

# Planning & Zoning Commission



**Wednesday, May 21, 2025, 7:00 p.m.  
Village Hall, 70 East Main Street**

## **AGENDA**

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir and Ildiko Schultz.
2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION
  - A. Minutes of the Planning and Zoning Commission Meeting, on [April 16, 2025](#). Motion to approve the minutes.
3. PUBLIC MEETING  
(This agenda item includes items that do not require public testimony)

No items received for consideration.
4. PUBLIC HEARING  
(This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action.)
  - A. 17 Lake Street – Variation (2025-06)  
Application for a variation of the front yard setback to allow for the construction of a full-width covered porch along the front elevation of the house on the property within the R-5 single-family residential district.  
*Applicant and Owner: Ronald J. Vindell*
  - B. Miscellaneous Text Amendments (2025-07)  
Application for amendments to the text of the Lake Zurich Municipal Code to allow for an increase in the height of fences within side and rear yards.  
*Applicant: Village of Lake Zurich*
5. OTHER BUSINESS

6. STAFF REPORTS

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

- A. Discuss the services provided by Lake County – Community Development Staff
- B. Update the PZC on the recent Commission training conducted by the American Planning Association, Illinois Chapter (APA-IL)

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

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator, Kyle Kordell, (847) 438-5141 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.

VILLAGE OF LAKE ZURICH  
Planning & Zoning Commission  
70 East Main Street



Wednesday, April 16, 2025, 7:00 p.m.

**1. CALL TO ORDER** at 7.00pm by Chairperson Orlando Stratman

**ROLL CALL:** Chairperson Orlando Stratman, Commissioners Antonio Castillo, Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, and Ildiko Schultz. Commissioner Mike Muir was absent. Also present: Community Development Director Sarosh Saher.

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

**A. Minutes of the Planning and Zoning Commission Meeting on March 19, 2025.**

Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Morrison.

AYES: 4 Commissioners Castillo, Kovacevic, Morrison, Chairperson Stratman.

NAYS: 0

ABSTAIN: 2 Commissioner Glowacz, , Schultz.

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

**3. PUBLIC MEETING**

No items received for consideration.

**4. PUBLIC HEARING**

Motion was made by Commissioner Schultz, seconded by Commissioner Glowacz to open the public hearing for the following applications:

*Continued Item.*

Application PZC 2025-03 for a variation of the front and side yard setback to allow for the construction of steps and retaining walls along the side of the house at 287 Sunrise Lane. This item was continued from the March 19, 2025 meeting.

*New Item.*

Application PZC 2025-05 for a variation to install an in-ground swimming pool within the side yard at 202 Mark Lane.

AYES: 6 Commissioners Castillo, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

Public Hearing started at 7.03pm

Chairperson Stratman gave the Oath to those who were going to give testimony.

**A. 202 Mark Lane – Variation (2025-05):**

Application for a variation to install an in-ground swimming pool within the side yard of the property within the R-4 single-family residential district.

*Applicant and Owner: Jan Jozwiak, JMLJ Construction*

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. *Jan Jozwiak*, who gave a presentation on the requested variation. Visual representations of what the proposed pool and associated screening were shown.

Commissioner Giannini arrived.

**PUBLIC TESTIMONY.**

There was none.

Motion to close the public hearing on Application PZC 2025-05 and move to deliberation was made by Commissioner Castillo, seconded by Commissioner Schultz.

AYES: 7 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

On Application PZC 2025-05: A Motion was made by Commissioner Castillo, seconded by Commissioner Schultz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicant, 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 a Variation to allow for the installation of an in-ground swimming pool within the side yard of the property within the R-4 single-family residential district

AYES: 7 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

**B. 287 Sunrise Lane – Variation (2025-03):**

Application for a variation of the side yard setback to allow for the construction of steps along the side of the house on the property within the R-5 single-family residential district.

*Applicant and Owner: Ms. Jerrette J. Sita*

Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. *Lewis Sita*, who gave a presentation on the requested variation. Pictures of the installed steps were shown.

**PUBLIC TESTIMONY.**

Robert Warren, 265 Sunrise Lane, Steven Stephanidis, 255 Sunrise Lane, and Larissa Klavins, 245 Sunrise Lane, all expressed concerns about the stairs being constructed prior to obtaining the necessary variation and permits. They all stated that the proper sequencing and rules need to be followed.

Motion to close the public hearing on Application PZC 2025-03 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Castillo.

AYES: 7 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

On Application PZC 2025-03: A Motion was made by Commissioner Castillo, 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 Applicant, 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 the option of potential punitive measures for failure to comply with the applicable codes, and the confirmation from the Village Public Works Department on the approval of the storm sewer, and to recommend that the Village Board approve the application for a Variation to allow for the construction of steps along the side of the house on the property within the R-5 single-family residential district.

AYES: 7 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

## 5. OTHER BUSINESS

There was none.

## 6. STAFF REPORTS

Dir. Saher reported that one variation will be reviewed at the May meeting. Additionally, the Village will be bringing various text amendments forward for the Commission to review.

## 7. PUBLIC COMMENT

There were none.

## 8. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Castillo, seconded by Commissioner Morrison.

AYES: 7 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Muir.

MOTION CARRIED.

Meeting adjourned at 8.32 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:

---

Chairperson Orlando Stratman.

---

Date



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

## APPLICATION PZC 2025-06

PZC Meeting Date: May 21, 2025

## AGENDA ITEM 4.A

### STAFF REPORT

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

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner  
David Modrzejewski, Building Services Supervisor

Date: May 21, 2025

Re: PZC 2025-06 – Zoning Variation for a Porch  
17 Lake Street

### SUBJECT

Mr. Ronald J. Vindell (the “Applicant” and “Owner”) requests a Variation from Zoning Code Section 9-3-11-6, “Specified Structures and Uses in Required Yards” pursuant to section 9-3-11-C-1, Residential Minimum Yards: Front Yard, to allow for the construction of a covered porch that will encroach into the required 25-foot front yard setback at the property commonly known as 17 Lake Street, legally described in Exhibit A attached hereto (the “Subject Property”). The property is located in the Main Street Area.

### GENERAL INFORMATION

Requested Action: Variation of Front Yard Setback for Porch

Current Zoning: R-5 Single-Family Residential District

Current Use Single Family Home

Property Location: 17 Lake Street

Applicant and Owner: Mr. Ronald J. Vindell

Staff Coordinator: Colleen McCauley, Village Planner

## **LIST OF EXHIBITS**

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

## **BACKGROUND**

Mr. Ronald J. Vindell (the “Applicant” and “Owner”) is the recent owner of the property located at 17 Lake Street, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on April 9, 2025 (the “Application”) seeking:

- A Variation from Code Section 9-3-11-6, “Specified Structures and Uses in Required Yards” pursuant to Section 9-3-11-C-1, Residential Minimum Yard: Front Yard

The Subject Property is comprised of a non-conforming zoning lot in the R-5 single-family zoning district that is granted certain exceptions from the front and side yard requirements of such zoning district. Specifically, for lots less than 10,000 square feet developed prior to 1991, the zoning code provides for a front yard setback of 25 feet (Section 9-3-11.C.1.a), and a side yard setback of 5.25 feet (Section 9-11-5.B. Note 1). These lots are otherwise required to conform to all other requirements of the zoning district in which they are located, including without limitation, floor area ratio, and lot coverage including minimum landscaped surface area.

The Subject Property has a lot area of 6,600 square feet with an approximately 1,700 square-foot residential structure on it. The structure does not currently include a front porch; instead, it has a stoop with stairs and a small landing.

As it relates to the front yard of the Subject Property, porches may be located no less than 25 feet from any front lot line. In the case of the Subject Property, the proposed porch measuring approximately 24 feet wide and 10 feet deep will be constructed 11 feet from the front lot line which will encroach into the front yard setback by 14 feet and run along the entire length of the front of the home.

The Subject Property is legally nonconforming, as the principal structure is set back only 21 feet from the front lot line, encroaching 4 feet into the required front yard setback. The existing front stoop and steps project an additional 3.5 feet beyond the façade, resulting in a total reduced setback of 17.5 feet from the front lot line. The existing stoop and steps are proposed to be removed and replaced with a new front porch featuring side-loaded steps.

The Applicant will obtain the clearance from all utility companies to install the porch in the front yard prior to construction. There are no Village utility easement requirements or grade concerns that would prevent the construction in the front yard.

