorn	4	4	
2025	<i>Acer saccharinum</i>	silver maple	11	4	2 trunks, poor form
2026	<i>Acer saccharinum</i>	silver maple	6	3	
2027	<i>Acer saccharinum</i>	silver maple	5	4	major lean, trunk sweeps
2028	<i>Acer saccharinum</i>	silver maple	7	3	
2029	<i>Acer saccharinum</i>	silver maple	6	3	
2030	<i>Salix nigra</i>	black willow	8	4	leaning
2031	<i>Fraxinus pennsylvanica</i>	green ash	8	5	EAB, dying
2032	<i>Fraxinus pennsylvanica</i>	green ash	10	5	EAB, dying
2033	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2034	<i>Ulmus pumila</i>	Siberian elm	5	3	
2035	<i>Acer negundo</i>	box elder	5	5	multi-stemmed, sweeps, dead wood
2036	<i>Fraxinus pennsylvanica</i>	green ash	10	5	EAB, dying, multi-stemmed
2037	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2038	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2039	<i>Fraxinus pennsylvanica</i>	green ash	9	5	EAB, dying, multi-stemmed
2040	<i>Salix nigra</i>	black willow	12	5	leaning
2041	<i>Salix nigra</i>	black willow	19	4	leaning
2042	<i>Acer saccharinum</i>	silver maple	6	3	
2043	<i>Acer saccharinum</i>	silver maple	10	2	

Prepared for: The Fidelity Group, Ltd.
Prepared by: BEI

**Lake Zurich Survey Project
Tree Inventory**

November 20, 25, and 27, 2015
BEI Project #: 139-001-15

Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2044	<i>Rhamnus cathartica</i>	common buckthorn	5	5	multi-stemmed (4), twists, lean
2045	<i>Rhamnus cathartica</i>	common buckthorn	5	5	multi-stemmed (3)
2046	<i>Fraxinus pennsylvanica</i>	green ash	26	5	EAB, dying
2047	<i>Acer saccharinum</i>	silver maple	8	4	multi-stemmed (2), poor form
2048	<i>Acer saccharinum</i>	silver maple	8	3	
2049	<i>Populus deltoides</i>	Eastern cottonwood	12	2	
2050	<i>Acer saccharinum</i>	silver maple	5	3	
2051	<i>Acer saccharinum</i>	silver maple	11	3	
2052	<i>Acer saccharinum</i>	silver maple	4	5	upper crown partially topped
2053	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2054	<i>Acer saccharinum</i>	silver maple	12	5	multi-stemmed (8), very poor form
2055	<i>Acer negundo</i>	box elder	5	3	
2056	<i>Fraxinus pennsylvanica</i>	green ash	7	5	EAB, dying
2057	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2058	<i>Populus deltoides</i>	Eastern cottonwood	8	5	multi-stemmed (2), dead
2059	<i>Fraxinus pennsylvanica</i>	green ash	7	5	EAB, dying
2060	<i>Acer saccharinum</i>	silver maple	6	3	
2061	<i>Fraxinus pennsylvanica</i>	green ash	8	5	EAB, dead
2062	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dead
2063	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dead
2064	<i>Ulmus americana</i>	American elm	8	2	
2065	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2066	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2067	<i>Acer saccharinum</i>	silver maple	7	5	dead, no crown - completely topped
2068	<i>Acer saccharinum</i>	silver maple	5	5	dead
2069	<i>Acer saccharinum</i>	silver maple	5	5	dying
2070	<i>Acer saccharinum</i>	silver maple	4	4	poor form, leaning, fallen limbs hung up
2071	<i>Acer saccharinum</i>	silver maple	4	4	leaning
2072	<i>Fraxinus pennsylvanica</i>	green ash	7	5	EAB, dying
2073	<i>Fraxinus pennsylvanica</i>	green ash	9, 9	5	EAB, dying, 2 trunks
2074	<i>Acer saccharinum</i>	silver maple	5	4	leaning, dead wood
2075	<i>Acer saccharinum</i>	silver maple	4	5	dead, leaning
2076	<i>Acer saccharinum</i>	silver maple	4	5	multi-stemmed (5), some dead, poor form
2077	<i>Populus deltoides</i>	Eastern cottonwood	19	5	dead
2078	<i>Populus deltoides</i>	Eastern cottonwood	10	5	dead
2079	<i>Acer saccharinum</i>	silver maple	7	3	
2080	<i>Acer saccharinum</i>	silver maple	9	3	
2081	<i>Acer saccharinum</i>	silver maple	4	3	
2082	<i>Acer saccharinum</i>	silver maple	7, 7	5	2 trunks, poor form
2083	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dead
2084	<i>Acer saccharinum</i>	silver maple	7	5	2 trunks, one dead, other dying
2085	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dead
2086	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying

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Prepared by: BEI

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Tree Inventory**

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2087	<i>Fraxinus pennsylvanica</i>	green ash	8	5	EAB, dying, trunk broken off
2088	<i>Acer negundo</i>	box elder	5	5	multi-stemmed, poor form, dead limbs
2089	<i>Populus deltoides</i>	Eastern cottonwood	4	3	
2090	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2091	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2092	<i>Ulmus americana</i>	American elm	14, 13	3	
2093	<i>Acer saccharinum</i>	silver maple	8	3	
2094	<i>Fraxinus pennsylvanica</i>	green ash	5	4	EAB, dying, multi-stemmed, leaning
2095	<i>Fraxinus pennsylvanica</i>	green ash	8, 6	5	EAB, dying, 2 trunks
2096	<i>Rhamnus cathartica</i>	common buckthorn	6	4	multi-stemmed
2097	<i>Fraxinus pennsylvanica</i>	green ash	7	5	EAB, dying
2098	<i>Ulmus pumila</i>	Siberian elm	12	5	
2099	<i>Ulmus pumila</i>	Siberian elm	9	5	sweeps, twists, dead wood
2100	<i>Fraxinus pennsylvanica</i>	green ash	8	5	EAB, dying
2101	<i>Acer negundo</i>	box elder	6	5	heavy lean, dead limbs
2102	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying, 2 trunks, lots of dead limbs
2103	<i>Acer negundo</i>	box elder	5	4	dead limbs, trunks twists
2104	<i>Acer negundo</i>	box elder	7	4	dead limbs, trunks twists
2105	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dead, trunks twists
2106	<i>Acer negundo</i>	box elder	5	4	upper limbs twisty/spindly
2107	<i>Acer negundo</i>	box elder	6	4	upper limbs twisty/spindly
2108	<i>Acer negundo</i>	box elder	4	4	upper limbs twisty/spindly
2109	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2110	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2111	<i>Acer negundo</i>	box elder	7	3	
2112	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2113	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2114	<i>Ulmus pumila</i>	Siberian elm	13	4	broken upper limbs
2115	<i>Ulmus pumila</i>	Siberian elm	11	4	broken upper limbs
2116	<i>Ulmus pumila</i>	Siberian elm	11	5	split trunk, lots of dead wood
2117	<i>Acer negundo</i>	box elder	4	4	trunks twists and sweeps, crown leaning
2118	<i>Ulmus pumila</i>	Siberian elm	16	5	2 trunks, one dead and fallen
2119	<i>Ulmus pumila</i>	Siberian elm	13	5	dead, no crown - completely topped
2120	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2121	<i>Acer negundo</i>	box elder	7	4	heavy lean
2122	<i>Rhamnus cathartica</i>	common buckthorn	6	5	
2123	<i>Rhamnus cathartica</i>	common buckthorn	4	5	growing parallel to ground
2124	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying, multi-stemmed
2125	<i>Acer negundo</i>	box elder	5	5	heavy lean, poor form
2126	<i>Ulmus pumila</i>	Siberian elm	7	3	
2127	<i>Rhamnus cathartica</i>	common buckthorn	4	4	multi-stemmed, poor form, twisted
2128	<i>Acer negundo</i>	box elder	6	5	lean, sweep, twists, poor form
2129	<i>Acer negundo</i>	box elder	6	5	lean, poor form

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2130	<i>Rhamnus cathartica</i>	common buckthorn	7	5	trunks twists & sweeps, poor form
2131	<i>Ulmus pumila</i>	Siberian elm	7	5	leaning, lots of dead limbs
2132	<i>Ulmus pumila</i>	Siberian elm	5	5	leaning, growing parallel to ground
2133	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying, dead limbs
2134	<i>Rhamnus cathartica</i>	common buckthorn	4	4	
2135	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2136	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2137	<i>Acer negundo</i>	box elder	6	4	leaning, poor form
2138	<i>Ulmus pumila</i>	Siberian elm	18, 13	5	2 trunks, very poor form, dead wood
2139	<i>Ulmus americana</i>	American elm	12	3	minor sweep
2140	<i>Ulmus americana</i>	American elm	9	3	
2141	<i>Ulmus pumila</i>	Siberian elm	6	4	2 trunks, one dead, other spindly
2142	<i>Ulmus pumila</i>	Siberian elm	7	4	2 trunks, one dead, other spindly
2143	<i>Ulmus pumila</i>	Siberian elm	11	5	5 trunks, 3 dead
2144	<i>Rhamnus cathartica</i>	common buckthorn	4	5	multi-stemmed (5), poor form
2145	<i>Ulmus pumila</i>	Siberian elm	4	5	3 trunks, dead limbs
2146	<i>Juniperus virginiana</i>	red cedar	6	2	
2147	<i>Ulmus pumila</i>	Siberian elm	6	5	no crown - completely topped
2148	<i>Ulmus pumila</i>	Siberian elm	5	3	
2149	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying, split trunk
2150	<i>Acer negundo</i>	box elder	5	5	dead, hollow
2151	<i>Acer negundo</i>	box elder	5	3	
2152	<i>Ulmus pumila</i>	Siberian elm	8	5	dead wood, poor form
2153	<i>Ulmus americana</i>	American elm	8	3	
2154	<i>Acer negundo</i>	box elder	4	3	
2155	<i>Juniperus virginiana</i>	red cedar	5	2	
2156	<i>Ulmus pumila</i>	Siberian elm	10, 9	5	2 trunks, poor form
2157	<i>Ulmus pumila</i>	Siberian elm	7, 7	5	2 trunks, crown topped
2158	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2159	<i>Ulmus pumila</i>	Siberian elm	10	5	3 trunks, poor form, dead wood
2160	<i>Populus deltoides</i>	Eastern cottonwood	14	3	
2161	<i>Populus deltoides</i>	Eastern cottonwood	14	3	
2162	<i>Populus deltoides</i>	Eastern cottonwood	6	4	poor form, leaning
2163	<i>Populus deltoides</i>	Eastern cottonwood	6	4	poor form, leaning
2164	<i>Populus deltoides</i>	Eastern cottonwood	8	3	
2165	<i>Populus deltoides</i>	Eastern cottonwood	6	5	dead
2166	<i>Populus deltoides</i>	Eastern cottonwood	12, 11	5	2 trunks, poor form, trunk rot, dead wood
2167	<i>Salix nigra</i>	black willow	13, 13, 12	5	3 trunks, sweeps, twists, poor form
2168	<i>Rhamnus cathartica</i>	common buckthorn	5	5	
2169	<i>Malus spp.</i>	apple	8	5	multi-stemmed, poor condition
2170	<i>Acer saccharinum</i>	silver maple	6	5	poor form, multi-stemmed
2171	<i>Acer negundo</i>	box elder	4	3	
2172	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2173	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2174	<i>Populus deltoides</i>	Eastern cottonwood	4	5	
2175	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2176	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2177	<i>Populus deltoides</i>	Eastern cottonwood	6	4	sweep in upper trunk
2178	<i>Acer saccharinum</i>	silver maple	12, 9	5	2 trunks, sweeps, leaning
2179	<i>Rhamnus cathartica</i>	common buckthorn	6	5	multi-stemmed (9)
2180	<i>Acer saccharinum</i>	silver maple	7	3	
2181	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2182	<i>Fraxinus pennsylvanica</i>	green ash	8	5	EAB, dying
2183	<i>Acer negundo</i>	box elder	7	3	
2184	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2185	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2186	<i>Ulmus pumila</i>	Siberian elm	7	3	
2187	<i>Ulmus americana</i>	American elm	6	3	
2188	<i>Acer negundo</i>	box elder	4	3	
2189	<i>Acer saccharinum</i>	silver maple	5	3	
2190	<i>Ulmus americana</i>	American elm	9	5	dead, crown gone - topped
2191	<i>Fraxinus pennsylvanica</i>	green ash	8	5	EAB, dying
2192	<i>Salix nigra</i>	black willow	10	5	
2193	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2194	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2195	<i>Fraxinus pennsylvanica</i>	green ash	8, 8	5	EAB, dying, 2 trunks
2196	<i>Acer negundo</i>	box elder	9	5	poor form, leaning, twists, sweeps
2197	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2198	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2199	<i>Fraxinus pennsylvanica</i>	green ash	6	5	EAB, dying
2200	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2201	<i>Acer negundo</i>	box elder	7	4	leaning
2202	<i>Salix nigra</i>	black willow	10	3	leaning, dead wood, twists, sweeps
2203	<i>Ulmus americana</i>	American elm	5	3	
2204	<i>Acer saccharinum</i>	silver maple	7	3	
2205	<i>Acer saccharinum</i>	silver maple	6	3	
2206	<i>Acer saccharinum</i>	silver maple	4	3	
2207	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2208	<i>Acer saccharinum</i>	silver maple	5	3	
2209	<i>Acer saccharinum</i>	silver maple	6	3	
2210	<i>Acer saccharinum</i>	silver maple	6	3	
2211	<i>Acer saccharinum</i>	silver maple	6, 6	4	2 trunks, poor form
2212	<i>Acer saccharinum</i>	silver maple	4	3	
2213	<i>Acer saccharinum</i>	silver maple	9	3	
2214	<i>Acer saccharinum</i>	silver maple	5	3	
2215	<i>Acer negundo</i>	box elder	4	3	

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2216	<i>Rhamnus cathartica</i>	common buckthorn	5	4	multi-stemmed
2217	<i>Ulmus americana</i>	American elm	5	3	
2218	<i>Fraxinus pennsylvanica</i>	green ash	7	5	EAB, dying
2219	<i>Populus deltoides</i>	Eastern cottonwood	9	3	
2220	<i>Populus deltoides</i>	Eastern cottonwood	5	4	sweeps, upper lean
2221	<i>Populus deltoides</i>	Eastern cottonwood	9	3	
2222	<i>Populus deltoides</i>	Eastern cottonwood	11	3	
2223	<i>Populus deltoides</i>	Eastern cottonwood	6, 6	5	3 trunks, one dead, two leaning
2224	<i>Populus deltoides</i>	Eastern cottonwood	12, 12, 8	5	3 trunks, poor form
2225	<i>Populus deltoides</i>	Eastern cottonwood	18	3	
2226	<i>Populus deltoides</i>	Eastern cottonwood	15	3	
2227	<i>Fraxinus pennsylvanica</i>	green ash	7, 5	5	EAB, dying, 2 trunks
2228	<i>Fraxinus pennsylvanica</i>	green ash	7	5	EAB, dying
2229	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2230	<i>Populus deltoides</i>	Eastern cottonwood	12	3	
2231	<i>Fraxinus pennsylvanica</i>	green ash	4	5	EAB, dying
2232	<i>Populus deltoides</i>	Eastern cottonwood	8	3	
2233	<i>Populus deltoides</i>	Eastern cottonwood	14	3	
2234	<i>Populus deltoides</i>	Eastern cottonwood	17, 9	4	2 trunks, poor form
2235	<i>Populus deltoides</i>	Eastern cottonwood	5	3	
2236	<i>Populus deltoides</i>	Eastern cottonwood	10	3	
2237	<i>Populus deltoides</i>	Eastern cottonwood	9	4	
2238	<i>Rhamnus cathartica</i>	common buckthorn	6	4	multi-stemmed
2239	<i>Rhamnus cathartica</i>	common buckthorn	5	4	
2240	<i>Fraxinus pennsylvanica</i>	green ash	15	5	EAB, dying
2241		Osage orange	17	5	multi-stemmed, lots of dead wood, rot
2242	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dying
2243	<i>Acer saccharinum</i>	silver maple	6, 6	5	2 trunks, 90 degree bend in trunk
2244	<i>Ulmus americana</i>	American elm	9	3	
2245	<i>Acer saccharinum</i>	silver maple	6	4	leaning
2246	<i>Acer saccharinum</i>	silver maple	8	5	dead wood
2247	<i>Acer saccharinum</i>	silver maple	8	5	
2248	<i>Acer saccharinum</i>	silver maple	7	4	some dead limbs
2249	<i>Acer saccharinum</i>	silver maple	8	3	
2250	<i>Acer saccharinum</i>	silver maple	6	5	2 trunks, one dead
2251	<i>Acer saccharinum</i>	silver maple	8	3	
2252	<i>Acer saccharum</i>	sugar maple	32	4	poor form, lots of dead limbs
2253	<i>Acer saccharinum</i>	silver maple	22, 16	4	2 trunks, poor form
2254	<i>Acer saccharinum</i>	silver maple	10, 5	4	2 trunks, poor form
2255	<i>Acer saccharum</i>	sugar maple	7	3	
2256	<i>Acer saccharum</i>	sugar maple	7	3	
2257	<i>Acer saccharum</i>	sugar maple	5	5	dead wood, leaning
2258	<i>Acer saccharum</i>	sugar maple	8, 8, 7	5	dead

