



**AGENDA PACKET**  
**VILLAGE OF LAKE ZURICH**  
**Planning and Zoning Commission Virtual Meeting**

**June 16, 2021**  
**07:00 pm**

# **VILLAGE OF LAKE ZURICH**

## **PLANNING AND ZONING COMMISSION VIRTUAL MEETING**

**JUNE 16, 2021**

**07:00 PM**

### **AGENDA**

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

Chairperson Orlando Stratman, Vice-Chair William Riley, Antonio Castillo, Ildiko Schultz, Craig Danneegger, Joe Giannini and Mike Muir.

**2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

**A. Minutes of the Planning and Zoning Commission Meeting, on May 19, 2021.**

Attachment: [2A.pdf](#)

**3. PUBLIC MEETING - No items at this time.**

(This agenda item includes items that do not require public testimony)

**4. PUBLIC HEARING**

(This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action. Written testimony and comments submitted to [info@lakezurich.org](mailto:info@lakezurich.org) prior to the start of the meeting will be read into the record.)

**A. 708 Telser Road -- Text Amendment Special Use Permit (PZC 2021-06):**

Continued Application to consider a Text Amendment and a Special Use Permit to allow for the establishment of a crematorium at the currently established building in the I Industrial District providing "Direct Cremation" services.

Applicant: Steve Cook, Journey Cremation

Owner: 708 Telser LLC

Attachment: [4A.pdf](#)

**B. 805 Telser Road -- Special Use Permit (PZC 2021-07):**

New application to allow for the establishment of a music school within a building in the I Industrial District.

Applicant: Laura Knight, Knight Music Academy

Owner: Sunny Du

Attachment: [4B.pdf](#)

**5. OTHER BUSINESS**

**6. STAFF REPORTS**

(This is an opportunity for staff of the Community Development Department to report on matters of interest to the Planning & Zoning Commission)

**7. PUBLIC COMMENT**

(Comments submitted to [info@lakezurich.org](mailto:info@lakezurich.org) prior to the start of the meeting will be read into the record.)

**8. ADJOURNMENT**

Unapproved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**May 19, 2021**  
(Electronic Online Meeting)

The meeting was called to order by Chairman Stratman at 7:03 p.m.

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz. Chairman Stratman noted a quorum was present. Commissioners Dannegger, and Muir were excused. *Also present:* Community Development Director Sarosh Saher, Innovation Director Michael Duebner, and Planner Tim Verbeke.

Chairman Stratman read the Rules of Procedure that will be followed during the online electronic meeting. Residents were given the opportunity to comment through email or in writing prior to the meeting, to participate in the virtual online meeting after preregistering, or to comment during the meeting with staff monitoring the various Village platforms.

**CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

Approval of the April 21, 2021 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the April 21, 2021 minutes of the Planning and Zoning Commission with changes as submitted.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

OBSTAIN: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

**PUBLIC COMMENT** - Director Duebner, who have been and will continue to monitor online platforms, had received public comments through email that had been forwarded to the PZC members and would become part of the record.

**PUBLIC HEARING:**

MOTION was made by Commissioner Dannegger, seconded by Commissioner Schultz to open the following public hearing at 7:08 p.m. for Application PZC 2021-05, 525 Enterprise Parkway – Special Use Permit; Application PZC 2021-06, 708 Telser Road – Text Amendment Special Use Permit; and Application PZC 2021-03 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road – PUD.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

Planning & Zoning Commission Meeting Minutes, May 19, 2021

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Those wishing to speak were sworn in by Chairman Stratman. Chair Stratman read a statement asking if participants would agree to participate in an electronic meeting and listed the conditions, and all agreed to the conditions. Director Saher confirmed that the public hearing had been properly noticed and those wishing to comment had and would be given an opportunity to do so.

*Continued Application:*

A. 300 North Rand Road/881 North Old Rand Road and 320 North Rand Road Planning Unit Development

The application to consider development of the property with a mixed-use development known as “The Sanctuary of Lake Zurich,” containing retail uses within a 4,200 square-foot building and 23 residential townhomes within three buildings. The Applicant described his project and their proposed site plan.

*Applicant and Owner: Romeo Kapudija, Miller Street Partners*

The Commissioners had a few clarifying comments and questions regarding parking, drainage, stormwater, turn lanes, parking spaces, and signage. The Applicants answered the questions with additional detail regarding their business.

Public comment was received into the record by Daniel and Katie Henry, Terry Hurley, Jody Kien, Dennis Abbott, and Amanda Dickson who stated their support for the development.

MOTION was made by Commissioner Castillo, seconded by Commissioner Riley, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff and to receive the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the PZC Members, any testimony presented by Village Staff at tonight’s Public Hearing and make these standards a part of the official record for the Application and Findings of the PZC; AND to recommend that the Village Board approve the Application PZC 2021-03 for the Planning Unit Development to allow the establishment of a mixed-use development known as “The Sanctuary of Lake Zurich,” containing retail uses within a 4,200 square-foot building and 23 residential townhomes.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

*New Applications:*

B. 525 Enterprise Parkway – Special Use Permit:

The Application to allow for outdoor storage associated with a permitted landscaped and horticultural services contractor. The Applicant described his project and their proposed site plan.

*Applicant and Owner: Milieu Landscaping*

The Commissioners had a clarifying question regarding the storage and what will be visible from the street. The Applicants answered the questions with additional detail regarding their business.



MOTION was made by Commissioner Schultz, seconded by Commissioner Riley, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff and to receive the testimony presented by the Applicants, testimony presented by members of the public, and in response to questions by the PZC Members, any testimony presented by Village Staff at tonight's Public Hearing and make these standards a part of the official record for the Application and Findings of the PZC; AND to recommend that the Village Board approve the Application PZC 2021-05 for the Special Use Permit to allow outdoor storage at an associated landscape and horticultural services contractor at 525 Enterprise Parkway.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

C. 708 Telser Road – Text Amendment Special Use Permit (PZC 2021-06)

The application to consider a text amendment and a special use permit to allow for the establishment of a crematorium at the currently established building in the I Industrial District providing "Direct Cremation" services. The Applicant described his project in detail with a PowerPoint presentation.

*Applicant and Owner: Paul Chapman, Journey Cremation*

The Commissioners had a few clarifying comments and questions regarding what will happen in the event of a loss of power, the sound generated by the use, and why this location was chosen. The Applicants answered the questions with additional detail regarding their business.

Public comment was received into the record by Kevin Du, Brad Kozie, and David Ohland who stated their opposition to the proposed use.

Since the meeting was approaching 11:00pm Chairman Stratman suggested that the item be continued to the next meeting.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, to continue Application PZC 2021-06 708 Telser Road – Text Amendment Special Use Permit to the June 16 PZC Meeting.

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Castillo, Giannini, Riley, and Schultz.

NAYS: 0

ABSENT: 2 Commissioners Dannegger, and Muir

MOTION CARRIED

Planning & Zoning Commission Meeting Minutes, May 19, 2021

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**OTHER BUSINESS - None**

**STAFF REPORT:**

Planner Verbeke said that there are two pending items for the June agenda.

**PUBLIC COMMENT:**

Directors Duebner said no additional comments or requests to speak had been received during the course of the meeting.

**ADJOURNMENT:**

MOTION was made by Commissioner Schultz, seconded by Commissioner Dannegger, to adjourn the meeting.

The meeting was adjourned at 10:59 p.m.

*Submitted by: Tim Verbeke, Planner*

Approved by:



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT  
Building and Zoning Division

505 Telser Road  
Lake Zurich, Illinois 60047

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

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**APPLICATION PZC 2021-06**

**AGENDA ITEM 4.A**

**PZC Hearing Opened: May 19, 2021**

**PZC Hearing Continued: June 16, 2021**

**STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: June 16, 2021

Re: PZC 2021-06 Zoning Application for 708 Telser Road – Journey Cremation  
Text Amendment and Special Use Permit for a “Direct Cremation” Establishment

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**SUBJECT**

Steve Cook of Journey Cremations, (the “Applicant”) requests a Text Amendment and Special Use Permit to establish a crematorium providing “direct cremation” services within the condominium space commonly known as 708 Telser Road and legally described in Exhibit A attached hereto (the “Subject Property”).

**BACKGROUND**

The application for a text amendment and special use permit to establish a “direct cremation” facility at the property was presented by Mr. Paul Chapman of Journey Cremation. Mr. Chapman provided a detailed presentation on the location, design, business model and operation of the proposed business and also clarified a number of comments made prior to the hearing about the technology and operation of cremation facilities. A number of adjacent owners of businesses within the condo building were in attendance to object to the establishment of the use at this property. However, due to the late hour of the meeting, public comment was limited to two interested persons and the hearing was subsequently continued to the next meeting of the PZC scheduled for June 16.

**Requested Action:** The Applicant has requesting consideration of the Application. Staff recommends that the hearing be resumed and testimony be taken by the PZC. Following receipt of all testimony and subsequent deliberation of the PZC, staff recommends that the PZC provide its recommendation to the Village Board on the text amendment and special use permit application.

*At the Heart of Community*

## COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047(847) 540-1696  
Fax (847) 726-2182  
LakeZurich.org**APPLICATION PZC 2021-07**  
**PZC Hearing Date: June 16, 2021****AGENDA ITEM 4.B****STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: June 16, 2021

Re: PZC 2021-07 Zoning Application for 805 Telser Road – Knight Music Academy  
Special Use Permit for a Music School

**SUBJECT**

Laura Knight (the “Applicant”) requests a Special Use Permit to allow a music School (SIC #8299) to operate at the property commonly known as 805 Telser Road, which is Unit C within the Sumka Development Industrial Condominium, an industrial condominiums complex, and legally described in Exhibit A attached hereto (the “Subject Property”).

