



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Planning and Zoning Commission Meeting

**April 20, 2022
07:00 pm**

VILLAGE OF LAKE ZURICH

PLANNING AND ZONING COMMISSION MEETING

APRIL 20, 2022
07:00 PM
AGENDA

1. CALL TO ORDER AND ROLL CALL

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

A. Swear in new Alternate Member, Sean Glowacz

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting, on March 16, 2022.

Attachment: [2A.pdf](#)

3. PUBLIC MEETING - No items at this time.

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.)

A. 305 Knox Park Road -- Variation for a swimming pool in the rear yard (2022-05):

Variation of the Setback Requirements in the R-5 Single Family Residential Zoning District, to allow for the construction of an above ground pool within the required rear yard setback.

Applicant and Owner: Deron and Donna Hart

Attachment: [5A.pdf](#)

B. 100 South Shore Lane - Variation for a pier and associated boat dock (2022-03)

Variation on the requirements for total area, width and projection into the lake for the reconstruction of a pier to be used by the residents of south shore lane for access to the lake and activities including swimming, fishing, picnicking and mooring of boats.

Applicant: South Shore Lane Association (HOA) Owners: All property owners on South Shore Lane

Attachment: [5B.pdf](#)

C. 200 S. Rand Road (Paulus Park) -- Variation for a fishing pier and kayak launch (2022-04)

Variation on the requirements for total area and width for the construction of a fishing pier and kayak launch at Paulus Park. The structures are being constructed for ADA accessibility for fishing and to safely launch non-motorized craft onto the lake.

Applicant and Owner: Village of Lake Zurich

Attachment: [5C.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

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the PZC.

8. ADJOURNMENT

unapproved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
March 16, 2022

Village Hall
70 E Main Street, Lake Zurich, IL 60047

The meeting was called to order by Chairman Stratman at 7:01 p.m.

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

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the January 19, 2022 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to approve the January 19, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Castillo, Riley, and Schultz.

NAYS: 0

ABSTAIN: 1 Commissioner Dannegger, Muir

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

PUBLIC MEETING

A. 444 South Rand Road – Final Plat Approval (PZC 2022-01):

Public Meeting to consider a Final Plat approval for the resubdivision of Lots 1 and 2 of First Lake Zurich Partners Subdivision in the B-3 Regional Shopping Business District.

Applicant: Mr. Thomas E. Jordan, Graft & Jordan, Attorneys at Law

William C. Graft, *Graft & Jordan, Attorneys at Law*, provided background and historical information about the property at 444 S Rand Road. The proposed subdivision will contain two lots. Mr. Graft narrated a PowerPoint presentation displaying the plat of survey and depicting the proposed reconfiguration of the property and a timetable for future development.

MOTION was made by Commissioner Castillo, seconded by Commissioner Mu, to receive into the public record the staff review of compliance of this Application for Final Plat with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and approve the Final Plat of Subdivision for 444 South Rand Road.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Castillo, Dannegger, Muir, Riley, and Schultz

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Riley to open the following public hearings at 7:23p.m. for a new Application PZC 2022-02 for the property at 545 Buesching Road – Planning Unit Development, Rezoning and Final Plat of Subdivision.

Upon roll call vote:

AYES: 6 Chairman Stratman, Commissioners Castillo, Dannegger, Muir, Riley, and Schultz

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following application was considered:

A. 545 Buesching Road – PUD, Rezoning and Final Plat of Subdivision (PZC 2022-02)

Public Hearing to consider a Special Use Permit for a Planned Unit Development (PUD), rezoning of the property and Final Plat of Subdivision to allow for the construction of two new single-family homes.

Applicant: Mr. Jerry Solowiej

Owner: Ms. Urszula Solowiej

The item was presented by Mr. Jak Zak, Construction Superintendent for the Applicants. There were questions about bringing utilities to property, lot area modifications, and ownership. Mr. Zak and staff answered each question to the satisfaction of the Commissioners.

MOTION was made by Commissioner Riley, seconded by Commissioner Castillo to close the public hearing.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Castillo, Dannegger, Muir, Riley, and Schultz

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

Upon closing the hearing, there was further deliberation by the PZC.

MOTION was made by Commissioner Riley, seconded by Commissioner Schultz, 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, by members of the public, by the PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony 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 2022-02 Special Use Permit for a Planned Unit Development (PUD), rezoning of the property and Final Plat of Subdivision to allow for the construction of two new single-family homes at 545 Buesching Road.

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Castillo, Muir, Riley, and Schultz

NAYS: 1 Commissioner Dannegger

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

OTHER BUSINESS – None.

STAFF REPORT:

Director Saher and Planner Verbeke reported that there might be a few potential projects on the schedule for the April meeting.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

AYES: 6 Chairman Stratman, Commissioners Castillo, Dannegger, Muir, Riley, and Schultz

NAYS: 0

ABSENT: 1 Commissioner Giannini

MOTION CARRIED

The meeting was adjourned at 7:42 p.m.

Submitted by: Tim Verbeke, Planner

Approved by:



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2022-05
PZC Hearing Date: April 20, 2022**AGENDA ITEM 5.A****STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: April 20, 2022

Re: PZC 2022-05 Zoning Variation for Pool at 305 Knox Park Road

SUBJECT

Mr. Deron and Ms. Donna Hart (the "Applicant" and "Owner") request a Variation from Zoning Code Section 9-3-11-C-3, Residential Minimum Yards: Rear Yard to allow for the construction of an above-ground pool that will encroach into the required 23-foot rear yard setback at the property commonly known as 305 Knox Park Road, legally described in Exhibit A attached hereto (the "Subject Property").

GENERAL INFORMATION

Requested Action: Variation

Current Zoning: R-5 Single Family Residential District

Current Use: Single Family Home

Property Location: 305 Knox Park Road

Applicant and Owner: Mr. Deron and Ms. Donna Hart

Staff Coordinator: Tim Verbeke, Planner

Staff Report
APPLICATION PZC 2022-05

Community Development Department
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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

Mr. Deron and Ms. Donna Hart (the “Applicant”), are the owners of the property located at 305 Knox Park, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on April 4, 2022 (the “Application”) seeking:

- A Variation from Code Section 9-3-11-C-3, Residential Minimum Yards: Rear Yard

The Subject Property is located within the Village’s R-5 Residential District that provides for single-family homes. The R-5 zoning district requires a 23-foot setback for both above and in-ground pools from any rear lot line. Pools may be located no less than 7 feet from any interior side lot line and cannot be placed within any required front yard, corner yard, or side yard. In the case of the subject property, the above ground pool is proposed to be constructed 17 feet from the rear lot line (encroaching 6 feet into the required setback) but will not encroach into the interior side yard or street yard setback.

Currently, there is a concrete patio in the rear yard in the allowable rear yard setback. The proposed above-ground pool will encroach 10 feet farther into the rear yard than the existing patio. The Applicants are proposing to completely remove the concrete patio and install a concrete pad for a proposed hot tub. This hot tub will be in compliance with all setbacks. The owners will obtain the clearance from all utility companies to install the above ground pool in the rear yard prior to construction. There are no Village utility easement requirements or grade concerns that would prevent the pool from being constructed in the rear portion of this lot.

The proposed above-ground pool is 12 feet wide x 23 feet long, and designed as a non-diving pool with a maximum depth of 4.5 feet. This is part of a series of improvement to the property including: replacing the siding, and replacing the asphalt driveway with a concrete driveway. Later this summer, the Applicant will be installing a hot tub, and deck in the rear yard as part of the property revitalization. The Village has not received any letters of objections to the construction of the pool at the proposed location. The applicant will not be affecting either of the side yards or the front yard of the property adjacent to it.

The Applicant has stated that, due to existing property configuration limitations, the proposed location in the rear yard is the only possible location to construct the above-ground pool. The rear

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yard on the property is 36 feet deep. With a 23-foot setback, the property owner is left with 13 feet to install the pool.

As such, to accommodate the pool proposed by the applicant, it would be set back 17 feet from the rear lot line (encroach 6 feet into the required setback), and 10 feet off the north side lot line, and 29 feet of the south side lot line, which are in compliance with the Lake Zurich Zoning Code regulations. The pool will be screened on along the rear by a series of mature trees and a fence to maintain sightlines and to not infringe on the neighbor's enjoyment of their property. The area of the rear yard will need to be surrounded by a 5-foot fence per the requirement of the code.

Pursuant to public notice published on April 5, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 20, 2022, to consider the Application. On April 5, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Cedar Creek Subdivision (Unit IV) on Lot 55, which was recorded on August 25, 1987 in Lake County and is zoned within the R-5 Single Family Residential District. The existing home was built in 1992. Using documents from the Lake County's collection of aerial photographs, Staff was able to conclude that the home has not had major exterior alteration since initial construction
- C. Surrounding Land Use and Zoning.** The subject property is zoned within the R-5 Single Family Residential District. The surrounding properties to the north, south, east, and west are zoned within the R-5 Single Family Residential District and are improved with residences within Cedar Creek Subdivision developed in the late 1980s and early 1990s.
- D. Trend of Development.** The residence at 305 Knox Park Rd was constructed in 1992. It is a single-story home and is similar to other homes in the subdivision that were constructed in the late 1980s and early 1990s.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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

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F. General provisions for the granting of variations. The purpose of the variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties or particular hardships for which no other remedy is available.

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

GENERAL FINDINGS

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

Staff finds that under Standard H “No Other Remedy,” that there are means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

However, to provide the property owner with due procedure to be heard by the PZC, staff has evaluated the request for a variation against the standards provided in Section 9-17-4 of the Zoning Code.

9-17-4: STANDARDS FOR VARIATIONS.

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

Staff Response: Standard met. The Applicant has demonstrated that there is a practical difficulty in constructing the above-ground pool in compliance with the provisions of the zoning code.

Staff has determined that there are no other potential locations on the property where an above-ground pool could be constructed and not violate the setback requirements. These include the two interior side yard and the front yard of the property.

B. **Unique Physical Condition:** The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

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Staff Response: Standard partially met. There is no unique physical condition, presence of an existing use or structure, irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions that would make the subject property unique from its immediately surrounding properties and thereby warrant a variation. The subject property is consistent in dimension and size with the neighboring properties at 295 and 315 Knox Park Road directly to the north and south of the subject property.

The 12x23 pool is proposed to be setback 17 feet from the rear lot line, 10 feet off the north side lot line, and 29 feet of the south side lot line.

The proposal could meet the requirements of the zoning code and not need a variation through the following options recommended by staff:

- Reduce the width of the pool from 12 feet to 6 feet in total width, OR
- Move the entire pool so that it is setback 1 foot from the foundation of the house, therefore meeting the 23-foot rear yard setback.

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

Staff Response: Standard met. The unique or extraordinary physical condition was not the result of any action of the property owner, rather a result of the design and configuration of the original developer who was not known to the current property owner.

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

Staff Response: Standard met. The owner is requesting a 12 foot by 23 foot above-ground pool. Denying the above-ground pool to be built would deny the property owners the opportunity to enjoy a feature offered to other residents at its most practical utility.

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

Staff Response: Standard met. The hardship does not involve the inability of the owner to enjoy any special privilege in using the property. Granting the variation will

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allow the current owners to enjoy an above-ground pool that is traditional and customary to the enjoyment and use of a residential property in a manner similar to other properties in this area.

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

Staff Response: Standard met. Granting the variation would not change the residential use of the Subject Property. The location and design of the home, potential above-ground pool and other accessory structures will continue to remain in harmony with the residential purpose of the zoning code and comprehensive plan. The inclusion of a pool on the property would not detract from any stormwater drainage on the property as it is currently designed to accommodate overland drainage through the provision of easements on three sides of the property.

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

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

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

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

Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to construct an above-ground pool and surrounding fence that will be no greater than the height of the principal structure. The proposed above-ground pool will be built to modern standards of the building code.

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

Staff Response: Standard met. Granting of the variation would not increase any congestion due to traffic or parking as the land use of the property is not being changed.

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

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Staff Response: Standard met. The proposed above-ground pool will conform to current building codes.

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

Staff Response: Standard met. Granting of the variation would not cause the property to tax public utilities or facilities in the area other than what is currently caused by the use and function of the existing residence and the traditional customary water usage of a pool, charges and fees for which are being borne by the property owner.

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

Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare. The proposed 12-foot x 23 foot above-ground pool will be surrounded by a fence as required by the building codes.

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

Staff Response: Standard partially met. The Applicant has stated that the requested variation is the only option for the Applicant to build the above-ground pool and the proposed location is the minimum adjustment that the property owner can accommodate to include the requested level of functionality, utility and enjoyment.

However, staff has determined that the Applicant has the ability to construct the said pool in a manner that will meet the requirements of the zoning codes thereby not requiring a variation.

- Reduce the width of the pool to 6 feet in total width; OR
- Move the entire pool so that it is setback 1 foot from the foundation of the house, therefore meeting the 23-foot rear yard setback.

While these suggested remedies would allow for compliance with the setback requirements, they may not necessarily provide reasonable use of the property through the functionality, utility and enjoyment that the Applicant seeks with the proposed variation.

