



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Planning and Zoning Commission Meeting

July 16, 2025
07:00 pm

VILLAGE OF LAKE ZURICH

PLANNING AND ZONING COMMISSION MEETING

JULY 16, 2025
07:00 PM
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 June 18, 2025.

Motion to approve the minutes.

Attachment: [2-PZC June 18 unapproved minutes.pdf](#)

3. PUBLIC MEETING

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

No items received for consideration. (2025-09 Meadow Wood East)

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. 795 West Illinois Route 22 -- Special Use Permit (2025-10)

Application for a Special Use Permit for the establishment of a used merchandise store, including the sale of used clothing in the B-3 Regional Shopping Business District to be operated as a Salvation Army Thrift Store.

Applicant: Mr. Jason A. Sfire on behalf of The Salvation Army
Owner: Village Square Retail Center LLC

Attachment: [4A - 795 W Il Rt 22 SUP The Salvation Army - Packet.pdf](#)

B. 909 South Rand Road -- Map Amendment and Special Use Permit (2025-11)

Application for a Map Amendment from B-1 Local Community Business District to B-3 Regional Shopping Business District for the construction of a new Automobile Lubricating Services facility in the B-3 district to be operated as a Valvoline Instant Oil Change.

Applicant: Mr. Jason A. Sfire on behalf of Valvoline
Owner: JAS Management LLC

Attachment: [4B - 909SRandRd SUP Map Amendment Valvoline -Packet.pdf](#)

C. 173 West Main Street -- Planned Unit Development (PUD) (2025-12)

Application for a Planned Unit Development (PUD) for the redevelopment of the vacant property with a new mixed-use development consisting of 19 single-family townhomes, an approximately 4,875 square-foot commercial building, associated parking areas and stormwater detention facilities, on the B-2 Central Business District and R-5 Single-Family Residential District to be known as the Waterfront of Lake Zurich.

Applicant: THG Holdings LLC -- Series I
Owner: Village of Lake Zurich

This item is being continued to the August PZC Meeting to allow the Applicant time to address the comments provided by the Village Development Review Team.

Attachment: [4C - 173wMainPUD - Continuation.pdf](#)

5. OTHER BUSINESS

6. STAFF REPORTS

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

Commission.

A. Upcoming projects

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 the meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator, Erin Rauscher, at (847) 540-1687 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.

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



Wednesday, June 18, 2025, 7:00 p.m.

- 1. CALL TO ORDER** at 7.00pm by Chairperson Orlando Stratman
ROLL CALL: Chairperson Orlando Stratman, Commissioners Antonio Castillo, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, and Ildiko Schultz. Commissioners Joe Giannini and Mike Muir were absent. Also present: Community Development Director Sarosh Saher, Village Planner Colleen McCauley, and Building Services Supervisor David Modrzejewski.
- 2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**
 - A.** Minutes of the Planning and Zoning Commission Meeting on May 21, 2025.
Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Glowacz.
AYES: 5 Commissioners Castillo, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 1 Commissioner Morrison.
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 application:
Application PZC 2025-08 for miscellaneous amendments to the text of the Lake Zurich Municipal Code.
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 7.02pm
Chairperson Stratman gave the Oath to those who were going to give testimony.

A. Miscellaneous Text Amendments (2025-08):

Application for various housekeeping amendments to the text of the Lake Zurich Zoning and Land Development Code pertaining to Municipal structures and uses; and establishing time limitations on developments.

Applicant: Village of Lake Zurich

Dir. Saher confirmed that proper notice was provided of this item and then he gave a brief overview of the proposed miscellaneous text amendments.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-08 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Morrison.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED.

On Application PZC 2025-08: A Motion was made by Commissioner Morrison, 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 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 amendments to the text of the Municipal Code pertaining to Municipal structures and uses; and to establish time limitations on developments.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Giannini, Muir.

MOTION CARRIED

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Dir. Saher reported that there will be a few annexations and PUDs to be reviewed by the PZC in the upcoming months. Additionally, The Salvation Army may be requesting a Special Use Permit at the July meeting.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

AYES: 6 Commissioners Castillo, Glowacz, Kovacevic, Morrison, Schultz, Chairperson
Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Giannini, Muir.
MOTION CARRIED.
Meeting adjourned at 7.32 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 2025-10
PZC Hearing Date: July 16, 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: July 16, 2025

Re: PZC 2025-10: 795 W IL Route 22 – Special Use Permit
Used Merchandise Store – The Salvation Army

SUBJECT

Mr. Jason Sfire (the “Applicant” and “Owner”), requests a Special Use Permit, on behalf of The Salvation Army, to allow for a used merchandise store, including the sale of used clothing, to operate at the property commonly known as 795 W IL Route 22, and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Special Use Permit</u>
Current Zoning:	<u>B3 Regional Shopping District</u>
Existing Use:	<u>Vacant Commercial Tenant Space</u>
Proposed Use:	<u>Used Merchandise Store (SIC#593), Including Used Clothing Stores</u>

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

Property Location: 795 W IL Route 22

Applicant and Owner: Mr. Jason Sfire (Jas Management, LLC)

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

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

BACKGROUND

JAS Management, LLC, represented by Mr. Jason Sfire (the “Applicant” and “Owner”), is proposing a Special Use Permit to allow for a used merchandise store, including the sale of used clothing, at the Subject Property, legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich dated June 23, 2025 (the “Application”) seeking:

- Special Use Permit approval for a Used Merchandise Store (SIC#593), Including a Used Clothing Store

The Subject Property is located within Village Square Retail Center, a large commercial strip center that accommodates a variety of businesses. The proposed use of the Subject Property is for the operation of a used merchandise retail store by The Salvation Army. This establishment will function as a nonprofit thrift store, offering gently used clothing, furniture, household items, and other donated goods for sale to the general public.

The proceeds generated from store sales will support The Salvation Army Adult Rehabilitation Center. These centers provide addiction recovery services such as housing, meals, counseling, and life skills training, all offered at no cost to participants.

The tenant space was previously occupied by Party City, which has recently closed. As a result, the unit is already configured for retail use and consists of a large, open retail floor plan. The Salvation Army intends to occupy the space with minimal modifications. The only planned interior

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

alteration is the installation of four fitting rooms. No significant structural or layout changes are proposed.

On the exterior, an approximately 8-foot-wide ramp will be constructed at the rear of the building to facilitate the loading of donated goods into the tenant space. This ramp will extend in length from the existing stoop.

The donation drop-off area will be located at the back of the building, along the west side. The existing drive aisle in this area is approximately 30 feet wide, allowing ample space for vehicles to pass. As a result, the new ramp and donation activity will not impede traffic flow or disrupt access for other users within the retail center.

The proposed business will operate Monday through Saturday, from 10:00 a.m. to 8:00 p.m., and will be closed on Sundays. The number of employees will range from six to eight employees on-site at any given time. Personnel will include retail associates, donation attendants, and store management.

The Subject Property is located within the Village Square Retail Center, which has a shared on-site parking lot. The existing parking supply will accommodate the proposed use, particularly given that the previous tenant was also a retail operation occupying the same space. No changes to the parking layout or capacity are proposed at this time.

Pursuant to public notice published on June 28, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for July 16, 2025, to consider the Application. On June 28, 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, courtesy review was not recommended.
- B. **Zoning History.** The land currently occupied by the Village Square Retail Center was originally an apple orchard known as Mossley Hill Farms, owned and operated by John Bell. The orchard remained in operation until 1972.

In May 1972, the property was rezoned for development as a Planned Unit Development (PUD), with the western portion designated for multi-family residential use and the remainder for commercial development.

In 1990, the Village Square Retail Center was resubdivided and rezoned. This action also approved the development of what is now known as the Village Square Auto Center.

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

Since that time, Village Square has continued to serve the community by providing a diverse mix of retail, service, and entertainment options for local residents.

- C. **Surrounding Land Use and Zoning.** The subject property is located at the southwest corner of Routes 12 and 22, both of which are major commercial arterials serving the area. The land immediately north, east, and west of the property is zoned B-3 Regional Shopping district and is developed with similar retail centers offering a variety of commercial uses.

To the south, the land is zoned R-5 Single-Family Residential and is part of the Orchards subdivision.

- D. **Trend of Development.** The subject property is located along the highly active commercial corridors of Routes 22 and 12, on the southwestern side of the Village. This location offers excellent accessibility and high visibility, making it well-suited for continued use as a retail center.

There are two other resale stores within the Village—Goodwill Store & Donation Center and House of Hope Resale—both located over a mile southeast of the Subject Property along the Route 12 commercial corridor. The introduction of The Salvation Army thrift store at this location aligns with the existing pattern of development and represents a compatible use within this commercial district.

- E. **Zoning District.** The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area.

The B-3 Regional Shopping district is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

GENERAL FINDINGS

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

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

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

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

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

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

Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the B-3 Regional Shopping district, and the land use designation of the adopted Comprehensive Plan.

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

Staff Response: Standard met. The proposed development is consistent with the commercial-oriented character of the Route 22 and Route 12 corridors. The land use aligns well with the retail operations within the B-3 Regional Shopping district, as well as the Village Square Retail Center. The proposal supports the continued commercial vitality of this area and reinforces established development patterns.

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

Staff Response: Standard met. The proposed use will primarily occur within the existing tenant space at the Village Square Retail Center. The only outdoor activity associated with the use will be a donation drop-off area, to be located on the west side of the unit. To accommodate this, a new ramp will be installed, replacing an 8-foot-wide stoop. The ramp will be elongated (in length, not depth), allowing vehicles to queue along the west side of the building without impeding traffic flow or disrupting adjacent businesses.

The existing drive aisle west of the unit will remain open and functional, and the modified ramp design will facilitate easier movement of donated items into the building. All required parking will be accommodated on-site. Given the expected customer volume and staffing levels, the existing parking supply is

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

sufficient to serve the use without negatively impacting surrounding properties or operations within the center.

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

Staff Response: Standard met. The Subject Property is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities, drainage, and other municipal services. No changes to these are contemplated at this time.

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

Staff Response: Standard Met. The proposed used merchandise store will not cause any undue traffic or congestion. Route 12 and Route 22 are both regional arterial streets that connect the Village to the surrounding communities and are designed to handle large daily volumes of traffic. Village Square Retail Center has multiple entrance and exit points to these arterial streets, which allow traffic to be evenly dispersed onto and off the property.

The donation drop-off area will be used on a temporary basis as vehicles unload and promptly exit, minimizing the potential for congestion. In the event a short line forms, it will be located behind the building, out of view from the main frontage, and will not impact adjacent properties or obstruct any access points.

The existing 30-foot-wide drive aisle behind the building provides sufficient space for vehicles to pass safely, even during donation activity. No permanent parking will be permitted in the drop-off area, ensuring that traffic circulation within the retail center remains unobstructed.

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

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

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

Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features.

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

Staff Response: Standard met. The proposed use will comply with all other additional standards imposed through the building codes as they relate to used merchandise stores.

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

Staff Response: Standard met. The proposed development will continue to enhance the established commercial character of the Route 22 and Route 12 corridors and will provide a convenient place for the Village's residents to purchase and donate items. Additionally, the proposed use will activate a currently vacant unit.

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

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

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

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

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

Staff Response: Standard met. The proposed development will provide an additional retail option within the Village. By occupying a large, currently vacant tenant space within the Village Square Retail Center, the proposal supports the continued vitality of this established commercial area. Given the size and layout of the unit, securing a suitable tenant could otherwise be challenging.

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

Staff Response: Standard met. The tenant space that is proposed to be occupied by The Salvation Army is both the appropriate size and location for this type of use. This type of use is only permitted through a Special Use permit, and its location, design and operation lend itself to being established on this site. Used merchandise stores (SIC #593), including used clothing stores are a special use within the business districts.

Any alternative location in any of the business districts would require a Special Use Permit and be subject to requirements that are no different from the current location.

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

Staff Response: Standard met. The retail center has been developed to prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation. The only exterior modification involves the construction of an elongated ramp extending from an existing stoop on the west side of the building. This ramp is designed to facilitate easier unloading of donated items and will not interfere with site circulation or adjacent uses. All remaining primary activities of the used merchandise store will be located within the enclosed tenant space.

The proposed ramp and donation drop-off area will be located at the rear of the building. As a result, the storefront and customer access to neighboring businesses will not be adversely impacted.

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

RECOMMENDATION

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

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

Based on the review of staff, the standards for approval have been met and 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 2025-10, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and Exhibits dated June 23, 2025, prepared by Mr. Jason Sfire of JAS Management LLC.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Business Narrative dated June 18, 2025, prepared by The Salvation Army.
2. The special use constituting this used merchandise store, including used clothing store, shall be located within the property addressed at 793 W II Route 22 as depicted on the Site Plan submitted by Mr. Jason Sfire of JAS Management LLC, dated June 23, 2025, and such special use shall expire if The Salvation Army ceases operating at the subject property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.
3. The Special Use Permit shall expire if this used merchandise store is not established within one (1) year of the effective date of this ordinance or ceases operating at the Subject Property for a period of six (6) consecutive months or more.
4. The proposed land use and development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Colleen McCauley, Planner

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

795 W II Route 22
July 16, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-11, subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - d. Zoning Application, Cover Letter, and Exhibits dated June 23, 2025, prepared by Mr. Jason Sfire of JAS Management LLC.
 - e. Exhibit A: Legal Description of the Subject Property
 - f. Business Narrative dated June 18, 2025, prepared by The Salvation Army.
 2. The special use constituting this used merchandise store, including used clothing store, shall be located within the property addressed at 793 W II Route 22 as depicted on the Site Plan submitted by Mr. Jason Sfire of JAS Management LLC, dated June 23, 2025, and such special use shall expire if The Salvation Army ceases operating at the subject property. However, such use may continue without further consideration with a change in ownership as long as the location, design and operation of the land use remains substantially unchanged.
 3. The Special Use Permit shall expire if this used merchandise store is not established within one (1) year of the effective date of this ordinance or ceases operating at the Subject Property for a period of six (6) consecutive months or more.
 4. The proposed land use and development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- ☐ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS 1, 2, 3 & 4 IN THE VILLAGE SQUARE SHOPPING CENTER. A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS.

