

Planning & Zoning Commission



**Wednesday, October 22, 2025, 7:00 p.m.
Village Hall, 70 East Main Street**

(This meeting is a continuation of the October 15, 2025 meeting of the PZC.)

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
Minutes of the October meetings will be presented to the PZC for consideration at the next scheduled meeting.
3. PUBLIC MEETING
No items for discussion
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.)
Continued Application: *This item was continued at the PZC meeting of October 15, 2025.*
 - A. 755 South Rand Road – Planned Unit Development (PUD) (2025-18)
Continued consideration of an Application for a Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple family rental residential buildings and a quick service restaurant.
Applicant: Continental 904 Fund LLC and Continental Properties Company, Inc.
Owner: Regal Cinemas, Inc.
The item was continued at the request of the Applicant to evaluate and respond to questions and comments raised at the October 15 meeting.

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 this 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, (847) 438-5141 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

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APPLICATION PZC 2025-18

AGENDA ITEM 4.A

PZC Hearing Opening Date: September 17, 2025

PZC Continued Consideration: October 15, 2025

PZC Continued Consideration: October 22, 2025

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: October 22, 2025

Re: 2025-18 – 755 South Rand Road
Springs at Lake Zurich – by Continental Properties
Continued Consideration

SUBJECT

Continental 904 Fund, LLC and Continental Properties Company, Inc., represented by Ms. Jennifer Patton of Continental Properties (the “Applicants” or “Developer”) and contract purchasers of the property located at 755 South Rand Road (the “Subject Property”), are requesting approval to develop the site with a new development proposal to be known as “The Springs at Lake Zurich” that includes ten multiple-family residential buildings containing a total of 246 dwelling units, an outlot to accommodate a quick-service restaurant (QSR) to be developed in the future, associated parking areas, and stormwater detention facilities.

BACKGROUND

The public hearing for this item was opened and consideration of the item began on October 15, 2025.

The application for the multi-family residential development was introduced and described by Mr. Dan Shapiro, attorney for Continental Properties. He provided an overview of the project, followed by introductions of the developer, Continental Properties, and their various consultants, including

the civil engineer, traffic engineer, and landscape consultant. A representative of the QSR was also present and stated that the outlot set aside by Continental is proposed to be developed with a Portillo's restaurant, contingent upon Continental receiving approval of its zoning entitlements.

Following the presentation and questions from the PZC, the hearing was opened to the public for testimony. Verbal objections to the development were provided by several residents and interested parties—15 of whom reside in the adjacent Village of Deer Park subdivision and 2 within the Village of Lake Zurich. Concerns expressed by residents primarily focused on issues related to the higher density of the development, strain on elementary schools, stormwater management, traffic flow, pedestrian safety, parking, snow removal, tree removal, natural habitat and wildlife preservation, and screening along the southern perimeter of the development.

The PZC posed several questions to the developer regarding density, traffic, and landscaping. However, due to the late hour, the developer requested a continuance of the hearing to allow time to consult with their team and return with responses to the issues raised by the PZC.

The meeting was therefore continued to Wednesday, October 22, 2025, at 7:00 PM at the Village Hall Boardroom.

RECOMMENDATION

Staff recommends that the public hearing for consideration of this item (Application No. 2025-18) be reopened to continue consideration of the application.

Should the PZC close the public hearing and complete its deliberation, then 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 9-22-5: Standards for Planned Unit Developments
- Section 9-19-3: Standards for Special Use Permits

Staff continues to recommend that all standards for approval have been or will be met through modification of the Zoning and Land Development Codes and 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 2025-18, subject to the following conditions:

1. Substantial conformance with the following documentation or revised and updated documentation submitted as part of the application subject to review and revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated July 14, 2025, and prepared by Ms. Jen Patton, on behalf of Continental 904 Fund, LLC and Continental Properties Company, Inc.

- b. Project Narrative titled “Preliminary PUD Plan Approval Springs at Lake Zurich” dated October 1, 2025, prepared by Continental 904 Fund, LLC
- c. Exhibit A: Legal Description of the Subject Property
- d. Proof of Ownership General Warranty Deed
- e. Development Concept Plan dated October 1, 2025, prepared by Continental Properties.
- f. Traffic Impact Study dated October 6, 2025, prepared by KLOA
- g. Preliminary Engineering Plans dated October 2, 2025, prepared by Cage Engineering, Inc. containing the following sheets:
 - i. C0.0 Cover Sheet
 - ii. C1.0 Existing Conditions & Demo Plan
 - iii. C2.0 Site Layout Plan – Overall
 - iv. C2.1 Site Layout Plan – North
 - v. C2.2 Site Layout Plan – Southeast
 - vi. C2.3 Site Layout Plan – Southwest
 - vii. C3.0 Grading Plan – Overall
 - viii. C4.0 Soil Erosion Plan – Overall
 - ix. C5.0 Utility Plan – Overall
- h. Preliminary Landscape Plans dated October 1, 2025, prepared by Cage Engineering, Inc. containing the following sheets:
 - i. L1.1 Tree Protection & Removal Plan
 - ii. L1.2 Tree Survey Data
 - iii. L2.0 Landscape Plan Key
 - iv. L2.1 Landscape Plan North
 - v. L2.2 Landscape Plan South
 - vi. L2.3 Land scape Plan East/Native Seeding/Details
 - vii. L4.0 Landscape Maintenance
- i. Preliminary Stormwater Management Report dated October 2025, prepared by Cage Engineering, Inc.
- j. Signage Packet dated September 29, 2025, prepared by Sign Systems Inc.
- k. Site Photometric Plan dated August 29, 2025, prepared by Meyers & Associates
- l. Truck Turn Exhibit dated October 2, 2025, prepared by Cage Engineering, Inc.
- m. U.S. Army Corps of Engineers, Chicago District Wetland Coordination dated July 21, 2025
- n. Engineer’s Opinion of Probable Cost dated July 23, 2025, prepared by Cage Engineering, Inc.
- o. ALTA/NSPS Land Title Survey dated June 18, 2025, prepared by Cage Engineering, Inc.
- p. Preliminary Plat of Springs at Lake Zurich Subdivision dated July 28, 2025, prepared by Cage Engineering, Inc.
- q. Tree Survey dated July 10, 2025, prepared by Cage Engineering, Inc.
- r. Pedestrian Connectivity Exhibit prepared by Continental Properties.
- s. Progressive Site Plan Exhibit prepared by Continental Properties.
- t. Colored Elevations prepared by Continental Properties.
- u. 3D Renderings prepared by Continental Properties.

