



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Planning and Zoning Commission Meeting

September 20, 2023
07:00 pm

VILLAGE OF LAKE ZURICH

PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 20, 2023
07:00 PM
AGENDA

1. CALL TO ORDER AND ROLL CALL

Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Jake Marx, Scott Morrison, Mike Muir and Ildiko Schultz.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Minutes of the Planning and Zoning Commission Meeting, on August 16, 2023.

Attachment: [2A-PZC 2023-8-16 unapp.pdf](#)

3. PUBLIC MEETING

A. Comprehensive Plan Kick-Off for the Steering Committee.

Teska Associates, the consultant selected to update Lake Zurich's Comprehensive Plan will introduce the project and present its community conditions analysis. The role of the PZC is to act as the "Steering Committee" throughout the process culminating in a recommendation to the Village Board to adopt the final Comprehensive Plan document.

Attachment: [4A-CompPlan-23-09-20 Packet.pdf](#)

4. PUBLIC HEARING

A. 120 Telser Road -- Special Use Permit. (2023-12)

Application for a Special Use Permit and Final Plat of Subdivision to establish a self-storage facility with outdoor vehicle storage on the rear 2/3 portion of a vacant property located within the I Industrial District. The facility will be operated by "Extra Space Storage."

The Applicant has withdrawn the application and the public hearing will be closed.

Applicant: James Lapetina of Design Build Storage

Owner: Rose Road Enterprises, LLC

Attachment: [4B-120Telser_SelfStorage-CloseApplication-23-09-20.pdf](#)

B. Miscellaneous Amendments to the Zoning and Land Development Codes (2023-18):

Staff of the Community Development Department are proposing various miscellaneous housekeeping amendments to the Zoning and Land Development Code to enhance their effectiveness.

Attachment: [4C-Text_Amendment-StaffReport-23-09-20.pdf](#)

5. OTHER BUSINESS

6. STAFF REPORTS

7. PUBLIC COMMENT

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Commission. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.

8. ADJOURNMENT

Unapproved
VILLAGE OF LAKE ZURICH
PLANNING & ZONING COMMISSION MINUTES
August 16, 2023

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

The meeting was called to order by Chairman Stratman at 7:02 p.m.

ROLL CALL: *Present* – Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz. Chairman Stratman noted a quorum was present. Commissioners Marx, Morrison, and Castillo were absent and excused. *Also present:* Community Development Director Sarosh Saher, Planner Tim Verbeke and Village Attorney Scott Uhler.

CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Approval of the July 19 and July 20, 2023 Meeting Minutes of the Planning & Zoning Commission:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to approve the July 19 and July 20, 2023 minutes of the Planning and Zoning Commission with no modifications.

Upon roll call:

AYES: 4 Chairman Stratman, Commissioners Giannini, Glowacz, and Schultz.

NAYS: 0

OBSTAIN: 1 Commissioners Muir

MOTION CARRIED

PUBLIC HEARING:

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz to open the following public hearings at 7:04 p.m. for Application PZC 2023-12 for the property at 120 Telser Road – Special Use Permit, and Application PZC 2023-09 for the property at 22843 North Lakewood Lane – Annexation, Zoning and Plan Approval.

Upon roll call vote:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz

NAYS: 0

MOTION CARRIED

Those wishing to speak were sworn in by Chairman Stratman.

The following applications were considered:

A. 120 Telser Road – Special Use Permit (2023-12)

Public Hearing to consider the Application for a Special Use Permit and Final Plat of Subdivision to establish a self-storage facility with outdoor vehicle storage on the rear 2/3 portion of a vacant property located within the I Industrial District. The facility will be operated by “Extra Space Storage.”

Applicant: James Lepetina of Design Build Storage

Owner: Rose Road Enterprises, LLC

Director Saher informed the Commission that the Applicant has requested that the hearing be further continued to at least the September 20, 2023 meeting of the PZC to allow more time to prepare exhibits.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz

NAYS: 0

MOTION CARRIED

B. 22843 North Lakewood Lane – Annexation, Zoning and Plan Approval (2023-09)

This item was moved to the third item, due to the Application for Annexation, Zoning and Plan Approval to redevelop the property commonly known as Midlothian Manor with a new two-story building containing 24 affordable rental apartments. The property will be zoned within the R-6 multiple-family residential district.

The Application was continued due to time constraints to allow testimony to be obtained.

Applicant: Housing Opportunity Development Corporation (HODC)

Owners: Lake County Housing Authority

The item was presented by Mr. Richard Koenig, Executive Director of the Housing Opportunity Development Corporation, the Applicant, with support from the property owner Lake County Housing Authority. He made a detailed presentation and responded to all previous public comment that came up over the previous two meetings. The commissioners had a variety of questions or Mr. Koenig including: the installation of the public sidewalk, affordable housing limit within the Village, basic amenity access, and how will special event parking be treated. Despite the questions, the Commissioners were satisfied with the responses by the applicant and closed the public hearing.

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

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz

NAYS: 0

MOTION CARRIED

MOTION was made by Commissioner Schultz, seconded by Commissioner Glowacz, 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 for Annexation, Zoning and Plan Approval to redevelop the property commonly known as Midlothian Manor as presented."

Upon roll call:

AYES: 3 Chairman Stratman, Commissioners Glowacz, and Schultz

NAYS: 2 Commissioners Giannini, and Muir

MOTION CARRIED

Planning & Zoning Commission Meeting Minutes, August 16, 2023

3

OTHER BUSINESS – None.

STAFF REPORT:

Staff indicated that next month there will be a presentation regarding the Comprehension Plan.

PUBLIC COMMENT:

No additional public comment was provided.

ADJOURNMENT:

Upon roll call:

AYES: 5 Chairman Stratman, Commissioners Giannini, Glowacz, Muir, and Schultz

NAYS: 0

MOTION CARRIED

The meeting was adjourned at 8:21 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

Item 4.A

PZC Meeting Date: September 20, 2023

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: Comprehensive Plan Update
Introduction to Consultant and Community Conditions Analysis

SUBJECT

The Village is updating its Comprehensive Plan. The purpose of the update is to identify recent and forthcoming economic development trends and land use patterns to chart a path forward for continued economic growth in Lake Zurich over the next 10-20 years.

LIST OF EXHIBITS

- A. August 18, 2023 update to Village Manager on Community Engagement, Project Branding and Next Steps
- B. September 14, 2023 Community Conditions Analysis Draft for PZC Review

BACKGROUND

The Comprehensive Plan was last updated in 2003. In 2018, Village staff began working on an update, but placed it on hold due to the significant economic, social and behavioral changes that resulted from the Pandemic beginning in 2020.

In 2022, the Village resumed its efforts to update the plan and issued a Request for Proposals (RFP) from consultants to complete the project. The team led by Teska Associates was selected to complete the comprehensive plan updates.

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Teska has completed a number of initial activities on the project as outlined in the attached “August 18, 2023 update to Village Manager on Community Engagement, Project Branding and Next Steps.” At the September 20, 2023 meeting, Teska will introduce the consultant team to the PZC, along with the “September 14, 2023 Community Conditions Analysis Draft for PZC Review.”

The role of the PZC is to act as the “Steering Committee” for the process. In addition to receiving updates from staff and the consultant from time to time, the PZC will conduct a public hearing upon completion of the plan document likely in the Fall of 2024, followed by a recommendation to the Village Board to adopt the final Comprehensive Plan document.

More information and the current status of the ongoing project can be viewed at:
<https://lakezurichtogether.org/>

REQUESTED ACTION

No action by the PZC is requested at this time.



COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

Phone (847) 540-1696
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LakeZurich.org

At the Heart of Community

MEMORANDUM

Date: August 18, 2023

To: Ray Keller, Village Manager

From: Sarosh Saher, Community Development Director

CC: Michael Duebner, Management Services Director
Kyle Kordell, Assistant to the Village Manager

Re: Comprehensive Plan Update
(Community Engagement, Project Branding and Next Steps)

As part of the process of updating the comprehensive plan, Teska Associates has prepared a community engagement plan outlining the various steps to obtain community input and share updates on the project. The following steps have been completed:

1. Teska has prepared a branding board that contains the graphics and messaging materials that will be used to develop the website and various documents associated with the project. The branding board is attached for your reference.
2. The domain name “LakeZurichTogether.org” has been secured as the official project website address. The content of the website using the project branding material will be reviewed by staff during the week of *August 21*, after which the website is intended to go live on *August 28*.
3. Using the project website, residents will be able to participate in online visioning and provide further input on the plan. Residents and those interested in the Plan’s development can also subscribe to email updates as they are launched on the website.
4. Further community engagement events planned during September and October:
 - a. *September 8* – Teska will hold a “Community Pop-up” event at the Lake Zurich Farmers Market between 3:00 and 7:00 p.m. All feedback received at the pop-up event will be shared on the project website.
 - b. *Mid-September* – Teska will submit a draft Community Conditions Overview report that will be based on the community input received from recently conducted stakeholder interviews, available documents and reports.

Comprehensive Plan Update
August 18, 2023

page 2

- c. *September 20* – Teska’s Team will attend the Planning and Zoning Commission (PZC) monthly meeting to formally introduce the project and present its community conditions analysis. The role of the PZC is to act as the “Steering Committee” for the process. Upon completion of the project planned for the Fall of 2024, the PZC will make its recommendation to the Village Board to adopt the final Comprehensive Plan document.
- d. *October 25* – Teska will conduct the 1st Community Open House and Visioning Workshop for residents. The event will be held at the Ela Area Public Library, 275 Mohawk Trail, Lake Zurich, IL 60047, between 5:00 and 8:00 p.m.

All community engagement events and major milestones of the project will be published through the Village’s Benchmarks newsletters and on the project’s website.

In addition to the calendar of events, Teska has recommended standing monthly virtual meetings with key staff (Ray, Sarosh, Kyle) to maintain momentum, identify meeting needs/logistics, and connect on next steps. These meetings have been scheduled for the third Monday of every month through to the completion of the project.

In the meantime, please let me know if you have any further questions, or would like to discuss further.

Thank you.

LAKE ZURICH COMPREHENSIVE PLAN
FINAL PROJECT BRAND PACKAGE • AUGUST 8, 2023



GUIDING KEYWORDS
(TOP DESCRIPTORS MENTIONED DURING FOCUS GROUPS AND INTERVIEWS)

LAKE FAMILY HOME	SCHOOLS PARKS EVENTS	HEART PRIDE LIVABILITY	COMMUNITY EXPERIENCE DESTINATION	STABILITY RESILIENCE TRUST
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COLOR PALETTE

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LOGO



TAGLINE

Building on our Success
Shaping a Brighter Future

DOMAIN

LakeZurichTogether.org

PROJECT MESSAGING

Lake Zurich is everything you want in a community. A distinct lakeside Village, destination, and home to 20K residents... it offers something for everybody. That didn't happen by accident. Thoughtful planning, strong partnerships, strategic investments, and transparent communication have helped shape the thriving, family-oriented, business-friendly community you see and experience today.

- Year-round events, festivals, fun programming and numerous parks (32 to be exact) serve up a vibrant and active social scene for residents and visitors to enjoy; a canvas in which to connect and kick-back.
- Top-tier schools, facilities and community institutions, paired with beautiful neighborhoods, accessible nature and trails, provide the perfect setting in which to live and raise a family.
- Amazing locational assets, access, connectivity and visibility provide the foundation for a thriving industry base and diverse employment options.

As we look to and plan for future, we must continue to build on our strengths and successes, set goals and priorities. Our Comprehensive Plan will provide that framework, however, to arrive at such, we need and want our community's input.

Get involved! Help ensure Lake Zurich remains its authentically awesome self and then some. Share your ideas and priorities to shape an even brighter, better Lake Zurich. Subscribe to the project website and map comments to show us where TLC and attention is needed.

[Learn More, Share Ideas, Follow Along](#)
LakeZurichTogether.org



Community Conditions Analysis

PLAN COMMISSION REVIEW DRAFT 9/14/2023



What is a Community Conditions Analysis?

- A Community Conditions Analysis is a compilation of data and research about the Village.
- This analysis acts as a baseline of facts which will inform the goals, strategies, and recommendations of the Comprehensive Plan.

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1.

Introduction

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Village History

Land Acknowledgment

The area that encompasses Lake Zurich today was, like much of northern Illinois, initially inhabited by Native Americans. The original inhabitants were Potawatomi Indians and other tribes.

Founding

European descendants George Ela (namesake of Ela Township) and Seth Paine established the Village of Lake Zurich, incorporated on September 19, 1896.

Transportation

The first rail line connecting to the Chicago & NW Railway at Palatine opened in 1910, followed by service to Lake Zurich on the Palatine, LZ & Wauconda Railroad in 1912. After Rand Road became a paved highway in 1922, driving became the primary mode of access to Lake Zurich.

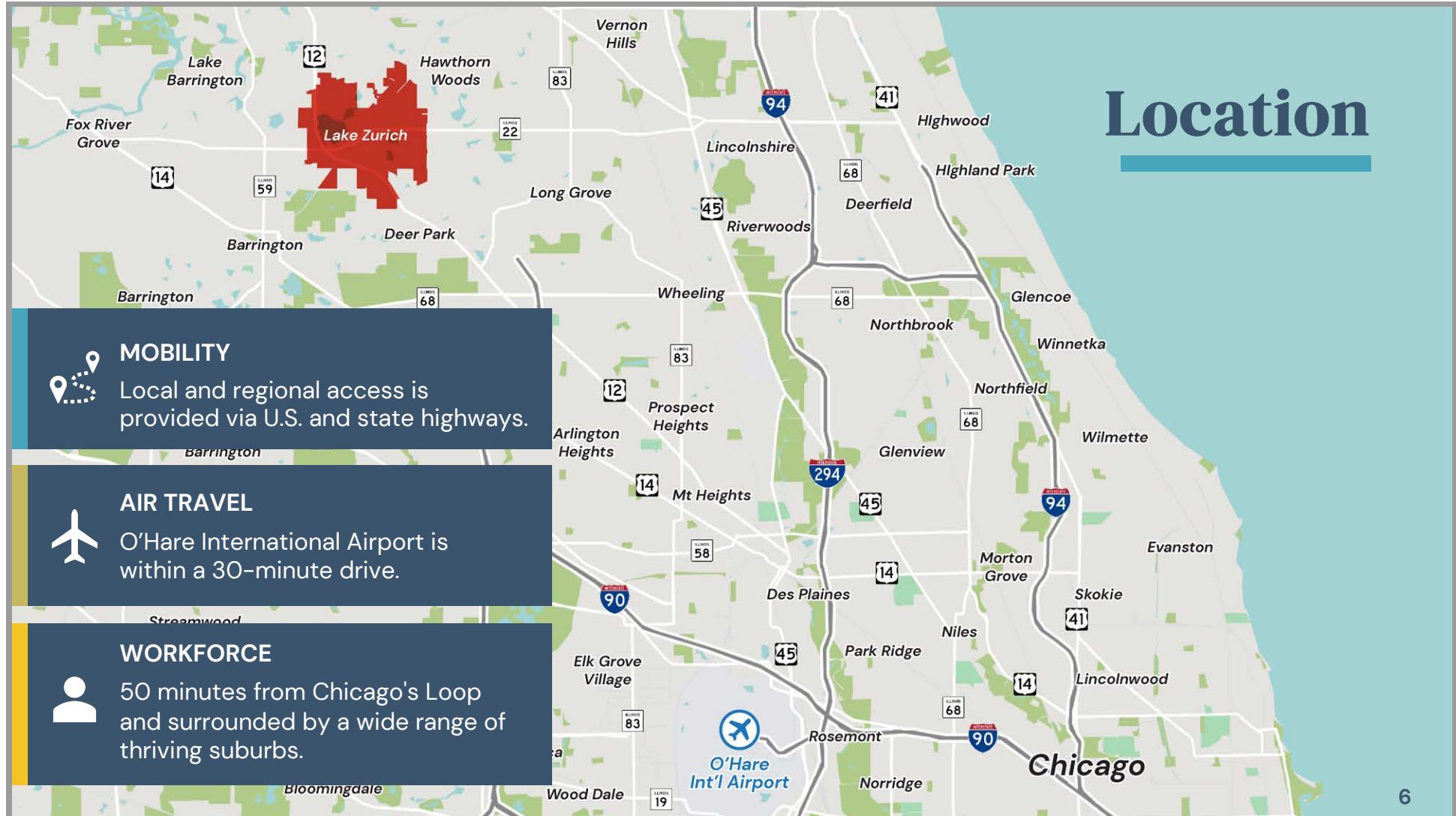
From Farm Town to Resort

The establishment of railroads and a paved Rand Road attracted visitors to rental cottages surrounding the lake and the area's reputation as a summer resort town grew in the 1920's. After WWII, veterans raised their families in the emerging bedroom community.

Booming Community

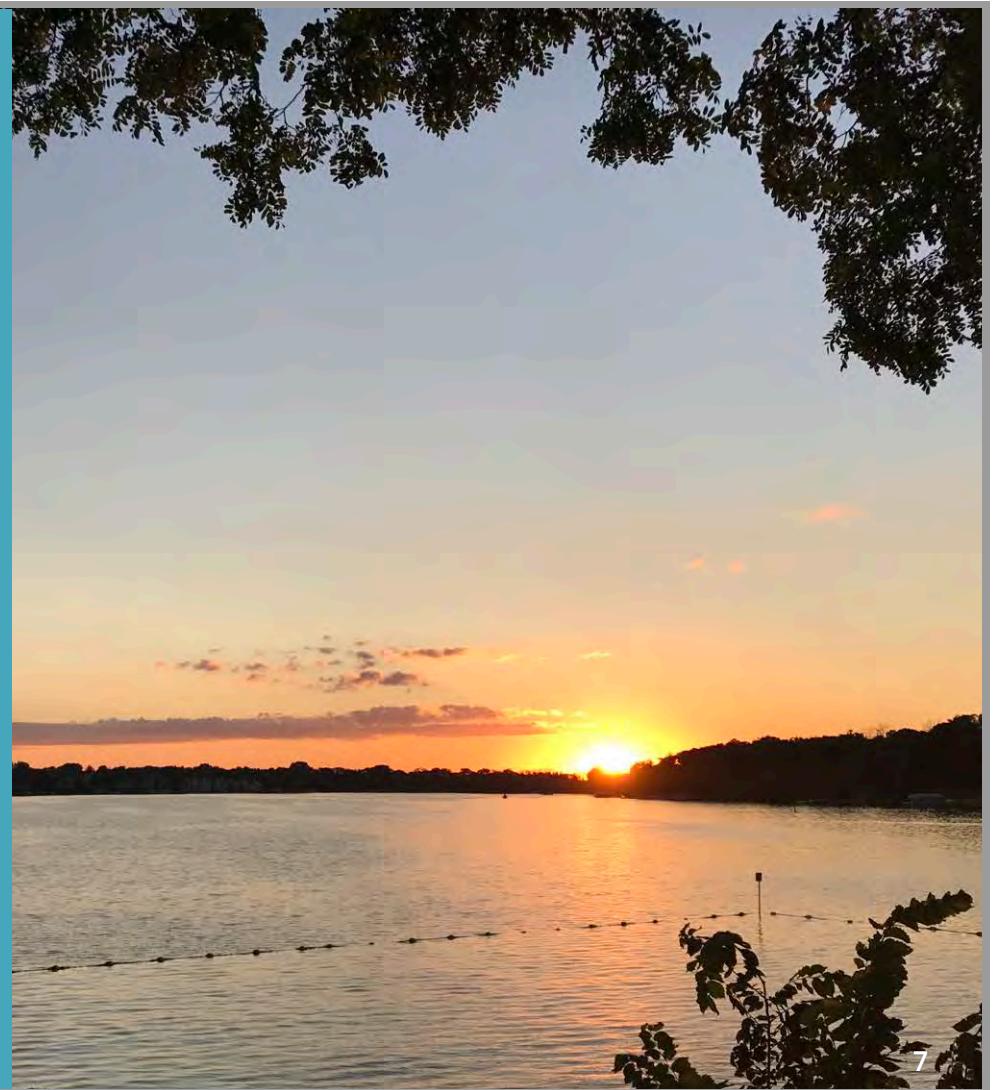
Most new growth came after the 1960s, with significant growth each decade. Today there are nearly 20,000 residents.

Location



Introduction

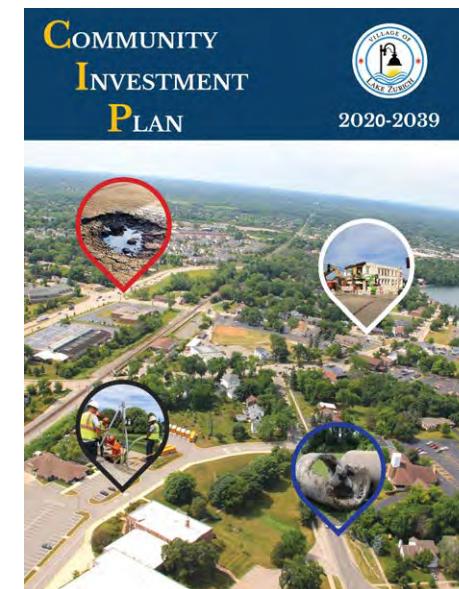
Past Planning Efforts



Past Planning Efforts

2020-2039 Community Investment Plan (Village of Lake Zurich)

- The CIP evaluates and prioritizes the community's capital needs for the next 20 years to efficiently utilize resources and economic tools with minimal impacts to the Village budget.
- Focuses on the long-range infrastructure investments and identifies opportunities for asset replacements and upgrades based on current conditions, regulatory or functional requirements, life expectancy, and replacement costs.
- Village updates the CIP biennially. It initiates projects within the first five years' fiscally restrained window as funds and needs allow, and adds new projects to the 6-to-20-year period as needed.



Past Planning Efforts

2022 Comprehensive Economic Development Strategy (Lake County)

- CEDS is an **action-oriented, five-year economic development strategy** that builds on existing efforts and spotlights what's needed to achieve economic prosperity in Lake County.
- Aims to serve community leaders, private businesses, and other interest groups to inspire development proposals and to provide support when seeking grant funding opportunities for projects.
- **Guiding Principles:** Partnerships, Equitable Growth, Recovery and Resiliency, and Connectivity.



Past Planning Efforts

2019 Downtown Redevelopment Perspective Report

- Suggestions for stimulating downtown economic development:
 - Commercial Real Estate Brokerage Representation
 - Distributing another RFP
 - Perfecting the Downtown's Value Proposition
 - Allowing medium to high-density residential buildings, including street-level residential use

A Report to the Village of Lake Zurich, Illinois Concerning the Current Viability Status of Pervasive Land Development Plans for the Village's Original Downtown Commercial District and Suggested Ways to Address Such Status Moving Forward

Executive Summary

Introduction

In early September of this year, Lake Zurich Village Manager Ray Keller retained CC Aiston Consulting, Ltd. for the purpose of producing a report that considered certain past events and policies positions that have seemingly affected the economic conditions of the Village's historic central business district and provide its opinion as to the relative viability of current redevelopment planning for this district (hereafter alternatively "downtown" or the "Main Street Subarea"). Pursuant to Mr. Keller's direction, the subject report shall include, but not necessarily be limited to, the following areas of inquiry:

1. Consider the recent development history of and the existing land use conditions within the Village's "Main Street Sub-Area" (or "downtown");
2. Review various planning initiatives concerning the downtown's prospective redevelopment;
3. Consider the area's existing commercial real estate market and trade area dynamics;
4. Provide some opinion as to the relative viability of the Village facilitating the implementation of such redevelopment; and
5. Suggest possible ways of affecting this perceived viability.