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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 9-17-4: Standards for Variations

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

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

Should the PZC recommend approval of the Variation to afford the Applicant functionality, utility and enjoyment of the proposed pool, Staff of the Community Development Department recommends that the following conditions be incorporated in the Findings of the PZC:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by Mr. Deron and Ms. Donna Hart, homeowners of 305 Knox Park Rd; and Cover Letter both dated April 5, 2022.
 - b. Exhibit A: Legal Description of the Subject property
 - c. Plat of Survey provided by Mr. Deron and Ms. Donna Hart, dated April 5, 2022.
 - d. Above-ground Pool Example provided by Mr. Deron and Ms. Donna Hart, dated April 5, 2022.
2. As further mitigation for development of above-ground pool, the applicant shall agree not to further increase the amount of impervious surface on the parcel, beyond what is being proposed.
3. The Applicant shall ensure that the existing landscape material and proposed fence along the lot lines coterminous with the adjacent properties to the west, north and south that serve as visual screening shall be properly maintained to continue its function as visual screening.
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

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APPLICATION PZC 2022-05

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LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

305 KNOX PARK ROAD
APRIL 20, 2022

The Planning & Zoning Commission recommends approval of Application PZC 2022-05, subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application prepared by Mr. Deron and Ms. Donna Hart, homeowners of 305 Knox Park Rd; and Cover Letter both dated April 5, 2022.
 - b. Exhibit A: Legal Description of the Subject property
 - c. Plat of Survey provided by Mr. Deron and Ms. Donna Hart, dated April 5, 2022.
 - d. Above-ground Pool Example provided by Mr. Deron and Ms. Donna Hart, dated April 5, 2022.
2. As further mitigation for development of above-ground pool, the applicant shall agree not to further increase the amount of impervious surface on the parcel, beyond what is being proposed.
3. The Applicant shall ensure that the existing landscape material and proposed fence along the lot lines coterminous with the adjacent properties to the west, north and south that serve as visual screening shall be properly maintained to continue its function as visual screening.
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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

Planning & Zoning Commission Chairman

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APPLICATION PZC 2022-05

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EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 55 IN CEDAR CREEK UNIT IV, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1990 AS DOCUMENT 2894515, IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-21-210-026

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EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY





ZONING APPLICATION

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

(Please Type or Print)

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.

(Signature of applicant)

(Name of applicant) John Doe ^{4th} (Signature of applicant)

1000



(Name of Owner, if different)

(Signature of Owner, if different)

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

My Commission Expires _____

(Notary Public)

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 Pool within Rear Yard setback

(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 _____

Donna Hart
305 KNOY PARK RD
LAKE ZURICH, IL 60047
859-630-9421

March 21, 2022

Dear Sir/Madam,

We are writing this letter to request a variance for the addition of a swimming pool to our property. When we purchased this house last year we were told that we could have a pool by the realtor. However when we applied we found out that with the current rules/ordinance in place with the guideline set the pool to close to the house due to the required 23 feet off the back line rule. This is very disappointing considering this played a big part in why we purchased our home in Cedar Creek subdivision. In doing research we have found that several of our neighbors have pools that do not meet the rule/ordinance and would appreciate the same exceptions they were given. We are requesting that we can be 17 feet off the back line instead of the 23 feet rule so we can have the pool we have always wanted. This is only 6 feet and allows us to have the pool within a comfortable distance from our house. We are hopeful that with the exceptions that have already been given to our neighbors we will be allotted the same so we may have the luxury of finishing our yard as we desire. We have been residents of Lake Zurich since 2011 and love the community. I have included a very rough drawing of where the pool would be placed in our back yard on our plat of survey.

Thank you in advance for your consideration in this matter. We appreciate you taking time to re-evaluate our situation.



Donna Hart
859-630-9421

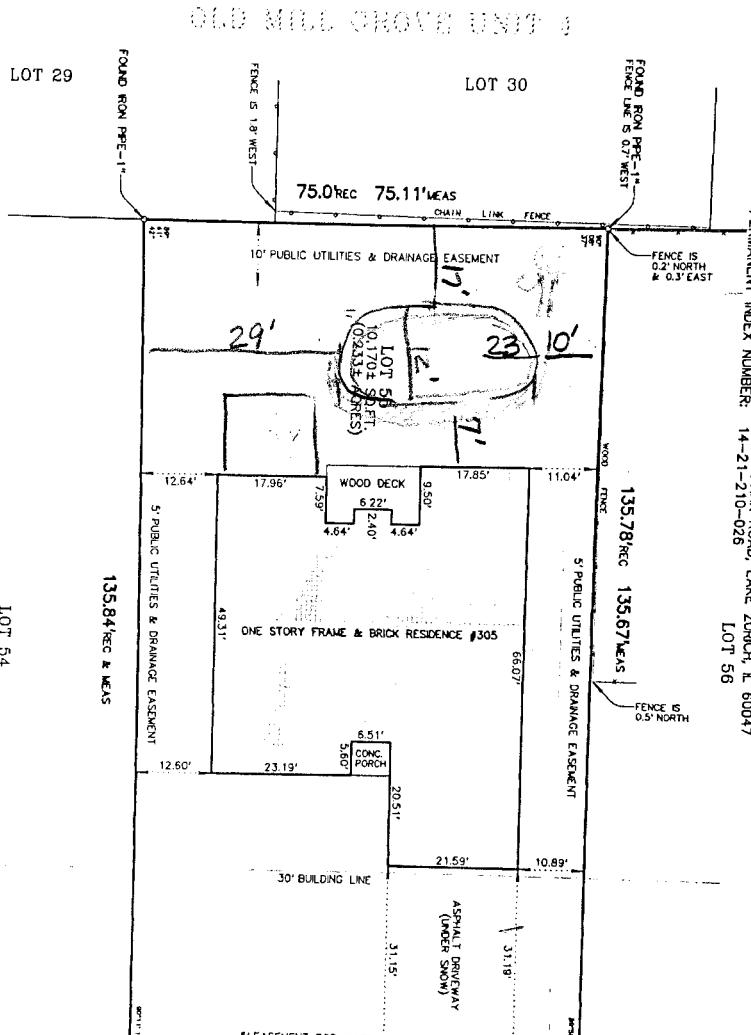
COMPASS ALTERNATIVES
4706 GREGORY STREET
Vancouver "C"

MCHENRY IL 60051
Licensed Professionals in
both Illinois & Wisconsin

LOT 55 IN CEDAR CREEK UNIT IV, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1990 AS DOCUMENT 2894515, IN LAKE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 305 KNOX PARK ROAD, LAKE ZURICH, IL 60047
PERMANENT INDEX NUMBER: 14-21-020-012

ims@compassalternatives.com

PLAT OF SURVEY
IV, BEING A RESUBDIVISION OF PART OF THE WEST HAI
TION, 21, TOWNSHIP



SCALE: 1 inch = 15 feet

• DETAILS (WALLS, PATIOS, ETC.) MAY NOT BE SHOWN, OR MAY BE DIFFERENT THAN DESCRIBED.

ORDERED BY: JOHN E. RIDGEWAY, ATTORNEY

REFERENCE: ZOERNER

JOB NO.: 20357

FIELDWORK COMPLETED: JANUARY 5, 2021

COMPUTE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE.

BALCONY LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MHS. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY OR BUILDING COMMISSIONER.

DEACTIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

NO DIMENSION IS TO BE ASSUMED BY SCALING THIS PLAT.

THIS PLAT IS NOT VALID WITHOUT DEDUCED SURVEYORS SEAL.

KNOX PARK ROAD
ASPHALT PAVEMENT - 60' R/W

PANACHE • NEW LIGHT**RESIN**
POOL FRAME**specifications**

| | |
|---------------------|--------------------------------|
| Height | 54" |
| Top ledge | 8" Resin – Champagne |
| Upright | Resin – Chocolate |
| Bottom rail | Resin – Champagne |
| Stabilizer | Resin |
| Bottom plate | Resin |
| Top plate | Resin |
| Ledge cover | Contrasting colors – Chocolate |
| Foot cover | n/a |
| Oval system | Braceless – YE |
| Wall | Aluminum |

available sizes

| | |
|--|---|
| | 12 15 18 21 24 27 30 33 |
| | 12 x 19 12 x 23 15 x 26 15 x 30 18 x 33 |

pool code and wall details**Pool and wall code:**

PPNCNEW-**54RRRRRR129-RA
PPNCNEW-YE***54RRRRRR129-RA

Wall pattern:

NEW LIGHT (WNEW54A-RFN)

Punch and panel:

Rapid Flow Punch, No Panel

BILL OF SALE

Sellers, George and Mary Zoerner, in consideration of TEN DOLLARS, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, Deron and Donna Hart, the following described personal property located at 305 Knox Park Road, Lake Zurich, Illinois:

All fixtures and personal property as described in Paragraph 8 of the Real Estate Sales contract dated November 13, 2020, between the parties.

Sellers hereby represent and warrant that Sellers are the absolute owners of said property, said property is free and clear of all liens, charges and encumbrances, and that Sellers have full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed this bill of sale this 8th of January, 2021.

George F. Zoerner
George F. Zoerner

Mary B. Zoerner
Mary B. Zoerner

State of Illinois)
County of Lake)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Sellers are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of January, 2021.

John E. Ridgway
Notary Public

OFFICIAL SEAL
JOHN E. RIDGWAY
Notary Public - State of Illinois
My Commission Expires 3/30/2021

CONDOMINIUMS
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
TOPOGRAPHIC
FARMS

Neighboring Example

Plat of Survey

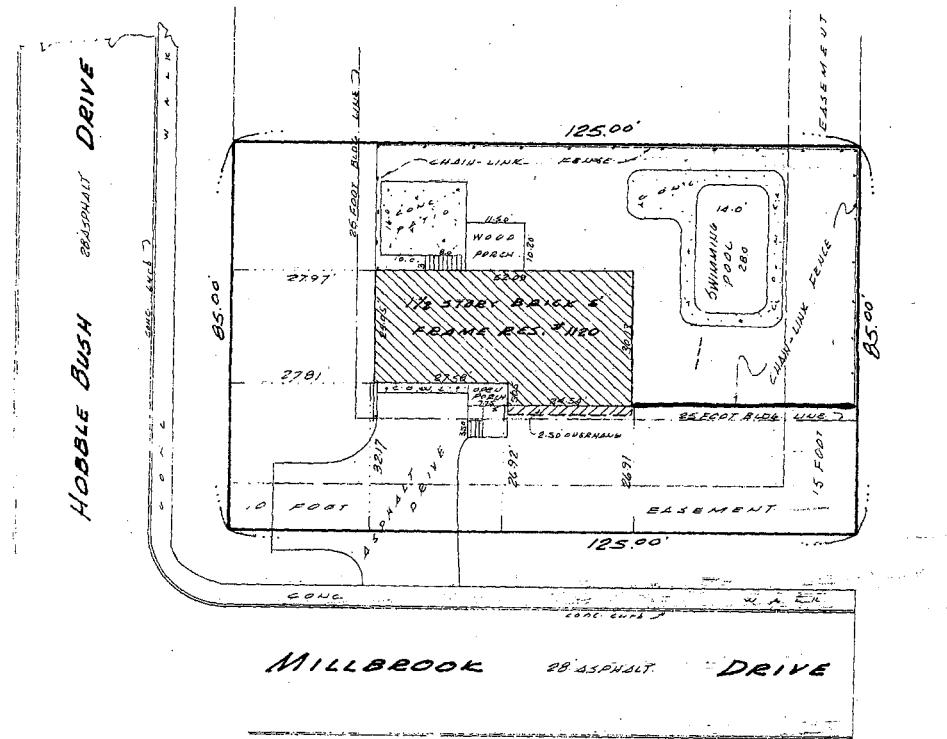
R. E. DECKER & COMPANY

117 E. COOK AV., LIBERTYVILLE, ILLINOIS 60048
TELEPHONE 362-0091
SURVEYORS AND ENGINEERS

BOOK 89 PAGE 168 ORDER NO 87-168 LIBERTYVILLE, FEBRUARY 10, 1989
ORDERED BY MA. JOHN O'BRIEN, AITY FOR TIC-Comm DISTRIBUTION

Lot 1, in Block 16, in Old Mill Grove Unit 4, being a Subdivision of part of the W 1/2 of the NE-
of Section 21, Township 43 North, Range 10 East of the 3rd Principal Meridian, and of Lot "A" and part of
", in Old Mill Grove Unit 3, a Subdivision in the N 1/2 of Section 21, Township 43 North, Range 10 East
of the 3rd Principal Meridian, according to the plat of Old Mill Grove Unit 4 recorded October 28, 1970 as Document
1100, in Book 49 of Plats, page 59 and corrected by Certificate of correction recorded March 17, 1971,
in DuPage, Illinois.

Commonly Known as: 1120 HILLBROOK DRIVE, LAKE Zurich, ILLINOIS.



Scale, 1" - 20 ft.

TOP OF PLAT IS NORTH

LIBERTYVILLE, February 10 1989
STATE OF ILLINOIS, } ss
COUNTY OF LAKE }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

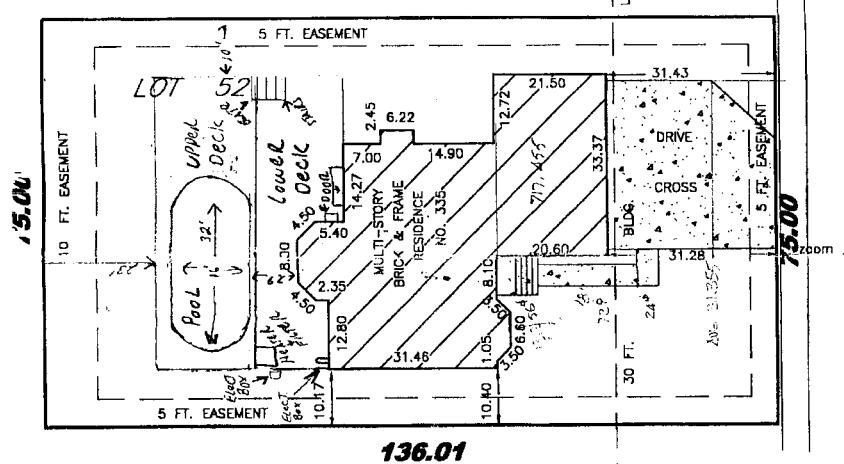
LIBERTYVILLE, February 10 19⁸⁷
STATE OF ILLINOIS, }
COUNTY OF LAKE }
 ^{ss}

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

R. E. DECKER & COMPANY
SURVEYORS

By *Edgar*

Neighboring Example



Prop 1/200 1914.81
39.24
1954.15

10200.75
X 50.00
10200.75 open basic

10200.75 lot size
50 30.00 open basic
5170.70 open area actual

50.69%

LOT 10,200.75
GARAGE AREA 7174.55
ROUTE 100 1313.17
ROUTE 10 2110.00
ROUTE 10 872.00
Deck area 1954.15

4818.55
152.00
50 30.00

RICK J MOLOHON
520
inch = 20 feet
1998

BEFORE BUILDING BY SAME AND AT
TERENCE, FOR BUILDING LINE AND
NOT SHOWN HEREON REFER TO YOUR
TRACT AND ZONING ORDINANCE.

