



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

**February 15, 2023**  
**07:00 pm**

# VILLAGE OF LAKE ZURICH

## PLANNING AND ZONING COMMISSION MEETING

**FEBRUARY 15, 2023**

**07:00 PM**

### **AGENDA**

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

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

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

Minutes of the Planning and Zoning Commission Meeting, on January 18, 2023.

Attachment: [2A.2023-1-18 unapp.pdf](#)

**3. PUBLIC MEETING**

No items were received for consideration.

**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. 405 North Rand Road -- Special Use Permit (2023-03)**

Application for a Special Use Permit for live entertainment and exterior lighting at the currently established restaurant in the B-3 Regional Shopping Business District.

The Applicant has requested that the hearing be further continued to the March 15, 2023 meeting of the PZC to allow more time to prepare exhibits.

Applicant: Mr. Kristopher Schoenberger

Owner: HWS Productions, LLC

Attachment: [4A-405NRand\\_BBQdProd\\_Continued-23-02-15.pdf](#)

**B. 400 South Old Rand Road -- Zoning Map Amendment and Special Use Permit (2023-05)**

Application for a Zoning Map Amendment to rezone the property within the IB Institutional Building zoning district and a Special Use Permit and other zoning relief to establish a Transition Program Center at the Subject Property.

Applicant: Shannon Baird, DLA Architects

Owner: Lake Zurich Community Unit School District 95

Attachment: [4B.Packet 400 S Old Rand.pdf](#)

**5. OTHER BUSINESS**

**6. STAFF REPORTS**

**7. PUBLIC COMMENT**

**8. ADJOURNMENT**



Unapproved  
**VILLAGE OF LAKE ZURICH**  
**PLANNING & ZONING COMMISSION MINUTES**  
**January 18, 2023**

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

The meeting was called to order by Chairman Stratman at 7:00 p.m.

**ROLL CALL:** *Present* – Chairman Stratman, Commissioners Glowacz, Giannini, Riley, and Schultz. Chairman Stratman noted a quorum was present.  
Commissioners Castillo, Dannegger, and Muir were 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 September 21, 2022 Meeting Minutes of the Planning & Zoning Commission:  
MOTION was made by Commissioner Riley, seconded by Commissioner Schultz to approve the October 19, 2022 minutes of the Planning and Zoning Commission with no changes.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

**PUBLIC HEARING:**

MOTION was made by Commissioner Riley, seconded by Commissioner Glowacz to open the following public hearings at 7:01 p.m. for Application PZC 2023-04 for the property at 710 Fieldstone Circle – Variation for a Building Addition, Application PZC 2023-01 for the property at 103 South Rand Road – Special Use Permit for a Liquor Store, Application PZC 2023-02 for the property at 377 North Rand Road – Special Use Permit and Application PZC 2023-03 for the property at 405 North Rand Road – Special Use Permit.

Upon roll call vote:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 710 Fieldstone Circle – Variation for a Building Addition (2023-04). Public Hearing to consider the Application for a variation to allow for the construction of residential addition within the required rear yard setback at the property in the R-5 Single-family Residential District.

*Applicant and Owner: Ms. Carole Urry*

The item was presented by Ms. Carole Urry, the Applicant and Owner. She made a presentation regarding potential addition she wanted to install on the property and how it would

impact her property and neighboring properties. There were no questions and all commissioners were in support.

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz close the item.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

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 2023-04 – an application for a variation to allow for the construction of residential addition within the required rear yard setback at the property in the R-5 Single-family Residential District.

**B. 377 North Rand Road: Special Use Permit (2023-02):**

This item was moved to the second item, due to another Applicant arriving late. This Public Hearing is to consider an Application for a Special Use Permit for outdoor seating and live entertainment within a remodeled restaurant building in the B-3 Regional Shopping Business District.

*Applicant: Mr. Kristopher Schoenberger*

*Owner: Stone Cold Stunner LLC*

The item was presented by Ms. Moriah Schoenberger, part-owner of the proposed restaurant and BBQ Productions. She made a presentation regarding the type of potential improvements to the property and what type of variations from the code would be necessary. There were questions regarding the lighting in the rear of the property, the landscape buffer between the proposed restaurant and the residential district, the proposed driveway connection between this property and BBQ Productions, will there be a continuation of the outdoor seating, what happens to the second floor, what is the basement used for and where will the live entertainment be. There was one public comment (Rick Panell) regarding the lack of parking. Ms. Schoenberger attempted to answer each question, but admitted her business partner Mr. Schoenberger was more knowledgeable. The Commissioners required a written agreement between this property and the dental office to the south for use of their parking lot for overflow parking.

MOTION was made by Commissioner Glowacz, seconded by Commissioner Giannini to close the public hearing.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

MOTION was made by Commissioner Glowacz, seconded by Commissioner Giannini, 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 2023-02 – an Application for a Special Use Permit for outdoor seating and live entertainment within a remodeled restaurant building in the B-3 Regional Shopping Business District with the condition that a written agreement between this property and the dental office at 325 Rand Road for use of their parking lot for overflow parking.”

Upon roll call:

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

NAYS: 0

ABSENT: 2 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

C. 103 South Rand Road – Special Use Permit for a Liquor Store (2023-01).

This item was moved to the third item, due to the Applicant arriving late. This is a Public Hearing to consider an Application for a Special Use Permit to establish a liquor store at the property commonly known as 103 South Rand Road, within the Lakeview Plaza Shopping Center in the B-3 Regional Shopping Business District.

*Applicant: Shree Ganesh21, LLC*

*Owner: Knapp Investments, LLC*

The item was presented by Mr. Anilkumar Nayi the potential business operator, the Applicant, with support from the property owner Knapp Investments. He made a presentation regarding the type of potential improvements to the property and what types of products he would be selling. There were questions regarding the hours of operation, products sold and the parking lot. Mr. Nayi and staff answered each question to the satisfaction of the Commissioners.

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

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

MOTION was made by Commissioner Riley, seconded by Commissioner Giannini, 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 2023-01 – an Application for a Special Use Permit to establish a liquor store at the property commonly known as 103 South Rand Road, within the Lakeview Plaza Shopping Center in the B-3 Regional Shopping Business District.”

Upon roll call:

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

Planning &amp; Zoning Commission Meeting Minutes, January 18, 2023

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NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

**D. 405 North Rand Road: Special Use Permit (2023-03):**

This Public Hearing is to consider an Application for a Special Use Permit for live entertainment and exterior lighting at the currently established restaurant in the B-3 Regional Shopping Business District.

*Applicant: Mr. Kristopher Schoenberger*

*Owner: HWS Productions, LLC*

The item was presented by Ms. Moriah Schoenberger, part-owner of the proposed restaurant and BBQ Productions. She made a presentation regarding the type of potential improvements to the property and what type of variations from the code would be necessary. There were questions regarding the existing live entertainment and lighting, and if any additional conditions could be placed on the property. There was one public comment (Gina Panell) regarding the property. Ms. Panell prepared an exhibit which is attached. Ms. Schoenberger attempted to answer each question, but admitted her business partner Mr. Schoenberger was more knowledgeable. The Commissioners felt more information was needed and the item should be continued to the next meeting to give staff a chance to fully assess the property and give the property owners a chance to response.

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to continue the item to the February Planning and Zoning Commission Meeting.

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

**OTHER BUSINESS – None.****STAFF REPORT:**

Staff indicated there will be 2 items on the next Planning and Zoning Commission meeting agenda.

**PUBLIC COMMENT:**

No additional public comment was provided.

**ADJOURNMENT:**

Upon roll call:

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

NAYS: 0

ABSENT: 3 Commissioners Castillo, Dannegger, and Muir

MOTION CARRIED

The meeting was adjourned at 8:28 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

**PZC Hearing Date: February 15, 2023**

**Item 4.A**

**STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Re: PZC 2023-03 – 405 North Rand Road – BBQ'd Productions Bar and Grill  
Special Use Permit.  
Request to Continue Hearing to March 15, 2023

**SUBJECT**

Mr. Kristopher Schoenberger, representing HWS Productions LLC, (the “Applicant” and “Owner”) requests a Special Use permit for live entertainment and exterior lighting at the property located at 405 North Rand Road within the B-3 Regional Shopping Business district.

**BACKGROUND**

The Application for the Special Use Permit for live entertainment and exterior lighting at the property was presented by Ms. Mariah Schoenberger, wife of the Applicant, Mr. Kristopher Schoenberger. At the hearing, an adjacent resident testified in objection to the application and brought a number of issues that concerned her to the attention of the PZC and staff. These included issues related to the lighting, fence, landscape material removal, music on the rear deck and the odors emanating from the barbeque smoker on the premises. The PZC therefore continued the continued the hearing to the February 15, 2023 meeting of the PZC to allow the Applicant time to address these concerns.

The Applicant is currently in the process of preparing information to address the concerns and has requested that the hearing be further continued to the March 15, 2023 meeting of the PZC to allow for additional time to complete exhibits.

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**REQUESTED ACTION**

Staff recommends that the public hearing be continued to the March 15, 2023 meeting of the PZC to provide the Applicant time to complete their preparation of necessary exhibits.

**From:** [Kris Schoenberger](#)  
**To:** [Sarosh Saher](#)  
**Subject:** Request to continue  
**Date:** Thursday, February 9, 2023 9:15:03 AM

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Hi Sarosh

I am requesting to continue my application to March for the PZC. I am working on the lighting survey, which is being done by Josh at BA electric. I also am working with Luke at AM Woodland on additional landscaping.

Thanks

Kris Schoenberger  
Owner  
BBQ'd Productions Grill  
Third Lake, Lake Zurich, Kenosha

*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 2023-05**  
**PZC Hearing Date: February 15, 2023****AGENDA ITEM 4.B****STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

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

Date: February 15, 2023

Re: PZC 2023-05 Zoning Application for 400 South Old Rand Road  
Rezoning from B-1 to Institutional Buildings (IB) &  
Site Plan & Exterior Appearance Approval

**SUBJECT**

Ms. Shannon Baird, of DLA Architects, (the “Applicant”) and architect for Lake Zurich Community Unit School District 95 (CUSD-95) (the “Owner”) requests a Zoning Map Amendment to rezone the Subject Property from B-1 Local & Community Business District to IB Institutional Building to renovate the former CUSD-95 Administration Building at the property commonly known as 400 South Old Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”).

**GENERAL INFORMATION**

Requested Action:	<u>Zoning Map Amendment &amp; Special Use Permit</u>
Current Zoning:	<u>B-1 Local &amp; Community Business District</u>
Current Use:	<u>Vacant School District Building</u>
Proposed Use	<u>Transition Program for Lake Zurich High School</u>
Property Location:	<u>400 S Old Rand Road</u>
Applicant:	<u>Shannon Baird, DLA Architects</u>
Owner:	<u>Lake Zurich Community Unit School District 95 (CUSD-95)</u>
Staff Coordinator:	<u>Tim Verbeke, Planner</u>



**Staff Report**  
**APPLICATION PZC 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

**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**

Ms. Shannon Baird, of DLA Architects, (the “Applicant”) and architect for Lake Zurich Community Unit School District 95 (“CUSD-95”) (“Owner”) requests a Zoning Map Amendment to rezone the Subject Property from B-1 Local & Community Business District to IB Institutional Buildings District and a special use permit to allow for a Transition Program Center to operate within the building on the Subject Property.

CUSD-95 plans to renovate their former Administration Building into Transition Program Center for Lake Zurich High School at the property commonly known as 400 S Old Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”). The property has been under the ownership and operation of the school district since 2002 and is currently improved with a 9,900 square-foot building and parking lot. The Applicant filed an application with the Village of Lake Zurich received on January 16, 2023 (the “Application”) seeking:

- Map Amendment to rezone the Subject Property to within the IB Institutional Building zoning district
- Special Use Permit to Establish a Transition Program Center classified under “Elementary and secondary schools” (821) within the IB district.
- Site Plan & Exterior Appearance Approval

**Existing conditions**

The property is currently zoned within the B-1 Local & Community Business District. It contains two parcels – the northerly parcel with 32,980 square feet of land area containing a 9,900 square-foot building and parking lot containing 30 parking spaces, and the southerly parcel with 32,177 square feet of land area that is currently unimproved. The Subject Property consisting of approximately 1.5 acres is located on the southeastern corner of Old Rand Road and Surryse Road.

The building on the property was never built for use as an educational center. Constructed in 1974, it was used by the First National Bank until 2002, after which it was acquired and used for administrative offices by the Lake Zurich Community Unit School District 95. CUSD-95 ceased operations at this site in 2016 and moved their administrative offices to 832 South Rand Road.

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**PZC Hearing Date: February 15, 2023**

The existing building was built as a bank with banking and teller operations on the first floor, and offices above. Once CUSD-95 took ownership, the drive-thru banking lanes at the rear were removed and additional parking was added. The School District also converted the interior bank into general office space. The exterior character of the building is designed in the theme of Alpine Architecture, reflected through the elevations and profile of the building, its windows, and trim. The building and parking lot are in a physical condition requiring maintenance.