Pursuant to public notice published on April 26, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for May 21, 2025, to consider the Application. On April 25, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Lake Zurich Main Street Area. Available records indicate that the building on the property was constructed in 1945. The Subject Property is zoned within the R-5 Single Family Residential District.
- C. Surrounding Land Use and Zoning.** The Subject Property is located within the traditional Main Street Area of Lake Zurich. The properties to the north of the Subject Property are zoned within the B-2 Central Business district and the R-5 Single Family district. These properties, commonly referred to as "Block A," are currently vacant and were recently sold by the Village of Lake Zurich to a private developer. Additional properties to the north and east are zoned within the R-5 Single Family district and contain single family homes that were constructed around the same time as the Subject Property. Properties to the south are zoned within the R-6 Multiple Family district and are improved with multiple family residential buildings known as WatersEdge Apartments that were constructed in the early 1970s.
- D. Trend of Development.** According to records, the residence at 17 Lake Street was constructed in 1945. It is a single-story home and is similar to the other homes along Lake Street that appear to have been constructed around the same time. The Main Street Area is developed with a mix of vintage and more recent buildings containing smaller locally-owned businesses on the first floor with some residential uses on upper floors. A number of properties containing older buildings that had outlived their utility have been redeveloped with newer mixed-use buildings.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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

**F. Nonconforming lots.** The zoning code recognizes lots constructed prior to 1991 that do not conform to the strict application of the current zoning codes, and regulates the continued existence of such lots through certain exceptions related to lot area, lot width and setbacks.

## **GENERAL FINDINGS**

Staff of the Community Development Department's development review team has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on the following specific sections of the Code.

### **9-17-4: STANDARDS FOR VARIATIONS.**

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

**Staff Response: Standard met. Applicant has shown proof that there is a practical difficulty in constructing the porch in compliance with the provisions of the current zoning code. The proposed covered porch would be restricted in size due to the required front yard setback.**

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

**Staff Response: Standard met. The zoning lot was platted prior to 1991 and encompasses a land area of 6,600 square feet, which is below the current minimum requirement of 10,000 square feet. The existing residence was constructed in 1945 and is set back 21 feet from the front lot line, in contrast to the current required setback of 25 feet.**

**An existing stair structure extends 3.5 feet from the front of the home, resulting in a total encroachment of 7.5 feet into the front yard setback, as the home itself is already situated 4 feet within the setback. The proposed covered porch requires a variation to allow additional encroachment into the front yard setback. The porch will extend**

**10 feet from the home, which will result in a total encroachment of 14 feet. The variation is requested to provide a functional and accessible entry feature.**

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

**Staff Response: Standard met. The unique or extraordinary physical condition was not the result of any action of the current property owner, rather a result of the builder who constructed the home.**

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

**Staff Response: Standard met. The property owner is requesting approval to construct a covered porch that would extend 10 feet from the front façade of the home, placing it 11 feet from the front lot line. Many homes along Lake Street are set back less than the required 25 feet and feature entryways that project even further into the front yard.**

**The average front setback on Lake Street is less than 23 feet, indicating that the existing 25-foot requirement does not reflect the established character of this vintage neighborhood. Denying the proposed porch would prevent the property owner from incorporating an architectural element that is both customary and functional for single-family homes.**

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

**Staff Response: Standard met. The hardship does not involve the inability of the owner to enjoy any special privilege in using the property. Granting the variation will allow the current owner to enjoy a covered outdoor space which is traditional and customary to the enjoyment and use of a residential property.**

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

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

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

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

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

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

**Staff Response:** Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicant only wishes to construct a covered porch that encroaches 14 feet into the front yard setback. The porch will be built to modern standards of the building code.

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

**Staff Response:** Not Applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered.

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

**Staff Response:** Standard met. The proposed porch will conform to current building codes and therefore would not impede the drainage flow on the property or increase any risk of fire.

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

**Staff Response:** Standard met. Granting of the variation would not cause the property to unduly tax public utilities or facilities in the area since its function would not change.

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

**Staff Response: Standard met. The proposed variation would not affect the public's health or safety.**

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

**Staff Response: Standard partially met. The covered porch is only being constructed in the proposed dimensions to give the structure the desired utility and appearance in the front yard.**

**The homeowner could retain the existing steps and stoop, which currently extend 3.5 feet from the front façade and span 10 feet in length. However, these limited dimensions restrict the functionality of the entryway and have been deemed unsafe by the homeowner.**

Since the existing uncovered stoop is legally nonconforming, the Applicant could expand its length—without increasing the degree of nonconformity—to span the full width of the front of the home (approximately 24.9 feet) while maintaining a depth of 3.5 feet. While this alternative would not further encroach into the front yard setback, it would result in a narrow and less practical entry feature.

Maintaining the current or similar stoop dimensions would limit usability and fail to meet the Applicant's needs. In contrast, the proposed 10-foot-deep covered porch would offer a safe, more functional, and weather-protected space that enhances design and character of the front elevation of the house.

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

## **RECOMMENDATION**

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

- Section 9-17-4: Standards for Variations

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

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

Further, based on the existing conditions and mitigation (reduction in bulk) proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2024-12, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
  - a. Zoning Application dated April 09, 2025, prepared by the Applicant Ronald J. Vindell, homeowner of 17 Lake Street; and Cover Letter.
  - b. Exhibit A: Legal Description of the Subject Property.
  - c. Plat of Survey and rendering of the proposed porch provided by Ronald J. Vindell.
2. As further mitigation for construction of the porch, the applicant shall agree not to further reduce the setback of the porch within the front yard. There shall be no increase to the depth or length of the structure beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully submitted,

Colleen McCauley, Village Planner

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

**17 LAKE STREET**  
**MAY 21, 2025**

The Planning & Zoning Commission recommends approval of Application **PZC 2025-06**, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **MAY 21, 2025** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
  - a. Zoning Application dated April 09, 2025, prepared by the Applicant Ronald J. Vindell, homeowner of 17 Lake Street; and Cover Letter.
  - b. Exhibit A: Legal Description of the Subject Property.
  - c. Plat of Survey and rendering of the proposed porch provided by Ronald J. Vindell.
2. As further mitigation for construction of the porch, the applicant shall agree not to further reduce the setback of the porch within the front yard. There shall be no increase to the depth or length of the structure beyond what is being proposed.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
  - Without any further additions, changes, modifications and/or approval conditions.
  - With the following additions, changes, modifications and/or approval conditions:

---

Planning & Zoning Commission Chairman

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

LOT 5 BLOCK 1 IN E. S. BRUCE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 43 NORTH RANGE, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1898 AS DOCUMENT 72176 IN BOOK "I" OF PLATS IN LAKE COUNTY IL.

Common Street Address: 17 Lake Street  
Property Index Number (PIN): 14-20-104-048