NOT VALID UNLESS EMBOSSED

I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT
DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY S
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REP
OF SAID SURVEY.

BY: James M. Ellman
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2158

*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047(847) 540-1696
Fax (847) 726-2182
LakeZurich.org**APPLICATION PZC 2022-03**
PZC Hearing Date: April 20, 2022**AGENDA ITEM 5.B****STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: April 20, 2022

Re: PZC 2022-03 Zoning Application for a Variation
Reconstruction of a Pier and Dock at 100 South Shore Lane

SUBJECT

The South Shore Lane Association (the “Applicants”) request a Variation from Zoning Code Section 9-7C-3, “Additional Permitted Uses” in the Lake Protection District, to allow for the construction of a pier and associated dock that will exceed the required deck area, width, and projection into waterway at the property, commonly known as 100 South Shore Lane, legally described in Exhibit A attached hereto (the “Subject Property”). The property is located within Froelich’s South Shore Subdivision.

GENERAL INFORMATION

Requested Action: Variation of the construction standards for a pier and dock

Current Zoning: R-5 Single Family Residential District
LP Lake Protection Overlay District

Current Use: Existing Pier

Property Location: 100 South Shore Lane (Termination of South Shore Lane)

Applicant: Association of South Shore Lane represented by Mr. Kevin Koch

Owner: All property owners of South Shore Lane

Staff Coordinator: Tim Verbeke, Planner

Staff Report
APPLICATION PZC 2022-03

Community Development Department
PZC Hearing Date: April 20, 2022

LIST OF EXHIBITS

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

BACKGROUND

The Association of South Shore Lane (HOA), represented by Mr. Kevin Koch (the “Applicant”), are the owners of the pier located at 100 South Shore Lane, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on March 28, 2022 (the “Application”) seeking:

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

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

Piers are subject to the following limitations:

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

Staff Report
APPLICATION PZC 2022-03

Community Development Department
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The subject pier is proposed to be constructed with a total area of 1,200 square feet, a maximum of 16 feet in width at the widest point, and is proposed to project 137 feet into the lake.

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

Existing Structure. Currently, there is an existing non-conforming pier on the subject property. It is approximately 1,089 square feet in area, projecting 129 feet into the lake and approximately 18 feet at its widest point. The pier was constructed prior to October 2004 when the current provisions for the LP Lake Protection District and the requirements for piers were adopted.

The proposed pier will increase in area by 111 square feet and will project 8 feet farther into the lake than the current pier. At its maximum width, the structure is proposed to measure 16 feet. The pier meets the remaining requirements for piers within Section 9-7C-3 of the code.

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

Neighborhood precedence. An adjacent property to the west has a community pier on Lake Zurich Drive that exceeds the allowable pier square footage and pier projection into the lake. Like the existing pier on South Shore Lane, the pier on Lake Zurich Drive was constructed prior to the adoption of 2004 provisions.

Pursuant to public notice published on April 2, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 22, 2022, to consider the Application. On April 1, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within Froelich's South Shore Subdivision in Lake County and is zoned within the R-5 Single Family Residential District. The property was platted in November of 1929.

Historical Aerial pictures show that a pier existed at the property as early as 1974 and was extended around 1993. The current configuration of the pier was constructed around 2008 and has remained as such since its recent removal for repairs earlier this year.

- C. Surrounding Land Use and Zoning.** The subject property is zoned within the R-5 Single Family Residential District. The surrounding properties on the south and west are zoned

Staff Report
APPLICATION PZC 2022-03

Community Development Department
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R-5 Single Family Residential District and are improved with residences similar in vintage to the Subject Property. The property to the west is developed with mobile homes within South Shore Village.

The properties to the east of the subject property are zoned within the R-4 Single Family Residential District and are currently unimproved within Lake Zurich Oaks Subdivision with the exception of one lot.

- D. Trend of Development.** The residences in Froelich's South Shore Subdivision were constructed between the 1930s and 1960s. However, over time, a number of the modest homes originally built were replaced with newer and larger homes, due to the attraction and proximity of the lake. The existing pier is an existing non-conforming structure that was constructed before the adoption of the 2004 provisions of the zoning code.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

Specifically, as it relates to properties along South Shore Lane, the zoning code recognizes these older smaller lots that were platted with lot areas far less than the required 10,000 square feet and provides for their subdivision and development.

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

- F. General provisions for the granting of variations.** The purpose of the variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties or particular hardships for which no other remedy is available.

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

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

Staff Report
APPLICATION PZC 2022-03

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

GENERAL FINDINGS

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

9-17-4: STANDARDS FOR VARIATIONS.

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

Staff Response: Standard met. While the proposed pier could be constructed within the confines of the zoning code regulations, it is designed and intended to serve 15 single-family properties. Rather than take the form of individual piers to serve the individual properties that own the pier, it is being configured as one larger pier. The variation being sought will provide necessary utility to the proposed pier and satisfy each of the standards set forth in this section, and also meet the purpose and intent of the HOA for its use.

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

Staff Response: Standard met. Froelich's South Shore Subdivision has an Association of members that reside along South Shore Lane that share one pier at the termination of South Shore Lane.

The current configuration is not conducive to accommodating the full enjoyment of the pier by all the residents. By right of ownership, each of the 15 property owners could potentially claim the allowable 200 sq.ft. of pier area for a total of 3,000 square feet of pier area.

Staff Report
APPLICATION PZC 2022-03

Community Development Department
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The pier is being constructed at its proposed area to allow non-boater and fisherman to utilize the pier for their recreation and enjoyment. And because it is being removed and reconstructed, the proposed pier requires a variation to be reconstructed at its specifications greater than the provisions allow.

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

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

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

Staff Response: Standard met. The owners are requesting a 1,200 square foot pier on their shared property. Denying the pier to be built would deny the property owners to opportunity to enjoy a feature offered to other residents in the community.

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

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

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

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

Staff Report
APPLICATION PZC 2022-03

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

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

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

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

Staff Response: Standard Met . Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to construct a pier that encroaches 137 feet into the lake. The pier is proposed to be built to modern standards of the building and zoning code, and will not impede the neighboring properties enjoyment of the lake.

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

Staff Response: Not Applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered. Parking is not currently provided at the pier area, nor is required since the users reside within walking distance of the pier.

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

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

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

Staff Response: Standard met. No utilities or public facilities are proposed to be connected to the proposed pier. Any new electrical connection to the pier would be incidental to the residential use of the Association's related property. Granting of the variation would therefore not cause the property

Staff Report
APPLICATION PZC 2022-03

Community Development Department
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to unduly tax public utilities or facilities in the area since its function would not change.

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

Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare. The pier is intended for private use only. The Applicants have obtained the consent of the all the association members who would likely experience the positive impact of the new pier.

Additionally, the Applicant is proposing to construct the pier in compliance with ADA standards and provide additional hand railings for pedestrian safety.

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

Staff Response: Standard partially met. The dimensions of the pier are not at the minimum adjustment that the property owner could apply to give the pier a reasonable level of functionality – namely, a smaller pier can be constructed without a variation and still be functional.

However, to be fully and properly utilized by the 15 private owners of the Association, the pier is proposed to be built in the proposed location to have the desired utility that such a feature offers – close proximity and with direct access for the neighborhood association. Due to the extraordinary configuration of the neighborhood, any other location would either not offer sufficient room to give the feature any utility, or place it in an area where such features are prohibited. The feature is proposed to be readily visible where it would be practicably accessible without interfering with privay of individual properties.

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

1. The proposed pier will not be constructed outside of the lot lines separating the proposed pier from the neighboring properties;
2. There are additional existing piers and dock that have created precedence in the neighborhood for non-conforming water-based structures;
3. The proposed pier creates less impact on the adjacent property to the west than the existing pier as it projects farther to the east;
4. The owners of the adjacent property have not objected to the construction of the pier as proposed; and

Staff therefore recommends approval of the variation, despite the partial compliance with this standard.

Staff Report
APPLICATION PZC 2022-03

Community Development Department
PZC Hearing Date: April 20, 2022

RECOMMENDATION

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

- Section 9-17-4: Standards for Variations

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

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2022-03, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application and Cover Letter prepared by Kevin Koch, representative for South Shore Association; both dated March 28, 2022.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Plat of Survey provided by Kevin Koch, representative for South Shore Association; dated March 28, 2022.
 - d. Proposed Site Plan provided by Kevin Koch, representative for South Shore Association; dated March 28, 2022.
2. As further mitigation for development of pier, the applicant shall agree not to further increase the amount of projection into the lake, total surface area and width of the pier beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,
 Tim Verbeke, Planner

Staff Report
APPLICATION PZC 2022-03

Community Development Department
PZC Hearing Date: April 20, 2022

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

100 SOUTH SHORE
APRIL 20, 2022

The Planning & Zoning Commission recommends approval of Application [PZC 2022-03](#), and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated [April 20, 2022](#) for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application and Cover Letter prepared by Kevin Koch, representative for South Shore Association; both dated March 28, 2022.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Plat of Survey provided by Kevin Koch, representative for South Shore Association; dated March 28, 2022.
 - d. Proposed Site Plan provided by Kevin Koch, representative for South Shore Association; dated March 28, 2022.
2. As further mitigation for development of pier, the applicant shall agree not to further increase the amount of projection into the lake, total surface area and width of the pier beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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

Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2022-03

Community Development Department
PZC Hearing Date: April 20, 2022

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PART OF S.E. 1/4 OF SEC. 19. AND THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 20. ALL IN TP. 43 N.R. 10 E. OF 3RD P.M. IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS.

FROELICH'S SOUTH SHORE SUBDIVISION OF PART OF SE 1/4 OF NE 1/4 OF SEC 19 AND THE SW. 1/4 OF THE NW 1/4 OF SEC 20, LOT C.

Staff Report
APPLICATION PZC 2022-03

Community Development Department
PZC Hearing Date: April 20, 2022

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY





(Please Type or Print)

ZONING APPLICATION

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

1. Address of Subject Property: 100 South shore lane

2. Please attach complete legal description

3. Property Identification number(s): 14-20-106-002

4. Owner of record is: all residents of south shore lane Phone: 8479103222

E-Mail kevin@specialtystoreservices.com Address: 32 south shore lane

5. Applicant is (if different from owner): Phone:

E-Mail _____ Address: _____

6. Applicant's interest in the property (owner, agent, realtor, etc.): owner

7. All existing uses and improvements on the property are: for swimming/picnicing mooring boats

South Shore
Association

8. The proposed uses on the property are: same as above

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

N/A

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

N/A

11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

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

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

Kevin Koch

(Name of applicant)

Kevin Koch

(Signature of applicant)

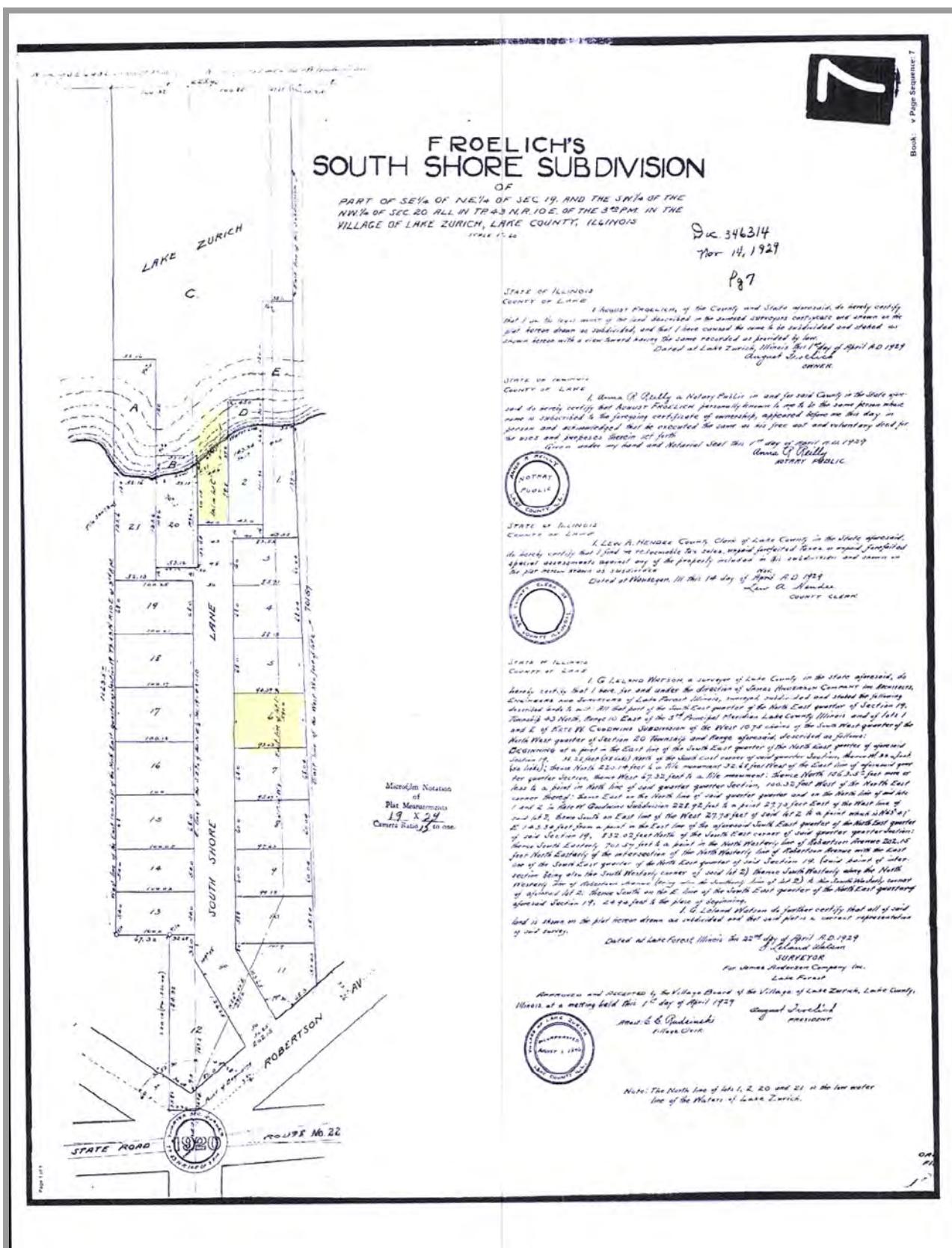
Subscribed and sworn to before me this 19th day of March, 2022.KRUPALI PATEL
(Notary Public) Krupali Patel