There is a significant grade change between the elevation of Old Rand Road and the Subject Property which gradually reduces along Surryse Road. The grade is currently supported by a retaining wall that was constructed as part of the original development of the bank. Over time, the wall has required stabilization and shoring up by the various owners of the property.

**Proposal**

The Applicant, Ms. Baird, DLA Architects, the lead architect for the CUSD-95 project, proposes to redesign the building to house the new Transition Program Center. The building will serve students with special education needs allowing them access to programming centered around employment preparation, education/training preparation, and independent living preparation. In addition to having access to a larger space, the relocation allows CUSD-95 to create an independent location for this program, leading to an increased community immersion experiences, increased vocational opportunities, and increased independent recreational opportunities.

The anticipated occupancy of this building is 50; 25 students and 25 staff. There are currently two full-size buses serving the program which will run throughout the current operating hours of 8:45 a.m. through 2:00 p.m.

The building will undergo renovation to make it ADA compliant, while revising the architectural features and adaptively reusing the spaces to a new use while retaining their original design and character. The exterior will be modernized and brought up to present day codes and standards. There is no signage is proposed on the building. The work to the envelope of the building and its interior will be reviewed and approved by the Illinois State Board of Education (ISBE) and will need to confirm with those regulations.

Rezoning the property and redevelopment of the site is subject to the review and approval of the Village of Lake Zurich. The only suitable district recommended for the location, design and operation of the proposed use is the IB Institutional Building District. Elementary and secondary schools (SIC #821) require a special use permit to be established and operated within the IB district. The Applicant is therefore requesting approval to rezone the property within the IB district and a special use permit to establish the Transition Program Center. The Applicant believes that the low intensity and low traffic generated by this land use would be ideally suited to this location which is at the edge of the Village's Office/Business District.

The Applicant proposes to reconfigure the site through the removal of the existing pavement to the rear and utilization of the vacant parcel to the south with a new bus drop-off area, additional parking spaces, and trash enclosure. The areas to the rear (west) and side (north) containing the parking lot and its driveway will be reggraded with soil backfill to slope towards the building

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thereby removing the need for the retaining walls, which will be buried in the process. The filled areas will be landscaped with trees and grass.

The front parking lot facing Surryse Road to the east will be pulled back from the street to accommodate additional landscape material in the form of trees and shrubs. New light fixtures are proposed for the parking lot.

Pursuant to public notice published on January 28, 2023, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for February 15, 2023, to consider the Application. On January 27, 2023, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to this being a public-school project that is permitted under the authority of the ISBE, the project will primarily be required to obtain all necessary permit approvals at the state. The purview of the village is to provide review and approval of issues related to zoning, site work, utilities and public safety. Therefore, this project was not brought before the Village Board for a Courtesy Review.
- B. Zoning History.** The property is located within the older parts of the community at the edge of an Office/Business District. The two parcels on the subject property were platted as a standard office/business lots within “Zurich Town Mall” with the possible intention to be developed with office or business type use similar in style and configuration to those surrounding the property on the south and east. The property was zoned within a PUD – Ordinance No. 769 and P-1 Planned Industries District in the Zoning Map of Lake Zurich approved in 1974. Subsequent amendments to the zoning code classified the property within B-1 Retail Business District and later within the B-1 Local and Community Business District following a comprehensive amendment to the zoning code in 1994. The property has since remained within the B-1 district.
- C. Surrounding Land Use and Zoning.** The subject property is located on the corner of Surryse Road and Old Rand Road in the center of Lake Zurich. Old Rand Road serves as a transition between the single-family residential areas along the west side and the commercial areas generally along the east side in this area. Access to the subject property is from Surryse Road, which is a local road serving all the office and business properties to the east and south.  
  
The property to the north/northeast is zoned within the IB Institutional Building District and improved with “The Chapel,” a religious institution.
- D. Trend of Development.** The subject property is located on the edge of a business and institutional area of Lake Zurich. The area contains a number of commercial and institutional buildings and has been developed since the 1990s.

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- E. Zoning District.** The IB Institutional Building zoning district is established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings. It is the intent of the Zoning Code, by this district, to avoid the problems inherent in treating such buildings as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to public and institutional uses and buildings.

The proposed land use is allowed within the IB district and classified as “Elementary and secondary schools” (821) which requires a special use permit within such district.

**GENERAL FINDINGS**

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

**STANDARDS FOR MAP AMENDMENTS**

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

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

**Staff Response:** The subject property has been zoned within a business district since the original platting of the property within Zurich Town Mall Subdivision and to be consistent with the zoning classification of business and office building on the east side of Old Rand Road.

Additionally, the properties to the north are zoned within the IB Institutional Building district classification. These properties include library at the corner of IL Route 22 and Old Rand Road, a church known as “The Chapel” at 330 South Old Rand Road, and the Lake Zurich Police Department at 200 Mohawk Trail.

The Subject Property would constitute a contiguous extension of that existing IB zoning district with an institutional use that is compatible with the existing uses within the district.

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

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**Staff Response:** Standard met. The proposed amendment would allow a unique building to continue to be used adaptively with a land use that provides a service to the community.

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

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

**Staff Response:** Standard met. The Subject Property is proposed to be rezoned to IB Institutional Building District, which is consistent with the adjacent zoning classification to the north and will be contiguous to the existing district.

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

**Staff Response:** Standard met. The subject property is located on the edge of the historic central business area of Lake Zurich. The area is part of a mature commercial and commercial and institutional district that contains a mix of compatible uses. These uses are separated and from the residential uses to the west across Old Rand Road and have not exhibited a negative impact on those residential uses.

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

**Staff Response:** Standard Met. The subject property is zoned within the B-1 Local and Community Business Zoning District. The existing building configuration and use (vacant) is not viable for a business use. The proposed reconfiguration and land use are conducive to educational purposes.

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

**Staff Response:** Standard Met. The Applicant proposes to adaptively reuse the building for the proposed Transition Center. The building will undergo renovation to make it ADA compliant, while renovating the exterior facade and adaptively reusing the spaces to a new use while retaining their original design. There is no signage is proposed on the building.

The Applicant intends to meet the current requirements of the applicable building codes of the ISBE to be able to use the space for the proposed institutional use.

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

**Staff Response: Standard Met. The proposed Transition Center will be surrounded on three sides by business/offices/institutional buildings and uses. Additionally, its low intensity is not expected to have any detrimental impact the residential properties to the west.**

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

**Staff Response: Standard met. The entirety of the CUSD-95 operations for the Transition Program Center will be operated within the existing building. The Applicant has demonstrated that it will not have any substantial or undue adverse effect upon any adjacent properties and will not adversely impact the public health, safety, and general welfare of the Village.**

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

**Staff Response: Standard Met. The adjacent residential properties to the west and the commercial/institutional properties to the north, east and south are already built out and will continue their operation and use. The proposed use at the Subject Property will not impede upon or negatively impact their ongoing use. No evidence has been submitted or found showing that the proposed location is inappropriate for the proposed land use.**

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

**Staff Response: Not applicable. The Applicant is requesting an amendment to the zoning map (Map Amendment), not to the language and provisions of the zoning code (Text Amendment).**

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

**Staff Response: Standard Met. The Subject Property contains two means of access and egress to Surryse Road. The Applicant intends to use these existing access points to the existing and new parking lot constructed as part of the project.**

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

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**Staff Response: Standard Met.** The proposed business is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities, drainage and other municipal services. No change in impact these are anticipated at this time.

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

**Staff Response: Standard Met.** CUSD-95 has owned the property since 2002 for its administrative offices and these uses in early 2016 when the uses were moved to its current administrative center to 832 South Rand Rd. The Applicant intends to begin reconstruction of the Subject Property in late Spring with completion in December 2023.

12. **Positive Effect:** The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner. (Ord. 2013-12-944, 1-6-2014)

**Staff Response: Standard Met.** The Applicant intends to preserve and adaptively reuse the building allowing it to continue to contribute to the established character of Lake Zurich and the surrounding commercial/institutional uses.

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

The land use for the Transition Program Center under “Elementary and secondary schools” (821) is classified as a Special Use within the IB district. Staff has reviewed the proposal and plans and found that the project will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

- A. **General Standards:** No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish substantial conformance with the following:

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

**Staff Response: Standard met.** While the current land use designation of the Subject Property is Office/Service, by virtue of it being a part of the Zurich Town Mall Subdivision, its designation as an “Institutional” land use classification will be compatible with the immediately adjacent land uses to the north within this Institutional land use designation. The development will

**Staff Report**  
**APPLICATION PZC 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

**continue to remain in substantial conformance with the purpose and intent of the IB – Institutional Buildings District.**

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

**Staff Response: Standard met. The proposed Transition Program Center will not have any substantial or undue adverse effect upon any adjacent properties. The proposed development is consistent with the immediate IB – Institutional Buildings District to the north in terms of location, design and operation.**

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

**Staff Response: Standard met. The proposed development will be constructed and arranged so as not to dominate the immediate vicinity any more than the existing buildings did, but instead work in harmony with the surrounding character and land uses.**

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

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

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

**Staff Response: Standard Met. The proposed reconfiguration of the site will not involve alterations to the access points onto the surrounding public street (Surryse Road) to and from the property. Vehicular and bus traffic onto and off the property will be dispersed via the southern entrance of the property on to Surryse Road. There will be two full-size school buses for this program which will run throughout the current operating hours of 8:45 a.m. to 2:00 p.m.**

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



**Staff Report**  
**APPLICATION PZC 2023-05**

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**PZC Hearing Date: February 15, 2023**

**Staff Response: Standard met.** The proposed development will not result in the destruction, loss, or damage of any natural, or scenic as the development is being constructed on previously developed land. Instead, the project proposes to remove the rear parking lot and driveway along the north and west with new soil backfill and landscape material which would compensate for the new parking lot proposed to the south of the building.

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

**Staff Response: Standard partially met.**

1. **Landscape material.** While the Applicant is proposing to include new landscape material along the periphery of the property particularly in areas where the back filling is proposed, and along the Surryse Road frontage of the property, the plant material falls short of the numbers required by the Village landscape code requirements.
2. **Lighting.** There are certain areas on the interior of the property where the illumination exceeds the maximum allowed by the Village illumination codes. The Applicant is proposing a maximum illumination of 11.8 foot-candles around secondary doors to the building whereas the maximum allowed by the Village codes is 10 foot-candles.

**Staff has brought both these to the attention of the Applicant who have indicated that they are working towards compliance of the necessary Village requirements.**

**The proposed development will also need to comply with all other additional standards imposed by the ISBE for education facilities.**

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

**Staff Response: Standard met.** The construction of new, upgraded and larger education space, and indoor and outdoor offerings of activities will have a positive effect on the Village as a whole.

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

**Staff Report**  
**APPLICATION PZC 2023-05**

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**PZC Hearing Date: February 15, 2023**

**Staff Response: Standard met. Staff will ensure that zoning compliance is established for all site related work. The school district is additionally required to conform to all the state building permit requirements of the ISBE prior to commencing construction.**

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

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

**Staff Response: Standard met. Since 1929, The CUSD-95 has served the residents of Lake Zurich and has provided a unique place to learn and gather. The project is part of a larger effort to upgrade their existing facilities and buildings or construct new facilities. The upgraded facility and services not only improve the aesthetic of an otherwise vacant older property in the Village, but also provides an essential service through the Transition Program for its students.**

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

**Staff Response: Not Applicable. The property is currently owned by the CUSD-95 since 2002. The school district does not intend to abandon this site and relocate the center to another location. The subject property continues to offers the Owner the ability to operate a use that is appropriate for the property and the area of the community in which it is presently located.**

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

**Staff Response: Standard met. All steps necessary have been taken to minimize any substantial adverse effects of the proposed development.**

**Staff Report**  
**APPLICATION PZC 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

**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 9-18-3: Standards for Amendments
- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval will be met if the following conditions are met. Staff therefore recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2023-05, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated January 13, 2023, and prepared by DLA Architects
  - b. Exhibit A: Legal Description of the Subject property.
  - c. Plat of Survey, dated January 13, 2023, and prepared by DLA Architects
  - d. Proof of Ownership, dated January 13, 2023, and prepared by DLA Architects
  - e. Overall Site/Geometric Plan, dated January 13, 2023, and prepared by DLA Architects
  - f. Preliminary Engineering Plans, dated January 13, 2023, and prepared by DLA Architects
  - g. Landscape Plans, dated January 13, 2023, and prepared by DLA Architects
  - h. Tree Survey, dated January 13, 2023, and prepared by DLA Architects
  - i. Exterior Lighting Photometrics Plan, dated January 13, 2023, and prepared by DLA Architects
2. The lot lines of the property and parking lots shall be properly screened with the required amount of landscaping and buffering plant material as required by the village code. The design and materials may take the form of shrubs, ornamental trees, shade trees or evergreens. The final landscape plan shall be approved by village staff prior to approval of the project by the Village Board.
3. The maximum permitted illumination shall not exceed 0.50 foot-candles at the property lines and shall not exceed 10.0 foot-candles at any point within the interior of the property.
4. The Applicant shall provide a geotechnical report regarding the backfilling of the property up against the existing retaining walls along the west and north lots lines of the property. Such report shall be prepared by a qualified geotechnical engineer and shall include an opinion as to the efficacy of the approach proposed by the Applicant to backfill the rear

**Staff Report**  
**APPLICATION PZC 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

and side of the property and provide specifications for the backfilling including direction on how the embankment will be keyed into the existing soil to prevent the embankment from lateral movement. Such report shall be provided to the Village prior to issuance of a site engineering permit for the project.