**GENERAL INFORMATION**

Requested Action: Special Use Permit

Current Zoning: I Industrial District

Existing Use: Vacant Unit in Existing Industrial Condo Complex

Proposed Uses: Music School (SIC #8299)

Property Location: 805 Telser Road

Applicant: Laura Knight d/b/a Knight Music Academy

Owner: Sunny Du LLC

Staff Coordinator: Tim Verbeke, Planner

**Staff Report**  
**APPLICATION PZC 2021-07**

**Community Development Department**  
**PZC Hearing Date: June 16, 2021**

**LIST OF EXHIBITS**

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

**BACKGROUND**

Laura Knight d/b/a Knight Music Academy (the “Applicant”), with the consent of the owner, Ms. Sunny Du, is proposing a music school and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich dated May 24, 2021 (the “Application”) seeking:

- Special Use Permit approval for a Music School (SIC #8299)

Music Schools (8299) are classified under “Schools and education services, not elsewhere classified (829)” and allowed as a Special Use Permit under Chapter 9-6-3 of the land use list of the I-Industrial District.

The Applicant desires to establish a music school within an approximately 2,500 square-foot portion of the existing 20,000 square-foot industrial building, to offer private music instruction to students of various age groups. The industrial building is one of four buildings within the Sumka Development Industrial Condominium complex. The remaining approximately 17,500 square feet of the building will continue to remain in operation by the current owner of the building, Sunny Du LLC d/b/a Howe Precision Industrial, Inc.

The tenant space is currently set up as office space that will be used to offer ensemble classes, group classes with adjacent rooms to be used as private individual music instruction studios and office space. The tenant space is also set up with two ADA compliant restrooms. No recitals involving larger groups and visitors are proposed at the subject property, rather are conducted at off-site locations in local churches and a venue in Palatine. The Applicant does not intend to remodel or reconfigure the existing space as offered by the current owner.

The Applicant currently has one (1) full-time employee, one (1) part-time employee, and eleven (11) part-time independent contractors. Main hours of operation are weekday evenings Monday through Friday from 3:00 p.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 2:00 p.m. The premises will remain closed on Sundays. These hours are not intended to conflict with the standard hours of operation or traffic flow of the industrial park, rather to cater to students after work/school. Generally, on any given day, there will be three to five instructors giving lessons serving roughly six to ten students per hour or, from a traffic standpoint, six to ten cars per hour during hours of operation.

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**APPLICATION PZC 2021-07**

**Community Development Department**  
**PZC Hearing Date: June 16, 2021**

Pursuant to public notice published on June 1, 2021, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for June 16, 2021, to consider the Application. On June 1, 2021, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Sumka Development Industrial Condominium complex, Unit C, which is addressed at 805 Telser Road. The building was constructed in 2003. Its first occupant was Gere Marie Corporation that operated on the premises until 2015 when the company moved to its present location at 1275 Ensell Road also in the Lake Zurich Corporate Industrial Park.

The current owner/operator of the building, Howe Precision Industrial, Inc. acquired the building in 2016 and completed the office upgrades to the front (easterly) approximately 5,000 square-foot portion of the building at that time. The company is a medical equipment & supply wholesaler and has 5 employees.

- C. Surrounding Land Use and Zoning.** The subject property is located at the northern end of the Industrial Park, at the intersection of Telser Road and Commerce Drive. The building is one of four industrial buildings within the complex. All surrounding land is zoned within I-Industrial District and is improved with both multi-tenant and single user industrial buildings.
- D. Trend of Development.** The subject property is located within Lake Zurich's thriving Corporate Industrial Park. The industrial park allows for the establishment of a number of offices, research, industrial and manufacturing uses, as well as service uses that include automotive repair, physical fitness and certain educational uses.

The proposed Music School is allowed as a Special Use within the Industrial District.

- E. Zoning District.** The I industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

Music Schools and other schools and education services, not elsewhere classified are classified as a special use requiring a careful review of their location, design, configuration,

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**Community Development Department**  
**PZC Hearing Date: June 16, 2021**

and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special uses are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

**GENERAL FINDINGS**

Staff of the Village's Development Review Team (DRT) has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

**9-19-3: STANDARDS FOR SPECIAL USE PERMITS.**

Staff has reviewed the application and found that the proposal will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:

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

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

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

**Staff Response: Standard somewhat met. There has been substantial objection to locating the proposed music school at the subject property, specifically by business owners within the industrial park. The objectors have cited a number of concerns such as violation of the zoning code, violation of the declaration of condominium ownership association, and that the dissimilar land uses will pose safety risks and conflicts on the property and within the corporate industrial park.**

**Clarification on these objections is provided below:**

1. **The proposed land use is allowed as a Special Use Permit under Chapter 9-6-3 of the land use list of the I-Industrial District.**

**Staff Report**  
APPLICATION PZC 2021-07

**Community Development Department**  
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2. The declaration of condominium ownership association is a private agreement containing the rules of ownership collectively agreed upon by the owners of the property. The village does not enforce the provisions of such document by individual owners.
3. No evidence has been submitted to demonstrate that the proposed use will pose safety risks and conflicts on the property and within the corporate industrial park.

The proposed use is a service use involving the musical education of students. Based on the fact that it is being operated with smaller class sizes of 6-10 students per hour, primarily during evening and weekend hours, it will not have any substantial or undue adverse effect upon any adjacent properties.

The immediately adjacent tenant to the proposed use is operated by the owner of the building and operator of the remaining industrial space who has consented to the use of the subject space by the Applicant.

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

**Staff Response: Standard met. The entirety of the land use and its operation is proposed to be conducted within a portion of the existing approximately 2,500 square-foot tenant space in Lake Zurich Business Center Industrial Condominiums complex.**

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. The proposed development is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities and drainage and other municipal services. No changes to these are contemplated at this time.**

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 Met. There are two access points along Telser Road one of which is located directly in front of the proposed tenant space for the school. A third access point is located along Commerce Drive and serves as access for the rear building and loading dock areas on the property.**



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**PZC Hearing Date: June 16, 2021**

The Applicant is estimating 6-10 vehicles arriving at the facility per hour of operation, resulting in minimal related automobile traffic arriving to and leaving this location. The traffic will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school.

Parking is in conformance with the requirements of the zoning code. The industrial condominium complex was designed with adequate parking to accommodate the parking demand for the various types of uses that the complex could accommodate.

The parking requirement for vocational and similar schools is 1 for each 200 square feet of net floor area – or 13 spaces. There are currently 12 parking spaces directly in front of the building with additional “shared” parking spaces along the front of the property and at the rear of the building.

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

**Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would be conducted entirely within an existing tenant space Lake Zurich Business Center Industrial Condominiums complex.**

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

**Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes as they relate to the type of activity being proposed – musical instruction within an office interior space.**

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

**Staff Response: Standard met. The proposed land use will continue to have a positive effect on the zoning district by utilizing the available list of special uses within the I-Industrial district to fill an otherwise vacant tenant space.**

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

**Staff Report**  
APPLICATION PZC 2021-07

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**Staff Response: Standard met. There are no additional standards for the proposed special use. Staff will ensure that compliance is established before any additional occupancy permits are issued.**

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

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

**Staff Response: Standard met. The proposed development will allow an existing use within the community to continue to offer its services within the boundaries of the village. Residents of the village will be provided with a convenient music school for the private instruction of students.**

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 partially met. Even though Music Schools (8299), classified under "Schools and education services, not elsewhere classified (829)" are an allowed use within the Village's Industrial district as a special use, the proposed use currently occupies a tenant space on another property within the community at 525 N Rand Road (within the B-3 District).**

**The applicant has indicated that the reason for the move to the subject property is for economic reasons only. Their present or any alternative location in either a business district or another property in the industrial district would involve additional costs and would be subject to requirements that are no different from the current location.**

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

**Staff Response: Standard met. The music school will be established and operated in a manner to prevent any undue adverse effect on itself or on adjacent surrounding property in relation to its location, design and operation. All primary activities of the proposed use are to be located within the enclosed 2,500 square-foot tenant space.**

**Staff Report**  
**APPLICATION PZC 2021-07**

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**RECOMMENDATION**

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

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and/or clarified and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2021-07, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
  - a. Zoning Application, Cover Letter, and background information dated May 24, 2021, and prepared by Ms. Laura Knight
  - b. Exhibit A: Legal Description of the Subject Property
  - c. Site Plan/Plat of Survey of the subject property prepared by VSI, Inc. dated January 21, 2003
  - d. Floor Plans delineating the extent of the proposed use within the building prepared by Ray Fang & Associates, last dated May 4, 2016.
  - e. Concept plan and photographs prepared by Applicant, Laura Knight submitted as part of application dated May 24, 2021.
2. Noise attenuation measures shall be implemented to the satisfaction of the village staff to ensure that no extraordinary noise is allowed to permeate the adjacent units.
3. All activity related to the operation of the business shall be conducted within the enclosed condominium space. The special use constituting this music school shall be located within approximately 2,500 square feet of office space within the industrial tenant space addressed at 805 Telser Road as depicted on the Site and Floor Plans submitted by Ms. Laura Knight, dated May 24, 2021, and shall expire if this music school business ceases operating at the subject property.
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke  
 Planner

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

**FOR 805 TELSER ROAD**  
**June 16, 2021**

The Planning & Zoning Commission recommends approval of Application PZC 2021-07, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **June 16, 2021** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
    - a. Zoning Application, Cover Letter, and background information dated May 24, 2021, and prepared by Ms. Laura Knight
    - b. Exhibit A: Legal Description of the Subject Property
    - c. Site Plan/Plat of Survey of the subject property prepared by VSI, Inc. dated January 21, 2003
    - d. Floor Plans delineating the extent of the proposed use within the building prepared by Ray Fang & Associates, last dated May 4, 2016.
    - e. Concept plan and photographs prepared by Applicant, Laura Knight submitted as part of application dated May 24, 2021.
  2. Noise attenuation measures shall be implemented to the satisfaction of the village staff to ensure that no extraordinary noise is allowed to permeate the adjacent units.
  3. All activity related to the operation of the business shall be conducted within the enclosed condominium space. The special use constituting this music school shall be located within approximately 2,500 square feet of office space within the industrial tenant space addressed at 805 Telser Road as depicted on the Site and Floor Plans submitted by Ms. Laura Knight, dated May 24, 2021, and shall expire if this music school business ceases operating at the subject property.
  4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- ☐ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

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Planning & Zoning Commission Chairman

**Staff Report**  
**APPLICATION PZC 2021-07**

**Community Development Department**  
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**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

UNIT C IN SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBITED "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 5116240, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE COUNTY, ILLINOIS

Parcels Involved: 14-16-200-075

**Staff Report**  
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**EXHIBIT B**  
**PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY**



8/28/2020

<https://export.amlegal.com/api/export-requests/dcf4f316-11bd-4361-93d2-90b5e49b5943/download/>**9-6-3: SPECIAL USES:**

Except as specifically limited, the uses listed in the following table may be permitted in the industrial district subject to the issuance of a special use permit as provided in chapter 19 of this title. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual", the North American industry classification system, and chapter 15 of this title. SIC codes and NAICS codes, where applicable, are given in parentheses following each use listing.