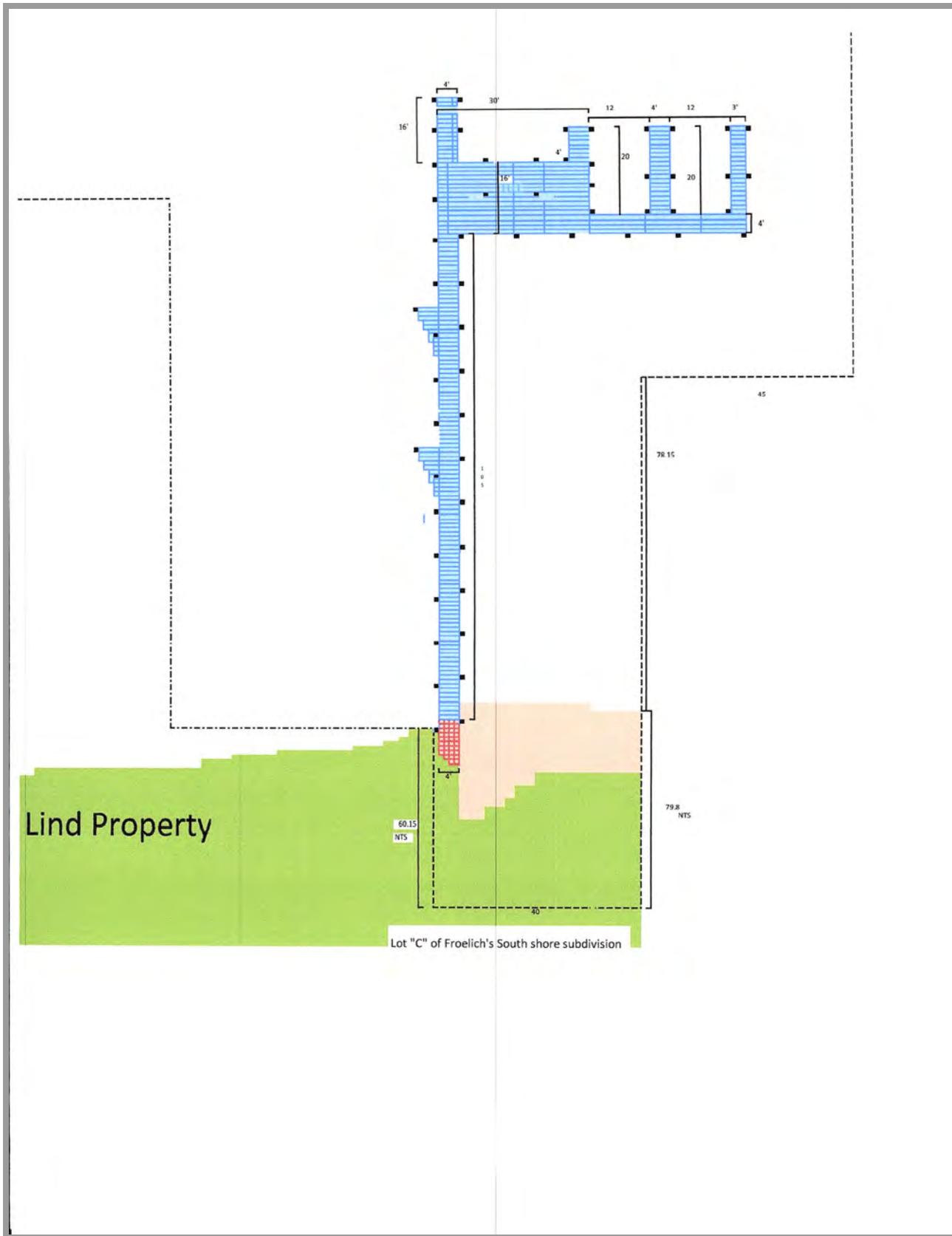
(Name of Owner, if different)

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

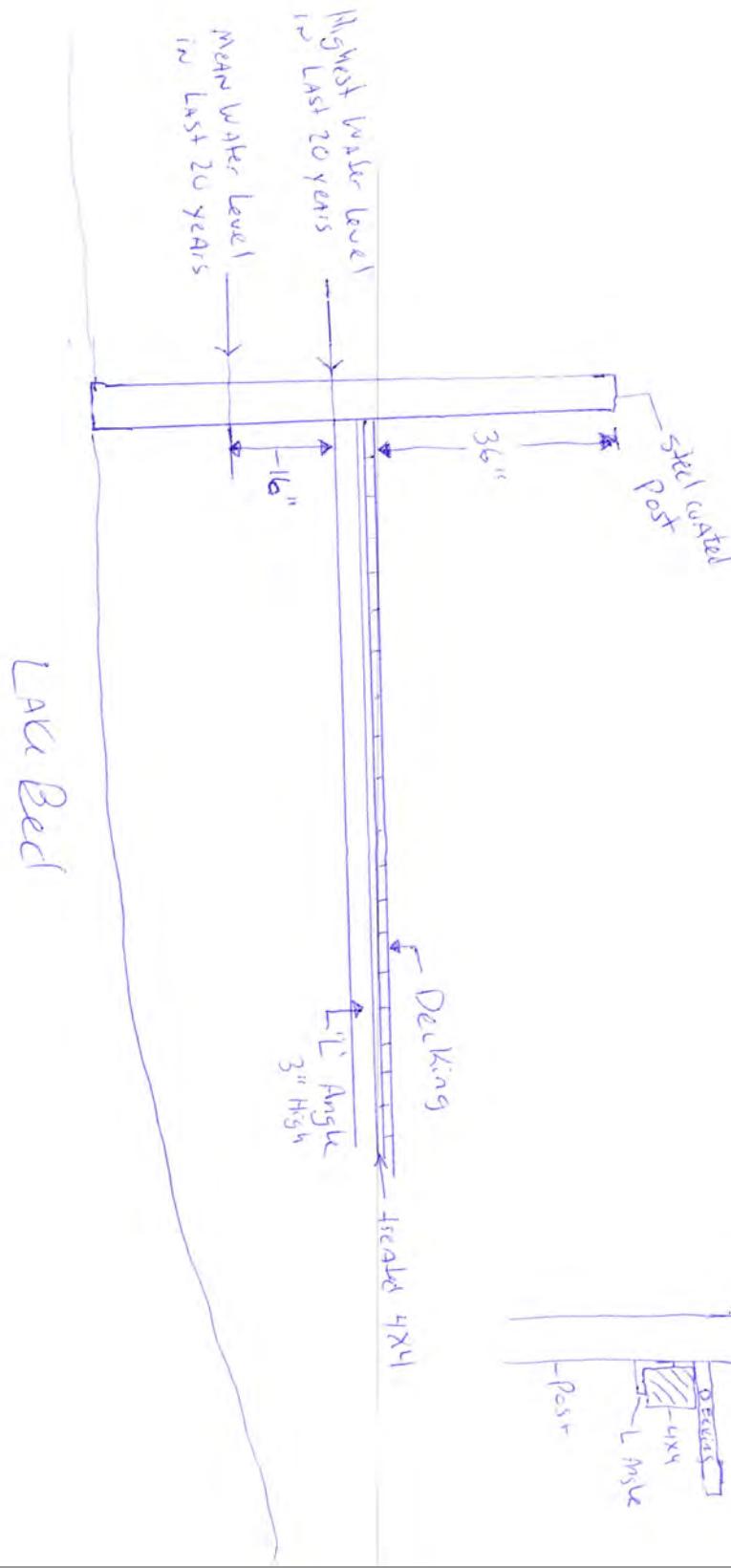
(Notary Public)

My Commission Expires _____





Elevation of Dock



|  LakeCounty From the Office of Holly Kim, Lake County Collector Make Checks Payable to: LAKE COUNTY COLLECTOR | | 1ST INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT Tax Year 2020 14-20-106-002  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------|--|--|---------------------|----------|-------|-------------------|-----|---------------|------|-------|--------|---------------------|-----|--|--|--|---------------------------|--|--|--|--|--------------------|--|--|--|--|--------------------------|--|--|--|--|--------------------|-------|--|--|--|-------------------|-----|--|--|--|-----------------------------------|--|--|--|--|------------------------------------|--|--|--|--|----------------------------|--|--|--|--|------------------------|-----|--|--|--|-------------------------------|--|--|--|--|-----------------------------------|--|--|--|--|-----------------|--|--|--|--|--------------------------------|--|--|--|--|--------------------------------|--|--|--|--|------------------------------|--|--|--|--|---------------------|-----|--|--|--|------------|----------|--|--|--|-------------------|--------|--|--|--|------------------------|--------|--|--|--|------------|--------|--|--|--|--------------------------|--------|--|--|--|---------------------|--------|--|--|--|-----------------|--------|--|--|--|--|--------|--|--|--|--------|--------|--|--|--|--------------------------------|--------|--|--|--|---------------------------|---------------|------------------------------|--|--|
| KOCH, KEVIN 32 S SHORE LN LAKE ZURICH IL 60047 | | 14-20-106-002 2020 1st Installment due by 06/07/2021 Interest calculated as of 05/03/2021 \$0.00 DUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  LakeCounty From the Office of Holly Kim, Lake County Collector Make Checks Payable to: LAKE COUNTY COLLECTOR | | 2ND INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT Tax Year 2020 14-20-106-002  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KOCH, KEVIN 32 S SHORE LN LAKE ZURICH IL 60047 | | 14-20-106-002 2020 2nd Installment due by 09/07/2021 Interest calculated as of 05/03/2021 \$0.00 DUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| For information on exemptions, contact your local assessor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TEAR HERE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Pin Number</th> <th>Tax Year</th> <th>Tax Code</th> <th>Acres</th> <th>Fair Market Value</th> <th>\$3</th> </tr> </thead> <tbody> <tr> <td>14-20-106-002</td> <td>2020</td> <td>15059</td> <td>0.0000</td> <td>Land Assessed Value</td> <td>\$1</td> </tr> <tr> <td colspan="3">Property Location: 100 SOUTH SHORE LN LAKE ZURICH IL 60047</td> <td>+ Building Assessed Value</td> <td></td> </tr> <tr> <td colspan="3">Legal Description: FROELICH-S SOUTH SHORESUB. LOT C.</td> <td>- Home Improvement</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>- Disabled Vet Homestead</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>x State Multiplier</td> <td>1.000</td> </tr> <tr> <td colspan="3"></td> <td>= Equalized Value</td> <td>\$1</td> </tr> <tr> <td colspan="3"></td> <td>+ Farm Land & Bldg Assessed Value</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>+ State Assessed Pollution Control</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>+ State Assessed Railroads</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>= Total Assessed Value</td> <td>\$1</td> </tr> <tr> <td colspan="3"></td> <td>- General Homestead Exemption</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>- Sr. Citizen Homestead Exemption</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>- Senior Freeze</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>- Returning Veterans Homestead</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>- Disabled / Disabled Veterans</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>- Natural Disaster Homestead</td> <td></td> </tr> <tr> <td colspan="3"></td> <td>= Taxable Valuation</td> <td>\$1</td> </tr> <tr> <td colspan="3"></td> <td>x Tax Rate</td> <td>7.673980</td> </tr> <tr> <td colspan="3"></td> <td>= Real Estate Tax</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>+ Special Service Area</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>+ Drainage</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>= Total Current Year Tax</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>+ Omit/RollBack Tax</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>+ Forfeited Tax</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>+ Interest remaining as of 05/03/2021</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>+ Cost</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>- Payment applied to Principal</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"></td> <td>= TOTAL AMOUNT DUE</td> <td>\$0.00</td> </tr> <tr> <td colspan="3"> TOTALS: 7 673980 \$0.00 0.00 </td> </tr> </tbody> </table> | | | Pin Number | Tax Year | Tax Code | Acres | Fair Market Value | \$3 | 14-20-106-002 | 2020 | 15059 | 0.0000 | Land Assessed Value | \$1 | Property Location: 100 SOUTH SHORE LN LAKE ZURICH IL 60047 | | | + Building Assessed Value | | Legal Description: FROELICH-S SOUTH SHORESUB. LOT C. | | | - Home Improvement | | | | | - Disabled Vet Homestead | | | | | x State Multiplier | 1.000 | | | | = Equalized Value | \$1 | | | | + Farm Land & Bldg Assessed Value | | | | | + State Assessed Pollution Control | | | | | + State Assessed Railroads | | | | | = Total Assessed Value | \$1 | | | | - General Homestead Exemption | | | | | - Sr. Citizen Homestead Exemption | | | | | - Senior Freeze | | | | | - Returning Veterans Homestead | | | | | - Disabled / Disabled Veterans | | | | | - Natural Disaster Homestead | | | | | = Taxable Valuation | \$1 | | | | x Tax Rate | 7.673980 | | | | = Real Estate Tax | \$0.00 | | | | + Special Service Area | \$0.00 | | | | + Drainage | \$0.00 | | | | = Total Current Year Tax | \$0.00 | | | | + Omit/RollBack Tax | \$0.00 | | | | + Forfeited Tax | \$0.00 | | | | + Interest remaining as of 05/03/2021 | \$0.00 | | | | + Cost | \$0.00 | | | | - Payment applied to Principal | \$0.00 | | | | = TOTAL AMOUNT DUE | \$0.00 | TOTALS: 7 673980 \$0.00 0.00 | | |
| Pin Number | Tax Year | Tax Code | Acres | Fair Market Value | \$3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14-20-106-002 | 2020 | 15059 | 0.0000 | Land Assessed Value | \$1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Location: 100 SOUTH SHORE LN LAKE ZURICH IL 60047 | | | + Building Assessed Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description: FROELICH-S SOUTH SHORESUB. LOT C. | | | - Home Improvement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Disabled Vet Homestead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | x State Multiplier | 1.000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | = Equalized Value | \$1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Farm Land & Bldg Assessed Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + State Assessed Pollution Control | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + State Assessed Railroads | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | = Total Assessed Value | \$1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - General Homestead Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Sr. Citizen Homestead Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Senior Freeze | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Returning Veterans Homestead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Disabled / Disabled Veterans | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Natural Disaster Homestead | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | = Taxable Valuation | \$1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | x Tax Rate | 7.673980 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | = Real Estate Tax | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Special Service Area | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Drainage | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | = Total Current Year Tax | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Omit/RollBack Tax | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Forfeited Tax | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Interest remaining as of 05/03/2021 | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + Cost | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - Payment applied to Principal | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | = TOTAL AMOUNT DUE | \$0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS: 7 673980 \$0.00 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Legal Description:

Froelich's South Shore Subdivision of Part of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec 19 and the SW. $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 20, Lot C

Estimated Cost of Dock enhancement \$15,000

Orlando Stratman

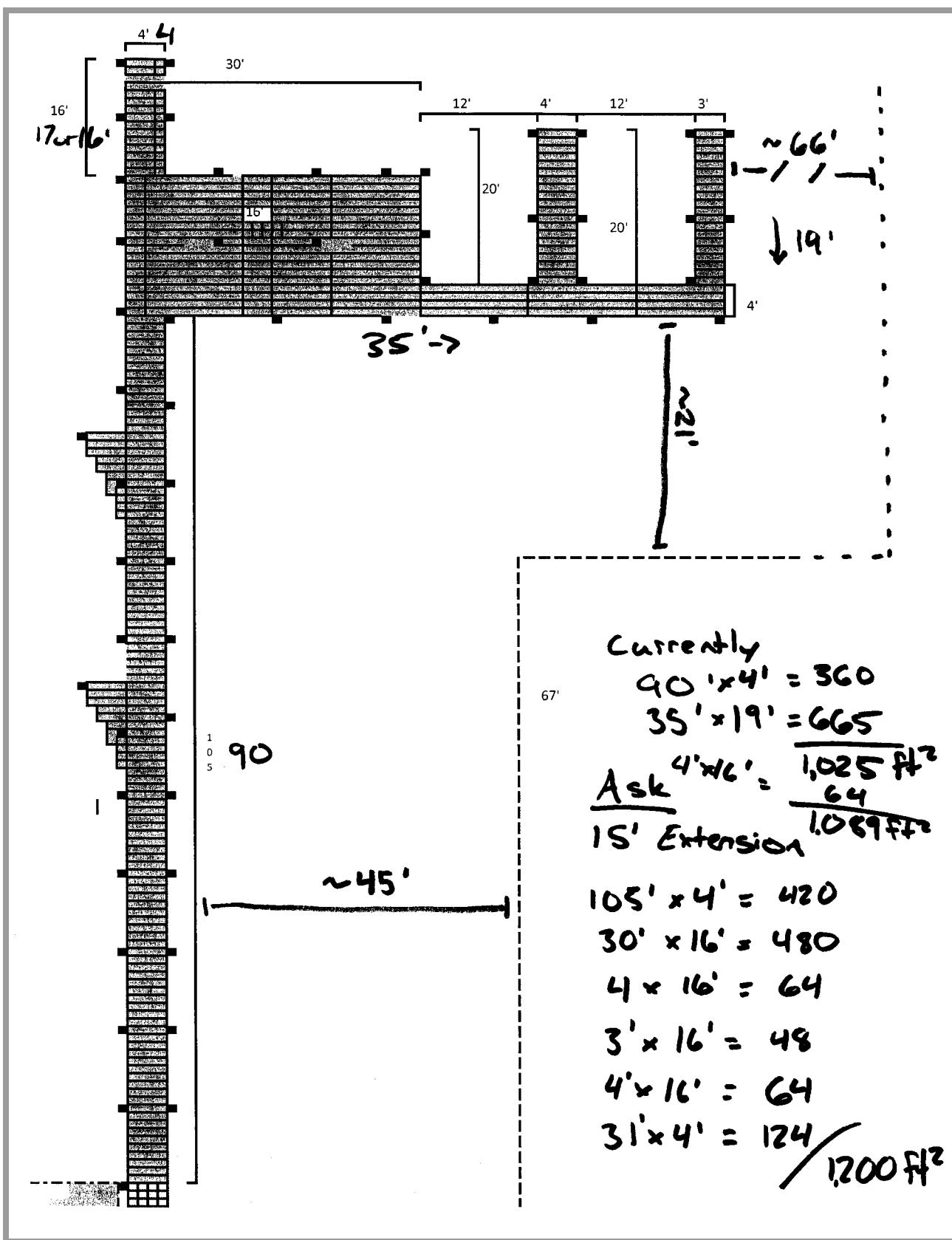
Chairperson of the Planning & Zoning Commission

Developers: Property Owners of South shore

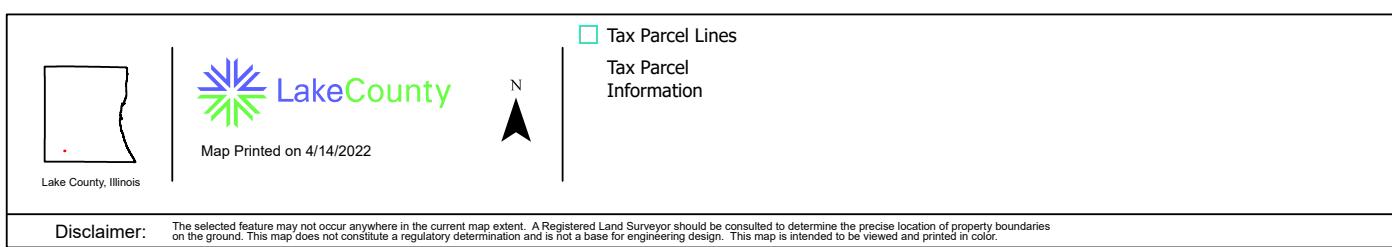
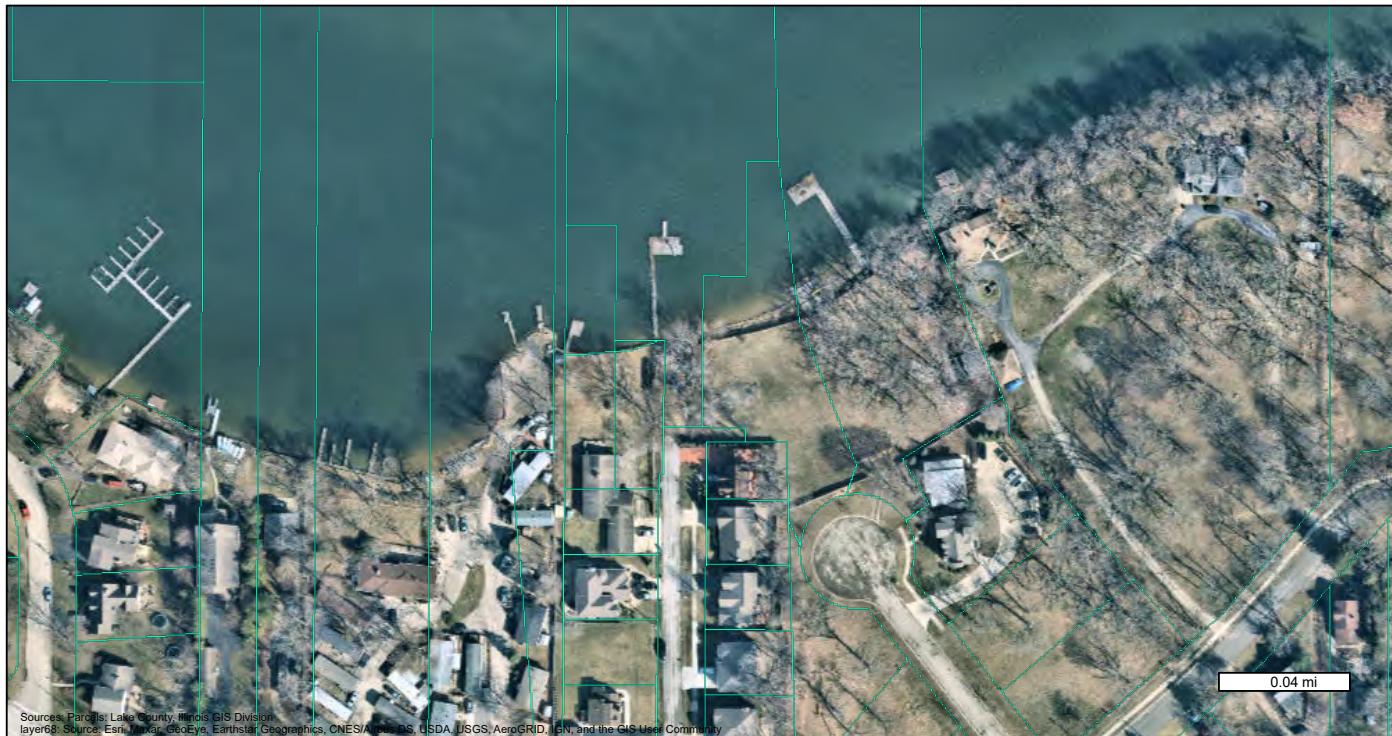
Current and Intended use: The current use of 100 South Shore Lane is for Swimming, Fishing, Picnicking and Mooring of boats and the intended use is the same.

Approvals sought: We here at South Shore Lane Association, which I am the head of and comprises all deeded properties to 100 South Shore Lane wish to modify our dock so more people can use and enjoy the dock and lake. This would consist of, changing the dock in such a way to move 2 boats away from the front of the dock and add slips for them on the East side of the dock. This would open up the front of the dock for enjoyment of fishing and overall viewing of the lake especially for the many non-boaters who live on the block and have pined for this. Additionally our dock was in disrepair and needed to be updated to deal with the rigors of the ice shifting in the winter.

Our new dock would actually be smaller in square footage than the current one but be slightly bigger in footprint. We are requesting a variance.



Lake County, Illinois



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047(847) 540-1696
Fax (847) 726-2182
LakeZurich.org**APPLICATION PZC 2022-04**
PZC Hearing Date: April 20, 2022**AGENDA ITEM 5.C****STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: April 20, 2022

Re: PZC 2022-04 Zoning Application for a Variation
Construction of a new Pier and a new Kayak Launch
200 South Rand Road

SUBJECT

The Village of Lake Zurich (the “Applicant”) requests a Variation from Zoning Code Section 9-7C-3, “Additional Permitted Uses” in the Lake Protection District, to allow for the construction of a fishing pier, associated floating dock and kayak launch that will exceed the required deck area and width at the property commonly known as 200 South Rand Road (Paulus Park), legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Variation of the construction standards for a pier and kayak launch

Current Zoning: OS Open Space Zoning District
LP Lake Protection Overlay District

Current Use: Village Public Park with Beach Areas
Currently no permanent piers or launches exist on the property

Property Location: 200 South Rand Road (Paulus Park)

Applicant and Owner: Village of Lake Zurich

Staff Coordinator: Tim Verbeke, Planner

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PZC Hearing Date: April 20, 2022

LIST OF EXHIBITS

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

BACKGROUND

The Village of Lake Zurich (the “Applicant”), are the owners of the public park commonly known as Paulus Park located at 200 South Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application on March 28, 2022 (the “Application”) seeking:

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

The Subject Property is located within the Village’s OS Open Space zoning district. The LP Lake Protection District appears on the zoning map as an “overlay district,” superimposed on all properties with frontage along Lake Zurich. The LP Lake Protection District provides for regulations for the construction of piers.