5. 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 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

**LAKE ZURICH PLANNING & ZONING COMMISSION**  
**FINAL FINDINGS & RECOMMENDATIONS**  
**FOR 400 SOUTH OLD RAND ROAD**  
**FEBRUARY 15, 2023**

The Planning & Zoning Commission recommends approval of Application PZC 2023-05, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **February 15, 2023** for this Application and subject to any changes or approval conditions as listed:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
  - a. Application/Cover Letter dated January 13, 2023, and prepared by DLA Architects
  - b. Exhibit A: Legal Description of the Subject property.
  - c. Plat of Survey, dated January 13, 2023, and prepared by DLA Architects
  - d. Proof of Ownership, dated January 13, 2023, and prepared by DLA Architects
  - e. Site/Geometric Plan, dated January 13, 2023, and prepared by DLA Architects
  - f. Engineering Plans, dated January 13, 2023, and prepared by DLA Architects
  - g. Landscape Plans, dated January 13, 2023, and prepared by DLA Architects
  - h. Tree Survey, dated January 13, 2023, and prepared by DLA Architects
  - i. Photometric Plan, dated January 13, 2023, and prepared by DLA Architects
2. The lot lines of the property and parking lots shall be properly screened with the required amount of landscaping and buffering plant material as required by the village code. The design and materials may take the form of shrubs, ornamental trees, shade trees or evergreens. The final landscape plan shall be approved by village staff prior to approval of the project by the Village Board.
3. The maximum permitted illumination shall not exceed 0.50 foot-candles at the property lines and shall not exceed 10.0 foot-candles at any point within the interior of the property.
4. The Applicant shall provide a geotechnical report regarding the backfilling of the property up against the existing retaining walls along the west and north lots lines of the property. Such report shall be prepared by a qualified geotechnical engineer and shall include an opinion as to the efficacy of the approach proposed by the Applicant to backfill the rear and side of the property and provide specifications for the backfilling including direction on how the embankment will be keyed into the existing soil to prevent the embankment from lateral movement. Such report shall be provided to the Village prior to issuance of a site engineering permit for the project.
5. The development shall be in compliance with all applicable codes and ordinances.
  - ☐ Without any further additions, changes, modifications and/or approval conditions.
  - ☐ With the following additions, changes, modifications and/or approval conditions:

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Planning & Zoning Commission Chairman

**Staff Report**  
**APPLICATION PZC 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

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

**PARCEL 1:**

LOT 5 IN ZURICH TOWN MALL SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON EXHIBIT RECORDED MAY 2, 1974 AS PART OF DOCUMENT 1662041, IN LAKE COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 57 DEGREES 23 MINUTES 56 SECONDS EAST ALONG THE COMMON LINE BETWEEN LOTS 4 AND 5 IN SAID ZURICH TOWN MALL SUBDIVISION, A DISTANCE OF 194.0 FEET TO THE RIGHT OF WAY LINE OF SURRYSE ROAD AS RECORDED MARCH 28, 1984 AS DOCUMENT 2274118; THENCE SOUTH 32 DEGREES 36 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1.74 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE RIGHT OF WAY LINE OF SAID SURRYSE ROAD, A DISTANCE OF 49.35 FEET; THENCE SOUTH 13 DEGREES 44 MINUTES 10 SECONDS EAST, A DISTANCE OF 128.58 FEET TO THE INTERSECTION OF A LINE 194.0 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD RAND ROAD AS DEDICATED BY SAID ZURICH MALL SUBDIVISION; THENCE SOUTH 57 DEGREES 23 MINUTES 56 SECONDS WEST ALONG A LINE 150.0 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE SAID COMMON LINE BETWEEN LOTS 4 AND 5, A DISTANCE OF 194.0 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID OLD RAND ROAD, BEING 150.0 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 32 DEGREES 36 MINUTES 04 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING, IN ZURICH TOWN MALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS SHOWN ON AN EXHIBIT RECORDED MAY 2, 1974 AS PART OF DOCUMENT 1662041.

Parcels Involved: 14-20-213-004, 14-20-213-022

**Staff Report**  
**APPLICATION PZC 2023-05**

**Community Development Department**  
**PZC Hearing Date: February 15, 2023**

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





400 S Old Rand Road



Lake County, Illinois



Map Printed on 2/9/2023



☐ Tax Parcel Lines  
Tax Parcel  
Information

**Disclaimer:**

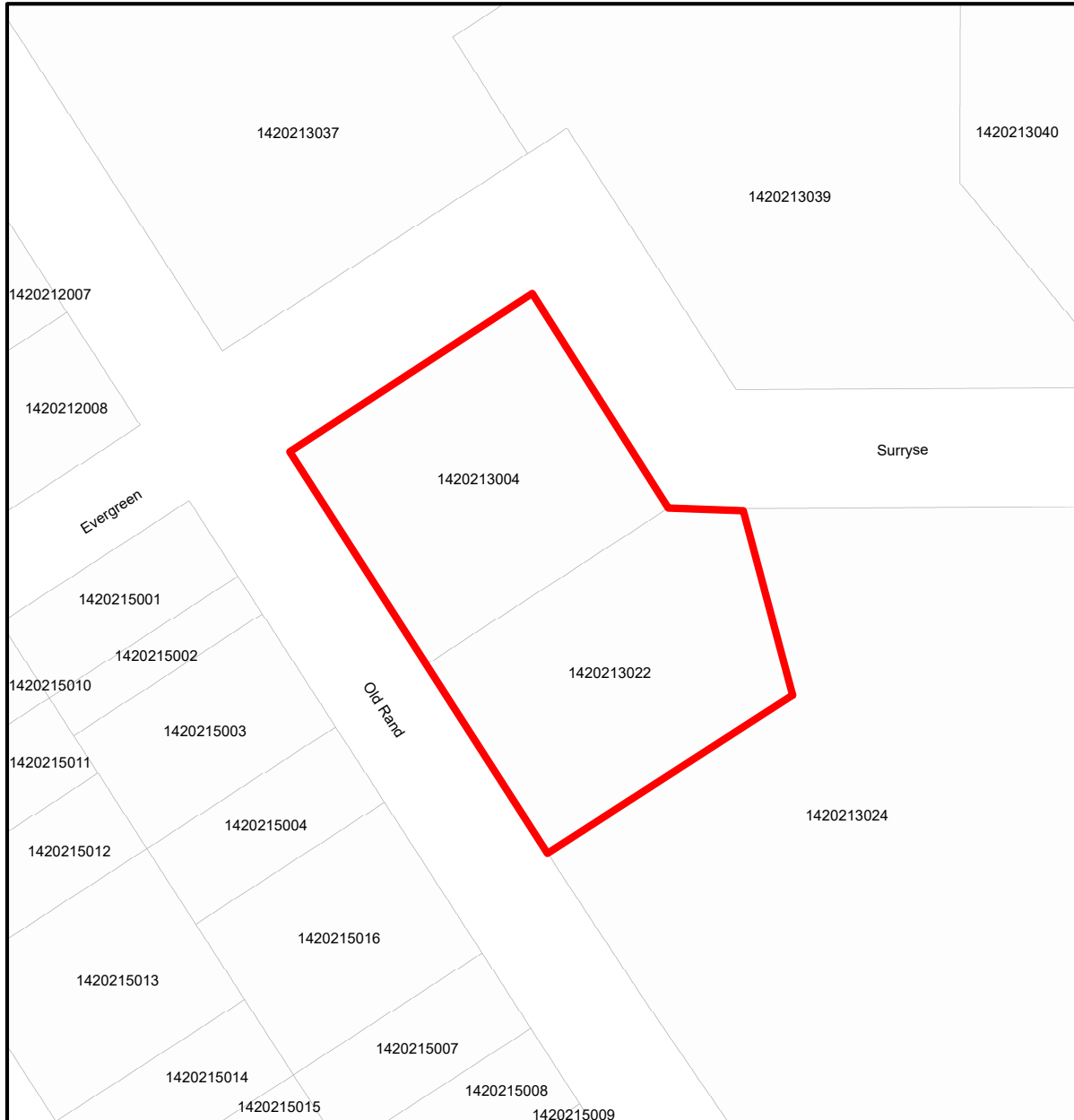
The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended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





# CUSD-95 Transition Center

## 400 S Old Rand Rd



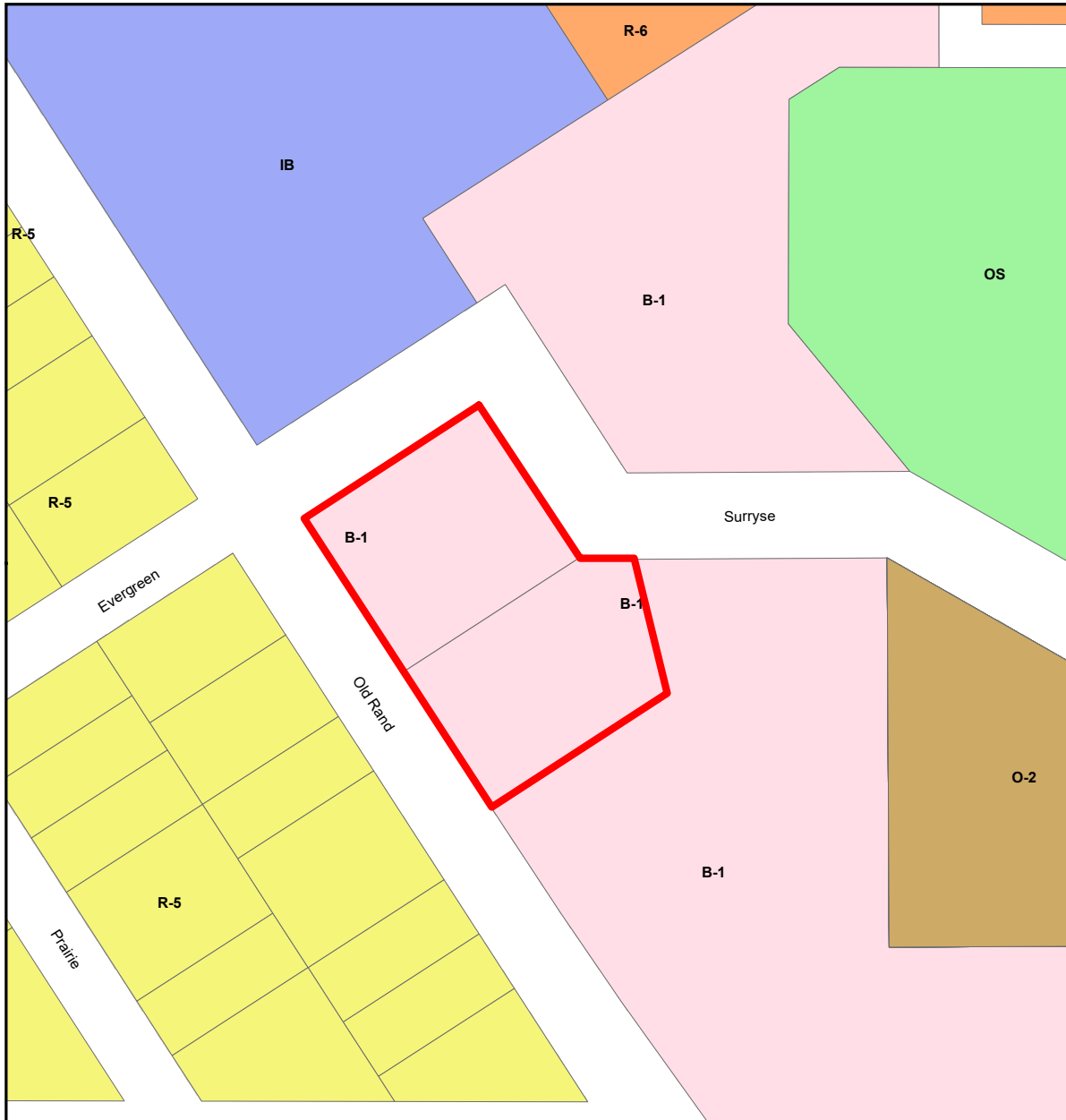
COMMUNITY SERVICES DEPARTMENT  
Building and Zoning Division  
505 Telser Road, Lake Zurich, Illinois 60047

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



# CUSD-95 Transition Center

## 400 S Old Rand Road



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

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



(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: 400 S. Old Rand Road, Lake Zurich, IL 60047
2. Please attach complete legal description
3. Property Identification number(s): 1420213004, 1420213004
4. Owner of record is: Lake Zurich CUSD 95 Phone: 847-438-2831  
E-Mail: Lyle.Erstad@lz95.org Address: 832 S. Rand Road, Lake Zurich, IL 60047
5. Applicant is (if different from owner): Shannon Baird Phone: 847-742-4063  
E-Mail: s.baird@dla-ltd.com Address: 2 Pierce Place, Suite 1300, Itasca, IL 60143
6. Applicant's interest in the property (owner, agent, realtor, etc.): Architect
7. All existing uses and improvements on the property are: Education
8. The proposed uses on the property are: Education
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.