	I
A. Agricultural services:	
1. Veterinary services for animal specialties (0742)	S
2. Animal specialty services, except veterinary services, limited to the following uses (0752):	
Boarding kennels	
Animal grooming	S
Shelter/pound for homeless/abandoned animals	
Showing of pets and other animals	
Training of pets and other animals	
3. Medical cannabis cultivation centers	S
B. Construction:	
1. General building contractors (15) with outdoor storage	S
2. Heavy construction contractors (16) with outdoor storage	S
3. Special trade contractors (17) with outdoor storage	S
C. Manufacturing:	
1. Dairy products (202)	S
2. Canned, frozen, and preserved fruits, vegetables, and food specialties (203)	S
3. Grain mill products (204), but not including dog and cat food (2047) or prepared foods and feed ingredients for animals, etc. (2048)	S
4. Bakery products (205)	S
5. Sugar and confectionery products (206), but not including cane sugar refining (2062)	S
6. Beverages (208)	S
7. Miscellaneous food preparations and kindred products (209)	S
8. Wood containers (244)	S
9. Wood products, not elsewhere classified (2499)	S
10. Chemicals and allied products (28), but not including agricultural chemicals (287) or explosives (2892)	S
11. Stone, clay, glass, and concrete products (32), but not including cement, hydraulic (324), concrete, gypsum, and plaster products (327), or asbestos products (3292)	S
12. Coating, engraving, and allied services (347)	S
D. Transportation and public utilities:	
1. Local and interurban transit companies, yards, and maintenance facilities	S
2. Facilities and studios of communication services with permitted antennas	S
3. Miniwarehouse warehousing and self-storage warehousing (4225)	S
4. Miniwarehouse warehousing and self-storage warehousing with	S

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8/28/2020

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outdoor storage (4225), subject to the following standards:

The use of an outdoor storage yard shall only accompany the land use of miniwarehouse warehousing and self-storage warehousing, and be restricted to the storage of automobiles, recreational vehicles,

- a. boats and other similar vehicles as approved by the Development Administrator. Such vehicles must be maintained in good repair and a slightly condition and no vehicles shall be allowed to remain indefinitely or in an abandoned state within the storage area

- b. No storage of merchandise or equipment shall be permitted within such outdoor storage area

- c. The establishment of an outdoor storage yard accompanying miniwarehouse warehousing and self-storage warehousing shall be prohibited on properties with frontage along Route 12 and Route 22

- d. The outdoor storage area shall be located only within the side and rear interior yards of a property approved for such use

- e. The area proposed for outdoor storage shall be clearly defined by an area that is paved in compliance with the standards provided for in title 10 of the Lake Zurich Municipal Code

- f. Notwithstanding the provisions of subsection 9-6-10A of this chapter, the maximum height of permitted items stored, warehoused or placed within the designated outdoor storage area shall not exceed the height of the principal building on the zoning lot

- g. The designated outdoor storage area shall be screened on all sides with a fence in conformance with the provisions of subsection 8-11-1F4 of the Lake Zurich Municipal Code and with landscape material in conformance with the provisions of chapter 8, article A of this title. Such landscaping must be maintained and replaced as needed to conform to the requirements of the landscaping screening for the site

5. Special warehousing and storage, not elsewhere classified (4226) S
- E. Finance, insurance and real estate:
  1. Limited financial services facilities (see subsection 9-6-9J of this chapter) S
  2. Tax preparation services (7291) S

Services, as follows, but only if the maintenance of any such service does not require or actually include routine attendance of clients, customers, patients, patrons, or other clientele:
- F.
  1. Dry cleaning plants, except rug cleaning (7216) S
  2. Carpet and upholstery cleaning (7217) S
  3. Laundry and garment services, not elsewhere classified (7219) S
  4. Heavy construction equipment rental and leasing (7353) -
  5. Automotive repair, services, and parking (75) S
  6. Miscellaneous repair services (76) S
  7. Physical fitness facilities (7991) S
  8. Membership sports and recreation clubs (7997) S
  9. Gymnastics instructions (7999) S
  10. Legal services (811) S
  11. Vocational schools (824) S
  12. Schools and education services, not elsewhere classified (829) S
  13. Adult daycare centers (8322) as an accessory use S

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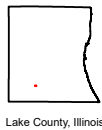
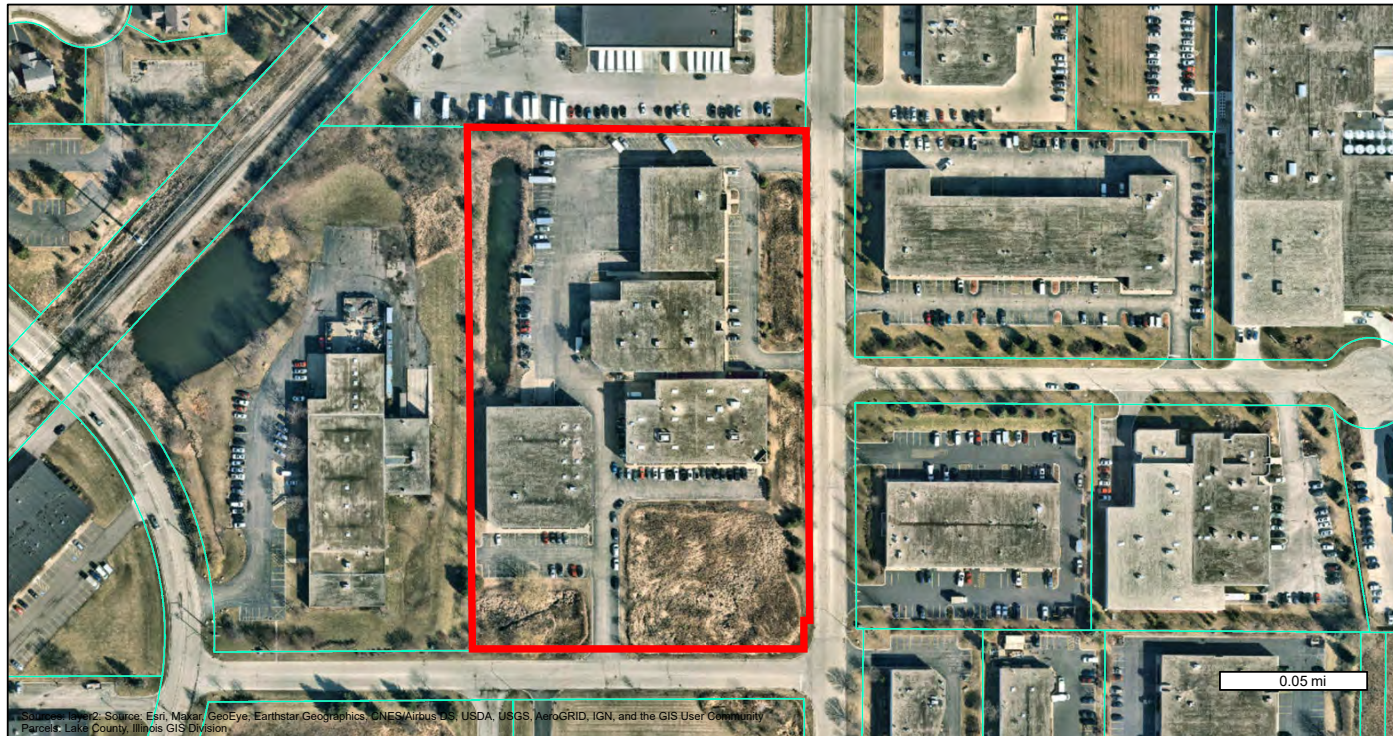
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14.	Childcare centers (8351) as an accessory use	S
15.	Adult entertainment establishments	S
16.	Medical cannabis dispensaries	S
G.	Miscellaneous:	
1.	Land banking of required parking	S
H.	Planned unit developments	S

(Ord. 2016-12-169, 12-19-2016; amd. Ord. 2018-7-263, 7-2-2018)