**EXHIBIT B**

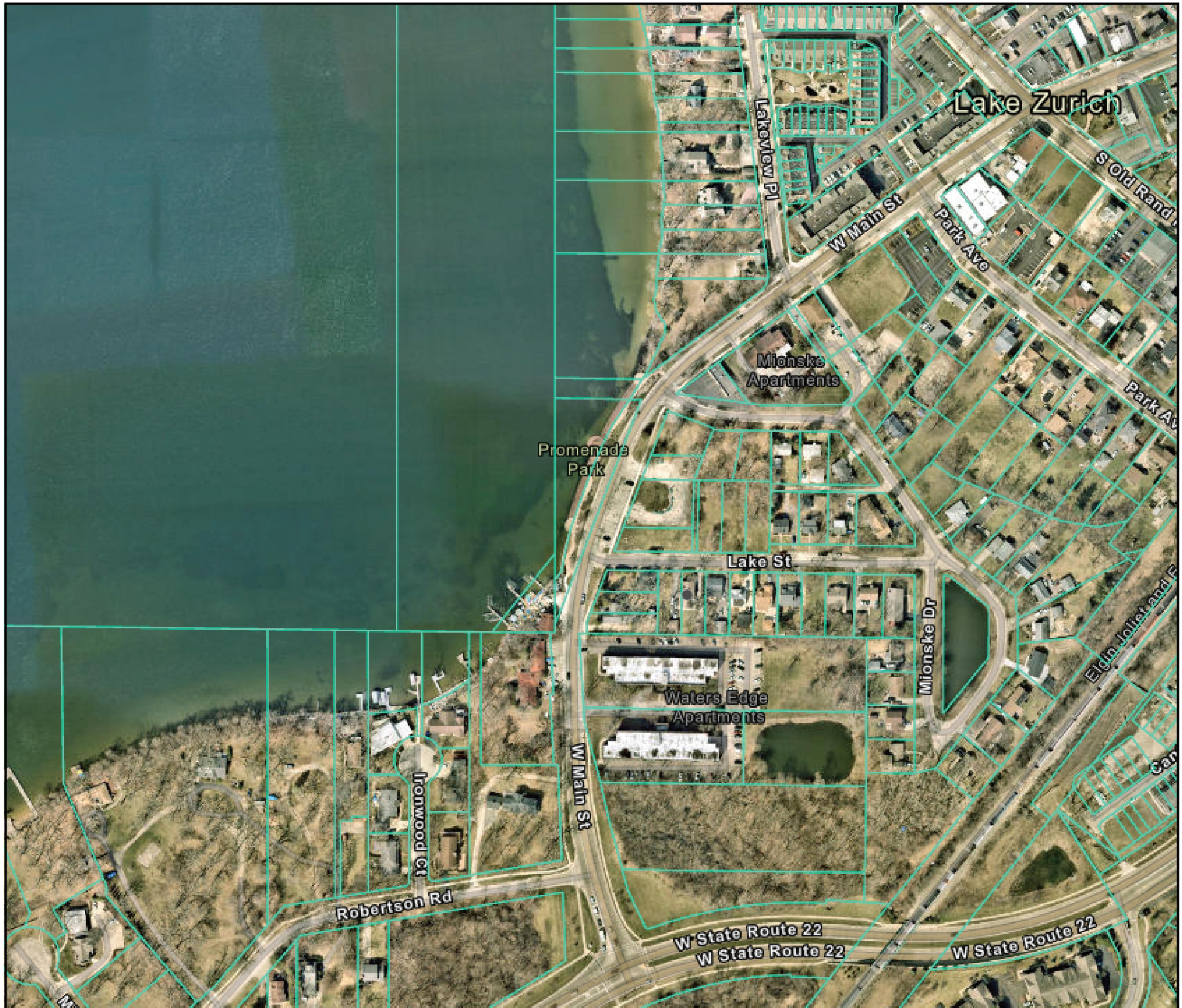
**PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY**