Shannon Baird

(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 12 day of JAN, 2022

(Notary Public)

My Commission Expires 3-29-23For Community UnitSchool District 95 Lyle Erstad

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 12 day of JAN, 2022.

(Notary Public)

My Commission Expires 10-13-2024

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

- ☒ Zoning Code **Map** Amendment to change zoning of Subject Property from B1 to IB
- ☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code \_\_\_\_\_

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

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

- ☐ Planned Unit Development/Major Adjustment/Amendment

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

- ☐ Variation for \_\_\_\_\_

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

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

- ☐ Preliminary Plat of Subdivision

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

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

- ☒ Exterior Appearance Approval or Amendment
- (See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

#### **APPLICATION TO ANNEX CERTAIN TERRITORY**

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

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

#### **COMPREHENSIVE PLAN APPLICATION**

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



January 13, 2023

Mr. Orlando Stratman  
Chairperson of the Planning & Zoning Commission  
Village of Lake Zurich  
70 East Main Street  
Lake Zurich, IL 60047

Re: Zoning Application  
Project: Lake Zurich CUSD 95 Transition Program Facility Renovation at 400 S.  
Old Rand Road  
DLA Project No.: 2022.102

Dear Mr. Stratman,

On behalf of Lake Zurich Community Unit School District 95, DLA Architects is applying for Site Plan Approval of the proposed renovations to the former SD95 Administration Building located at 400 S. Old Rand Road. This proposed renovation will create a home for the Transition Program which is currently operating inside Lake Zurich High School.

The Transition Program serves students with special education needs allowing them access to programming centered around employment preparation, education/training preparation, and independent living preparation. In addition to having access to a larger space, the move to create an independent location for this program will allow for increased community immersion experiences, increased vocational opportunities, and increased independent recreational opportunities.

The anticipated occupancy of this building is 50; 25 students and 25 staff. There are currently two full-size buses for this program which will run throughout the current operating hours of 8:45 am through 2:00 pm. Depending upon the unique student transportation needs, this may vary somewhat from year to year.

The current zoning district for this property is Local & Community Business (B-1). We request an amendment to change the zoning of this property to Institutional Buildings (IB). Construction is anticipated to begin in late spring 2023 with substantial completion in December 2023.

[www.dla-ltd.com](http://www.dla-ltd.com) ■ Two Pierce Place, Suite 1300, Itasca, Illinois 60143 ■ 847.742.4063

Mr. Orlando Stratman  
Page 2  
January 13, 2023

Should you have any questions about the proposed project, do not hesitate to contact me.

Sincerely

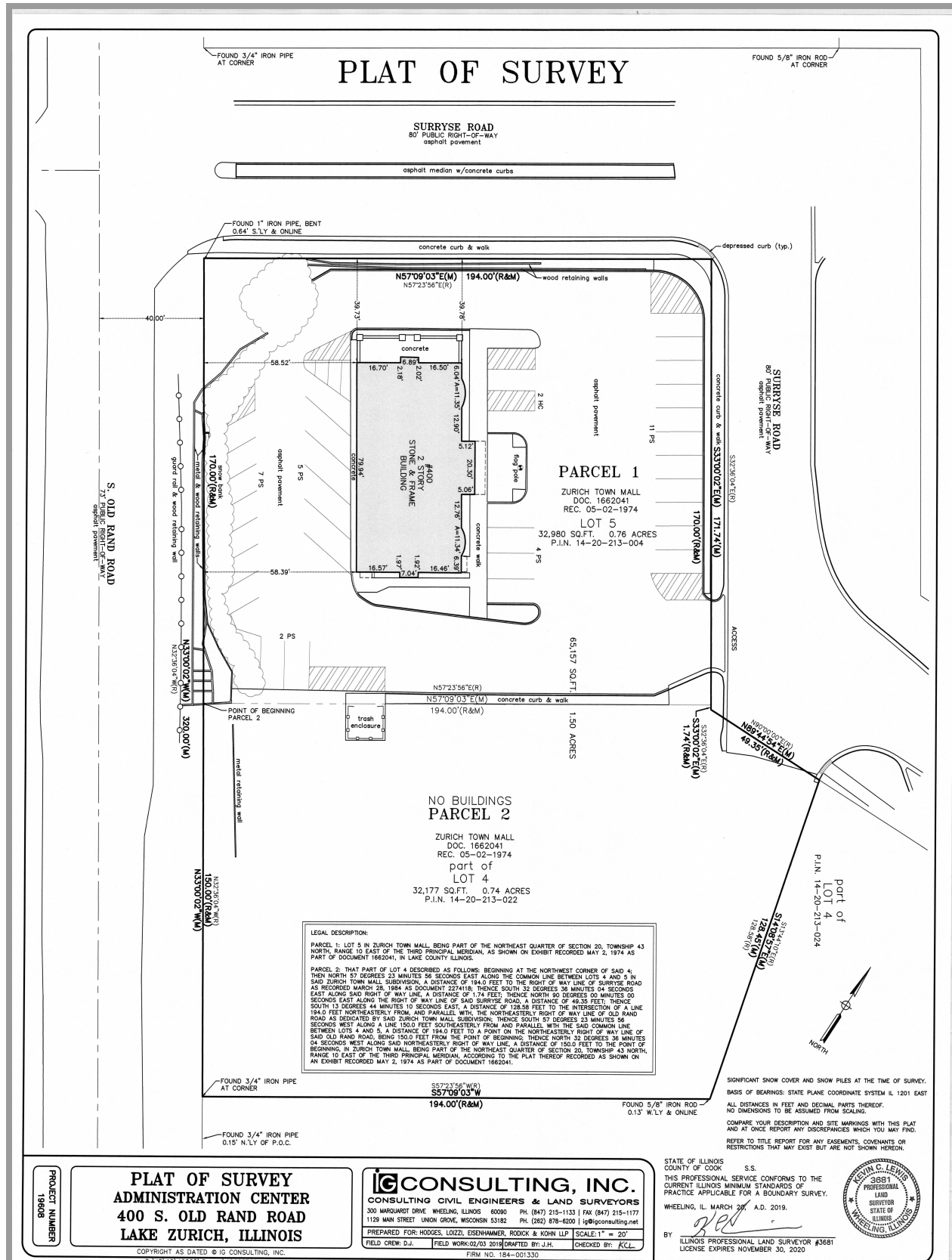
*Shannon Baird*

Shannon Baird, AIA

Items provided under separate cover:

- Completed Application
- Plat of Survey
- Legal Description of the Subject Property
- Proof of Ownership
- Overall Site/Geometric Plan and Preliminary Engineering Plans
- Landscape Plans and Tree Survey
- Exterior Lighting Photometrics Plan
- Proposed exterior building elevations
- Estimated cost of site development

c: Lyle Erstad, SD95  
Chad Alexander, Lamp  
Leo Morand, GHA



Parcel 1:

Lot 5 in Zurich Town Mall Subdivision, being part of the Northeast 1/4 of Section 20, Township 43 north, Range 10, East of the Third Principal Meridian, as shown on Exhibit recorded May 2, 1974 as part of Document 1662041, in Lake County, Illinois.

Parcel 2:

That part of Lot 4 described as follows: Beginning at the Northwest corner of said Lot 4; thence North 57 degrees 23 minutes 56 seconds East along the common line between Lots 4 and 5 in said Zurich Town Mall Subdivision, a distance of 194.0 feet to the right of way line of Surryse Road as recorded March 28, 1984 as Document 2274118; thence South 32 degrees 36 minutes 04 seconds East along said right of way line, a distance of 1.74 feet; thence North 90 degrees 00 minutes 00 seconds East along the right of way line of said Surryse Road, a distance of 49.35 feet; thence South 13 degrees 44 minutes 10 seconds East, a distance of 128.58 feet to the intersection of a line 194.0 feet Northeasterly from and parallel with the Northeasterly right of way line of Old Rand Road as dedicated by said Zurich Mall Subdivision; thence South 57 degrees 23 minutes 56 seconds West along a line 150.0 feet Southeasterly from and parallel with the said common line between Lots 4 and 5, a distance of 194.0 feet to a point on the Northeasterly right of way line of said Old Rand Road, being 150.0 feet from the point of beginning; thence North 32 degrees 36 minutes 04 seconds West along said Northeasterly right of way line, a distance of 150.0 feet to the point of beginning, in Zurich Town Mall Subdivision, being a Subdivision of part of the Northeast 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded as shown on an Exhibit recorded May 2, 1974 as part of document 1662041.



**ALTA COMMITMENT FOR TITLE INSURANCE**

Issued By:

**CHICAGO TITLE  
INSURANCE COMPANY**

Commitment Number:

**CCHI1803829LD****NOTICE**

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Chicago Title Insurance Company**

By:

President

Countersigned By:

Authorized Officer or Agent



Attest:

Secretary

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

Printed: 12.26.18 @ 09:55 AM  
IL-CT-FA83-02100.231406-SPS-1-18-CCHI1803829LD

**CHICAGO TITLE INSURANCE COMPANY****COMMITMENT NO. CCHI1803829LD****Transaction Identification Data for reference only:**

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: <a href="mailto:chicagocommercial@ctt.com">chicagocommercial@ctt.com</a>	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

**Order Number: CCHI1803829LD****Property Ref.:** Lake Zurich Community Unit School District No. 95**SCHEDULE A**

1. Commitment Date: December 10, 2018
2. Policy to be issued:
  - (a) ALTA Owner's Policy 2006  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
  
Proposed Policy Amount: \$500,000.00
  - (b) ALTA Loan Policy 2006  
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy  
Proposed Policy Amount: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
Lake Zurich Community Unit School District #95, a Public School Corporation
5. The Land is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (08/01/2016)

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IL-CT-FA83-02100.231406-SPS-1-18-CCHI1803829LD



## EXHIBIT "A"

### Legal Description

**Parcel 1:**

Lot 5 in Zurich Town Mall Subdivision, being part of the Northeast 1/4 of Section 20, Township 43 north, Range 10, East of the Third Principal Meridian, as shown on Exhibit recorded May 2, 1974 as part of Document 1662041, in Lake County, Illinois.

**Parcel 2:**

That part of Lot 4 described as follows: Beginning at the Northwest corner of said Lot 4; thence North 57 degrees 23 minutes 56 seconds East along the common line between Lots 4 and 5 in said Zurich Town Mall Subdivision, a distance of 194.0 feet to the right of way line of Surryse Road as recorded March 28, 1984 as Document 2274118; thence South 32 degrees 36 minutes 04 seconds East along said right of way line, a distance of 1.74 feet; thence North 90 degrees 00 minutes 00 seconds East along the right of way line of said Surryse Road, a distance of 49.35 feet; thence South 13 degrees 44 minutes 10 seconds East, a distance of 128.58 feet to the intersection of a line 194.0 feet Northeasterly from and parallel with the Northeasterly right of way line of Old Rand Road as dedicated by said Zurich Mall Subdivision; thence South 57 degrees 23 minutes 56 seconds West along a line 150.0 feet Southeasterly from and parallel with the said common line between Lots 4 and 5, a distance of 194.0 feet to a point on the Northeasterly right of way line of said Old Rand Road, being 150.0 feet from the point of beginning; thence North 32 degrees 36 minutes 04 seconds West along said Northeasterly right of way line, a distance of 150.0 feet to the point of beginning, in Zurich Town Mall Subdivision, being a Subdivision of part of the Northeast 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded as shown on an Exhibit recorded May 2, 1974 as part of document 1662041.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.*

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EXTERIOR RENDERING

## TRANSITION PROGRAM FACILITY

LAKE ZURICH CUSD 95  
DECEMBER 15, 2022  
© 2022 DLA ARCHITECTS, LTD.