Common Street Address: 795 W II Route 22
Property Index Number (PIN): 14-19-402-100

Staff Report
APPLICATION PZC 2025-10

Community Development Department
PZC Meeting Date: July 16, 2025

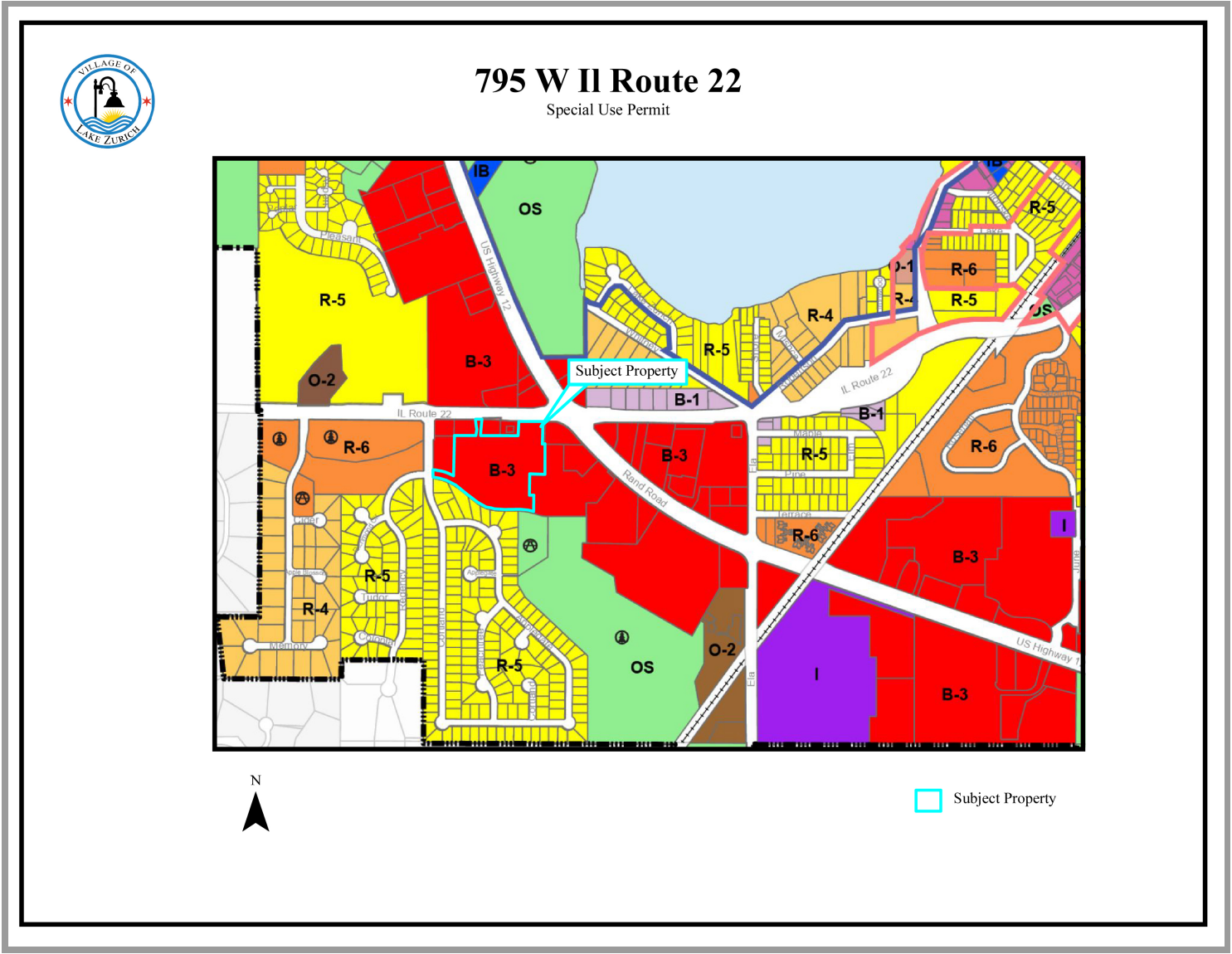
EXHIBIT B
PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY



Special Use Permit



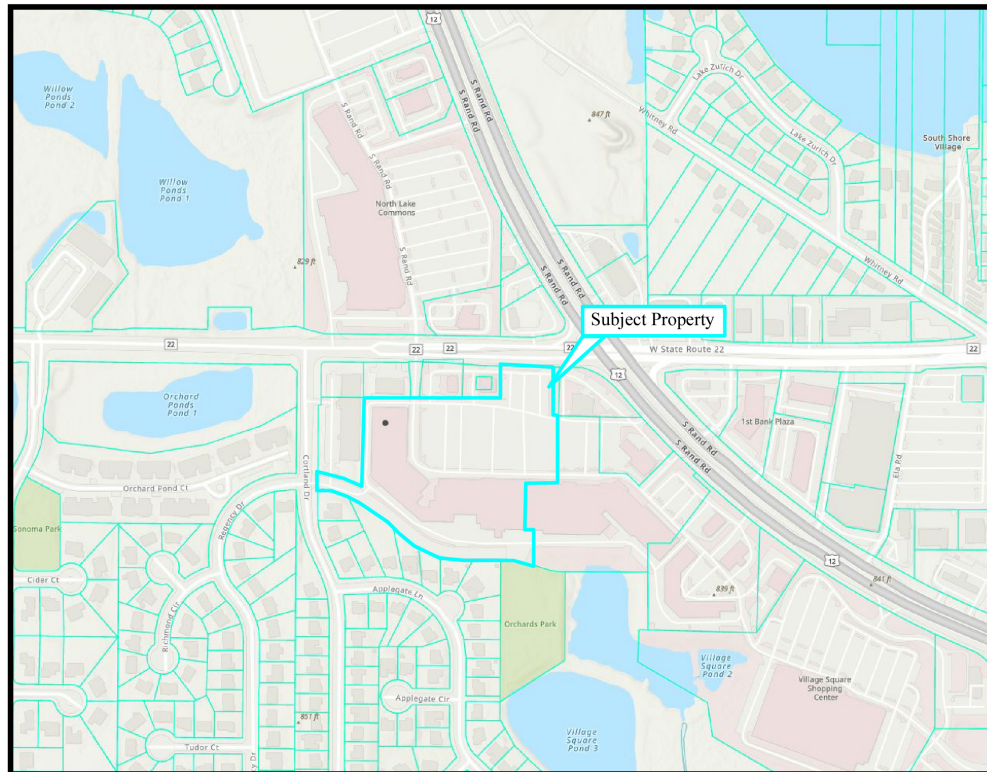
☐ Subject Property





795 W Il Route 22

Special Use Permit



☐ Subject Property



(Please Type or Print)

ZONING APPLICATION

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

1. Address of Subject Property: 795 W IL Rt 22
2. Please attach complete legal description
3. Property Identification number(s): 14-19-402-080, 14-19-402-094
4. Owner of record is: VILLAGE SQUARE RETAIL CENTER LLC / JASON A. SFIRE Phone: 847-438-5000
E-Mail jason@fgltd.net Address: 795 Ela Rd., Suite 110
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: To remain the same, other than retail resale
8. The proposed uses on the property are: To remain the same, other than retail resale
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:
None
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
None
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.

JASON A. SFIRE

(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 23 day of JUNE, 2025.Sandra Morgan

(Notary Public)

My Commission Expires 08/08/2027JASON A. SFIRE

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 23 day of JUNE, 2025.Sandra Morgan

(Notary Public)

My Commission Expires 08/08/2027

Please indicate what 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 Resale of retail goods

(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 N/A

(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 SQUARE RETAIL CENTER LLC

795 Ela Rd., Suite 110
Lake Zurich, Illinois 60047
Phone: 847-438-5000
www.fglttd.net

June 23, 2025

Mr. Orlando Stratman
Chairperson of the Planning & Zoning Commission
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

RE: SPECIAL USE PERMIT
795 W IL Rt. 22
LAKE ZURICH, IL 60047

Dear Mr. Stratman,

We are requesting Special Use Permit approval of Salvation Army for the resale of goods. This is permitted Special Use within B-3 zoning. The space is to remain as – is with no proposed buildouts.

The proposed hours of operation are as follows:
Monday through Saturday: 10:00am – 8:00pm
Sunday: Closed

The Salvation Army anticipates having 6-8 employees onsite at any given time, including retail staff, donation attendants, and store management.

Parking will be available within the Village Square Retail Center and no other activities are to be conducted at this location.

The benefit to the Village of Lake Zurich is that it brings a new Tenant to the trade area for the Lake Zurich residents.

Sincerely,

VILLAGE SQUARE RETAIL CENTER LLC

Jason Alan Sfire
President/Owner



Lt. Colonels Greg and Poppy Thompson
Command Leaders

Envoy Enrique Garcia
Administrator

Adult Rehabilitation Center

431 S. Genesee Street
Waukegan, IL 60085
Phone: 847-662-7730
centralusa.salvationarmy.org

Lyndon Buckingham
General

Commissioner Evie Diaz
Territorial Commander

June 18, 2025

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

RE: Zoning Consideration for The Salvation Army Thrift Store at 795 W Main St., Lake Zurich, IL

Dear Zoning Commission,

The Salvation Army would like to provide you with information regarding our proposed operation of a thrift store at the above-mentioned location for your consideration.

The Salvation Army Thrift Store is a nonprofit retail operation offering gently used clothing, furniture, household goods, and other donated items to the public at affordable prices. Our mission is to serve the community through sustainable reuse, affordable goods, and life transforming outreach.

All proceeds generated from our store sales directly support The Salvation Army Adult Rehabilitation Center focusing on addiction and recovery. Our center offers a 180-day residential program, including housing, food, counseling, and life-skills development, all at no cost to the participants. The Salvation Army aims to provide this support to those who need it, regardless of their financial situation.

Our proposed hours of operation are as follows:

Monday through Saturday: 10:00am – 8:00pm

Sunday: Closed

We anticipate having 6-8 employees on site at any given time, including retail staff, donation attendants, and store management. We are committed to maintaining a clean and respectful presence in the community.

Should the commission require any additional information or clarification, please contact us at your convenience.

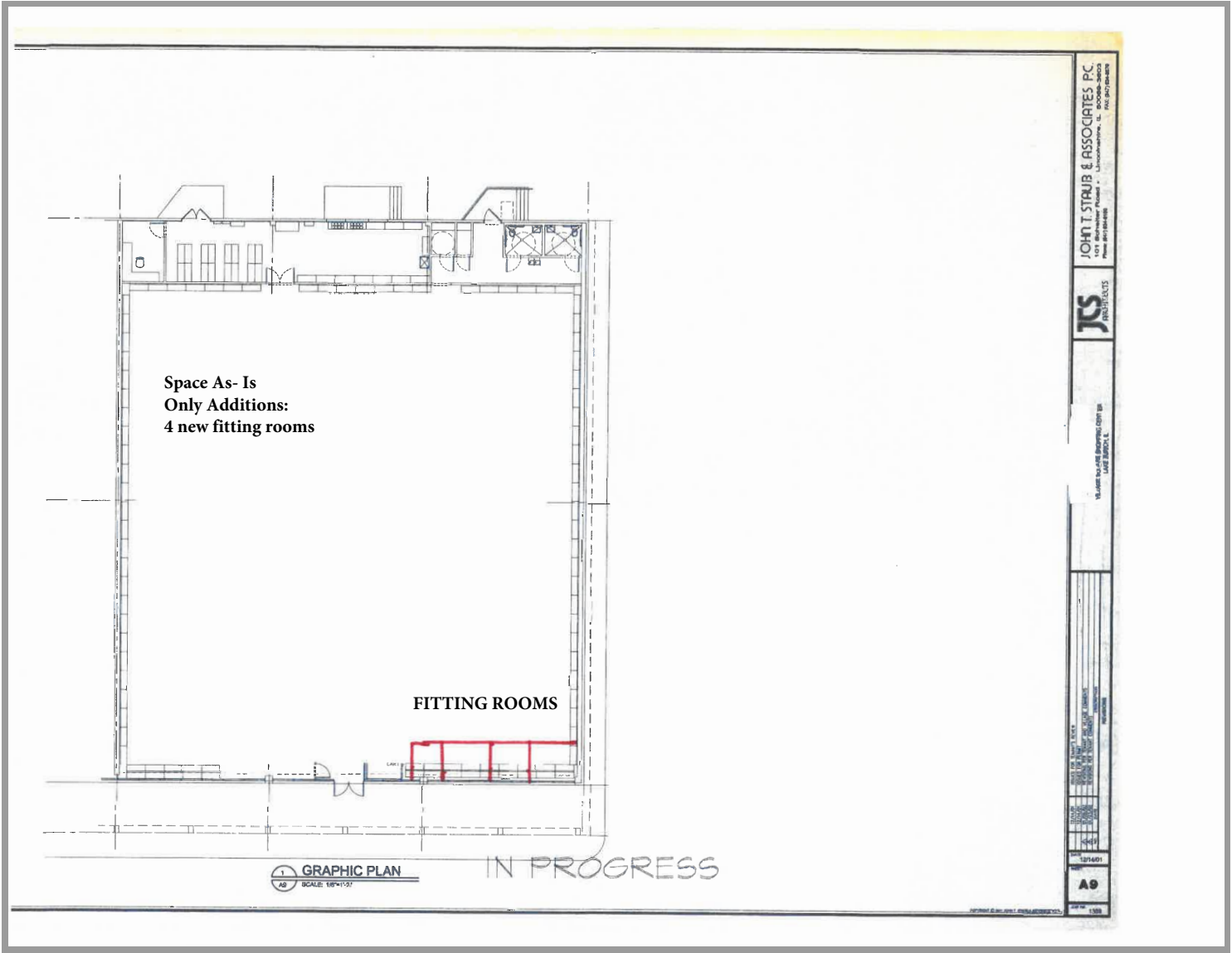
Administrator:	Envoy Enrique Garcia	224-817-2503
Director for Business:	Cindia Campos	847-871-3253
Director of Operations:	Nancy Arteaga	847-343-2778