# 17 Lake Street

Front Porch Variation

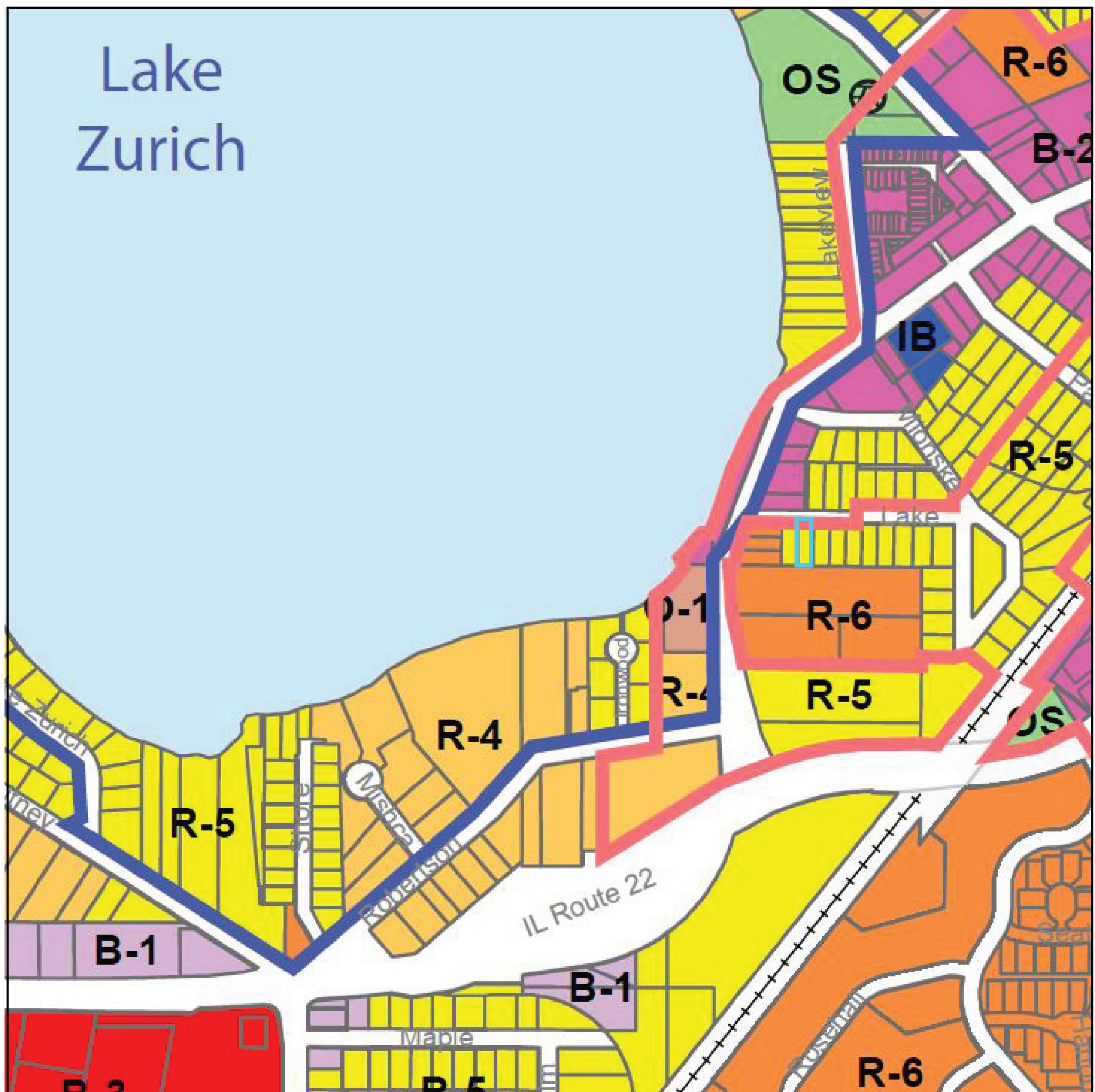




# 17 Lake Street

## Front Porch Variation

# Lake Zurich

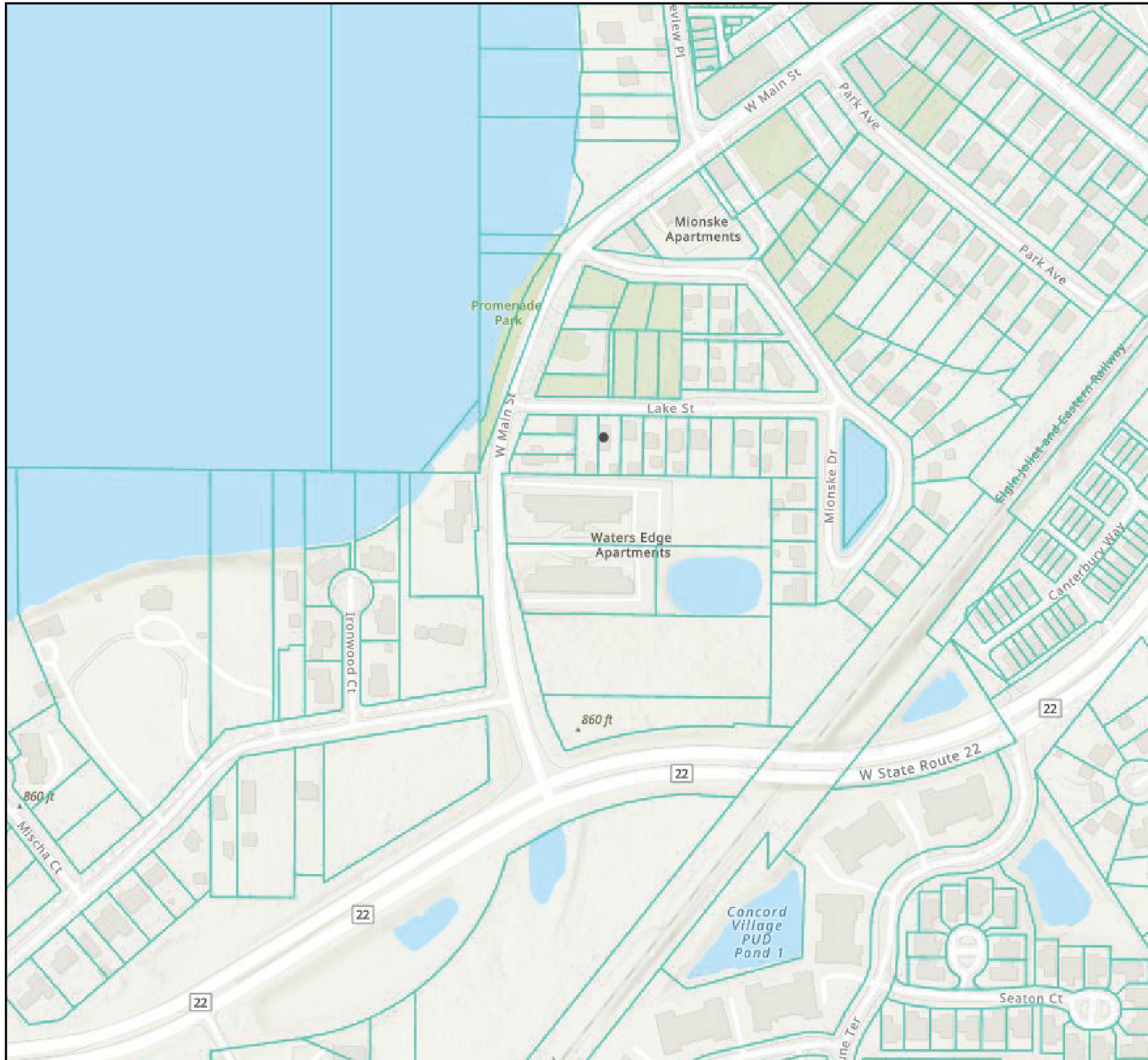


	Subject Property		R-4		IB
	Open Space		R-5		B-1
	R-1/2		R-6		B-3



# 17 Lake Street

Front Porch Variation





**(Please Type or Print)**

**ZONING APPLICATION**

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

1. Address of Subject Property: 17 Lake Street

2. Please attach complete legal description

3. Property Identification number(s): 14-20-104-048

4. Owner of record is: Ronald J Vindell Phone: 312.618.9611

E-Mail Ronald.Vindell@gmail.com Address: 22985 w. Long Grove Rd, Deer Park, IL 60010

5. Applicant is (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_  
E-Mail \_\_\_\_\_ Address: \_\_\_\_\_

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

7. All existing uses and improvements on the property are: Residential

8. The proposed uses on the property are: Family Residential

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:  
Current zoning laws is legally nonconforming (or "grandfathered in"), to build a front porch entrance.

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

New owner purchase on March 2025, looking to increase curb appeal and safety for front entrance to home. Seeking variation

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.**

Ronald J Vindell  
(Name of applicant)

Subscribed and sworn to before me this 10th day of April, 2025.

Nadine J Gerling  
(Notary Public)

Nadine J Gerling  
(Signature of applicant)

April 1, 2025

My Commission Expires



7/3/2028

**(Name of Owner, if different)**

**(Signature of Owner, if different)**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Nadine J Gerling  
(Notary Public)

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

Ronald J Vindell  
17 Lake Street  
Lake Zurich, IL 60047  
Ronald.Vindell@gmail.com  
312.618.9611  
April 10, 2025

Sarosh Saher / Orlando Stratman  
Community Development Director / Chairperson of the Planning & Zoning Commission  
Village of Lake Zurich  
505 Tesler Road  
Lake Zurich, IL 60047

To whomever this may concern,

I am writing to you as the new homeowner of the property located at 17 Lake Street, Lake Zurich, IL 60047. We are seeking approval for enhancing the utility of our front yard by adding a porch, through a variation.

**Background Information on the Proposed Development:**

The proposed development will consist of enhancing the front porch, which is currently unsafe to use, to a proper front porch. This enhancement will improve the curb appeal and ensure safety for my family. With a newborn daughter, having a safe front porch is crucial to provide a secure area for her to enjoy without the worry of traffic. Additionally, my elderly mother requires a wheelchair, and the current front stairs are too narrow for access. The proposed front porch will provide adequate space for wheelchair entry and maneuverability.

We believe that the variation is essential to ensure safe access to our home and to increase its curb appeal. This development will benefit the Village by increasing the property's value and beautifying the area.

Currently, the lot is legally nonconforming ("grandfathered in"), allowing us to build a new stoop within the existing dimensions without increasing the encroachment into the front yard. However, to accommodate a larger stairway for wheelchair access and enhance the safety of the front yard by adding a porch, we need to apply for a zoning variation. The proposed zoning district and property location are appropriate for the intended use due to their proximity to amenities and compatibility with the surrounding area.

We appreciate your consideration of our request and look forward to working with the Village of Lake Zurich to bring this development to fruition. Please do not hesitate to contact me if you require any further information or have any questions.

Thank you for your time and attention.

Warm regards,



Ronald J Vindell  
New Lake Zurich Resident

---



[www.exactalign.com](http://www.exactalign.com) | office: 773.305.4011



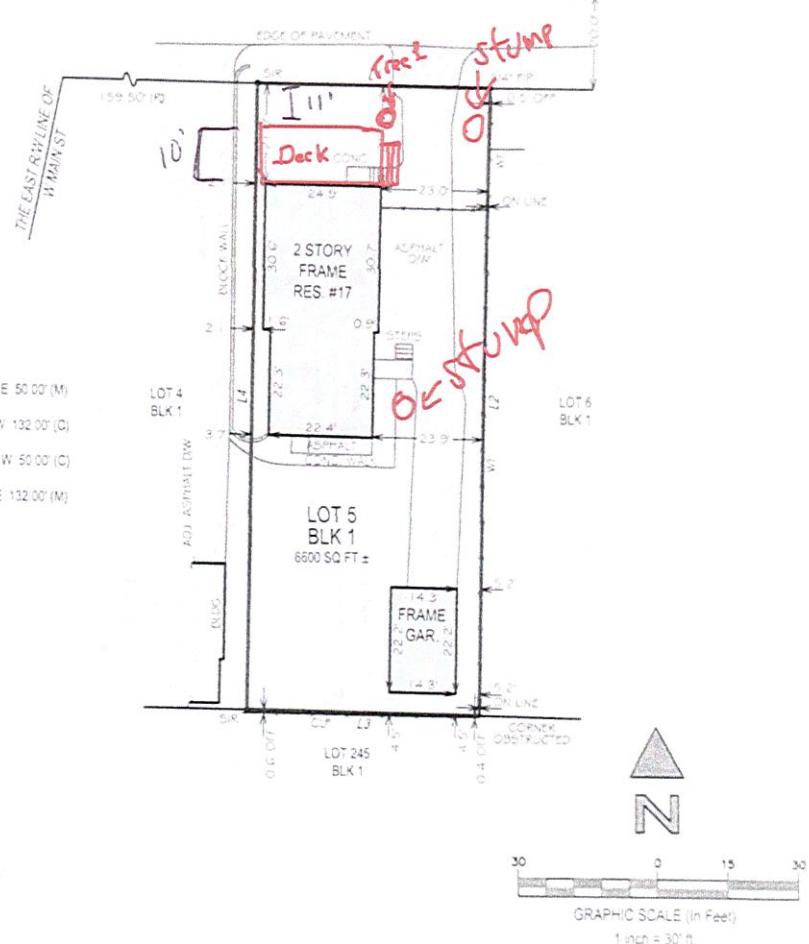


PROPERTY ADDRESS: 17 LAKE STREET, LAKE ZURICH, ILLINOIS 60047

SURVEY NUMBER: 2501 1546

2501,1546  
PLAT OF SURVEY  
LAKE COUNTY

Lake Street (40' R/W)



STATE OF ILLINOIS }  
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

POINTS OF INTEREST:  
NONE VISIBLE



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2973  
LICENSE EXPIRES 11/30/2026  
FRAXTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGNATION #0408980000

Exacta Land Surveys, LLC  
Box #134008059  
P.O. Box 133-503-4615  
Sun Street, Morris, IL 60450