For the purpose of this report, the Village's downtown is depicted below as bounded in blue:



1

Past Planning Efforts

2016 Downtown Parking Study

■ Findings:

- 200+ public parking spaces available downtown
- 613 private spaces
- Over 60% public parking spaces typically available downtown during weekday daytime hours

Village of Lake Zurich
Downtown Parking Study



December 2016

Assistant to the Village Manager Kyle Kordell

Management Intern Matt Timmerberg



1

11

Past Planning Efforts

2013 Downtown Action Plan

Builds upon framework established in the *Downtown Lake Zurich Redevelopment Strategies Plan* adopted in 2012 and suggests immediate action steps:

1. Enhance overall appearance of downtown
2. Develop and promote special events in downtown
3. Engage in a comprehensive marketing strategy to promote investment
4. Focus on site-specific redevelopment proposals
5. Stabilize and strengthen the long-term fiscal outlook of the downtown TIF District
6. Pay attention to the intangibles



MOVING LAKE ZURICH FORWARD: SIX POINT DOWNTOWN ACTION PLAN

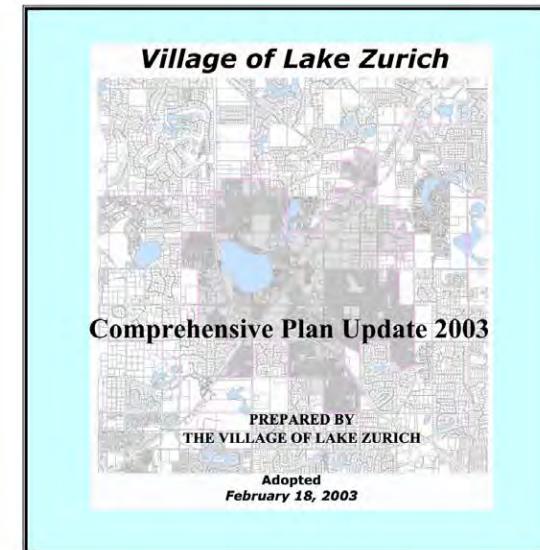
O C T O B E R 2 0 1 3

Village of Lake Zurich, Illinois
www.lakezurich.org

Past Planning Efforts

2003 Comprehensive Plan

- Much has changed since the existing comprehensive plan was adopted over 20 years ago
- Best practice is to update comprehensive plans every 10-15 years, or more frequently when there are major changes



TECHNICAL ASSISTANCE PROVIDED BY		
Rolf C. Campbell & Associates, Inc. Lake Bluff, Illinois	Lannert Group Geneva, Illinois	S.B. Friedman & Company Chicago, Illinois

Introduction

Demographic Snapshot

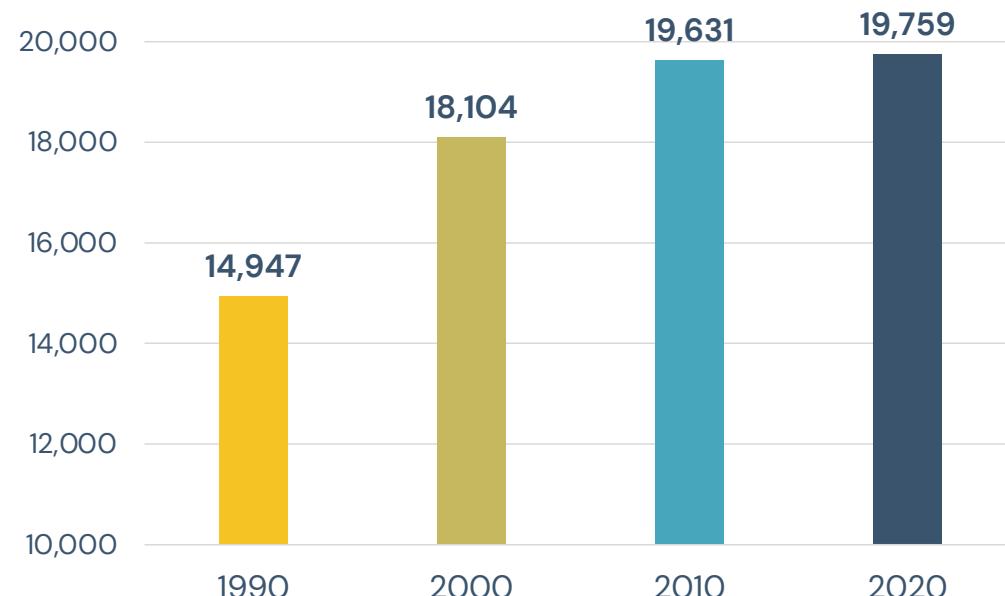


Comparative Demographics

	Lake Zurich	Hawthorn Woods	Kildeer	Deer Park	North Barrington
Population	19,759	9,062	4,091	3,681	3,171
Households	7,105	2,867	1,317	1,269	992
Median Age	40.8	40.2	43.6	44.0	49.1
Average Household Size	2.76	3.12	3.11	2.87	2.84
Median Household Income	\$118,139	\$213,605	\$226,375	\$165,625	\$205,682
Total Housing Units	7,262	2,975	1,384	1,451	1,181

Source: 2020 Decennial Census, 2021 American Community Survey 5-Year Estimates

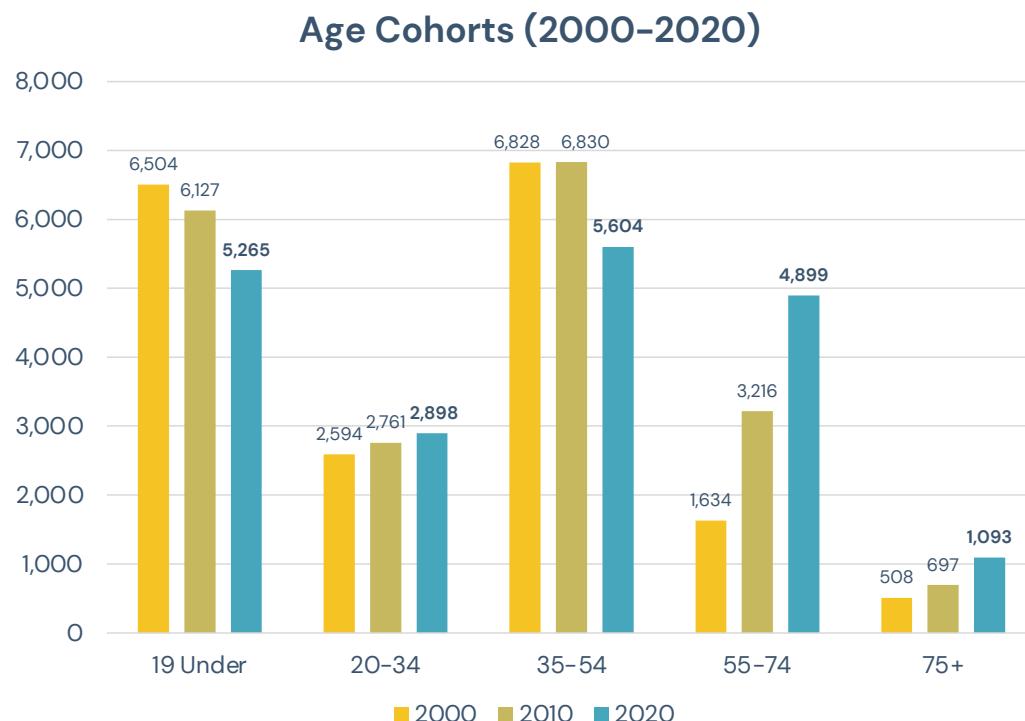
Village Population Trends



Source: 1990, 2000, 2010, 2020 Decennial Census

- Lake Zurich's population generally **remained stable between 2010 and 2020** (+28 people).
- The Village saw a significant population **increase between 1990 and 2010** (+4,684 people) due to **new dwellings available in town**.

Age



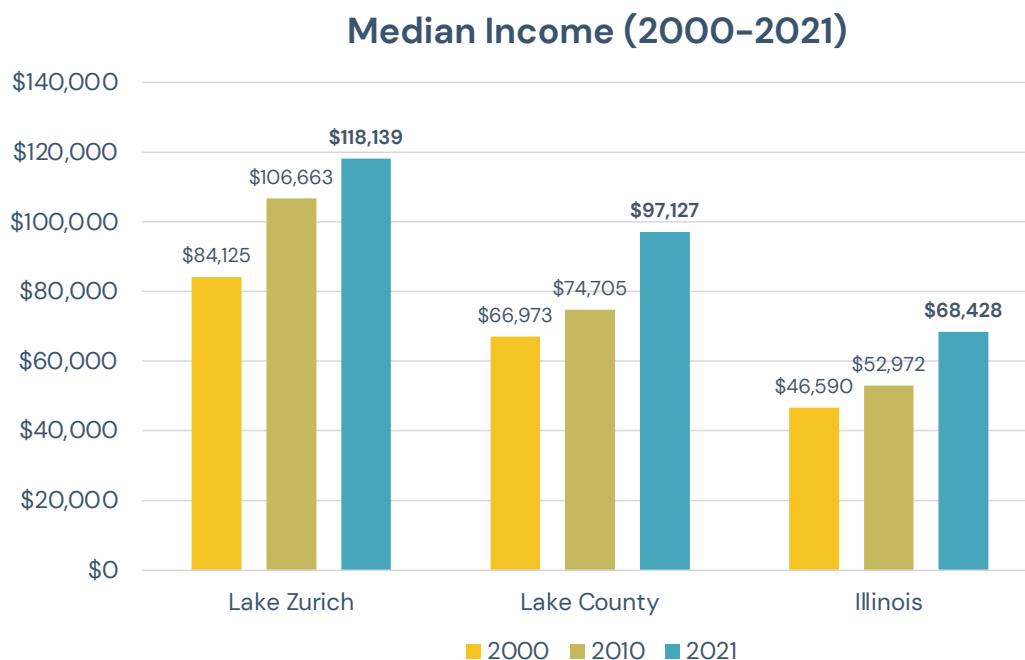
- The '19 and Under' and '35 to 54' age cohorts have **declined** but are still the **two largest cohorts** in Lake Zurich.
- Other age cohorts have increased with the '**55 - 74**' cohort being the **fastest growing**.
- Median Age **increased by 5 years** between 2000 and 2020 and is higher than Lake County and Illinois.

Median Age (2000-2020)

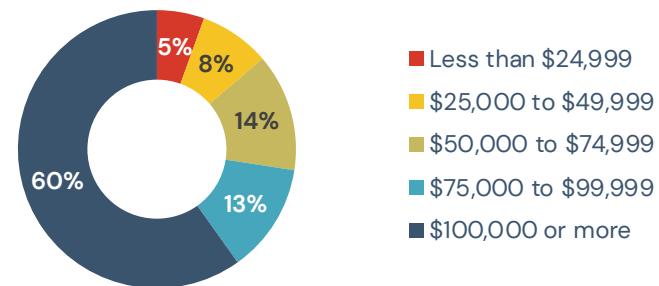
	2000	2010	2020
Lake Zurich	34.7	38.6	40.8
Lake County	33.8	36.7	39.3
Illinois	34.7	36.6	39.0

Source: 2000, 2010, 2020 Decennial Census

Income



Income Distribution (2000-2021)



- Median household income in Lake Zurich has **steadily increased** since 2000 and is significantly **higher than the County and State**.
- The **majority** (60%) of Lake Zurich households earn **\$100k+** annually.

Race & Ethnicity

Race (2000–2020)

	2000		2010		2020	
White	16,115	92.3%	17,015	86.7%	15,891	80.4%
Asian	691	3.8%	1,444	7.4%	1,784	9.0%
Black	146	0.8%	189	1.0%	184	0.9%
Other Races	389	2.1%	654	3.3%	627	3.2%
Two or More Races	167	0.9%	329	1.6%	1,273	6.4%
Hispanic (Of Any Race)	1,005	5.6%	1,521	7.7%	1,638	8.3%

Source: 2000, 2010, 2020 Decennial Census

- Majority of Lake Zurich residents identify as White non-Hispanic, with some **decrease in this group between 2010 and 2020**.

- 2020 Census data shows an **increase in other/multiple races**. Asian has represented the **second largest ethnicity group** in Lake Zurich since 2000, **increasing by 158%** since then.

Language Spoken at Home (2021)

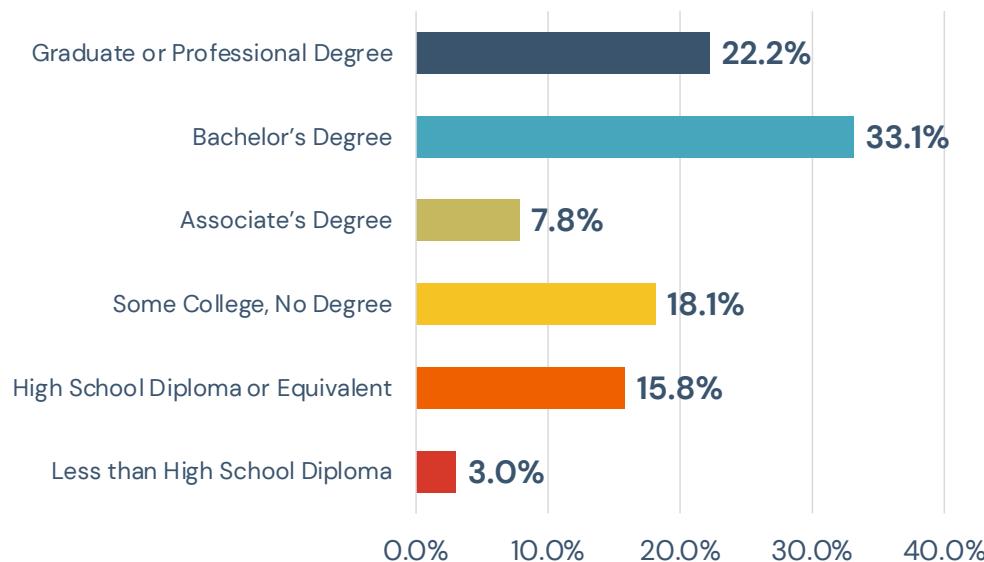


Source: 2021 American Community Survey 5-Year Estimates

- **20% of residents speak a language other than English at home.**

Education

Educational Attainment (2021)



■ **More than 50%** of Lake Zurich residents have obtained a **Bachelor's degree or higher**, with over 22% obtaining a **Graduate or Professional degree**.

Source: 2021 American Community Survey 5-Year Estimates

Employment

Total Jobs in Lake Zurich: 12,569
 Lake Zurich Workforce: 11,720
 Employment Rate: 96.6%

11,740

Live Elsewhere,
Work in Lake Zurich

829

Live & Work in
Lake Zurich

8,828

Live in Lake Zurich,
Work Elsewhere

Top Industry Sectors in Lake Zurich

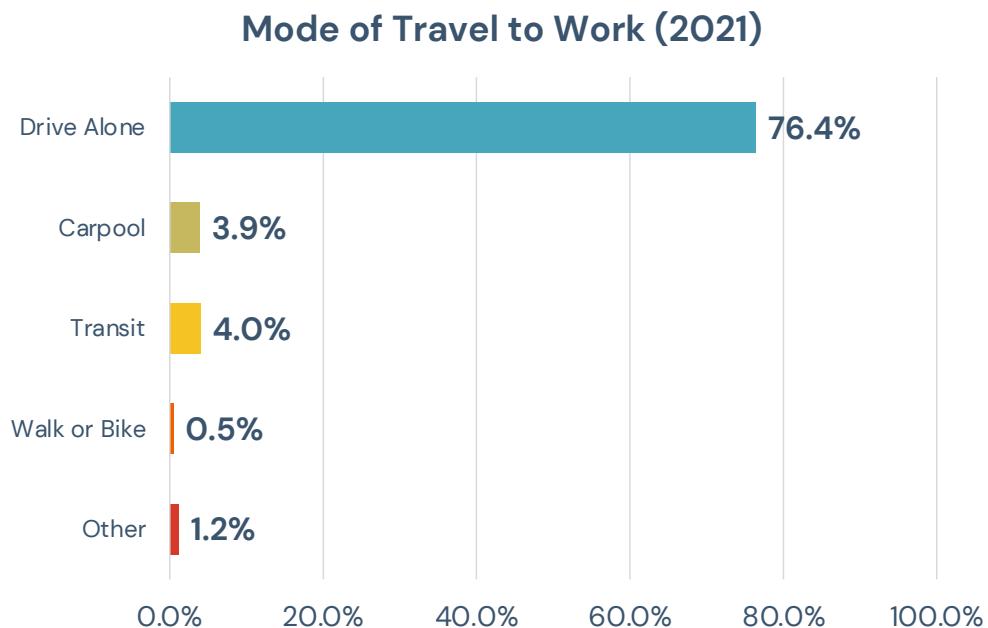


Top Industry Sectors of Residents



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019)

Commuting



- 14.1% of Lake Zurich residents work from home.
- Driving is the dominant commuting mode, with over three-quarters of Lake Zurich commuters drive alone to work.
- On average, Lake Zurich residents commute **half an hour (30.3 minutes)** to work.

Source: 2021 American Community Survey 5-Year Estimates



2.

Community Character

The character of Lake Zurich is defined by its built and natural environment and its distinct neighborhoods, corridors, and special areas.

23

Place Types

Place Types are the building blocks of the community's built and natural form. Lake Zurich is defined by three Place Types:



PLACE TYPE **Neighborhoods**

Lake Zurich is a collection of unique neighborhoods where people live, attend school, play outside, and socialize with their neighbors.



PLACE TYPE **Corridors**

Residents, workers, and visitors primarily access goods, services, and other community amenities along the Village's two main roadway corridors.



PLACE TYPE **Special Areas**

The Village's namesake lake is its most prominent asset, with other special areas including the Main Street Area, School District Properties, and East Side Industrial Area.

Character Districts

Each Place Type is comprised of its own set of Character Districts, which are specific subareas, each with its own character that adds to Lake Zurich's overall identity.



PLACE TYPE
Neighborhoods

CHARACTER DISTRICTS

- North Central Residential Area
- Lake Residential Area
- East Main Street Residential Area
- West Old Rand Residential Area
- Southeast Residential Area
- West Side Residential Area
- Far South Residential Area



PLACE TYPE
Corridors

CHARACTER DISTRICTS

- U.S. Route 12 Corridor
- IL Route 22 Corridor



PLACE TYPE
Special Areas

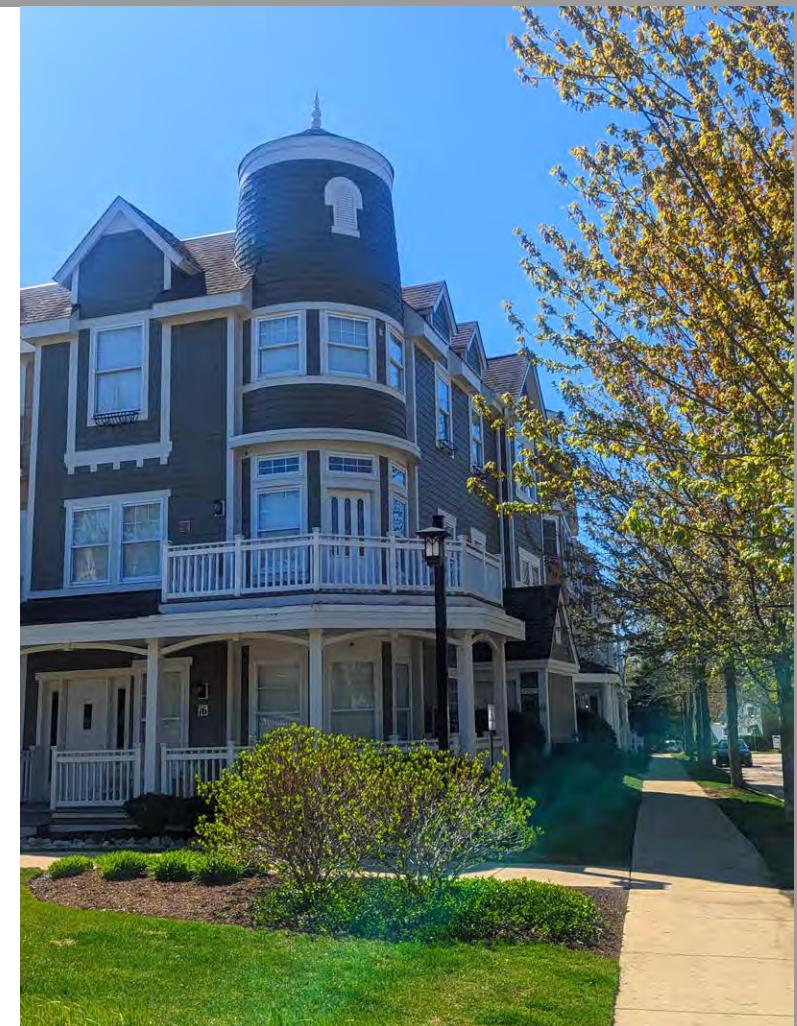
CHARACTER DISTRICTS

- The Lake and Paulus Park
- Main Street Area
- School District Properties
- East Side Industrial Area

Character Districts

By planning from a Character District perspective, the Comprehensive Plan will define strategies for development, infrastructure, and placemaking aspects based on the specific character traits, assets, and opportunities presented in each district. These aspects will include:

- Density, intensity, and scale of development
- General architecture
- Streetscape
- Community spaces
- Roadway characteristics
- Pedestrian/bicycle access and mobility
- Green infrastructure



Character Districts

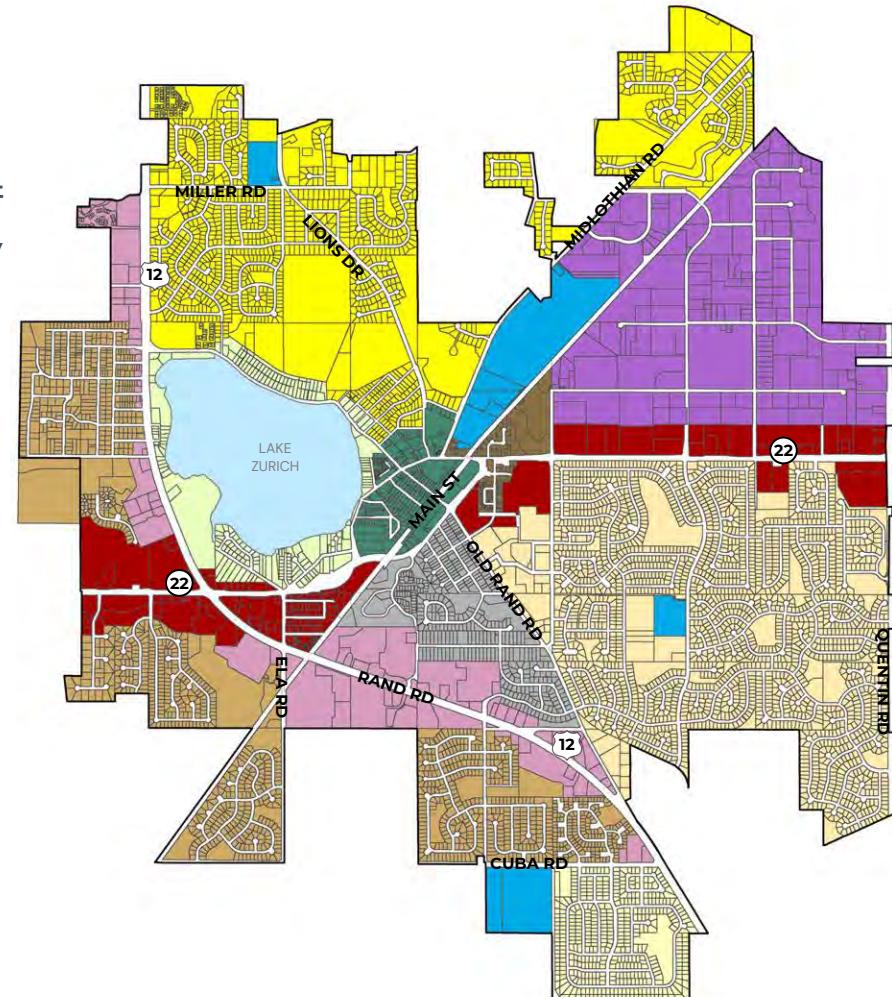
The map illustrates the spatial distribution of the various Character Districts and how they work in concert with each other to build the collective character of Lake Zurich.

- North Central Residential Area
- Lake Residential Area
- East Main Street Residential Area
- Southeast Residential Area
- West Side Residential Area
- West Old Rand Residential Area
- Far South Residential Area
- U.S. Route 12 Corridor
- IL Route 22 Corridor
- Lake Zurich
- Main Street Area
- School District Properties
- East Side Industrial Area

NEIGHBORHOODS

CORRIDORS

SPECIAL AREAS



Character Districts

Place Type: Neighborhoods

North Central Residential Area

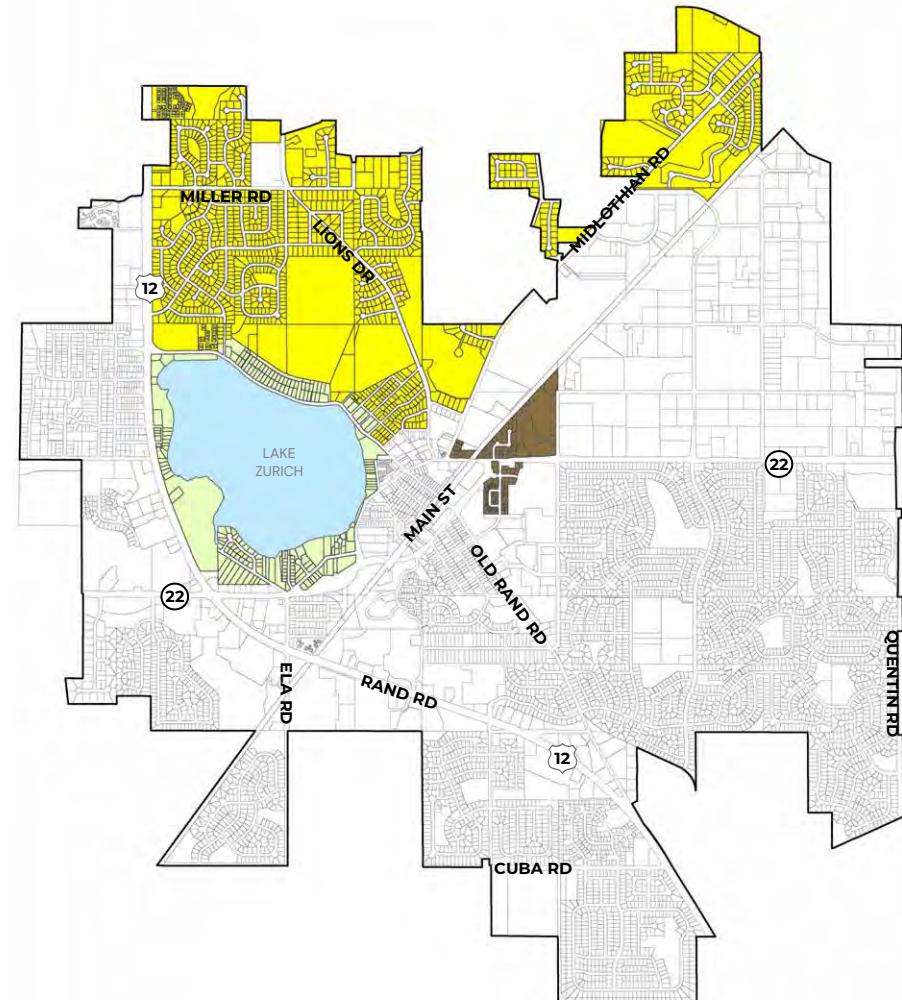
This area has the broadest range of densities among its single-family neighborhoods, from traditional suburban quarter-acre lots to larger estate two-acre lots. In addition to proximity to the lake, this area includes various parks, recreational facilities, and open spaces that create a unique residential setting.