Piers are subject to the following limitations:

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

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The new fishing pier with floating dock is proposed to be located at a point on the southeastern shoreline of the park and constructed with a total area of 500 square feet, a maximum of 8 feet in width at the widest point, and is proposed to project 48 feet into the lake.

The kayak launch is proposed to be located at a point on the northern shoreline of the park and constructed with a total area of 440 square feet, a maximum of 16 feet in width at the widest point, and is proposed to project 40 feet into the lake.

Both structures meet the requirements for projection into the waterway (less than 50 feet). Additionally, no mooring or access for motorized boats is intended to be permitted at either structure. The structures are intended to be strictly used for non-motorized craft (at the launch) or for fishing and recreational activity by users of the park.

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

Existing Structure. There is an existing non-conforming dock on the subject property that is not permanent in nature. It is located in the area of the proposed kayak launch, and was constructed prior to October 2004 when the current provisions for the LP Lake Protection District and the requirements for piers were adopted. Additionally, the village also installs seasonal swimming piers along the north shoreline of the property. These are removed at the close of the season.

The proposed kayak launch will replace the existing pier which will result in a decrease in dock area by 100 square feet and will project 22 less feet farther into the lake than the current dock. At its maximum width, the structure is proposed to measure 8 feet. The dock meets the remaining requirements for docks within Section 9-7C-3 of the code.

The proposed fishing pier and floating dock will be a new structure on the property and will exceed the overall required square footage at 440 square feet. At its maximum width, the structure is proposed to measure 20 feet. The dock meets the remaining requirements for docks within Section 9-7C-3 of the code.

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

Neighborhood precedence. Adjacent properties to the north have piers/docks serving the Pointe West Subdivision on Rand Road that exceed the allowable dock/pier square footage and pier projection into the lake. Similarly, Sandy Point Subdivision contains three piers with moorings that exceed the provisions in the code. Like the dock in Paulus Park, these structures were constructed prior to the adoption of 2004 provisions.

Pursuant to public notice published on April 2, 2022, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 22, 2022, to

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consider the Application. On April 1, 2022, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. Courtesy Review. Due to the low impact of this project, courtesy review was not recommended.

B. Zoning History. The property has been publicly held by the Village of Lake Zurich since the inception of park in 1973, when the Village took ownership, established Paulus Park and built the parking lot, picnic shelters, restroom building, beach, dock, and other amenities. The floating dock and kayak launch work is proposed to be done in conjunction with an \$800,000 Open Space Lands Acquisition and Development (OSLAD) grant from the IL Department of Natural Resources (IDNR) for improvements at Paulus Park. The Village has already begun construction on various improvements including a new shelter, concrete pad for a bandshell, shoreline stabilization, and landscaping. This work is projected to be completed by summer 2022.

The property is zoned within the OS Open Space district and is also subject to the Lake Protection Overlay District. These structures will be additional public amenities within Lake Zurich's largest park with the intention of serving the immediate demographic of Lake Zurich as well as the greater surrounding neighboring regional community.

C. Surrounding Land Use and Zoning. The subject property is zoned within the OS Open Space zoning district. The surrounding properties on the northwest and southeast are zoned R-5 Single Family Residential District and are improved with single-family and multiple-family residences. The properties to the west and south are zoned in the B-3 Regional Shopping Business District are developed with Shops of Lake Zurich Corners (South) and North Lake Commons Shopping Center, the former Kmart vacant property and Lakeview Plaza Shopping Center (West). To the north and east is the lakefront of Lake Zurich.

D. Trend of Development. This property has been maintained as an open space since the inception of the Village. It was dedicated to the Village in 1973 and has been maintained as a public space since that time. The existing pier is an existing non-conforming structure that was constructed before the adoption of the 2004 provisions of the zoning code.

E. Zoning District. The OS Open Space District is established to recognize the existence of major open space and recreational areas in the Village and is intended to apply to all public open space of notable quality and to major private open spaces such as golf courses and cemeteries. (Ord., 10-2004)

The LP Lake Protection District is established to protect and preserve the special qualities and characteristics of the lake and thereby preserve the quality of its impact on the Village. The LP Lake Protection District appears on the zoning map as an "overlay district," imposed on top of other districts created by this Zoning Code and referred to in this article

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as "base districts." Development of properties in the LP Lake Protection District must comply both with the regulations of the LP Lake Protection District and with the regulations of the base district in which they are located. When there is any conflict between the regulations of the LP Lake Protection District and the regulations of the base district, the regulations of the LP Lake Protection District shall control.

F. General provisions for the granting of variations. The purpose of the variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties or particular hardships for which no other remedy is available.

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

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

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

GENERAL FINDINGS

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

9-17-4: STANDARDS FOR VARIATIONS.

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

Staff Response: Standard met. While the proposed floating dock and kayak launch could be constructed within the confines of the zoning code regulations, it is designed and intended to serve the entire Lake Zurich Community. Rather than take the form of individual docks to abide by the code regulations, they are being configured as larger structures. The variation being sought will provide necessary utility to the proposed pier and satisfy each of the standards set forth in this section, and also meet the purpose and intent of the community for its use.

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

Staff Response: Standard met. The current configuration is not conducive to accommodating the full enjoyment of the pier by all the residents. Both the proposed fishing dock and kayak launch will provide ADA accessibility, and will become year-round attractions for the community. Currently the existing dock has to be removed every fall and reinstalled each spring, which not only taxes the Public Works staff but also denies the public of winter enjoyment of the dock.

Both the fishing dock and kayak launch are being constructed at their proposed locations to allow non-boater and fisherman or non-motorized craft to utilize the features for their recreation and enjoyment.

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

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

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

Staff Response: Standard met. The Applicant is requesting to construct a 440 square foot kayak launch. This launch will be constructed on the northern side of the park along the shoreline as a replacement to an old floating dock. This will be a structure permanently installed with 4 pylons driven into the lake bed. The Applicant is also requesting to construction a 500 square foot pedestrian and fishing dock. This pier will be constructed on the southeastern side of the park projecting 48 feet into the lake. This will be a floating pier and dock, permanently installed with 4 pylons driven into the lake bed. Denying the both these to be built would deny the Applicant to opportunity to provide an ADA accessible feature offered to other residents of the entire community, not just lakefront property owners.

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

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

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

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

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

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

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

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

Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicant only wishes to construct a fishing dock and kayak launch. These features are proposed to be built to modern standards of the building and zoning code, and will not impede the neighboring properties enjoyment of the lake.

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

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Staff Response: Not Applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered. Parking is not currently provided at the dock or the kayak launch area. Paulus Park currently provides adequate parking to service both these features.

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

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

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

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

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

Staff Response: Standard met. The proposed variation would not affect the public's health, safety or welfare. Additionally, the Applicant is proposing to construct both the dock and kayak launch in compliance with ADA standards and provide additional hand railings for pedestrian safety.

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

Staff Response: Standard partially met. The dimensions of both the kayak launch and the floating dock are not at the minimum adjustment that the Applicant could apply to give the proposed features a reasonable level of functionality – namely, a smaller dock and kayak launch can be constructed without a variation and still be functional.

However, both the kayak launch and float dock can only be built in the proposed location and at their proposed dimensions to have the desired utility that such a feature offers – to serve the general public, provided ADA access, and be located in close proximity and with direct access to the established amenities in the park. Due to the extraordinary configuration of the park, any other location would either not offer

Staff Report
APPLICATION PZC 2022-04

Community Development Department
PZC Hearing Date: April 20, 2022

sufficient room to give the feature any utility, or place it in an area where such features would be impracticable.

Further, the following measures serve as mitigation of the variation being requested:

- 1. The proposed fishing dock and kayak launch will not be constructed outside of the lot lines thereby properly separating the structures from neighboring properties;**
- 2. There are additional existing piers and dock that have created precedence in the neighborhood for non-conforming water-based structures;**
- 3. The owners of the adjacent property have not objected to the construction of the kayak launch as proposed; and**
- 4. There is precedence for other variations being granted within this area of the Village.**

Staff therefore recommends approval of the variation, despite the partial compliance with this standard.

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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 9-17-4: Standards for Variations

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

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2022-04, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application and Cover Letter prepared by the Village of Lake Zurich; both dated March 28, 2022.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Plat of Survey provided by the Village of Lake Zurich; dated March 28, 2022.
 - d. Proposed Site Plan and association Paulus Park improvement plans provided by the Village of Lake Zurich; dated March 28, 2022.
2. As further mitigation for development of kayak launch and the floating dock, the applicant shall agree not to further increase the amount of total surface area and width of the structures beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,
 Tim Verbeke
 Planner

Staff Report
APPLICATION PZC 2022-04

Community Development Department
PZC Hearing Date: April 20, 2022

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

200 RAND ROAD
APRIL 20, 2022

The Planning & Zoning Commission recommends approval of Application [PZC 2022-04](#), and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated [April 20, 2022](#) for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
 - a. Zoning Application and Cover Letter prepared by the Village of Lake Zurich; both dated March 28, 2022.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Plat of Survey provided by the Village of Lake Zurich; dated March 28, 2022.
 - d. Proposed Site Plan and association Paulus Park improvement plans provided by the Village of Lake Zurich; dated March 28, 2022.
2. As further mitigation for development of kayak launch and the floating dock, the applicant shall agree not to further increase the amount of total surface area and width of the structures beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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

 Planning & Zoning Commission Chairman

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APPLICATION PZC 2022-04

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PZC Hearing Date: April 20, 2022

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES EAST OF THE CENTER LINE OF ROUTE U.S. 12: THAT PART OF SECTION 19, TOWNSHIP 43 NORTH, RANGE LOWEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOT 1 OF THE NORTHWEST QUARTER OF SECTION 19; THE WEST 120 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19; EXCEPT THAT PART THEREOF CONVEYED TO IRVING C. DESCHAUER AS TRUSTEE BY WARRANTY DEED RECORDED AS DOCUMENT 465469 IN BOOK 450 OF DEEDS, PAGE 514 ON JULY 21, 1939 DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, 42.69 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 22; THENCE NORTH ALONG SAID EAST LINE, 415 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 345.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE NO. 60; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE TO THE LEFT HAVING A RADIUS OF 3295.46 FEET FOR A DISTANCE OF 358.11 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE TO THE LEFT AND HAVING A RADIUS OF 286.4 FEET FOR A DISTANCE OF 196.04 FEET TO THE PLACE OF BEGINNNG , AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 19 AND THE EASTERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 60 AS INDICATED ON PLAT OF DEDICATION ATTACHED TO INSRUMENT RECORDED AS DOCUMENT 456777; THENCE SOUTH 89 DEGREES 52 MINUTES EAST ALONG THE SAID NORTHERLY LINE OF SECTION 19, 187.53 FEET; THENCE SOUTH 118 DEGREES 25 MINUTES EAST244.1 FEET; THENCE SOUTH 60 DEGREES 8 MINUTES WEST 212.24 FEET, MORE OR LESS, TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 60,347.2 FEET (ARC MEASURE) SOUTHEASTERLY OF THE POINT OF BEGINNING; AND THENCE NORTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 60 (BEING A CURVED LINE CONCAVE EASTERLY AND HAVING A RADIUS OF 6291.26 FEET) 347.2 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS; ALSO EXCEPT THAT PART OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY , ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 19 AND THE EASTERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 60 AS INDICATED ON PLAT OF DEDICATION ATTACHED TO DOCUMENT 456777; THENCE SOUTH 89 DEGREES 52 MINUTES EAST ALONG SAID NORTHERLY LINE OF SECTION 19, 187.53 FEET TO THE POINT OF BEGINNING OF THE LEGAL DESCRIPTION FOR THE LANDS TO BE HEREBY CONVEYED; THENCE SOUTH 18 DEGREES 25 MINUTES EAST, 244.11 FEET; THENCE SOUTH 60 DEGREES 08 MINITTES WEST 207.16 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF CARY ROAD; THENCE SOUTH 28 DEGREES 33 MINUTES EAST, 100.03 FEET; THENCE NORTH 60 DEGREES 08 MINUTES EAST, 221.21 FEET; THENCE NORTH ODEGREES 08 MINUTES EAST 312.16 FEET, MORE OR LESS TO SAID NORTHERLY LINE OF SECTION 19; AND THENCE NORTH 89 DEGREES 52 MINUTES WEST

Staff Report
APPLICATION PZC 2022-04

Community Development Department
PZC Hearing Date: April 20, 2022

ALONG SAID NORTHERLY LINE OF SECTION 19, 137.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS; EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 19, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 60, AS INDICATED ON PLAT OF DEDICATION ATTACHED TO DOCUMENT 456777; THENCE SOUTH 89 DEGREES 52 MINUTES 0 SECONDS EAST ON SAID NORTHERLY LINE OF SECTION 19, A DISTANCE OF 187.53 FEET; THENCE SOUTH 18 DEGREES 25 MINUTES EAST, A DISTANCE OF 244.11 FEET; THENCE SOUTH 60 DEGREES 08 MINUTES WEST, A DISTANCE OF 207.16 FEET, MORE OR LESS TO THE CENTER LINE OF CARY ROAD; THENCE SOUTH 28 DEGREES 33 MINUTES EAST, A DISTANCE OF 100.03 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 60 DEGREES 08 MINUTES EAST A DISTANCE OF 221.21 FEET; THENCE SOUTHEASTERLY PARALLEL WITH CENTER LINE OF CARY ROAD, A DISTANCE OF 984.83 FEET; THENCE SOUTHWESTERLY 221.21 FEET TO A POINT OF THE CENTER LINE OF CARY ROAD WHICH IS 984.83 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE CENTER LINE OF CARY ROAD, A DISTANCE OF 984.83 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS

Parcels Involved: 14-19-200-026

Staff Report
APPLICATION PZC 2022-04

Community Development Department
PZC Hearing Date: April 20, 2022

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY





(Please Type or Print)

ZONING APPLICATION

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

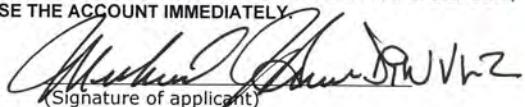
1. Address of Subject Property: 200 Rand Rd
2. Please attach complete legal description
3. Property Identification number(s): 14-219-200-026
4. Owner of record is: Village of Lake Zurich Phone: 847-540-1696
E-Mail info@LakeZurich.org Address: 70 E. Main Lake Zurich, IL
5. Applicant is (if different from owner): _____ Phone: _____
E-Mail _____ Address: _____
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: Paulus Park
8. The proposed uses on the property are: Dock and Kayak Launch
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:

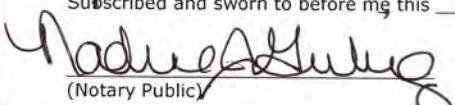
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

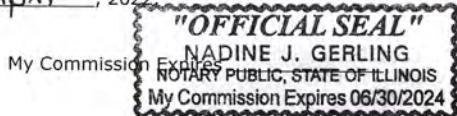
THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Michael Brown
(Name of applicant)


(Signature of applicant)

Subscribed and sworn to before me this 1 day of April, 2022.