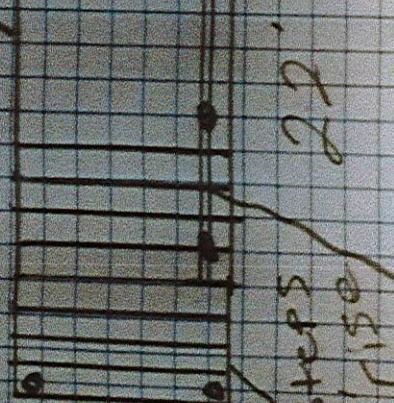
DATE OF SURVEY: 06/06/03

FIELD WORK DATE: 11/15/2025

REVISION DATE IS 08/11/2025 (REV 1 10/10/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

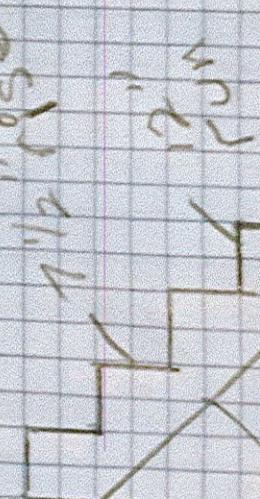
4' high, 10'



10 steps  
22' run  
12" riser  
7 1/2" run

2x8 Beam

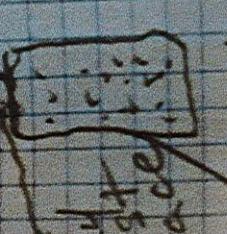
2x8 50' st's  
16' O/C



Stair AD 1

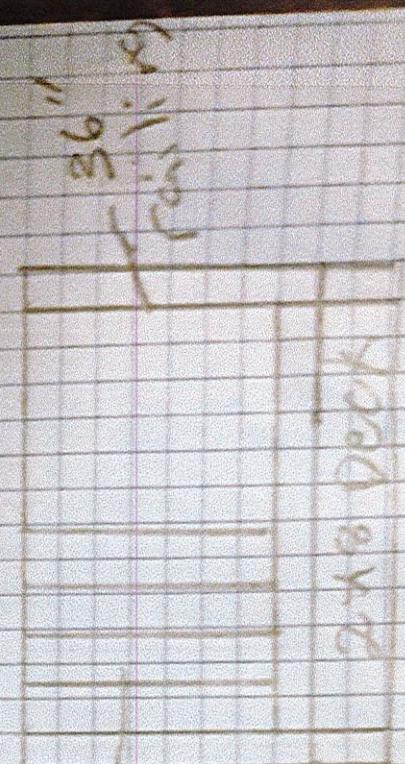
4' high, 10'  
Ledge 2' 10' lock

10' Beam  
Post  
Corner  
Post



4x4 post hole  
Post Holes

12" x 48"  
Post Hole



2x8 Deck

4x4 post  
36" wide  
Deck

spindles  
no more  
than 4"

space

## BILL OF SALE

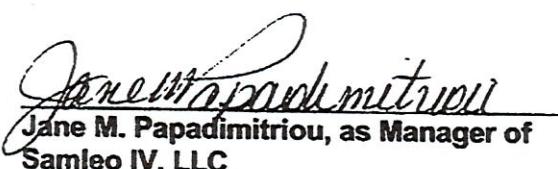
Sellers, Jane M. Papadimitriou, as Manager of Samleo IV, LLC and Theofilos Papadimitriou, as Manager of Samleo IV, LLC, in consideration of Ten and No/100—— Dollars, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over to buyer Ronald Vindell, the following described personal property located on the premises commonly known as 17 Lake Street, Lake Zurich, IL 60047, to wit:

All personal property as provided for in the Real Estate Sales Contract dated 2/21/25, by and between Ronald Vindell as Buyer and Jane M. Papadimitriou, as Manager of Samleo IV, LLC and Theofilos Papadimitriou, as Manager of Samleo IV, LLC as Sellers and the following items, if any:

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

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

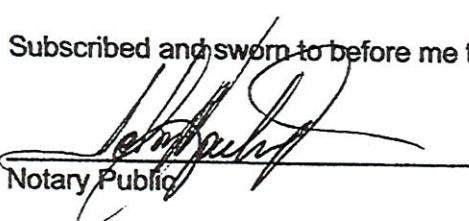
IN WITNESS WHEREOF, the undersigned has executed this document on this 18<sup>th</sup> day of March, 2025.

  
Jane M. Papadimitriou, as Manager of

Samleo IV, LLC

  
Theofilos Papadimitriou, as Manager of  
Samleo IV, LLC

Subscribed and sworn to before me this 18<sup>th</sup> day of March, 2025.

  
Notary Public





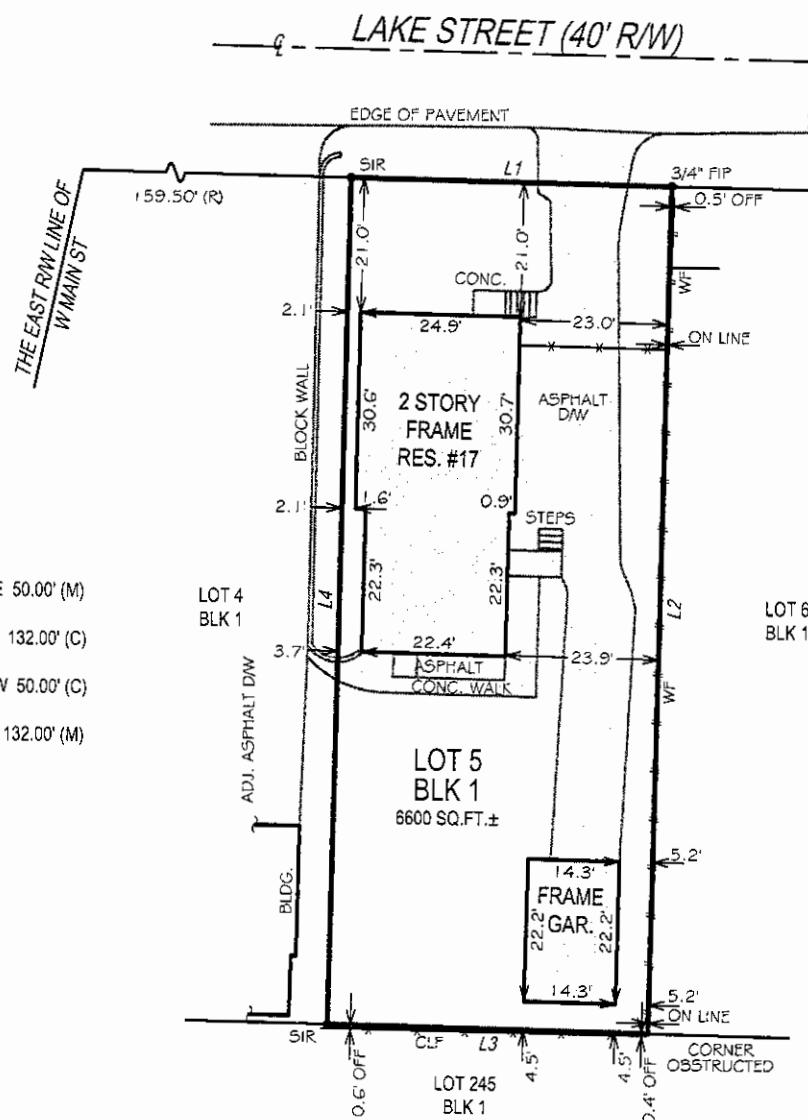
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 17 LAKE STREET, LAKE ZURICH, ILLINOIS 60047

SURVEY NUMBER: 2501.1546

2501.1546  
PLAT OF SURVEY  
LAKE COUNTY



GRAPHIC SCALE (In Feet)  
1 inch = 30' ft.

STATE OF ILLINOIS  
COUNTY OF LASALLE } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO  
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY  
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:  
NONE VISIBLE



Exacta Land Surveyors, LLC  
PDF #184008059  
o. 773.305.4011

316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 01/16/25

FIELD WORK DATE: 1/15/2025

REVISION DATE(S): (REV.1 1/17/2025) (REV.1 1/16/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



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

## Permit Application

Date of Application

April 13, 2025.

### Project Information

Property Address: 17 lake st. Lake Zurich, IL 60047

Type of Project: Front Porch

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

Value of proposed construction/improvements: \$ 4,600

### Description of Work

Rebuild front porch, increase landing, follow local building codes. Built by owner.