## 805 Telser



Map Printed on 6/11/2021



☐ Tax Parcel Lines  
Tax Parcel  
Information

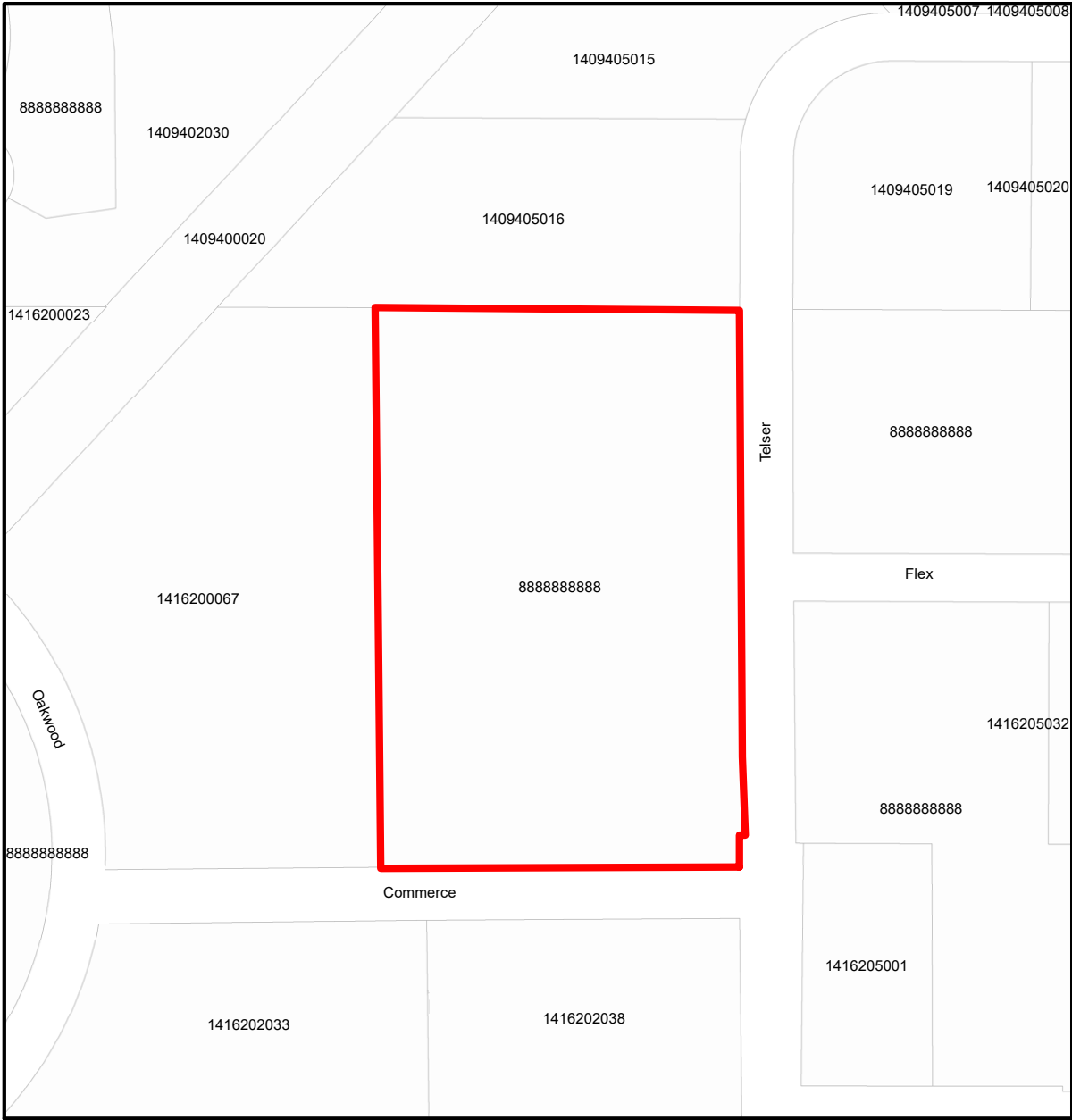
**Disclaimer:**

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



# Knight Music Academy

## 805 Telser Road



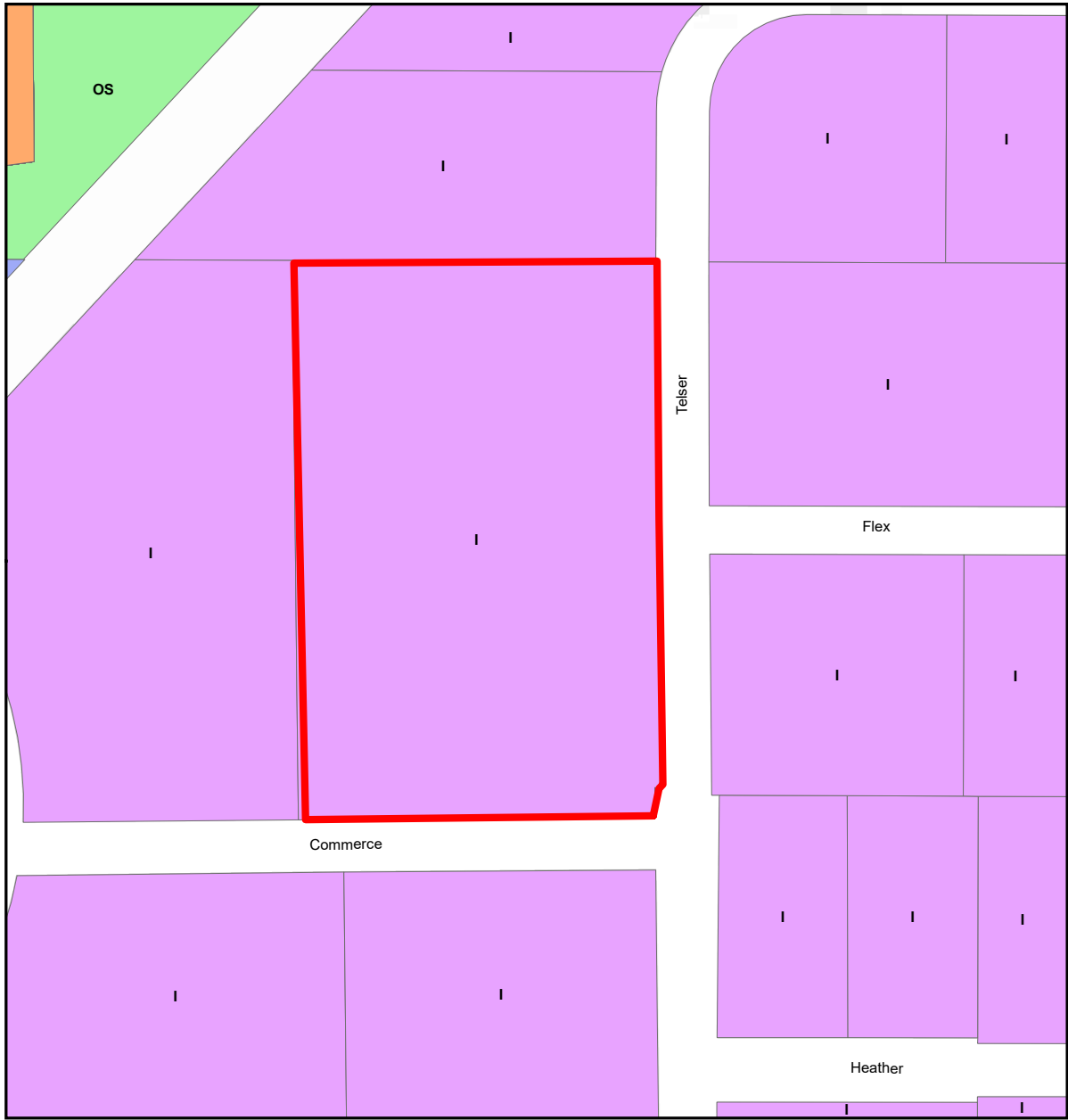
COMMUNITY SERVICES DEPARTMENT  
Building and Zoning Division  
505 Telser Road, Lake Zurich, Illinois 60047

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



# Knight Music Academy

805 Telser Road



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

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

**ZONING APPLICATION**

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

**(Please Type or Print)**

1. Address of Subject Property: 805 Telser Rd.
2. Please attach complete legal description
3. Property Identification number(s): 14-16-200-075
4. Owner of record is: Sunny Du Phone: 830-281-7018  
E-Mail sunny6310@gmail.com Address: 805 Telser Rd.
5. Applicant is (if different from owner): Laura Knight Phone: 773-350-4264  
E-Mail laura@knightmusicacademy.com Address: 575 N. Rand Rd., Lake Zurich, IL 60047
6. Applicant's interest in the property (owner, agent, realtor, etc.): Tenant
7. All existing uses and improvements on the property are: owner's business
8. The proposed uses on the property are: Music School
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:  
None known
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

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

Laura Knight  
(Name of applicant)

[Signature]  
(Signature of applicant)

Subscribed and sworn to before me this 24<sup>th</sup> day of May, 2021.

Tanya L. Kettle  
(Notary Public)

My Commission Expires 12/9/2024

Xiang Sun  
(Name of Owner, if different)

[Signature]  
(Signature of Owner, if different)

Subscribed and sworn to before me this 24 day of May, 2021.

Tanya L. Kettle  
(Notary Public)

My Commission Expires 12/9/2024



TANYA L. KITTLE  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
December 09, 2024

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

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

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

- ☒ Special Use Permit/Amendment for \_\_\_\_\_

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

- ☐ Planned Unit Development/Major Adjustment/Amendment

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

- ☐ Variation for \_\_\_\_\_

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

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

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

- ☐ Preliminary Plat of Subdivision

- ☐ Final Plat of Subdivision or Amendment to Plat of Subdivision

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

- ☐ Site Plan Approval/Major Adjustment/Amendment

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

- ☐ Exterior Appearance Approval or Amendment

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

#### APPLICATION TO ANNEX CERTAIN TERRITORY

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

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

- ☐ Application to Annex Certain Territory

#### COMPREHENSIVE PLAN APPLICATION

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

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



Laura Knight  
 Knight Music Academy  
 575 N. Rand Rd.  
 Lake Zurich, IL 60047

May 24, 2021

Mr. Orlando Stratman  
 Village of Lake Zurich  
 505 Telser Rd.  
 Lake Zurich, IL 60047

Dear Mr. Stratman:

I am hereby applying for a Special Use Permit for Knight Music Academy. We are currently located at 575 N. Rand Rd., but seek to move, in the capacity of tenant, to 805 Telser Rd. which is owned by Ms. Sunny Du (SUNNYDU LLC). Ms. Du has a vacant unit that is fully built out that would suit the needs of Knight Music Academy perfectly.