Lake Residential Area

The homes that circle the perimeter of Lake Zurich form a unique area of residences with direct access to the lake. Parks, recreational facilities, and small businesses are interspersed along and near the lakefront.

East Main Street Residential Area

Located east of the Main Street area, this relatively small residential area offers a diverse set of housing options, including single-family homes, duplexes, apartments, and home-based offices. The area straddles both sides of IL Route 22/Main Street.



Character Districts

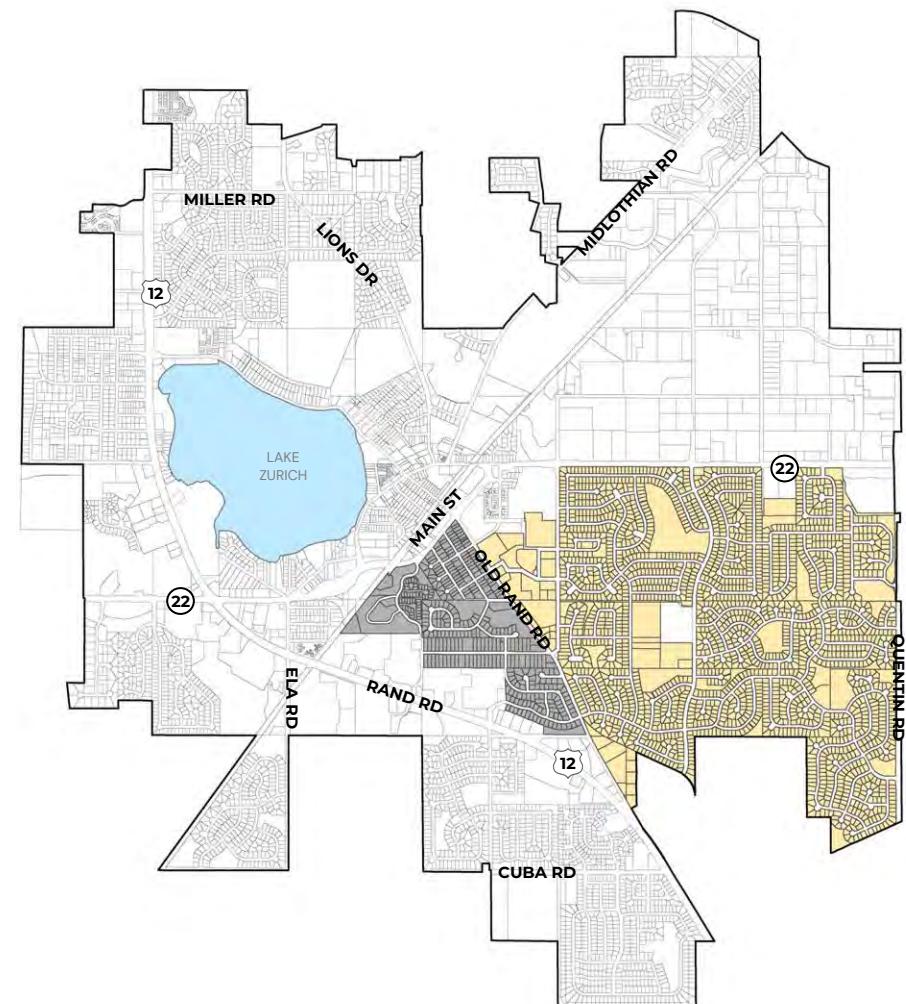
Place Type: Neighborhoods

Southeast Residential Area

Located east of Old Rand Road and south of IL Route 22, this area is comprised of neighborhoods with primarily single-family homes. This area is also served by ample park space with interconnected access for pedestrians and bicyclists. While there is limited land to add new development, the area has opportunity to improve connectivity to the Main Street Area and the IL Route 22 Corridor.

West Old Rand Residential Area

Generally situated in a triangular area located west of Old Rand Road, north of U.S. Route 12, and south of Main Street, this area is defined by a distinct mix of residential types, including condominiums and detached single family homes of varying densities and lot sizes. The residents in this area have close access to the Main Street Area, the civic uses east of Old Rand Road, and various commercial opportunities to the south along U.S. Route 12.



Character Districts

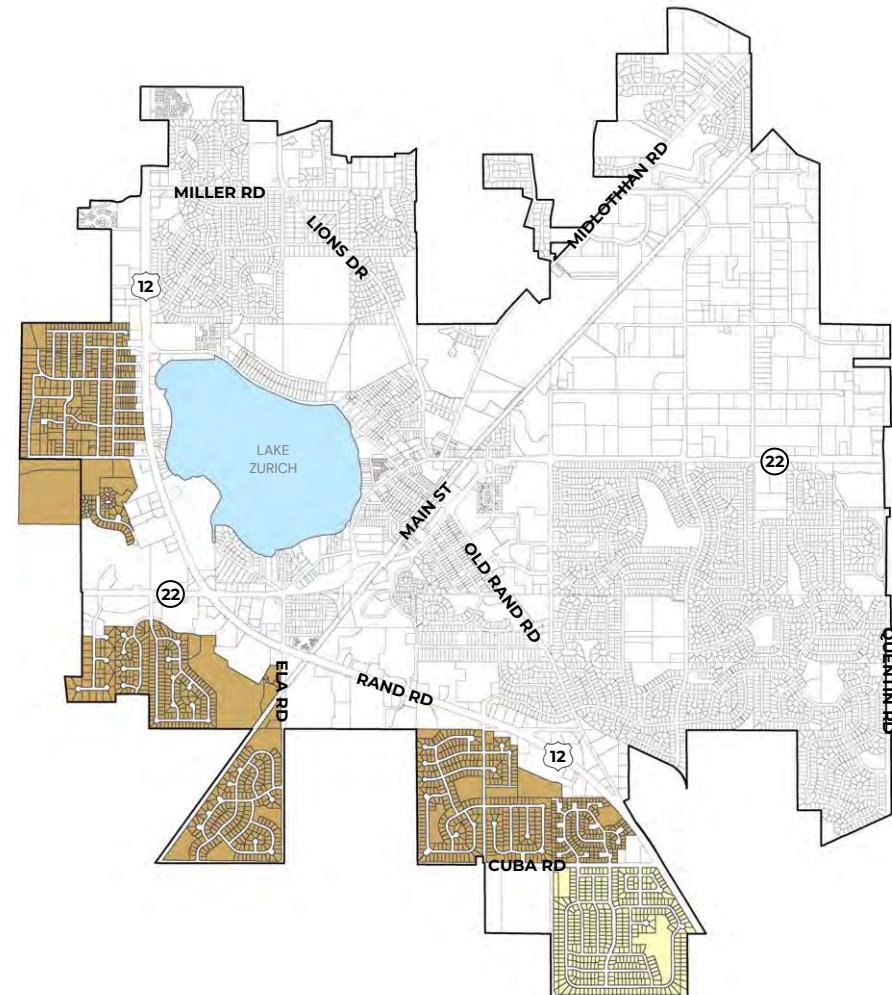
Place Type: Neighborhoods

West Side Residential Area

This area is comprised of a mix of housing types, from single-family detached homes to low density multi-family residential options. Located along the west side of U.S. Route 12, residences have nearby access to businesses, offices, and other services. While there are multiple parks and open spaces in the area, there is opportunity to enhance pedestrian and bicycle mobility. Aging infrastructure is also an issue that needs to be addressed to improve the area's vitality.

Far South Residential Area

Located south of Cuba Road at the Village's far southern end, this area is single family residential neighborhood with close access to Lake Zurich Middle School and Isaac Elementary School. Countryside West Park and the adjacent pond are significant features to this area.



Character Districts

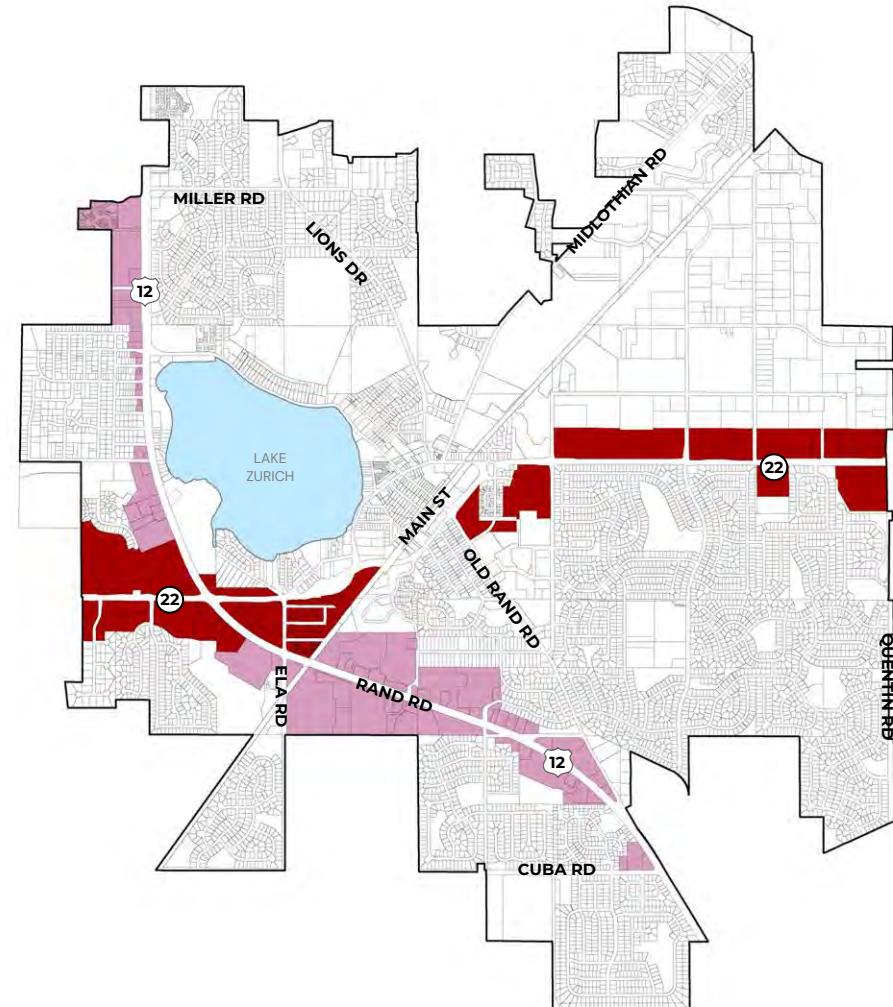
Place Type: Corridors

U.S. Route 12 Corridor

U.S. Route 12 is the primary commercial corridor serving Lake Zurich and adjacent communities. High traffic counts and regional draw make the corridor an attractive spot for retailers. While the residential-style office buildings are unique, the corridor lacks a cohesive character. With land still available for development, this presents opportunities to boost the tax base, improve connectivity, diversify the business mix, and encourage design and development guidelines that help the corridor achieve an attractive character.

IL Route 22 Corridor

IL Route 22 intersects all of the other character districts, which illustrates how the corridor's own character changes as it traverses from east to west. The varying character of the corridor is impacted by the changing land use mix and demographics that define each of the other character districts that cross with IL Route 22. This variability may lead to a range of strategies.



Character Districts

Place Type: Special Areas

● Main Street Area

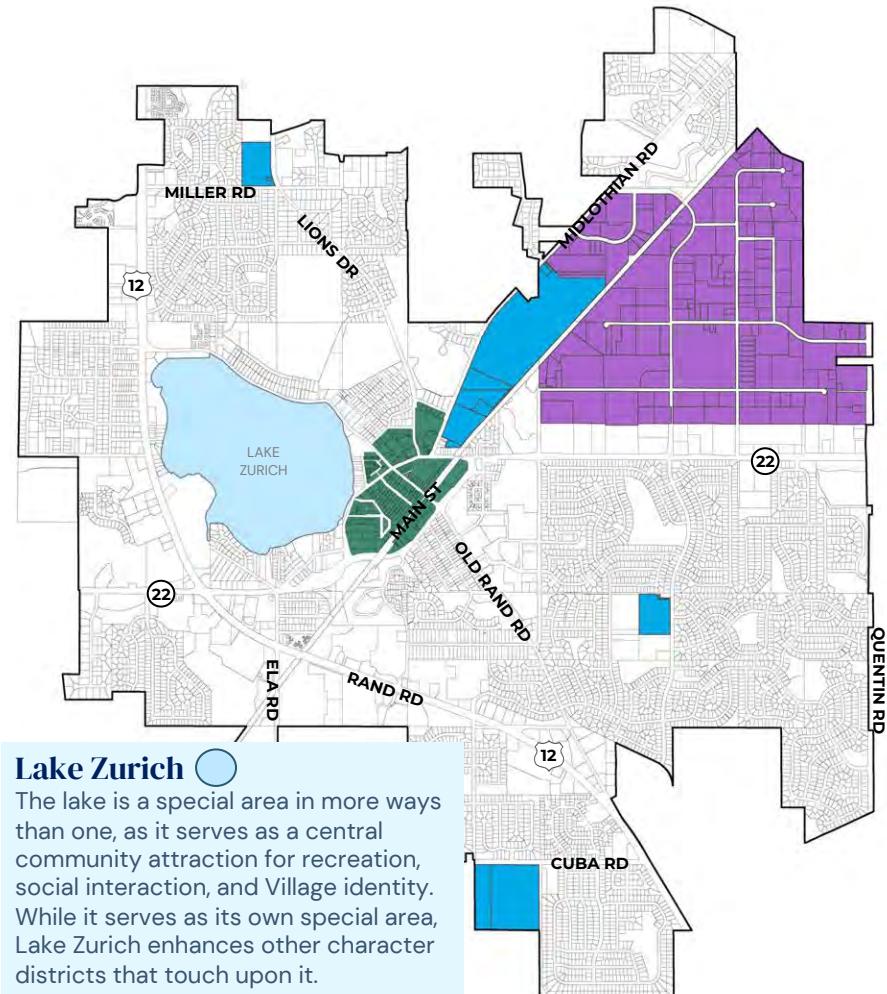
Serving as Lake Zurich's downtown, the Main Street Area has built up over time as a central place for civic and commercial activity. Housing has added to the mix as the area evolves into a mixed-use district. There are a range of opportunities to explore as part of enhancing its vitality as the heart of the Village.

● School District Properties

The six Lake Zurich CUSD #95 schools are located in four well-defined campuses with facilities for learning, athletics, and performing arts.

● East Side Industrial Area

The East Side Industrial Area serves as a centralized district for production, services, and employment. As a major contributor to the tax base, this area is a stable economic generator for Lake Zurich with opportunities to pursue potential expansion and keep up with emerging industrial/office trends.



Community Assets & Facilities

Assessment and planning for the following community assets and facilities by Character District is a way to take inventory of existing conditions, evaluate equitable access, and identify potential gaps.

- Environmental Assets
- Community Spaces
- Civic/Institutional Facilities
- Community Design
- Other Assets
 - Transportation Network
 - Utility Infrastructure
 - Historical Sites



Community Assets & Facilities

Environmental Assets

- The Lake is the Village's most prominent environmental asset, providing a range of ecological, recreational, economic, social, and aesthetic benefits to the community.
- Kuechmann Arboretum and Oak Ridge Marsh Nature Park are other environmental assets.
- Buffalo Creek, Flint Creek, and Kildeer Creek run through the Village's southern portion, traversing through multiple parks.
- In addition to Oak Ridge Marsh, other wetlands and smaller ponds add to local ecology and support stormwater management.



Community Assets & Facilities

Community Spaces

- Community spaces provide areas for people to play, gather, and socialize in formal and informal ways.
- Most community spaces are publicly accessible, but they can also be managed on private property.
- The Village's Park and Recreation Department manages 32 parks offering a range of facilities and amenities.
- 245 acres of existing parks surpasses national standards (11 acres per 1,000 people would encourage at least 218 acres based on Lake Zurich's current population).
- Ela Township Outdoor Gym, Ela Township Community Center, Lake Zurich Golf Club, YMCA, and sports complexes are facilities that offer recreational, educational, and social spaces.
- The namesake Lake Zurich and Paulus Park offer spaces like the Lakefront Promenade and fishing pier.
- Outdoor restaurant seating and the courtyard serving the Eastbanks apartments along Main Street are examples of informal spaces that add to the Village's collection of community spaces.
- Schools and religious institutions also provide gathering spaces and opportunities for the community.



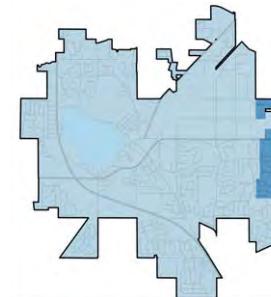
Community Assets & Facilities

Schools

- The **school system** serving Lake Zurich is viewed as one of the Village's greatest assets, with Lake Zurich Community Unit School District (CUSD) #95 comprised of several high-quality schools.
 - 1 High School
 - 1 Middle School
 - 4 Elementary Schools
- Lake Zurich CUSD #95 also has a Middle School and Elementary School in neighboring Hawthorn Woods. The Kildeer School District #96 and Stevenson High School District #125 also serve small parts of Lake Zurich.

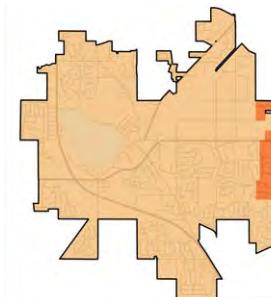
Elementary School Districts

 Lake Zurich Community Unit School District 95
 Kildeer Countryside Community Consolidated School District 96



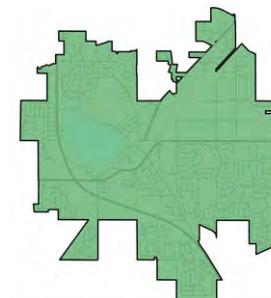
High School Districts

 Lake Zurich Community Unit School District 95
 Adlai E Stevenson District 125



Community College District

 College of Lake County



Community Assets & Facilities

Institutional / Civic Facilities

- The location of **Village Hall** in the Main Street Area draws community members accessing municipal services and departments.
- Other **civic uses** such as Ela Area Public Library, U.S. Post Office, fire stations, schools, and religious institutions are spread across the Village, which add to the character of the neighborhoods in which they are located.



Source: Ela Area Public Library

Community Assets & Facilities

Community Design

A variety of factors contribute to Lake Zurich's unique community design, ranging from aspects that define certain eras of local history, inspire high quality design, and encourage local context of the natural and built environments.

- **Lake views and access** encourage site designs that engage the lake rather than turn their backs to it.
- **Alpine-inspired architecture** was popular in the 1940s; however, the community now embraces building design that strikes a balance between respecting history and integrating modern trends.
- **Modern architecture** is becoming more prevalent for commercial, residential, and civic buildings.
- **Pedestrian scale** is encouraged by providing for safe pedestrian/bicycle access and placing buildings close to the street with parking at the rear.
- **Design, landscape, and signage guidelines** are also encouraged for the Main Street Area and the Village's two primary roadway corridors.



Community Assets & Facilities

Other Assets

The following elements are additional community assets:

[NOTE: The first two items are described in greater detail in later slides]

- **Transportation Network:** The local road system is supplemented by pedestrian and bicycle facilities and trails. There is potential to expand ADA accessibility and find opportunities to respond to emerging transportation trends.
- **Utility Infrastructure:** Multiple agencies, including the Village, manage Lake Zurich's utility infrastructure, which includes roadways, water, sewer, stormwater, electric, and telecommunications.
- **Historical Sites:** The old EJ&E train depot, School House Apartments, Breezewald Park, Paulus Park, and various houses primarily close to the Main Street Area and the Lake are among the historical sites important to the identity and ongoing story of Lake Zurich. The Village was historically a lake resort community with summer homes.
- **Healthcare:** In addition to various medical clinics and health-related services, Lake Zurich offers multiple facilities for senior care, including some with housing components.





3.

Zoning & Land Use

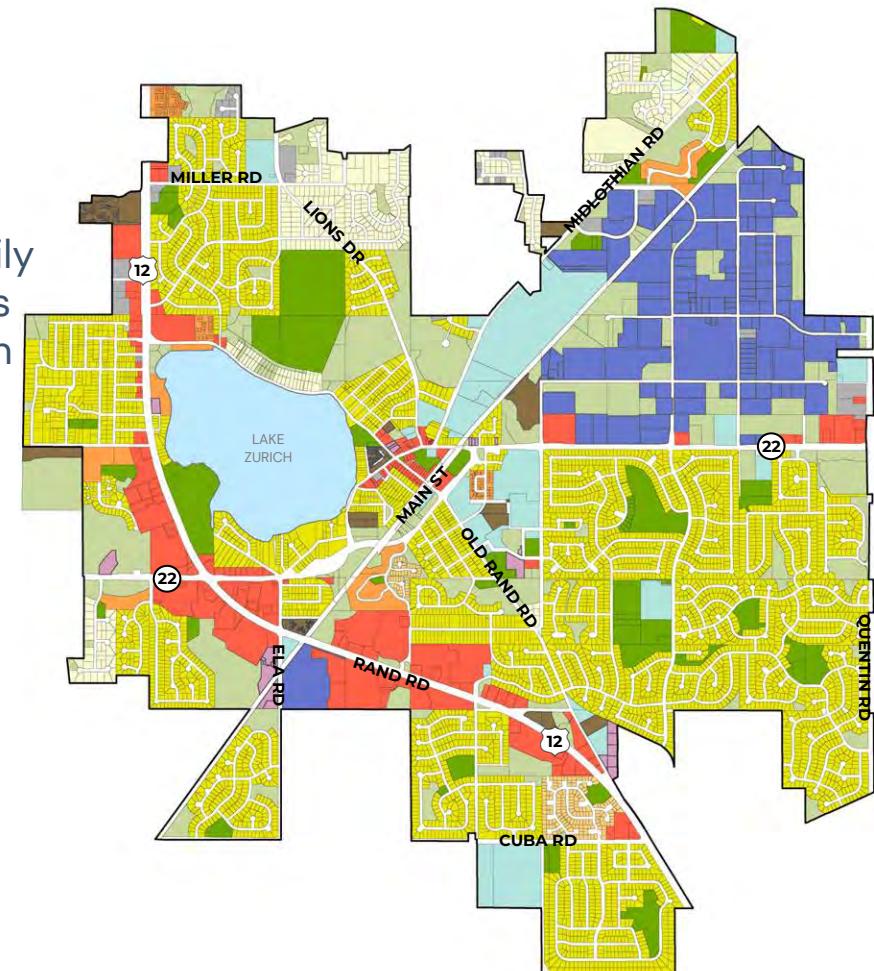
Zoning is the regulatory framework that determines land use, building size, and other features of development in a community.

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Existing Land Use

Lake Zurich's land use pattern reflects a primarily residential community, with a commercial focus along U.S. Route 12 and industrial focus between the rail line and IL Route 22.

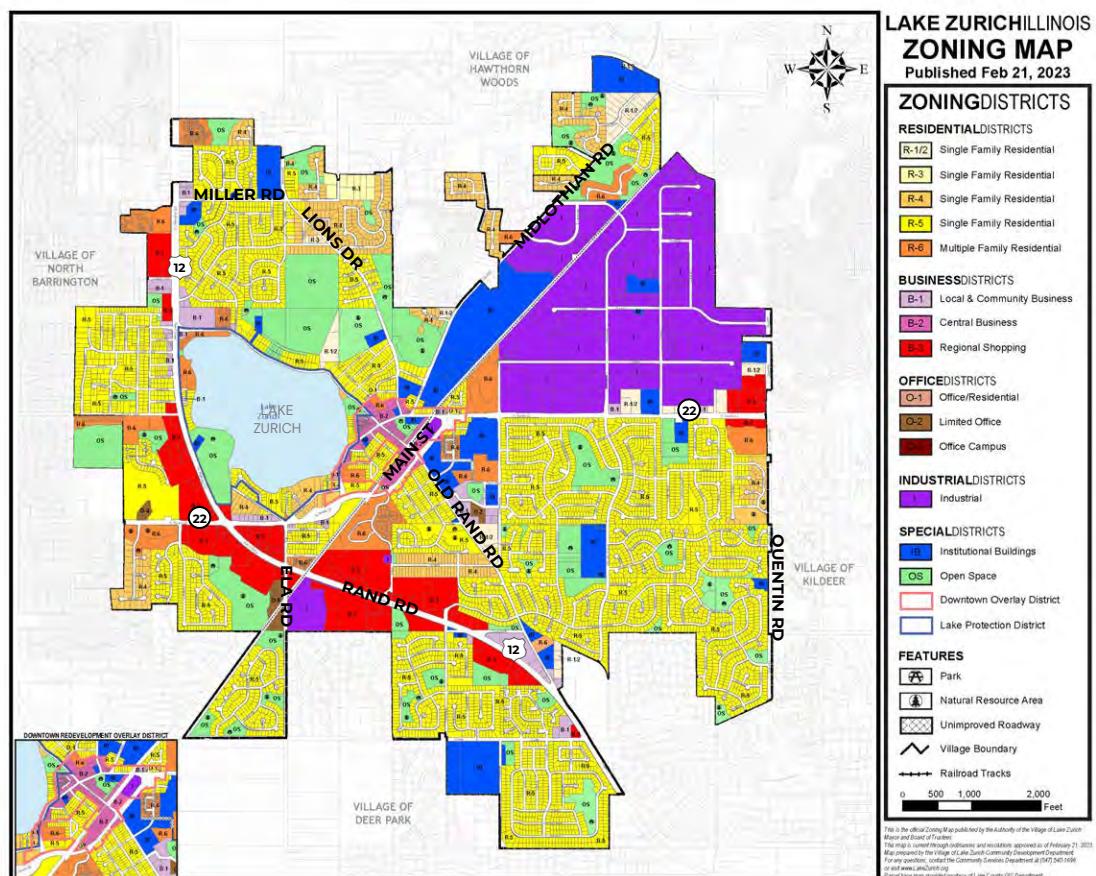
- Low Density Single Family Residential
- Traditional Single Family Residential
- Cluster Single Family Residential
- Low Density Multiple Family Residential
- Medium Density Multiple Family Residential
- Commercial
- Office/Service
- Limited Industrial/Employment
- Institutional
- Parks and Recreation
- Open Space
- Vacant



Current Zoning

What is zoning?