### Contractor Information

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

General Contractor: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

Other Contractor: \_\_\_\_\_ Type: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

Other Contractor: \_\_\_\_\_ Type: \_\_\_\_\_

Phone: \_\_\_\_\_

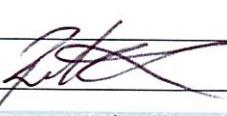
Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

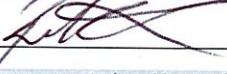
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In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

Printed Applicant Name: Ronald Vindell

Phone: 312-618-9611

Applicant Signature: 

Owner or Contractor

Property Owner Signature: 

(Please Select One)

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

Director of Building and Zoning Signature: \_\_\_\_\_

Date: \_\_\_\_\_



*At the Heart of Community*

# Exterior Porches

Stoops, Landings & Stairs

## Handrails/ Guardrails

\*\*Handrails are required on one side of any stairway with 3 or more risers and both sides of stairs 5 feet and wider.

\*Handrails shall be 34"-38" high measured vertically from the nose of the tread.

\*Handrails shall be no more than 2 5/8" across and graspable.

\*Handrails shall have a minimum of 1 1/2 "between any wall surface and the handrail.

\*Guardrails are required on any walking surface or raised area 30" or more above grade.

\*Guardrails shall be a minimum of 36" in height.

\*If balusters are used in guardrails, the spacing shall be no more than 4" between the balusters.

## Costs

\$35.00 Plan Review Fee  
\$85.00 Permit Fee



## Rules & Restrictions

\*Provide all measurements for width, depth, tread, riser, height above grade, handrails, guardrails, etc.

\*Stairs in excess of 36" wide shall require additional stringers.

\*All exterior wood in contact with the ground shall be pressure treated.

\*Joists within 18" of the ground shall be pressure treated or naturally decay resistant.

\*The base of stairways shall be anchored to concrete piers.

\*Stair tread minimum 10" deep.

\*Stair riser shall have a maximum height of 7 3/4"

\*Maximum difference between highest and lowest risers is 3/8."

\*Call J.U.L.I.E. (800-892-0123) before digging.

## Note:

\*If an inspector needs to return more than once for the same phase of any required inspection, a \$95.00 residential re-inspection fee will be required to be paid before the re-inspection takes place.

I have read and reviewed these requirements.

  
Signature of Applicant

4-13-2025  
Date

Proposed Variation to enhance curb appeal of front of home and provide a safer entrance into the home.

Front porch would be 10ft x 20ft. Stairs would pitch from ground floor to 36 inches at door height.

Here is a sketch of a rendering finished look and current





Proposed Variation to enhance curb appeal of front of home and provide a safer entrance into the home.

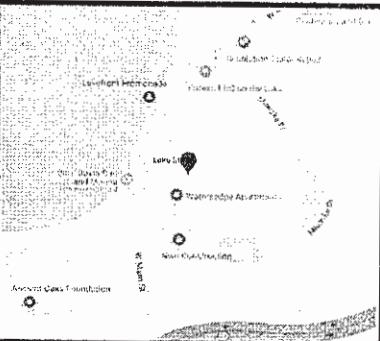
Front porch would be 10ft x 20ft. Stairs would pitch from ground floor to 36 inches at door height.

Here is a sketch of a rendering finished look and current. Windows would stay the same. Entrance will stay the same to towards the drive way. This would create a safe front entrance with enough room for a wheelchair to be able to turn and a safe area for our toddler to play safely.





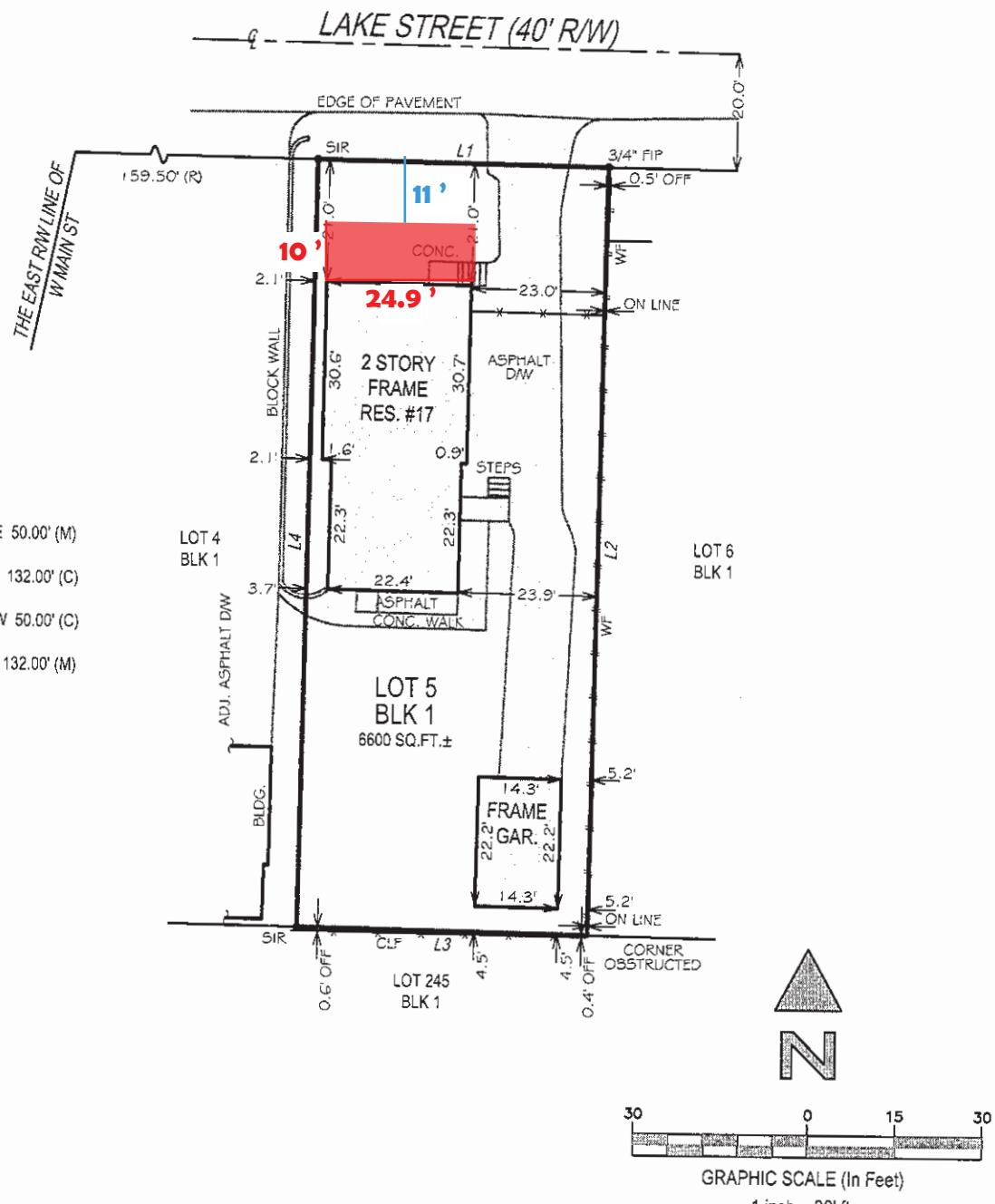
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 17 LAKE STREET, LAKE ZURICH, ILLINOIS 60047

SURVEY NUMBER: 2501.1546

2501.1546  
PLAT OF SURVEY  
LAKE COUNTY



STATE OF ILLINOIS  
COUNTY OF LASALLE } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO  
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY  
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:  
NONE VISIBLE



Exacta Land Surveyors, LLC  
PDF #184008059  
o: 773.305.4011

316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 01/16/25

FIELD WORK DATE: 1/15/2025

REVISION DATE(S): (REV.1 1/17/2025) (REV.1 1/16/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



*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 2025-07**  
**PZC Hearing Date: May 21, 2025**

**AGENDA ITEM 4.B**

**STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner  
David Modrzejewski, Building Services Supervisor

Re: PZC 2025-07 Zoning Application for Amendments to the  
Lake Zurich Zoning and Building Code

**SUBJECT**

The Village of Lake Zurich, (the “Applicant”) requests amendments to the text of the Lake Zurich Building and Zoning Code for the purpose of clarifying and increasing the effectiveness of the codes. The amendments propose to increase the maximum height of fences within interior side and rear yards of property within the Village.

**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

## BACKGROUND

The Village of Lake Zurich (the “Applicant”), is the Applicant for the proposed text amendment to the Lake Zurich Building and Zoning Code. 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 Code:
  1. *Section 8-11-1.F: Maximum Fence Heights:* Amend the provision for the maximum height of fences in interior side and rear yards from five feet (5') to six feet (6'), and accompanying provisions for the allowance of six feet (6') high fences. As part of the amendment, staff is also proposing to include the definition of Construction Fences.