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2259	<i>Acer saccharum</i>	sugar maple	6	5	dead
2260	<i>Acer saccharum</i>	sugar maple	9	5	upper limbs dead
2261	<i>Acer saccharum</i>	sugar maple	9	5	dying, twists
2262	<i>Acer saccharum</i>	sugar maple	4	5	dead
2263	<i>Acer saccharum</i>	sugar maple	9, 8	5	3 trunks, one dead
2264	<i>Acer saccharum</i>	sugar maple	10	5	dead
2265	<i>Acer saccharum</i>	sugar maple	9	5	dying
2266	<i>Acer saccharum</i>	sugar maple	8, 6	5	2 trunks, dying
2267	<i>Acer saccharinum</i>	silver maple	10, 10	4	2 trunks, leaning
2268	<i>Acer saccharinum</i>	silver maple	26, 21, 17	5	lots of dead wood, twists
2269	<i>Prunus serotina</i>	black cherry	4	5	leaning, growing into neighboring tree
2270	<i>Acer saccharinum</i>	silver maple	7	3	
2271	<i>Ulmus pumila</i>	Siberian elm	8	3	
2272	<i>Ulmus pumila</i>	Siberian elm	7	3	
2273	<i>Fraxinus pennsylvanica</i>	green ash	10	3	EAB
2274	<i>Morus alba</i>	white mulberry	4	3	lean
2275	<i>Morus alba</i>	white mulberry	12, 6	3	slight lean
2276	<i>Ulmus pumila</i>	Siberian elm	11, 11	5	Dutch Elm disease
2277	<i>Acer saccharinum</i>	silver maple	6, 5	3	
2278	<i>Ulmus pumila</i>	Siberian elm	4, 4	3	
2279	<i>Prunus serotina</i>	black cherry	9, 9	3	dead wood
2280	<i>Morus alba</i>	white mulberry	5	4	
2281	<i>Morus alba</i>	white mulberry	4	3	
2282	<i>Acer negundo</i>	box elder	11, 11	3	
2283	<i>Morus alba</i>	white mulberry	4	4	lean
2284	<i>Robinia pseudoacacia</i>	black locust	8	3	
2285	<i>Robinia pseudoacacia</i>	black locust	7	3	
2286	<i>Tilia americana</i>	American linden	34, 18, 18	3	
2287	<i>Acer saccharinum</i>	silver maple	6	4	lean
2288	<i>Acer saccharinum</i>	silver maple	9	3	lean
2289	<i>Acer negundo</i>	box elder	6	3	
2290	<i>Fraxinus pennsylvanica</i>	green ash	7	2	
2291	<i>Ulmus pumila</i>	Siberian elm	16	3	
2292	<i>Acer saccharinum</i>	silver maple	14, 11, 10, 9, 6, 5	3	
2293	<i>Acer negundo</i>	box elder	5	4	
2294	<i>Fraxinus pennsylvanica</i>	green ash	8	3	
2295	<i>Ulmus rubra</i>	slippery elm	8, 7	3	lean
2296	<i>Fraxinus pennsylvanica</i>	green ash	5	4	EAB
2297	<i>Ulmus rubra</i>	slippery elm	17	3	
2298	<i>Ulmus rubra</i>	slippery elm	13	3	
2299	<i>Juniperus virginiana</i>	red cedar	4	3	
2300	<i>Fraxinus pennsylvanica</i>	green ash	6	3	EAB
2301	<i>Acer saccharinum</i>	silver maple	8, 5	4	dead wood

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2302	<i>Acer saccharinum</i>	silver maple	17, 10	3	
2303	<i>Fraxinus pennsylvanica</i>	green ash	4	3	EAB
2304	<i>Ulmus pumila</i>	Siberian elm	7	4	dead wood
2305	<i>Ulmus pumila</i>	Siberian elm	12, 10	3	
2306	<i>Ulmus pumila</i>	Siberian elm	9	5	dead wood, dying
2307	<i>Acer saccharinum</i>	silver maple	10	3	lean
2308	<i>Ulmus pumila</i>	Siberian elm	8	3	
2309	<i>Ulmus pumila</i>	Siberian elm	7	3	lean
2310	<i>Acer saccharinum</i>	silver maple	8	3	lean
2311	<i>Acer saccharinum</i>	silver maple	6	3	lean
2312	<i>Tilia americana</i>	American linden	30, 6	3	
2313	<i>Ulmus americana</i>	American elm	6	3	lean
2314	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood, lean
2315	<i>Ulmus pumila</i>	Siberian elm	6	5	dead wood
2316	<i>Prunus serotina</i>	black cherry	6, 5	3	
2317	<i>Fraxinus pennsylvanica</i>	green ash	5	3	
2318	<i>Tilia americana</i>	American linden	5	3	
2319	<i>Morus alba</i>	white mulberry	4	3	
2320	<i>Robinia pseudoacacia</i>	black locust	11	2	
2321	<i>Robinia pseudoacacia</i>	black locust	8, 8	3	
2322	<i>Robinia pseudoacacia</i>	black locust	10	2	
2323	<i>Robinia pseudoacacia</i>	black locust	11	2	
2324	<i>Robinia pseudoacacia</i>	black locust	9	3	
2325	<i>Robinia pseudoacacia</i>	black locust	14	4	split
2326	<i>Robinia pseudoacacia</i>	black locust	8	3	
2327	<i>Robinia pseudoacacia</i>	black locust	12, 8	3	
2328	<i>Fraxinus pennsylvanica</i>	green ash	4	3	
2329	<i>Robinia pseudoacacia</i>	black locust	11	3	
2330	<i>Robinia pseudoacacia</i>	black locust	13, 7	3	
2331	<i>Ulmus pumila</i>	Siberian elm	9	3	
2332	<i>Ulmus americana</i>	American elm	4	3	lean
2333	<i>Robinia pseudoacacia</i>	black locust	11	2	
2334	<i>Pinus strobus</i>	white pine	4	3	
2335	<i>Robinia pseudoacacia</i>	black locust	12	3	
2336	<i>Fraxinus pennsylvanica</i>	green ash	4	2	
2337	<i>Ulmus pumila</i>	Siberian elm	9	5	dead wood, dying
2338	<i>Robinia pseudoacacia</i>	black locust	9	3	
2339	<i>Fraxinus pennsylvanica</i>	green ash	7	2	
2340	<i>Ulmus americana</i>	American elm	5	2	
2341	<i>Fraxinus pennsylvanica</i>	green ash	5	4	EAB, dead wood
2342	<i>Ulmus americana</i>	American elm	4	2	
2343	<i>Juniperus virginiana</i>	red cedar	6	3	
2344	<i>Robinia pseudoacacia</i>	black locust	10	3	

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Prepared by: BEI

**Lake Zurich Survey Project
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BEI Project #: 139-001-15

Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2345	<i>Ulmus americana</i>	American elm	9	2	
2346	<i>Ulmus americana</i>	American elm	4	4	lean
2347	<i>Ulmus americana</i>	American elm	4	4	dead wood, lean
2348	<i>Fraxinus pennsylvanica</i>	green ash	4	4	EAB, dead wood
2349	<i>Fraxinus pennsylvanica</i>	green ash	4	4	EAB, dead wood
2350	<i>Juniperus virginiana</i>	red cedar	5	3	
2351	<i>Robinia pseudoacacia</i>	black locust	11	3	
2352	<i>Robinia pseudoacacia</i>	black locust	12	4	dead wood
2353	<i>Acer saccharinum</i>	silver maple	11, 5	3	lean
2354	<i>Robinia pseudoacacia</i>	black locust	13	3	
2355	<i>Robinia pseudoacacia</i>	black locust	18	3	
2356	<i>Robinia pseudoacacia</i>	black locust	14	3	
2357	<i>Robinia pseudoacacia</i>	black locust	16, 12, 8	4	dead wood, lean
2358	<i>Morus alba</i>	white mulberry	6	3	lean
2359	<i>Robinia pseudoacacia</i>	black locust	16	3	
2360	<i>Robinia pseudoacacia</i>	black locust	15	3	
2361	<i>Ulmus pumila</i>	Siberian elm	17	3	
2362	<i>Morus alba</i>	white mulberry	9	3	
2363	<i>Fraxinus pennsylvanica</i>	green ash	5	3	
2364	<i>Ulmus pumila</i>	Siberian elm	7	5	dead wood, lean
2365	<i>Ulmus pumila</i>	Siberian elm	9	3	
2366	<i>Ulmus pumila</i>	Siberian elm	17	4	dead wood, lean
2367	<i>Populus deltoides</i>	Eastern cottonwood	22, 21	2	
2368	<i>Salix nigra</i>	black willow	22	5	dead wood, topped
2369	<i>Populus deltoides</i>	Eastern cottonwood	13	2	
2370	<i>Populus deltoides</i>	Eastern cottonwood	12, 4	3	lean
2371	<i>Pinus sylvestris</i>	Scotch pine	10	2	
2372	<i>Pinus sylvestris</i>	Scotch pine	10	2	
2373	<i>Pinus sylvestris</i>	Scotch pine	12	2	
2374	<i>Pinus sylvestris</i>	Scotch pine	8	2	
2375	<i>Morus alba</i>	white mulberry	9, 7	3	lean
2376	<i>Picea pungens</i>	table mountain pine	16	3	
2377	<i>Picea pungens</i>	table mountain pine	11	3	
2378	<i>Picea pungens</i>	table mountain pine	9	5	dead wood, dying
2379	<i>Picea pungens</i>	table mountain pine	12	5	dead wood, dying
2380	<i>Picea pungens</i>	table mountain pine	15	5	dead wood, dying
2381	<i>Picea pungens</i>	table mountain pine	13	5	dead wood, dying
2382	<i>Picea pungens</i>	table mountain pine	13	5	dead wood, dying
2383	<i>Picea pungens</i>	table mountain pine	16	5	dead wood, dying
2384	<i>Morus alba</i>	white mulberry	5	4	dead wood, lean
2385	<i>Picea pungens</i>	table mountain pine	18	2	
2386	<i>Picea pungens</i>	table mountain pine	19	2	
2387	<i>Juniperus virginiana</i>	red cedar	10	2	

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2388	<i>Pinus sylvestris</i>	Scotch pine	16	2	
2389	<i>Pinus sylvestris</i>	Scotch pine	14	2	
2390	<i>Populus deltoides</i>	Eastern cottonwood	14	2	
2391	<i>Picea pungens</i>	table mountain pine	17	3	
2392	<i>Pinus sylvestris</i>	Scotch pine	7	2	
2393	<i>Prunus serotina</i>	black cherry	14	4	dead wood
2394	<i>Pinus sylvestris</i>	Scotch pine	5	5	dead wood, dying
2395	<i>Ulmus pumila</i>	Siberian elm	8	4	dead wood
2396	<i>Picea glauca</i>	white spruce	8	2	
2397	<i>Acer negundo</i>	box elder	4	5	dead wood, dying
2398	<i>Tilia americana</i>	American linden	10	2	
2399	<i>Tilia americana</i>	American linden	10	2	
2400	<i>Juniperus virginiana</i>	red cedar	10	4	sweep
2401	<i>Tilia americana</i>	American linden	16	3	
2402	<i>Ulmus rubra</i>	slippery elm	4	3	
2403	<i>Juniperus virginiana</i>	red cedar	9, 5	4	sweep, lean
2404	<i>Picea abies</i>	Norway spruce	12	4	dead wood, topped
2405	<i>Picea pungens</i>	table mountain pine	17	3	sweep
2406	<i>Picea pungens</i>	table mountain pine	16	3	
2407	<i>Picea pungens</i>	table mountain pine	15	3	sweep
2408	<i>Picea pungens</i>	table mountain pine	8	3	sweep
2409	<i>Picea pungens</i>	table mountain pine	14	3	
2410	<i>Picea pungens</i>	table mountain pine	13, 13	3	
2411	<i>Tilia americana</i>	American linden	9	2	
2412	<i>Prunus serotina</i>	black cherry	6	3	
2413	<i>Malus spp.</i>	apple	8, 6, 5	4	dead wood, lean
2414	<i>Malus spp.</i>	apple	12, 12	4	dead wood
2415	<i>Picea glauca</i>	white spruce	12	3	
2416	<i>Picea glauca</i>	white spruce	12	3	
2417	<i>Picea glauca</i>	white spruce	5	3	sweep
2418	<i>Picea glauca</i>	white spruce	10	3	
2419	<i>Picea glauca</i>	white spruce	10	3	
2420	<i>Picea glauca</i>	white spruce	7	3	
2421	<i>Juniperus virginiana</i>	red cedar	9	3	
2422	<i>Malus spp.</i>	apple	12	5	dead wood, hollow
2423	<i>Acer negundo</i>	box elder	4	3	
2424	<i>Pinus sylvestris</i>	Scotch pine	14	2	
2425	<i>Picea abies</i>	Norway spruce	22	2	
2426	<i>Morus alba</i>	white mulberry	13	4	dead wood
2427	<i>Picea abies</i>	Norway spruce	28	2	
2428	<i>Juglans nigra</i>	black walnut	10	2	
2429	<i>Juglans nigra</i>	black walnut	11	2	
2430	<i>Juglans nigra</i>	black walnut	7	5	topped

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2431	<i>Malus spp.</i>	apple	7, 7	5	dead wood
2432	<i>Picea abies</i>	Norway spruce	12	2	
2433	<i>Picea abies</i>	Norway spruce	6	3	
2434	<i>Picea abies</i>	Norway spruce	14	3	
2435	<i>Picea abies</i>	Norway spruce	28	2	
2436	<i>Picea abies</i>	Norway spruce	7	4	sweep
2437	<i>Tilia americana</i>	American linden	17	4	lean
2438	<i>Picea pungens</i>	table mountain pine	7	3	
2439	<i>Picea pungens</i>	table mountain pine	10	3	lean
2440	<i>Picea pungens</i>	table mountain pine	9	3	
2441	<i>Picea pungens</i>	table mountain pine	13	4	lean
2442	<i>Picea pungens</i>	table mountain pine	7	4	lean
2443	<i>Picea pungens</i>	table mountain pine	9	3	
2444	<i>Malus spp.</i>	apple	12, 6	5	dead wood, topped
2445	<i>Ulmus pumila</i>	Siberian elm	5, 4	3	
2446	<i>Juniperus virginiana</i>	red cedar	14	3	
2447	<i>Juniperus virginiana</i>	red cedar	15	3	lean
2448	<i>Juniperus virginiana</i>	red cedar	11	3	
2449	<i>Juniperus virginiana</i>	red cedar	7	4	sweep
2450	<i>Juniperus virginiana</i>	red cedar	5	4	sweep
2451	<i>Juniperus virginiana</i>	red cedar	7	3	2 leaders
2452	<i>Picea pungens</i>	table mountain pine	14	3	
2453	<i>Ulmus rubra</i>	slippery elm	9	2	
2454	<i>Malus spp.</i>	apple	9, 7	3	
2455	<i>Juniperus virginiana</i>	red cedar	15	2	
2456	<i>Ulmus americana</i>	American elm	6	3	
2457	<i>Ulmus rubra</i>	slippery elm	11	3	2 leaders
2458	<i>Ulmus pumila</i>	Siberian elm	7	3	2 leaders
2459	<i>Populus deltoides</i>	Eastern cottonwood	9	2	
2460	<i>Robinia pseudoacacia</i>	black locust	8	2	
2461	<i>Malus spp.</i>	apple	6	3	
2462	<i>Ulmus americana</i>	American elm	12	3	
2463	<i>Ulmus americana</i>	American elm	11	3	
2464	<i>Robinia pseudoacacia</i>	black locust	5	3	
2465	<i>Robinia pseudoacacia</i>	black locust	13	3	
2466	<i>Fraxinus pennsylvanica</i>	green ash	7	4	lean
2467	<i>Robinia pseudoacacia</i>	black locust	4	3	
2468	<i>Robinia pseudoacacia</i>	black locust	4	3	
2469	<i>Robinia pseudoacacia</i>	black locust	5	3	lean
2470	<i>Robinia pseudoacacia</i>	black locust	6	3	
2471	<i>Picea abies</i>	Norway spruce	13	2	
2472	<i>Malus spp.</i>	apple	5, 5	4	dead wood
2473	<i>Fraxinus pennsylvanica</i>	green ash	6	3	

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2474	<i>Ulmus americana</i>	American elm	8, 4	3	lean
2475	<i>Fraxinus pennsylvanica</i>	green ash	9	4	lean
2476	<i>Ulmus americana</i>	American elm	15	3	
2477	<i>Tilia americana</i>	American linden	9	3	2 leaders
2478	<i>Acer saccharinum</i>	silver maple	12	3	2 leaders
2479	<i>Morus alba</i>	white mulberry	7	3	
2480	<i>Acer saccharinum</i>	silver maple	8	3	
2481	<i>Ulmus rubra</i>	slippery elm	4	3	
2482	<i>Ulmus pumila</i>	Siberian elm	6	3	
2483	<i>Fraxinus pennsylvanica</i>	green ash	9	4	EAB, dead wood
2484	<i>Fraxinus pennsylvanica</i>	green ash	8	4	EAB, dead wood
2485	<i>Fraxinus pennsylvanica</i>	green ash	4	4	EAB, dead wood
2486	<i>Morus alba</i>	white mulberry	7	4	
2487	<i>Acer negundo</i>	box elder	5	4	lean
2488	<i>Acer negundo</i>	box elder	9	4	lean
2489	<i>Fraxinus pennsylvanica</i>	green ash	6	4	EAB
2490	<i>Ailanthus altissima</i>	tree of heaven	4	5	dry, dying
2491	<i>Ailanthus altissima</i>	tree of heaven	6	3	
2492	<i>Ulmus rubra</i>	slippery elm	5	3	
2493	<i>Ailanthus altissima</i>	tree of heaven	4	3	
2494	<i>Ulmus americana</i>	American elm	8	2	
2495	<i>Juniperus virginiana</i>	red cedar	7	2	
2496	<i>Malus spp.</i>	apple	4	3	
2497	<i>Fraxinus pennsylvanica</i>	green ash	7	3	lean
2498	<i>Fraxinus pennsylvanica</i>	green ash	4	4	EAB
2499	<i>Fraxinus pennsylvanica</i>	green ash	5	4	EAB
2500	<i>Fraxinus pennsylvanica</i>	green ash	5	5	EAB, dead wood
2501	<i>Fraxinus pennsylvanica</i>	green ash	6	4	EAB
2502	<i>Ulmus americana</i>	American elm	4	2	
2503	<i>Acer saccharinum</i>	silver maple	6	3	
2504	<i>Acer negundo</i>	box elder	4	4	lean
2505	<i>Acer saccharinum</i>	silver maple	6	4	lean
2506	<i>Acer saccharinum</i>	silver maple	6, 4, 4	3	
2507	<i>Ailanthus altissima</i>	tree of heaven	5	3	
2508	<i>Acer saccharum</i>	sugar maple	4	2	
2509	<i>Populus deltoides</i>	Eastern cottonwood	15, 13	2	
2510	<i>Populus deltoides</i>	Eastern cottonwood	13, 10	3	lean
2511	<i>Acer saccharum</i>	sugar maple	6	1	
2512	<i>Ulmus pumila</i>	Siberian elm	4	3	
2513	<i>Ulmus rubra</i>	slippery elm	6	3	
2514	<i>Gleditsia triacanthos</i>	honey locust	13, 9	2	
2515	<i>Fraxinus pennsylvanica</i>	green ash	6	4	lean
2516	<i>Acer negundo</i>	box elder	4	4	lean