For your consideration in this matter, I submit the following:

- Knight Music Academy, a community music school serving ages 1 through adult, opened its doors in Lake Zurich in August 2010.
- We have one full-time employee, one part-time employee, and eleven part-time independent contractors.
- Our main hours of operation are Monday through Friday from 3:00 p.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 2:00 p.m. Generally, on any given day, there are three to five instructors giving lessons. This translates to serving roughly six to ten students per hour or, as pertains to traffic, six to ten cars per hour during our hours of operation.

Please be advised that I have spent four years working with a commercial real estate broker who is intimately familiar with the area in finding a new space for Knight Music Academy. The spaces available in the business district have not been, and are currently not, suitable for Knight Music Academy for a variety of reasons including, but not limited to, the following: the poor condition of some properties, the cost associated with build-out is cost prohibitive, the cost per square foot based on the square footage we need is out of our price range, and the nature of some businesses is not family-friendly and therefore not suitable as a neighbor for a family-friendly business such as Knight Music Academy.

Attached please find the following: plat of survey, legal description of the subject property, proof of ownership of the subject property, a general concept plan, the completed, signed, notarized application, and fees.

I have been very proud to call Lake Zurich home to Knight Music Academy these last ten, almost eleven years. Please know that my current lease expires on August 31, 2021. Without approval of the special use permit, Knight Music Academy would be temporarily homeless, and force us to move out of Lake Zurich. I humbly ask for a favorable decision in this matter.

Thank you for your time and consideration.

Sincerely,

Laura Knight  
President  
Knight Music Academy





## ABOUT KNIGHT MUSIC ACADEMY...

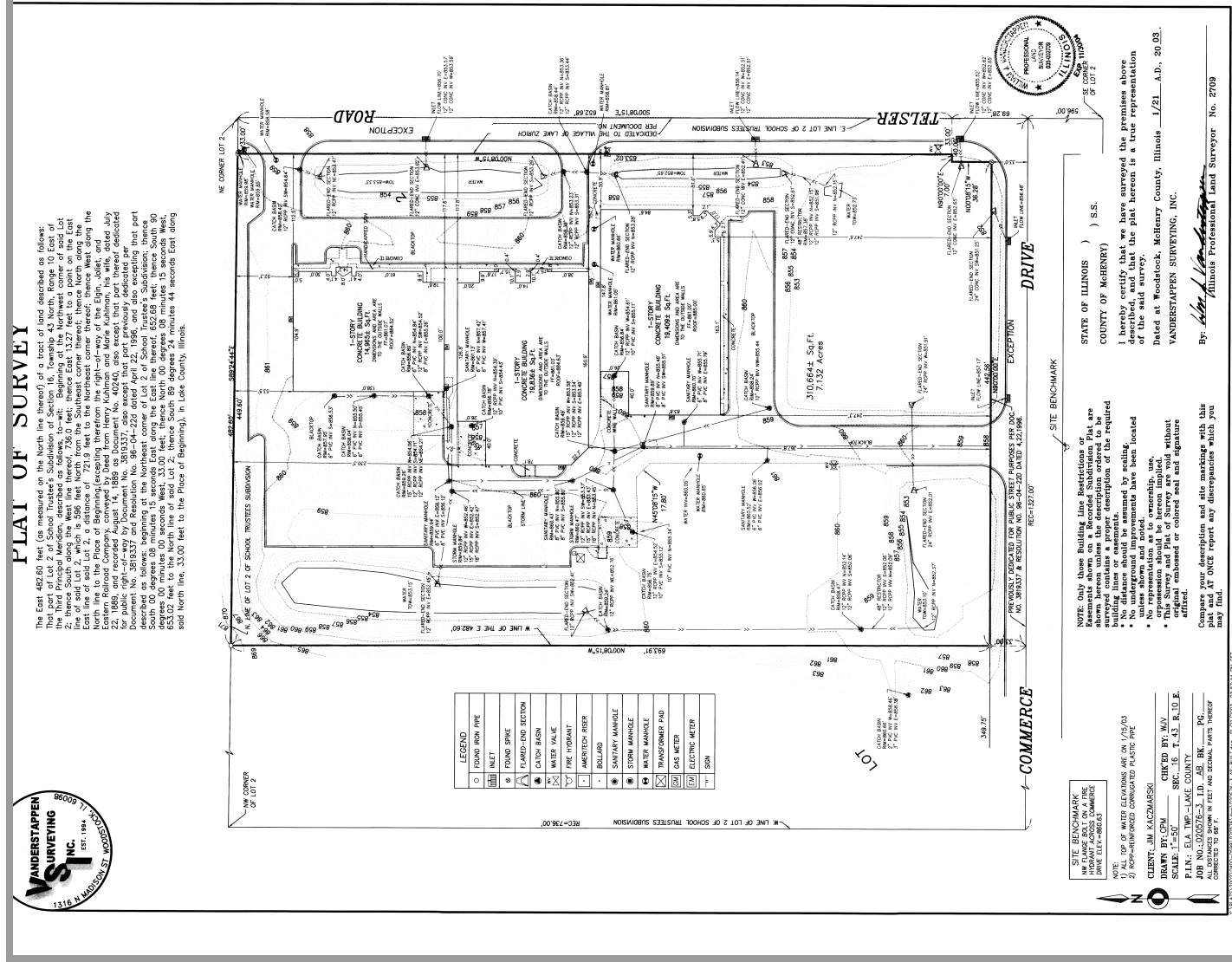
- Knight Music Academy is unique to the area in many ways. As a community music school, we offer a wide range of courses for ages 1 through adult, beginner to advanced.
- Our curriculum includes early childhood classes for ages 1-4. For ages 5 through adult, we offer private instruction in both Suzuki and traditional methods for violin, viola, cello, and classical guitar, and traditional instruction is available for the aforementioned, as well as piano, voice, and flute.
- We also offer enrichment courses such as ensembles and workshops.
- We offer multiple performance opportunities throughout the year including our Halloween recital where students and faculty are encouraged to wear costumes, a Holiday Concert which is a sight and sound spectacular because it's largely an ensemble performance, and a Spring Solo Recital. These performances take place off-site as our facilities are too small to house these events. Local churches and Cutting Hall in Palatine have been venues used in the past.
- All of our instructors have a *minimum* of a bachelor's degree in music; most have master's degrees, and many have additional credentials including, but not limited to, Suzuki and Orff training. They also have years of teaching and performing experience, so they're uniquely qualified to work with all levels of students, rank beginner through advanced. As a result of this level of expertise, we have produced students who have gone on to win competitions and become music majors in college.
- For the convenience of our clients, we have a modest boutique where we stock quality classical guitars in a variety of sizes, have curated a fleet of quality violins and violas for rental, and a dynamic assortment of books and accessories our students need for their studies.
- As a result of the above, Knight Music Academy draws students not only from the 60047 and 60010 towns, but also from Fox River Grove, Buffalo Grove, Palatine, Wauconda, Volo, Mundelein, Hainesville, and Kenosha, WI!
- Knight Music Academy has also historically offered employment to its high school students in the capacity of administrative assistant.

**EXHIBIT A**LEGAL DESCRIPTION

UNIT C IN SUMKA DEVELOPMENT INDUSTRIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 5116240, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE COUNTY, ILLINOIS.

Unit C.

Commonly Known Address: 805 Telser Road, Lake Zurich, Illinois 60047  
 P.I.N.: 14-16-200-075









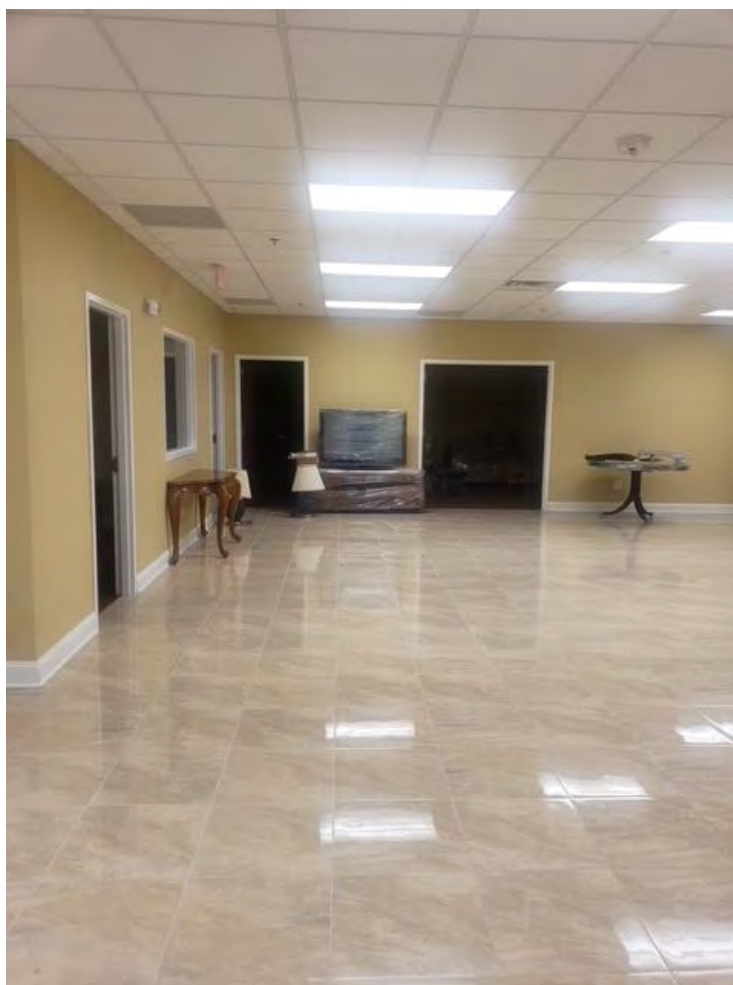
## CONCEPT PLAN



The exterior of 805 Telser Rd. The suite in the forefront of the photo is the proposed future home of Knight Music Academy.



