

Planning & Zoning Commission



**Wednesday, December 17, 2025, 7:00 p.m.
Village Hall, 70 East Main Street**

AGENDA

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir and Ildiko Schultz.
2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION
 - A. Minutes of the Planning and Zoning Commission Meeting on [October 15, 2025](#) and [October 22, 2025](#).
Motion to approve the minutes.
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.)
 - A. 534 North Old Rand Road – Zoning Map Amendment (2025-21)
Application for an Amendment to the Zoning Map of the Village of Lake Zurich to rezone the property within the R5 Single-Family Residential District to provide for the construction of a new single-family home.
Applicant: Barbara Jean Hildebrandt
Owner: Lake Zurich Golf Club
 - B. 525 Enterprise Parkway – Special Use Permit Amendment (2025-22)
Application for an Amendment to a Special Use Permit to allow for the expansion of the previously approved outdoor storage area at the property.
Applicant and Owner: Brian Frank, Milieu Landscaping

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.

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



Wednesday, October 15, 2025, 7:00 p.m.

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

ROLL CALL: Chairperson Orlando Stratman, Commissioners Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Joe Giannini, and Ildiko Schultz. Commissioners Antonio Castillo and Mike Muir were absent. Also present: Community Development Director Sarosh Saher, Building Supervisor David Modrzejewski, Village Planner Colleen McCauley, and Assistant Village Manager Michael Duebner.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

A. Minutes of the Planning and Zoning Commission Meeting on September 17, 2025.

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

AYES: 5 Commissioners Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.

NAYS: 0

ABSTAIN: 1 Commissioner Morrison.

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

3. PUBLIC MEETING

A. Rock Rose Glen – Final Plat of Subdivision (2025-20):

Application for consideration of a Final Plat of Subdivision for an 8-lot single-family residential subdivision at the southwest corner of Deer Path Road and Rock Rose Drive.

Applicant: ICON Building Group

Owner: Deborah Louise Casper Davidson

Dir. Saher confirmed that proper notice was provided of this item and then introduced Mr. Charlie Murphy of ICON Building Group and Mr. Mike Anderson of Haeger Engineering, who gave a brief presentation on the subdivision and custom homes.

Motion was made by Commissioner Schultz, seconded by Commissioner Morrison to receive into the public record the staff review of compliance of this Application for a Final Plat of Subdivision with the zoning standards as presented by staff this evening, and to make these standards a part of the official record for the Application and recommend approval of the Final Plat of Subdivision for the Rock Rose Glen Subdivision.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

4. PUBLIC HEARING

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

Application PZC 2025-19 for a Variation at 255 Whitney Road.

Application PZC 2025-18 for a Planned Unit Development (PUD) at 755 South Rand Road.

This item was continued at the PZC meeting of September 17, 2025.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

Public Hearing started at 7.08pm

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

A. 255 Whitney Road (2025-19):

Application for a variation to allow the expansion of a residential driveway at the property located within the R-5 single-family residential district.

Applicant and Owner: Michael R. Quagliano

Dir. Saher confirmed that proper notice was provided of this item and then introduced the property owner, Mr. Michael Quagliano, who gave a brief presentation on the requested driveway expansion.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-19 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Glowacz.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

On Application PZC 2025-19: A Motion was made by Commissioner Schultz, seconded by Commissioner Glowacz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicant, members of the public, by the PZC Members, and to make these standards and testimony a part of the official record for the Application and Findings of the PZC and to apply a 60-day time limit for all unpermitted vehicles to be removed from the property, and to recommend that the Village Board approve the application for the driveway variation at 255 Whitney Road.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

B. 755 South Rand Road -- Planned Unit Development (PUD) (2025-18):

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.

Dir. Saher confirmed that proper notice had been provided for this item and then introduced representatives from Continental Properties, along with their attorney and consultants, who were present to address and respond to comments. Attorney Dan Shapiro, representing Continental, introduced the project team, which included Continental Properties Development Director Jen Patton; Continental Land Planner Trevor Stadler; Richard Silverman, Vice President of Development at MJK Real Estate Holding; Rick Katz, Project Manager at CAGE Civil Engineering; Megan Kulpinski of CAGE Civil Engineering; Luay Aboona, Principal with KLOA; and Larry Glasscock of LG Workshop. A PowerPoint presentation was then given, illustrating the site plan, land use, and design of the proposed development, with detailed the planned apartments and amenities.

PUBLIC TESTIMONY.