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2517	<i>Acer saccharum</i>	sugar maple	5	2	
2518	<i>Juniperus virginiana</i>	red cedar	4	3	
2519	<i>Populus deltoides</i>	Eastern cottonwood	27	2	2 leaders
2520	<i>Acer negundo</i>	box elder	4	3	
2521	<i>Populus deltoides</i>	Eastern cottonwood	13	3	
2522	<i>Populus deltoides</i>	Eastern cottonwood	17	3	lean
2523	<i>Populus deltoides</i>	Eastern cottonwood	13	4	dead wood
2524	<i>Populus deltoides</i>	Eastern cottonwood	25	3	lean
2525	<i>Morus alba</i>	white mulberry	4	3	
2526	<i>Populus deltoides</i>	Eastern cottonwood	17	3	
2527	<i>Populus deltoides</i>	Eastern cottonwood	16	3	lean
2528	<i>Ulmus rubra</i>	slippery elm	9	3	
2529	<i>Morus alba</i>	white mulberry	4	4	lean
2530	<i>Acer negundo</i>	box elder	6	4	dead wood, lean
2531	<i>Acer negundo</i>	box elder	8	4	lean
2532	<i>Acer negundo</i>	box elder	7	4	lean
2533	<i>Acer negundo</i>	box elder	5	3	
2534	<i>Ulmus americana</i>	American elm	20, 18, 10	3	
2535	<i>Acer negundo</i>	box elder	4	4	lean
2536	<i>Ulmus americana</i>	American elm	4	3	
2537	<i>Ulmus americana</i>	American elm	5	3	lean
2538	<i>Ulmus pumila</i>	Siberian elm	15	3	
2539	<i>Ulmus rubra</i>	slippery elm	13	4	lean
2540	<i>Acer negundo</i>	box elder	4	4	lean
2541	<i>Acer negundo</i>	box elder	7	4	lean
2542	<i>Acer negundo</i>	box elder	4	4	lean
2543	<i>Ulmus pumila</i>	Siberian elm	14	3	
2544	<i>Ulmus pumila</i>	Siberian elm	14	3	
2545	<i>Ulmus pumila</i>	Siberian elm	21	4	deadwood
2546	<i>Ulmus pumila</i>	Siberian elm	20, 16	4	dead wood
2547	<i>Ulmus rubra</i>	slippery elm	4	3	
2548	<i>Fraxinus pennsylvanica</i>	green ash	4	4	dead wood, lean
2549	<i>Salix nigra</i>	black willow	28, 28	4	lean
2550	<i>Populus deltoides</i>	Eastern cottonwood	14	4	lean
2551	<i>Populus deltoides</i>	Eastern cottonwood	5	4	sweep
2552	<i>Fraxinus pennsylvanica</i>	green ash	6	4	EAB, dead wood, lean
2553	<i>Fraxinus pennsylvanica</i>	green ash	4	4	deadwood, lean
2554	<i>Ulmus pumila</i>	Siberian elm	17	4	lean
2555	<i>Morus alba</i>	white mulberry	9	3	
2556	<i>Picea pungens</i>	table mountain pine	6	2	
2557	<i>Picea pungens</i>	table mountain pine	4	2	
2558	<i>Acer negundo</i>	box elder	5	4	lean
2559	<i>Fraxinus pennsylvanica</i>	green ash	6	5	dead wood, lean

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2560	<i>Ulmus pumila</i>	Siberian elm	14	3	
2561	<i>Fraxinus pennsylvanica</i>	green ash	4	5	dead wood, dying
2562	<i>Ulmus pumila</i>	Siberian elm	6	4	dead wood
2563	<i>Gleditsia triacanthos</i>	honey locust	14	3	
2564	<i>Acer negundo</i>	box elder	16	4	lean
2565	<i>Ulmus rubra</i>	slippery elm	4	3	
2566	<i>Ulmus pumila</i>	Siberian elm	10	3	
2567	<i>Ulmus pumila</i>	Siberian elm	13	3	
2568	<i>Fraxinus pennsylvanica</i>	green ash	4	4	dead wood, lean
2569	<i>Acer negundo</i>	box elder	13	4	dead wood, lean
2570	<i>Populus deltoides</i>	Eastern cottonwood	6	3	
2571	<i>Populus deltoides</i>	Eastern cottonwood	10	5	dead wood, topped
2572	<i>Populus deltoides</i>	Eastern cottonwood	4	4	lean
2573	<i>Populus deltoides</i>	Eastern cottonwood	5	4	
2574	<i>Ulmus americana</i>	American elm	12, 12, 10, 9, 6	3	
2575	<i>Ulmus pumila</i>	Siberian elm	6, 4	4	topped
2576	<i>Ulmus pumila</i>	Siberian elm	9, 6	5	dead wood, dying
2577	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood
2578	<i>Ulmus pumila</i>	Siberian elm	8	4	dead wood, 2 leaders
2579	<i>Ulmus pumila</i>	Siberian elm	6	4	topped
2580	<i>Ulmus pumila</i>	Siberian elm	9	4	dead wood
2581	<i>Ulmus americana</i>	American elm	4	2	
2582	<i>Ulmus pumila</i>	Siberian elm	4	3	2 leaders
2583	<i>Ulmus pumila</i>	Siberian elm	7	3	
2584	<i>Ulmus pumila</i>	Siberian elm	12	3	
2585	<i>Ulmus pumila</i>	Siberian elm	4	3	
2586	<i>Ulmus americana</i>	American elm	6	2	
2587	<i>Robinia pseudoacacia</i>	black locust	8	3	
2588	<i>Robinia pseudoacacia</i>	black locust	8	4	dead wood
2589	<i>Ulmus pumila</i>	Siberian elm	4	5	dead wood, topped
2590	<i>Robinia pseudoacacia</i>	black locust	14	4	twisted trunk
2591	<i>Ulmus pumila</i>	Siberian elm	7	4	dead wood
2592	<i>Ulmus pumila</i>	Siberian elm	4	3	
2593	<i>Ulmus pumila</i>	Siberian elm	7	4	dead wood
2594	<i>Robinia pseudoacacia</i>	black locust	9	3	
2595	<i>Ulmus pumila</i>	Siberian elm	8	3	
2596	<i>Populus deltoides</i>	Eastern cottonwood	28	2	
2597	<i>Ulmus pumila</i>	Siberian elm	5	3	
2598	<i>Ulmus pumila</i>	Siberian elm	8	3	
2599	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood
2600	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood
2601	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood
2602	<i>Ulmus pumila</i>	Siberian elm	4	3	

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Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2603	<i>Ulmus pumila</i>	Siberian elm	6	4	dead wood
2604	<i>Ulmus pumila</i>	Siberian elm	4	3	
2605	<i>Malus spp.</i>	apple	4, 4	3	
2606	<i>Ulmus pumila</i>	Siberian elm	5	4	dead wood
2607	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood
2608	<i>Ulmus pumila</i>	Siberian elm	4	3	2 leaders
2609	<i>Ulmus pumila</i>	Siberian elm	7	3	2 leaders
2610	<i>Ulmus pumila</i>	Siberian elm	4	3	
2611	<i>Ulmus pumila</i>	Siberian elm	4	3	
2612	<i>Ulmus pumila</i>	Siberian elm	5	3	
2613	<i>Populus deltoides</i>	Eastern cottonwood	10	3	
2614	<i>Ulmus pumila</i>	Siberian elm	4	3	
2615	<i>Populus deltoides</i>	Eastern cottonwood	13	3	
2616	<i>Ulmus pumila</i>	Siberian elm	5	3	
2617	<i>Ulmus pumila</i>	Siberian elm	4	3	
2618	<i>Ulmus pumila</i>	Siberian elm	6	3	
2619	<i>Ulmus pumila</i>	Siberian elm	5	3	
2620	<i>Populus deltoides</i>	Eastern cottonwood	6	3	
2621	<i>Ulmus pumila</i>	Siberian elm	5	3	
2622	<i>Populus deltoides</i>	Eastern cottonwood	14	3	
2623	<i>Ulmus pumila</i>	Siberian elm	4	3	
2624	<i>Populus deltoides</i>	Eastern cottonwood	14	3	
2625	<i>Ulmus pumila</i>	Siberian elm	4, 4	5	dead wood, dying
2626	<i>Ulmus pumila</i>	Siberian elm	9	3	
2627	<i>Ulmus pumila</i>	Siberian elm	8	3	
2628	<i>Populus deltoides</i>	Eastern cottonwood	18	2	2 leaders
2629	<i>Ulmus rubra</i>	slippery elm	7	3	lean
2630	<i>Ulmus pumila</i>	Siberian elm	9	3	
2631	<i>Populus deltoides</i>	Eastern cottonwood	4	3	
2632	<i>Populus deltoides</i>	Eastern cottonwood	16	3	2 leaders
2633	<i>Acer negundo</i>	box elder	5	3	
2634	<i>Acer negundo</i>	box elder	5	4	lean
2635	<i>Ulmus pumila</i>	Siberian elm	12	3	
2636	<i>Ulmus pumila</i>	Siberian elm	6, 5	3	
2637	<i>Ulmus pumila</i>	Siberian elm	5	4	dead wood
2638	<i>Populus deltoides</i>	Eastern cottonwood	7	3	
2639	<i>Populus deltoides</i>	Eastern cottonwood	12	3	
2640	<i>Populus deltoides</i>	Eastern cottonwood	8	3	
2641	<i>Ulmus pumila</i>	Siberian elm	4	4	dead wood
2642	<i>Populus deltoides</i>	Eastern cottonwood	6	3	
2643	<i>Ulmus pumila</i>	Siberian elm	4	3	
2644	<i>Populus deltoides</i>	Eastern cottonwood	6	3	
2645	<i>Ulmus pumila</i>	Siberian elm	4	3	

Prepared for: The Fidelity Group, Ltd.

Prepared by: BEI

**Lake Zurich Survey Project
Tree Inventory**

November 20, 25, and 27, 2015

BEI Project #: 139-001-15

Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2646	<i>Ulmus pumila</i>	Siberian elm	4, 4	3	lean
2647	<i>Ulmus pumila</i>	Siberian elm	5	3	
2648	<i>Populus deltoides</i>	Eastern cottonwood	7, 5	4	dead wood
2649	<i>Populus deltoides</i>	Eastern cottonwood	12, 11	3	
2650	<i>Ulmus pumila</i>	Siberian elm	7	3	
2651	<i>Populus deltoides</i>	Eastern cottonwood	7	3	lean
2652	<i>Populus deltoides</i>	Eastern cottonwood	7	4	lean
2653	<i>Populus deltoides</i>	Eastern cottonwood	10	3	lean
2654	<i>Ulmus pumila</i>	Siberian elm	5	3	
2655	<i>Ulmus pumila</i>	Siberian elm	5	3	
2656	<i>Ulmus pumila</i>	Siberian elm	4	3	
2657	<i>Ulmus pumila</i>	Siberian elm	5	3	
2658	<i>Ulmus pumila</i>	Siberian elm	4	3	
2659	<i>Populus deltoides</i>	Eastern cottonwood	9, 9	3	
2660	<i>Populus deltoides</i>	Eastern cottonwood	5	4	dead wood
2661	<i>Populus deltoides</i>	Eastern cottonwood	14, 10	3	
2662	<i>Ulmus pumila</i>	Siberian elm	6	3	
2663	<i>Populus deltoides</i>	Eastern cottonwood	10, 9	3	
2664	<i>Populus deltoides</i>	Eastern cottonwood	10	3	
2665	<i>Populus deltoides</i>	Eastern cottonwood	7	5	dead wood, dying
2666	<i>Populus deltoides</i>	Eastern cottonwood	12, 6	3	
2667	<i>Morus alba</i>	white mulberry	6, 4	3	
2668	<i>Fraxinus pennsylvanica</i>	green ash	9	4	dead wood
2669	<i>Ulmus pumila</i>	Siberian elm	4	3	
2670	<i>Ulmus pumila</i>	Siberian elm	6	3	
2671	<i>Ulmus pumila</i>	Siberian elm	6	3	
2672	<i>Fraxinus pennsylvanica</i>	green ash	9	4	dead wood
2673	<i>Ulmus pumila</i>	Siberian elm	5	3	
2674	<i>Ulmus pumila</i>	Siberian elm	4	3	
2675	<i>Ulmus pumila</i>	Siberian elm	5	4	lean
2676	<i>Acer negundo</i>	box elder	8	3	
2677	<i>Ulmus pumila</i>	Siberian elm	4	4	lean
2678	<i>Ulmus pumila</i>	Siberian elm	6	4	dead wood, lean
2679	<i>Populus deltoides</i>	Eastern cottonwood	12, 10, 10	3	
2680	<i>Populus deltoides</i>	Eastern cottonwood	4	4	dead wood, lean
2681	<i>Populus deltoides</i>	Eastern cottonwood	14, 14	3	
2682	<i>Populus deltoides</i>	Eastern cottonwood	6	4	lean
2683	<i>Populus deltoides</i>	Eastern cottonwood	7	4	lean
2684	<i>Ulmus pumila</i>	Siberian elm	4	3	
2685	<i>Ulmus pumila</i>	Siberian elm	6	3	
2686	<i>Ulmus pumila</i>	Siberian elm	4	3	
2687	<i>Acer negundo</i>	box elder	6	4	lean
2688	<i>Acer negundo</i>	box elder	7	4	lean

Prepared for: The Fidelity Group, Ltd.
Prepared by: BEI

**Lake Zurich Survey Project
Tree Inventory**

November 20, 25, and 27, 2015
BEI Project #: 139-001-15

Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2689	<i>Ulmus americana</i>	American elm	6	3	
2690	<i>Populus deltoides</i>	Eastern cottonwood	16	3	
2691	<i>Populus deltoides</i>	Eastern cottonwood	16, 16	3	
2692	<i>Populus deltoides</i>	Eastern cottonwood	12	3	
2693	<i>Populus deltoides</i>	Eastern cottonwood	5	3	
2694	<i>Populus deltoides</i>	Eastern cottonwood	12, 10	4	lean
2695	<i>Populus deltoides</i>	Eastern cottonwood	7	4	lean
2696	<i>Populus deltoides</i>	Eastern cottonwood	13, 13	3	
2697	<i>Acer saccharinum</i>	silver maple	10, 7	3	
2698	<i>Ulmus pumila</i>	Siberian elm	7	3	
2699	<i>Ulmus pumila</i>	Siberian elm	8	3	
2700	<i>Acer negundo</i>	box elder	12, 12, 6	4	
2701	<i>Populus deltoides</i>	Eastern cottonwood	19	2	
2702	<i>Ulmus americana</i>	American elm	7	3	
2703	<i>Populus deltoides</i>	Eastern cottonwood	13	3	
2704	<i>Populus deltoides</i>	Eastern cottonwood	11, 7	4	lean
2705	<i>Populus deltoides</i>	Eastern cottonwood	11	4	dead wood, lean
2706	<i>Populus deltoides</i>	Eastern cottonwood	14	3	
2707	<i>Populus deltoides</i>	Eastern cottonwood	13, 5	3	
2708	<i>Populus deltoides</i>	Eastern cottonwood	10	3	
2709	<i>Populus deltoides</i>	Eastern cottonwood	7	3	
2710	<i>Populus deltoides</i>	Eastern cottonwood	12	3	
2711	<i>Ulmus pumila</i>	Siberian elm	11	3	
2712	<i>Ulmus pumila</i>	Siberian elm	6	3	
2713	<i>Ulmus pumila</i>	Siberian elm	6	3	
2714	<i>Ulmus pumila</i>	Siberian elm	4	3	
2715	<i>Populus deltoides</i>	Eastern cottonwood	13	4	dead wood, lean
2716	<i>Populus deltoides</i>	Eastern cottonwood	8	3	
2717	<i>Populus deltoides</i>	Eastern cottonwood	10	3	
2718	<i>Populus deltoides</i>	Eastern cottonwood	16	2	
2719	<i>Populus deltoides</i>	Eastern cottonwood	13	3	
2720	<i>Ulmus pumila</i>	Siberian elm	8	4	dead wood
2721	<i>Populus deltoides</i>	Eastern cottonwood	9, 7	3	
2722	<i>Populus deltoides</i>	Eastern cottonwood	15, 13	3	
2723	<i>Populus deltoides</i>	Eastern cottonwood	8	3	
2724	<i>Populus deltoides</i>	Eastern cottonwood	13	3	
2725	<i>Ulmus pumila</i>	Siberian elm	4	3	
2726	<i>Ulmus pumila</i>	Siberian elm	4	5	dead wood, dying
2727	<i>Ulmus pumila</i>	Siberian elm	5	5	dead wood, dying
2728	<i>Ulmus pumila</i>	Siberian elm	8	3	
2729	<i>Populus deltoides</i>	Eastern cottonwood	13, 87	3	
2730	<i>Populus deltoides</i>	Eastern cottonwood	10, 10, 8, 7, 7	3	
2731	<i>Ulmus pumila</i>	Siberian elm	7, 4, 4	3	

Prepared for: The Fidelity Group, Ltd.
Prepared by: BEI

**Lake Zurich Survey Project
Tree Inventory**

November 20, 25, and 27, 2015
BEI Project #: 139-001-15

Number	Scientific Name	Common Name	DBH (in.)*	Rating	Notes:
2732	<i>Juniperus virginiana</i>	red cedar	4	3	

* - DBH (Diameter Breast Height) is measured at 4.5' above the ground.