(Notary Public)



(Name of Owner, if different)

(Signature of Owner, if different)

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

(Notary Public)

My Commission Expires _____

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

Zoning Code **Map** Amendment to change zoning of Subject Property from _____ to _____

Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

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

Special Use Permit/Amendment for _____

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

Planned Unit Development/Major Adjustment/Amendment

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

Variation for *Total Deck area of more than 200 feet. Pier width greater than 4 feet*

(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 _____

Paulus Dark 12-19-73

362256

WARRANTY DEED

1646894

THE GRANTOR — KATHERINE F. MILLER —

(married to RAYMOND C. MILLER) of Box 88, Pleasant Acres, of
 the Village of Lake Zurich, County of Lake, State of Illinois, for and
 in consideration of TEN DOLLARS (\$10.00) and other good and valuable
 considerations in hand paid, CONVEYS and WARRANTS to the
 VILLAGE OF LAKE ZURICH, a municipal corporation of the State of
 Illinois, the following described Real Estate situated in the County of
 Lake in the State of Illinois, to wit:

That part of the following described property which lies East of the Center line of Route U. S. 12: That part of Section 19, Township 43 North, Range 10, East of the Third Principal Meridian, described as follows: Lot 1 of the Northwest quarter of Section 19; the West 120 feet of the Northeast quarter of the Northeast quarter of said Section 19 and the West half of the Northeast quarter of Section 19; except that part thereof conveyed to Irving C. Deschauer as Trustee by Warranty Deed recorded as Document 465469 in Book 450 of Deeds, page 514 on July 21, 1939 described as follows: to wit: Beginning at a point on the East line of the Southwest quarter of the Northeast quarter of said Section 19, 42.69 feet North of the Southeast corner of said quarter quarter section, said point being on the Northerly right of way line of State Bond Issue Route 22; thence North along said East line, 415 feet; thence West at right angles to said East line, 345.9 feet to the Easterly right of way line of State Route No. 60; thence Southerly along said right of way line, being a curved line to the left having a radius of 3295.46 feet for a distance of 358.11 feet; thence Southeasterly along said right of way line, being a curved line to the left and having a radius of 286.4 feet for a distance of 196.04 feet to the place of beginning, and except that part described as follows: Beginning at the point of intersection of the Northerly line of said Section 19 and the Easterly right of way line of State Bond Issue Route 60 as indicated on plat of dedication attached to Instrument recorded as Document 456777; thence South 89 degrees 52 minutes East along the said Northerly line of Section 19, 187.53 feet; thence South 18 degrees 25 minutes East 244.11 feet; thence South 60 degrees 8 minutes West 212.24 feet, more or less, to a point on the said Easterly right of way line of State Bond Issue Route 60, 347.2 feet (arc measure) Southeasterly of the point of beginning; and thence Northwesterly along the said Easterly right of way line of State Bond Issue Route 60 (being a curved line concave Easterly and having a radius of 6291.26 feet) 347.2 feet to the point of beginning) in Lake County, Illinois; Also except that part of Section 19, Township 43 North, Range 10, East of the 3rd P. M., in Lake County,

ROBERT J.
 ANDERSON
 ATTORNEY AND
 COUNSELOR AT LAW
 ROUTE 53
 LONG GROVE, ILL. 60047
 OFFICE: 438-2321
 XXXXXXXX

Mail to: Joseph Lakes
 21 N. Whitney St
 Grayslake, Ill. 60030
 mail to Bill to:
 Village of Lake Zurich
 Lake Zurich, Ill.
 Tract Book of 3

CHICAGO TITLE INSURANCE CO.

Illinois, described as follows: Commencing at the point of intersection of the Northerly line of said Section 19 and the Easterly right of way line of State Bond Issue Route 60 as indicated on plat of dedication attached to Document 456777; thence South 89 degrees 52 minutes East along said Northerly line of Section 19, 187.53 feet to the point of beginning of the legal description for the lands to be hereby conveyed; thence South 18 degrees 25 minutes East, 244.11 feet; thence South 60 degrees 08 minutes West, 207.16 feet, more or less, to a point on the center line of Cary Road; thence South 28 degrees 33 minutes East, 100.03 feet; thence North 60 degrees 08 minutes East, 221.21 feet; thence North 0 degrees 08 minutes East 312.16 feet, more or less to said Northerly line of Section 19; and thence North 89 degrees 52 minutes West along said Northerly line of Section 19, 137.84 feet, more or less, to the point of beginning, all in Lake County, Illinois; EXCEPTING therefrom the following: That part of Section 19, Township 43 North, Range 10, East of the Third Principal Meridian, described as follows: commencing at the point of intersection of the Northerly line of said Section 19, with the Easterly right of way line of State Bond Issue Route 60, as indicated on plat of dedication attached to Document 456777; thence South 89 degrees 52 minutes 0 seconds East on said Northerly line of Section 19, a distance of 187.53 feet; thence South 18 degrees 25 minutes East, a distance of 244.11 feet; thence South 60 degrees 08 minutes West, a distance of 207.16 feet, more or less to the center line of Cary Road; thence South 28 degrees 33 minutes East, a distance of 100.03 feet for the point of beginning of this description; thence North 60 degrees 08 minutes East a distance of 221.21 feet; thence Southeasterly parallel with center line of Cary Road, a distance of 984.83 feet; thence Southwesterly 221.21 feet to a point on the center line of Cary Road which is 984.83 feet Southeasterly of the point of beginning; thence Northwesterly on the center line of Cary Road, a distance of 984.83 feet to the point of beginning, all in Lake County, Illinois.

SUBJECT TO: (a) General taxes for the year 1973 and subsequent years; (b) Special taxes or assessments for improvements not yet completed, if any; (c) Zoning and building ordinances; (d) Roads and highways, if any; and (e) Covenants, easements and restrictions of record, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

1646894

FILED FOR RECORD IN RECORDER'S
OFFICE LAKE COUNTY, ILLINOIS

DEC 20 '73-8:00 PM

Raymond C. Miller

Dated this 19th day of December 1973.

Katherine F. Miller
Katherine F. Miller

Frank J. Nutter, Notary Public
BANK EL MUSTRA RECORDER and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHERINE F. MILLER and RAYMOND C. MILLER personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

This Instrument
prepared by
ROBERT J.
ANDERSON

ATTORNEY AND
COUNSELOR AT LAW
ROUTE 52
DONG GROVE, ILL. 60047
OFFICE: 438-2321
X883383

Given under my hand and official seal, this 19th day of December 1973.

Robert J. Anderson
Notary Public

Commission expires Feb. 15, 1977



- 2 -



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

Paulus Park Zoning Application Cover Letter

Chair Stratman,

The Village of Lake Zurich is requesting a variation from Zoning Code Section 9-7C-3: Additional Permitted Uses in the Lake Protection District, to allow for construction of a pier that will exceed the standards for the construction of piers including total deck area and width.

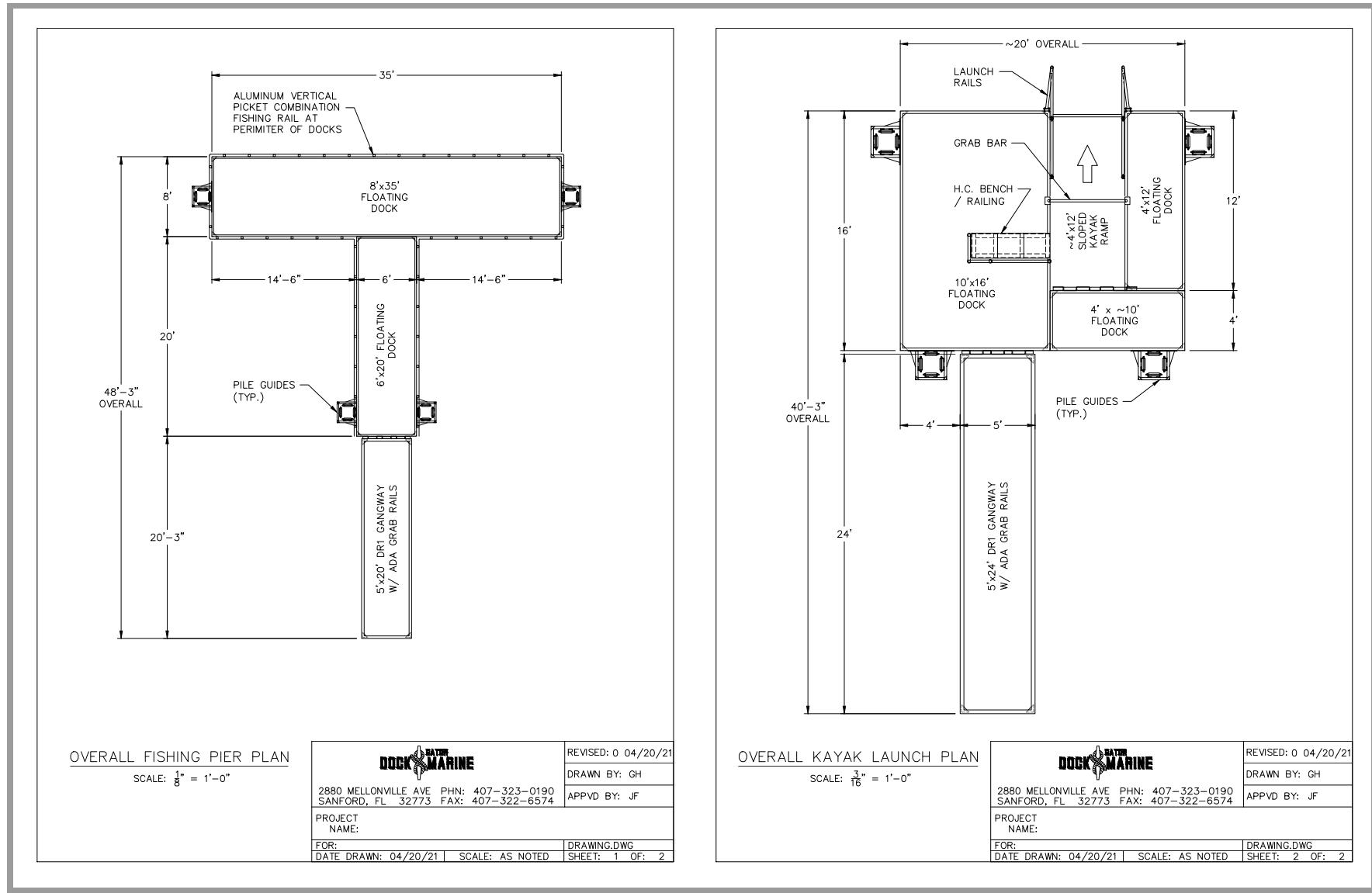
The pier and dock work is proposed to be done in conjunction with an \$800,000 Paulus Park improvement project. The Village has already begun construction on various improvements including, a new shelter, concrete pad for a bandshell, shoreline stabilization, and landscaping. This work is projected to be completed by summer 2022.