Zoning is the regulatory framework that determines land use, building size, and other features of development.



Zoning Districts Summary

Residential Districts (Chapter 3)

	R-1/2	R-3	R-4	R-5	R-6
	SINGLE-FAMILY				MULTI-FAMILY
A. Maximum Height (whichever is less)	35' or 2.5 stories (Principal) 25' (Accessory)	35' or 2.5 stories (Principal) 25' (Accessory)	35' or 2.5 stories (Principal) 25' (Accessory)	30' or 2.5 stories (Principal) 25' (Accessory)	30' or 2.5 stories (Principal) 25' (Accessory)
B. Minimum Lot Area	40,000 SF	20,000 SF	15,000 SF	10,000 SF (8,700 SF platted before 1991)	10,000 SF (5,000 SF per unit)
C. Minimum Lot Width	150'	100'	90'	75'	75'
D. Minimum Yards	Front Side Rear	30' 15' 50'	30' 10' 30'	30'* 10'* 30'	25' 7' 30'
E. Minimum Landscaped Surface Area	75%	70%	60%	60%	60%

* Development prior to 1991 may vary

Zoning Districts Summary

Business Districts (Chapter 4)

		B-1	B-2	B-3	
A. Maximum Height (whichever is less)		35' or 2.5 stories (Principal) 25' (Accessory)	35' or 2.5 stories (Principal) 25' (Accessory)	35' or 2.5 stories (Principal) 25' (Accessory)	
B. Minimum Lot Area		20,000 SF	N/A	43,650 SF	
C. Minimum Lot Width		100'	N/A	150'	
	Front	25'	N/A	50'	
D. Minimum Yards	Side	10'	N/A	15'	
	Rear	25'	N/A	30'	
	Retail	0.18	1.0	0.22	0.27 (>1 story)
E. Maximum Floor Area Ratio	Office	0.25	1.0	0.27	0.34 (>1 story)
	Combined	0.22	0.27 (>1 story)	0.24	0.35 (>1 story)
	Other	0.25	0.27 (>1 story)	0.30	0.38 (>1 story)
F. Minimum Landscaped Surface Area	Retail	40%	N/A	30%	
	Office	45%	N/A	35%	
	Combined	40%	N/A	40%	
	Other	40%	N/A	35%	

Zoning Districts Summary

Office Districts (Chapter 5)

	O-1	O-2	O-3
A. Maximum Height (whichever is less)	35' or 2.5 stories (Principal) 25' (Accessory)	35' or 2.5 stories (Principal) 25' (Accessory)	35' or 2.5 stories (Principal) 25' (Accessory)
B. Minimum Lot Area	N/A	10,000 SF	43,650 SF
C. Minimum Lot Width	N/A	75'	150'
Front	25'	25'	35'
D. Minimum Yards	Side	10'	15'
Rear	25'	25'	30'
E. Maximum Floor Area Ratio	0.25 0.30 (>1 story)	0.25 0.30 (>1 story)	0.30 0.35 (>1 story)
F. Minimum Landscaped Surface Area	35%	40% 45% (>1 story)	45%

Zoning Districts Summary

Industrial District (Chapter 6)

I	
A. Maximum Height	55'
B. Minimum Lot Area	20,000 SF
C. Minimum Lot Width	100'
Front	35'
D. Minimum Yards	20'
Side	25'
Rear	
E. Maximum Floor Area Ratio	0.45
F. Minimum Landscaped Surface Area	35%

Zoning Districts Summary

Special Districts and Overlay Districts (Chapter 7 • Ordinance 10-2004)

■ Open Space District (OS)

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.

■ Institutional Buildings District (IB)

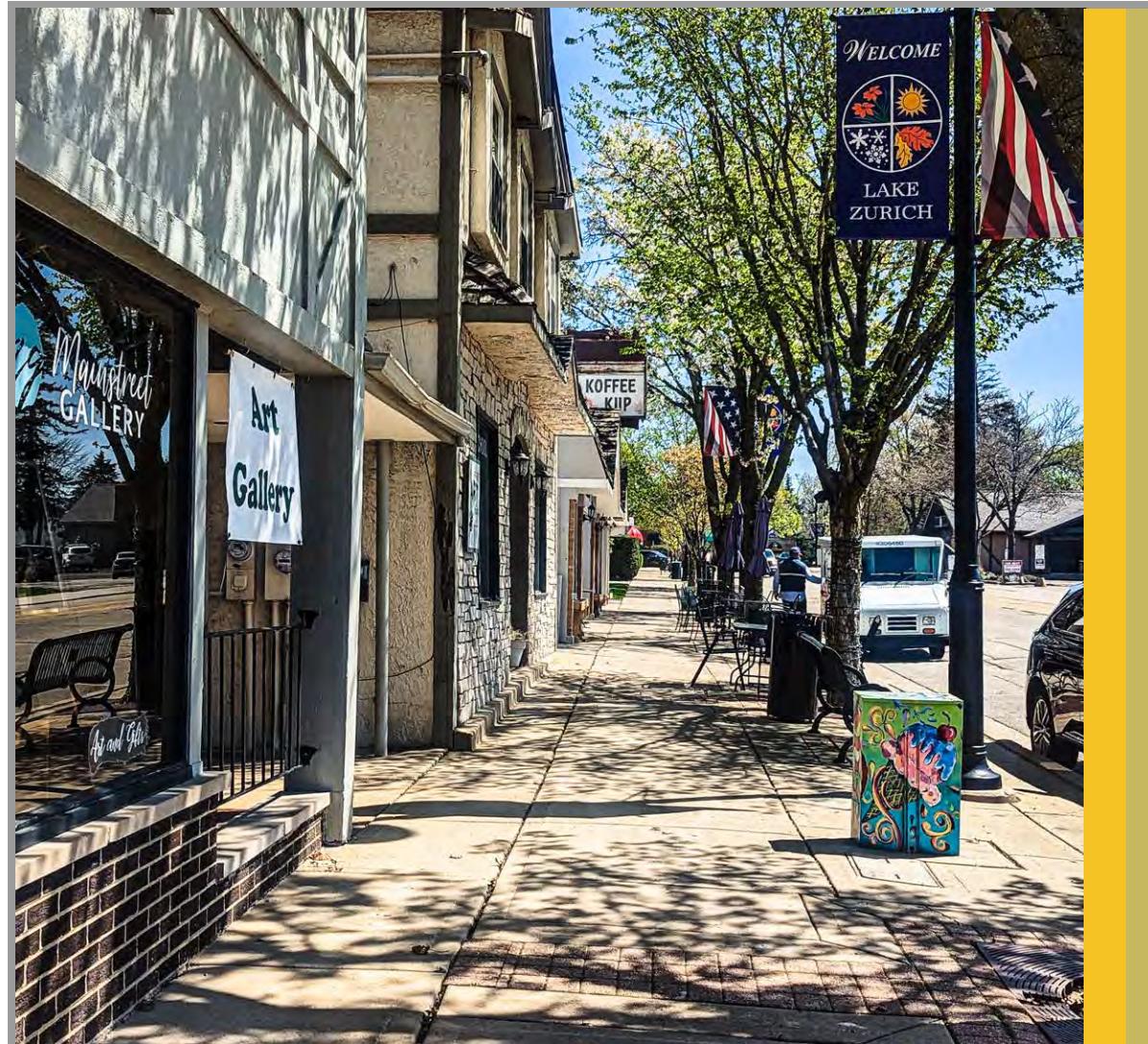
Established to accommodate existing and future public buildings and buildings having purposes and impacts similar to public buildings.

■ Lake Protection District (LP)

Established to protect and preserve the special qualities and characteristics of the lake and thereby preserve the quality of its impact on the Village.

■ Downtown Redevelopment Overlay District (DR)

Established to create and sustain a thriving residential and retail environment in the Main Street Area as a desired destination, improve the quality of life, protect and enhance the value of property, strengthen the economy of the village, and deliver quality services and support to the community.



4.

Market Assessment

An understanding of today's market conditions is necessary to prepare realistic plan recommendations.

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Market Summary

The following top-level findings emerged from an overview of the latest available retail, office, and industrial market data (more detail can be found in slides that follow):

- Lake Zurich has the **highest density of retailers** compared to surrounding communities, serving both residents and visitors. Most retail is located along the **Route 12 commercial corridor**.
- The Main Street District has strong potential to grow into more of a destination, with the addition of active uses such as **restaurants and entertainment**.
- Industrial uses perform well, as vacancies have been decreasing and are **lower than the regional level**.
- Market for **office remains weak**; vacancies remains high.
- **Housing market is strong** in the area with low inventory and high sale prices. Most homes in the Village were **built before 1999**.
- Likely demand for continuing to increase the variety of housing types (smaller footprints, duplexes, townhomes, multi-family, etc.), particularly as the population ages and seniors want to remain in Lake Zurich.



Market Highlights

5-Minute Drive Time Market Data

18,355

Total Residents

41.6

Median Age

6,713

Households

\$122,097

Median Household Income

\$421M

Consumer Spending
on Retail (2023)

\$105M

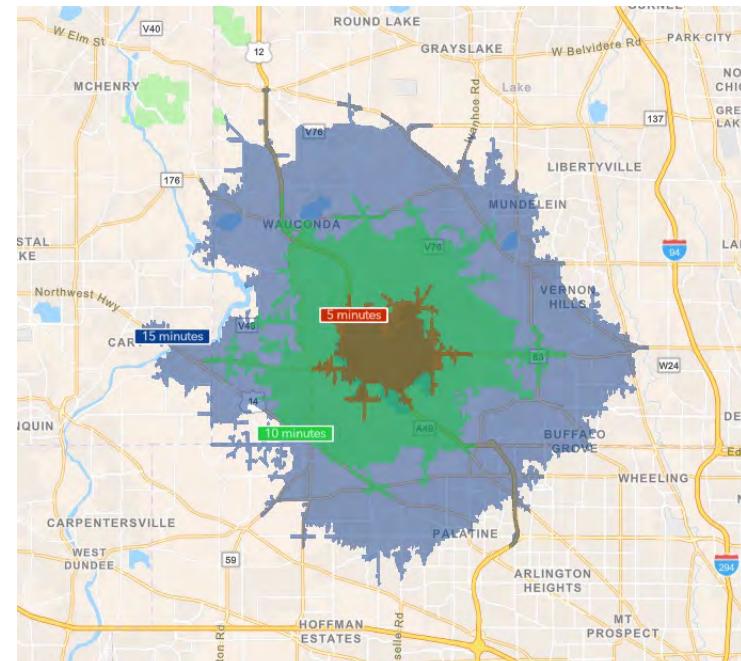
Spending on Groceries
and Restaurants (2023)

\$477M

Forecasted Retail
Demand (2028)

\$56M

Projected Spending
Growth



Retail Market

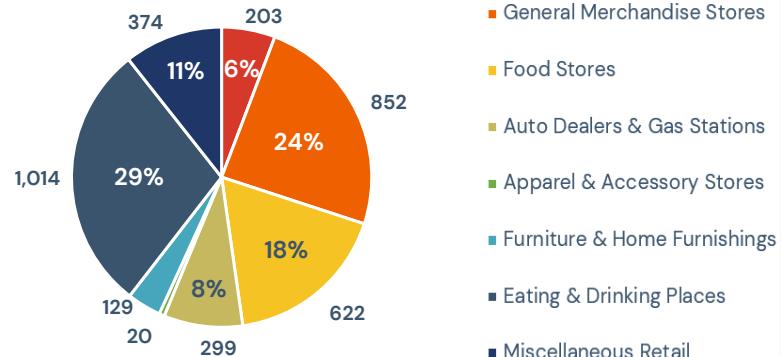
Lake Zurich's retail market is largely "consumer retail" which is less affected by economic ups and downs, compared with more discretionary or specialized retail in other communities.

- **Eating and Drinking Places** is the **most prevalent** retail business category in Lake Zurich with 73 businesses. It also **employs the greatest number of people (1,014)**.
- **Miscellaneous Retail**—establishments like florists, used merchandise stores, and pet and pet supply stores, etc.—is Lake Zurich's **second most common (50) retail category**.
- **General Merchandise Stores** employ the **second highest number of employees (852)**, followed by **Food Stores (622)**.
- The **top three categories** of retail employers hire **71% of the retail workers**.

Retail Mix

Types of Retail	Number of Businesses
Home Improvement	11
General Merchandise Stores	13
Food Stores	28
Auto Dealers & Gas Stations	20
Apparel & Accessory Stores	4
Furniture & Home Furnishings	21
Eating & Drinking Places	73
Miscellaneous Retail	50

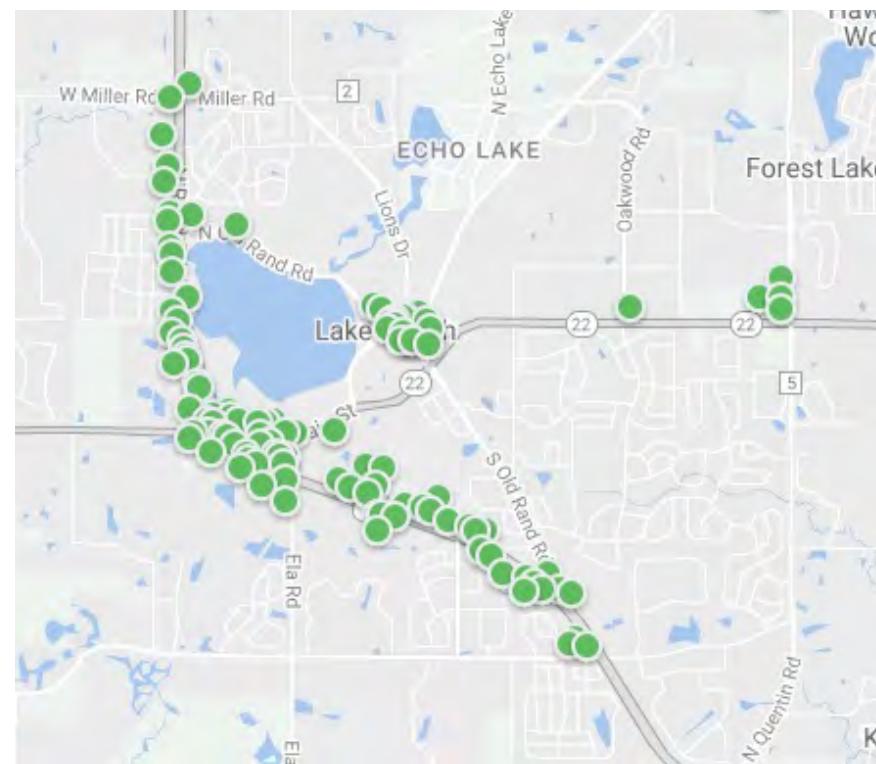
Retail Employment



Source: Illinois Department of Revenue, 2023

Retail Market

- **US Route 12 (Rand Road)** is the primary retail corridor in Lake Zurich. Out of 115 retail properties in the Village, **90 are located along US Route 12**.
- In the **Main Street District**, there are **approximately 20 retail properties**, with an average rent of **\$18.85/SF**.
- **Five retail businesses** are located on **Illinois Route 22 (Main Street)**, on the east side of the Village.



Source: Moody's Analytics, 2023

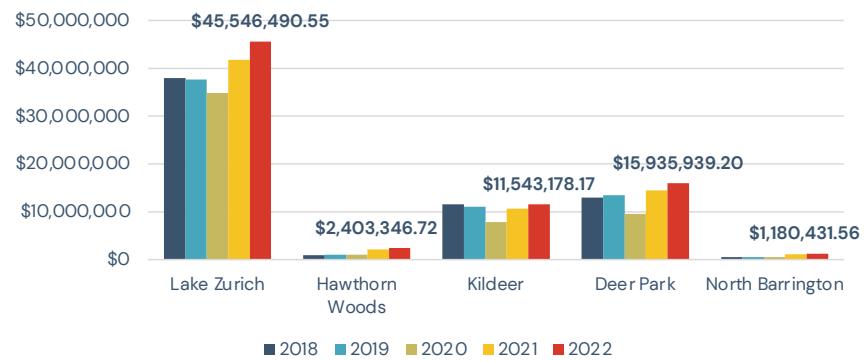
Retail Sales

- Retail sales in Lake Zurich generated **more than \$45 million in sales tax** across all taxing bodies in 2022*. Total sales tax collected has **surpassed pre-COVID years, increasing by roughly \$11 million since 2020**.
- COVID impacted local municipalities' sales tax collection, but **all five comparison communities have recovered** since 2021.
- On July 1, 2021, Lake County began collecting a **0.04 cents/gallon tax on all gas/fuel purchased in Lake County (CMFT)** in addition to the State's motor fuel tax.
- Due to its large number of retailers, **Lake Zurich collected the most sales tax revenue** compared to surrounding communities over the last five years. The Village's sales tax rate (7.5%) is comparable with peer communities, ranging from 7-8.25%.

Comparison of Total Sales Tax Trends (2018-2022)



Comparison of Total Sales Tax (2018-2022)

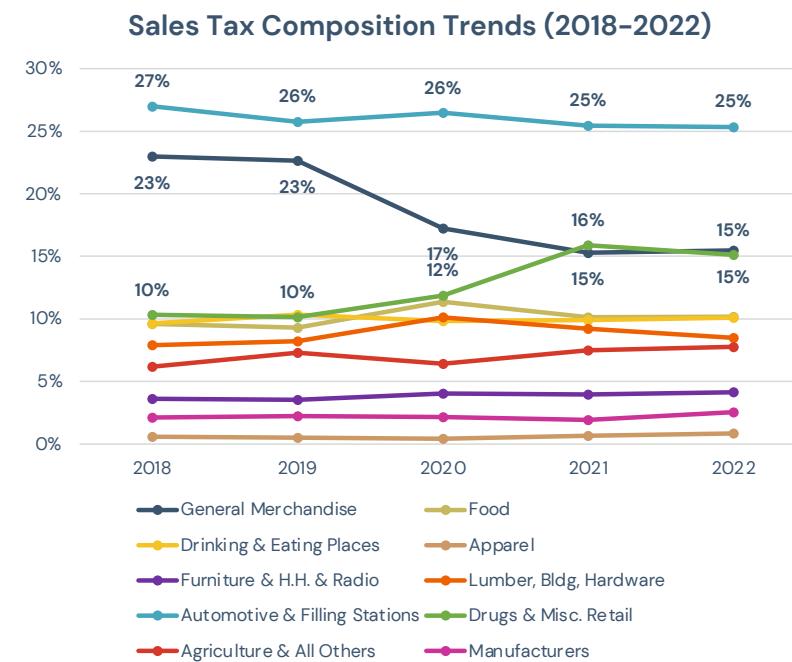


* Total sales tax differs from municipal revenue, as total sales tax is split between various government agencies.

Source: Illinois Department of Revenue, 2023

Retail Sales

- **Automotive & Filling Stations** have contributed the highest percentage (25%–27%) of sales tax for the past five years.
- **General Merchandise and Drugs & Misc. Retail** are tied for the second highest sales tax-generating category.
- Other categories, such as Drinking and Eating Places, have stayed relatively consistent in terms of sales tax revenue over the past five years.

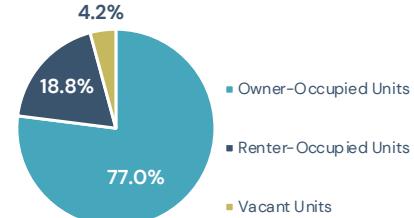


Source: Illinois Department of Revenue, 2023

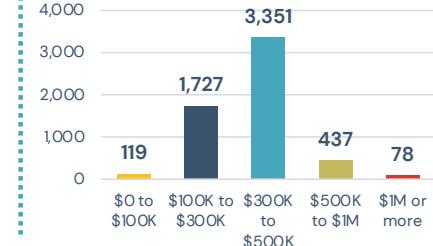
Housing

- 77% owner-occupied, ~20% renter-occupied.
- Vacancy rate is 4.2%, compared to Lake County's 5.9% rate.
- Majority of housing stock is **single-family (84.9%)**, followed by multi-family with 10 units or more (11.6%).
- Over 70% of housing built between 1970 and 1999.
- 70% of housing stock is **3-to-4-bedroom dwellings**.
- Median Home Value is **\$351,000**, compared to Lake County at \$279,500.
- More than **50% of homes are priced between \$300,000 and \$499,999**.

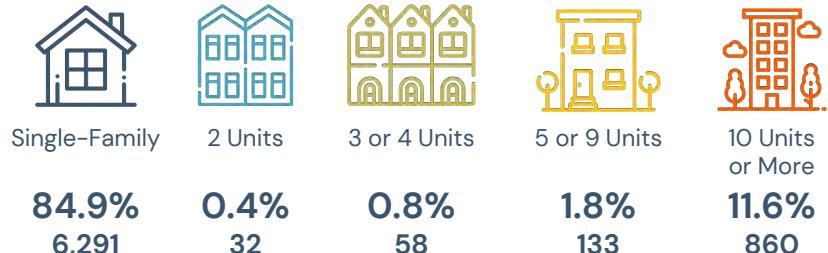
Housing Occupancy (2021)



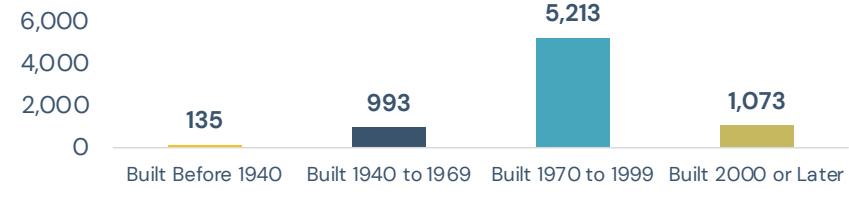
Home Values (2021)



Housing Type (2021)



Housing Age (2021)



Source: 2021 American Community Survey 5-Year Estimates

Housing Costs

	Owners	Renters
Median Household Income	\$132,991	\$58,686
Median Monthly Cost	\$2,009	\$1,673
Median Housing Cost as % of Income	18%	34%

Source: 2017-2021 American Community Survey

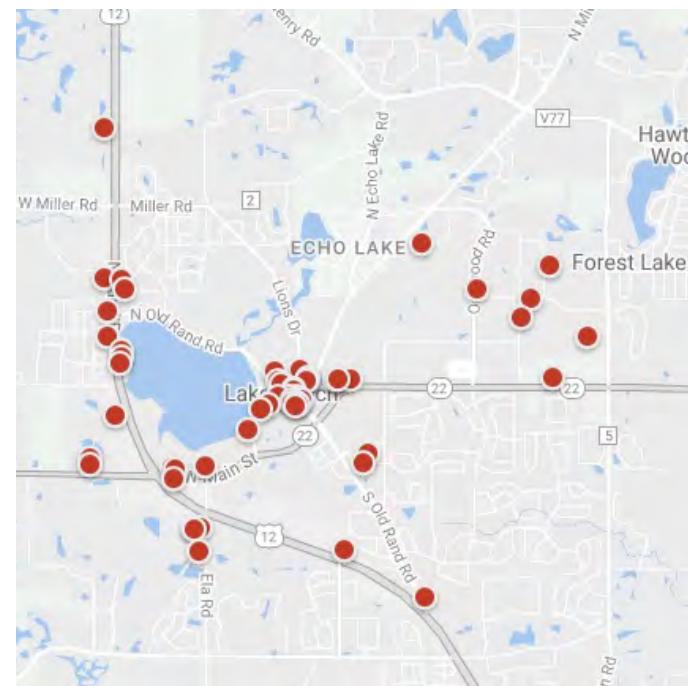
Housing Affordability

% Paying > 30% of income	
Renters	50%
Owners with a mortgage	25%
Owners without a mortgage	7%

Source: 2017-2021 American Community Survey

Office

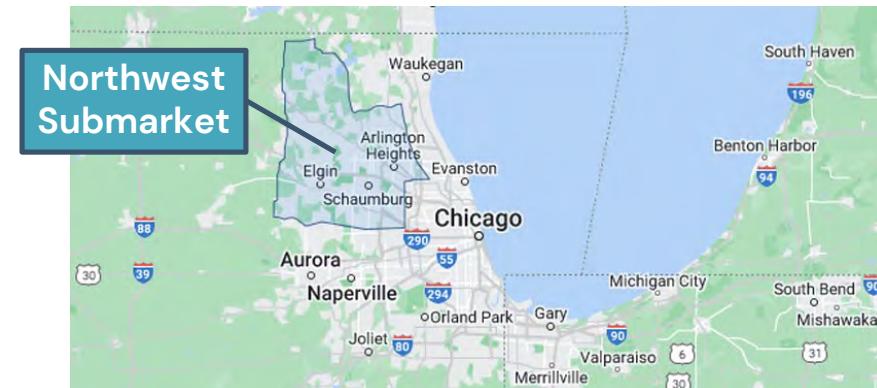
- Office buildings in Lake Zurich are **mostly located along US Route 12 and in the Main Street District**. Others are found **in the industrial area** on the east side of the Village.
- The Village has **over 810,000 SF** of office space.
- Office rents in Lake Zurich are listed at roughly **\$23.01/SF**, though asking rent is likely higher.