(1 = excellent condition) A rating of 1 would be given to a tree that is excellent

(2 = above average) A rating of 2 would be given to a tree that has little to no damage, fairly straight, sound, good shape and form, and is good in overall physical quality.

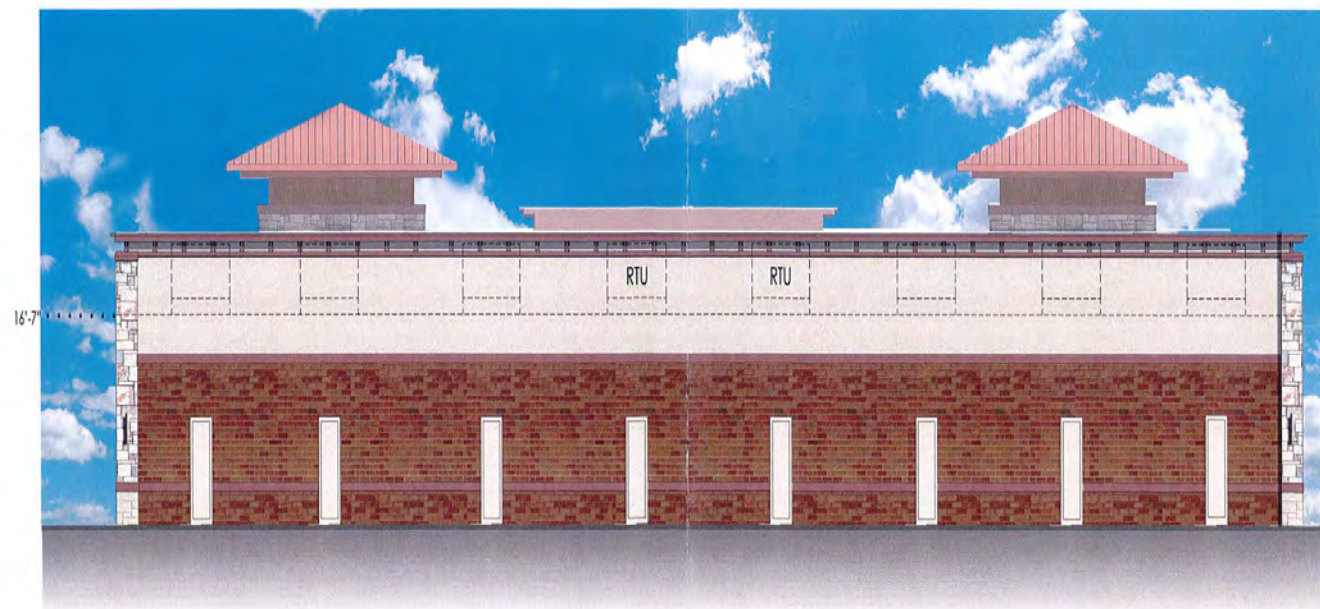
(3 = typical condition) A rating of 3 would be given to a tree that is average in condition, form, physical state, appearance, and health.

(4 = poor condition) A rating of 4 would be given to a tree that has some deadwood, minor sweep or lean, distorted shape, trunk or bark damage, multi-stems, poor physical quality.

(5 = very poor/worst condition) A rating of 5 would be given to a tree with a lot of deadwood, bad sweep or lean, diseased or damaged by insect pests and larvae, lightning damage, split, or other physical damage. This would also be given to a tree that was so damaged death is inevitably close and/or EAB is presenting significant characteristics in the tree.

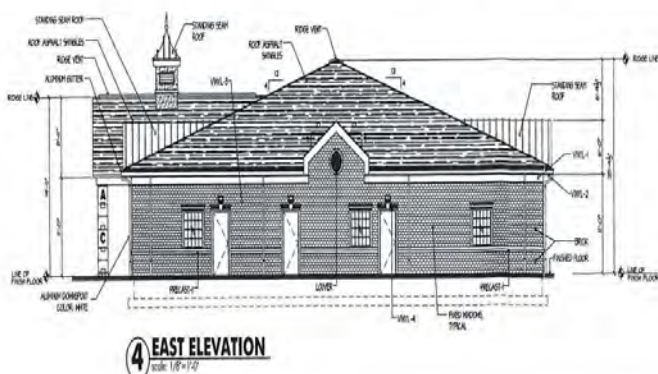
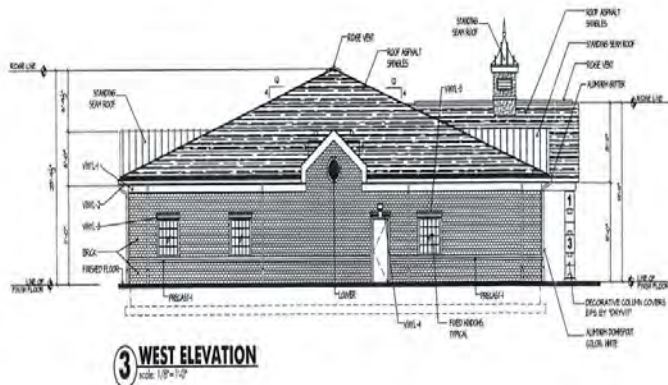
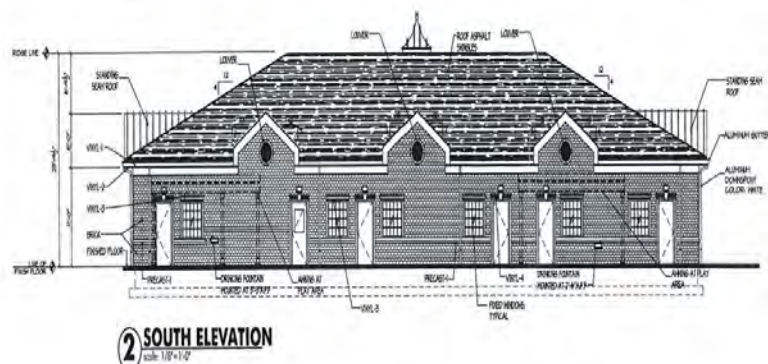
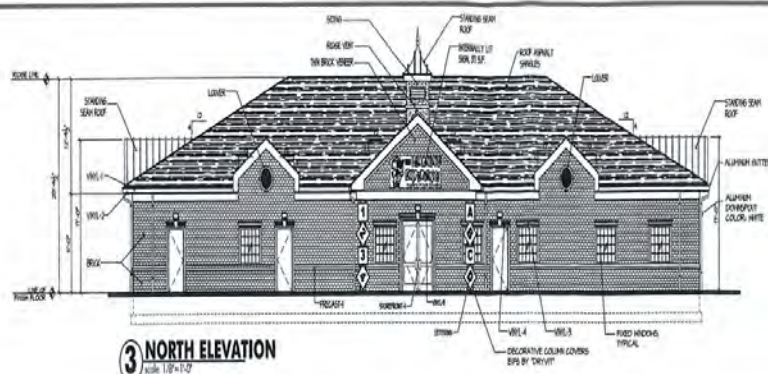


FRONT FACADE



REAR FACADE

JTSARCHITECTS



EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR
SPK-1	DRYVIT	-	COLOR
COLUMN BALANCE	-	-	COLOR: BROWN / WHITE
LETTERING	-	-	-
BRICK	LAURENCEVILLE BRICK	MODULAR, EXTERIOR STYLE	COLOR: RED RANGE / LIGHT PRODUCT
TIN BRICK	LAURENCEVILLE BRICK	MODULAR, EXTERIOR STYLE	COLOR: RED RANGE / LIGHT PRODUCT
VINYL-1	PLASTIC	VINYL, WHITE, 1/2" x 1/2" x 1/2"	COLOR: WHITE
VINYL-2	ROYAL BUILDING PRODUCTS	COLOR: WHITE, 1/2" x 1/2" x 1/2"	COLOR: WHITE
VINYL-3	PPHON	TRADITIONAL, UNCOLORED, 1/2" x 1/2" x 1/2"	COLOR: WHITE
VINYL-4	PPHON	DOORS, UNCOLORED, 1/2" x 1/2" x 1/2"	COLOR: WHITE
VINYL-5	PPHON	DOORS, UNCOLORED, 1/2" x 1/2" x 1/2"	COLOR: WHITE
LOUVER	PPHON	1/2" x 1/2" x 1/2"	COLOR: WHITE
ROOF SHINGLES	DAF	THESE ARE 1/2" x 1/2" x 1/2"	COLOR: BROWN / BLUE
STAINING SEAT	-	-	-
STAINING SEAT	-	-	-
STAINING SEAT	-	-	-
STAINING SEAT	-	-	-



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ISSUE

NO. DATE DESCRIPTION BY

REVISION

NO. DATE DESCRIPTION BY

1. SEE ALL NOTES FOR MATERIALS AND METHODS. THE ARCHITECT'S MATERIALS AND METHODS LIST IS THE BASIS FOR THE PROJECT.

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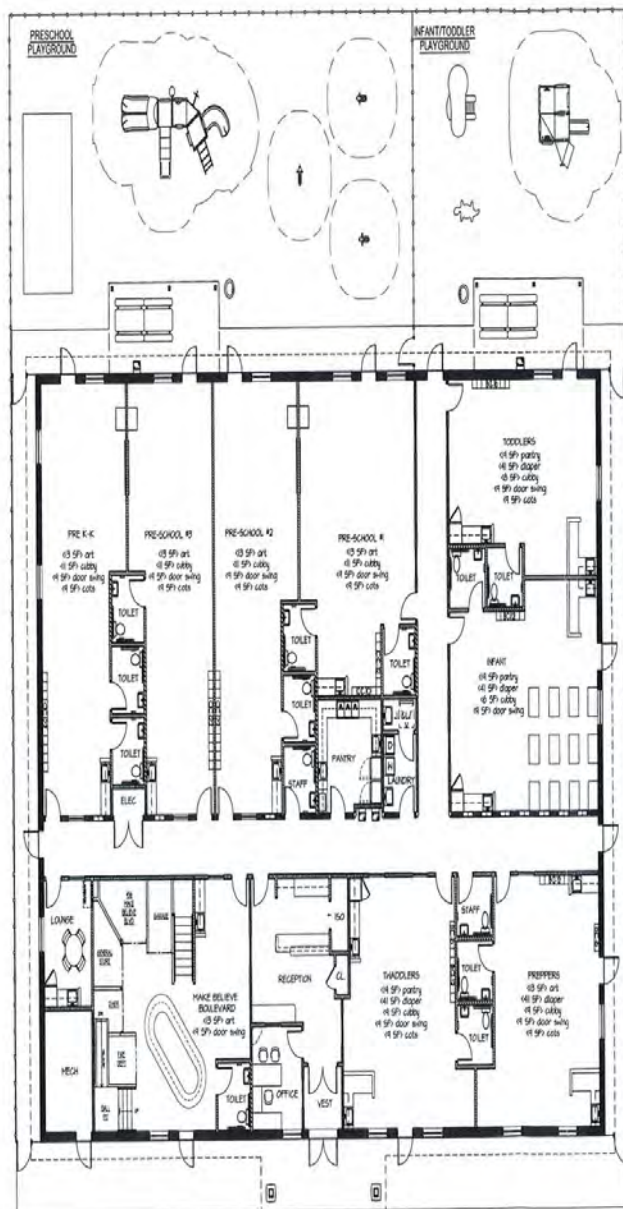
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SPACE PLAN
SCALE: 1/8" = 1'-0"



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REVISION

NO.	DATE	DESCRIPTION	BY

1. SEE ALL NOTES & DETAILS FOR PRELIMINARY DESIGN. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A COMPLETE SET OF DOCUMENTS FOR THE OWNER'S REVIEW AND APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

2. THE OWNER'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

PROPOSAL
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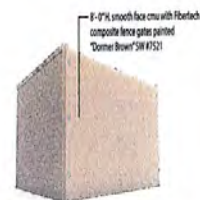
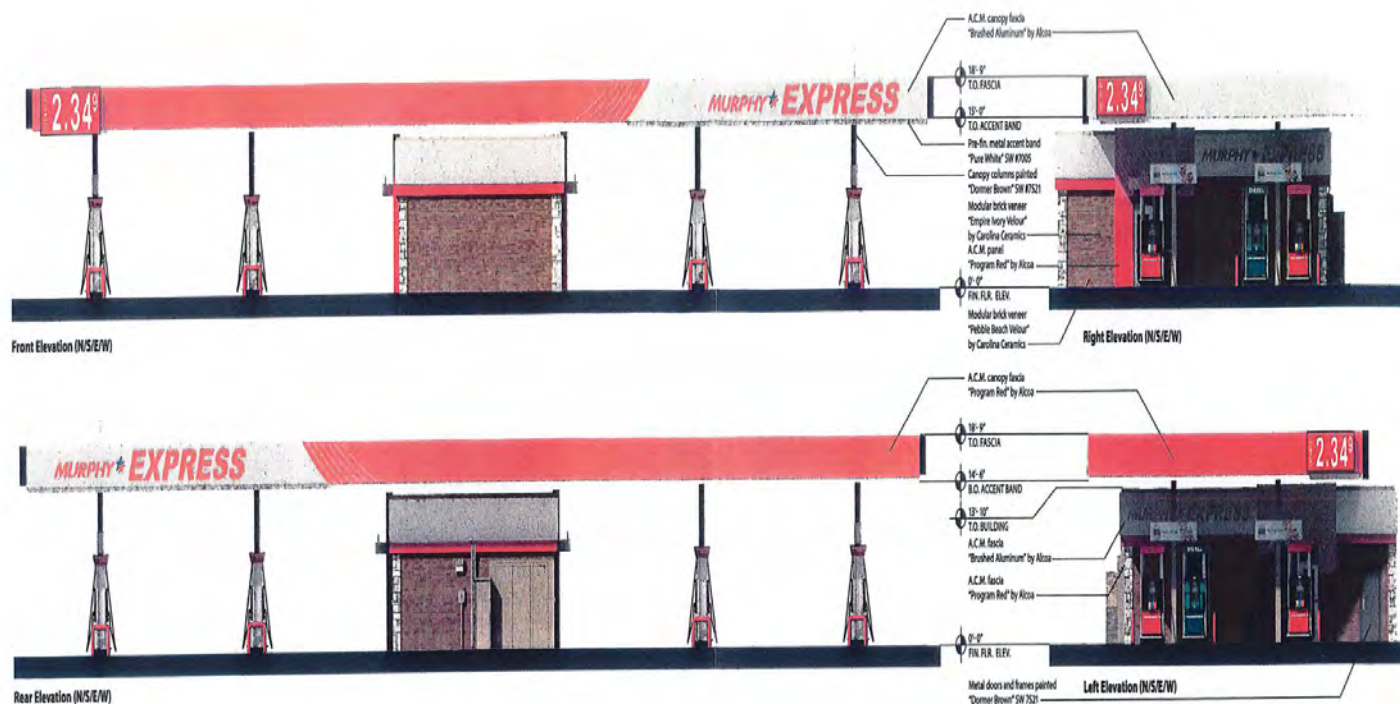
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Trash Enclosure



Pylon Sign

Sign	Qty.	Height	Width	Area	Total S.F.
Murphy Express canopy logo sign	2		Graphic Area	75.00	150.00
Murphy Express building logo sign	2		Graphic Area	30.00	60.00
Large Canopy Price Sign	1	31'-2"	118'-0"	42.00	42.00
Small Canopy Price Sign	2	48'-1"	97'-0"	29.05	58.10
Welcome	2	14'-2"	88'-1"	8.82	17.64
Island Spreader	2	25'-0"	97'-0"	12.00	24.00
Unloaded Pylon Sign	1	126'-0"	180'-0"	192.00	192.00
Diesel Pylon Sign	1	57'-0"	85'-0"	39.55	39.55
				Total Signage	552.89

8MPD 1200 BLDG.
January 22, 2014

B|R|R
architecture

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Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

MILWAUKEE, WISCONSIN

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PHONE (847) 740-0888

FAX (847) 740-2888

CHICAGO, ILLINOIS

December 21, 2015

Ms. Rachel Leibowitz, Ph.D.
Deputy State Historic Preservation Officer
Preservation Services Division Manager
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, Illinois 62701-1507

Project No.: 15-0441

Re: Initial Documentation Required for IHPA Review
Sparrow Ridge Plaza located on Rand Road
Lake Zurich, Lake County, Illinois

Dear Ms. Leibowitz,

On behalf of our client, Fidelity Group LLC, we are requesting IHPA review of the proposed development, Sparrow Ridge Plaza, in the Village of Lake Zurich. Please review under state and federal guidelines as this project will require a wetland permit authorization from the U.S. Army Corps of Engineers-Chicago District. Enclosed is the following information for your review.

- 1) Name of all funding, licensing or permitting agencies.

U.S. Army Corps of Engineers-Chicago District

- 2) Complete description of all elements of proposed undertaking.

Retail center with parking lots, and stormwater management

- 3) Any relevant permit, project or previous IHPA log numbers.

We are not aware of any IHPA log numbers. No records were identified on HARGIS.