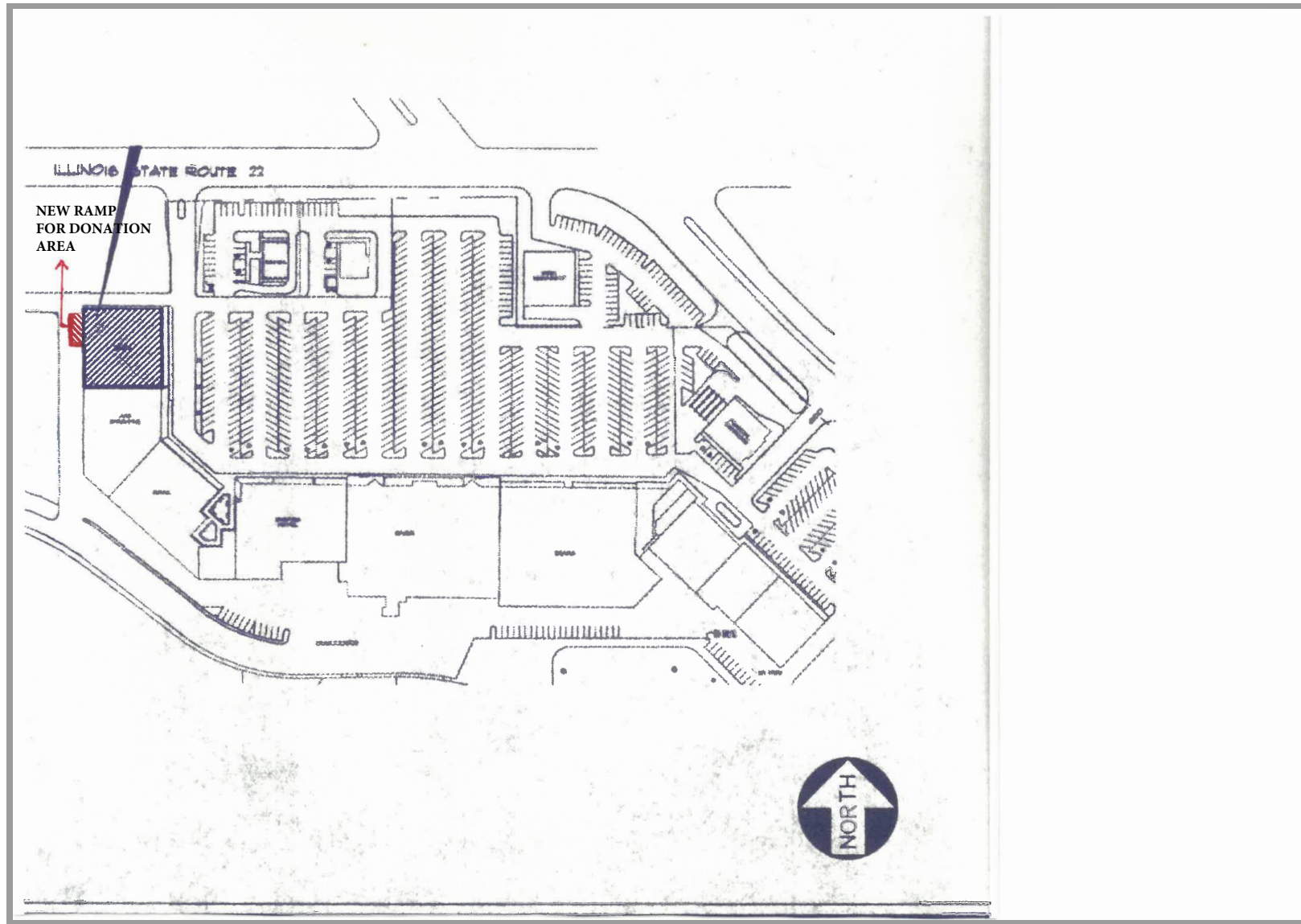
Thank you for your consideration.

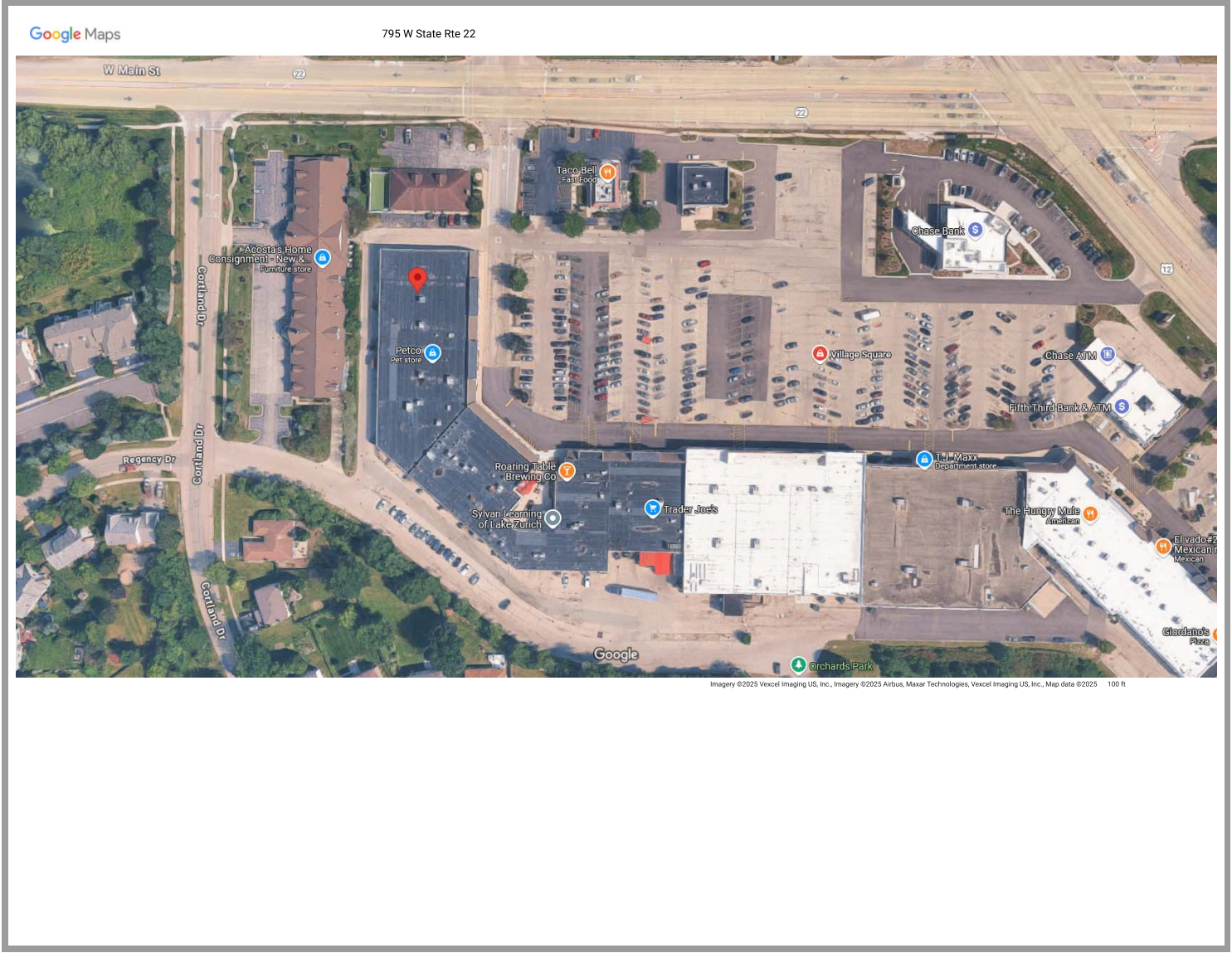
A handwritten signature in blue ink, appearing to read "A. Thompson".