James Hennessy - 23890 W Lancaster Ct, Deer Park

Corrie Taylor - 21590 N Chapel Hill Dr, Deer Park

Dave Fox - 21624 N Chapel Hill Dr, Deer Park

Paul Lang- 21942 N Farthingdale Ct, Deer Park

Garrett Nissonbaum - 23939 W Lancaster Ct, Deer Park

Craig Dannegger- 21975 N Mayfield Ln, Deer Park

Michael Rodrigo- 21980 N Mayfield Ln, Deer Park

Greg Lindsay- 21771 N Mayfield Ln, Deer Park

Ronit Binder- 21946 N Farthingdale Ct, Deer Park

Grace Turcich- 199 Alpine Drive, Lake Zurich

Andrew Pesko- 23966 W Lancaster Ct, Deer Park

Kimberly Densmore- 23914 W Lancaster Ct, Deer Park

Eric Green- 23740 W Hearthside Dr, Deer Park

Mike Cukierski- 21861 N Mayfield Ln, Deer Park

Tom Steinbach- 23907 W Lancaster Ct, Deer Park

Sanja Gindea- 21839 N Inglenook Ct, Deer Park

Alex Larson- 1111 Berkshire Ln, Lake Zurich

Several residents of Deer Park and Lake Zurich expressed strong opposition or concern regarding the proposed Continental Properties development. Comments primarily focused on environmental impacts, including the loss of mature trees, increased flooding risks, and potential harm to wildlife, as well as traffic and safety issues along Rand Road and near Portillo's, and overcrowding in Lake Zurich Community Unit School District 95, particularly at Isaac Fox Elementary School. Many residents questioned the accuracy of the developer's traffic and school impact studies and urged the Village to require updated, independent analyses. Additional concerns were raised regarding

the project's high density, limited green space, insufficient buffering to adjacent residential properties, and the developer's record of maintenance and construction quality.

Representatives from Continental Properties and their consulting firms provided responses to address the concerns raised. Rick Katz of CAGE Civil Engineering addressed stormwater management and detention design issues. Luay Aboona of KLOA, Inc. clarified the traffic study process and results, noting that the study had been reviewed and verified by an independent third party retained by the Village. Richard Silverman of MJK Real Estate Holding explained that Portillo's traffic was included in the analysis and confirmed that an updated study will be submitted when Portillo's appears before the PZC for zoning entitlements. Larry Glasscock, the project's landscape architect with LG Workshop, stated that existing trees will be protected wherever possible and that proposed buffering exceeds the Village's minimum requirements through the use of a mix of trees, shrubs, and grasses. Trevor Stadler of Continental Properties provided clarification regarding traffic circulation, parking, and snow removal operations. Jen Patton of Continental presented data and the methodology used to estimate the number of students projected to be generated by the development and addressed several other points raised by the public and the Commission.

Jen Patton requested a continuation of the hearing to allow Continental Properties additional time to review the feedback and consider potential revisions to the development plan in response to resident and Commission concerns. It was discussed and confirmed that a quorum would be available for the continued meeting the following week.

Motion to continue the public hearing on Application PZC 2025-18 to October 22nd at 7.00 pm was made by Commissioner Schultz, seconded by Commissioner Morrison.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Castillo, Muir.

MOTION CARRIED.

Motion to continue the public hearing was made 11.08 pm.

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:

Chairperson Orlando Stratman.

Date

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



Wednesday, October 22, 2025, 7:00 p.m.

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

ROLL CALL: Chairperson Orlando Stratman, Commissioners Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir, and Ildiko Schultz. Commissioner Antonio Castillo was absent. Also present: Community Development Director Sarosh Saher, Building Supervisor David Modrzejewski, Village Planner Colleen McCauley, and Assistant Village Manager Michael Duebner.

2. PUBLIC HEARING

Motion was made by Commissioner Schultz, seconded by Commissioner Muir to re-open the public hearing for the following application:

Application PZC 2025-18 for a Planned Unit Development (PUD) at 755 South Rand Road.

This item was continued at the PZC meeting of October 15, 2025.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

Public Hearing started at 7.02 pm

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

A. 755 South Rand Road -- Planned Unit Development (PUD) (2025-18):

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.

Dir. Saher introduced Continental Properties Development Director Jen Patton to present the responses from the comments and questions that arose from the previous meeting held on October 15th. Continental Properties' team comprised of their attorney and consultants, were present to address and respond to comments. The project team included Attorney Dan Shapiro, representing Continental; Continental Properties Development Director Jen Patton; Continental Land Planner Trevor Stadler; Richard Silverman, Vice President of Development at MJK Real Estate Holding; Rick Katz, Project Manager at CAGE Civil Engineering; and Larry Glasscock of LG Workshop.