- 4) Map clearly indicating project location.

Enclosed are the project location exhibit and other exhibits from the wetland report.

- 5) Project site plans and specifications, if applicable.

Enclosed are the preliminary plat and preliminary engineering plan.

Ms. Rachel Leibowitz, Ph.D.
15-0441
December 21, 2015
page 2

6) Project address (street or legal location).

1075 and 1077 Rand Road, Lake Zurich, IL 60047

If structures will be impacted by the undertaking, please include the following additional information:

Four structures will be demolished by the undertaking of this project.

- 1) Current photos (in color or digital on 8.5" x 11" paper no smaller than 4" x 4") of any standing structures.

Enclosed are photographs of the four existing structures.

- 2) Interior photos if project alters interior space and if structures are over 50-years old.

It may be possible to take interior photographs if after initial review of exterior photographs it is deemed necessary. Enclosed are aerial photographs from 1939, 1946, 1961, and 2014.

- 3) Possible date of original construction of structure.

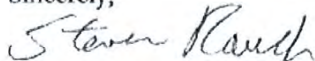
Structures 1, 2, and 3 may have been constructed in 1945 and Structure 4 may have been constructed in 1961. Both dates are according to the Lake County Maps Online. No structures were observed on the 1939 aerial photograph.

- 4) Any known historical information, i.e. is structure significant in the community or is it associated with an individual of significance.

We are not aware of any known historical information for the structures or the structures being associates with an individual of significance.

Please contact me with any questions or comments.

Sincerely,



Steven Rauch
Environmental Services Manager

enclosures



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Bruce Rauner, Governor

Wayne Rosenthal, Director

December 14, 2015

Steven Rauch
Hey and Associates, Inc.
26575 W. Commerce Dr., Suite 601
Volo, IL 60073

RE: Fidelity Group-Lake Zurich
Project Number(s): 1605418 [Hey #15-0441]
County: Lake

Dear Applicant:

The Illinois Department of Natural Resources has reviewed the above-mentioned project and has no objections to the issuance of a U.S. Army Corps of Engineers permit.

Please note that this review does not preclude permit decisions made by the IDNR Office of Water Resources under the Illinois Rivers, Lakes, and Streams Act.

Please contact me if you have any questions regarding this review.

Nathan Grider
Impact Assessment Section
217-785-5500



Applicant: Hey and Associates, Inc.
Contact: Steven Rauch
Address: 26575 W. Commerce Dr., Suite 601
Volo, IL 60073

Project: Fidelity Group-Lake Zurich
Address: 1075 and 1077 Rand Road, Lake Zurich

IDNR Project Number: 1605418
Date: 12/08/2015
Alternate Number: Hey #15-0441

Description: commercial retail center with parking lots and storm water management.

Natural Resource Review Results

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Cuba Marsh INAI Site
Cuba Marsh Land And Water Reserve

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Lake

Township, Range, Section:
43N, 10E, 28



IL Department of Natural Resources
Contact
Nathan Grider
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
U.S. Army Corps of Engineers

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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IDNR Project Number: 1605418

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STORMWATER MANAGEMENT COMMISSION

December 12, 2014

Mr. Bill Vaselopulos
1075-77 Rand Road Property
2300 North Milwaukee Ave., #4
Chicago, IL 60647

**Subject: SMC Watershed Development File # 11-25-060
1075 and 1077 Rand Road, Lake Zurich, Lake County, IL
PRELIMINARY WETLAND JURISDICTIONAL DETERMINATION**

Dear Mr. Vaselopulos:

This letter responds to the request for a preliminary wetland jurisdictional determination (PJD) for the subject property submitted by Hey and Associates, Inc. (Hey) and received by the Lake County Stormwater Management Commission (SMC) on November 24, 2014. SMC reviewed source materials and performed a site reconnaissance on December 12, 2014, in the company of Mr. Michael Murphy of the U.S. Army Corps of Engineers (USACE), and Steve Rauch with Hey. The wetlands/waters referenced in this letter are shown on the enclosed exhibit EX 1 (Hey, dated 11/14/14).

Based on our findings, the subject property appears to contain two (2) *Waters of the United States* (WOUS), which are subject to regulation by the USACE under Section 404 of the federal Clean Water Act; two (2) *Isolated Water of Lake County* (IWLC), which are subject to regulation by the SMC under the Lake County Watershed Development Ordinance (WDO); and two (2) excluded waters as follows:

- **WOUS include "WL3" and "WL4" as shown on the attached exhibit.** Each area has a clearly discernible hydrologic connection to a navigable water (Des Plaines River) via the Buffalo Creek sub-watershed. This determination does not include a field verification of the delineated WOUS boundaries. You may request a boundary verification from the USACE (SMC is not authorized to verify WOUS boundaries).
- **"WL2" and "WL6" are IWLCs.** These areas do not have a clearly discernible hydrologic connection to a navigable water. SMC did not perform a boundary verification of the delineated IWLC. You may request an IWLC boundary verification by submitting a completed PJD/Boundary Request Form (available on SMC's web site) and applicable review fee.
- **"WL1" and "WL5" lack a clearly discernible hydrologic connection to a navigable water. Furthermore, those areas are excluded from regulation under the Lake County Watershed Development Ordinance (WDO).** Specifically, they appear to meet exclusion criterion a.(2) under the definition of IWLC in WDO Appendix A: "Excavations and impoundments permitted by right, prior to being a regulated activity, within 40% or more non-hydric soils."

For your information, SMC determined jurisdiction of potential WOUS areas on the subject property based on the guidance provided in the EPA/USACE Memorandum entitled "Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in Rapanos v. United States & Carabell v. United States" dated June 5, 2007 (revised December 2, 2008), and the USACE's *Jurisdictional Determination Form Instructional Guidebook* dated May 30, 2007. For areas not considered WOUS, we determined jurisdiction using the definition of IWLC contained in Appendix A of the Lake County WDO.

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

500 W. Winchester Road, Suite 201 • Libertyville, Illinois 60048 • \$47.377-7700 • FAX \$47.984-5747

www.lakecountyil.gov/StormwaterManagement/default.htm

Bill Vaselopulos
SMC File #11-25-060
December 12, 2014
Page 2 of 2

Permitting Considerations

This letter satisfies the WDO requirement for a written jurisdictional determination under Article IV, Section E.1.a. A Lake County Watershed Development Permit (WDP) issued by the **Village of Lake Zurich** is required for proposed site development. Please contact Mr. Peter Stoehr with Manhard Consulting Ltd. (Manhard), Enforcement Officer (EO) for the Village of Lake Zurich, at 847-634-5550 for the appropriate permit application form and procedures with respect to the WDO Standard Provisions. Because the Village is not certified for the review and approval of the IWLC Provisions, you also should contact Juli Crane with SMC for approval of the project with respect to the WDO IWLC Provisions. Please note that a survey of the approved wetland boundaries will need to be included on the project plans for permitting purposes.

If the proposed development will impact WOUS, a separate wetland permit from the USACE will be required. Please refer to the USACE-Chicago District's web site for the permit application submittal requirements: <http://www.lrc.usace.army.mil/Missions/Regulatory/Illinois/AppChecklist.aspx>. The USACE may require SMC's technical review/approval of the proposed soil erosion and sediment control plan (SE/SC) for the development as a condition of the USACE permit. We will advise you if our SE/SC review/approval is required.

This PJD has been approved by SMC's Chief Engineer and the findings are valid for a period of three (3) years from the date of this letter, unless new information warrants a revision before the expiration date.

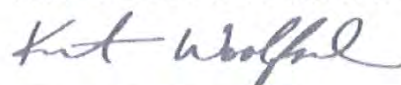
We would like to be of assistance. If you have any questions, or would like to set up a meeting, please call our office at 847-377-7705 or e-mail Juli Crane at jcrane@lakecountyil.gov. If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Kurt Woolford kwoolford@lakecountyil.gov or Executive Director Michael Warner mwarner@lakecountyil.gov at 847-377-7700.

If you would like to provide feedback regarding the SMC permit/inspection process please go to:
(password – survey)

www.lakecountyil.gov/Stormwater/Pages/permit-process-survey.aspx
www.lakecountyil.gov/Stormwater/Pages/inspection-process-survey.aspx

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION



Kurt Woolford, P.E., CFM
Chief Engineer



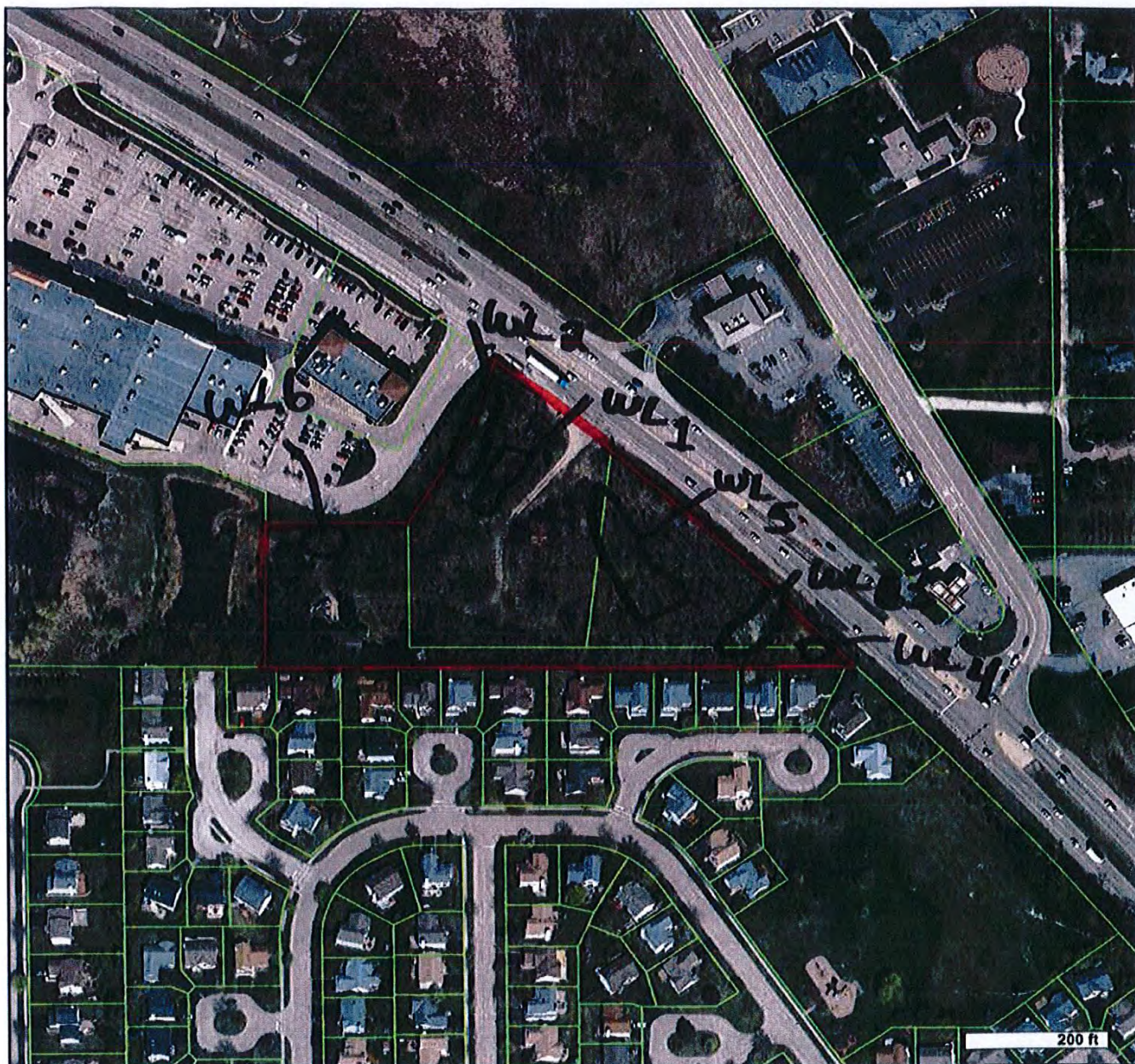
Juli E. Crane, PWS, CWS, CFM
Principal Wetland Specialist

Enclosure: EX 1 (Hey & Associates, 11/14/14)

cc: Kathy Chernich Mike Murphy - USACE
Michael Brown, Village of Lake Zurich Public Works
Peter Stoehr, EO for Village – Manhard
Steve Rauch - Hey

This document was digitally transmitted. Please print out a copy of the document and retain for your records. If you are unable to print the document, or desire a hard copy mailed be to you, please notify SMC at your earliest convenience.

Lake County, Illinois EX 1





Lake County
Geographic Information System

Lake County Department
of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 11/21/2014



N

☐ Lake County Border
☐ Tax Parcels

RECEIVED

NOV 24 2014

11/14/14

Hey and Associates

**LAKE COUNTY STORMWATER
MANAGEMENT COMMISSION**

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



To: Sam Hubbard
Senior Village Planner
Village of Lake Zurich

From: Charles Teuer, P.E., PTOE

Date: January 8, 2016

Subject: Sparrow Ridge Plaza Traffic Study Review

DLZ Illinois has performed a review of the Traffic Analysis Memorandum prepared by Sam Schwartz Engineering, D.P.C. (SSE) and submitted by Fidelity Group in relation to the proposed Sparrow Ridge Plaza development at 1075-1077 S. Rand Road. The memorandum is dated December 21, 2015. DLZ was also provided with the geometric plan for the development and associated, proposed access driveways. DLZ's review focused on the traffic study and utilized the plans to provide supplemental detail on the development. We did not review or provide comments on the plans.

In reviewing the document package, DLZ has generated the following comments:

1. Based on the traffic data provided, it appears that the PM peak hour is actually 4:15-5:15 PM (rather than 4:00-5:00 PM). The traffic using the Deerfield Commons Access is about 25% higher in the hour starting at 4:15 compared to 4:00 PM so it may have an impact on the results of the existing and future capacity analyses. Please update the analyses and memorandum using the 4:15 PM peak hour.
2. The memorandum states that outbound queues are not expected to exceed 4 vehicles, but the future PM capacity analysis worksheet indicates a 95% queue of nearly 5 vehicles. This may increase after Comment #1 above is addressed. Please check the 95% queue length after addressing Comment #1 to ensure that queuing does not extend back to a point that it might impact site traffic operation.
3. Please indicate the Land Use Code assumed for each use when estimating site trips. It is not clear which type of retail was assumed for the proposed retail land use. Also, ITE's *Trip Generation* indicates an estimate of 178 trips during the AM peak hour for a 16-position gas station assuming Land Use 944 was used. The memorandum states an estimate of 160 AM trips for the AM peak hour. Please confirm/revise this estimate and the analysis as needed.
4. Any work within IDOT's right-of-way, including the proposed right-in/right-out driveway and deceleration lane discussed in the memorandum, will require a permit from IDOT. This review did not determine what, if any, additional traffic or other analyses may be needed as part of a permit application to IDOT.

8430 W. Bryn Mawr Avenue • Suite 100 • Chicago, IL 60631 • Telephone (773) 283-2600 • FAX (773) 283-2602
With Offices Throughout the Midwest
www.dlz.com



At the Heart of Community

COMMUNITY SERVICES DEPARTMENT
Public Works Division

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
LakeZurich.org

January 8, 2016

Sam Hubbard, Village Planner
Village of Lake Zurich
505 Telser Road
Lake Zurich, Illinois 60047

PRELIMINARY ENGINEERING REVIEW #1

DEVELOPMENT:

Fidelity Group – Sparrow Ridge Retail Development
South Rand Road

ITEMS RECEIVED:

- 1) Annexation and Zoning Application prepared by Fidelity Group dated December 18, 2015
- 2) Landscape Plan prepared by David R. McCallum Associates, Inc. dated December 21, 2015
- 3) Photometric Plan prepared by Cree, Inc. dated December 9, 2015
- 4) Tree Inventory prepared by Bollinger Environmental, Inc. dated November 30, 2015
- 5) Preliminary Stormwater Management Report prepared by Greengard, Inc. dated December 18, 2015
- 6) IHPA review letter prepared by Hey and Associates, Inc. dated December 21, 2015
- 7) Geometric Site Plan prepared by Greengard, Inc. dated December 18, 2015
- 8) Preliminary Plat and Engineering prepared by Greengard, Inc. dated December 18, 2015

On behalf of the Village of Lake Zurich, Manhard Consulting, Ltd. has completed a preliminary review of the above referenced material for conformance with the Village ordinances and general accepted engineering practices. We reserve the right to generate additional comments on future submittals. The comments below are preliminary in nature. A detailed review will be provided with the final plan set. By copy of this letter we request that the Developer address all comments in a response letter and submit the appropriate revisions for further review.

GENERAL

- 1) Developer will be required to provide verification or submit documentation of approval from all agencies other than the Village of Lake Zurich that exercise jurisdiction over this development (i.e., Federal, State, County, etc.). Please list all approvals received to-date and any approvals pending.
- 2) Ingress/Egress onto Rt. 12 will require IDOT signoff. Village approval will be contingent on IDOT permit status.
- 3) Provide slopes on handicap stalls and building entrance drive. It shall be the owner's responsibility to ensure compliance with the 2010 ADA Standards for Accessible Design and the Illinois Accessibility Code.
- 4) This project shall be tied to Lake Zurich Benchmark (NGS Monument AJ3081, Elevation = 871.32, NAVD 88) and State Plane Coordinates.
- 5) Provide a pavement cross section for the parking lot.
- 6) It is recommended that the lane markings and signage on the shared access drive in Deerpath Commons be modified to accommodate safe ingress/egress to the subject property.
- 7) Provide a soils map indicating lowland and upland Conservancy District soils in accordance with Village Code Section 10-5-4 and 9-8C.
- 8) Plans signed and sealed by an Illinois Licensed Structural Engineer will be required for the proposed retaining walls. Safety features (i.e. fencing, landscaping) may be required upon further review in final engineering.