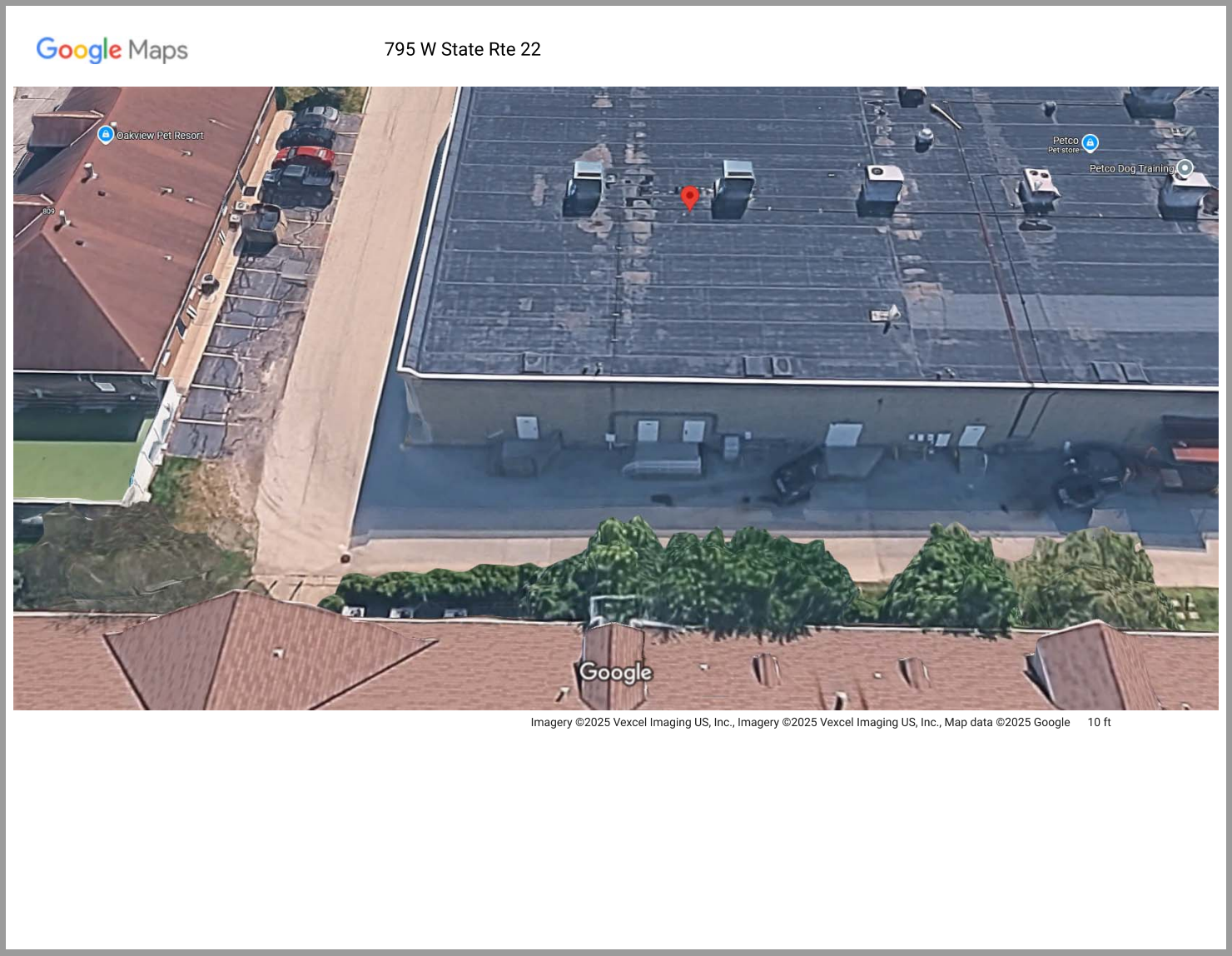


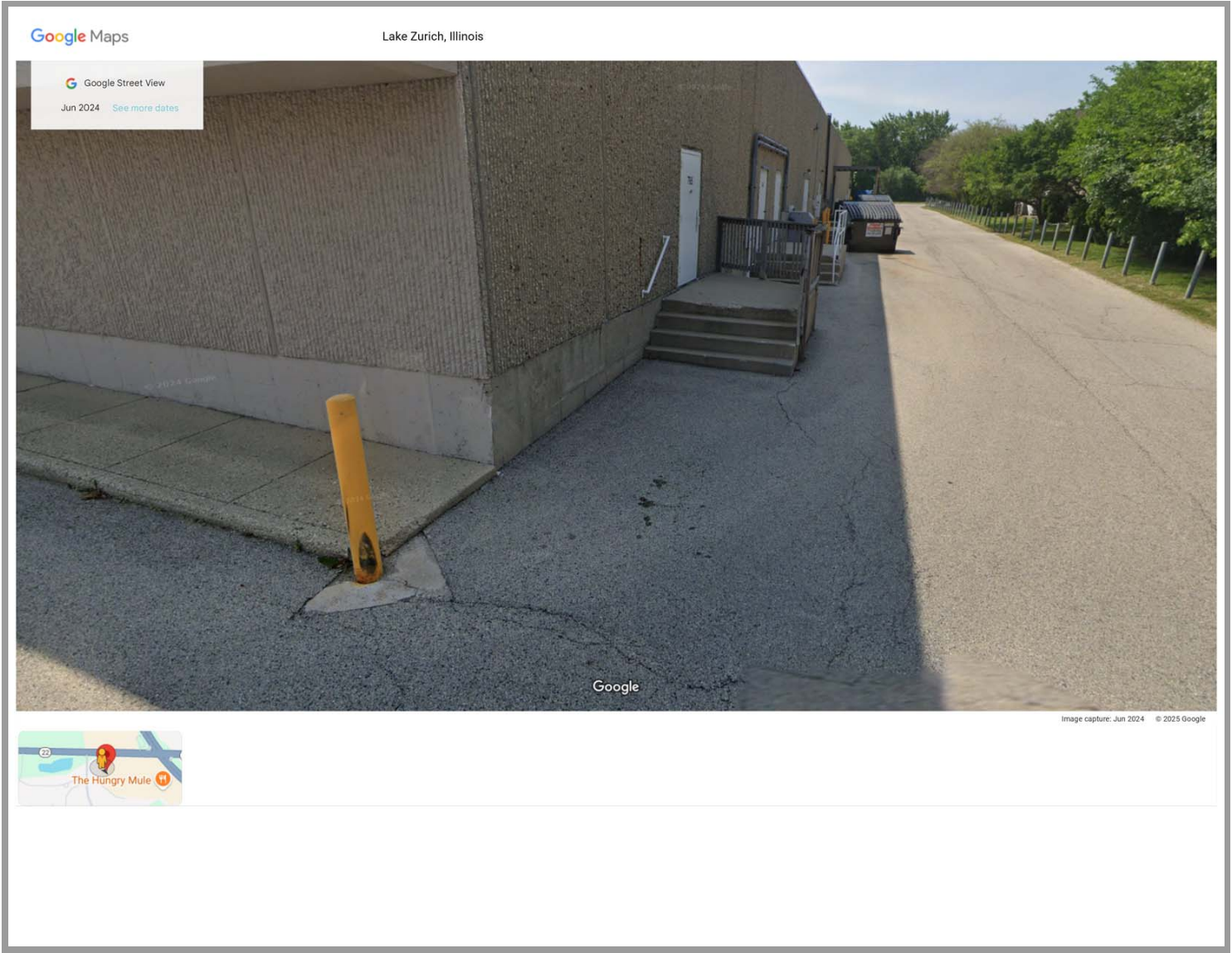
DOING THE
MOST GOOD













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 2025-11
PZC Hearing Date: July 16, 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

Date: July 16, 2025

Re: PZC 2025-11: 909 South Rand Road
Zoning Map Amendment and Special Use Permit
Automobile Lubricating Service Station – Valvoline Instant Oil Change

SUBJECT

JAS Management, LLC, represented by Mr. Jason Sfire (the “Applicant” and “Owner”), requests a Map Amendment and Special Use Permit to allow an Automobile Lubrication Service Station (otherwise known as an oil service facility) to be operated by Valvoline, at the property commonly known as 909 South Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Zoning Map Amendment</u> <u>Special Use Permit</u>
Current Zoning:	<u>B-1 Local & Community Business District</u>
Proposed Zoning:	<u>B-3 Regional Shopping District</u>
Existing Use:	<u>Vacant Unimproved Property</u>
Proposed Use:	<u>Automobile Lubricating Service Station</u>

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

Property Location: 909 South Rand Road

Applicant & Owner: Mr. Jason Sfire (JAS Management, LLC)

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

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

BACKGROUND

JAS Management, LLC, represented by Mr. Jason Sfire (the “Applicant” and “Owner”), is proposing a Zoning Map Amendment and Special Use Permit to allow for an automobile lubricating service station at the Subject Property, legally described in Exhibit A attached hereto (the “Subject Property”).

The proposed land use is not provided for under the current B-1 zoning classification, but is classified as a special use under “Automobile Lubricating Service” in the B-3 Regional Shopping district and as such requires consideration through the public hearing process with Village Board approval.

The Applicant has therefore filed an application with the Village of Lake Zurich received on June 19, 2025 (the “Application”) seeking:

- Map Amendment to rezone the parcel from B-1 Local & Community Business district to B-3 Regional Shopping district
- Special Use Permit approval for an Automobile Lubricating Service Station, SIC #7549

The proposed oil change station, operated by Valvoline, will be located on a 0.7-acre (30,641 square-foot) vacant lot. Previously, the site contained a commercial building that functioned as an auto repair shop. This business was closed and the building was subsequently demolished in October of 2024. Since then, the site has been cleared and restored in preparation for redevelopment. The proposed project will introduce a new commercial building that complies with all current zoning regulations. No zoning relief is being requested with respect to bulk standards such as lot size, setbacks, or building height.

The Subject Property is located in a predominantly commercial area. To the north of the Property, there are multiple commercial centers with uses such as restaurants, motor vehicle repair shops,

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

and general retail shops. To the east of the Subject Property lies a shopping center with commercial uses including retail services and restaurants.

The site layout includes a new 1,500 square-foot commercial structure with three drive-thru service bays. Each bay will accommodate three vehicle stacking spaces to ensure efficient traffic flow and minimize on-site congestion. A total of eight parking spaces are provided as part of the site plan, with five spaces situated on the south side of the lot and three spaces located to the west of the staking spaces. The applicable zoning code requires one parking space per 200 square feet of floor area for general retail trade not otherwise specified. Based on this standard, the development meets the requirement by providing eight spaces.

Valvoline Instant Oil Change is proposing operating hours of 8:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturdays, and 9:00 a.m. to 4:00 p.m. on Sundays. The facility does not schedule appointments, as all services are provided on a drive-up, first-come, first-served basis.

The business typically operates with two shifts per day—one full-time and one part-time. On weekdays and Sundays, there are generally three to four employees per shift. On Saturdays, staffing increases to between four and six employees, with six being the maximum for busier periods. Each Valvoline location typically employs a total of eight to twelve individuals.

The proposed facility will include three drive-thru service bays, with three stacking spaces provided behind each one.

Valvoline Instant Oil Change provides routine maintenance and lubrication services, with its primary service being a stay-in-your-car oil change that takes approximately fifteen minutes to complete. Additional services include transmission fluid changes, radiator and cooling system maintenance, headlight and taillight replacement, serpentine belt replacement, engine and cabin air filter replacement, battery replacement, air conditioning service, fuel system cleaning, tire rotation, and wiper blade replacement.

No vehicles will be parked on site overnight. Bulk oil deliveries will occur once per week via UPS Ground and will typically require fifteen to thirty minutes to unload.

Pursuant to public notice published on June 28, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for July 16, 2025, to consider the Application. On June 28, 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, courtesy review was not recommended.
- B. Zoning History.** The property is currently zoned B-1 Local & Community Business district. However, a zoning map amendment to rezone the site to B-3 Regional Shopping district would allow an automotive lubricating service station as a special use. The property

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

has historically been zoned for commercial uses – “Auto Oriented Business District,” when the property was initially annexed to the village and to accommodate the automotive repair shop operated as “Hawkeye Automotive.” With the development properties along Rand Road, the property was zoned within the “Service, Automotive and Wholesale” business district, and in 2004 zoned within the B-1 Local and Community Business District as part of a comprehensive amendment to the zoning code.

More recently, the property was granted approval of a Special Use Permit to allow for its development and use as a Cannabis dispensary. However, due to unforeseen circumstances that project did not proceed.

- C. Surrounding Land Use and Zoning.** The subject property is located within the B-1 Local & Community Business district along Rand Road which is well-populated with various commercial uses. The land to the north and east is zoned within the Business districts and improved with a variety of office, retail, and service uses. The properties to the south and west of the subject property are zoned within the R-5 Single Family Residential district and improved with residences within the Meadow of Lake Zurich Subdivision. The property to the west is zoned within IB Institutional Building District and is improved with a utility owned and operated by the Village.
- D. Trend of Development.** The subject property is located adjacent to a well-established retail center along the Rand Road corridor. Rand Road is a regional arterial street that connects a number of communities in Southwest Lake County and surrounding counties to Lake Zurich. The proposed oil change service station is a retail use being proposed within the well-established retail area.

The Subject Property is also adjacent to the rear yards of residential properties within the Meadows of Lake Zurich subdivision. The Subject Property shares common lots lines with three of these residence – two to the west and one to the south.

- E. Zoning District.** The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area.

The B-3 Regional Shopping district is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

GENERAL FINDINGS

Staff of the Village’s Development Review Team (DRT) has evaluated the requested Map Amendment and Special Use Permit individually for the current and proposed operations of the business and has provided its recommendations as such. Staff offers findings and recommendation on specific sections of the Code, in particular, provided recommendations and

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

conditions on how the proposed operations can be conducted in compliance with the Standards for Map Amendments and Special Use Permits.

9-18-3: STANDARDS FOR AMENDMENTS.

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

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

Staff Response: Standard met. One of the stated purposes of the zoning code is to implement and support the goals and policies of the Village's official Comprehensive Plan, which was adopted in March of 2025. The Comprehensive Plan designates the future land use of the subject property as commercial. The parcel is located along the Route 12 Corridor, which is identified as a key area for infill development, future commercial uses, and enhanced urban design. As such, the proposed map amendment to rezone the property to B-3 Regional Shopping is consistent with the land use vision and development goals outlined in the Comprehensive Plan.

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

Staff Response: Standard met. The proposed map amendment supports compatible land uses and development consistent with the B-3 Regional Shopping district, which is the most appropriate and least restrictive classification for a site located along a major arterial roadway like Rand Road. Adjacent parcels are similarly zoned, reinforcing the suitability of this designation. The B-3 district accommodates uses that align with the site's location and surrounding commercial context. Rezoning the property will help meet the community's need to support reasonable business growth, encourage infill development, and enhance economic activity along Rand Road. The amendment would specifically allow Valvoline Oil Change to operate at this property within the Village of Lake Zurich.

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

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

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

Staff Response: Standard met. The land to the north and east of the subject property is zoned B-3 Regional Shopping District and is developed with a mix of multi-tenant and single-user commercial buildings. To the west, the adjacent parcel is zoned IB Institutional Business and is occupied by a Village-operated utility. Further west, the area continues within the B-3 zoning district and contains additional commercial businesses and services. To the south, the adjacent properties are zoned R-5 Single Family Residential.

The proposed use will continue the trend of “automotive” related uses that have existed on this property since its initial development.

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

Staff Response: Standard met. The trend of development along Rand Road is for commercial uses. The existing B-1 Local & Community Business district classification was placed on the property in 2004 as part of a comprehensive amendment to the zoning code.

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

Staff Response: Standard Met. The current B-1 Local & Community Business zoning designation limits the range of permitted and special uses on the subject property. Reclassifying the site to the B-3 Regional Shopping district would expand the allowable uses, including the potential for an oil change facility as a special use. While the property would retain its value under the existing zoning, the number of allowed land uses would remain more restricted.

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

Staff Response: Standard met. The diminution in value is not accompanied by a significant increase in the public health, safety, and welfare of the Village.

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

Staff Response: Standard met. The proposed oil service facility is compatible with the surrounding commercial properties, as it represents a similar use and provides sufficient on-site parking.

The adjacent single-family residential properties to the south will be screened by the existing fence and with the installation of additional landscaping to be installed toward the southern property line.

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

The subject property has historically been used for commercial purposes, specifically automotive-related uses. As such, the proposed use will not result in impacts that exceed those of prior operations.

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

Staff Response: Standard met. The proposed zoning map amendment is not expected to negatively impact the value of adjacent properties. Instead, it would support the development of an otherwise vacant lot. The proposed development will include well-maintained landscaped areas along the perimeter, enhancing the site's appearance and contributing positively to the surrounding area.

No evidence has been provided that the replacement of one commercial use with a similar one would affect the value of adjacent properties.

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

Staff Response: Standard met. The proposed rezoning will not impact future development on adjacent properties.

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

Staff Response: Not applicable. The applicant is only seeking a map amendment at this time. No Text Amendment is requested.

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

Staff Response: Standard met. Ingress and egress to the site from the southbound lane of Rand Road is accommodated through the existing access drive at the Subject Property. Additional cross-access by means of a connecting driveway is available through the adjacent shopping center to the east, which is currently under the ownership of the Applicant.

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

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

Staff Response: Standard met. Adequate utilities and services are available to the Subject Property.

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

Staff Response: Standard met. The subject property has been vacant for over a year. The proposed rezoning would help facilitate use of the property and align with commercial businesses in the vicinity.

12. Positive Effect: The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The proposed map amendment will support growth along the Rand Road corridor by allowing the development of a currently vacant lot. The addition of a new business at this location will create a positive effect in the area.

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

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

- A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:
 1. Zoning Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. The proposed use will remain in substantial conformance with the purpose and intent of the B-3 Regional Shopping district, and the commercial land use designation of the adopted Comprehensive Plan.

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

Staff Response: Standard met. The oil service facility is a land use that is allowed as a special use within the B-3 Regional Shopping district. All activities will take place within the enclosed building and will have minimal impact to the

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

immediately adjacent parcels. Customers will be able to access the proposed building directly off of Rand Road while traveling south. The Deerpath Commons shopping center to the east, also accessed from Rand Road, will provide additional access for the site.