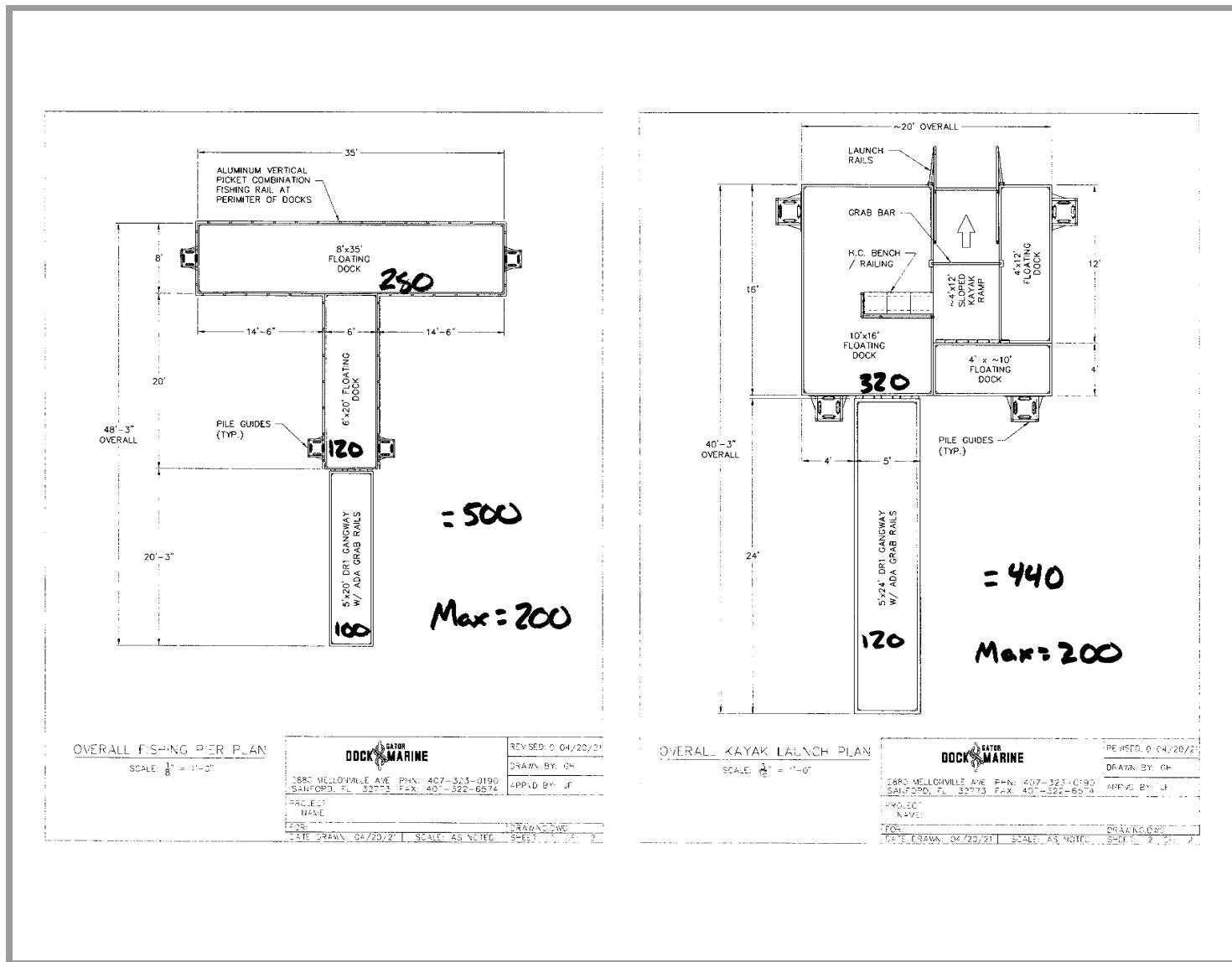
The Village is requested a variation from the zoning code to construct a 440 square foot kayak launch. This dock will be constructed on the northern side of the park along the shoreline as a replacement to an old floating dock. This will be a floating dock, permanently installed with 4 pylons driven into the lake bed. Currently the Village does not offer this type of amenity and will provide an additional benefit to the residents. This pier will be constructed to all ADA specifications.

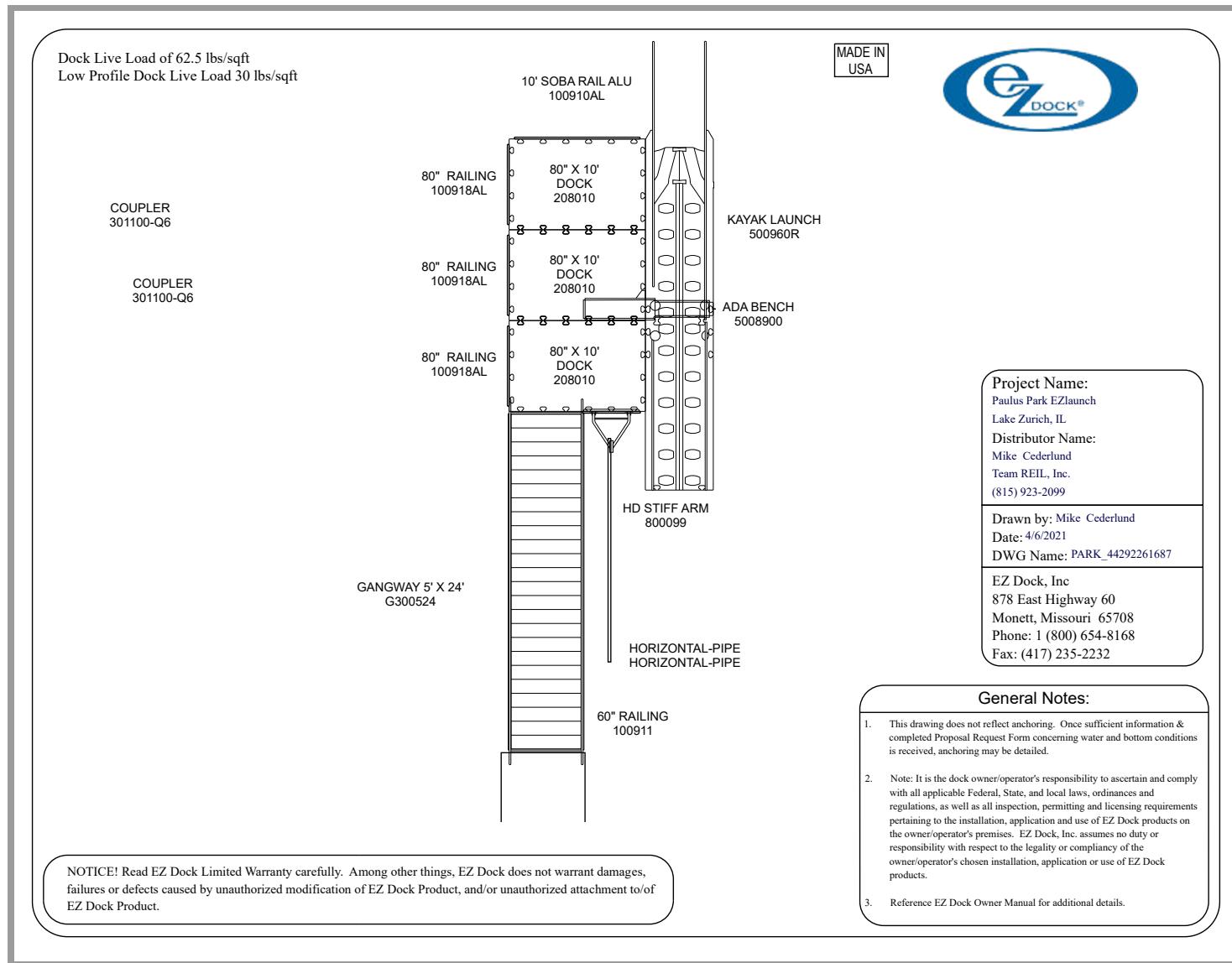
The Village is also requesting a variation from the zoning code to construction a 500 square foot pedestrian and fishing dock. This pier will be constructed on the southeastern side of the park projecting 48 feet into the center of the lake. This will be a floating pier, permanently installed with 4 pylons driven into the lake bed. Currently the Village does not have a pier at this location and will provide an additional benefit to the residents. This pier will be constructed to all ADA specifications.

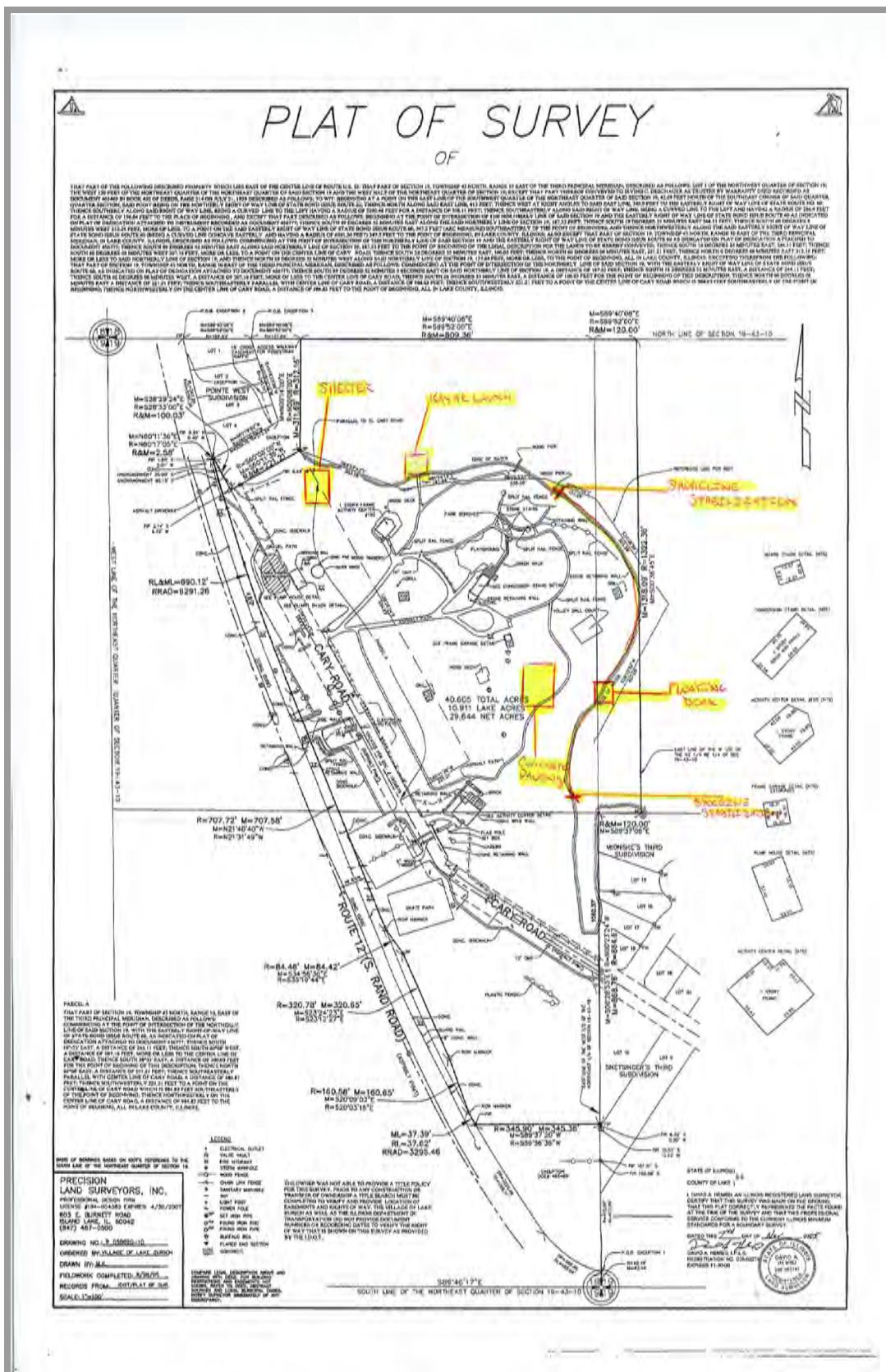
Thank you for your consideration,

Village of Lake Zurich











Community Development Department
 505 Telser Road
 Lake Zurich, IL 60047
 P: (847) 540-1696 F: (847) 726-2182
www.LakeZurich.org
 Nadine.Gerling@LakeZurich.org

Building Permit Application

Date of Application_____

Project Information

Property Address:_____

Type of Project:_____

Business Name:_____

Owner's Name/Address:_____
 (If different from above) _____

(For commercial/industrial applications only)

Owner's Phone:_____

Value of proposed construction/improvements: \$_____

Owner's Email:_____

Description of Work

Contractor Information

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

General Contractor:_____

Phone:_____

Address:_____

E-mail:_____

Other Contractor:_____ Type:_____

Phone:_____

Address:_____

E-mail:_____

Other Contractor:_____ Type:_____

Phone:_____

Address:_____

E-mail:_____

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Printed Applicant Name:_____

Phone:_____

Applicant Signature: Michael J. Brown

Owner or Contractor

Property Owner Signature: Michael J. Brown DPWVLZ

(Please Select One)

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Director of Building and Zoning Signature:_____

Date:_____



22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

Paulus Park

200 South Rand Road
Lake Zurich, Illinois 60047

Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

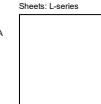
Issue for Construction

October 7, 2021

Project Team

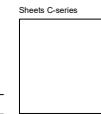
Landscape Architect
Hitchcock Design Group
22 East Chicago Avenue, Suite 200A
Naperville, Illinois 60540
T 630.961.1787

License Number: 157.000000
Expiration Date: 08.31.202X



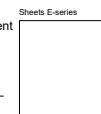
Civil Engineer
Geosyntec
1420 Kensington Road, Suite 103
Oak Brook, Illinois 60523
T 630.203.3360

License Number: _____



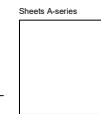
Environmental Consultant
Illinois Lakes Management
110 Le Baron Street
Waukegan, Illinois 60085
T 847 244 6662

License Number: _____



Electrical Engineer
Nova Engineering, PC
2338 South Cline Avenue
Schererville, Indiana 46375
T 219 865 3352

License Number: _____



General Notes

1. Basemaps information obtained from plans prepared by Manhard received January 20, 2021, April 27th 2021, and April 30, 2021.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and requirements.

Sheet Index

| | |
|-----------|------------------------------------|
| L1.0-L1.3 | Existing Conditions Plan |
| L2.0-L2.3 | Site Preparation and Removals Plan |
| L3.0-L3.3 | Layout and Materials Plan |
| L4.0-L4.3 | Planting Plan |
| L5.0-L5.2 | Details |
| | |
| C1.0-C1.4 | Grading Plan |
| C2.0 | Details |
| C2.1 | Notes |
| | |
| E1.0-E2.0 | Electrical Partial Site Plan |
| E3.0 | Electrical Details |
| E4.0 | Electrical Schedules |