PRELIMINARY STORMWATER REPORT

- 9) Provide a stormwater submittal consistent with Section 401 of the Watershed Development Ordinance (WDO) with final engineering.
- 10) The subject property is immediately downstream of a previously studied floodplain/drainage area. Based on regulations of the WDO, submit the following with final engineering:
 - a. Base Flood Elevation (BFE) determination to be submitted and verified by Lake County SMC. The BFE determination is required due to a tributary area in exceedance of 20 acres, and should consider the possibility that a hydraulic blockage may occur.
 - b. Capacity determination for the outgoing 30" pipe.
 - c. If the total tributary exceeds 100 acres, hydraulic computations must be provided to identify any potential riverine floodplain.
- 11) Provide computations for volume of the several onsite depression areas identified in the preliminary stormwater report. The WDO defines the methodology, which includes the submission of a critical duration analysis.
- 12) Provide a tile survey consistent with the methods described in the WDO. This may uncover additional flow to depression areas that should be accounted for in the analysis.
- 13) Per the submitted letter from Lake County SMC dated 12/12/2014, both the USACE and IWLC are potentially present onsite. Based on the site plan it appears that these waters will be impacted as a result of the desired development. Provide the Village with copies of submittals to SMC and the USACE to address these items.
- 14) The existing outlet for the site appears to be shared with the Sparrow Ridge residential subdivision. The developer shall provide verification that the overland flow route will not be negatively affected by the development.
- 15) The Deerpath Commons overland flow route appears to cross through the subject property. The developer shall account for this overland flow route to be maintained through the proposed development.
- 16) In accordance with the WDO, provide a preliminary determination for hydrocarbon removal and treatment, quantification of RvR, and location of required water quality volume.

GEOMETRIC SITE PLAN

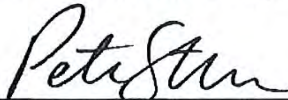
- 17) Per Section 10-6-20(E.2) of the Village Code, parking spaces which are neither perpendicular to landscaping nor a perimeter space shall be a minimum of 9'x20'.

PRELIMINARY PLAT & ENGINEERING

- 18) An exhibit will be required which displays all deed or plat restrictions of record or to be recorded for the stormwater management system.
19) Provide location of project benchmark with final engineering.
20) Extend topographic survey to a minimum of 100' past the property line in the south-east corner of the site along Rt-12.
21) Show the building and parking setback lines.
22) Provide a cross-access easement between the development and Deerpath Commons.

If you should have any questions, please do not hesitate to contact me.

Yours truly,
MANHARD CONSULTING, LTD.



Peter Stoehr, P.E.
Village Engineer

LZLZ71/Documents/Preliminary Review #1

cc: Betty Harrison, EQC Supervisor
Nadine Gerling, Permit Coordinator
Nicholle Petroff, Office Manager

ROLF C. CAMPBELL & ASSOCIATESA MANHARD CONSULTING DIVISION 

910 Woodlands Parkway, Vernon Hills, IL 60061

Ph: (847) 735-1000 Fax: (847) 735-1010 www.rccai.com**Consultant Memorandum
Via Email**

To: Sam Hubbard, Acting Manager of Building & Zoning
Village of Lake Zurich

Fr: Rolf C. Campbell & Associates

Date: January 8, 2016

Re: **1075 S. Rand Rd. Route 12 – Sparrow Ridge Plaza
Landscape Plan Review and Comments**

Pursuant to your request, we have reviewed the Landscape Plan for the referenced project dated 12-21-15 at 24" x 36" size. In addition to the Landscape Plan, we reviewed additional information as it regards to the Landscape Plan, including Preliminary Engineering dated 12-18-15 in 24" x 36" format and Tree Inventory information dated 11-30-15. The following comments relating to the plans are offered for your consideration.

1. Section 8-103 through 8-106 of the Zoning Ordinance, address the landscaping that is required along the lot lines. The Applicant has provided a table indicating the amount of landscaping provided on the plan, however there are a few discrepancies on the Landscape Plan as it relates to the provided table:
 - a. **North Lot Line Landscaping along Rand Road –**
The Applicant is requested to indicate the plant units used to achieve the 14 Plant Units required on the Landscape Plan. It appears more plant material would need to be provided to reach the recommended 14 Plant Units based on amount of plant material provided in this area.

According to our calculations it appears the Applicant has approximately 10 Plant Units shown on the plan (based on 2 Unit E plant units, 4 Unit B plant units, and 4 Unit B plant units with substitutions). The Applicant is required to provide at least 4 more plant units to meet the requirements of the ordinance.
2. The northeastern portion of the property is located along Rand Road which has its own set of guidelines for the Route 12 corridor guidelines. It appears that most of the proposed landscaping conforms to the standards of the Route 12 corridor design guidelines; however, with the revised landscaping features in this area, there may be an opportunity to provide berms that will not disturb the existing landscaping compliance with the Route 12 corridor design guidelines.
3. The Plant List on the Landscape Plan appears to indicate that all of the shrubs are listed at a size of 24" in height. However on the labels for the plants on the Landscape Plan, it appears that some of the plants are listed at 36". The Applicant is requested to adjust the Plant List to indicate the 36" size plant material in order to receive credit for plant units.

Rolf C. Campbell & Associates
- 2 -

4. In the Municipal Code 10-6-18 Section F for Parking Lot Landscaping, the trees located in parking islands should be a minimum of 4" caliper. According to the Landscape Plans and Plant List, these appear to be proposed to be installed at 3" caliper. The Applicant is requested to adjust the size of the trees located in the parking lot islands to be 4" caliper as stated in the Municipal Code.
5. According to the North Lot Line Landscaping Calculations, the Rand Road frontage is listed as a Collector Road, when according to the Land Use Plan for Lake Zurich, this road is an Arterial Road. While it does not require any increase in plant material based on the type of road, we recommend that the roadway type listed be changed on the Landscape Calculations.
6. The Applicant has provided a tree inventory list of the trees being retained on the Landscape Plan; however, we recommend that a Tree Preservation Plan be provided at the time of the Final Landscape Plan to indicate a detail on the type of tree protection fencing proposed and the location of tree protection fencing on the Tree Preservation Plan. We also require that the Applicant indicate the trees proposed to be removed on the site on the Tree Preservation Plan.
7. According to Section 10-6-18A 1 of the Village Code, the Landscape Architect should sign and seal the Landscape Plans.

Please contact our office, if you have any questions or comments.

bd:am:p:lakezurich/ 1075S.RandRoadRt12SparrowRidge Com.Center#001.5065RC.23/LAreview010816

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

Memo

To: Sam Hubbard, Village Planner
From: Betty Harrison, EQC Supervisor
CC:
Date: January 7, 2016
Re: Staff Review – January 20th Plan Commission Meeting

1. Fidelity Group – Sparrow Ridge Retail Development
 - Hydrants must be located at a maximum distance of 250 feet and at a minimum distance of 50 feet from the building fire connection.
 - Service valves should be located at the point of connection to the main in the indicated utility easement.
 - All utility crossings must adhere to proper separation and material standards.
 - The sanitary sewer lift station is private. The operation and maintenance of the lift station is the responsibility of the owner.
 - Retail A appears to be a multi-tenant site; the multiple-unit water connection fee will apply to this site.
 - An irrevocable letter of credit (LOC) will be required for this development. The LOC will be in amount of 110% of the Engineer's Opinion of Construction Costs.

ZONING REVIEW

PROJECT: SPARROW RIDGE PLAZA
 MAP AMENDMENT (REZONING), PRELIMINARY AND FINAL PLAT OF
 SUBDIVISION, PRELIMINARY AND FINAL PLAN OF PLANNED UNIT
 DEVELOPMENT (PUD) SITE PLAN, EXTERIOR APPEARANCE, SPECIAL USE
 PERMIT

LOCATION: 1075-1077 S. RAND ROAD

REVIEWED BY: MARY MEYER

DATE: JANUARY 15, 2016

DOCUMENTS
 REVIEWED: APPLICATION DATED 12/18/15 WITH COVER LETTER, STANDARDS FOR
 APPROVAL, SIGN DETAILS FOR THE LEARNING EXPRESS, LANDSCAPING
 PLAN L1.0 DATED 12/21/15, SITE PLAN DATED 12/18/15, PRELIMINARY PLAT
 DATED 12/18/15, PRELIMINARY ENGINEERING DATED 12/18/15,
 PHOTOMETRICS DATED 12/9/15, ELEVATIONS (FRONT AND REAR OF RETAIL
 BUILDING) UNDATED, ELEVATIONS/SIGN DETAILS OF MURPHY GAS
 STATION, STORMWATER REPORT, TREE INVENTORY REPORT, ARMY CORP
 INQUIRY, ZONING CODE, LAND DEVELOPMENT CODE

John Sfire of Sparrow Ridge Plaza LLC proposes development of 3 buildings including a gas station, day care center, and retail building on property south of Deerpath Commons, and currently known as 1075/1077 S. Rand Road. There is an existing house at the rear of this property, and vacant structures that years ago were occupied by Swanson's Home Leisure spas and Amish gifts. Review is as follows:

- 1) Zoning: Existing: B-1 Local and Community Business, and R-1½ Single Family Residential.
 Proposed: B-3 Regional Shopping
- 2) Use: Proposed uses including:
 Lot 1: 1,200 sqft gas station – allowed via Special Use permit
 Lot 2: 10,850 sqft retail building with drive-thru and outdoor seating – allowed via Special Use permit
 Lot 3: 10,000 sqft day care center – allowed via Special Use permit
- 3) Maximum Building Height: Allowed: 35 feet or 3 stories, whichever is less.
 Proposed: Lot 1 gas station: 13'10" at building, 18'9" at canopy
 Lot 2 retail: 23'9"
 Lot 3 daycare: not indicated
- 4) Minimum Lot Width: Required: 150 feet
 Proposed: Lot 1: 233.9 feet
 Lot 2: 694.61 feet
 Lot 3: No frontage – relief sought via PUD
- 5) Minimum Lot Area: Required: 43,560 sq.ft.
 Proposed: Lot 1: 44,865 sqft
 Lot 2: 98,915 sqft
 Lot 3: 65,227 sqft
- 6) Minimum Front Yard: Required: 50 feet.
 Proposed Lot 1: 3 feet to pavement, 20 feet to canopy, 0 feet & 4 feet to monument signs

Relief sought via PUD

Identify bump out toward Rand Road middle of pavement area.

Lot 2: 24.8 feet to pavement, 7 feet to sign. Relief sought via PUD

Lot 3: N/A

7) Minimum Side
Yards:

Required: 15 feet.

Proposed Lot 1: (west) 7.5 feet to parking; 0 feet to access aisle, (east): 0 feet to driveway; Relief sought via PUD

Lot 2: 0 feet to driveway

Lot 3: (west) 30 feet to building, (east) 10 feet to parking; Relief sought via PUD8) Minimum Rear
Yard:

Required: 30 feet.

Proposed Lot 1: 0 feet to driveway; Relief sought via PUDLot 2: 17.17 feet to parking spaces (landbanked); Relief sought via PUD

Lot 3: 50.38 feet to pavement

9) Maximum Floor
Area Ratio:

Allowed 1 story:

Based on retail use: .22

Based on office use: .27

Based on combined retail and office use: .24

Based on all other uses: .30

Proposed Lot 1 gas station: .03

Proposed Lot 2 retail: .11

Proposed Lot 3 daycare: .15

10) Minimum Landscaped

Surface Area: Required:

Based on retail use: 30%

Based on office use: 35%

Based on combined retail and office uses: 40%

Based on all other uses: 35%

Proposed Lot 1 gas station: +/- 23%; Relief sought via PUD

Proposed Lot 2 retail: +/- 57%

Proposed Lot 3 daycare: +/- 44%

11) Landscaping:

Landscaping to be reviewed by Village Planning Manager or Landscape Consultant.

12) Number of Parking

Spaces: Required: Lot 1 gas station/retail: 6 spaces

Proposed: 12

Required: Lot 2 retail. The applicant has suggested a 15% reduction from the 10,850 square foot building to determine the approximate net square footage. Based on this reduction, 47 spaces are required. 47 spaces are provided, plus an additional 11 land banked parking spaces. Although this building is shown as retail, uses are unknown and a drive-thru is requested. Indicate anticipated restaurant use/maximum seating, and proposed drive-thru flow. Where would ordering/pick up occur? Would stacking be behind the 12 parking spaces?

Required Lot 3 daycare: Requires 1 for each employee plus 1 for each 6 children, or 4 for each 1,000 square feet of net floor area, whichever is greater. Employee/children

information not provided. Based on a possible 15% reduction to 8,500 net square foot building, 43 spaces are required; 40 spaces are provided
Relief is sought via PUD for number of parking spaces overall

- 13) Parking Space Sizes: Handicapped spaces shall be 16 feet wide, and standard parking spaces shall be 9X20, which may be reduced to 18 feet when an overhang is provided. All spaces are proposed with 18 foot length including those without overhang. Relief is sought via PUD.
- 14) Handicapped Parking: When 1-25 spaces are provided, at least 1 shall be handicapped; 26-50 at least 2 shall be handicapped. The number of handicapped spaces provided complies, and details shall be provided at permit submittal including curb cuts, striping, signage, etc.
- 15) Stacking: Drive-thru facilities require a minimum of 8 stacking spaces (8 foot width, 20 foot length). Provide stacking details. It appears relief sought via PUD.
- 16) Loading: Indicate loading area for retail building.
- 17) Rooftop Mechanical Equipment: All rooftop mechanical equipment shall be fully screened by a parapet wall or similar structure to a point not less than 12 inches higher than the highest point of such equipment. Provide screening and equipment details. RTU's appear screened by wall for retail building. Provide details for gas station and daycare buildings.
- 18) Elevations: Elevations are provided for the gas station building, and for the front and rear of the retail building. Provide side elevations of the retail building, and all elevations of daycare.
- 19) Signage: General code allowance includes:
 a) One wall sign allowed 1-1/2 sf for every lf of building frontage facing public street.
 b) Second wall sign allowed if wall faces parking. Sign may be 50 sf or 50% of initial sign, whichever is less
 c) Ground sign allowed if wall signage not entire used; remaining sf may apply to ground sign.
 d) Multi-tenant building and shopping center may additionally have 100 sf monument sign with name of shopping center/building and not more than 5 tenants.
 e) One ground sign allowed per lot; maximum height 12 feet.
 f) Setback shall be not less than sign height.
 g) Pylon signs are prohibited.
- Relief is sought via PUD for signage including allowance of off-site ground sign for Lot 3 on Lot 1, two ground signs on Lot 1, reduced setback for ground sign on Lot 1 and possibly Lot 2 (height of sign not known). Clarify if pylon or ground sign is sought for gas station. Provide square footage of signs requesting relief on size.
- 20) Restrictions: It is noted that the gas station hours will be restricted to 6:00 am – 11:00 pm, and there will be no external music or audio.
- 21) Trash Enclosures: Trash enclosures are indicated at all 3 properties; provide details. Will all occupants of retail building use 1 enclosure, or additional enclosure/s possible at triangular island or other area away from residential? Enclosure details provided for gas station; provide for retail and daycare properties.

- 22) Fencing: The site plan appears to indicate a fence at the rear property line and at the detention basin along Rand. Provide details of all fencing proposed.
- 23) Exterior Lights: Exterior lights appears to comply with maximum footcandles and shall not produce glare onto adjoining residential properties or streets. However, lighting under gas station canopy does not appear to be included. Provide lighting details for canopy.
- 24) Storage: Indicate location of any storage proposed including snow, salt, snow plows, maintenance equipment and vehicles, and materials.
- 25) Compensating Amenities: Indicate proposed compensating amenities.
- 26) Conservancy Soils: Engineering to review wetland/conservancy soils. Relief is sought via PUD.
- 27) Retaining Walls: Indicate any retaining walls proposed, including location, height and material.
- 28) Special Use: Unless specific extension is sought/granted, Special Use permits expire 2 years after issuance.
- 29) Subdivision: Final resubdivision/final PUD is proposed; provide final plats.

Conclusion

- Provide details including identify bump out toward Rand at gas station lot, drive-thru function and stacking, loading, rooftop mechanical screening, elevations, signage (clarify gas station pylon or ground sign, provide square footage of signage if size relief is sought), trash enclosures, any fencing, lighting at gas station canopy, any storage on property, compensating amenity, retaining walls, and plats.
- Consideration for Subdivision shall be based on standards outlined in Land Development Code 10-5-9.
- Consideration for Map Amendment/rezoning from R-1\2 and B-1 to B-3 shall be based on standards outlined in Zoning Code Chapter 18
- Consideration for Special Use permit to allow gas station, drive-thru, outdoor seating, and child day care shall be based on standards outlined in Zoning Code Chapter 19.
- Consideration for Site Plan and Exterior Appearance approval shall be based on standards outlined in Zoning Code Chapters 20 and 21.
- Consideration for Planned Unit Development approval shall be based on standards outlined in Zoning Code Chapter 22. Relief sought via PUD includes allowance of Lot 3 creation with no street frontage, reduction of front, side, and rear yard setbacks, number of parking spaces (both increase and decrease), reduction of landscaped surface area, reduction of parking space length, possible reduction of drive-thru stacking spaces, signage requirements, possible conservancy soils (reviewed by engineering).



At the Heart of Community

FIRE DEPARTMENT
Fire Prevention Bureau

1075 Old McHenry Road
Lake Zurich, Illinois 60047

(847) 540-5073
FAX: (847) 550-1779
LakeZurich.org

MEMORANDUM

Date: December 30, 2015
To: Sam Hubbard
From: Bob Kleinheinz
Subject: Planning Packet – January 20, 2016
PR15-258 – Sparrow Ridge Plaza – 1075-1077 S. Rand

Sam:

After reviewing the planning packet for January 20, 2016, I have the following comments:

1. If possible, the entrance and exit drive need to be 24 feet wide.
2. The sprinkler riser rooms need to be facing the front of each building or on a main parking area.
3. Provide a fire hydrant within 150-200 feet of all fire department connections.
4. At this time, I can only find two fire hydrants for the project. Please confirm with the water department that this meets the village requirements.