This open space will serve as the room in which we will offer ensemble classes, as well as group classes. Where the console table is in this photo will serve as the area for our modest boutique (books and accessories that our students purchase for their studies). The upper right quadrant of this photo demonstrates where the reception area will be located, and where the entrance into the suite is located.



View from door entering into the unit.



Located near the entrance to the suite and adjacent to the reception area, this office would be utilized as a piano studio. (14' 7 3/4 " x 12')





This office would serve as the guitar studio and owner's office. (17' 8 ¼ " x 12')

There are three other offices that are identical to the two offices highlighted in this concept plan. They only vary in size. Specifically, they are 9' x 14' 5 ½ " (future violin and flute studio), 20'5 ¼" x 14' 5 ½" (cello and piano studio), and 12'9 ¼"x 8' (piano studio). Additionally, the suite has two ADA compliant restrooms that feature the same gorgeous marble flooring as featured in the great room.

### AFFIDAVIT OF TITLE

The undersigned affiant ("**Grantor**"), being first duly sworn on oath, states and warrants to **SUNNYDU LLC**, of 805 Telser Road, Lake Zurich, Illinois 60047 (the "**Grantee**"), that affiant has an interest in the property described below or in the proceeds thereof, or is the grantor in the deed dated December 22, 2015 to the Grantee, conveying the interest of the grantor in the property legally described on **Exhibit A** attached hereto.

Affiant further states that no labor or materials have been furnished for the property within the last four months that are not fully paid for, and that since the date of that certain commitment for title insurance policy issued by Chicago Title Insurance Company, with an effective date of November 11, 2015, and known as Commitment No. 15WNW113059WH, affiant has not done, or suffered to be done, anything that could in any way affect the title to the property, and no proceedings have been filed by or against the affiant nor has any judgment or decree been rendered against the affiant, nor is there any judgment note or other instrument that can result in judgment against the affiant within five (5) days from the date hereof.

To the best of his knowledge, all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

This instrument is made to induce, and in consideration of the said grantee's consummation of the purchase of the premises.

Affiant further states: Naught.

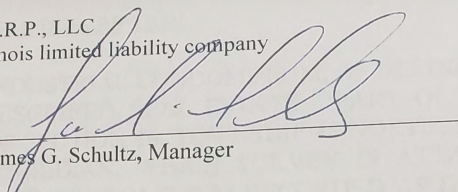
[SIGNATURE PAGE FOLLOWS]



Dated this 22<sup>nd</sup> day of December, 2015.

GRANTOR:

J.T.M.R.P., LLC  
an Illinois limited liability company

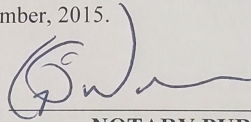
By:   
James G. Schultz, Manager

STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF DUPAGE     )

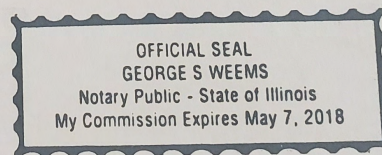
**ACKNOWLEDGMENT**

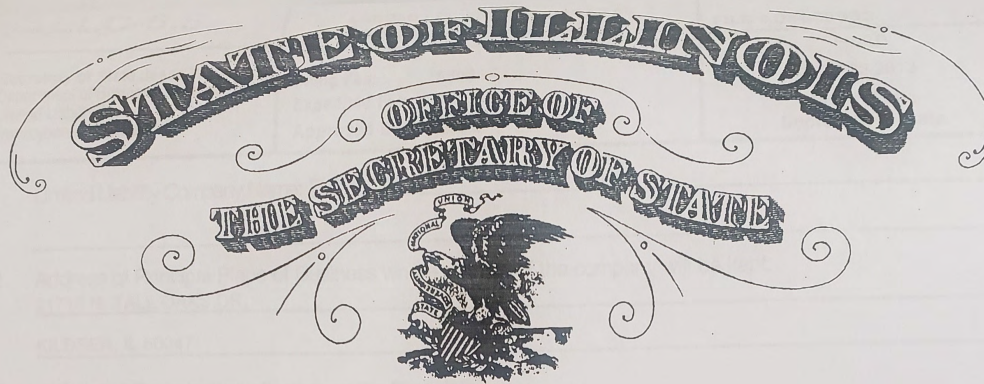
The undersigned, being a Notary Public in and for said County, in the State aforesaid, does hereby certify that James G. Schultz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and notarial seal this 22 day of December, 2015.

[SEAL]



NOTARY PUBLIC





***To all to whom these Presents Shall Come, Greeting:***

*I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 1 PAGE(S), AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR SUNNYDU LLC.



Authentication #: 1535702059 verifiable until 12/23/2016.  
Authenticate at: <http://www.cyberdriveillinois.com>

***In Testimony Whereof,*** I hereto set  
my hand and cause to be affixed the Great Seal of  
the State of Illinois, this 23RD  
day of DECEMBER A.D. 2015

*Jesse White*

SECRETARY OF STATE



# SUMKA ASSOCIATION

P.O. BOX 518  
LAKE ZURICH, IL 60047

June 7, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

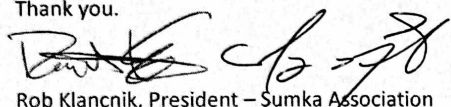
Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

The Board of the Sumka Association which governs the parcel of land that the northwest corner of Commerce and Telser Roads objects to the request for Special Use for the Music School at 805 Telser Road and requests that the Village of Lake Zurich Planning and Zoning commission denies the request.

The Sumka Association declaration which has been provided to the Village of Lake Zurich states specifically that no part of the property shall be used for any other purpose than that permitted by current zoning for the parcel.

Thank you.



Rob Klancnik, President – Sumka Association  
George Nikas, Vice President – Sumka Association

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

LAW OFFICES OF

**Robert A. Motel, P.C.**

4433 West Touhy Avenue  
Lincolnwood, Illinois 60712

Telephone: (847) 674-3330  
Facsimile: (847) 674-2590  
Email: [ram@ramotellaw.com](mailto:ram@ramotellaw.com)  
Website: [www.ramotellaw.com](http://www.ramotellaw.com)

June 9, 2021

Via email: [info@lakezurich.org](mailto:info@lakezurich.org)

Village of Lake Zurich  
Orlando Stratman  
Chairperson,  
Planning and Zoning Commission  
505 Telser Road  
Lake Zurich, Illinois 60047

Re: Application for a Special Use Permit (the "Application")  
filed by Sunny Du (the "Applicant")

Dear Mr. Stratman:

Please be advised that I represent Sumka Development Industrial Condominium Association (the "Association").

It has come to my attention that Sunny Du filed a Zoning Application with the Village requesting approval of a Special Use Permit regarding the Property commonly known as 805 Telser Rd., Lake Zurich, Illinois 60047 (the "Property"). The Association hereby requests that the Application be denied.

The Declaration of Condominium Ownership for the Association states, in part, that no part of the Property shall be used for any other purpose than that permitted by current zoning for the Property; attached is a copy of the Declaration (see page 23). The Property is zoned for Industrial-1 for manufacturing, warehousing, etc.

June 9, 2021  
Page 2

The request of the Applicant to conduct a music school at the Property will be contrary to the current Village Ordinance, Declaration of the Association and would create a dangerous and hazardous condition for ingress and egress to the music school. There are dozens of trucks and vehicles that enter and exit the common area on a daily basis with at least one (1) business operating three (3) shifts.

In consideration of the above, the Applicant shall locate said music school at a commercial, business or retail location and the Special Use Permit should be denied.

Thank you for your cooperation.

Very truly yours,



Robert A. Motel

RAM.cr

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich –  
[sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org), Kelly Sheehan- [ksheehan3411@gmail.com](mailto:ksheehan3411@gmail.com)

Page 23

**ARTICLE IX**  
**BOARD'S RIGHT OF ENTRY**

The Board or its agents, in the case of an emergency, without notice, shall have the right to enter any Building, including any of the appurtenant Limited Common Elements, when necessary in exercise of its authority herein, in connection with any maintenance, repair and replacement for which the Board is responsible. Such entry shall be made with as little inconvenience to the Owners as practicable, and any damage caused thereby shall be repaired by the Board, as a Common Expense.

**ARTICLE X**  
**REAL ESTATE TAXES**

Real estate taxes, special assessments, and any other special taxes or charges of the State of Illinois or any duly authorized subdivision or agency thereof, are to be separately taxed to each Owner for his Building Ownership, as provided in the Act. Upon the affirmative vote of Voting Members representing a majority of the votes in the Association or the affirmative vote of three-fourths (3/4) of the members of the Board, the Board, on behalf of all the Owners, shall have the authority to seek relief for the Owners from any such taxes, special assessments of charges, and any expenses incurred in connection therewith shall be Common Expenses.

**ARTICLE XI**  
**USE, OCCUPANCY AND MAINTENANCE OF UNITS**  
**AND COMMON ELEMENTS**

11.01 **Use and Occupancy.** No part of the Property shall be used for any other purpose than that permitted by current zoning for the Parcel. The use and occupancy of each Building shall at all times be subject to and in compliance with all applicable laws, ordinances and regulations, including but not limited to zoning, building, fire and health codes and regulations. No Building shall be used as a residence. No auto repair work may be performed on the Property. No industrial hazardous material shall be stored on the Property. That part of the Common Elements separating any two or more Buildings used together may be altered to afford ingress and egress to and from such Buildings in such manner and upon such conditions as shall reasonably be determined by the Board.

11.02 **Maintenance, Repair and Replacement of Common Elements.** Except as otherwise specifically provided in this Declaration, decorating, maintenance, repair and replacement of the Common Elements shall be furnished by the Board on behalf of the Association as part of the Common Expenses. The Association shall maintain the Common Elements in a first-class condition and promptly repair any damage to the Common Elements.

23





June 7, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at phone number 847/420-2421.