EXTERIOR RENDERING

**TRANSITION PROGRAM FACILITY**  
LAKE ZURICH CUSD 95  
DECEMBER 15, 2022  
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ARCHITECTS  
form follows  
learning™

# TRANSITION CENTER LAKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT 95 400 S. RAND ROAD LAKE ZURICH, ILLINOIS 60047

## STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT		
COMBINE SEWER LINE		
CONTOUR		
CULVERT		
LI-FIX/WALL		
ELECTRIC LINE		
ELECTRIC MANHOLE		
FENCE		
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE		
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES		
POWER POLE		
R.O.W. MARKER		
SANITARY FORCE MAIN LINE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SPOT ELEVATION		
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE-CONIFEROUS (SIZE/TAG#)		
TREE-DECIDUOUS (SIZE/TAG#)		
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATER MAIN LINE		

EXISTING UTILITIES. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITIES CONFINED FOR REMOVING OR ADJUSTING THEM.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.L.E. AT 1-800-892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

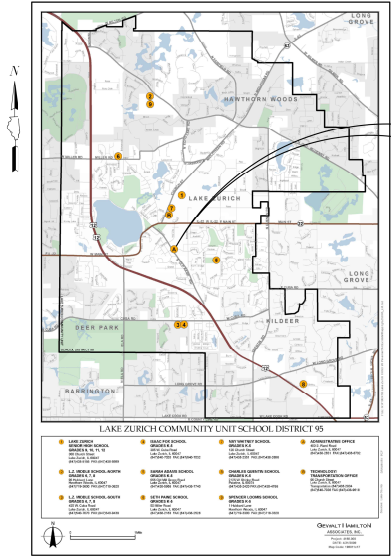
**GHA GEWALT HAMILTON ASSOCIATES, INC.**  
625 Forest Edge Drive • Vernon Hills, IL 60061  
Tel. 847.478.9700 • Fax 847.478.9701

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**TITLE SHEET**  
**TRANSITION CENTER**  
**LAKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT 95**  
**VILLAGE OF LAKE ZURICH, ILLINOIS 60047**

NO.	BY	DATE	REVISION

FILE: 4204.080-017.dwg	SHEET NUMBER:
DRAWN BY: JHL	4264.080
DATE: 1.13.2023	N.T.S.
CHECKED BY: PCL	SCALE:
DATE: 1.13.2023	OF 15 SHEETS



LOCATION MAP

**PROJECT LOCATION**  
ADMINISTRATIVE OFFICE

**TOPOGRAPHIC SURVEY BY:**  
GEWALT HAMILTON ASSOCIATES, INC.  
625 FOREST EDGE DRIVE  
VERNON HILLS, ILLINOIS 60061  
TELEPHONE: 847-478-9700

**PROFESSIONAL DESIGN FIRM LICENSE:**  
GEWALT HAMILTON ASSOCIATES, INC.  
DESIGN FIRM - LAND SURVEYOR/PROF ENG  
LICENSE NUMBER: 184.000922-0010  
EXPIRES: 4/30/2023



01/13/2023  
Exp. 11/30/2023

**PLANS PREPARED FOR:**  
LAKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT 95  
625 SOUTH RAND ROAD  
LAKE ZURICH, ILLINOIS 60047

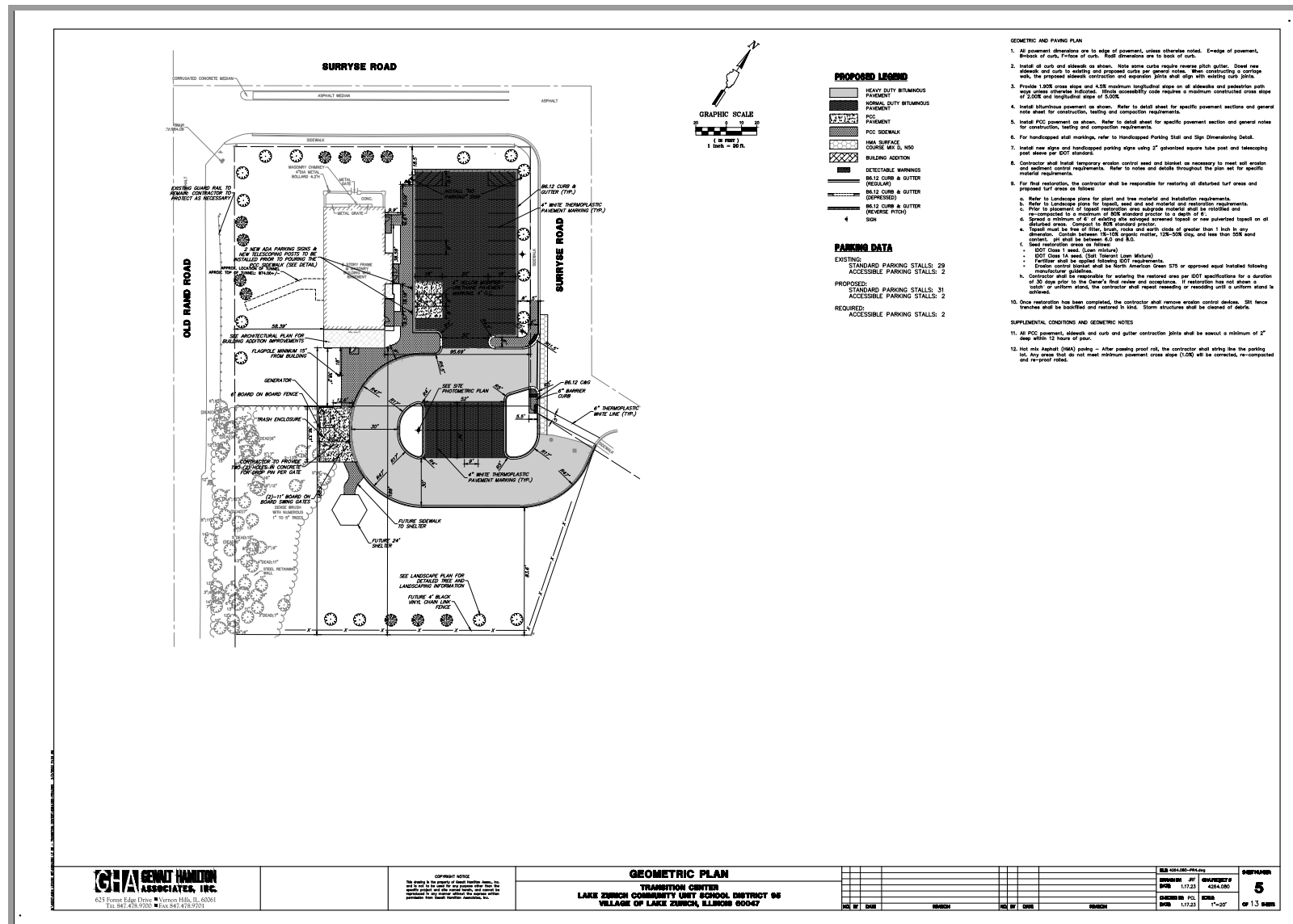
**COORDINATING/PERMITTING AGENCIES:**  
LAKE COUNTY REGIONAL OFFICE OF EDUCATION 847-543-7833  
VILLAGE OF LAKE ZURICH 847-540-1694  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY 217-782-0610  
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)  
LAMP INCORPORATED 847-741-7220