**VILLAGE OF LAKE ZURICH
POLICE DEPARTMENT
INTERDEPARTMENTAL MEMO
D.C. K. Finlon**



To: Sam Hubbard
Date: January 8, 2016
Subject: Sparrow Ridge Plaza (1075 – 1077 S. Rand Road)

The following recommendations have been made for the Sparrow Ridge Plaza, 1075 - 1077 S. Rand Road, preliminary plan review;

1. Post a "Stop" and "Right Turn Only" sign at the exit driveway to Route 12 (Rand Road).
2. Exterior lighting for buildings on all sides and all door ways.
3. Addresses of buildings to be posted and visible from the roadway.
4. Entrance / exit drives to be unobstructed and well lit.
5. Anticipate growth of landscaping to avoid overgrowth which may limit / reduce visibility.
6. A "One Way" sign to be posted in the median of Route 12 (Rand Road) for southbound traffic. Sign to be approved by IDOT and conform to MUTCD signage requirements.
7. Parking lot to include proper / adequate lighting.
8. Post "Stop" signs at all three exits for Lot 1, proposed gas station.
9. Post "One Way" and "Do Not Enter" signs for drive thru lane of Lot 2.
10. Post "Stop" signs for access drive between proposed development and Deerpath Commons Shopping Center.
11. Contact Fire Department for signage and markings of required fire lanes.
12. No trespassing / loitering signs to be displayed.
13. Enter into an intergovernmental agreement with the Village for traffic regulation enforcement.

An onsite inspection of the facility may be available for additional suggestions. An inspection may be scheduled by contacting the Crime Prevention Bureau to set up an appointment.

Additional recommendations may be forthcoming upon further review or as the project progresses.



At the Heart of Community

COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

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AGENDA ITEM – Sign Code Discussion

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Michael J. Earl, Director of Community Services

CC: Sam Hubbard, Village Planner/Interim Director of Building & Zoning
Mary Meyer, Zoning Compliance Officer

Date: January 14, 2016

Re: **Presentation of Technical Review Memorandum – Sign Code Review**

At the January 20, 2016 meeting, Ms. Arista Strungys, Principal Consultant with Camiros, will present the attached draft Technical Review Memorandum to the Commission. The intent of this memorandum is to solicit feedback from Commission members to determine drafting direction. Ms. Strungys will then prepare a set of draft sign regulations, which will be presented at a workshop hosted by Commission where the public will be invited to comment.

Background: In July 2015, the Village Board approved a contract with Camiros, Ltd. for sign code consultant services. Thereafter, Ms. Strungys began the work of analyzing and reviewing the present Sign Code. During October 2015, Ms. Strungys met with various individuals in the community, including business and property owners and various community leaders, to solicit and understand their suggestions for improvements to the Sign Code.

Recommendation: Review the attached Technical Review Memorandum and provide comments and feedback to Ms. Strungys.

Attachment:

- Technical Review Memorandum



TECHNICAL REVIEW OF SIGN CODE

Prepared by Camiros
For the Village of Lake Zurich

December 2015

INTRODUCTION

Signs are a defining aspect of a community's character. While municipalities have broad legal authority to control signs based on aesthetic and safety considerations, the exercise of that authority must also consider significant economic and constitutional issues. Good sign regulations balance both the functional needs of businesses and institutions, and the need to maintain public safety and aesthetic quality.

This technical review offers an assessment of Lake Zurich's current Sign Code (Chapter 10). These issues were identified through discussions with staff and stakeholders, and a review of the Code against sign regulation best practices. It provides a broad assessment of current difficulties within the regulations and general approaches to resolving them. Specific regulations will be provided within the Sign Code drafts.

TECHNICAL REVIEW

Current Lake Zurich sign standards do not offer a comprehensive means of controlling signs. Some of the more confusing aspects are that signs are not properly defined, permitted sign sizes are not tied to the size and character of current development, and modern sign types and controls are not part of the regulations. For these reasons, the sign regulations need significant revision to create a code that can be understood by both users and administrators, consistent in its application, reasonable in permitted sign types and sizes, and easy to enforce. This review is structured according to the proposed outline for the Sign Code below:

Chapter 10. Signs

- 10.1 Title and Purpose
- 10.2 Definitions
- 10.3 Sign Permit
- 10.4 Regulatory Modifications
- 10.5 Sign Dimension Measurement
- 10.6 General Sign Standards
- 10.7 Prohibited Signs
- 10.8 Permanent and Temporary Signs: No Permit Required
- 10.9 Permanent and Temporary Signs: Permit Required
- 10.10 Nonconforming Signs

Title and Purpose

The current Code does not have a purpose statement, which should be included in all sign codes. The purpose statement for sign regulations should clearly state the purpose of the regulations – protection of public health, safety, welfare, as well as effective communication and aesthetics. A short introduction that outlines these objectives should be included in the updated regulations.

Definitions

One of the issues within the current Sign Code is the inconsistency of defined terms. Certain sign types that are regulated within the code are not defined, while others that have no regulations are defined. This creates issues for interpretation and application. The definitions section should be completely updated, including only terms that are used within the regulations. Therefore, all sign types and regulatory terms will be defined, and located within one section of the Code.

Sign Permit

The Zoning and Code Enforcement Officer, or his/her designee, should continue to issue sign permits. The current description of the permit requirement should be refined with the addition of a clear set of process steps. In addition, the requirements for the permit should state that if the applicant is not the property owner, the property owner is required to provide written permission for installation of the sign on the property.

This section should also include provisions regarding how signs erected illegally or in violation of the Code will be handled. For permanent and temporary signs erected in violation of the Code on private property, the Zoning and Code Enforcement Officer should be able to serve notice to the property owner that such signs must be removed or the violation remediated. Two timeframes for action should be defined – a longer period, such as 60 to 90 days, for illegal permanent signs, and a shorter period, such as five days, for illegal temporary signs. In the case of signs placed illegally on public property, regulations should clearly state that the Village is able to remove signs immediately without notice.

Modifications

The Code should offer some relief to the regulations when a development or a site presents unique physical circumstances and signs cannot meet the requirements. An administrative modification, whereby the Zoning and Code Enforcement Officer may grant relief, should be allowed. Because this is approved administratively, it is important to establish a clear threshold of allowed modifications. It is recommended that the Zoning and Code Enforcement Officer be able to grant a 10% modification to any dimensional standard for a sign (sign height, sign area, setback for signs that both do and do not require a permit). This process would include basic approval standards so that these modifications do not become a loophole around requirements.

The Code should also clearly state that a modification issued for the construction of a sign expires and becomes invalid once that sign is taken down. A replacement sign cannot use the modification permissions.

Sign Dimension Measurement

With updated standards for sign dimensions, sign area, sign height, and setbacks must be measured consistently. Therefore, the Code should clearly describe how all sign dimensions are measured.

- **Sign Area.** Regulations and graphics are needed to describe how to calculate sign area for different sign types: signs on a background, signs comprised of individual letters or logos, multi-sided signs, and three-dimensional signs.
- **Sign Height.** Regulations and graphics that describe how to calculate sign height for ground signs, and minimum vertical clearance for building-mounted signs. Sign height should link to building height measurement methodology, e.g. sign height is measured from grade.
- **Sign Face.** Regulations and graphics that describe at what angle a sign constructed with sign faces back-to-back counts as a single sign face or as two.
- **Setbacks.** Regulations and graphics that describe where the required setback is measured from the sign structure to the lot line.

General Sign Standards

This section should contain a comprehensive set of general design and construction standards applicable to signs. This would replace the "General Requirements" of Section 8-10-2. General design and construction standards include:

- **Prohibited Locations.** The Code should clearly state where signs cannot be erected or mounted, including egress/ingress locations, windows, and architectural features. Special restrictions for areas like the required site triangle will also be included, with links to the definition of a site triangle from the Municipal Code. This section should also state that signs cannot be placed on public or private property without permission and without a permit when required.
- **Landscape Requirements.** Where appropriate, landscape should be required around the base of ground signs, which would serve to enhance the appearance of the sign. Landscape requirements include plant height, planting types, and size of minimum planting areas. As part of required maintenance, the code will state that all plantings must be maintained in good condition.
- **Construction Standards.** These standards should address wind pressure and direct load minimums, permitted glass and lettering materials, and mounting requirements. Those provisions already within the building code would be cross-referenced here.

Three of the general sign standards currently in place have proven problematic, therefore it is proposed to significantly revise these standards:

- **Illumination Regulations.** Sign illumination regulations must address all aspects of illuminated signs. Illumination standards cover permissions for the types of signs that may be internally and/or externally illuminated, which should be tailored to district and sign type, as well as permissions for neon and LED signs and/or sign outlining, especially as part of a window sign. (This excludes electronic message signs, which would be regulated separately within the regulations for that specific sign type.)
- **Limitations on Items of Information.** Within the business districts, the Village's multi-tenant retail centers are limited to a maximum of five tenant signs on a ground sign. This has proven to be an issue in determining which businesses are able to take those slots and may contribute to the propagation of temporary signs along the right-of-way to identify other businesses within that center not advertised on the center's main sign. It is proposed to eliminate this restriction and allow the retail center to determine how many slots should be available for retail center businesses on the ground sign. In order to control sign clutter, it is recommended that while the limitation on number of tenants be removed, such individual signs should be limited to only one item of information, which would be the business name.

In addition, awning signs in the B-2 District are limited to display of only specific information listed in the Code and awning color. Regulations such as these are not content neutral and should be eliminated. Sign clutter on awning signs can be controlled by limitation on total printed area of the awning, such as 30%.
- **Maintenance.** Maintenance permissions should allow repair of existing signs, both conforming and nonconforming, which includes replacement of non-structural parts and painting of areas that are rusted or subject to rust. The current regulations classify some typical maintenance actions, in particular repainting of signs, as alterations. This becomes an issue for nonconforming signs, where alterations are prohibited (to be discussed further in the nonconforming sign section of this Report). The Code should make a distinction between maintenance/repair and alterations. Where signs have been legally allowed to continue, maintenance and repair actions should be permitted to both maintain a safe structure and to make sure that the sign does not contribute negatively to the character of the surrounding area. The Code would state that in no case does any action that changes the dimensions or requires structural repair qualify as maintenance. Any re-facing of a sign is not considered maintenance and requires a sign permit.

Prohibited Signs

The following types of sign structures are typically prohibited in a sign code and, in fact, many are already prohibited by Lake Zurich. Recommended prohibited signs, of both a temporary and permanent design, include:

- Balloon and inflatable signs (currently prohibited)
- Flashing signs and spotlights/strobe lights (currently prohibited)
- Home occupation sign (currently prohibited)
- Neon or LED lighting outlining windows, doors, and architectural elements (currently prohibited)
- Off-premise signs - a type of temporary or permanent sign that advertises a business or product not located on the premises (currently prohibited)
- Portable signs (currently prohibited)
- Pylon signs (currently prohibited)
- Roof signs (currently prohibited)
- Signs that imitate traffic or public safety signs or obstruct traffic
- Signs with moving parts, whether mechanical or wind-actuated, with an exemption for clocks and barber poles (currently prohibited)
- Signs painted on walls or structures (currently prohibited)
- Signs attached to or painted on trucks or trailers - This prohibition does not include signs painted on vehicles, trucks, or buses that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, provided that the primary purpose of such vehicles is not the display of signs, and that they are parked or stored in areas related to their use as vehicles and all vehicles are in operable condition. Vehicle for-sale signs are also exempt from this provision.

- Snipe signs, which is a sign painted, pasted or otherwise affixed to any tree, rock, retaining wall, fence, utility pole, hydrant, bridge, sidewalk, curb or street, bench, or trash receptacle. Logos and labels located on mechanical equipment, recycling bins, trash containers or dumpsters, which are part of the equipment as manufactured and/or installed, are not snipe signs. (currently prohibited)

A Note on Organization...

Currently, signs are organized as exempt, temporary, and signs permitted within zoning district category. It is proposed to reorganize sign type regulations in two parts – signs that do not require a permit and signs that require a permit. Temporary and permanent signs would be organized within these two larger categories. Then each sign type would further be refined by permissions by district if needed. Summary tables of permissions would be included within the draft so that users can reference sign types easily.

Removing Overall Sign Area

It is recommended that the maximum overall sign area be eliminated, and replaced with specific standards for each sign type permitted within a district. This would create a more proportional approach to the sign area allowed on a structure and/or lot.

Permanent and Temporary Signs: No Permit Required

The following sign types should be allowed without a sign permit. These would be distinguished in this section as temporary and permanent exempt signs. If the Village desires that any of these signs require a permit, they can be moved to the "Permanent and Temporary Signs: Permit Required" section.

Temporary Exempt Signs:

- A-frame signs
- Construction signs
- Political/non-commercial message signs
- Real estate signs
- Window signs (temporary)

Permanent Exempt Signs:

- Building directory signs
- Directional signs within parking lots
- Flags (non-commercial)
- Government signs
- Memorial plaques
- Parking lot information signs (restricted users, tow information, etc.)
- Public information signs
- Residential nameplates and address numbers
- Window signs (permanent)

Even though these signs would be exempt from permits, standards are needed for each type including maximum size and height, required setback, number per lot, permitted display period for temporary signs, sign construction materials, and those districts and/or uses allowed to install them. For window signs, it is recommended to limit the amount of LED and neon signage allowed within the window. One example of such a provision is to allow up to 5% of window area or six square feet, whichever is greater, to be LED or neon signs. This is included as part of the total coverage allowed, not in addition.

The following table summarizes a basic approach to these regulations. Specific regulations such as size and height are not provided; the table only indicates that such aspects of the sign would be regulated with an "X" with the actual dimensions to be determined in the draft.

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SIGN TYPES	EXEMPT SIGN REGULATIONS						
	PERMITTED DISTRICTS OR USES	PERMITTED SIGN TYPE	MAXIMUM SIZE	MAXIMUM HEIGHT	REQUIRED LOCATION/SETBACK	NUMBER PER LOT	DISPLAY PERIOD (TEMP SIGNS)
TEMPORARY EXEMPT SIGNS							
A-Frame	Non-residential uses in non-residential districts	Freestanding	X	X	X	1/business	X
Construction signs	All construction sites	Freestanding or fence-mounted	X	X	X	1/street frontage (to include special provisions for lots without street frontage)	X
Political/non-commercial message signs	All	Freestanding, window, or wall	X	X	X		
Real estate signs	All	Freestanding, window, or wall	X	X	X	1/street frontage (to include special provisions for lots without street frontage)	X
Window signs (temporary)	Non-Residential Uses	Window	X (% of coverage)				
PERMANENT EXEMPT SIGNS							
Building directory signs	All multi-tenant developments	Wall	X			1/entryway	
Directional signs within parking lots	Parking lots	Freestanding	X	X	X	1/access point + additional signs for interior site circulation points	
Flags (non-commercial)	All	Freestanding		X			
Government signs	All	Freestanding or wall					
Memorial plaques	All	Freestanding or wall	X	X	X	1	
Parking lot information signs	Parking lots	Freestanding or wall	X	X	X		
Residential nameplates and address numbers	All	Wall	X			1/entryway	
Window signs (permanent)	Non-residential uses	Window	X (% of coverage)				

Permanent and Temporary Signs: Permit Required

Similar to exempt signs, standards should be crafted for each type of sign that requires a permit including maximum size and height, required setback, construction materials, number per lot, and those districts and/or uses allowed to install them.

As opposed to the current organization, where standards for signs are divided by district type – residential, business, industrial, and government use – it is recommended that this section be organized by sign type with regulations that are general to the sign type, and then specific to the districts in which they are allowed. For example, the ground sign section would include the general standards for ground signs followed by a matrix that summarizes in which districts they are allowed and the sign area and sign height tailored to each district or use.

The following sign types should be addressed.

Temporary Signs

- Attention-Getting Signs
- Public information/event signs

Permanent Signs

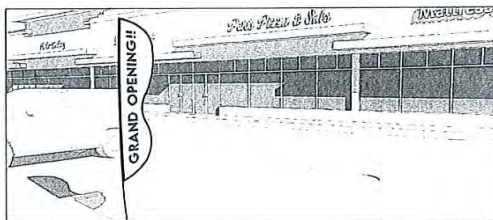
- Awnings/Canopies
- Electronic Message Signs
- Ground Signs
- Menu-Boards
- Blade Signs
- Wall Signs

A summary of the regulations for each is included below.

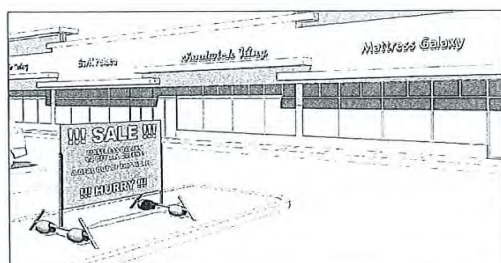
Attention-Getting Signs. Banners, sails/flutter flags, on-premise temporary ground signs, and pennants are common types of attention-getting signs. In addition, these signs are the most susceptible to circumstances where they are displayed well past the permitted time period and become permanent signs for the business. Therefore, one of the most important controls will be the permitted display period of such signs, so that they do not become de-facto permanent signs.