Fences on property are generally defined as follows:

- *Front yard fences:* Front yard fences facing the street have lower height restrictions, with 3-4 feet being common.
- *Side and Rear Yard (Backyard) fences:* Backyard fences are taller, with 6-8 feet being common.
- *Privacy fences:* A 6-foot fence is often considered standard for privacy, providing enough height to block views from neighbors without appearing overly imposing. These are the most commonly sold fences.
- *Security fences:* Security fences, especially those intended to keep animals or deter intruders, may be taller, with heights of 6 feet or more being common.
- *Decorative fences:* Decorative fences used for aesthetics or garden borders are typically shorter, often between 2 and 4 feet.

## 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 Lake Zurich Zoning Code. Staff has found the proposed amendments will enhance the purposes of the zoning code 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. Village staff have received a number of requests from residents to allow for 6-foot fences in interior side and rear yards. 6-foot fences are also one of the most commonly sold privacy fences making them the industry standard for privacy fences for residential properties.**

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

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 2025-07. Staff further finds that the amended Lake Zurich Building and Zoning 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

Appendices:

Appendix 1 – Fence Height Comparison by Community

Appendix 2 – Purpose and intent of fences based on their heights

## **Appendix 1**

<b>Fence Height Comparison - by Community</b>			
	<b>Community Name</b>	<b>Street yard (feet)</b>	<b>Side/rear yard (feet)</b>
1	Arlington Heights	3	6
2	Barrington	No	6
3	Buffalo Grove	3	6
4	Deer Park	3	4
5	Hawthorn Woods	No	6
6	Kildeer	No	5 for pool enclosures
7	Lakemoor	4	6
8	Libertyville	4	6
9	Long Grove	4	4
10	Mundelein	3	6
11	North Barrington	3.5	8
12	Palatine	3	6
13	Round Lake	3	6
14	Vernon Hills	4	6
15	Volo	3	4
16	Wauconda	4	6

\* No fences allowed in these yards.

## **Appendix 2**

The general purpose and intent of fences based on their heights are as follows:

### **Three-Foot Fences (3' Tall Fencing)**

#### *Advantages:*

- Enhances Curb Appeal - These fences are often used for their decorative value, enhancing the visual appeal of a property without significantly obstructing the view.
- Accessibility and Openness: - A three-foot fence makes it easy for homeowners to engage with neighbors or passersby, promoting a friendly, open community atmosphere.
- Lower Cost: - Less material and labor are required for installation, making this an economical option for those looking to define property boundaries without a significant financial investment.

#### *Disadvantages:*

- Limited Security and Privacy: - Due to its short stature, a three-foot fence provides minimal privacy and security. It is easy to climb over and does little to deter intruders.
- Inadequate for Larger Pets: - This fence height is often insufficient for containing larger pets or those that can jump, as most dogs can easily leap over a barrier this size.

#### *Ideal Use:*

Three-foot fences are particularly suitable for front yards where full privacy is not a priority but where delineating property boundaries is desired. They are also popular in community settings or historic districts where open sightlines are preserved to maintain a specific aesthetic continuity. A 3-foot front fence height serves as a subtle boundary while maintaining an open and charming atmosphere.

*Staff continues to recommend that front yard fences remain at 3- feet in height*

### **Four-Foot Fences (4' Tall Fencing)**

#### *Advantages:*

- Aesthetic Appeal: - A four-foot fence is often sufficient for front yards, maintaining curb appeal while subtly marking property boundaries. A 4-foot front yard fence height is tall enough to keep children and pets safe within your property while maintaining an open and welcoming feel in your yard. This front yard fence height acts as a safety barrier, providing peace of mind for parents and pet owners, while also meeting pool code requirements.
- Cost-effective: - Lower materials and installation costs due to less material usage.

#### *Disadvantages:*

- Limited Security: - Shorter fences are easier to climb over, offering minimal security and privacy.
- Pet Containment: - May not be effective for containing larger dogs or those that can jump high.

*Ideal Use:*

Primarily decorative, these fences are suitable for areas where visual openness is preferred over privacy and security.

Staff does not recommend allowing the use of 4-foot high fences in street yards.

**Five-Foot Fences (5' Tall Fencing)**

*Advantages:*

- Moderate Privacy and Security: - A five-foot fence strikes a balance between accessibility and security, offering a deterrent to casual trespassers without completely sealing off the property.
- Pet Containment: - Generally effective for medium-sized dogs, this height can prevent them from jumping over while allowing them some visibility beyond the yard.
- Aesthetically Pleasing: - This height is often seen as proportionally pleasing, maintaining a balance between being overtly imposing and too inviting.

*Disadvantages:*

- Limited Security for Agile Climbers: - While it provides a moderate barrier, agile intruders or larger animals can still potentially overcome a five-foot fence.
- Partial Privacy: - While taller than four-foot options, it may not offer complete visual privacy, especially against elevated viewpoints or taller individuals.

*Ideal Use:*

Five-foot fences are well-suited for residential properties where homeowners desire a mix of privacy, security, and aesthetic openness. They are commonly used in backyards where a combination of pet containment and child safety is important without creating a fortress-like appearance.

**Six-Foot Fences (6' Tall Fencing)**

*Advantages:*

- Enhanced Privacy and Security: - Provides better security against intruders and keeps prying eyes away from private activities.
- Good for Pet Containment: - Effective for keeping most pets, including large dogs, securely within the yard.

*Disadvantages:*

- Cost: - More material leads to higher costs in terms of both materials and labor.

*Ideal Use:*

This is the most common residential fence height, balancing security, privacy, and aesthetics. It's especially popular in suburban areas around Schaumburg.

*Staff is recommending allowing the construction of 6-foot high solid privacy fences within interior side and rear yards.*

**Eight-Foot Fences (8' Tall Fencing)**

*Advantages:*

- Maximum Security: - Provides substantial protection against unauthorized entry.
- Privacy: - Keeps commercial operations out of public view, which is beneficial for businesses handling sensitive activities.

*Disadvantages:*

- Local Regulations: - Might require special permits; not all zones allow for such tall structures.
- Cost and Installation: - Higher costs for materials and installation; may require more robust support structures.

*Ideal Use:*

Ideal for industrial sites, warehouses, and other commercial properties requiring high levels of security and privacy. Not suitable for residential areas as it creates the “barrier” effect within communities.

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

**MISCELLANEOUS AND PROCEDURAL AMENDMENTS TO THE**  
**LAKE ZURICH BUILDING AND ZONING CODE**  
**May 21, 2025**

The Planning & Zoning Commission recommends approval of Application PZC 2025-07, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **May 21, 2025** 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



## ANNEXATION AND ZONING APPLICATION

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: N/A

2. Please attach complete legal description

3. Property Identification number(s): N/A

4. 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 Street

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

7. All existing uses and improvements on the property are: N/A

8. 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/A

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

N/A

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

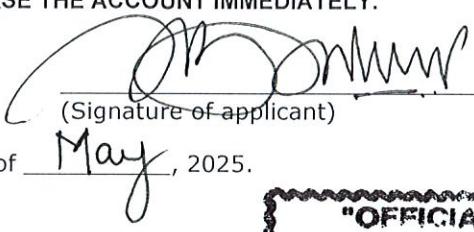
THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.

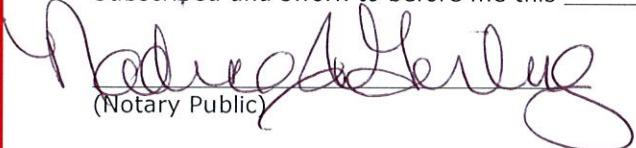
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Sarosh Saher

(Name of applicant)

Subscribed and sworn to before me this 9th day of

  
May, 2025.

  
(Notary Public)

My Commission Expires

**"OFFICIAL SEAL"**  
**NADINE J. GERLING**  
Notary Public, State Of Illinois  
Commission No. 835910  
My Commission Expires July 03, 2028

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(Notary Public)

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

**Village of Lake Zurich  
Proposed Text Amendment**

Amendments to Title 8 and 9 of the Lake Zurich Municipal Code

Proposal: Various miscellaneous and procedural amendments to the text of the zoning and building codes to enhance their effectiveness.