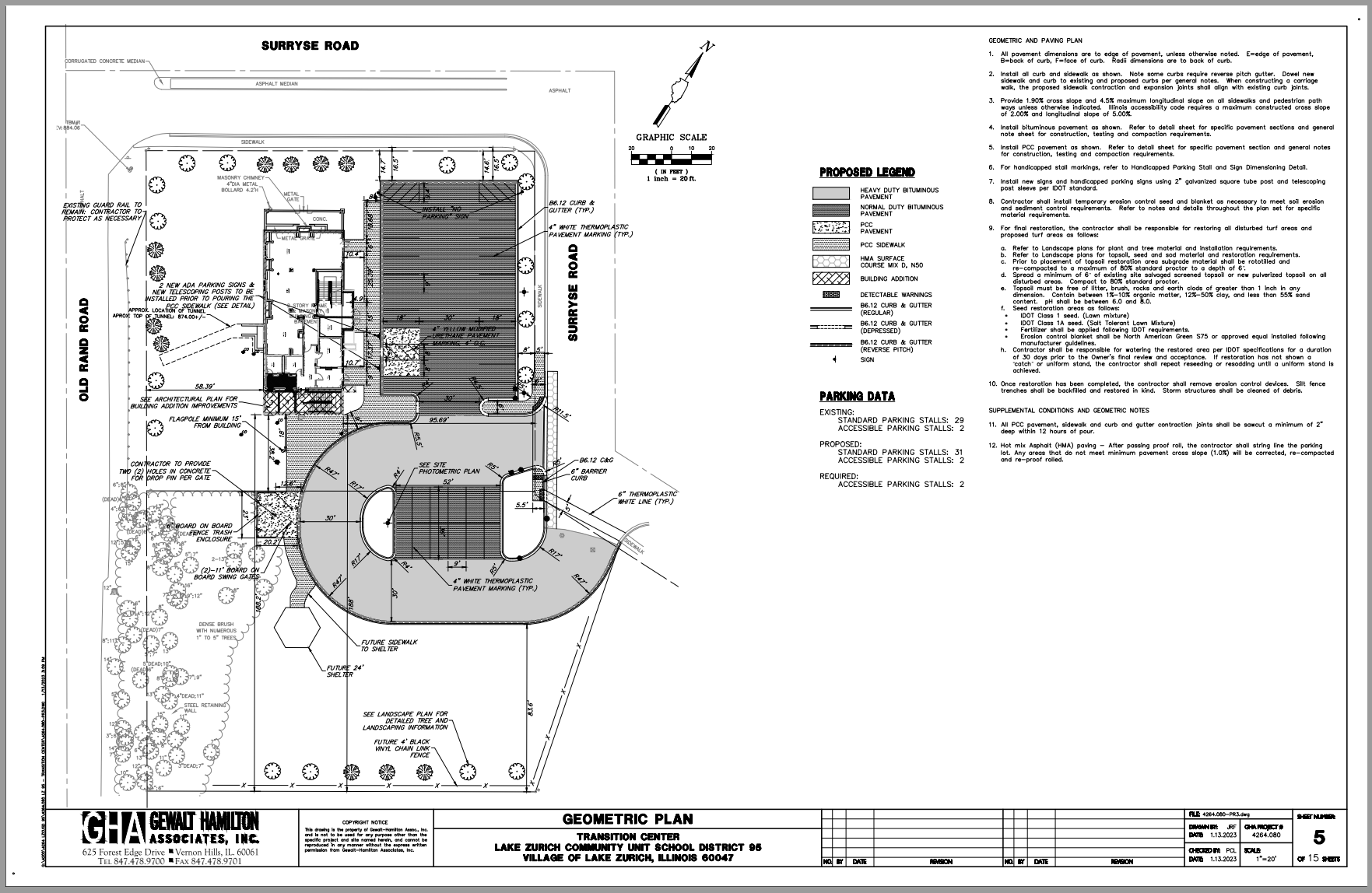
**ISSUED FOR ZONING REVIEW**

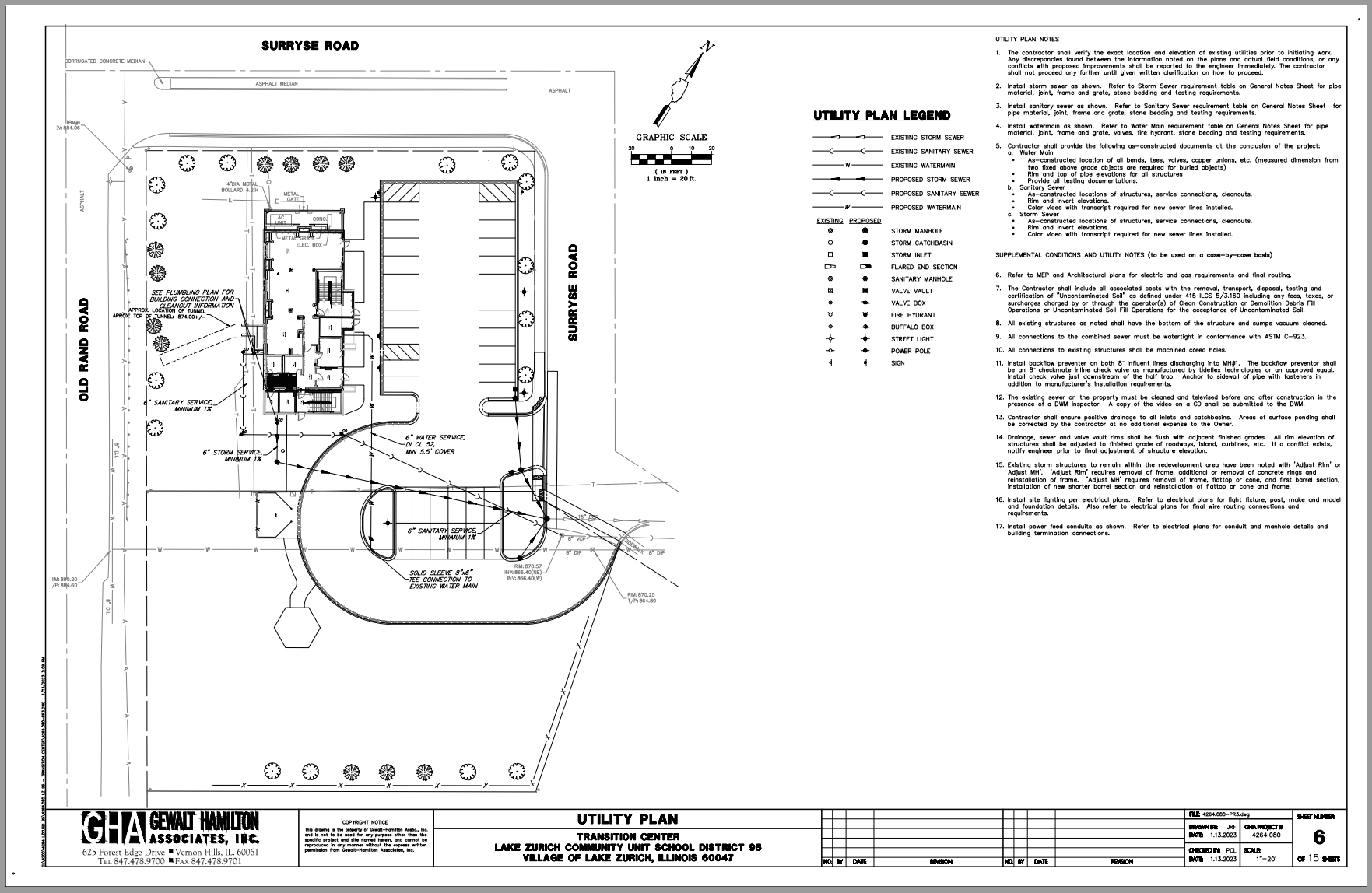


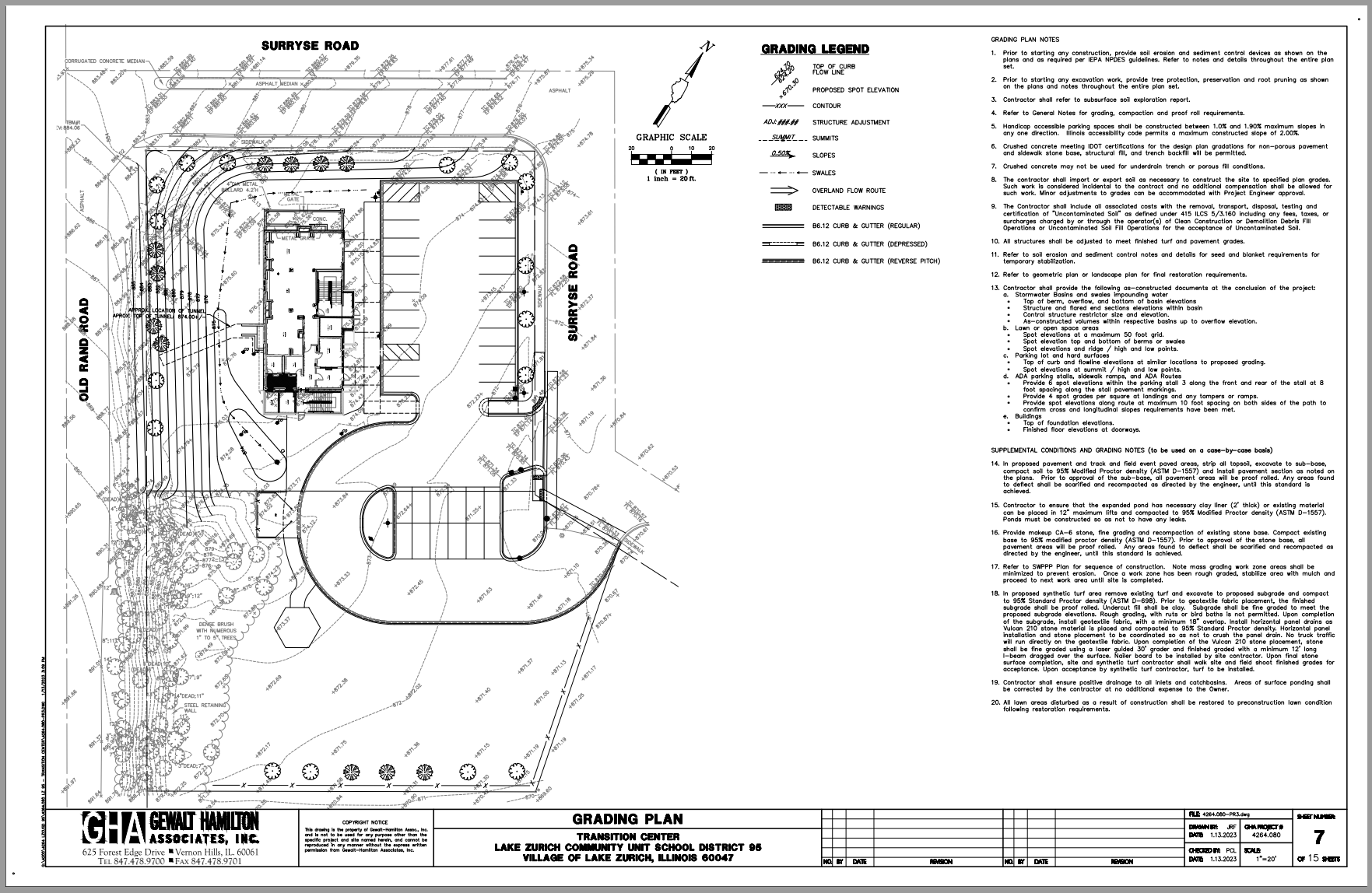


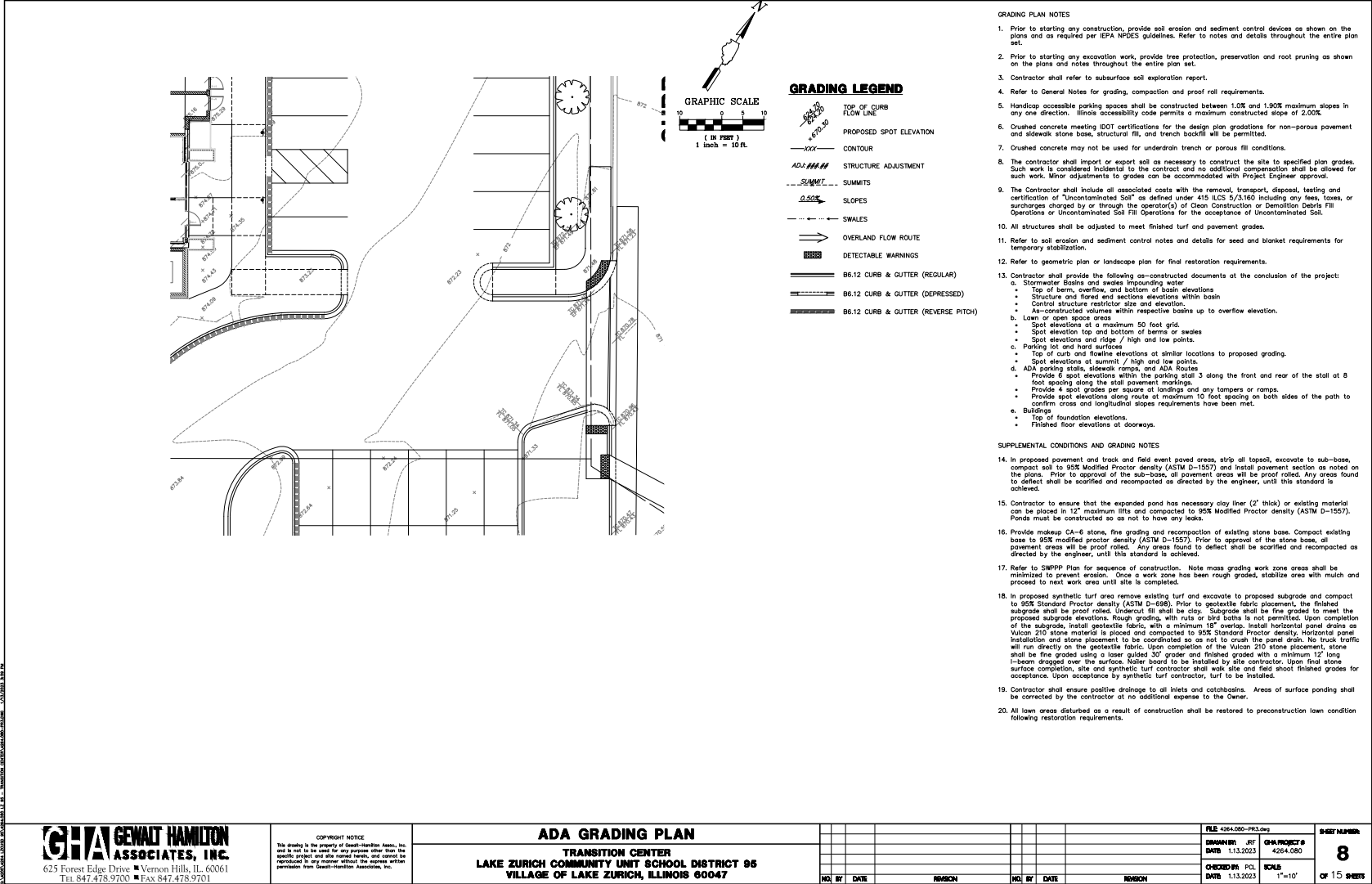






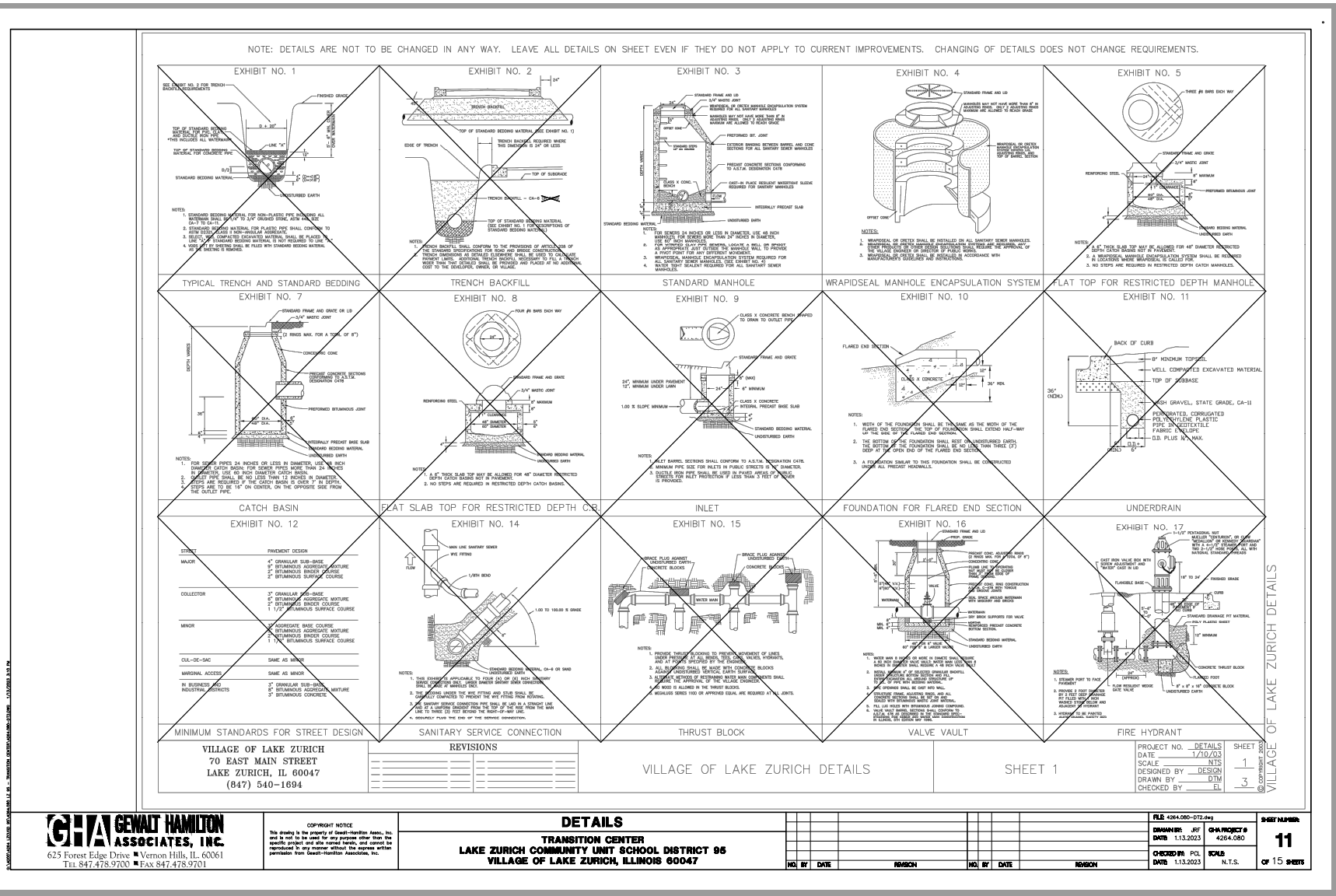