Sincerely,

Ted Meyers  
President

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

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June 7, 2021

Village of Lake Zurich  
Building and Zoning Commission  
200 E. Main Street  
Lake Zurich, IL 60047

Re: Special Use Permit Request for 805 Telser Road

Dear Lake Zurich Building Department:

I write this letter to you as a representative for the following entities:

- President-Screenflex Portable Partitions at 585 Capital Drive
- President-Lake Zurich Corporate Park Owners Association

Unfortunately, I find myself again trying to explain the zoning rules already establish by the Village of Lake Zurich. Screenflex has been in the industrial park for 22 years now and we enjoy our "industrial" business neighbors. Screenflex will also continue to protect its neighborhood of "industrial" operations. More than anything else Screenflex love trucks – trucks bring us raw materials and trucks move our finished products to our customers. Not to overstate the obvious – someone bringing their child to a music lesson is not the proper mix with our business and truck traffic. Zoning districts in a village are establish for this reason.

Finally, I will state another obvious point about this request – this location is all about "cheaper" rent. We all know that the rent in the industrial park is less expensive than it is along Route 12. Screenflex is located in I-2 zoning because we are a manufacturing operation – we belong here. There are plenty of other locations throughout our village, please ask the Lake Zurich village staff, they can direct this business there.

Please reject this request for a special use at 805 Telser Road. Please let us run our businesses without the unwanted these distractions of village business.

Thank you.

John Maas

585 CAPITAL DRIVE • LAKE ZURICH, IL 60047 • 800-553-0110 • 847-726-2990 FAX • SCREENFLEX.COM

**Lake Zurich Lot 1, LLC**  
947 Franklin Avenue  
River Forest, Illinois 60305  
708-363-3201  
carl@pfventures.com

June 8, 2021

VIA E-MAIL: tim.verbeke@lakezurich.org

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners:

As an owner of property located at 1411 Ensell Road in the Lake Zurich Industrial Park, and as a representative of the building occupant, I am unable to support the consideration of a special use exemption to allow the proposed music school to occupy and operate from a space at 805 Telser Road, or at any other address in the industrial park.

The guidelines for uses of properties in the park were established for the purpose of protecting us from uses such as this. Please strongly and seriously consider denying this application for the sake of protecting the financial and lifestyle interest of the owners and building occupants of the park.

If there is a need to discuss my objections, I can be reached almost anytime via any of the communication methods identified in the heading of this letter.

Thank you for your time and considerations.

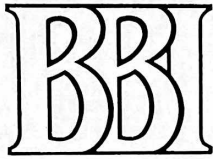
Sincerely.

**Lake Zurich Lot 1, LLC**

*Carl A. Przyborowski*

Managing Member

cc: Tom Poynton, Mayor, Village of Lake Zurich – tom.poynton@lakezurich.org  
Ray Keller, Village Manager, Village of Lake Zurich – ray.keller@lakezurich.org  
Sarosh Saher, Community Development, Village of Lake Zurich – sarosh.saher@lakezurich.org



Bearing  
Brokers  
Inc.

June 8, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at (847) 540-6113 or [jgnikas@gmail.com](mailto:jgnikas@gmail.com)

Sincerely,

John Nikas  
Bearing Brokers Inc.  
1010 Commerce Drive  
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

1010 Commerce Drive • Lake Zurich, Illinois 60047 • 847/540-5596 • Fax: 847/540-6142

June 8, 2021

Village of Lake Zurich  
Building and Zoning Division  
505 Telser Road  
Lake Zurich, IL 60047

Re: Special Use Permit Request for 805 Telser Road

Dear Chairman and Commissioners of the Planning and Zoning Commission:

This letter is regarding the matter of your review of a request for a Special Use Permit to allow a music school to operate in the Industrial Zoning District. As President of the Lake Zurich Industrial Council, on behalf of the membership, I respectfully ask that the PZC deny this application for a special use at 805 Telser Road.

The property / building owners in the Industrial Zoning District once again find ourselves defending the Lake Zurich Zoning Codes against non industrial businesses trying to operate "retail" type businesses in the Industrial Zoning District. The Village of Lake Zurich has well defined zoning guidelines that need to be followed to ensure safety and continuity of land use, for all of the residents of Lake Zurich.

Music schools, day care facilities, and personal training studios are not even remotely related to industrial business operations and as such, they have no place in an industrial zoning. We respectfully ask that you respect the guidelines of the industrial zoning code and deny this special use application.

Lake Zurich has zoning districts that already meet the needs of a music school without the need for a special use permit. This business should be located there; where it fits.

Sincerely,

Michael Hilt  
Lake Zurich Industrial Council – President

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Lake Zurich, IL 60047  
[www.afco-products.com](http://www.afco-products.com)

June 7, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community, a Lake Zurich Industrial Council member and a property owner in the Lake Zurich Industrial Park (on the same parcel of property as the applicant) I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.


I would like to formally request that the Planning and Zoning Commissioners deny this application.

The Lake Zurich Industrial Park, and our property specifically, is zoned I for Manufacturing, Warehousing, etc. This is not the place for a music school with students coming and going every hour as classes start and stop. Traffic within the park is almost exclusively commercial and it is not the place for this type of consumer business. There is a reason manufacturing companies come to an industrial park and that is to be among businesses that are like-minded and carry out business in a manner that is consistent with one another. This application is a complete departure from this and will result in added traffic and potentially unsafe circumstances.

The above aside, each of us property owners at this site, as a part of our purchase conditions have signed an association declaration that does not allow the property to be used for any purpose other than what it is currently zoned for. This condition also extends to any person who leases an individual building or space. Again, this application should be denied.

Thank you for your consideration. Should you wish to contact me I can be reached at [cklancnik@afco-products.com](mailto:cklancnik@afco-products.com) or the address/phone number listed above.

Sincerely,



Chris Klancnik  
President

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

**From:** [Anthony iND](#)  
**To:** [Tim Verbeke](#); [Tom Poynton](#); [Ray Keller](#); [Sarosh Saher](#)  
**Subject:** Music School  
**Date:** Wednesday, June 9, 2021 12:13:49 AM

---

A&L Ventures LLC / iND-Distribution  
904 Donata Court  
908 Donata Court  
Lake Zurich, IL 60047

June 7, 2021

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and an owner of multiple properties in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To allow a musical school via a special use would be a great disservice to the Lake Zurich Industrial Community. We have seen far too much non commercial and non industrial business in the park. Inviting folks to gather in any sort of crowds in the industrial areas is not beneficial to the intended use of these properties. An industrial condominium is certainly no place for a school of any kind.

Thank you for your consideration. Should you wish to contact me I can be reached by email at [anthony@ind-distribution.com](mailto:anthony@ind-distribution.com) or by phone at 847.736.9391.

Regards,

Anthony Palella



# Schaff

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Tel: 847-438-4556 Fax 847-320-1390 800-747-4266 [www.schaffpiano.com](http://www.schaffpiano.com)

June 7, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,


As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at (847)438-4556 or [hjohnson@schaffpiano.com](mailto:hjohnson@schaffpiano.com).

Sincerely,

  
Herb Johnson  
1370 Ensell Rd.  
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

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1881 Rose Road  
Lake Zurich, IL 60047**

June 7, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

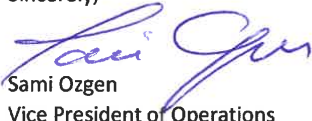
As a member of the Lake Zurich community and a business owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached per below.

Sincerely,



Sami Ozgen  
Vice President of Operations  
Direct: 224-539-8017  
[sozgen@lightmart.com](mailto:sozgen@lightmart.com)

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)



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June 9, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To interject a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached at [sgodek@gpmmfg.com](mailto:sgodek@gpmmfg.com) or 847-550-8200.

Sincerely,



Steven Godek  
GPM Mfg., Inc.  
1199 Flex Ct.  
Lake Zurich, IL 60047

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich –  
[sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

## Designcraft

850 Telser Road • Lake Zurich, IL 60047 • Phone: 847-719-2500 • FAX: 847-719-2501 • [www.designcraft.com](http://www.designcraft.com)

June 9, 2021

VIA E-MAIL: [tim.verbeke@lakezurich.org](mailto:tim.verbeke@lakezurich.org)

Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park I would like to take this opportunity to bring to your attention that I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL.

I formally request the Planning and Zoning Commissioners deny this application.

The Lake Zurich Industrial Park is zoned I for Manufacturing, Warehousing, etc. To allow a musical school via a special use when the Lake Zurich Zoning Code allows for a music school in its commercial, business and retail designations would be a disservice to the Lake Zurich Industrial Community.

Thank you for your consideration. Should you wish to contact me I can be reached via the information below.

Sincerely,



Eric Stern  
President  
Designcraft, Inc.  
850 Telser Road  
Lake Zurich, IL 60047  
847-404-8853

Cc: Tom Poynton, Mayor, Village of Lake Zurich – [tom.poynton@lakezurich.org](mailto:tom.poynton@lakezurich.org)  
Ray Keller, Village Manager, Village of Lake Zurich – [ray.keller@lakezurich.org](mailto:ray.keller@lakezurich.org)  
Sarosh Saher, Community Development, Village of Lake Zurich – [sarosh.saher@lakezurich.org](mailto:sarosh.saher@lakezurich.org)

**From:** [Ed Stoffels](#)  
**To:** [Tim Verbeke](#)  
**Cc:** [Tom Poynton](#); [Ray Keller](#); [Sarosh Saher](#)  
**Subject:** Special use permit for 805 Telser Rd,  
**Date:** Thursday, June 10, 2021 11:00:09 AM

---

To: The Chairperson and the Planning and Zoning Commissioners

I am a business man and property owner in the Lake Zurich Industrial Park. I am writing to object to the Special Use request for a music school at 805 Telser Rd.

I formally request that the Planning and Zoning Commissioners deny this application.