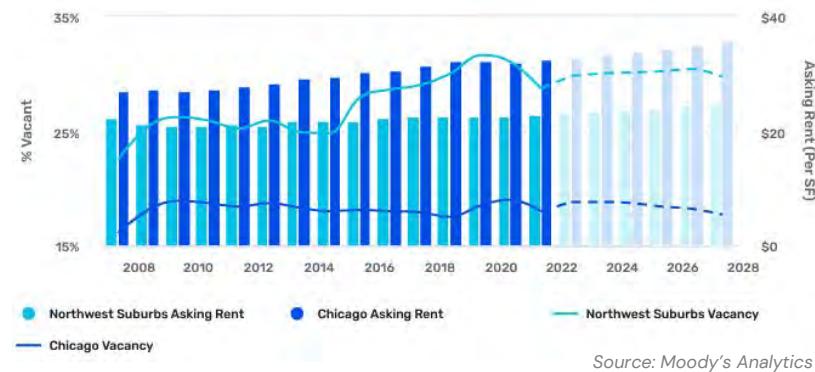
Source: Moody's Analytics

Office

- The Q1 average asking rent in the Northwest submarket rose to \$23.08/SF from \$22.43 in Q1 2022, but is still lower than Chicago's regional average of \$32.53/SF. It is expected to reach to \$23.17/SF by the end of 2023.
- The Q1 average effective rent is \$17.13/SF, higher than Q1 2022 (\$16.46). Meanwhile, the Q1 average effective rent for the Chicago market is \$24.74.
- The Q1 Average vacancy in the submarket is 29.5%. It is expected to increase to 29.8% by the end of 2023. The Northwest submarket has the highest vacancy rate in Chicagoland.
- Median office sales in the submarket in Q1 2023 averaged \$119.38/SF. This is lower than that in the Chicago market, which is \$125.48/SF.



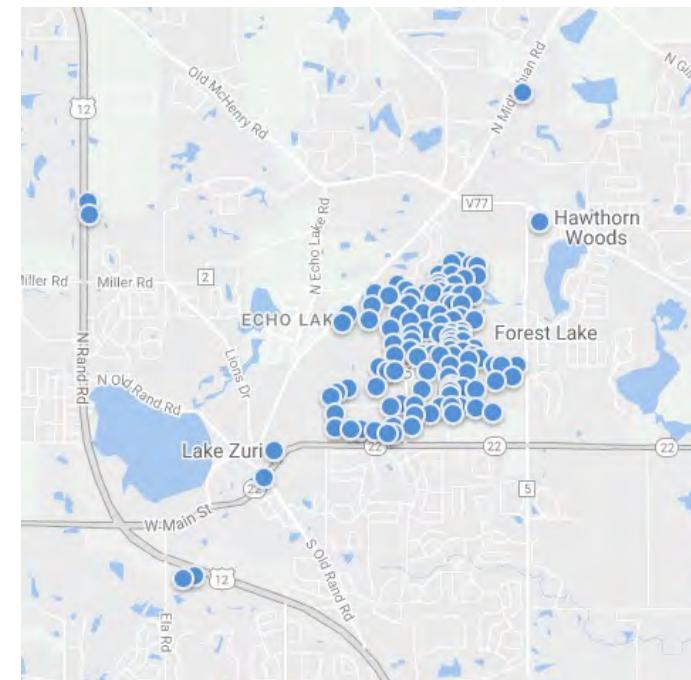
Submarket Asking Rent and Vacancy Trends



Source: Moody's Analytics

Industrial

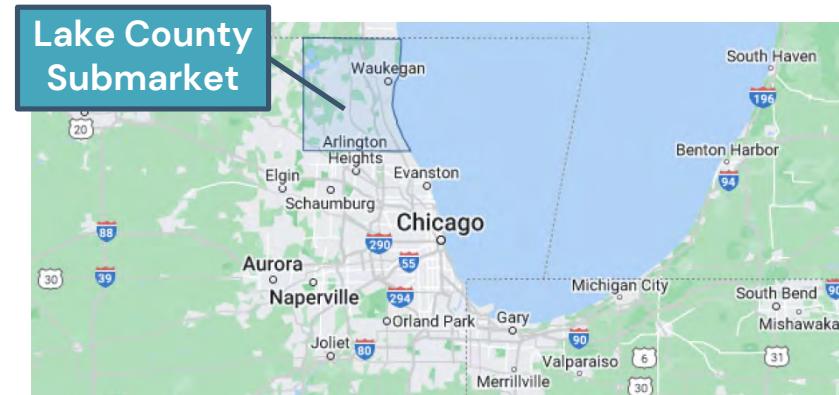
- Most industrial buildings in Lake Zurich are in the **east side industrial district**, in an area bounded by Midlothian Road, Illinois Route 22, Quentin Road, and Old McHenry Road.
- Currently, there are **more than 6.2 million SF** of industrial buildings, encompassing **489 acres of land** in the Village.
- **Median industrial sales** in the submarket in Q1 2023 averaged **\$92.60/SF**, above the Chicago regional average of **\$91.47/SF**.
- Industrial rents are approximately **\$8–9/SF**.



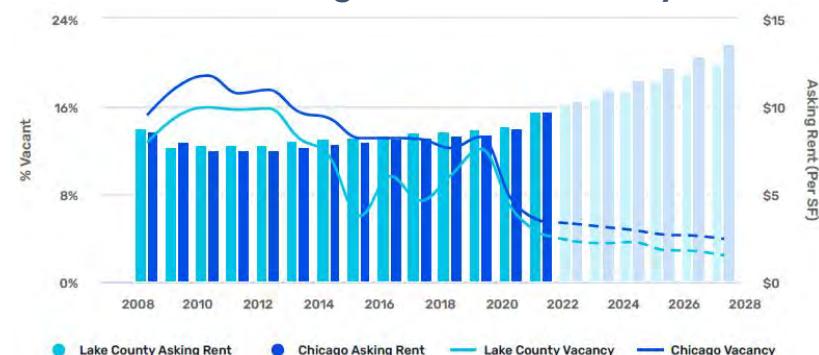
Source: Moody's Analytics, 2023

Industrial

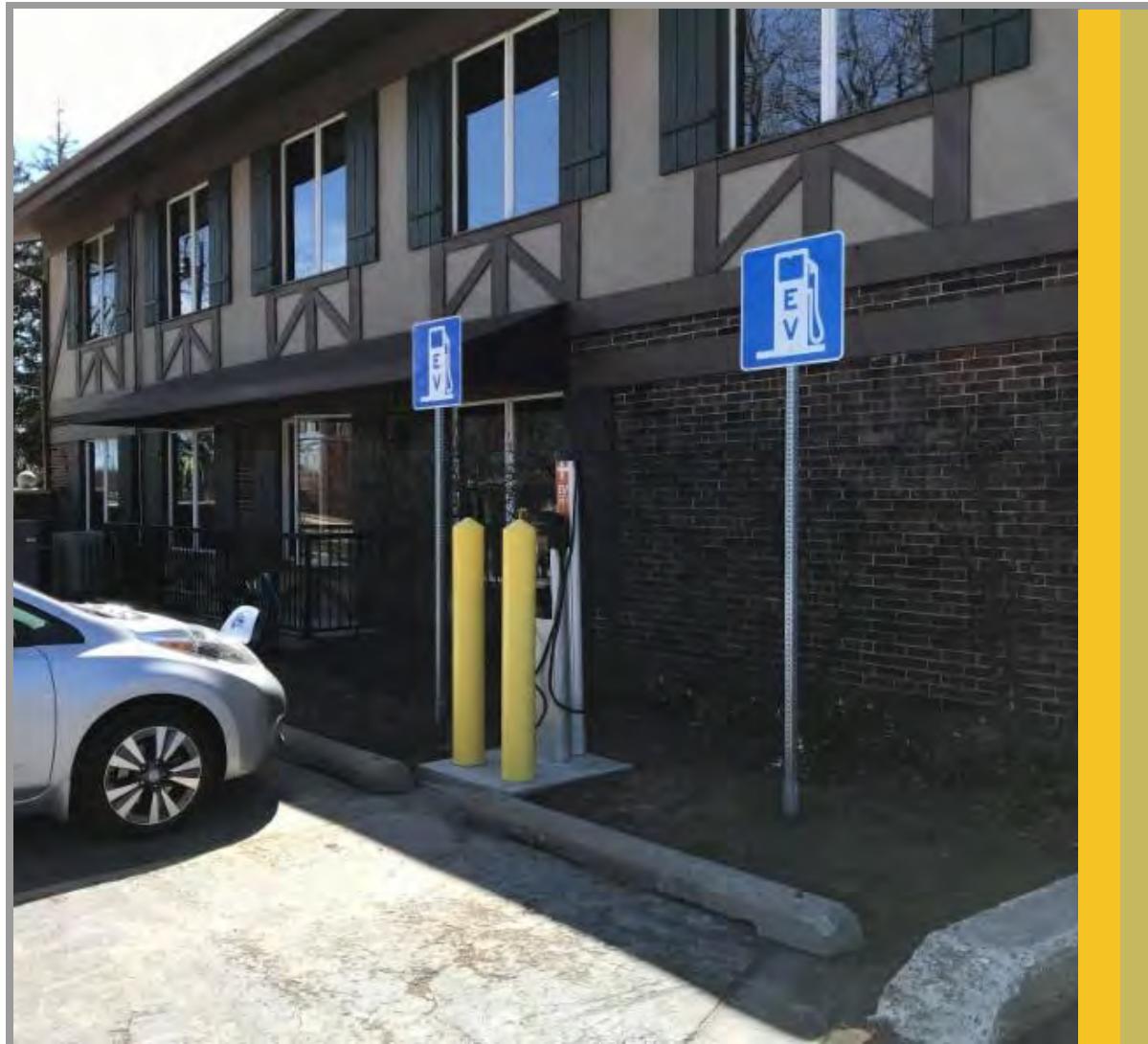
- The Q1 2023 average asking rent in the Lake County submarket is \$9.77/SF. This is slightly lower than the Chicago regional rate (\$9.81/SF).
- The Q1 2023 average effective rent in the submarket is \$8.85/SF, which is higher than the Chicago regional rate (\$8.79/SF).
- Both asking and effective rents have been increasing for the past three years.
- Vacancy has been decreasing steadily in both the submarket and Chicago market.
- The vacancy in the submarket has dropped from 12.2% in Q1 2020 to 4% in Q1 2023, lower than the Chicago vacancy (5.5%). The submarket vacancy is projected to decrease to 3.7% by the end of 2023.



Submarket Asking Rent and Vacancy Trends



Source: Moody's Analytics



5.

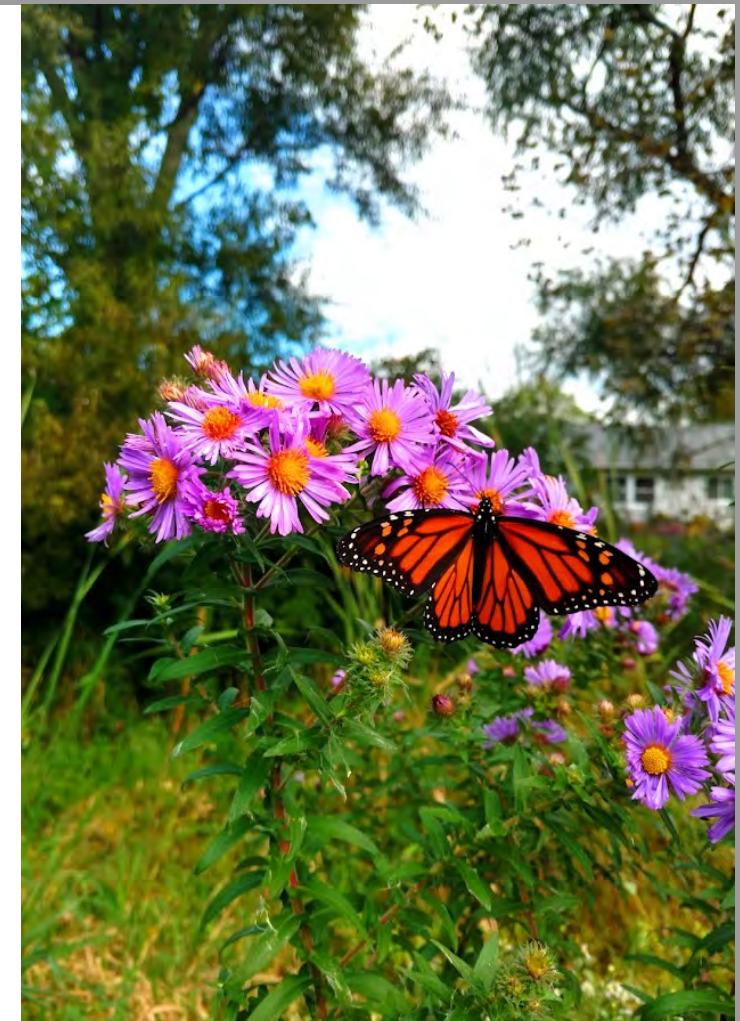
Sustainability

Lake Zurich is committed to environmental responsibility across all sectors to further a resilient and sustainable future.

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Overview of Sustainability Initiatives

- **Recycling program** aims to divert diverse materials from landfills, promote recycling awareness, and foster a culture of environmental stewardship.
- **EV charging stations** enhance the community's commitment to environmental stewardship.
- Partnership with **SolSmart** promotes **solar energy initiatives**, aiming to increase energy efficiency.
- Integrated **Water Resources Management program**, developed through multi-agency collaboration, addresses water supply, stormwater, and wastewater management.
- **Tree Commission and Parks Advisory Board** play crucial roles in driving sustainability efforts by advocating for tree preservation, green space development, and environmentally conscious practices.
- **Lake County has initiated various sustainability efforts**, including wildlife conservation, air quality monitoring, and sustainable transportation.
- Regional sustainability efforts, particularly through the **Greenest Region Compact (GRC)**, collaborating with over 130 municipalities in the Chicagoland area to address environmental challenges.



Sustainability Initiatives: Lake Zurich

■ **Recycling**

The Village contracts with Lakeshore Recycling Systems to provide a comprehensive curbside recycling program with marked bins and a user-friendly schedule, along with strategically located drop-off centers for additional recyclables.

■ **SolSmart**

In 2019, Lake Zurich partnered with SolSmart to promote solar energy initiatives, aiming to increase energy efficiency and productivity by adopting solar resources on private properties.

■ **Integrated Water Management**

Collaborative effort between the Village and a project team, aiming to integrate water supply, stormwater, and wastewater management into the strategic plan.

■ **EV Charging Stations**

Initiated with the opening of its first charging station at Village Hall, aims to promote sustainable transportation, attract visitors to the Main Street area, and showcase the municipality's commitment to environmental stewardship.

■ **Sidewalks and Bike Paths**

The Village continues efforts to further pedestrian and bike access. For example, the Village encourages new commercial developments along Rand Road and Route 22 to include sidewalks.

■ **Lake Michigan Water**

The Village is investigating a transition to Lake Michigan Water (LMW) from deep well systems, for a more sustainable water supply in the long-term.

Sustainability Initiatives: Lake County

■ Wildlife Conservation

Lake County's commitment to wildlife conservation is evident through proactive efforts to protect endangered and threatened species and preserve their habitats.

■ Air Quality Monitoring and Improvement

Prioritizes public health by actively monitoring air quality, collaborating with relevant agencies to address pollutants and asthma triggers.

■ Sustainability Plan & Stormwater Management Commission

Lake County has developed a Sustainability Plan that addresses environmental challenges, reduces greenhouse gas emissions, and promotes energy efficiency, while the Stormwater Management Commission implements green infrastructure projects to manage stormwater, reduce flooding, and improve water quality with sustainable design practices.

■ Renewable Energy and Solar Power Initiatives

Dedication to renewable energy, especially solar power, is demonstrated through incentives, grants, and a SolSmart Bronze Designation.

Sustainability Initiatives: Regional

■ Greenest Region Compact

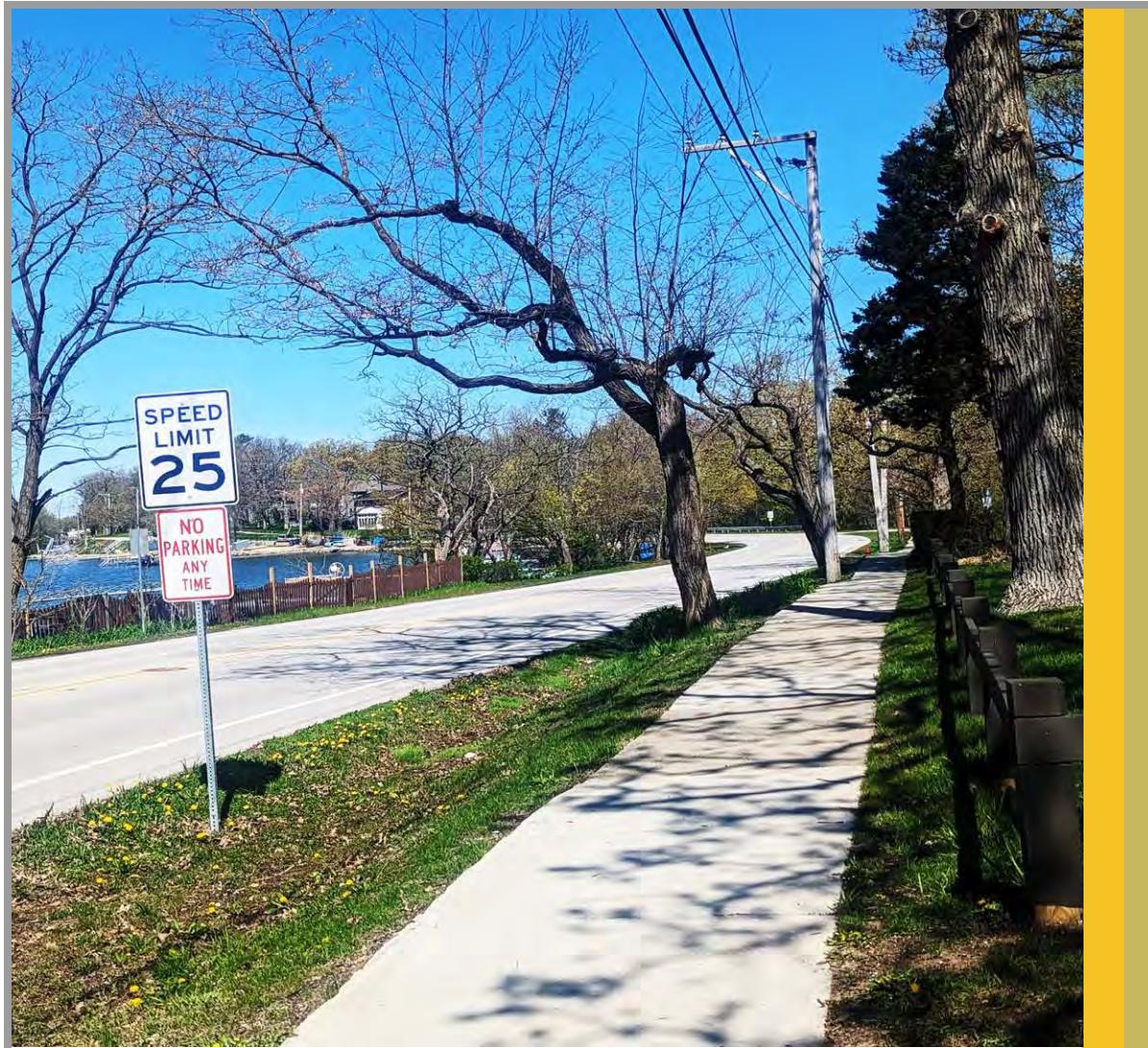
Collaboration among municipalities in the Chicago metropolitan area to prioritize sustainability efforts and implement green practices, aiming to create a more environmentally friendly and resilient region.

■ CMAP Greenways and Trails Plan

CMAP's Greenways and Trails Plan outlines a network of interconnected greenways and trails in the Chicagoland region, promoting active transportation, preserving natural habitats, and enhancing recreational opportunities for residents.

■ ON TO 2050

ON TO 2050, the comprehensive regional plan by the Chicago Metropolitan Agency for Planning (CMAP), emphasizes sustainability efforts to address climate change, promote renewable energy, enhance public transportation, and create more resilient communities in the Chicagoland region, aiming for a more sustainable and equitable future.



6.

Transportation Network

How people and goods get around Lake Zurich is an essential community function.

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Transportation Overview

- Lake Zurich **relies heavily on its roadway network**, particularly major thoroughfares like Rand Road and other arterials.
- The Village's **bicycle network spans two miles**.
- Lake Zurich **lacks fixed route public transportation**, as there are no Pace Bus routes or Metra lines serving the community.
- Lake Zurich benefits from the multitude of county transportation assets:
 - **Diverse Road Network:** Lake County has a comprehensive roadway system that includes major highways like I-94 and US Route 45.
 - **Public Transit:** Served by nearby Metra rail lines and PACE bus services, as well as Ride Lake County dial-a-ride paratransit for adults age 60+ and individuals with disabilities.
 - **Bike Lanes and Trails:** The county has a network of bike lanes and trails, such as the North Shore Bike Path and the Des Plaines River Trail.

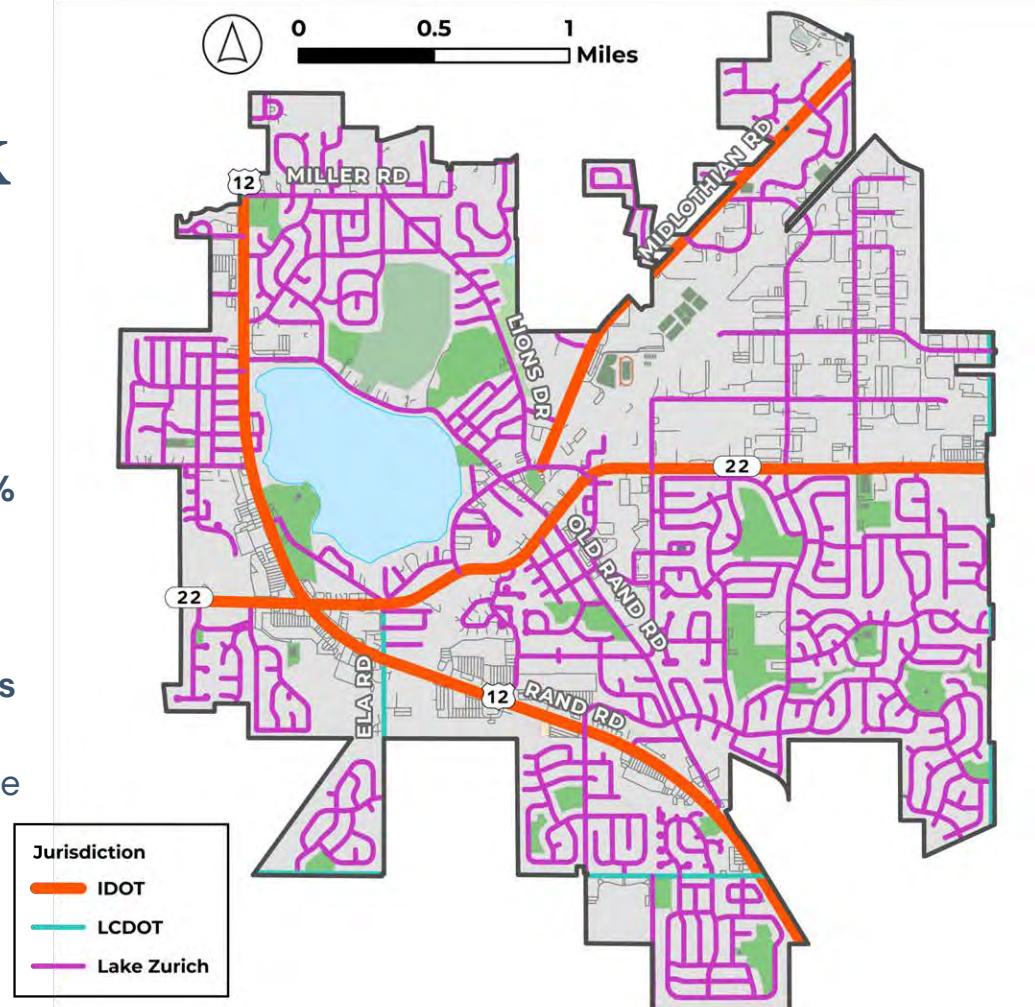


Roadway Network

- Lake Zurich's roadway network spans 85 miles, managed by four entities: the Village of Lake Zurich, IDOT, Lake County, and township/road districts.
- The Village oversees approximately 88% (74.6 miles) of the roadway network.
- IDOT manages 8.4 miles of major state highways or thoroughfares.
- Lake County oversees just under 2 miles of roadways.
- Remaining roadway mileage falls under the jurisdiction of local townships or road districts, serving unincorporated areas.