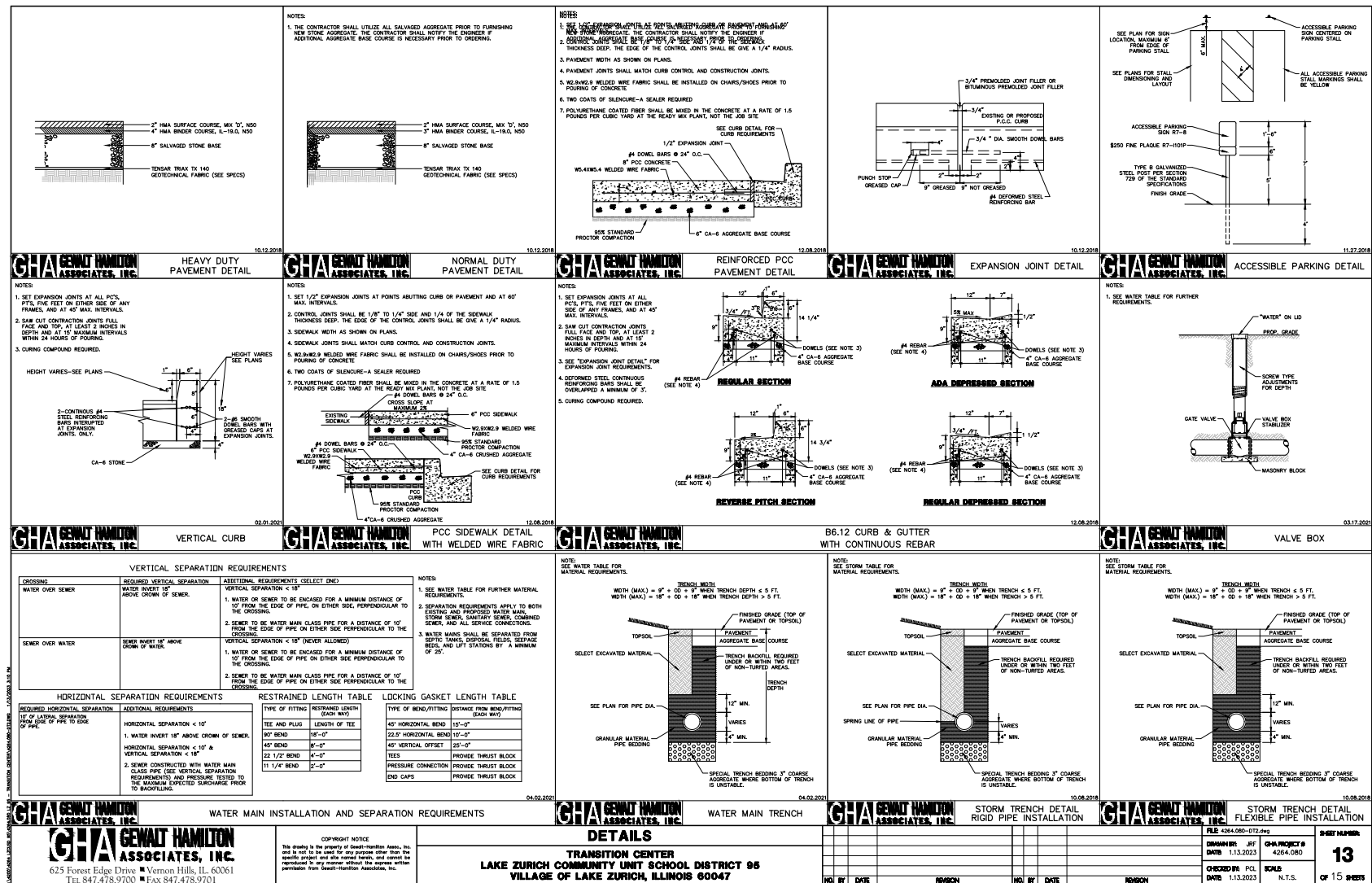












140000 4294 120310 951 4294 993 1.7 95 - BRANSTON CENTER 4294 000 -072 [m] 1/13/2023 3:10 PM



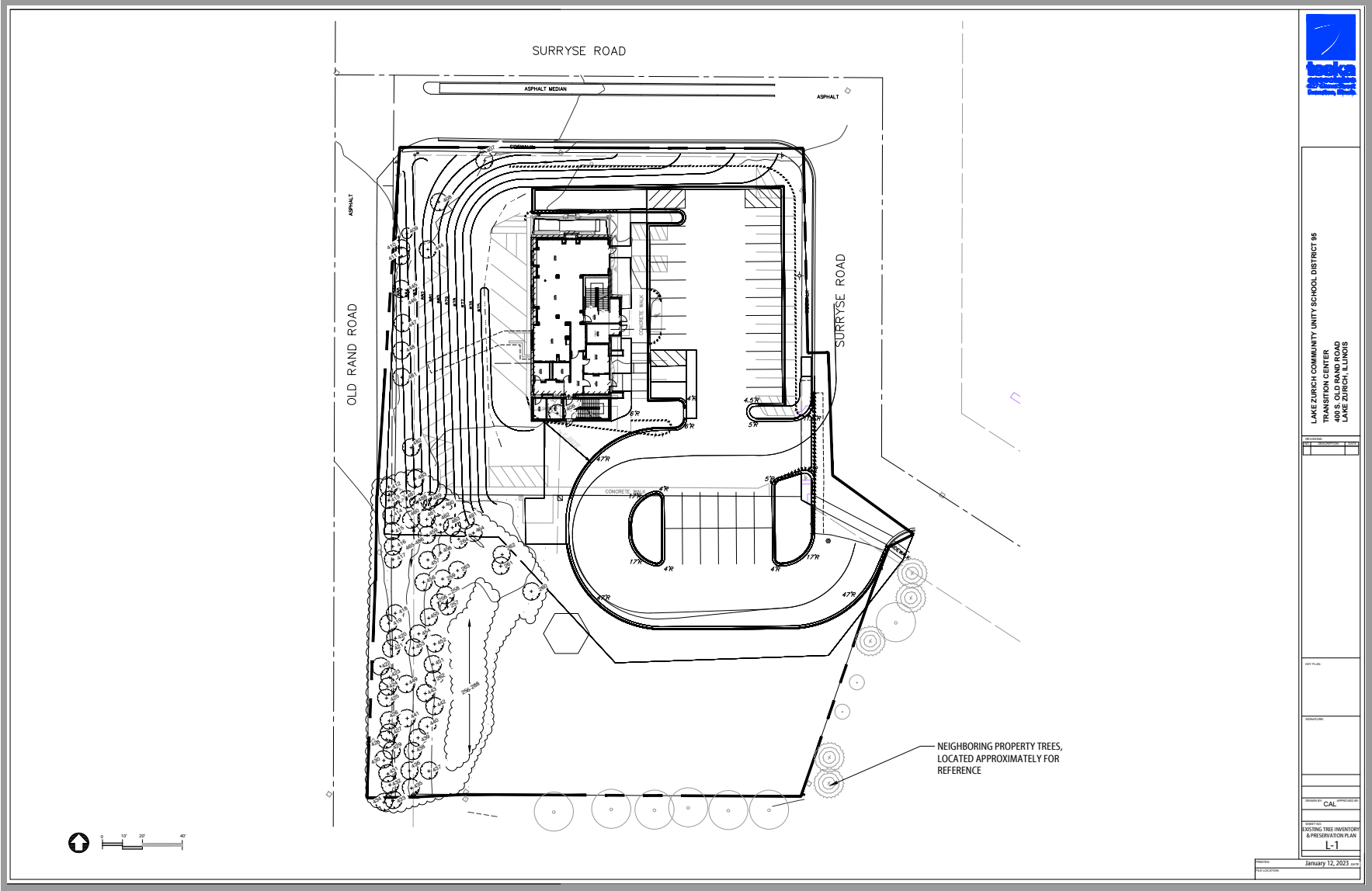
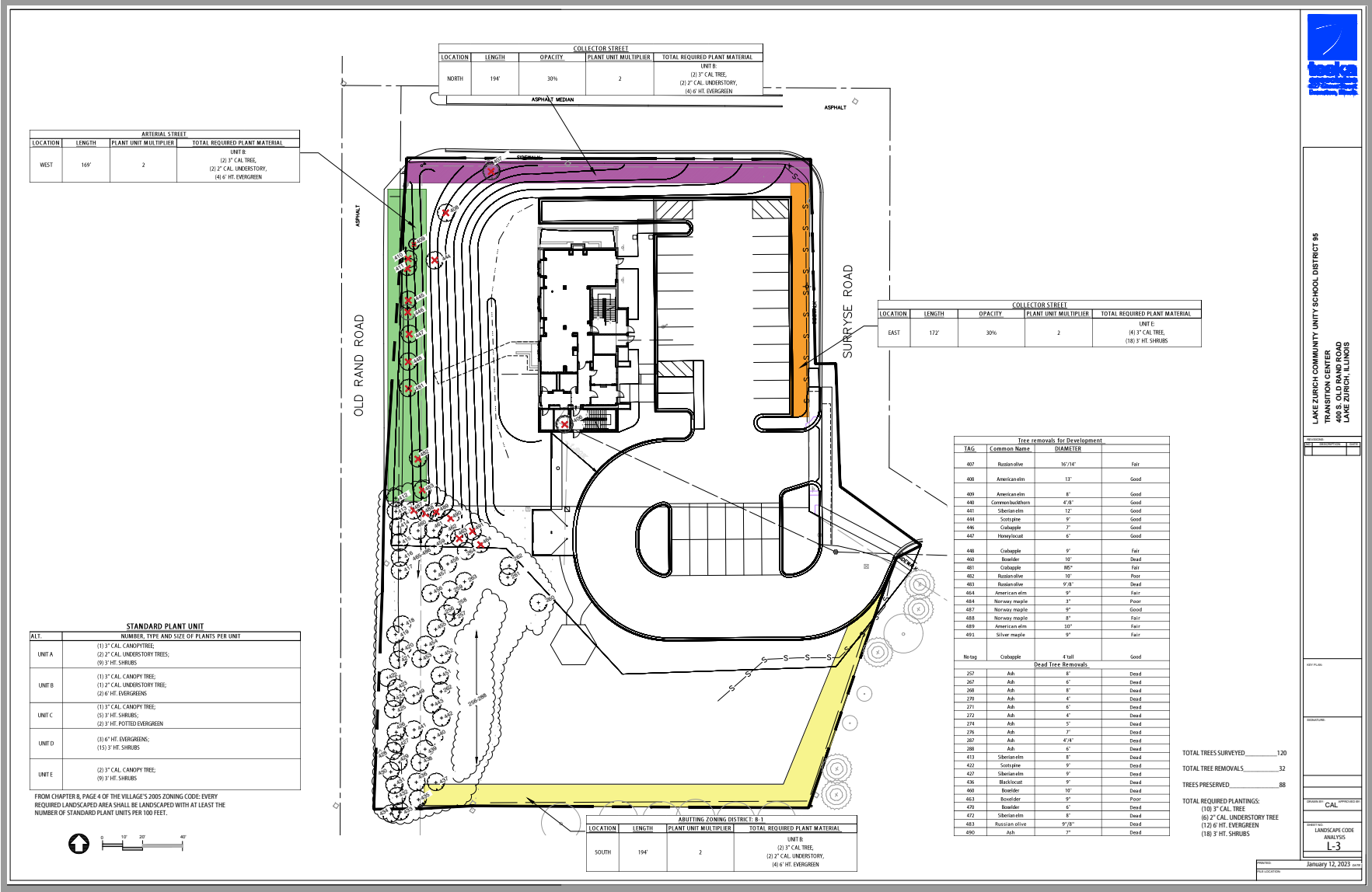