Continental Properties made the following changes to the development plan:

	10/15/2025 Prior Plan	10/22/2025 Revised Plan		
Number of Buildings	10	9		
	3-Story: 3 2-Story: 7	3-Story: 2	2-Story: 7	
Parking	439 stalls (1.78 ratio)	457 stalls (2.15 ratio)		
South Lot Line Setbacks	Building: 50'	Parking: 35'	Building: 160'	Accessory Structure (garage): 100'
Unit Count	246	213		
Gross Density	12.18 units/acre	10.54 units/acre		

The revised plan reduces the number of buildings by one and relocates the southernmost buildings to increase the setback from the adjacent residential neighborhood to the south. The distance to the nearest principal structure has been increased from 50 feet to 160 feet. The four detached garages along the southern property line will be one story in height and located approximately 100 feet from the property line. These garages will provide noise reduction and screening. The revision also preserves more existing trees, resulting in 100% landscape opacity along the southern property line. Additional parking has been added, with the proposal 20 stalls short of the code requirement. The total number of dwelling units has been reduced from 246 to 213 units, a reduction of 33 units.

The Commissioners asked a variety of questions regarding the revised proposal and overall expressed positive comments, noting that several of the concerns raised with the previous plan had been addressed—particularly the increased setback and enhanced buffering along the southern property line.

PUBLIC TESTIMONY.

Ronit Binder- 21946 N Farthingdale Ct, Deer Park
 Mary Kozub – 280 Pebble Creek Dr, Lake Zurich
 Matt Spiekhoult – 306 Whitney Rd, Lake Zurich
 Garrett Nissonbaum - 23939 W Lancaster Ct, Deer Park
 Alex Larson- 1111 Berkshire Ln, Lake Zurich
 William Alex Hildrell – 801 Woodbine Cir, Lake Zurich
 Douglass Wylie – 11 E Harbor Dr, Lake Zurich
 Craig Dannegger- 21975 N Mayfield Ln, Deer Park
 Kimberly Densmore- 23914 W Lancaster Ct, Deer Park
 Andrew Pesko- 23966 W Lancaster Ct, Deer Park

The above residents of Deer Park and Lake Zurich expressed concerns regarding tree preservation and maintaining the existing canopy within the Village, traffic generated by Portillo's, the right-in/right-out access which has not yet been approved by IDOT, limiting the number of school-aged children, stormwater management and snow storage, and the shared parking logistics with Portillo's.

In response, Jen Patton clarified that Continental had reached out to the school district, which is fully aware of the development proposal. She noted that limiting the number of school-aged children would constitute discrimination. Ms. Patton also explained that Portillo's has its own lease and dedicated parking, and the two uses will not share parking areas. A representative from CAGE Engineering stated that stormwater management and grading, at a preliminary level, will be in conformance with the presented landscape plan, and that the engineering team is in agreement with the landscape architect's design.

Richard Silverman clarified that Portillo's will be submitted as a separate proposal, which will include its own traffic study, site and landscape plans, and parking layout. He further noted that when Portillo's is developed in the future, it will be an independent project.

Motion to close the public hearing on Application PZC 2025-18 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

Chairperson Stratman noted that the revised plan addressed the primary concerns raised previously, particularly those related to setbacks and density. He thanked the residents for their input and emphasized that their valid comments have been incorporated into this updated plan. He added that the project will be held to the code requirements for stormwater management which will prevent any negative impacts.

On Application PZC 2025-18: A Motion was made by Commissioner Schultz, seconded by Commissioner Muir, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicant, by members of the public, PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC, and to recommend that the Village Board approve the application for a Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple-family residential buildings to be known as the Springs at lake Zurich to be developed by Continental Properties at 755 South Rand Road, with an out lot reserved for a quick-service restaurant to be developed in the future.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

3. OTHER BUSINESS

The November meeting of the PZC will be canceled since no applications were received by the deadline.

4. STAFF REPORTS

There were none.

5. PUBLIC COMMENT

There were none.

6. ADJOURNMENT

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

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

NAYS: 0

ABSTAIN: 0

ABSENT: 1 Commissioner Castillo.

MOTION CARRIED.

Meeting adjourned at 8.32 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:

Chairperson Orlando Stratman.