SOURCES:

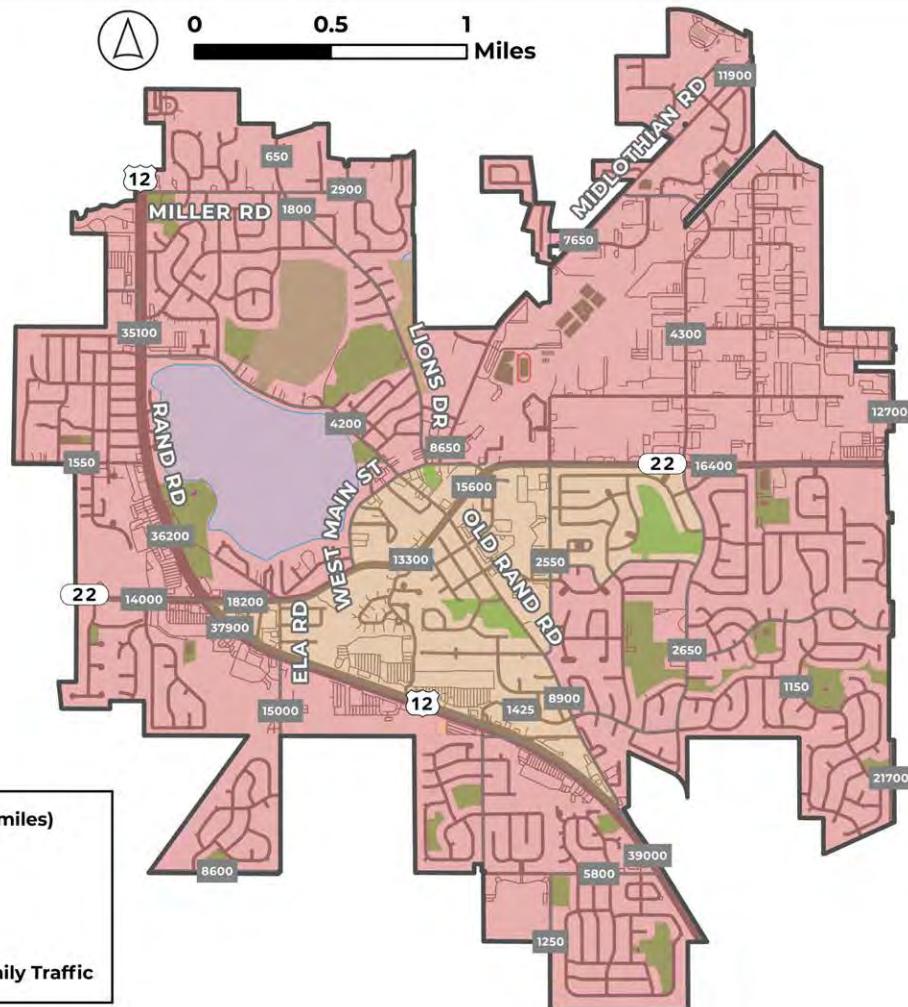
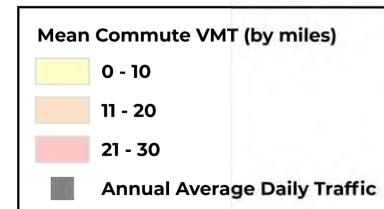
"OSM North America Highways." ArcGIS Online, n.d.
 "IDOT Roads 2017". ArcGIS Online.



Roadway Network

- Rand Road/US-12 and IL-22 are major roadways.
- A high percentage (76.4%) of people drive alone to work, and the area has low transit availability, indicating a **strong dependency on private vehicles for commuting**.
- Average household annual miles traveled (20,024 miles) exceeds both Lake County and CMAP averages.
- Average commute is 30.3 minutes.

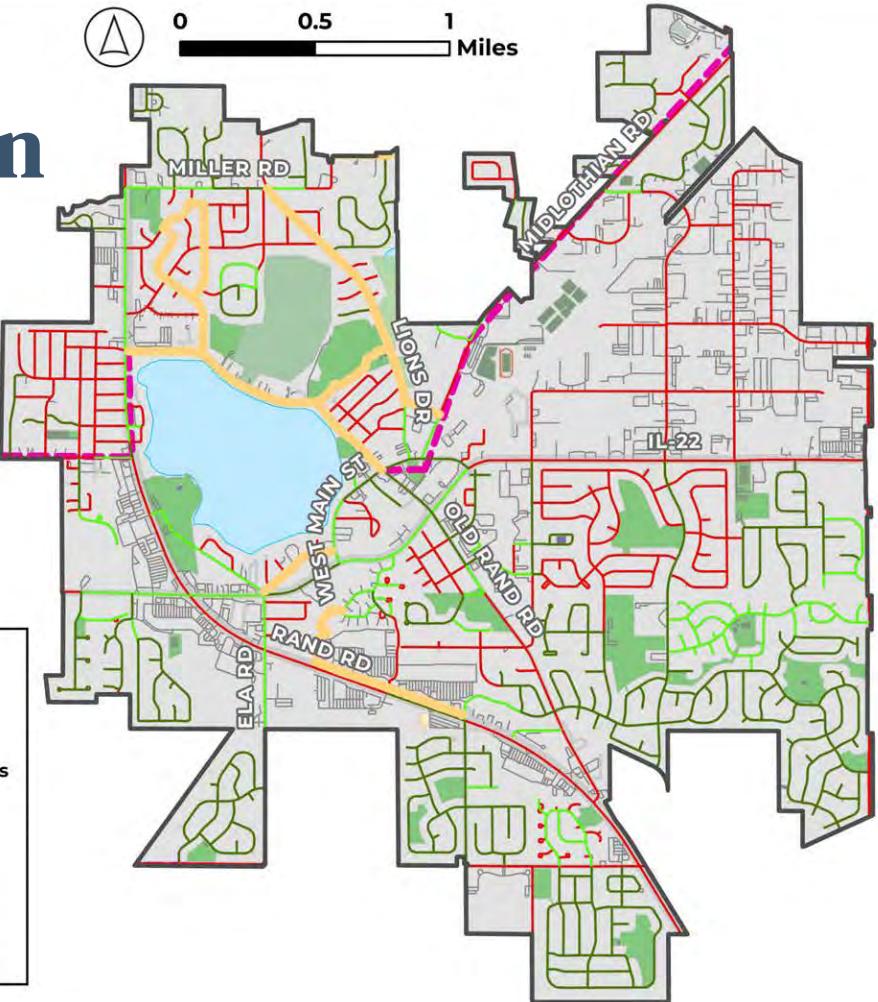
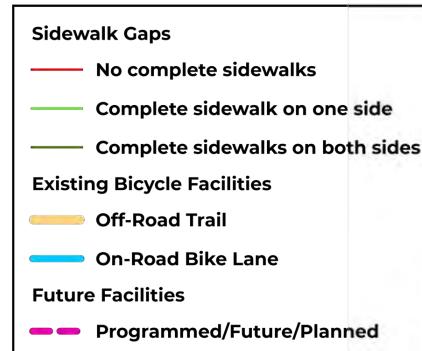
SOURCES:
 "IDOT AADT." ArcGIS Online, n.d.
 "Lake Zurich". CMAP Community Snapshots.



Active Transportation

“Active transportation” refers to any form of human-powered transportation, including bicycling, walking, or using a wheelchair.

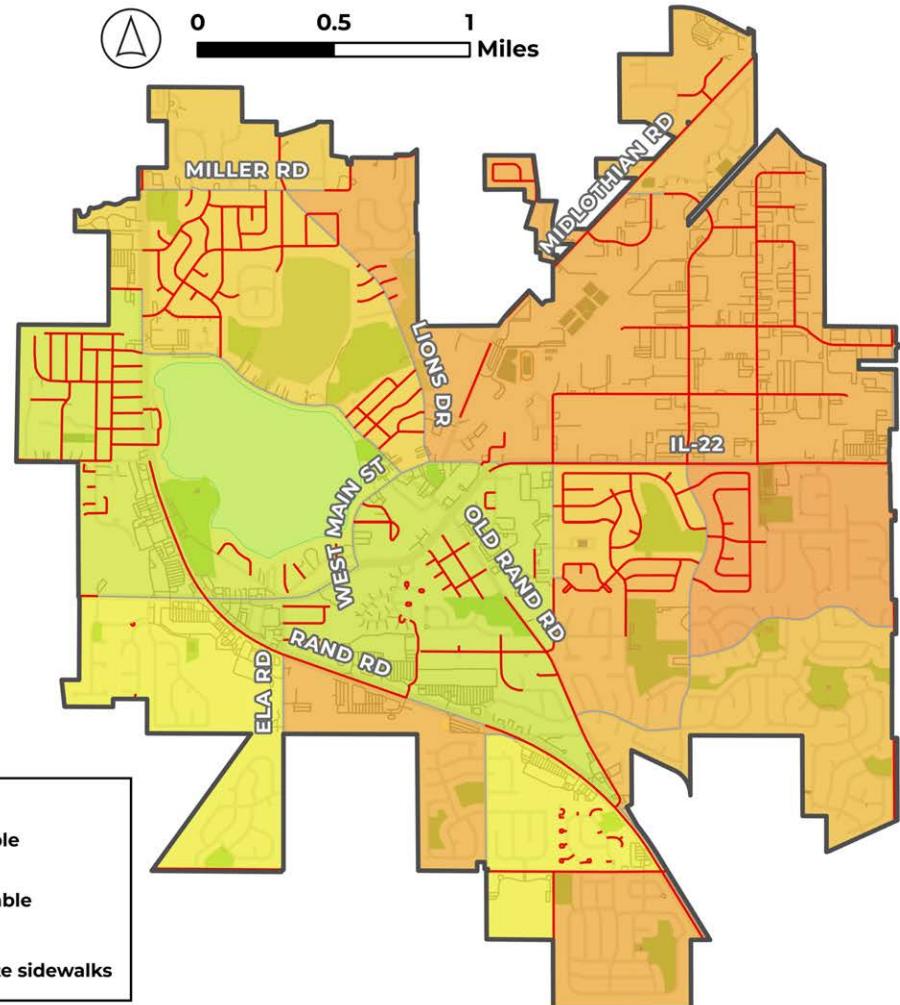
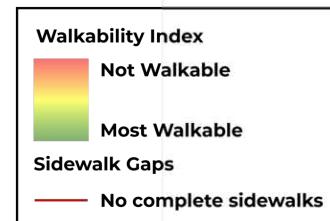
- Active transportation facilities include designated **bike lanes on main roads, multi-use paths, pedestrian-friendly intersections, and bike racks**.
- Lake Zurich's bicycle network comprises approximately **two miles of multi-use paths and 88 miles of sidewalks**.
- The Village does not have any regional trail connections, only local routes.



Walkability

- Many neighborhoods and streets lack a **comprehensive sidewalk network**, making it challenging to walk safely in residential areas.
- Limited **safe routes to school**, preventing students from walking and bicycling.
- **81.7% of the Village is categorized as having "low walkability."**
- Perceived **heavy traffic, high speeds, and vehicle crashes** may also deter pedestrians even where there is existing sidewalk infrastructure.

SOURCES:
 "National Walkability Index." US EPA, n.d.
 "Lake Zurich". CMAP Community Snapshots.



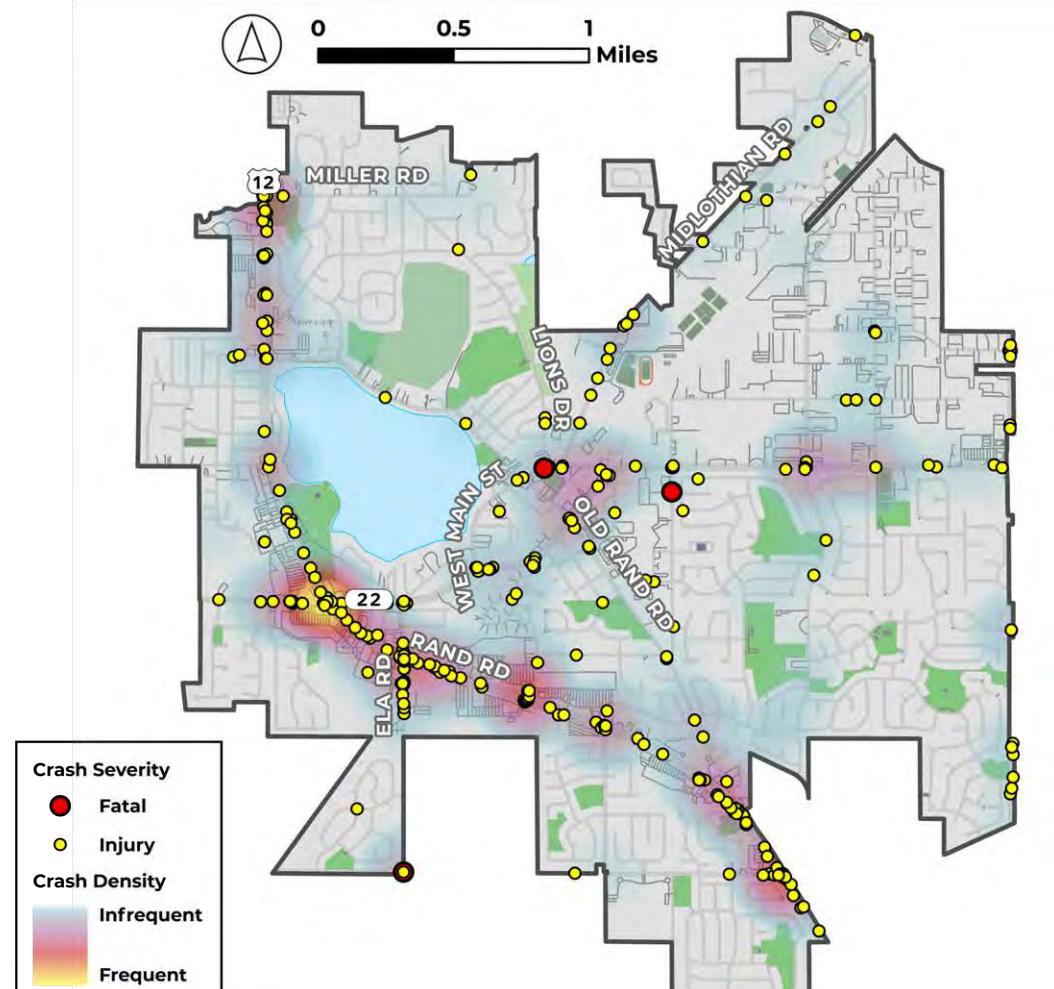
Traffic Safety

2017-2021

- Primary crash causes include failure to reduce speed, failure to yield, and improper lane usage, accounting for a significant portion of the 1,488 reported crashes from 2017 to 2021.
- Speed is a significant factor in 569 crashes during the same period.
- Most crashes occur during daylight hours (1,078 incidents), compared to nighttime driving (361 crashes) and unlit roads (145 crashes).
- Months between October and February witness higher crash frequencies (over 130 incidents each month).
- Lake Zurich experienced five crashes involving bicyclists and nine involving pedestrians from 2017 to 2021.

SOURCES:

"IDOT HSM Crash Prediction Tool Version 3.0." IDOT. April 2023.



Transportation Funding

Lake Zurich Funding Sources

■ Federal Funding

Lake Zurich utilizes federal grants from agencies like FHWA and FTA to support transportation initiatives, including road, transit, pedestrian, and bicycle projects.

■ State & Regional Funding

The Illinois Department of Transportation (IDOT) plays a crucial role in financing transportation projects within Lake Zurich through programs like ITEP and CMAQ, focusing on alternative transportation, air quality, and network enhancement. ***Projects that are included in an approved plan are more likely to receive funding and may even be required to be part of such a plan to be eligible for grants or other financial resources.***

■ Local Funding

The Village allocates resources from its municipal budget, using property taxes and fees, to supplement external funding and cover operational costs for transportation services and infrastructure maintenance. The Motor Fuel Tax is a significant funding source for most Illinois municipalities, distributing revenue to local governments based on factors like population and road mileage, supporting essential road maintenance, repairs, and infrastructure improvements.



7.

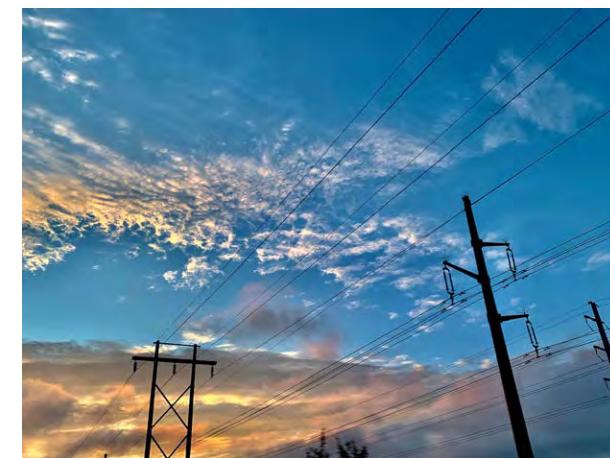
Utility Infrastructure

Essential services that support the overall functionality and resilience of a community.

75

Utility Summary

- Lake Zurich's utilities are managed by multiple agencies (including the electric utility, sanitary sewer system, stormwater infrastructure, roadway utilities, water supply/distribution and municipal internet infrastructure).
 - **Electrical:** Focus on sustainable growth through renewable energy, energy conservation, and smart grid technologies.
 - **Sanitary Sewer:** 93-mile network with 16 lift stations, aimed at public health and environmental protection.
 - **Stormwater:** Manages water runoff to prevent flooding and pollution, with an emphasis on green infrastructure.
 - **Internet:** Promotes connectivity and information access, attracting businesses and enhancing resident quality of life via smart city initiatives.
- Long-term planning of utility infrastructure enables municipalities to prioritize sustainability goals.



Utility Infrastructure Priorities

■ Lake Michigan Water Considerations

Ongoing discussions about sourcing water from Lake Michigan for a long-term, sustainable water supply.

■ Maintenance-First Approach

The Village allocates considerable funds each year for improving roadways and the sanitary system, with an emphasis on maintaining / upgrading existing infrastructure.

■ Industrial TIF District

TIF funds can help fund stormwater and utility infrastructure improvements, with potential to leverage private funds for additional improvements as part of new development.

■ Utility Failure Prevention

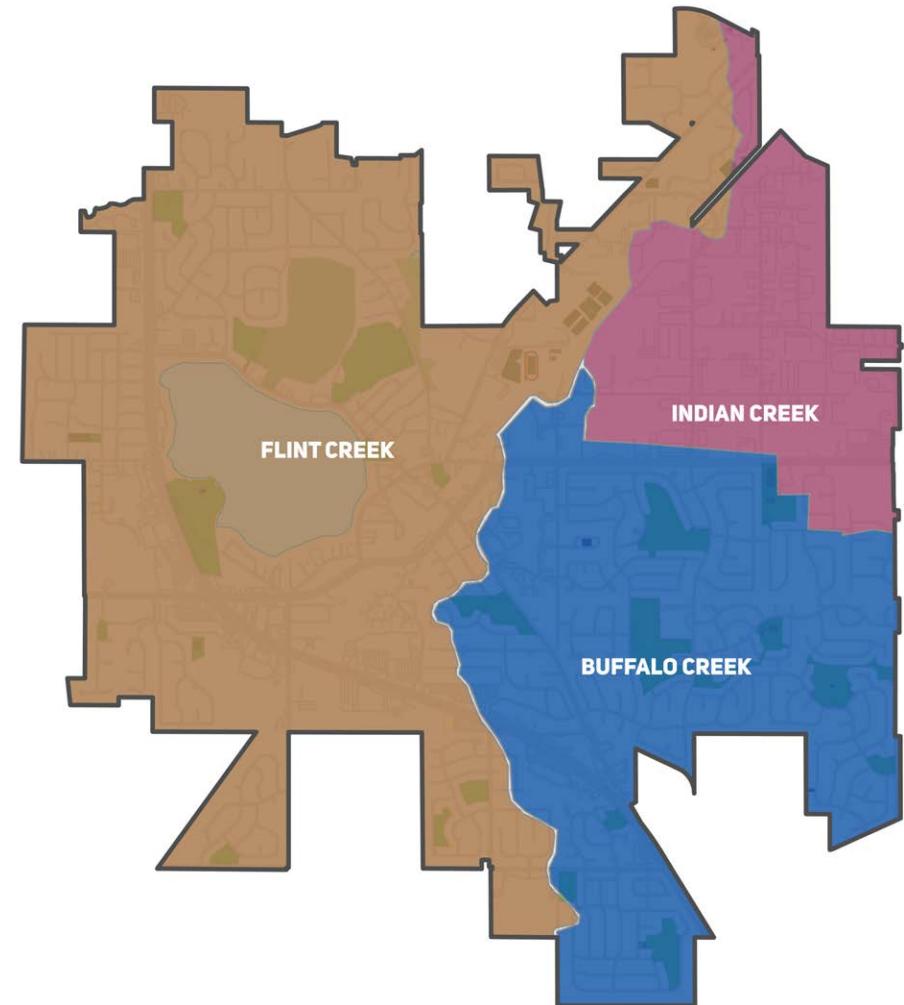
The Village is committed to preventing utility failures by televising neighborhoods before roadway projects and has shown a strong commitment to preventing water main failures.

■ Sanitary Sewer Enhancement

The Village allocates \$2 million annually for lining the miles of trunk lines that connect multiple pump stations to the Quentin Road Treatment Plant.

Stormwater Management

- Lake Zurich's stormwater management includes **drainage infrastructure management, flood control measures, stormwater pollution prevention, regulatory compliance, and emergency response and preparedness.**
- The **Stormwater Management Program Plan (SMPP)**, which helps the Village account for multiple watersheds, serves as a comprehensive framework for Lake Zurich's stormwater management.
 - *Regulatory Compliance*
 - *Pollutant Reduction*
 - *Infrastructure Maintenance*
 - *Community Engagement*

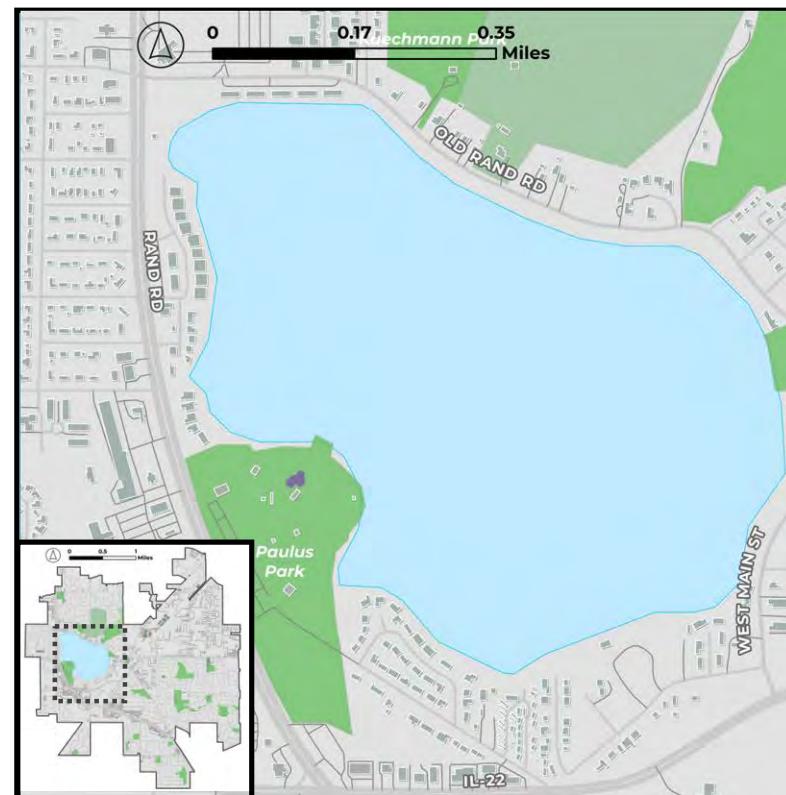


Lake Property Owner's Association (LPOA)

- Focus on preserving the lake's environmental quality and recreational opportunities.
- LPOA works with government agencies and environmental organizations to monitor water quality, manage local wildlife, and advocate for responsible land use.
- Village and LPOA can collaborate to address topics such as:
 - **Water Quality:** Concerns about the maintenance and improvement of lake water quality, including algae blooms and pollution.
 - **Erosion Control:** Implementation of erosion control measures to preserve shorelines and protect property.
 - **Wildlife Conservation:** Concerns about the well-being of local wildlife, including waterfowl and fish.

SOURCES:

"Lake Zurich LPOA FAQs." LAKE ZURICH LAKE PROPERTY OWNERS ASSOCIATION



Water Supply

- **Background:** Lake Zurich is considering transitioning to Lake Michigan Water (LMW) from deep well systems.
- **Reason for Change:** Lake County's Pretreatment Ordinance requires all water coming into their facilities to be pollutant-free; Lake Zurich's deep wells, which naturally have radium present, would no longer meet the criteria in the ordinance.
- **Options:**
 - Pretreatment Strategies: Enhancing water quality through effective preliminary treatment measures.
 - Upgrading Softening Methods: Investigating alternatives to the existing cation exchange softening treatment.
 - Sustainable Waste Management: Addressing the treatment and handling of cation exchange regeneration waste.
 - ***Lake Michigan Collaboration: Assessing the potential benefits and challenges of sourcing water from Lake Michigan suppliers.***

SOURCES:

"Lake Michigan Water Considerations." Village of Lake Zurich, April 2023.