The proposed business will operate during limited hours, with closing times no later than 7:00 p.m. and even earlier on the weekends. These operating hours will not generate activity during late-night hours. As such, no adverse impact on adjacent properties is anticipated.

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

Staff Response: Standard met. The proposed land use will take place entirely within the enclosed building on the property. All parking will be met on-site, with a total of eight parking spaces provided. There will be three drive-thru bays, each with three vehicle stacking spaces. Given the anticipated customer traffic for the business, the available parking is adequate to serve both clients and employees without impacting the use, development, or operations of neighboring properties.

The existing cross vehicular access will continue to be used between the Subject Property and the shopping center to the east to accommodate traffic flow.

No vehicular connection exists or is proposed between the Subject Property and properties to the west and south. the pedestrian sidewalk along Rand Road will continue to be maintained.

The Subject Property and adjacent residential properties are currently separated by means of a 5-foot high board-on-board fence and existing landscape material in the form of trees. The proposed landscape plan provides for additional landscape material in the form of evergreen trees and arborvitae to further screen the property and its activity from the adjacent land uses.

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

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

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

The establishment of a stormwater management plan will be required as part of the development of the site.

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

Staff Response: Standard met. The subject property is served by Rand Road, which is a regional arterial street that connects a number of communities in Southwest Lake County and surrounding counties to Lake Zurich. Because this road will provide the only access to the site, (Deerpath Commons is also only accessed by Rand Road) surrounding streets will not experience any uptick in traffic congestion. Rand Road is designed with a level of service to accommodate the proposed use on this site.

The proposed development will have 8 parking spaces which satisfies the minimum parking requirement of 8 spaces for the oil service facility. Additionally, each of the 3 service bays will accommodate 3 stacked parking spots.

The building is designed to accommodate vehicle flow efficiently for a Valvoline Oil Change operation. Each of the three service bays provides sufficient queuing space, allowing up to three vehicles to stack per bay without obstructing site circulation. Vehicles will not back up onto adjacent roadways or interfere with traffic on the surrounding property.

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

Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would redevelop the existing vacant commercial site and add additional landscaping.

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

Staff Response: Standard met. No modifications to the site are being proposed that would require additional compliance with the requirements of the zoning code.

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

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

Staff Response: Standard met. The proposed land use will continue to have a positive effect on the zoning district by utilizing an otherwise vacant lot.

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

Staff Response: Not applicable. There are no special zoning standards applicable to the proposed land uses related to Automobile Lubricating Service, SIC 7549.

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

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

Staff Response: Standard met. The proposed land use will fill an otherwise vacant lot. Residents of the village will be provided with a convenient location to services their vehicles and have routine oil changes.

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

Staff Response: Standard met. There is no evidence that the proposed location is inappropriate for the proposed land use, so an alternative location would not be any more appropriate than the proposed location. Additionally, the Subject Property has a history of automotive-related operations, making the proposed oil change facility a reasonable reuse of the site. The proposed development is compatible with the surrounding commercial uses.

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

Staff Response: Standard met: The subject property offers an ideal location for the proposed land use. The oil service facility will be operated in a manner to prevent any undue adverse effect on itself or on adjacent surrounding property in relation to its location, design and operation. All primary

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

activities of the proposed use are to be conducted within the enclosed 1,500 square-foot building.

The Subject Property and adjacent residential properties are currently separated by means of a 5-foot high board-on-board fence and existing landscape material in the form of trees. The proposed landscape plan provides for the maintenance of the existing fence and trees, but proposes additional landscape material in the form of evergreen trees and arborvitae to further screen the property and its activity from the adjacent land uses.

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

RECOMMENDATION

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

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

Based on the review of staff, the standards for approval 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 2025-11, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated June 19, 2025 prepared by Mr. Jason Sfere of JAS Management LLC.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Plat of Survey prepared by Greengard Inc., dated February 14, 2023
 - d. Business Narrative dated July 7, 2025 prepared by Mr. Stan Latos, Real Estate Development Manager with Ivy Lane Corporation on behalf of Valvoline Instant Oil Change.
 - e. Conceptual Elevations prepared by Arch America, dated June 20, 2025
 - f. Site Plan prepared by Arch America, dated June 6, 2025
 - g. Landscape Plan (Sheet L-1) prepared by Webster, McGrath & Ahlberg, LTD. dated June 23, 2025.
 - h. Photometric Plan prepared by PG Enlighten dated June 26, 2025.
2. If the existing 5-foot-high fence on the south side of the lot is replaced, it shall be replaced with a 6-foot-high privacy fence.
3. All activities related to the land use shall be conducted within the enclosed building proposed as part of the development. No activities related to the proposed land use including oil changes or other automobile related repair work shall be conducted on the driveways, parking or vehicle waiting areas on the Subject Property.
4. The development containing the proposed land use shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich and with the compliance inspection as mandated by state statute 410 ILCS 705/15-100 for such businesses.

Respectfully Submitted,

Colleen McCauley, Village Planner

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

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

**909 South Rand Road
July 16, 2025**

The Planning & Zoning Commission recommends approval of Application **PZC 2025-11**, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **July 16, 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 subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application, Cover Letter, and background information dated June 19, 2025 prepared by Mr. Jason Sfire of JAS Management LLC.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Plat of Survey prepared by Greengard Inc., dated February 14, 2023
 - d. Business Narrative dated July 7, 2025 prepared by Mr. Stan Latos, Real Estate Development Manager with Ivy Lane Corporation on behalf of Valvoline Instant Oil Change.
 - e. Conceptual Elevations prepared by Arch America, dated June 20, 2025
 - f. Site Plan prepared by Arch America, dated June 6, 2025
 - g. Landscape Plan (Sheet L-1) prepared by Webster, McGrath & Ahlberg, LTD. dated June 23, 2025.
 - h. Photometric Plan prepared by PG Enlighten dated June 26, 2025.
 2. If the existing 5-foot-high fence on the south side of the lot is replaced, it shall be replaced with a 6-foot-high privacy fence.
 3. All activities related to the land use shall be conducted within the enclosed building proposed as part of the development. No activities related to the proposed land use including oil changes or other automobile related repair work shall be conducted on the driveways, parking or vehicle waiting areas on the Subject Property.
 4. The development containing the proposed land use shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich and with the compliance inspection as mandated by state statute 410 ILCS 705/15-100 for such businesses.
- ☐ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RAND ROAD AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 181.27 FEET; THENCE WEST AT 90 DEGREES TO THE LAST DESCRIBED COURSE 142.92 FEET; THENCE NORTH PARALLEL WITH THE SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 244.40 FEET TO THE SOUTHWESTERLY LINE OF SAID RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 156.24 FEET, TO THE POINT OF BEGINNING IN LAKE COUNTY, ILLINOIS.

Common Street Address: 909 South Rand Road
Property Index Number (PIN): 14-29-200-026