The Lake Zurich Industrial Park is a valuable asset to the Village. It is well run and is primarily zoned industrial. To grant a music school a special use permit in our industrial zone will create problems in the future. I believe that the Lake Zurich Zoning Code allows for a music school in its business, commercial and retail designations. The music school would be a much better fit in that zoning classification.

Thank you for your consideration. Should you wish to contact me I can be reached at 847-431-8410.

Sincerely yours,

Edgar O. Stoffels  
[estoffels@ameritech.net](mailto:estoffels@ameritech.net)  
JSJS LLC.  
510 Telser Rd  
Lake Zurich, IL 60047

## **Heidts Automotive LLC**

June 10, 2021

Tim Verbeke  
Chairperson  
Planning and Zoning Commission  
Village of Lake Zurich  
200 Telser Road  
Lake Zurich, IL 60047

Dear Chairperson and Planning and Zoning Commissioners,

As a member of the Lake Zurich community and a property owner in the Lake Zurich Industrial Park adjacent to the subject property, I object to the Special Use request for a music school at 805 Telser Road, Lake Zurich, IL. I formally request the Planning and Zoning Commissioners to deny this application.

The Lake Zurich Industrial Park is zoned I1 for Manufacturing, Warehousing, etc., given its dedicated commercial activity, heavy vehicle traffic and restricted manufacturing areas, and intentionally segregated from residential and public retail Village community areas. To elect to have a music school, with its commercial, business and retail designations, begin operating in the midst of this Industrial Park Zone via a special use is contrary to Lake Zurich Zoning Code intent and its recognition of venue risks and a disservice to the Lake Zurich Industrial Community, which has supported you and the Village.

Thank you for the opportunity to share my views. Should you wish to contact me I can be reached at [wallace@heidts.com](mailto:wallace@heidts.com) or 847.487.3715.

Kind regards,



Wallace Leyshon  
CEO/Property Owner  
Heidts Automotive

Cc: Tom Poynton, Mayor, Village of Lake Zurich  
Ray Keller, Village Manager,  
Sarosh Saher, Community Development,

800 Oakwood Road, Lake Zurich, IL 60047  
Phone: 800.841.8188

**From:** [jimbiel1@aol.com](mailto:jimbiel1@aol.com)  
**To:** [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)  
**Cc:** [laura@knightmusicacademy.com](mailto:laura@knightmusicacademy.com)  
**Subject:** Support Knight Music Academy!  
**Date:** Thursday, June 10, 2021 3:05:56 PM

---

Tim, Ray, Orlando, Sarosh, Tom -

Next Wednesday evening, the Zoning Commission will be considering a special use permit for Knight Music Academy. I'd like to strongly advocate for approval of the permit.

Knight Music is a Lake Zurich success story. The business started in Lake Zurich, has built deep roots in the community, and grown to educate many of our children. Our family has enjoyed five years of music lessons for two kids at Knight Music. It's genuinely a well run business that attracts families from many surrounding communities.

This business also contributes to surrounding businesses. Our family has eaten in Lake Zurich restaurants weekly for five years following our kids' music lessons. We've run errands to LZ grocery stores and other retailers. If Knight Music moves to another town, we'll eat our dinners and run our errands in that town due to the convenience to the music school.

Please support this local business and help it stay within the Lake Zurich Community!!

Jim Biel

**From:** [Pamela Yaneza Schneider](#)  
**To:** [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)  
**Subject:** Appeal for Knight Music Academy  
**Date:** Friday, June 11, 2021 6:16:47 AM

---

Dear Mr. Stratman,

I am writing to appeal on behalf of Knight Music Academy, requesting that you grant them a special use permit in the Industrial Park on Tesler Rd.

Our 8 year old son has been taking piano lessons there for the past 3 years. He and we love the academy, his instructors, and Laura. Laura has created an intellectually and emotionally stimulating place for children, and our son has flourished there. In addition to getting quality music lessons, he is part of a musical community and enjoys the recitals with fellow students, which Laura always makes enjoyable. The talent of all the children is amazing to watch.

We live in the area and the space and location seem perfect for the music center. To me it is a business that serves a meaningful purpose, so I am confused why other businesses in the business park are opposing it. If they are worried about noise from the instruments, there is a soundproofing solution.

I hope all can come to an agreement that is in the best interest of the children and the businesses, including Laura's business which is respectable and successful because of the work and love she and the instructors put into it.

Regards,  
Pamela and Aaron Schneider

**From:** [James Koch](#)  
**To:** [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [Laura Knight](#)  
**Subject:** Knight Music Academy Special Use Permit  
**Date:** Friday, June 11, 2021 9:18:16 AM

---

Members of the Zoning Commission,

It has come to my attention that the Village is requiring Laura Knight to obtain a special use permit in order to move her music academy to the larger, more adequate facility on Telser. I respectfully ask that you grant this permit without reservation.

Quality music education is increasingly difficult to find, and as a father of two children who are students at Knight Music Academy, I can attest that Knight Music Academy is an asset to the Village of Lake Zurich. The professionals at Knight Music Academy, who come from throughout the Chicagoland area, are dedicated to enriching the lives of children. These professionals bring in students from Lake Zurich and various neighboring communities, which only increases the appeal of all the village has to offer.

It has also come to my attention that some of the businesses in the area in which Knight Music Academy is seeking a special use permit have come out against granting such a permit. That is absolutely appalling. Why would anyone be against a business that seeks to enrich the lives of children?

I trust you will make the right decision in granting this special use permit, and continue to keep Lake Zurich as a destination for quality education, both inside and outside the classroom.

Thank you for your time and consideration. If any members of the zoning commission would like to discuss this further, please do not hesitate to contact me.

Jim Koch  
847.532.0919  
[koch.james@gmail.com](mailto:koch.james@gmail.com)



**From:** [Brian McGill](#)  
**To:** [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#); [laura@knightmusicacademy.com](mailto:laura@knightmusicacademy.com)  
**Subject:** Knight Music Academy  
**Date:** Friday, June 11, 2021 11:38:29 AM

---

Good Afternoon Planning and Zoning Commission.

I want to offer my support for the Knight Music Academy request for the special use permit. My daughter Abby has attended Knight Music academy for about 4 years. Knight Music academy is an asset to this town and to the school district. Knight Music academy continued to provide education while the schools were closed. D95 had very limited band and music programs, but we saw Knight Music academy students continue to make progress. Knight music also holds multiple recitals and in locations in Lake Zurich.

As a parent I always appreciate the opportunity to drop off a child for a positive education experience that is local. The music lessons offer the perfect opportunity to to run a few errands and spend some money locally. I am excited to see this location, as it will afford me the opportunity to utilize business along the route 22 corridor and downtown Lake Zurich. It's always sad when we have to take our children to services outside of Lake Zurich, as we normally then also spend money outside of Lake Zurich, as time is always the greatest obstacle to a parent.

I'd like to add I believe Knight Music has been a good neighbor to Zin and the Saloon nearby. I've never had any parking issues, even when the Saloon is crowded on a Saturday, nor have I seen Zin have any issues with parking.

In summary Knight Music Academy has been an asset to Lake Zurich, and will continue to be an asset where ever they locate! Let's keep them local.

Best Regards,

Brian McGill  
549 Braemar.  
[mcgillb2000@yahoo.com](mailto:mcgillb2000@yahoo.com)

**From:** [Lauren Weiner](#)  
**To:** [Tim Verbeke](#); [Ray Keller](#); [Sarosh Saher](#); [Tom Poynton](#)  
**Cc:** [Laura Knight](#)  
**Subject:** Special Use Permit for Knight Music Academy  
**Date:** Friday, June 11, 2021 12:50:55 PM

---

To members of the Lake Zurich Zoning Commission:

I am writing in support of a special use permit for Knight Music Academy. I recognize that this permit is only awarded in exceptional cases; I strongly advocate that Knight Music Academy is such an exceptional case. It is an exemplary school and a true asset to the community.

My family has been a steady patron of the Academy--attending classes regularly each week--for nearly 6 years. Each time we have attended Knight Music Academy, it has provided an ideal environment for children to learn: a serene, well-designed space where students can focus and teachers can provide full attention to their craft. It is notably different from any other music school I researched or visited when selecting music education for my children--it's truly a one-of-a-kind, remarkable place.

Because of the nature of the classes, I have had the privilege to not only watch my children grow to love music and find joy in studying an instrument, but also to observe other children flourish in the same way. Knight Music Academy inspires children who love music to become *musicians*--practicing discipline, poise, respect and professionalism, even at very young ages. I have received countless referral requests from other parents who have heard my children play their instruments and want to see their own children learn in a similar manner. I'm sure I'm far from the only parent who has received such requests. The Academy's success and growth, therefore, generated by the quality of the instruction and the longevity of the enrollment of the students who study there, necessitates that the Academy expand to a larger space, zoned for industrial use. A smaller, commercially-zoned space would simply not allow for the increasing student enrollment while still maintaining the environment that facilitates so many students to thrive.

A music school cannot function well in a cramped space. Acoustics make a tremendous difference in the ability for students to hear themselves and improve their performance with their instruments. The quality of the instruction at Knight Music Academy paired with an appropriately sized space would certainly enhance the education and experience of the students enrolled at the school.

In my years of attending Knight Music Academy, on multiple occasions, I have exchanged smiles with the neighboring business owners at the Academy's current location, as they have noted how happy my kids seem about being there. I have absolute confidence that, if granted the opportunity to move into its new location, Knight Music Academy will continue to foster an environment that not only benefits its students, but also uplifts the businesses surrounding it, making the neighboring business owners--and patrons--smile when they see the families and children who learn there.

Knight Music Academy is a beloved establishment in Lake Zurich, and the fact that the school has grown beyond a commercially-sized space is a testament to its value to our community. If there is any business that warrants a special use permit, Knight Music Academy should place at the top of the list.

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Thank you so much for your time and consideration.

Sincerely,

Lauren Weiner