- v. Ordinance No. 92-05-521 dated July 9, 1992, titled: "An Ordinance Granting a Zoning Map Amendment, a Special Use Permit, Site Plan Approval, Exterior Appearance Approval, Certain Variations, and Final Plat of Subdivision Approval."
- 2. The southerly boundary of the development shall be landscaped with landscape material to screen it from residential properties to the south. Such landscape shall take the form a combination of a privacy fence, evergreen and deciduous trees to provide for year-round screening of the Subject Property.
- 3. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.
- 4. A 5-foot wide sidewalk shall be constructed along the frontage of the property along Rand Road. All sidewalks within and along the periphery of the Development on the Subject Property shall be constructed by the Developer as part of the development. Sidewalks shall be constructed according to the Village Standards for sidewalk construction. Connections across private drives and public rights-of-way shall be established in compliance with the standards of the Village or applicable jurisdictional agency (IDOT for Rand Road right-of-way).
- 5. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including private and public roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk and crosswalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.
- 6. Continental Properties will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such maintenance shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.
- 7. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by Continental Properties.
- 8. As it relates to the Amendment to Reciprocal Easement Agreement dated December 27, 2000, and recorded by Lake County on January 3, 2001, all terms and conditions governing the development, location, design, and operation of the properties located at the addresses listed below shall remain in full force and effect, except as modified to reflect the final configuration of the Subject Property, upon approval.
 - a. 759 S Rand Road – Tutor Time
 - b. 775 S Rand Road – Starbucks
 - c. 767 S Rand Road – Walker Bros. Original Pancake House

- d. 763 S Rand Road – Beelow's Steakhouse
9. All stormwater will be managed on-site, with the following requirements:
- There shall be no net increase in stormwater runoff as a result of the new development. Site grading and drainage improvements shall be designed to prevent sheet flow from directing stormwater westward onto adjacent properties.
 - Calculations shall be provided to demonstrate that undetained runoff will not exceed the existing release rate and will not result in adverse impacts or additional stormwater flow onto adjacent properties.
 - Perimeter swales shall be installed to ensure that stormwater does not create adverse impacts or additional runoff onto adjacent properties.
10. All outdoor enclosed private yards and the proposed dog park shall be fenced with ornamental aluminum fencing. Use of vinyl clad chain-link fence shall not be permitted.
11. A code-compliant Site Photometric Plan shall be submitted with the Final Plan submittal, demonstrating that illumination levels at all property lines do not exceed 0.5 foot-candles.
12. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
- Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.
 - Such backup SSA shall be accompanied by a short and long-term maintenance plan prepared by the Developer and approved by the Village Engineer.
13. The Developer shall be responsible for payment of all Development Impact Fees and Contributions as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

Development Impact fees shall be paid as outlined below:

A. School district Impact fees:

For attached single-family residences

a. 1-2-bedroom unit	\$795.00
b. 3-bedroom unit	\$1,275.00
c. 4-bedroom unit	\$2,445.0

B. Library district impact fees - Ela Area Public Library - \$120 per unit regardless of number of bedrooms

C. Lake Zurich Park Impact Fees

For high density apartments (16+ units per acre)

a. Efficiency unit	\$1,800.00
b. 1-bedroom unit	\$2,442.60
c. 2-bedroom unit	\$3,184.20
d. 3-bedroom unit	\$4,953.60

Building Permit Fees/Village Fees. Developer shall pay all building permit fees and village connection fees as outlined and required under Title 13 of the Lake Zurich Municipal Code.

All fees required by other agencies are to be obtained from such agencies. The Village serves as a pass-through agency for the purpose of collecting Lake County sanitary connection fees and the Watershed Development Permit Fee.

14. The development of the commercial outlet with a QSR shall require review and approval of Special Use Permits and an amendment to the PUD through the public hearing process and final approval by the Village Board. Such development shall conform to the terms and conditions within this PUD as applicable to the development of the QSR, and to the provisions of Title 9 and 10 of the Lake Zurich Municipal Code including but not limited to location, design and operation of the QSR, vehicular traffic access and parking, stormwater management, landscape material, and lighting.
15. The development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

Respectfully Submitted,

Colleen McCauley, Village Planner