Staff Report
APPLICATION PZC 2025-11

Community Development Department
PZC Hearing Date: July 16 2025

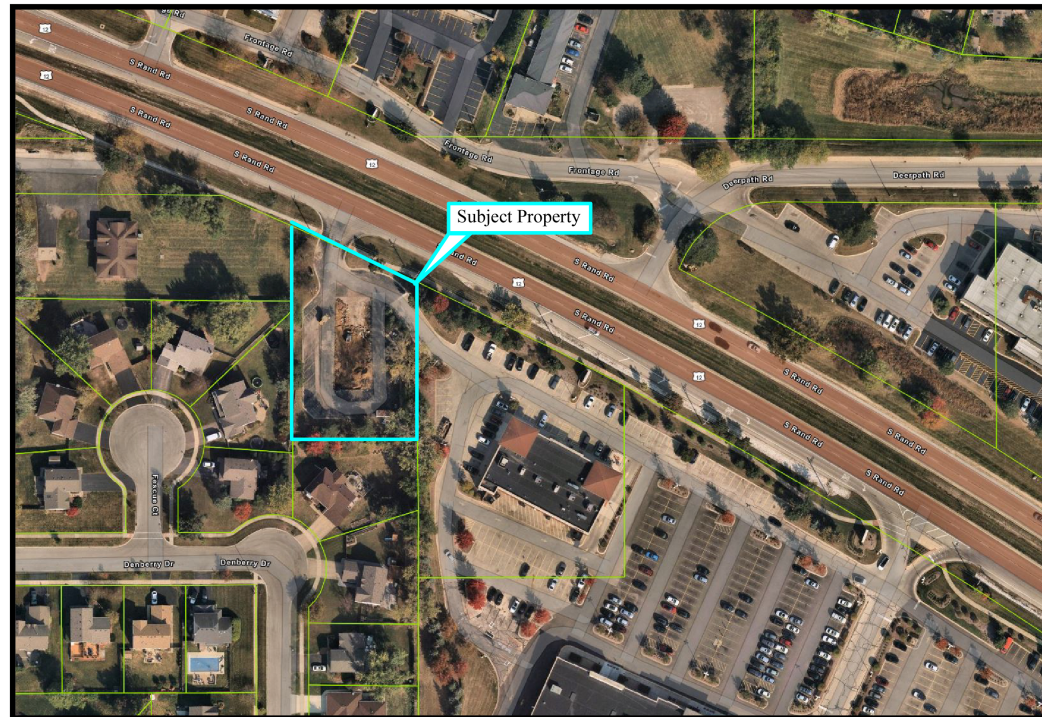
EXHIBIT B

PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY

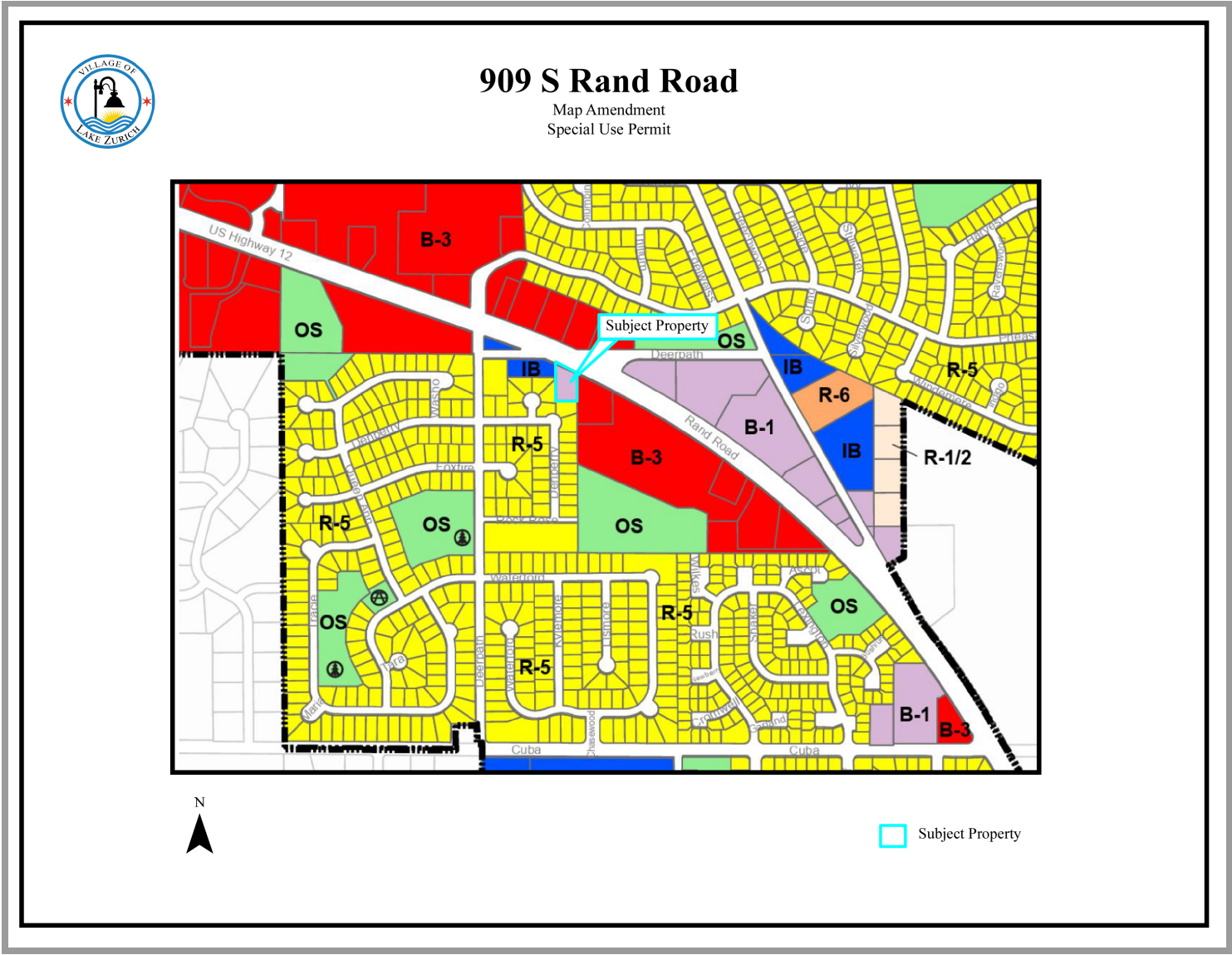


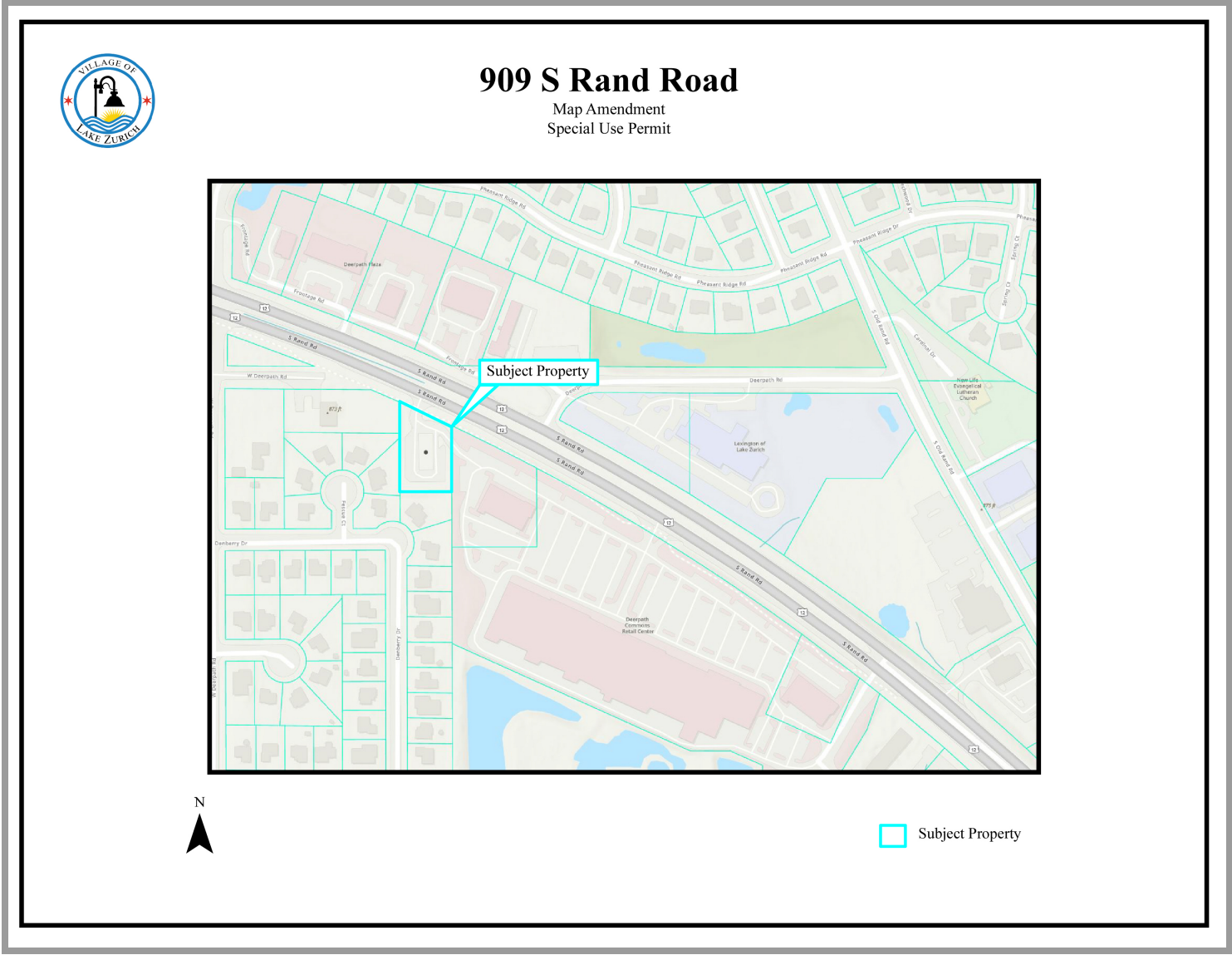


909 S Rand Road

Map Amendment
Special Use Permit

☐ Subject Property





**ZONING APPLICATION**

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

(Please Type or Print)

1. Address of Subject Property: 909 S. Rand Road
2. Please attach complete legal description
3. Property Identification number(s): 14-29-200-26
4. Owner of record is: JAS MANAGEMENT LLC Phone: 847-438-5000
E-Mail jason@fgltd.net Address: 795 ELA RD., SUITE 110
5. Applicant is (if different from owner): OWNER Phone: 847-438-5000
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: VACANT
NEW OWNER LOOKING TO REDEVELOP
8. The proposed uses on the property are: OIL CHANGE FACILITY
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:
NONE KNOWN
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
PURCHASE SALE AGREEMENT TO SELL PROPERTY TO APPLICANT
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.

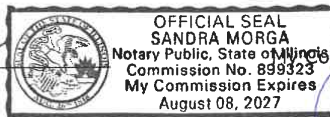
JASON ALANSFIRE

(Name of applicant)

(Signature of applicant)

Subscribed and sworn to before me this 19 day of JUNE, 2025.Sandra Morga

(Notary Public)

My Commission Expires Aug 08, 2027JASON ALAN SFIRE

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 19 day of JUNE, 2025.Sandra Morga

(Notary Public)

My Commission Expires Aug 08, 2027

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

- ☒ Zoning Code **Map** Amendment to change zoning of Subject Property from B1 to B3
- ☒ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code N/A

(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 OIL CHANGE FACILITY
- (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 ZONING CLASSIFICATION

(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 _____



JAS MANAGEMENT LLC
795 Ela Rd., Suite 110
Lake Zurich, Illinois 60047
Phone: 847-438-5000
www.fglttd.net

June 19, 2025

Mr. Orlando Stratman
Chairperson of the Planning & Zoning Commission
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

RE: ZONING MAP AMENDMENT/ SPECIAL USE PERMIT
909 S. RAND ROAD
LAKE ZURICH, IL 60047

Dear Mr. Stratman,

We are requesting a Zoning Map Amendment and Special Use Permit for an oil change quick service station, that will be operated by Valvoline.

For your convenience, we have attached multiple documents that describe proposed development and business operations. We are requesting the map amendment to B3 so the property is contiguous with the adjacent shopping center to the South.

The benefit to the Village of Lake Zurich is that Valvoline is a national brand that runs excellent automobile care facilities. The estimated cost of this project is \$1.5 million dollars.

At this time, we are not asking for variances to the zoning code. As you are aware, the property was previously an auto facility, so access to and from the site is adequate.

Sincerely,

JAS Management LLC

Jason Alan Sfire
President/Owner



1001 Grand Avenue
West Des Moines, IA 50265



July 7, 2025

City of Lake Zurich, Illinois
Community Development Department

RE: BUSINESS NARRATIVE

Valvoline Instant Oil Change provides routine maintenance and lubrication services. Our primary service is our Stay in your Car Drive-thru Oil Change service which takes about 15 minutes with no appointment. Ivy Lane Corporation is a franchisee of Valvoline Instant Oil Change with over 85 locations (attached) in 7 states. Valvoline Franchise Corporation has over 2,000 locations in the U.S. and Canada.

Other services include Transmission fluid change, Radiator & Cooling system service, headlight & taillight replacement, serpentine belt replacement, engine & cabin air filter replacement, battery replacement, air conditioning service, fuel system cleaning, tire rotation and wiper blade replacement.

We do not take or schedule appointments. No vehicles are parked overnight. Our Hours of operation are M-F 8am-7pm, Sat 8am-5pm and Sun 9am-4pm. Delivery of bulk oil is once a week on a 24-28' long multi-compartment bulk oil delivery truck. Other products are delivered once a week by UPS Ground. Delivery trucks typically spend 15-30 minutes unloading.

We usually operate with two shifts during the day: one full-time and one part-time. On a typical weekday or Sunday, we have 3-4 employees on duty per shift, while Saturday shifts have between four and six employees. For busier shifts, having six employees on duty is generally the maximum. Each location typically employs a total of 8 to 12 people.

We propose building a typical Valvoline Instant Oil Change facility with 3 drive-thru service bays on the lot at 909 S Rand Rd., Lake Zurich IL adjacent to the Deerpath Commons Shopping Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan Latos', is written over a light blue rectangular background.

Stan Latos
Real Estate Development Manager



1001 Grand Avenue | West Des Moines | IA | 50265
Phone: 515.225.9029
Fax: 515.274.1596



PROPER TITLE, LLC

PT-22-85483
 TRUSTEE'S DEED
 (ILLINOIS)

Type: DTR
 Recorded: 1/11/2023 12:16:08 PM
 Fee Amt: \$885.00 Page 1 of 3
 Receipt#: 202300001440
 IL Rental Housing Fund: \$9.00
 State Stamp Fee: \$550.00
 County Stamp Fee: \$275.00
 Lake County IL
 Anthony Vega Lake County Clerk

File# 7953505

REAL ESTATE TAXES

County:	\$275.00
Illinois:	\$550.00
Total:	\$825.00
Stamp No:	D-342-138-632
Declaration ID:	2023120418759
Declaration No:	7953505
Date:	11-Jan-2023

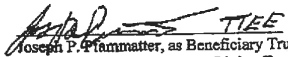
THE GRANTORS, Joseph P. Pfammatter, as Beneficiary Trustee of The Sharon E. Pfammatter Living Trust dated July 28, 2010, of the Village of Lake Zurich, County of Lake, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, convey to JAS Management, LLC, an Illinois limited liability company, of the Village of Lake Zurich, County of Lake, State of Illinois all interest in the following described real estate commonly known as 909 S Rand Road, Lake Zurich, IL 60047 and legally known as:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RAND ROAD AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 181.27 FEET; THENCE WEST AT 90 DEGREES TO THE LAST DESCRIBED COURSE 142.92 FEET; THENCE WEST AT 90 DEGREES TO THE LAST DESCRIBED COURSE 142.92 FEET; THENCE NORTH PARALLEL WITH THE SAID EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 244.40 FEET TO THE SOUTHWESTERLY LINE OF SAID RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 156.24 FEET, TO THE POINT OF BEGINNING IN LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-29-200-026

This deed is executed by the parties of the first part, as Trustees, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in them by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: all unpaid general taxes and special assessments; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; Zoning and Building Laws and Ordinances; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Dated this 25 day of November, 2022.

 TTEE
 Joseph P. Pfammatter, as Beneficiary Trustee
 of The Sharon E. Pfammatter Living Trust
 dated July 28, 2021

File Number: 7953505 Page 1 of 3

STATE OF ~~ILLINOIS~~)
) SS
 COUNTY OF ~~HAMILTON~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph P. Pfammatter personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of November, 2022.



STEPHEN G. WHEELER
 NOTARY PUBLIC, STATE OF OHIO
 HAMILTON COUNTY
 My Commission Expires 06/18/2023

Stephen G. Wheeler
 Notary Public

THIS INSTRUMENT PREPARED BY
 Minchella & Associates, Ltd.
 7538 St. Louis Ave.
 Skokie, IL 60076

MAIL TO:
 Peter J. Wiffler
 Salvi, Salvi & Wiffler, P.C.
 335 Chancery Lane
 Lake Zurich, IL 60047

SEND SUBSEQUENT TAX BILLS TO:
 JAS Management, LLC
75 E 9a RD STE 110
LAKE ZURICH IL 60047

18 N. County Street
Waukegan, IL 60085

Mary Ellen Vanderventer
Lake County Recorder of Deeds

(847)360-6673
(FAX) (847)825-7200

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF LAKE

Document No.: _____

Joseph Plammatter, Successor Trustee of the common real property at 909 Rand Rd, Lake Zurich, IL
being duly sworn on oath, states that Sharon E. Plammatter & Associates, Ltd., 7538 St. Louis Avenue, Skokie, IL 60076; and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception:

1. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
2. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1958 and not involving any new streets or easements of access;
9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lot from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that this affidavit is made for the purpose of inducing the Recorder of Lake County, Illinois to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Joseph Plammatter, Successor Trustee
Sharon E. Plammatter, as Trustee of the Sharon E. Plammatter Living Trust dated July 28, 2010
Sharon E. Plammatter
Sharon E. Plammatter
Trustee