8.

Funding Sources

A non-exhaustive list of potential sources of funding that can assist with implementation of plan recommendations

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Potential Funding Sources

■ Tax Increment Financing Districts

TIF Districts are a financial tool available to municipalities used to assist redevelopment of a specific eligible area. Lake Zurich's most recently established TIF District is in the Industrial Area.

■ OSLAD Program

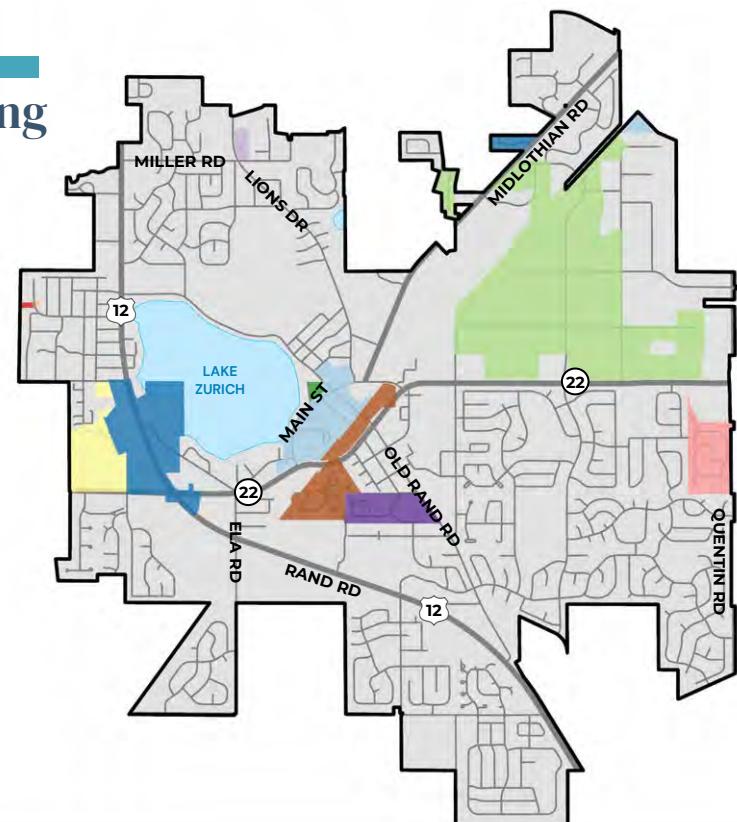
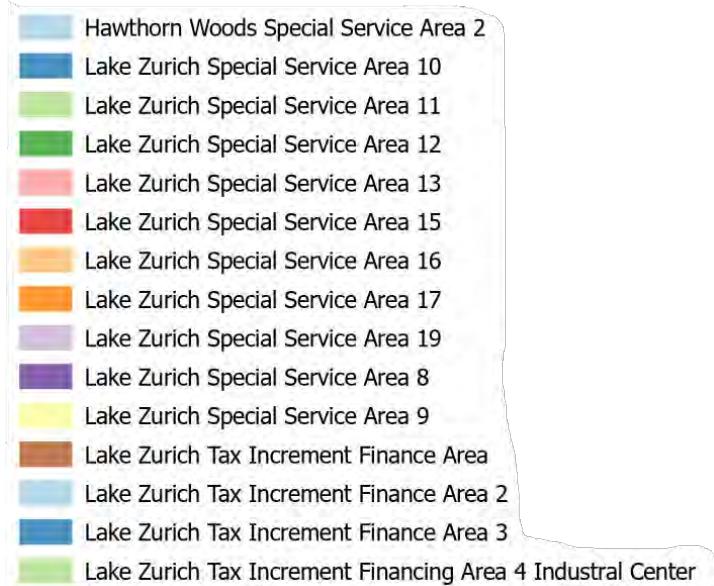
The Village was awarded \$400,000 from the Illinois Department of Natural Resources Open Space Land Acquisition and Development (OSLAD) program for public enhancements at the 41-acre Paulus Park on Rand Road. OSLAD helps communities acquire open space and develop and improve recreational facilities, alongside an investment of local matching funds.

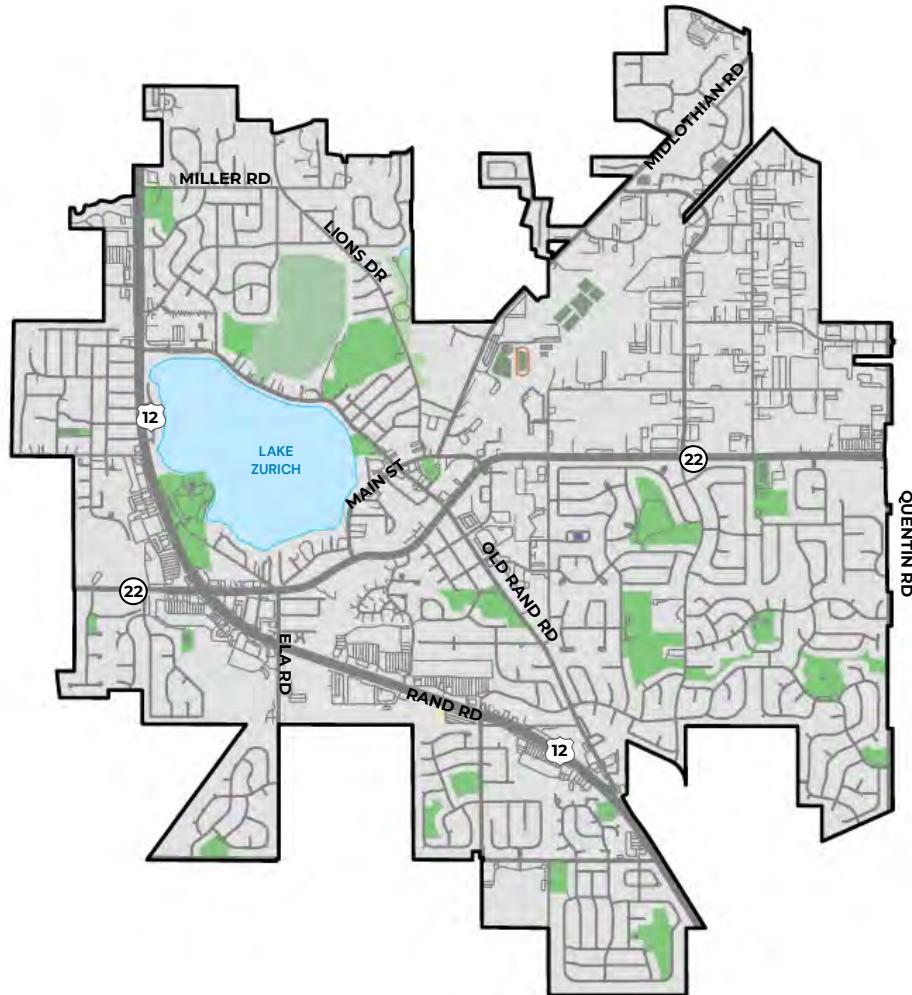
■ Façade Improvement Program

In 2022, the Village launched a small business facade pilot program to provide assistance to local businesses to improve the look and functionality of their spaces in the Main Street District. Eligible improvements include signage, awnings, facade installations, building repairs/tuck pointing, exterior lighting, fresh paint and new windows.

Financing Districts

Special Service Area + Tax Increment Financing





9.

Focus Areas

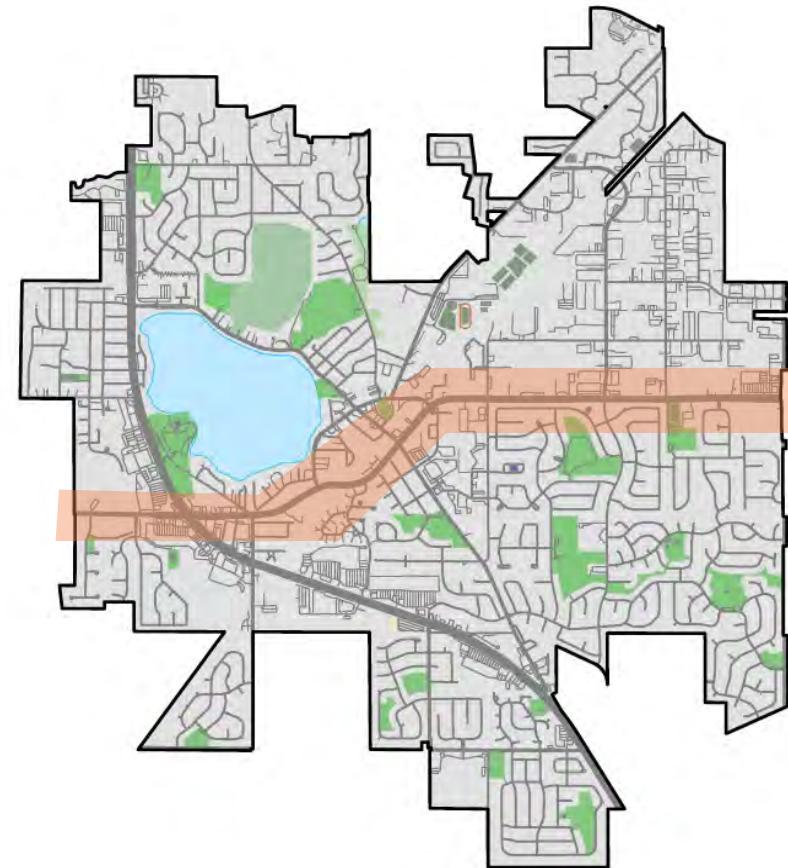
The plan will include a special focus on each of the following areas, to be explored further in the next phases of the planning process:

- Illinois Route 22 Corridor Redevelopment
- Main Street Area
- Infill Property Development
- Bike and Pedestrian Planning

84

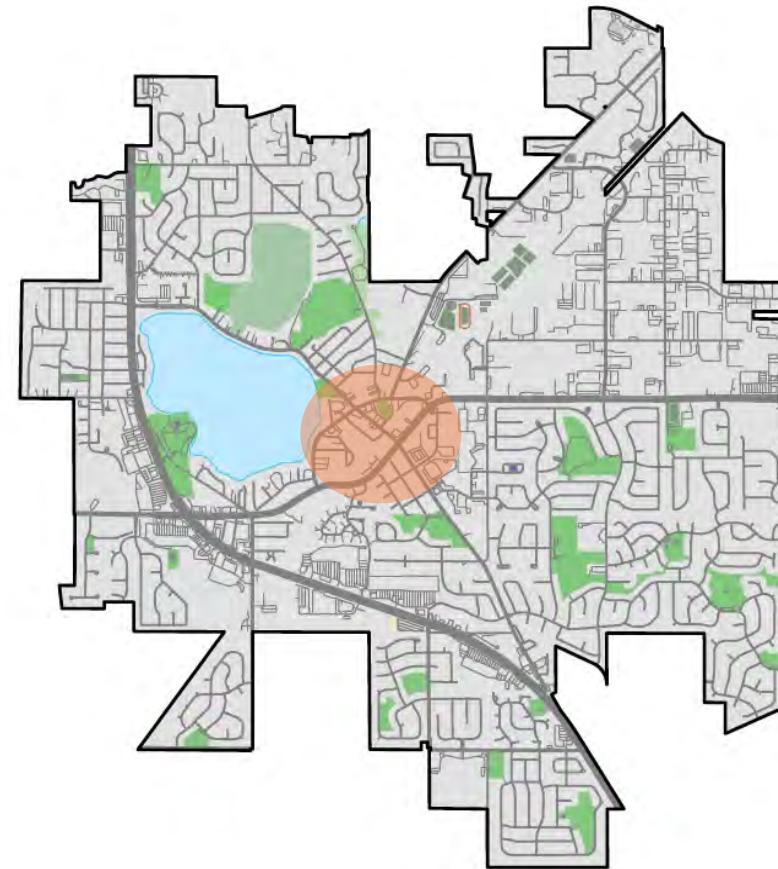
Route 22 Corridor

- The approximately 3.25-mile corridor between the easterly and westerly municipal boundaries of Lake Zurich
- Regional arterial serving between 12,000 and 16,000 vehicles per day
- Home to a mix of land uses (and vacant properties) and demographic segments
- Links Lake Zurich to its neighboring communities



Main Street Area

- Approximately 0.75-mile corridor of Main Street between its easterly and westerly intersections with IL Rt 22; and the 0.5-mile corridor of Old Rand Road extending from Breezewald Park at its northerly end to IL Rt 22 at its southerly end
- Comprises Lake Zurich's historic downtown and Main Street Area with older buildings dating back to the community's early development
- A number of Village-and privately-owned parcels that are potential candidates for redevelopment
- A large part of this area located within TIF districts



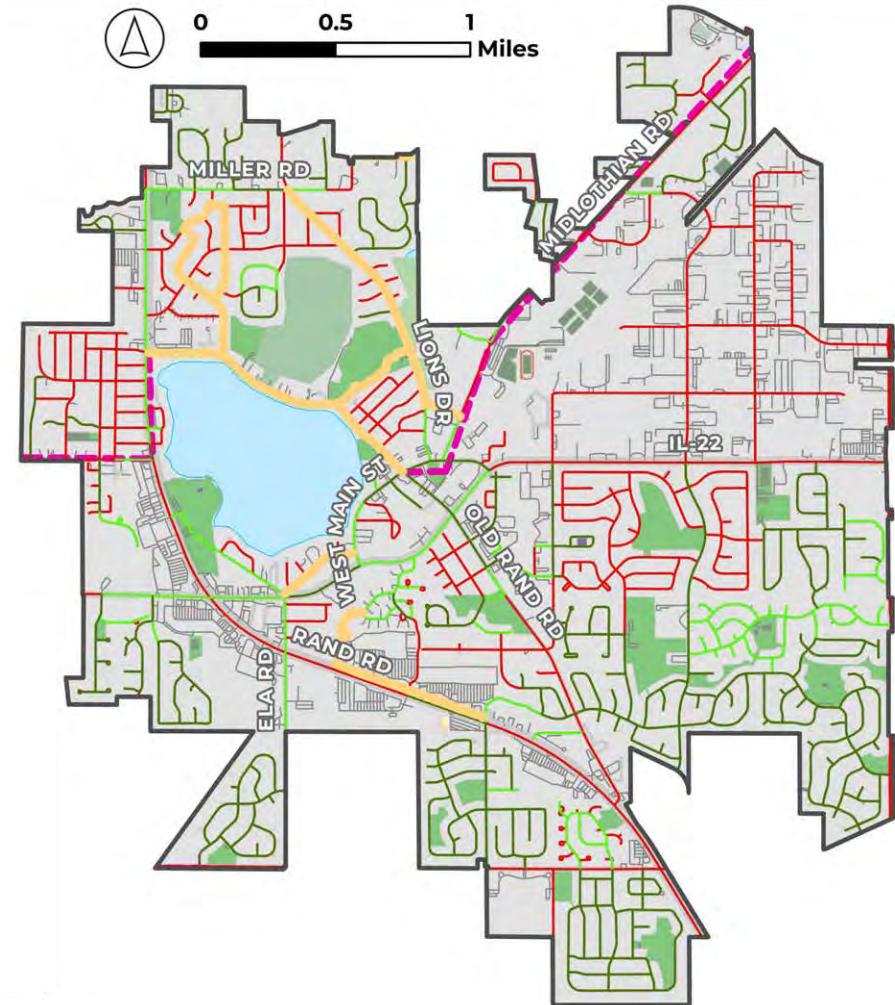
Infill Property Development

- While largely a built-out community, Lake Zurich has a number of vacant or underutilized infill properties with redevelopment potential
- The Village promotes development opportunities with a 40-page brochure highlighting property details, published online



Bike & Pedestrian Plans

- A Transportation and Bikeway Plan was part of the 2003 Comprehensive Plan
- This comprehensive plan will update the existing plan, seeking to continue to increase the mobility and efficiency of sidewalks and bikeways throughout Lake Zurich
- Recommendations will increase opportunities for residents to access the Main Street/Lakefront area, commercial/service areas, and open space/recreational venues by walking and biking





10.

Community Engagement

For a comprehensive plan to be effective, it must capture and reflect the community's vision and values.

Engagement has begun and will continue throughout the planning process.

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LakeZurichTogether.org



COMPREHENSIVE PLAN

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BUILDING ON OUR SUCCESS · SHAPING A BRIGHTER FUTURE

How can we make our community even better, today and for future generations?

The Village of Lake Zurich is embarking on updating its Comprehensive Plan and inviting community members to share their vision and priorities! Join us as we identify opportunities to enhance and shape our community's vision for the next decade. This website will serve as the project's virtual hub, but there will be many opportunities to engage. Start sharing ideas today and subscribe to stay plugged into the latest happenings.

Project Website

- Serves as the project's virtual hub
- A "subscribe" feature encourages users to follow the website to receive project news and documents
- The interactive comment map allows the community to share and review others' ideas



Share Insights

Explore the Interactive Comment Map

What do you love about Lake Zurich? Are there opportunities for enhancement? Explore the interactive comment map to share feedback and ideas.

[COMMENT MAP](#)

Attend Events

Successful Pop-Up at the Farmers Market

Special thanks to all who stopped by the **Community Visioning Booth** at the Lake Zurich **Farmers Market** on Friday, September 8th. The team loved connecting and hearing folks' fresh ideas and locally sourced priorities. *Please subscribe to this website to receive an email summary in the coming week of input findings!*

Review Resources

Learn More

What is a Comprehensive Plan? How will future priorities be established? Get to know the planning process, timeline and read up on answers to common curiosities via the links below.

[PROJECT BACKGROUND](#)
[FAQS](#)

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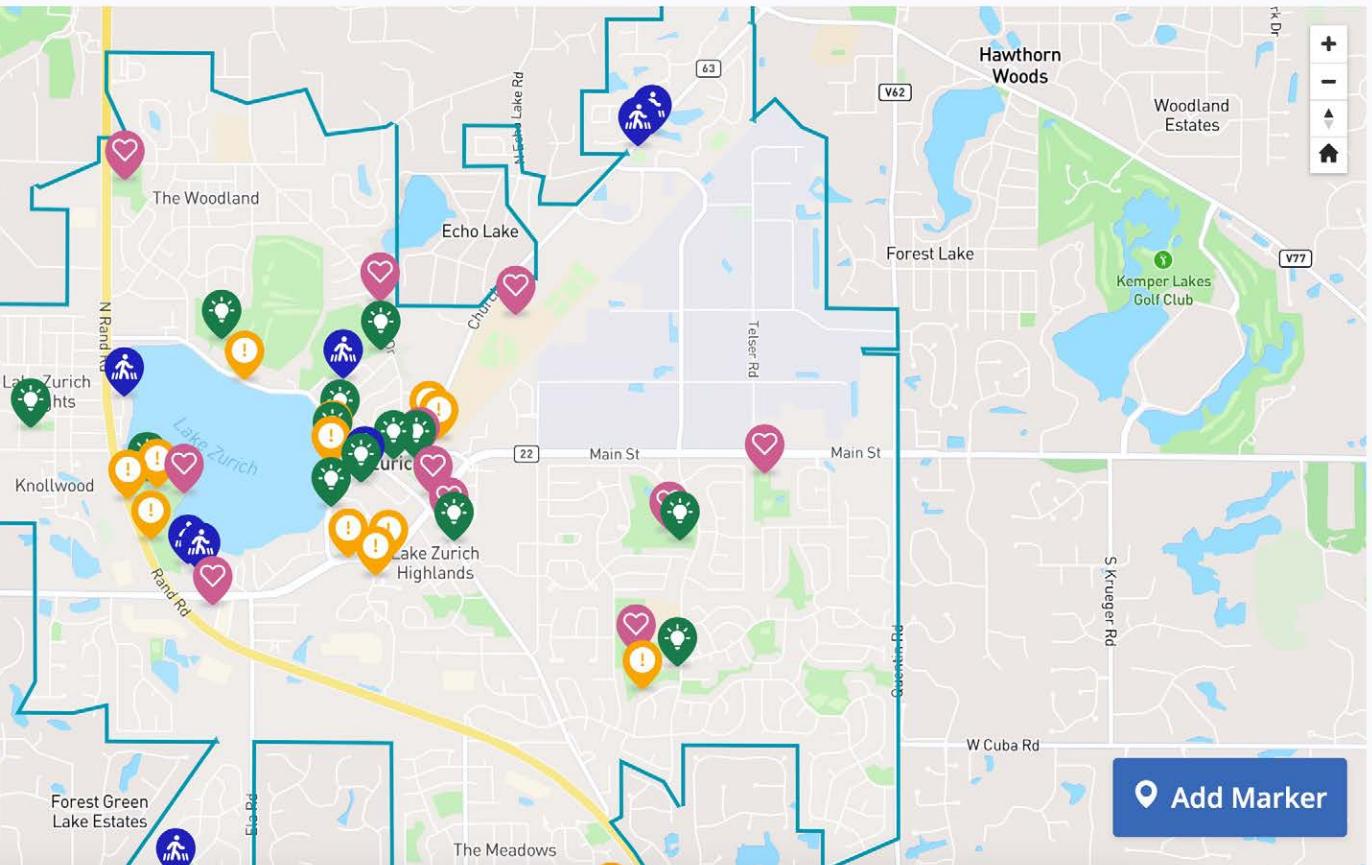
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Marker Categories

Browse the categories below and think about your ideas for Lake Zurich. Then pan the map or search for an address to locate the area in which you want to post a comment. Click the blue "Add Marker" button, select your category, and share!

- Heart Place I Love
- Lightbulb Idea/Opportunity
- Exclamation Issue or Challenge
- Bike/Pedestrian Bike/Pedestrian Need

For help using this map, please see the [instructions](#).



The map displays the Lake Zurich area with several markers scattered across the town. The markers are color-coded: pink for 'Place I Love', green for 'Idea/Opportunity', orange for 'Issue or Challenge', and blue for 'Bike/Pedestrian Need'. The map includes labels for 'The Woodland', 'Echo Lake', 'Church', 'Lake Zurich', 'Lake Zurich Highlands', 'Knollwood', 'The Meadows', 'Forest Green Lake Estates', 'Hawthorn Woods', 'Woodland Estates', 'Kemper Lakes Golf Club', and various roads like 'N Rand Rd', 'Rand Rd', 'Main St', 'Telser Rd', 'S Krueger Rd', 'W Cuba Rd', and 'V62'. A yellow line highlights a path through the town.