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

Submitted by:



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

Dated: May 1, 2025

## **8-11-1 : FENCES:**

- A. Permit Required: No fence shall be erected or altered until a permit has been secured from the village by the owner of the property on which such fence is located or proposed, or his agent, and payment of the fee required in chapter 2 of this title.
- B. Application Requirements: Every application for a fence permit shall include a plat of survey of the property on which such fence is located or proposed; specifications detailing the type of fence, the precise location on the property where such fence is located or proposed, the materials to be used for the fence, the anticipated dates of commencement and completion of construction; such other information as may be required by the code official; and the required fees.
- C. Prohibited Fences:
  - 1. Barbed wire and razor wire and similar materials are prohibited except only after written approval of the code official to protect the public health, safety, or welfare. No such fences shall be allowed under any circumstances in any residential district or along any property line abutting a lot used for residential purposes, regardless of the zoning of such lots.
  - 2. Electrically charged fences are prohibited.
  - 3. Chainlink and wire fabric fences are prohibited in any required front yard or corner side yard.
  - 4. Chainlink fence requirements in a residential district, a fence of 11-gauge is permitted. In all other districts, a vinyl coated fence of not smaller than 9-gauge shall be permitted. All such fences shall be entirely of corrosion resistant material unless otherwise specifically approved in writing by the code official.
- D. Construction Standards: Every fence shall be constructed to resist a horizontal wind pressure of not less than thirty-five (35) pounds per square foot in addition to all other forces to which such fence may be subjected under normal circumstances. All support posts shall be set in concrete or compacted gravel a minimum 30 inches deep.
- E. No fence shall be constructed to create a drainage obstruction or deter the natural flow of water.
- F. No fence shall be constructed or installed from materials other than typical fencing materials unless specifically authorized by the building official.
- G. No fabric, bamboo, or other material may be attached to fencing. Exception: fabric may be attached to approved construction fencing. .
- H. Finished Side Faces Out: Every fence shall be erected so that the posts and all other supporting members are on the side of the fence facing inward to the property on which the fence is located. No fence shall be erected with supporting members on the outside of such fence.
- I. Maximum Fence Heights:
  - 1. Front and corner side yards: Three feet (3').
  - 2. Interior side and rear yards: Five Six feet (56').

~~The village manager may grant a modification from this subsection I2 to permit~~

~~the installation of a six foot (6') fence along an interior side or rear yard that will adjoin and connect to existing six foot (6') fences located on adjacent lots, provided that the village manager determines that the installation of such fence will not result in any undue adverse effect on neighboring property.~~

3. Solid fence or open fence: a) along railroad rights of way, b) along residential property line abutting business or industrial district or property used for business or industrial purposes, c) along residential property line abutting Route 12 or Route 22, or d) along lot lines in the business or industrial districts other than lot lines abutting rights of way if determined by the code official to be required to protect the public health, safety, or welfare: Seven feet (7').

4. Opaque fence to enclose an otherwise permitted outdoor storage area in the I district, but not in any required yard: Ten feet (10').

5. Privacy screening, but not in any required yard unless otherwise authorized above: Six feet (6').

6. Fences regulated by subsection G of this section: Six feet (6').

7. The height of a fence shall be measured from existing average grade on both sides of the fence to the top of the tallest element of the fence.

J. Fences Along Certain Rights Of Way: Every fence constructed along, and within ten feet (10') of, any lot line in any residential zoning district, which lot line abuts any one of the following rights of way, shall conform to the standards set forth in this subsection: U.S. Route 12 (Rand Road), Illinois Route 22, Cuba Road, Buesching Road, Old Rand Road, Miller Road, Midlothian Road, Ela Road, and Quentin Road. Every such fence shall meet all of the following standards:

1. Height: No such fence shall exceed six feet (6') in height except as specifically provided otherwise in subsection F3 of this section.

2. Materials: Every such fence shall be constructed of wood, masonry, wrought iron, new composite materials simulating wood or wrought iron, or any combinations thereof. Chainlink is prohibited.

3. Finishing: Every wood or composite material fence shall be maintained in a natural wood color. Fences may be sealed, varnished, or otherwise finished with natural wood finishing and preserving materials.

K. Vision Clearances: Notwithstanding any other provisions of this section or of this title, no fence shall be erected or maintained in any residential district or in any district used for residential purposes that would create a vision impairment for vehicular traffic.

L. Limitation On Privacy Screening: Privacy screening ~~that is more than five feet (5') tall within yards other than within which they are allowed~~ shall be limited to a maximum length of fifty feet (50') per lot.

M. Swimming Pools: See section 8-11-4 of this chapter.

N. Domestic Animal Enclosures: Domestic animal enclosures such as dog runs shall not be constructed or maintained in front of the rear building wall line of the principal structure on the lot. All such enclosures shall comply with yard requirements established in the Lake Zurich zoning code, with the requirements of this section, and with all other applicable village codes and regulations. Such enclosures shall maintain a minimum setback of ten feet (10') from all interior side and rear property lines, and shall not be located within any required front, corner side, or interior side yard.

Domestic animal enclosures shall be limited up to ten percent (10%) of the rear yard.

- O. Trash Enclosures: Trash enclosures shall comply with the requirements of the Lake Zurich zoning code.
- P. Dangerous Fences: Whenever the code official determines that a fence for any reason poses a threat to the public health or safety, then the code official shall cause notice to be issued to the owner or resident of the property on which such fence is located advising such person of the dangerous conditions of such fence and requiring elimination of such conditions. The owner or resident shall make all alterations or repairs required to eliminate all dangerous conditions of such fence within the time period stated in the notice. If such person fails to make such alterations or repairs within the stated time period, then the code official may cause such alterations or repairs to be made and may charge all costs and expenses for the making of such alterations or repairs, including, without limitation, administrative costs and attorney fees, to the owner of the property on which such fence is located. The failure of such person to make such alterations and repairs shall be a violation of this title.

Q. Nuisance Declared: Every fence erected or maintained in violation of any standard of this section, of the Lake Zurich zoning code, or of any other applicable village code or ordinance is hereby declared to be a public nuisance.

R. Nonconforming Fences: Repair of an existing fence of nonconforming material or in a nonconforming location may be allowed except for barbed wire or razor wire. Removal of an existing fence and subsequent replacement shall require compliance with all regulations contained in this chapter.

- A. Definitions: For purposes of this title, the following terms shall have the meanings herein ascribed to them: **DOMESTIC ANIMAL ENCLOSURE:**  
Fenced area used principally for the confinement or exercise of a domestic animal, also referred to as dog runs.

**CONSTRUCTION FENCES.** A temporary fence installed in an approved manner around construction sites for all new commercial buildings, commercial additions and all demolitions. Such fence shall be of chain link, a minimum of 6 feet (6') in height above the finished grade measured on the side away from the construction or demolition site. Gates opening into the construction site shall be locked when workers are not on the site. Construction fences must be removed as follows:

- a. For additions, alterations, or repairs to an existing structure: sixty (60) days or when the building permit expires, whichever occurs first.
- b. For new construction: once construction is complete or the building permit expires, whichever occurs first.

**FENCE:** Any barrier structure or natural screening which is used as a boundary or as a means of protection, confinement, or screening. A fence may include vegetation or manufactured materials such as, but not limited to, chainlink, wood, masonry, or stone.

**NATURAL FENCE:** A fence made of vegetation.

**OPEN FENCE:** A fence that is constructed so that less than

sixty percent (60%) of the superficial area consists of

regularly distributed apertures. **PRIVACY SCREENING:** A

fence made of manufactured materials of limited length for

a specific portion of the lot on which it is located.

**SOLID FENCE:** A fence, including gates, which conceals the activities behind it from the view of adjoining properties, streets, and alleys. (Ord. 2015-3-053, 3-16-2015; amd. Ord. 2024-12-596, 12-2-2024)

### Fence Height Comparison - by Community

Community Name	Street yard (feet)	Side/rear yard (feet)
1 Arlington Heights	3	6
2 Barrington	No	6
3 Buffalo Grove	3	6
4 Deer Park	3	4
5 Hawthorn Woods	No	6
6 Kildeer	No	for pool enclosures
7 Lakemoor	4	6
8 Libertyville	4	6
9 Long Grove	4	4
10 Mundelein	3	6
11 North Barrington	3.5	8
12 Palatine	3	6
13 Round Lake	3	6
14 Vernon Hills	4	6
15 Volo	3	4
16 Wauconda	4	6