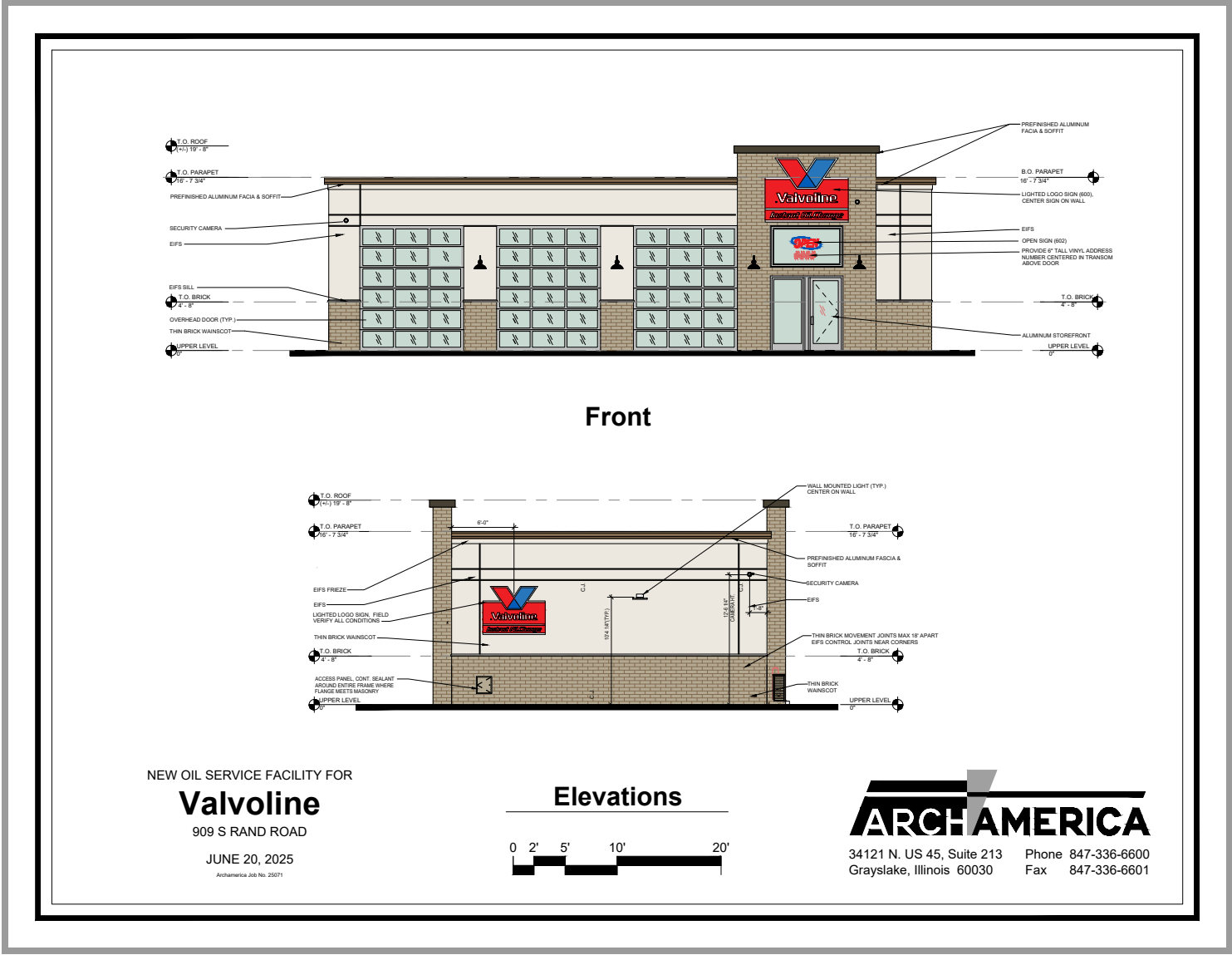
SUBSCRIBED and SWORN to before me this 25 day
of November, 2022

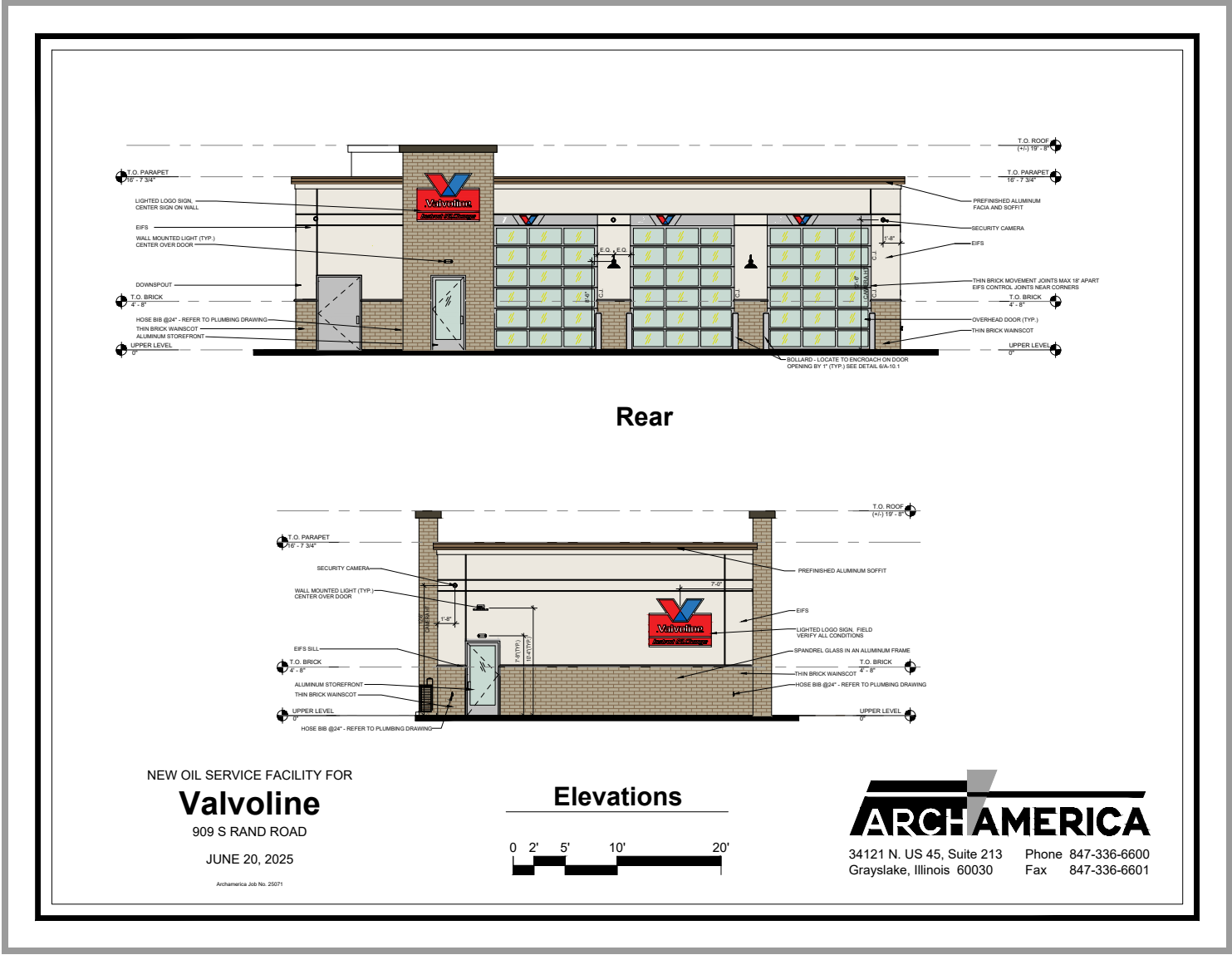
Notary [Signature]
(seal)