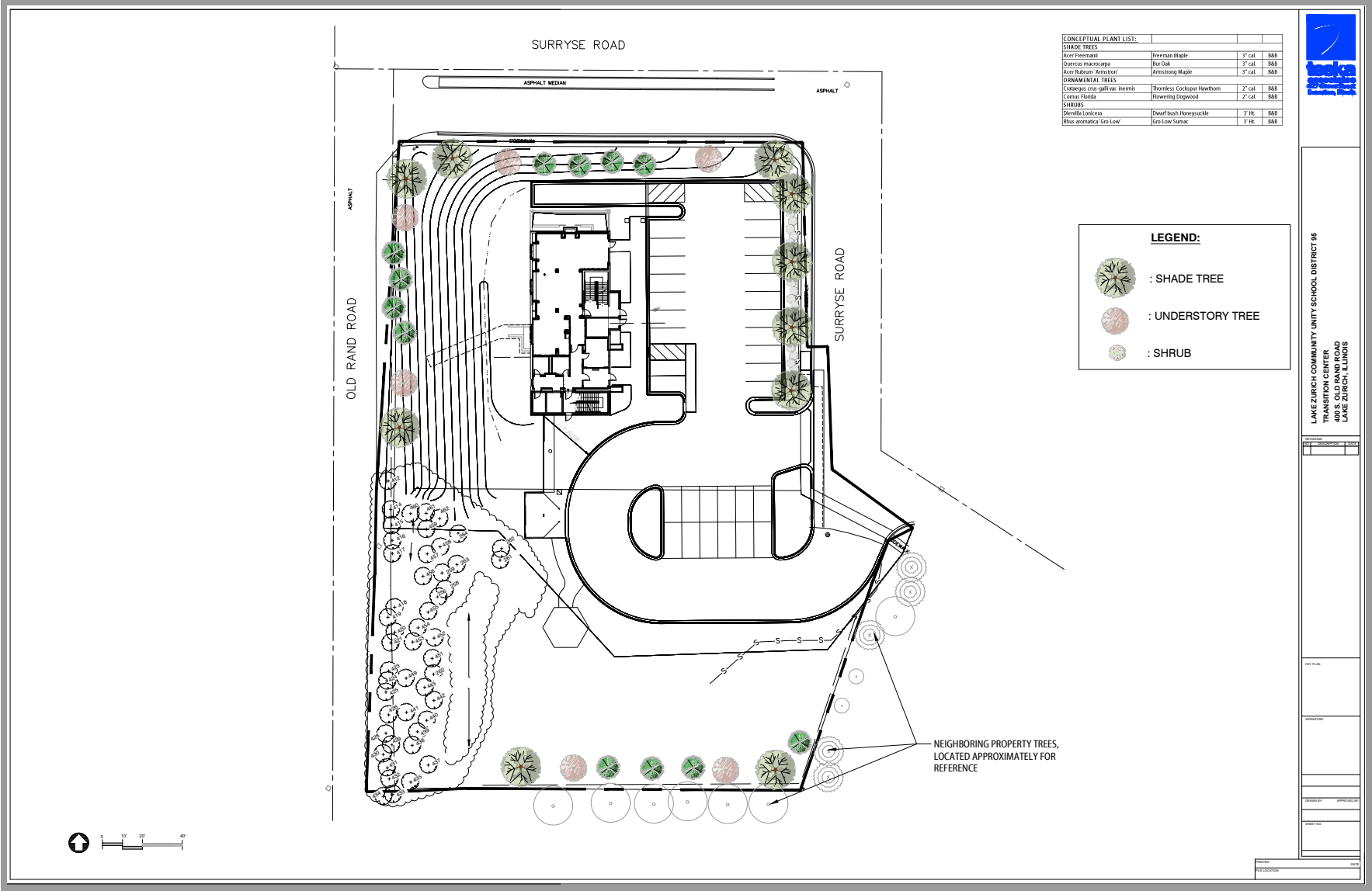
Fig.	Genus species	Common name	Size	Condition rating	Notes
434	<i>Aster vaginatus</i>	Beardless <sup>1</sup>	3"	Fair	
435	<i>Aster vaginatus</i>	Beardless <sup>1</sup>	3"	Fair	
461	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	14"	Fair	
462	<i>Aster vaginatus</i>	Beardless <sup>1</sup>	12"	Fair	
463	<i>Aster vaginatus</i>	Beardless <sup>1</sup>	12"	Fair	
464	<i>Aster vaginatus</i>	Beardless <sup>1</sup>	8"	Fair	
465	<i>Urtica americana</i>	American stink <sup>1</sup>	9"	Fair	
466	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	10"	Fair	
467	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	8"	Fair	
467	<i>Asplenium adnigrum</i>	Tree of heaven <sup>1</sup>	3"	Fair	
468	<i>Urtica americana</i>	American stink <sup>1</sup>	10"	Fair	
469	<i>Aster platyneuron</i>	Beardless <sup>1</sup>	7"	Fair	
470	<i>Aster vaginatus</i>	Beardless <sup>1</sup>	8"	Dread	
471	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	8"	Fair	
472	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	8"	Dread	
473	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	8"	Dread	Tree has been tapped for utility, with chance
474	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	8"	Fair	
475	<i>Urtica parviflora</i>	Beardless <sup>1</sup>	12"	Fair	
476	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	7"	Dread	
477	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	7"	Fair	
478	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	7"	Fair	Tree has been previously tapped
479	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	8"	Fair	Growing to the utility area
480	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	8"	Fair	
481	<i>Urtica americana</i>	American stink <sup>1</sup>	10"	Fair	
482	<i>Urtica americana</i>	American stink <sup>1</sup>	10"	Fair	
482	<i>Stemodia virginiana</i>	Rustic olive <sup>1</sup>	12"	Fair	
483	<i>Stemodia virginiana</i>	Rustic olive <sup>1</sup>	12"	Fair	
484	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	7"	Fair	
485	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	8"	Fair	
486	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	7"	Fair	
487	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	7"	Fair	
488	<i>Aster platyneuron</i>	Normal margin <sup>1</sup>	8"	Fair	
489	<i>Urtica americana</i>	American stink <sup>1</sup>	10"	Fair	
490	<i>Urtica americana</i>	American stink <sup>1</sup>	7"	Fair	Leaves covered in peeling oil
491	<i>Aster racematosus</i>	Shore maple <sup>1</sup>	8"	Fair	

**DAVEY**   
Proud Member Since 1998

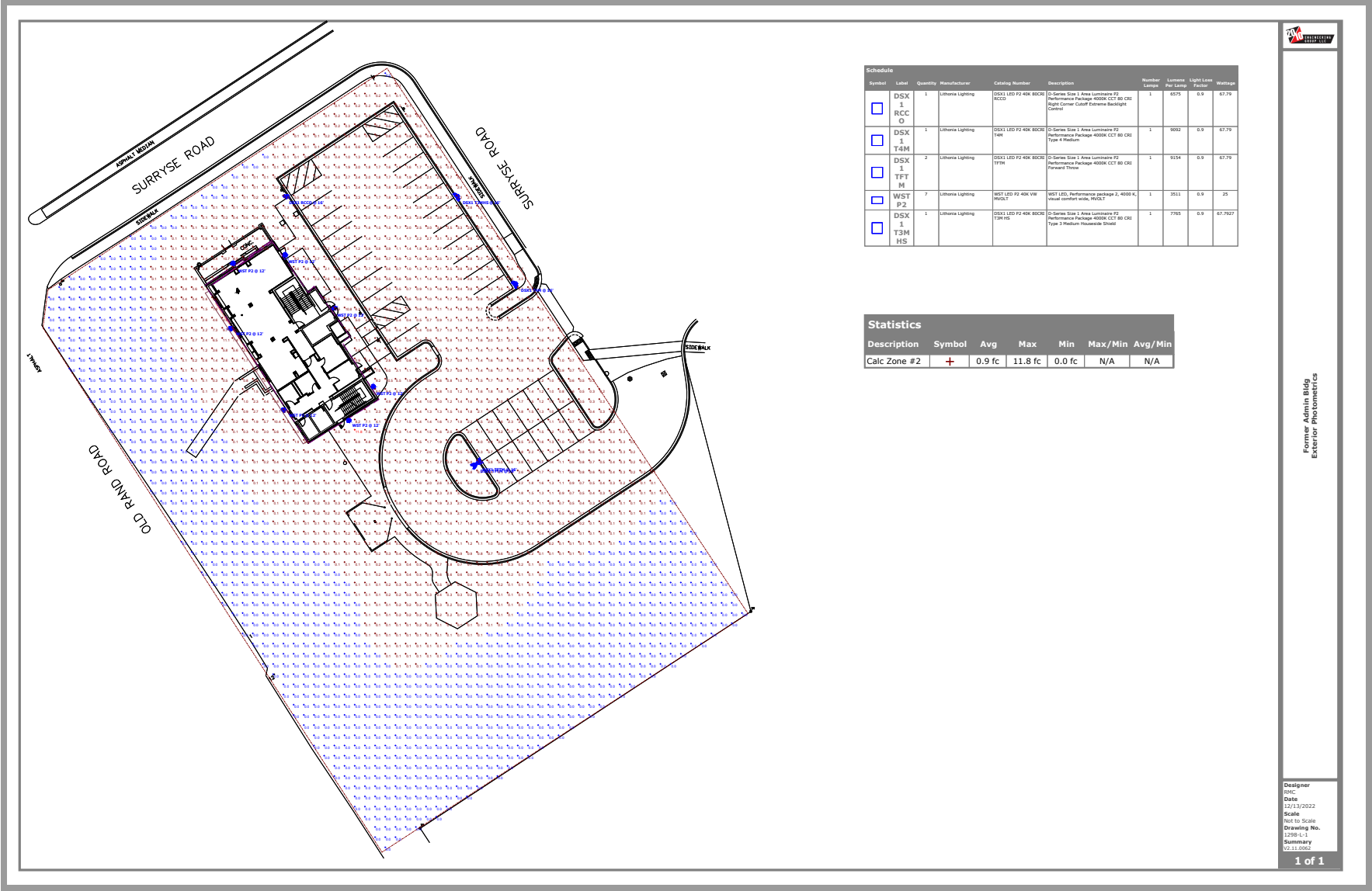
Excellent=Tree is a specimen for the species  
Good=Tree is in good health and little to no care is needed  
Fair=Tree would benefit from care

**Poor**=Tree is in decline and would require extensive care to be considered healthy and safe  
**Dead**=Tree is no longer living











Proposed Renovation to the former SD95 Administration Building  
 400 S. Old Rand Road  
 Site Development Estimate of Probable Cost  
 January 13, 2023

Asphalt Paving	\$158,500
Site Concrete	\$123,500
Landscaping	\$97,500
Infill Retaining Wall	\$140,000
Site Utilities	\$110,000
<b>Site Development Total:</b>	<b>\$629,500</b>



*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

## ZONING REVIEW

**PROJECT:** D-95 Transition Center

**LOCATION:** 400 S Old Rand Road

**REVIEWED BY:** Tim Verbeke

**DATE:** February 3, 2023

**Zoning:** IB Institutional Building  
Requesting a rezoning from B-1 to IB

Minimum Yards Per Code for IB:

- Front and corner side (feet): 25 Feet
- Side (feet): 10 Feet
- Rear (feet): 25 Feet

Minimum Yards requested (Building Footprint will not change) Parking Lot setback listed below:

- Front and corner side (feet): Front: 13 Feet, Corner: 14.7 Feet
- Side (feet): 83.6 Feet
- Rear (feet): 58.39 Feet

The parking lot is an allowable encroachment into the setback due to the existing conditions.

**Use:** School D95 Educational Building. The Transition Program serves students with special education needs allowing them access to programming centered around employment preparation, education/training preparation, and independent living preparation.

<b>Institutional Parking:</b>	<b>Required:</b>	<i>1 for each 2 employees or 1 for each 15 students, whichever is greater: 25/2 = 13 spaces</i>
	<b>Proposed:</b>	31 Spaces including 2 ADA Parking Space

Parking lot design is compliant. The turning radius will be approved by the fire department for compliance with Lake Zurich fire apparatus/emergency equipment.





*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

### Lighting

The maximum Foot-Candles in the Institutional Building district is 0.50 foot-candles at the property boundary, and 10 foot-candles at any point on the property – with a maximum height of 20 feet. There are several areas on the photometric plan that exceed the maximum illumination of foot-candles. Along both Surryse Road frontages there are several areas that exceed the 0.50 foot-candle requirement.

### Landscaping

There are three lot lines that are deficient in the landscape screening.

1. Northern property line along Surryse Road
  - a. Opacity should be 20%. With a length of 194' – required number of plant units is 3 (1.5 plant units per 100 feet x 2)
  - b. Add: 1 – 3" Cal Tree, 1 – 2" Cal Understory, 2 – 6' HT. Evergreens
2. Eastern property line along Surryse Road
  - a. Opacity should be 20%. With a length of 172' – required number of plant units is 3 (1.5 plant units per 100 feet x 2)
  - b. Add: 2 – 3" Cal Trees, 9 – 3' HT. Shrubs
3. Southern property line
  - a. Opacity should be 20%. With a length of 194' – required number of plant units is 3 (1.5 plant units per 100 feet x 2)
  - b. Add: 1 – 3" Cal Tree, 1 – 2" Cal Understory, 2 – 6' HT. Evergreens

### Signage

No signage submitted. If including any monument signage or building signage, please submit those plans.