Add Marker

Outreach & Marketing



LAKE
LZ
ZURICH
TOGETHER
COMPREHENSIVE PLAN

Building on our Success
Shaping a Brighter Future

LAKEZURICHTOGETHER.ORG

**How can we make our community even better,
~~~~ today and for future generations? ~~~~**

Lake Zurich has so much going for it already and we want to ensure it keeps getting better. The Village is updating its comprehensive plan and seeking community input! Help ensure LZ arrives at its best future self by identifying goals, needs and priorities for the next 5-10 years and beyond. Share your perspective, get involved, attend events and visit the project website to subscribe and stay engaged.

 [LEARN MORE](#) \* [SHARE IDEAS](#) \* [FOLLOW ALONG](#)

[LAKEZURICHTOGETHER.ORG](http://LAKEZURICHTOGETHER.ORG)

# Outreach & Marketing

 Village of Lake Zurich 2d · 

How can we shape an even better, brighter Lake Zurich?

What opportunities are there to build on ou... See more 

 lakezurichtogether.org  
Lake Zurich Together

14   14 1 comment 5 shares

 Like  Comment  Share

**BENCHMARKS** 

August 28, 2023

 VILLAGE OF LAKE ZURICH ILLINOIS  
*At the Heart of Community*

Village Hall  
70 E. Main St.  
Lake Zurich, Illinois  
60047  
(847) 438 - 5141



 LAKE ZURICH TOGETHER COMPREHENSIVE PLAN

**Building on our Success**  **Shaping a Brighter Future**

**LAKEZURICHTOGETHER.ORG**

How can we shape an even better, brighter Lake Zurich?

What opportunities are there to build on our strengths?

How can we improve our community and future?

# September 8th Farmers Market Pop-Up



# Stakeholder Interviews & Focus Groups

- As part of early engagement, Village staff and the project team reached out to key persons who could share insights on a range of topic areas across Lake Zurich
- Stakeholders included: Village staff, elected and appointed officials, community partners (i.e., District 95, Ela Township, Ela Library, Lake County, LPOA, Historical Society), business and property owners, developers, and brokers.
- Key findings from **conversations with 30 stakeholders** have been summarized and categorized into Strengths, Weaknesses, Opportunities, and Challenges.



# Strengths

- Small town feel
- Great place to raise a family
- Something for everybody, choices for things to do
- Sense of community pride
- Variety of housing stock at different price points
- Quality schools; Unit School District builds community connections and is a unifier
- Good access to Chicago and surrounding communities
- Thriving industrial area + strong market
- Community gathering places (parks, library, schools)

**“Everything you need within a 5-mile radius”**

**“You get to see people you know around town”**

**“A place that people return to; those who grow up here often move back to raise families”**

# Strengths

- TIF Districts
- Transparent, stable, + supportive Village government
- Parks and park district programs and events, year-round
- Library is an asset, programs that appeal to all ages
- Great recycling program
- Proactive infrastructure maintenance

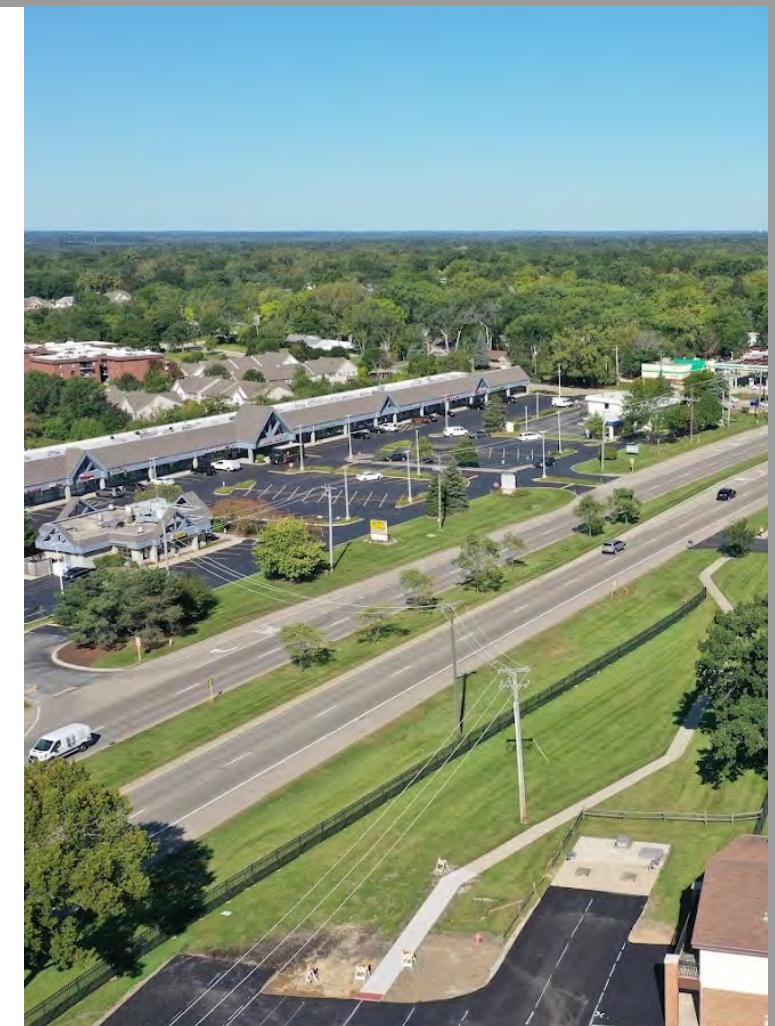
**“Village staff/leadership is open-minded and willing to listen; feels like it's a team effort”**

**“Livability factor – it's pleasant to be here”**

**“Functions more like a city than a small town – self-sustaining, not just a bedroom community”**

# Weaknesses

- Limited public access to the Lake
- Limited available land for expansion/development in both the Main Street Area and Industrial Park
- Stormwater management and flooding issues
- Could be more restaurants/active uses in Main St area
- Route 12 has heavy traffic and traffic safety concerns
- No public transportation
- Not enough internet providers, no access to Fiber yet



# Opportunities

- Improve walking and biking infrastructure + connectivity
- Make Main Street a destination; focus on experiential uses
- Look for inspiration from destination communities (i.e., Lake Geneva, Fort Collins, Pearl Street, Fargo)
- Enhance Lake Zurich's identity
- Give reasons to spend money outside of Rand Road & Rt 22
- Development opportunities (Block A, Vacant K-Mart)
- Public art + creative placemaking
- Strengthen ADA accessibility
- Demand for more industrial space
- Shared parking in the Main Street Area
- More public private partnerships
- Capitalize on remote work
- Modernize and streamline permitting/inspection processes
- Plan for future development trends

# Challenges

- Aging infrastructure
- Water supply changes
- Rising housing costs, property taxes (not just in Lake Zurich)
- Aging in place concerns (seniors who would like to stay in the community)
- Lake is changing due to climate
- Limited bike connectivity
- Not much space/land for new development
- Housing teardowns
- Property maintenance / code enforcement



## Next Steps

---

- October 25<sup>th</sup> Community Workshop
- Community-wide Poll
- Student Focus Groups
- Continued Engagement throughout the project

# Snapshot of Lake Zurich



## Work & Shop

*Amazing locational assets, connectivity, access and visibility provide the foundation for a thriving business, employment and industrial base.*



## Explore & Relax

*Natural amenities, lakeside views, trail networks, and local parks (32 to be exact), provide an ideal community canvas in which to kick-back, relax and explore.*



## Live & Learn

*Top-tier schools and facilities paired with beautiful neighborhoods house the perfect setting to live, learn and raise a family.*



## Connect & Enjoy

*Year-round events, festivals, and fun programming serve-up a vibrant and active social scene for residents and visitors to enjoy.*

# Thank you!

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Learn more at [LakeZurichTogether.org](http://LakeZurichTogether.org)

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*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 2023-12

#### Item 4.B

**PZC Hearing Opening Date: June 21, 2023**  
**PZC Hearing Date: September 20, 2023**

#### 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 2023-12 – 120 Telser Road – “Extra Space” Self Storage  
Special Use Permit and Plat of Subdivision  
**Request to Close Public Hearing**

#### SUBJECT

Mr. James Lapetina, representing Design Build Storage, and Mr. Jeff Budgell of Architect’s Studio, the architect for the project (jointly referred to as the “Applicant”) with the consent of the property owner Rose Road Enterprises LLC (the “Owner”), request a Special Use Permit and Final Plat of Subdivision to establish a self-storage facility with outdoor vehicle storage on the rear 2/3 portion of a vacant property located within the I Industrial District. to be operated by “Extra Space Storage.”

#### BACKGROUND

The hearing for the application was opened by the PZC on June 21, 2023. However, the applicant had requested additional time to address certain engineering concerns and explore TIF assistance options. The Applicant has WITHDRAWN the Application citing difficulties in overcoming the challenges of stormwater management and wetlands on the property which did not make their project viable.

#### REQUESTED ACTION

Staff recommends that the public hearing be closed. No further action is required.

**From:** [lapetinajim@yahoo.com](mailto:lapetinajim@yahoo.com)  
**To:** Sarosh Saher  
**Cc:** "jbudgell@architectsstudiollc.com"; Tim Verbeke  
**Subject:** RE: Plan Commission Application  
**Date:** Thursday, September 14, 2023 6:11:22 PM

---

Sarosh, I am confirming that we will not be developing self-storage on the site we submitted to the Village.

*Thank You,  
Jim Lapetina*



General Contractor | Design Build Storage LLC  
Developer | JBL Development LLC  
(847) 417-4550 [jim@designbuildstoragellc.com](mailto:jim@designbuildstoragellc.com)  
[www.designbuildstoragellc.com](http://www.designbuildstoragellc.com)

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**From:** Sarosh Saher <Sarosh.Saher@lakezurich.org>  
**Sent:** Thursday, September 14, 2023 11:31 AM  
**To:** lapetinajim@yahoo.com  
**Cc:** 'jbudgell@architectsstudiollc.com' <jbudgell@architectsstudiollc.com>; Tim Verbeke <Tim.Verbeke@lakezurich.org>  
**Subject:** Plan Commission Application

Jim – following up on our conversation a few minutes ago, I had suggested that your current application to the Planning and Zoning Commission (PZC) was still open, but being continued from month to month, but could be closed out since you were exploring additional options with the property owner at the corner. You indicated that the property could be assembled into a joint project, and if that happened you would submit a new application for consideration by the village.

In light of that please confirm that the village can close out the current application so that the public hearing is not continued from month to month. You may respond to this message with your confirmation.

In the meantime, please let me know if you have any questions.

Thanks.  
Sarosh

***Sarosh B. Saher, AICP***



*At the Heart of Community*

**COMMUNITY DEVELOPMENT DEPARTMENT**

505 Telser Road  
Lake Zurich, Illinois 60047

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

**APPLICATION PZC 2023-18**  
**PZC Hearing Date: September 20, 2023**

**AGENDA ITEM 4.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  
Re: PZC 2023-18 Zoning Application for Amendments to the  
Lake Zurich Zoning and Land Development Codes

**SUBJECT**

The Village of Lake Zurich, (the “Applicant”) requests amendments to the text of the zoning and land development codes for the purpose of clarifying and increasing the effectiveness of the codes. These include various miscellaneous and procedural amendments.

**GENERAL INFORMATION**

Requested Action: Text Amendments  
Applicant: Village of Lake Zurich  
Staff Coordinator: Sarosh Saher, Community Development Director

**LIST OF EXHIBITS**

- A. Development Application and Attachments
- B. Draft Ordinance Language

**Staff Report**  
**APPLICATION PZC 2023-18**

**Community Development Department**  
**PZC Hearing Date: September 20, 2023**

**BACKGROUND**

The Village of Lake Zurich (the “Applicant”), is the Applicant for the proposed text amendment to the Lake Zurich Zoning and Land Development Codes.

Staff offers the following additional information:

- **Courtesy Review.** Due to the miscellaneous nature of the amendments, no courtesy review of the Village Board was requested.
- **Proposed Amendments.** The following is a summary of the language that is proposed to be amended in the various sections of the Lake Zurich Zoning and Land Development Codes:
  - Update and clarify certain definitions within Section 9-24-2 “Definitions” of the zoning code. Concurrently updating and clarifying the definitions contained in Section 10-2-3 and Section 10-6-20 of the Land Development Code to be consistent with the Zoning Code.
  - Provide means for the measurement of Exterior Lighting within Section 9-8B-3: Standards Applicable To Exterior Lighting.
  - Remove the requirements for a legal description of a property within public Hearing and Meeting notices. State Statute provides that public hearing notices for special uses, variations and zoning amendments “...need not include a metes and bounds legal description of the area classified for special uses, provided that the notice includes: (i) the common street address or addresses and (ii) the property index number (“PIN”) or numbers of all the parcels of real property contained in the area classified for [the specified zoning change or relief]...”
  - Clarify Bulk, Space, and Yard Requirements of Section 9-3-11 “Residential District Exceptions and Explanatory Notes on Side And Rear Yard Regulations For Accessory Structures And Uses.
  - Remove references to the Zoning Board of Appeals in Chapter 16 of the Zoning Code. In 2015, the Zoning Board of Appeals and the Plan Commission were consolidated into the Planning and Zoning Commission, through Ordinance 2015-03-50. In 2020, Chapter 12 was amended to remove references of the Zoning Board of Appeals. However, it appears that Chapter 16 was never updated.
  - Clarify the requirements for Refuse Storage Regulations and requirements for Refuse Containers for consistency across the Municipal Code related to their location.

**Staff Report**  
**APPLICATION PZC 2023-18**

**Community Development Department**  
**PZC Hearing Date: September 20, 2023**

## **GENERAL FINDINGS**

Staff of the Community Development Department offers the following findings on the amendments to the sections of the Code.

### **9-18-3 STANDARDS FOR AMENDMENTS**

A. Standards: Amending the zoning map or the text 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:

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

**Staff Response: Standard met. The proposed are amendments to the text of the zoning and land development codes. Staff has found the proposed amendments will enhance the purposes of the zoning and land development codes as they relate to the proper definition and interpretation of the codes.**

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

**Staff Response: Standard met. The amendments to the code are part of routine review and amendment to the codes to enhance their effectiveness.**

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

**Staff Response: Not Applicable. The text amendments do not pertain to any specific property, rather they are applicable to all property within the community.**

## **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

**Staff Report**  
**APPLICATION PZC 2023-18**

**Community Development Department**  
**PZC Hearing Date: September 20, 2023**

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

Staff of the Community Development Department therefore recommends the approval of Application PZC 2023-18. Staff further finds that the amended zoning and land development codes:

1. Will enhance the effectiveness of the Lake Zurich Municipal Code;
2. Will provide the Village Board with additional clarity, flexibility and opportunity to properly regulate development in the community;
3. Will not negatively affect Lake Zurich's efforts to promote a positive image; and
4. Will not adversely affect the Village's ability in enforcing other regulations pertaining to Building, Zoning, Land Development or any other code or ordinance that protects the health, safety and welfare of the community.

Respectfully Submitted,

Sarosh Saher,  
Community Development Director

**Staff Report**  
**APPLICATION PZC 2023-18**

**Community Development Department**  
**PZC Hearing Date: September 20, 2023**

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

**MISCELLANEOUS AND PROCEDURAL AMENDMENTS TO THE LAKE ZURICH  
ZONING AND LAND DEVELOPMENT CODES**  
**September 20, 2023**

The Planning & Zoning Commission recommends approval of Application PZC 2023-18, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **September 20, 2023** for this Application for the following reasons:

1. Will enhance the effectiveness of the Lake Zurich Municipal Code;
2. Will provide the Village Board with additional clarity, flexibility and opportunity to properly regulate development in the community;
3. Will not negatively affect Lake Zurich's efforts to promote a positive image; and
4. Will not adversely affect the Village's ability in enforcing other regulations pertaining to Building, Zoning, Land Development or any other code or ordinance that protects the health, safety and welfare of the community.

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

---

Planning & Zoning Commission Chairman



(Please Type or Print)

## ANNEXATION AND 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: N/A

2. Please attach complete legal description

3. Property Identification number(s): N/A4. Owner of record is: N/A Phone: \_\_\_\_\_

E-Mail \_\_\_\_\_ Address: \_\_\_\_\_

5. Applicant is (if different from owner): Village of Lake Zurich Phone: 847-540-1696  
E-Mail \_\_\_\_\_ Address: 70 E Main Street6. Applicant's interest in the property (owner, agent, realtor, etc.): N/A7. All existing uses and improvements on the property are: N/A8. The proposed uses on the property are: N/A

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/A10. 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.

Sarosh Saher

(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 25<sup>th</sup> day of AUGUST, 2023.Nadine J. Gerling

(Notary Public)

My Commission Expires \_\_\_\_\_



(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(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 \_\_\_\_\_

(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 \_\_\_\_\_  
\_\_\_\_\_

**Village of Lake Zurich  
Proposed Text Amendment**

Amendments to Title 9 and Title 10 of the Lake Zurich Municipal Code

Proposal: Various miscellaneous and procedural amendments to the text of the zoning and land development codes to enhance its effectiveness.

The Village of Lake Zurich (the “Applicant”), is the Applicant for the proposed text amendment to the Lake Zurich Zoning Code.

Submitted by:



Sarosh Saher, Community Development Director  
Village of Lake Zurich  
505 Telser Road  
Lake Zurich, IL 60047

Dated: August 25, 2023

**Proposed Text Amendments to the Zoning and Land Development Codes**

Language proposed to be removed from the code are denoted as ~~strikeout~~; new language proposed to be inserted to the code are denoted as underlined.

**Titles 9 and 10; Usage, Rules and Definitions:**

Update and clarify certain definitions within Section 9-24-2 "Definitions" of the zoning code. Concurrently updating and clarifying the definitions contained in Section 10-2-3 and Section 10-6-20 of the Land Development Code to be consistent with the Zoning Code.

The following new definitions are proposed.

ACCESS WAY CONNECTION: A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for vehicle, bicycle or pedestrian use. Access way connections shall include but are not limited to vehicle connections, bicycle and pedestrian connections. No new access way connection shall connect to property outside of the village's municipal boundary lines without the express approval of the Lake Zurich Village Board.

BICYCLE AND PEDESTRIAN CONNECTION: An access way connection between two points that is intended and suitable for bicycle or pedestrian use. Bicycle and Pedestrian connections include but are not limited to sidewalks, walkways, bicycle paths, stairways and pedestrian bridges. The definition of bicycle and pedestrian connections includes hard surfaced or paved areas on developed parcels, soft-surfaced pathways in parks and natural areas, or rights-of-way or easements for future bicycle or pedestrian improvements on undeveloped parcels or parcels intended for redevelopment. No bicycle or pedestrian connection shall connect to property outside of the village's municipal boundary lines without the express approval of the Lake Zurich Village Board.

STREET STUB: A temporary street ending where the street is intended to be extended through adjacent property in the future, as such adjacent property develops. A street stub is not a permanent street-end or dead-end street. The control and disposal of the land composing such street stubs shall be placed under the express jurisdiction and approval of the Lake Zurich Village Board.

STREET, PRIVATE: Any street other than a public street serving two or more lots of record within a zoning lot, a subdivision, the plat of which has been recorded in the Office of the Lake County Recorder of Deeds, or a parcel of land separately described in a recorded deed, all located wholly within the municipal boundary lines of the Village of Lake Zurich. Private streets are prohibited unless expressly authorized by a Planned Unit Development (PUD), or other zoning approval by the Lake Zurich Village Board. No private street shall connect to property outside of the village's municipal boundary lines without the express approval of the Lake Zurich Village Board.

VEHICLE CONNECTION: A hard surfaced or paved access way connection between two points that is intended and suitable for vehicle, motor vehicle or recreational vehicle use. Vehicle connections shall include but are not limited to public streets and roadways, private streets, street stubs, driveways, circulation aisles, drive through facility lanes. No vehicle connection shall connect to property outside of the village's municipal boundary lines without the express approval of the Lake Zurich Village Board.

**9-8B-3: STANDARDS APPLICABLE TO EXTERIOR LIGHTING:**

Provide means for the measurement of Exterior Lighting within Section 9-8B-3: Standards Applicable To Exterior Lighting.

**G. Measuring Maximum Illumination:**

1. Light Metering Equipment: Light levels (illumination) of both direct and indirect light shall be measured in foot-candles with a direct-reading portable light meter. Readings shall be taken only after the cell and instrument has been fully calibrated to provide a constant reading.
2. Method of Measurement: Foot-candle horizontal measurements shall be taken at a height of three and one-half feet (3.5') above the average grade below where the light source is located.

**Section 9-14-3: Public Hearings and Meetings.**

Remove the requirements for a legal description of a property within public Hearing and Meeting notices. State Statute provides that public hearing notices for special uses, variations and zoning amendments "...need not include a metes and bounds legal description of the area classified for special uses, provided that the notice includes: (i) the common street address or addresses and (ii) the property index number ("PIN") or numbers of all the parcels of real property contained in the area classified for [the specified zoning change or relief]..."

Modify Paragraph B.2 "Content of Notice" as follows:

2. Content Of Notice: All notices shall include: a) the date, time, and place of the hearing or meeting, b) a description of the matter to be heard or, considered, c) a legal description of the subject property, the property index number ("PIN") or numbers of all the parcels of real property contained in the area under consideration and d) the common street address or addresses or particular location of the subject property.

**Section 9-3-11: Bulk, Space, And Yard Requirements:**

Clarify Bulk, Space, and Yard Requirements of Section 9-3-11 "Residential District Exceptions and Explanatory Notes on Side And Rear Yard Regulations For Accessory Structures And Uses.

**E. Exceptions And Explanatory Notes:**

8. Side And Rear Yard Regulations For Accessory Structures And Uses: Parking areas wherever located, and other detached accessory structures and uses when located entirely within the rear 25 percent of the depth of the lot, shall not be required to maintain an interior side or rear yard in excess of 5 feet; provided, however, that this exception shall not apply to residential recreational facilities, antennas, or antenna support structures. No accessory structure or use, or combination of such structures or uses, located within an otherwise required side or rear yard pursuant to this subsection E8 shall occupy more than 30 percent of such required yard.

**Chapter 16 of the Zoning Code "Appeals"**

Remove references to the Zoning Board of Appeals in Chapter 16 of the Zoning Code. In 2015, the Zoning Board of Appeals and the Plan Commission were consolidated into the Planning and Zoning Commission, through Ordinance 2015-03-50. In 2020, Chapter 12 was amended to remove references of the Zoning Board of Appeals. However, it appears that Chapter 16 was never updated.

## 9-16-1: GENERAL PROVISIONS:

A. Authority: The Planning and Zoning Commission shall serve in the authority of hearing appeals to the interpretation and implementation of the provisions of Title 9 of the Lake Zurich Municipal Code, entitled "Zoning Code." The zoning board of appeals Planning and Zoning Commission shall hear and decide appeals from, and review orders, decisions, determinations, or the failure to act of, the village manager acting pursuant to his or her authority and duties under this zoning code. To that end the zoning board of appeals Planning and Zoning Commission shall have the same powers and be subject to the same standards and limitations as the village manager with respect to any order, decision, or determination being appealed.

B. Purpose: The appeal procedure is intended to avoid the need for resorting to legal action by establishing local procedures to review and correct administrative errors. It is not intended, however, as a means to subvert the clear purposes, meanings, or intents of this zoning code or the rightful authority of the village manager to enforce the requirements of this zoning code. To these ends, the reviewing body should give all proper deference to the spirit and intent embodied in the language of this zoning code and to the reasonable interpretations of that language by those charged with the administration of this zoning code.

C. Parties Entitled To Appeal: An application for appeal to the zoning board of appeals Planning and Zoning Commission may be filed by any person aggrieved or adversely affected by an order, decision, determination, or failure to act of the village manager acting pursuant to his or her authority and duties under this zoning code. (Ord., 10-2004)

## 9-16-2: PROCEDURE:

A. Application: An application for appeal to the zoning board of appeals Planning and Zoning Commission shall be filed not later than forty five (45) days after the action being appealed and in accordance with the requirements of section 9-14-1 of this title.

B. Action By Village Manager: After receipt of a properly completed application for an appeal, the village manager shall forthwith transmit to the zoning board of appeals Planning and Zoning Commission the application together with all papers constituting the record on which the action appealed from was taken.

C. Public Hearing: A public hearing shall be set, noticed, and conducted by the zoning board of appeals Planning and Zoning Commission in accordance with section 9-14-3 of this title.

D. Action By zoning board of appeals Planning and Zoning Commission: Within forty five (45) days after the close of the public hearing, the zoning board of appeals Planning and Zoning Commission shall render a decision on the appeal in the manner and form specified in subsection 9-12-2H of this title. Such decision may reverse, affirm, or modify, in whole or in part, the action appealed from and may include such order or determination as, in the opinion of the zoning board of appeals Planning and Zoning Commission, is proper to be made in the premises. The failure of the zoning board of appeals Planning and Zoning Commission to act within thirty (30) days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the appeal. (Ord., 10-2004)

## 9-16-3: STAY OF PROCEEDINGS:

An application for appeal properly filed pursuant to section 9-16-2 of this title shall stay all proceedings in the furtherance of the action appealed from, unless the village manager certifies to the zoning board

~~of appeals Planning and Zoning Commission~~ after the application for appeal has been filed with the manager that, by reason of facts stated in the certificate, a stay would, in the manager's opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed other than by a restraining order, which may be granted by the ~~zoning board of appeals Planning and Zoning Commission~~ or by the Illinois circuit court on application, on reasonable written notice to the manager, and on due cause shown. (Ord., 10-2004)

**9-16-4: CONDITIONS AND LIMITATIONS ON RIGHTS GRANTED BY APPEAL:**

In any case where this zoning code imposes conditions and limitations on any right, any such right granted by the ~~zoning board of appeals Planning and Zoning Commission~~ on appeal shall be subject to such conditions and limitations in the same manner and to the same extent as if secured without the necessity of an appeal. (Ord., 10-2004)

**Chapter 4-3-4 Refuse Storage Regulations and 9-8A-11 Refuse Containers; Outdoor Storage**

Clarify the requirements for Refuse Storage Regulations and requirements for Refuse Containers for consistency across the Municipal Code related to their location.

**9-8A-11: REFUSE CONTAINERS; OUTDOOR STORAGE:**

A. Screening: All refuse containers and all areas of permitted outdoor storage shall be fully enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers or storage areas from view from adjoining properties and public or private streets.

B. Location: All authorized refuse containers and carts used for municipal waste, landscape waste and/or recyclable materials shall be kept in a fully enclosed area or at the rear or side of any private premises, except during collection times. No refuse containers or storage areas shall be located between any principal structure and either its front or corner side lot line. When the district regulations allow outdoor refuse container storage areas, such outdoor storage areas shall comply with the use regulations for the district in which they are located.

C. Exemption: The requirements of subsection A of this section (Screening) shall not apply to standard receptacles permitted for use by single-family dwellings. None of the requirements of this section shall apply to receptacles placed and maintained for use by the general public to avoid littering.

D. Existing Refuse Containers And Storage Areas: All existing refuse containers or storage areas, except those exempted in subsection C of this section, shall be screened in accordance with the standards of subsection A of this section on or before January 1, 2004. (Ord. 2013-12-944, 1-6-2014)

**4-3-4: REFUSE STORAGE REGULATIONS:**

A. Screening: All refuse containers and all areas of permitted outdoor storage shall be fully enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers or storage areas from view from adjoining properties and public or private streets.

D. Location Of Refuse Containers:

1. It shall be the duty of every person in possession of any premises in the village for which a reusable refuse container or containers is provided to place said containers in a fully enclosed area or at the rear or side of any private premises in between days of collections. No refuse containers or storage areas shall be located between any principal structure and either its front or corner side lot line, so that they

~~are not in plain view from the street or to place said containers in such a place that would be offensive or be a nuisance to immediate adjoining neighbors.~~ It shall be unlawful for any person to place any reusable container within the parkways of the village except on the day of collection.

2. Dumpsters shall be placed at the rear of the commercial and manufacturing establishments and shall be screened in accordance with the standards of subsection A of this section in an enclosure as provided for in the building code. (Ord. 1090-82)