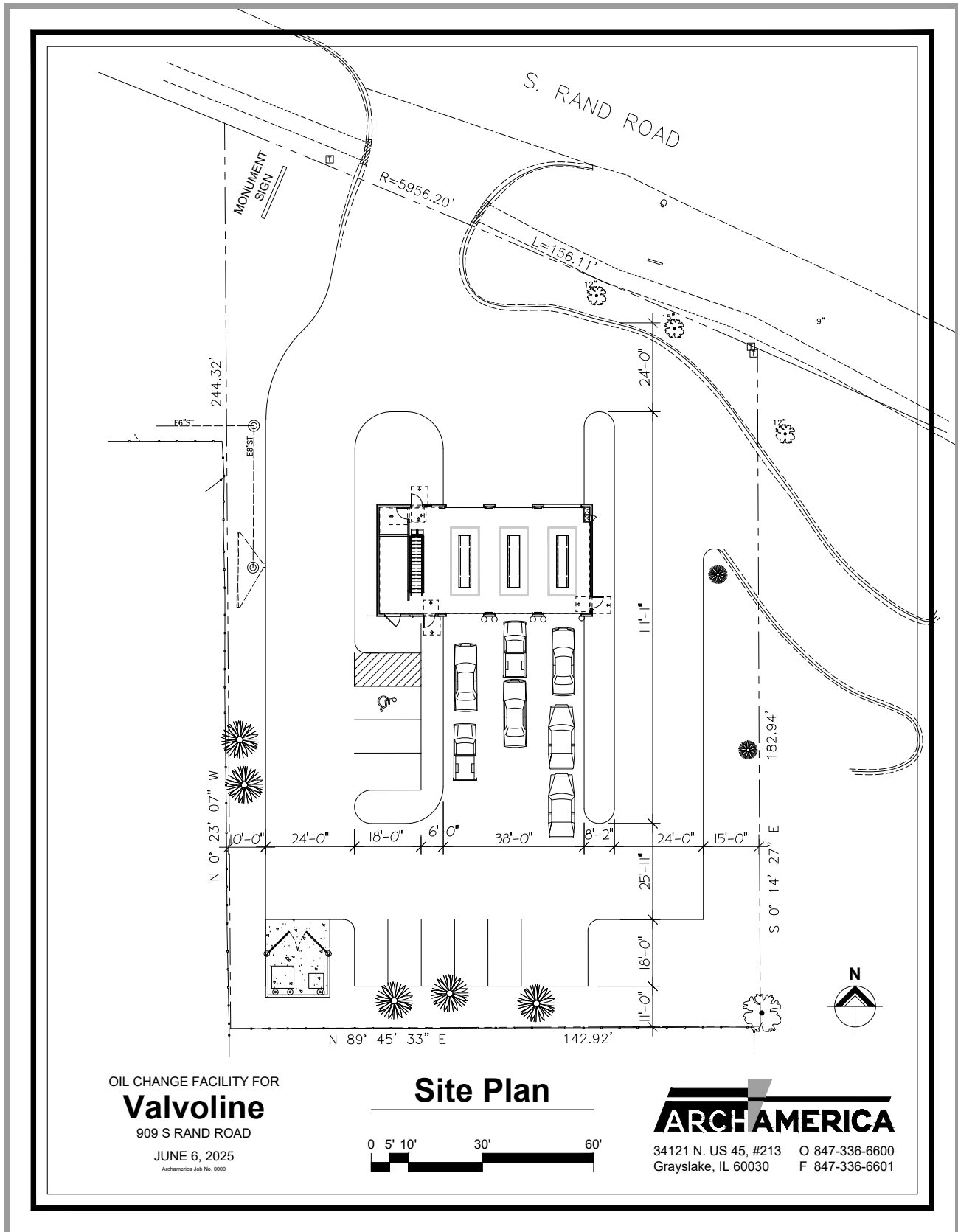


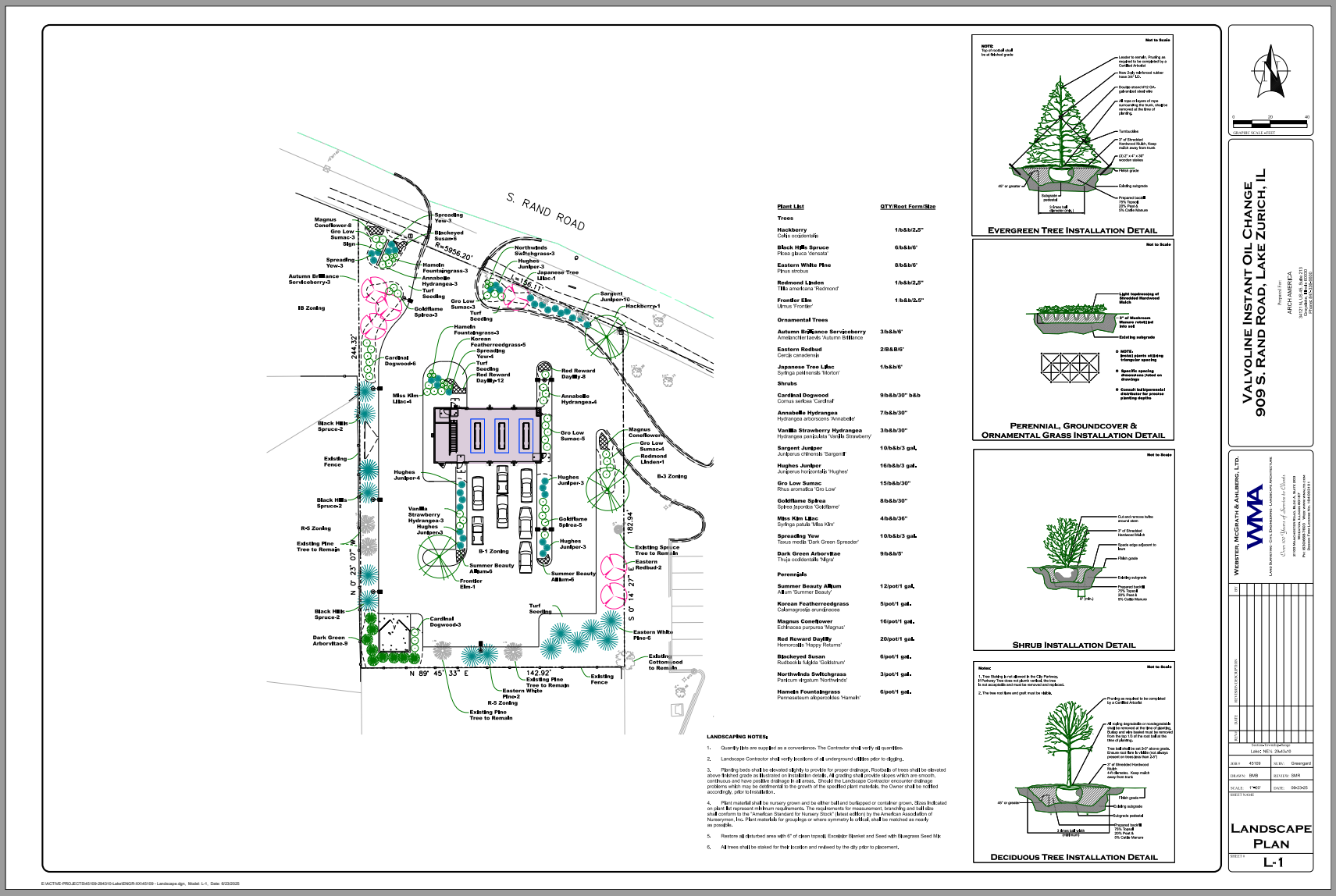
Revised: September 7, 2010 11:40 AM

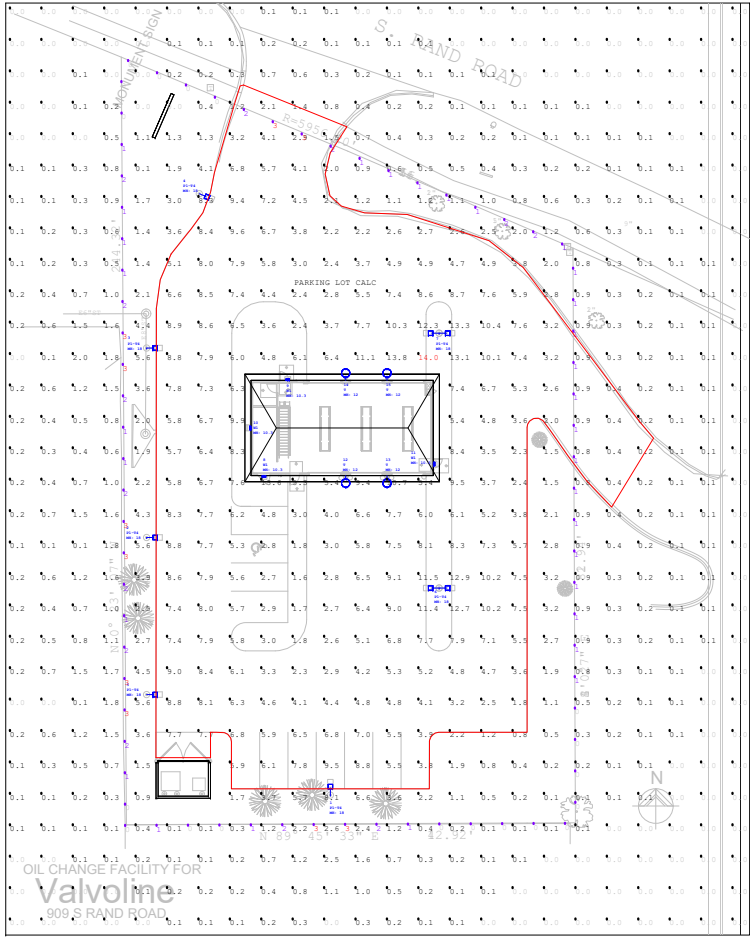
File Number: 7853505 Page 3 of 3





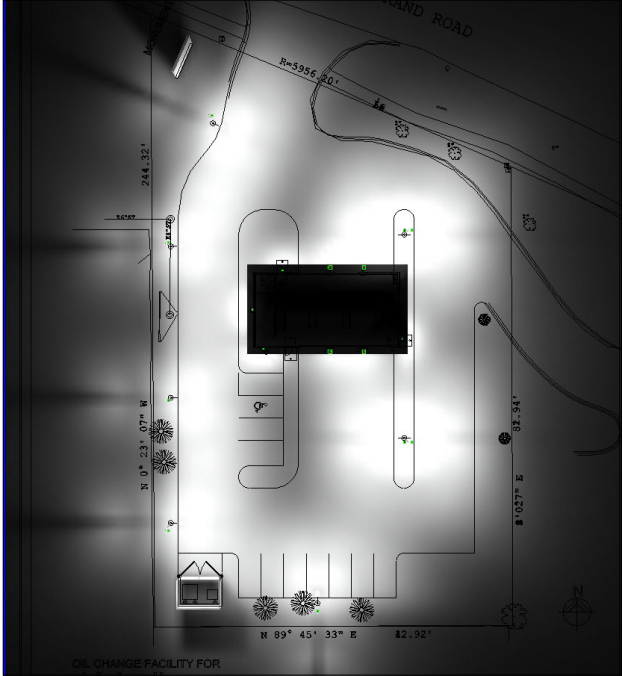






Not to Scale

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.									
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	LF
	2	P1-14	Industrial Lighting	SAS-18L-U-40-14	Back-Back	18931	37862	131.7	263.4
	5	P1-14	Industrial Lighting	SAS-18L-U-40-14	Single	18931	18931	131.7	0.900
	4	T	CT	VCDSWH16DD2030KFM-P	WALL	2465	2465	21.8	0.900
	4	W1	Industrial Lighting	SWP-3L-U-40-8R2	WALL	3310	3310	22.8	0.900



Render Image - View Name: RenderViewpoint_2

Luminaire Location Summary		
LumNo	Label	Mtg Ht
1	SAS-18L-U-40-14	18
2	SAS-18L-U-40-14	18
3	SAS-18L-U-40-14	18
4	SAS-18L-U-40-14	18
5	SAS-18L-U-40-14	18
6	SAS-18L-U-40-14	18
7	SAS-18L-U-40-14	18
8	SWP-3L-U-40-8R2 [2]	10.3
9	SWP-3L-U-40-8R2 [2]	10.3
10	SWP-3L-U-40-8R2 [2]	10.3
11	SWP-3L-U-40-8R2 [2]	10.3
12	VCDSWH16DD2030KFM-P-G21 [20X]	12
13	VCDSWH16DD2030KFM-P-G21 [20X]	12
14	VCDSWH16DD2030KFM-P-G21 [20X]	12
15	VCDSWH16DD2030KFM-P-G21 [20X]	12

NOTES					
PG ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHER.					
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.					
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.					
FUTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FUTURES.					
FUTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.					
CALCULATION GRID VALUES 10'x10' O.C.					

PARKING LOT DESIGN GUIDE		MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK		AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG/MIN	MAX/MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)		1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)		1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)		1	0.5 - 2	-	-	FOR SECURITY BASED	BASE AVG. 10:3
INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERSEDE ANY APPLICABLE CODES.							

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
FULL AREA Planar 1	Luminance	Fc	1.84	14.0	0.0
PROPERTY LINE FRONT	Luminance	Fc	1.19	3	0
PARKING LOT CALC	Luminance	Fc	5.71	14.0	0.2

PROJECT NAME: VALVOLINE OIL SERVICE FACILITY - 909 S RAND ROAD, LAKE ZURICH, IL

CLIENT NAME: Edward F. Kurzeja - Archamerica

Date: 6/26/2025

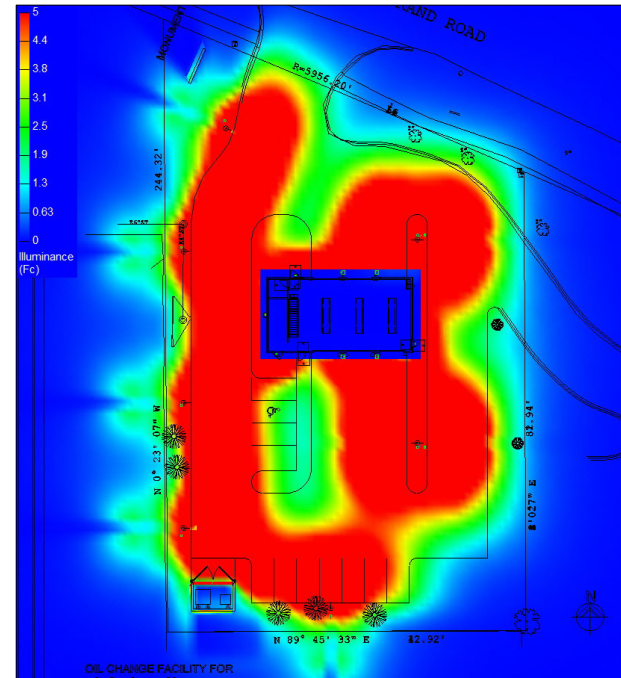
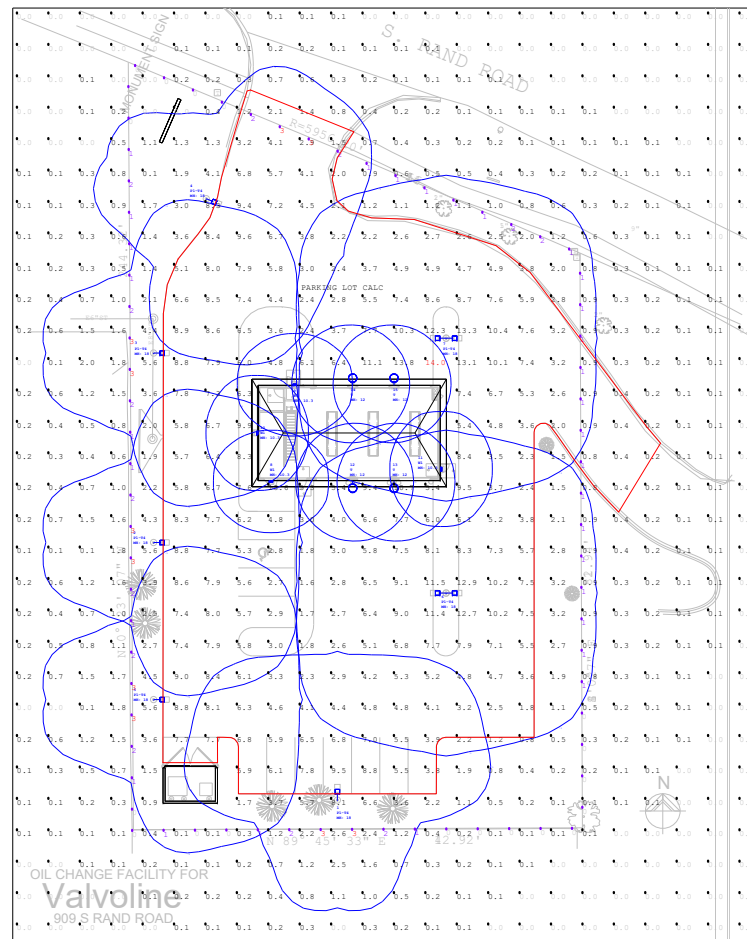
Page 1 of 2

DRAWN BY: Jose Saucedo

PG CONTACT: Dan Archamerica

REVISIONS

1	2	3
---	---	---



Render Image - View Name : RenderViewpoint

NOTES

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE.
CODE COMPLIANCE IS REVIEW BY OTHERS.





ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR
DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS
THE DATA INPUT BY THE USER. THE ANALYSIS AND ITS RESULTS ARE USED
FOR FUTURE TRENDS AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR
FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURE
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR
REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10' 0" O.C.

Luminaire Location Summary		
LumNo	Label	Mig Ht
1	SAS-18L-U-40-T4	18
2	SAS-18L-U-40-T4	18
3	SAS-18L-U-40-T4	18
4	SAS-18L-U-40-T4	18
5	SAS-18L-U-40-T4	18
6	SAS-18L-U-40-T4 1	18
7	SAS-18L-U-40-T4 1	18
8	SWP-3L-U-40-BR2 (2)	10.3
9	SWP-3L-U-40-BR2 (2)	10.3
10	SWP-3L-U-40-BR2 (2)	10.3
11	SWP-3L-U-40-BR2 (2)	10.3
12	VCDSWH1 6LDD230KFM-F-G2112072	12
13	VCDSWH1 6LDD230KFM-F-G2112072	12
14	VCDSWH1 6LDD230KFM-F-G2112072	12
15	VCDSWH1 6LDD230KFM-F-G2112072	12

PARKING LOT DESIGN GUIDE		MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG/MIN	MAX	
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1	
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.8	0.3 - 1.2	4:1	15:1	
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUE BASED AVG. TO 3		

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	2	PI-14	Industrial Lighting	SAS-18L-U-40-T4	Back-Back	18931	37862	131.7	263.4	0.900
	5	PI-14	Industrial Lighting	SAS-18L-U-40-T4	Circle	18931	18931	131.7	131.7	0.900
	1	VC-PH-14	6100-2030KFM-P	W1	2x45	2065	2065	23.8	23.8	0.900
	4	W1	Industrial Lighting	SWP-31-U-180-R72	Single	3310	3310	22.8	22.8	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
FULL AREA Planar 1	Illuminance	Fc	1.84	14.0	0.0	N.A.	N.A.
PROPERTY LINE FRONT	Illuminance	Fc	1.19	3	0	N.A.	N.A.
PARKING LOT CALC	Illuminance	Fc	5.71	14.0	0.2	70.0	28.55

PROJECT NAME:

VALVOLINE OIL SERVICE FACILITY - 909 S RAND ROAD; LAKE ZURICH, IL

CLIENT NAME:

Edward F. Kurzeja - Archamerica

Date:6/26/2025

Page 2 of 2



<p>PG CONTACT: Dan Ardelean Dan.Ardelean@pg-enlighten.com</p>	<p>DRAWN BY: Jose Saucedo jose.saucedo@pg-enlighten.com</p>
--	--

PG CONTACT:
Dan Ardelean
Dan.Ardelean@pg-and-gifts.com

1	2	
REVISION		



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 2025-12
PZC Hearing Date: July 16, 2025

AGENDA ITEM 4.C

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: July 16, 2025

Re: 2025-12 – 173 West Main Street (Block A)
The Waterfront of Lake Zurich – Mixed-Use Development
Request for Continuance to the August 20, 2025 meeting of the PZC

SUBJECT

THC Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group (the “Applicants”) and contract purchasers of the property commonly referred to as “Block A” at 173 West Main Street, request approval to redevelop the existing vacant property with a new mixed-use development.

BACKGROUND

The Applicant filed an application with the Village of Lake Zurich on June 18, 2025 seeking a Special Use Permit for a Planned Unit Development, a Special Use Permit for Certain Entertainment Related Uses, and Site Plan Approval and Exterior Appearance Review. This item is being continued to the August PZC Meeting to allow the Applicant time to address the comments provided by the Village Development Review Team.

RECOMMENDATION

Staff recommends that consideration of this item (Application No. 2025-12) be continued to the **August 20, 2025** meeting of the Planning and Zoning Commission.