Banner



Sail



Temporary ground sign



Pennant



Awning

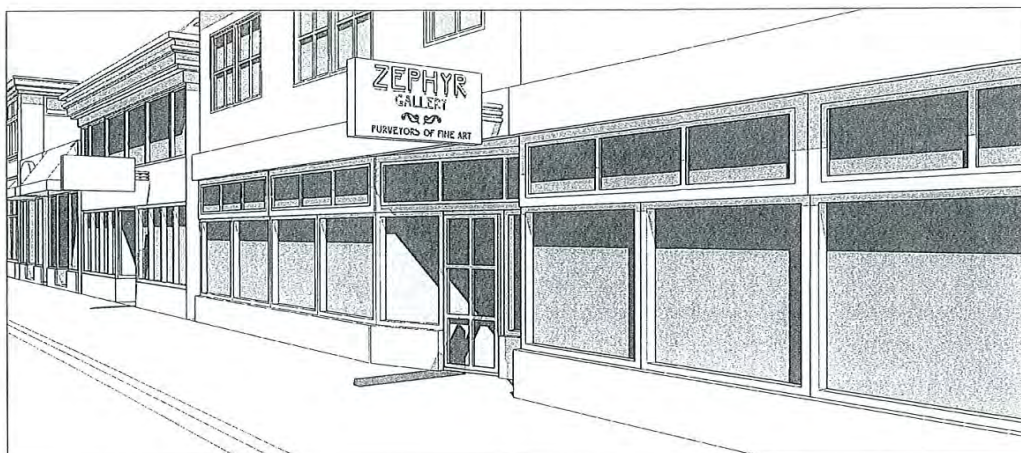
Awnings/Canopies. Currently, awning/canopy sign regulations are unclear. Awnings in particular contribute to an attractive environment by creating façade articulation, such as in the Downtown where structures are closer to the street. Comprehensive awning/canopy regulations should be provided, including the following:

- Awnings/canopies should be allowed to project from the building façade.
- Small under-awning signs, usually limited to two square feet, should be permitted. These signs allow pedestrians to identify businesses as they walk parallel to the façade.
- Many communities prohibit backlit awnings, and the Village should as well, in order to ensure a high quality sign appearance. External lighting, such as gooseneck lighting that projects downward onto the awning/canopy, should be permitted.
- As awnings/canopies have evolved into more architecturally designed structures, such as decorative metal awnings, the regulations should allow for these, as well as the unique design elements that they incorporate, such as address numbers above the awning.
- Because canopies are supported by posts that extend from the canopy to the ground, the minimum distance between posts and between posts and the building should be included.
- Awning/canopy regulations should also address the proper location relative to windows and entryways.

Blade Signs. The current Code is unclear on the regulation of blade signs. They are explicitly permitted in the B-2 District but do not have regulations specific to them. It is recommended to expand this permission to allow blade signs in the non-residential districts. The regulations for projecting signs should include a maximum sign area, a maximum projection from the structure, and a minimum vertical clearance from grade. The Village should consider allowing encroachment over the right-of-way in some districts as some structures in these districts are built near the lot line in the Downtown area.

Electronic Message Signs. Current regulations for electronic message signs, also called digital or LED signs, are limited. A clear definition of this type of sign is necessary, with clear permissions for where they would be allowed. These types of signs should be properly defined, and permitted or prohibited in districts as appropriate. These types of regulations include:

- Districts and/or uses permitted such signs
- A limit of one electronic signs per lot
- Type of sign construction (ground or wall): the regulations applicable to the sign type would apply to the electronic sign
- Maximum percentage of sign devoted to the electronic component
- Message changeover delay

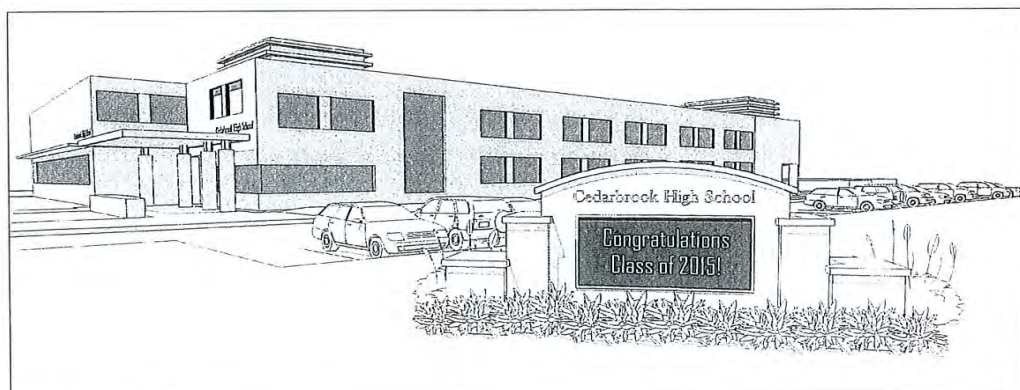


Blade sign

- Operational controls
- Maximum illumination
- Prohibition of flashing, scrolling, and animation
- Prohibition on any off-premise commercial advertising (only products and/or services offered on-site are permitted, in addition to non-commercial messages)

Currently electronic message signs are permitted only in the Industrial, Office, and Institutional Building Districts and are further restricted to only government uses, such as the library. During stakeholder meetings, there was a desire to permit these types of signs within business districts like the B-3 District as well as for a broader range of institutional uses, such as schools. Many communities allow these types of signs, as it is recognized that many businesses and institutional uses would like to use these signs and they are more modern and can be more aesthetically pleasing than manually changed message boards. The Village should consider expanding permissions for these signs into districts and uses such as these. It is recommended that electronic signs be allowed, subject to conditions, in the B-3, Open Space, and Institutional Buildings Districts, as well as for select institutional uses. In addition, electronic signs should be allowed only on sites of significant size so a minimum lot area and a minimum lot frontage must be met before such sign would be permitted.

Gas price signs and time/temperature signs should remain exceptions to these regulations and allowed.



Electronic message sign

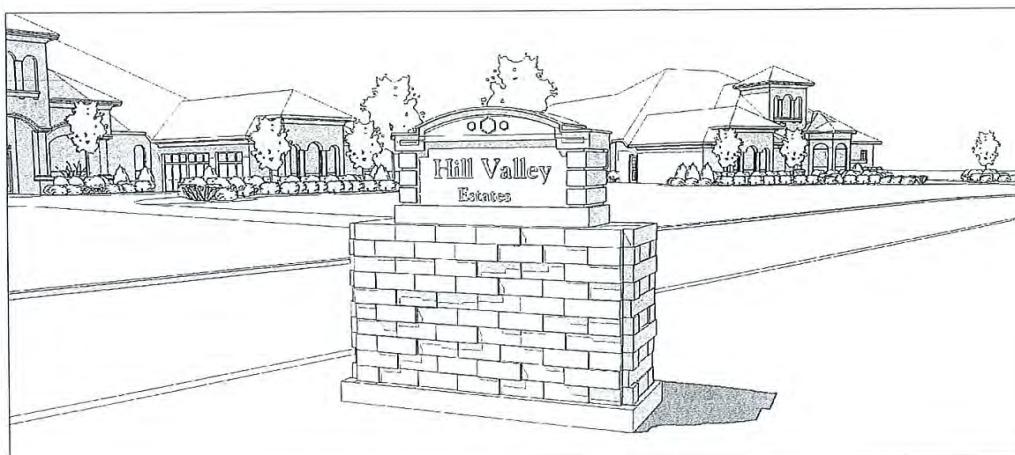
Ground Signs. For a coordinated appearance, ground sign permissions and dimensional standards should be organized by zoning district with exceptions made for certain development types. The proposed approach to ground signs is as follows for general district types.

In all districts, one of the most problematic regulations has been the required setback from the lot line for ground signs. It is recommended to revise this to a standard five foot setback from a lot line in all districts.

- For residential districts, ground signs should be limited to multi-family dwellings and residential subdivisions, as is the case now. The current sign dimension standards are reasonable, therefore no changes are recommended. One ground sign per lot should be allowed, with the exception for residential subdivisions where one ground sign per entry should be allowed.
- Ground signs for the Open Space District and the Institutional Building District should be controlled similarly. Like the current Code, the size of signs should be related to the lot area of the use, which is especially important for the OS District, which is located abutting residential districts. The current height limit is appropriate (12 feet). As stated above, the Village should consider allowing these districts to maintain electronic signs, though this should be limited to larger sites and/or those with frontage on a collector or arterial street, not for those with frontage on minor/residential streets.
- The business districts are each of a different character and with different development types. Within the B-1 and B-2 Districts, the development is of a smaller-scale and therefore ground signs should be limited in sign area. Current regulations are confusing in application regarding permitted sign area related to lot frontage and lot area. Though developments in the B-1 and B-2 Districts tends to be smaller-scale, there are a few that are larger in scale and lot size. Therefore a proportional control based on lot frontage and lot area should be established. In addition, where these districts are located along Route 12, because of the nature of that right-of-way, larger signs should be permitted. The 12 foot sign height maximum should be maintained in these districts. One ground sign should be permitted per street frontage.

The B-3 District is the regional shopping center district, with numerous larger scale developments and multi-tenant centers. Therefore specific regulations are needed, especially to permit larger signs and more than one sign per lot. Ground signs in this district should allow one ground sign per street frontage of a lot with an additional sign permitted for each additional access point to the lot. For multi-tenant retail centers, it is proposed to increase the sign area, where a multi-tenant center would be permitted a maximum sign area in the range of 150 to 200 square feet and a maximum sign height between 20 to 25 feet. For a standalone business in the district as well as smaller strip centers, a separate proportional control based on frontage and lot area should be established.

For the purposes of the Code, the definition for a multi-tenant development should acknowledge that the development as a whole may be comprised of separate lots of record, but that the outlot parcels and inline development is considered one lot. Because of the nature of outlot development, separate permissions for outlot signs should be drafted to allow a smaller ground sign in certain circumstances.



Ground sign

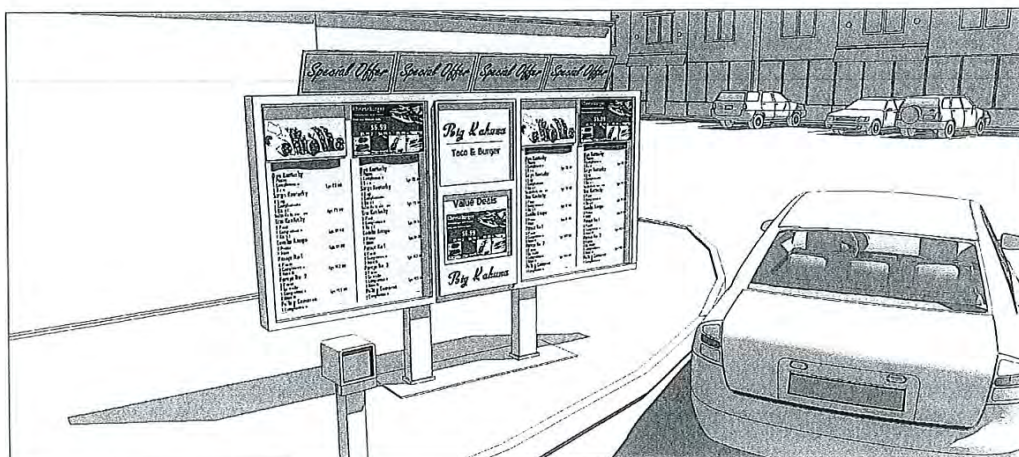
- Industrial and office district regulations present similar issues as those of the business district in terms of interpretation of current ground sign dimensions. Because developments in the I and O-3 Districts are larger, a single ground sign size should be established, such as 100 square feet and maintaining the 12 foot height limit. The O-1 and O-2 Districts are similar in scale to the B-1 and B-2 Districts, the same type of controls as those districts should be established for these districts.

Menuboards. Regulations should be included for menu-boards to be allowed as part of any drive-through facility. These include regulations on the maximum height and area limitation, permissions for internal illumination, and placement on the lot in relation to the drive-through lane:

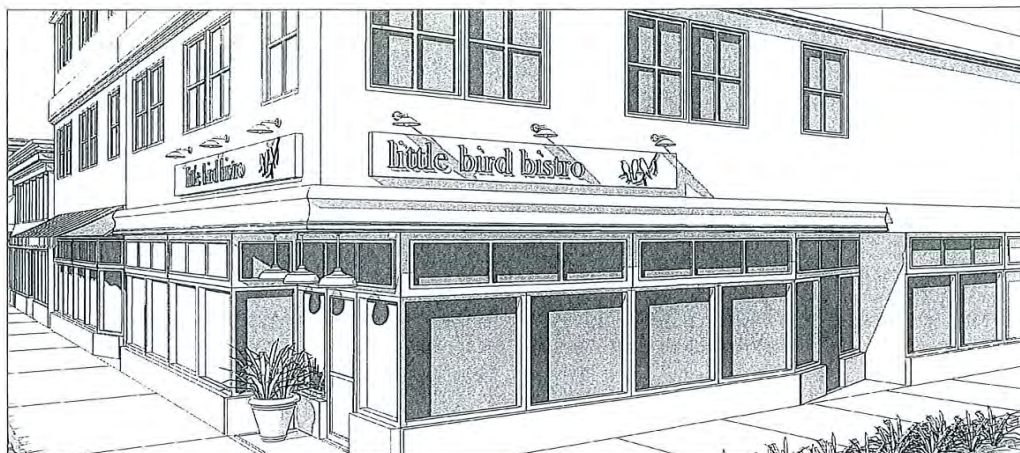
- Menuboards should be limited to a maximum of one per each drive-through lane.
- Menuboards should be limited to 75 square feet in sign area and eight feet in height. The menuboard may be designed as separate ground signs grouped together and may include the use of preview boards designed as separate signs installed a distance earlier in the drive-through lane, however the total area of all signs should not exceed 75 square feet.
- Menuboards should be permitted an additional 10 square feet of sign area for temporary signs attached to the top or sides of the menuboard. Any sign attached to the top of the sign cannot exceed the maximum height.
- Menuboards should be located a minimum of 15 feet from any residential district lot line.
- Menuboards may also contain an electronic screen that displays order information for or interaction with the customer as well as an audio component to communicate with the customer.

Public Information/Event Signs. Public information/event signs are temporary signs installed by an institutional use, such as a school, or a civic organization that provides information on a public event or provides public information that contains no commercial advertising. These types of signs are frequently seen in the Village and the perception is that the Code does not regulate them efficiently or consistently. One approach to address this issue is to require a comprehensive sign package, to be approved by the Village. The main aspects of which are outlined below:

- Sign packages can be approved by the Zoning and Code Enforcement Officer
- The sign permit application must contain a description of the nature of the event and/or the public information to be presented, proposed sign copy, sign area, the number of signs to be installed, and the general location of the signs will be installed. The dates the signs will be displayed, including all installation and removal dates are also required.
- Public information/event signs must contain a non-commercial message related to a public event or public information. No commercial advertising is permitted with the exception of the name or logo of an official sponsor or sponsors.



Menuboards



Wall Sign

- All public information/event signs must be removed by the date specified in the sign permit approval. Any signs that remain installed on public property and/or Village right-of-way following that date on may be removed by the Village without notice.

An alternate approach to the sign package is to designate select areas of Village property as a location for these public information/event signs. In these areas such signs could be installed without requiring a permit. Public information/event signs installed in Village right-of-way outside of these areas would be illegal and could then be removed by the Village.

Wall Signs. Of all sign types, wall signs are the ones that most closely relate to building proportion. Generally, current regulations allow for a wall sign area of one or one and one-half square foot of wall sign per linear foot of the frontage of the establishment. This permission is common for wall signs and should be maintained. However, some of the current regulations on wall signs create difficulties for businesses. Therefore, it is proposed to maintain this general wall sign area regulation but supplement with additional or revise current regulations, the most significant are outlined below:

- Supplement the sign area with a minimum square footage to accommodate smaller establishments with less frontage that would not be granted effective wall signs with just the multiplier.
- Eliminate the maximum height of 20 feet. Generally, wall signs should be located on the sign frieze (the area of the facade above the first-floor windows but below the sills of second-story windows or the cornice, whichever is lower), but permitted locations would vary based on building design.
- Allow for wall signs on each building façade. Some structures, such as an outlot building in a retail center, may be visible from all sides and therefore would need an identifier signs. Corner structures are another example as well. Therefore the multiplier would apply to each façade individually.
- Wall signs should be allowed to be designed as one single sign or multiple signs on a façade, so long as the total sign area meets the regulations.

Nonconforming Signs

Nonconforming sign regulations need to be updated. Provisions should allow for continued maintenance of nonconforming signs, but prohibit their reconstruction or enlargement. When a sign is damaged or destroyed by 50% or more, any new sign must conform with applicable sign standards. This helps to facilitate conformance among signs. One proposed approach to calculate this 50% standard is requiring the sign owner to provide the Zoning and Code Enforcement Officer with a repair cost estimate of the damaged sign and an estimate of the cost of a new identical sign. The Zoning and Code Enforcement Officer would review the information and determine whether the 50% threshold has been reached.

While nonconforming sign cannot be altered or enlarged in a way that increases the nonconformity of the sign or sign structure, as described earlier in the Report, normal maintenance, including repainting, and cleaning should be allowed and not considered an alteration.

A major change proposed for nonconforming signs is to allow changing of the sign face so long as the structure is sound. Nonconforming sign provisions should allow the sign face of an existing nonconforming sign to be replaced, but the structure cannot be altered to accommodate such change. A sign permit should be required for this action to verify that no alterations are taking place. An example of this issue within the Village is rooftop signs in the Downtown, which are prohibited in the current Code. It is recommended to maintain that prohibition, however, there are a number of these signs within the Downtown that are still in operation. Many of the existing rooftop sign structures are good condition. The proposed revision would allow for a change of sign face (with a sign permit) so long as the existing structure is not altered. Once the structure is removed, a new rooftop sign would be prohibited.

NEXT STEPS...

This report serves as the preliminary drafting direction for Lake Zurich's Sign Code. The intent is to obtain general consensus on the direction of the proposed revisions and clarify any remaining issues that may not have been addressed. This Report is more general in nature, as the details of the specific regulations would be determined in the subsequent drafts of the Code.