Date



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2025-21

PZC Hearing Date: December 17, 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: December 17, 2025

Re: PZC 2025-21: 534 North Old Rand Road
Zoning Map Amendment

SUBJECT

Ms. Barbara Jean Hildebrandt (the “Applicant”), with the consent and coordination of the Lake Zurich Golf Club (the “Owner”), requests a Map Amendment to rezone 3 parcels that are a part of the larger Lake Zurich Golf Club property (addressed at 564 North Old Rand Road) to allow for the future construction of a single-family home, such parcels making up the property commonly known as 534 North Old Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Zoning Map Amendment

Current Zoning: OS Open Space District

Proposed Zoning: R-5 Single-Family Residential District

Existing Use: Vacant Unimproved Property

Proposed Use: Single-Family Residence

Property Location: 534 N Old Rand Road

Applicant: Barbara Jean Hildebrandt

Owner: Lake Zurich Golf Club

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

Barbara Jean Hildebrandt (the “Applicant”), with the consent and coordination of the Lake Zurich Golf Club (the “Owner”), is proposing a Zoning Map Amendment to allow for the construction of a single-family home at the Subject Property, legally described in Exhibit A attached hereto (the “Subject Property”).

The desired residential land use is not provided for under the current zoning classification of the golf club, which is zoned within the OS Open Space district. As such the Subject Property requires consideration of an amendment to the Zoning Map through the public hearing process and Village Board approval for a change in zoning.

The Applicant has therefore filed an application with the Village of Lake Zurich received on November 4, 2025 (the “Application”) seeking:

- Map Amendment to rezone the parcels comprising the Subject Property from OS Open Space district to R-5 Single-Family Residential district

The Subject Property consists of three parcels, which are owned and maintained by the Lake Zurich Golf Club. The Golf Club intends to sell these three parcels, which are located adjacent to a predominantly residential area along Old Rand Road and across from the lake. The lots were originally platted within the Fair Oaks Subdivision and meet the bulk requirements of the R-5 Residential district. The Subject Property is comparable in size and configuration to the adjacent residential lakefront lots along Old Rand Road. To the north lie the grounds of the Lake Zurich Golf Club. The Club also owns the remaining similarly platted lots to the west, with the far western parcels containing the clubhouse, access drive, and an accessory storage structure.

Of three parcels that make up The Subject Property, the southerly parcel on the south side of Old Rand Road is lake bottom property giving the Subject Property lake rights. The two remaining buildable land parcels on the north side of Old Rand Road have a frontage of 85.7 feet along Old Rand Road and a depth of approximately 300 feet, for a combined buildable area of roughly 23,000 square feet. These parcels taper to the north along the boundary with the Gold Club property. These dimensions are consistent with those of the adjacent residential lots and comply with the bulk standards of the proposed R-5 district, which requires a minimum lot width of 75 feet and a minimum lot area of 10,000 square feet.

Pursuant to public notice published on November 22, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for December 17, 2025, to consider the Application. On November 24, 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.** Fair Oaks Subdivision was originally platted as a residential subdivision on June 17, 1895 providing for single-family lots with frontage along the lake and with lake rights. The Lake Zurich Golf Club, also established in 1895 acquired 10 of these lots to provide access from Old Rand Road to the larger portion of the golf course property to the north. The Subject Property consisted of the easterly 3 lots platted as Lots N, 17 and 47 on the original plat, with lot N being the lake bottom lot.

The earliest zoning classification of these lots was R1-A One Family Residence District with an initial land use designation of “Multi-Family” and later “Low Density Single-Family.” The property was rezoned to OS Open Space District in 1991 and has remained as such zoning district since that time.
- C. Surrounding Land Use and Zoning.** The Subject Property is located within the OS Open Space District and consists of vacant open space. The land to the north and west is also zoned OS and is developed with the Lake Zurich Golf Club building, an accessory storage structure, and the nine-hole golf course itself. Properties to the east and farther west of the golf course lie within the R-5 Single-Family Residential District and are improved with single-family residences. The lake is situated directly south of the Subject Property, across Old Rand Road.
- D. Trend of Development.** The Subject Property is located within a well-established, mature residential corridor along Old Rand Road. The surrounding homes include a mix of older, vintage structures and newer residences constructed on vacant lots created following the demolition of older homes. Most properties feature lake access, with each lot including a lake-bottom parcel across Old Rand Road where homeowners have installed piers and decks.

The Lake Zurich Golf Club property to the north is a nonprofit, private, members-only club with approximately 40 members. The existing Golf Club clubhouse is similar in size and orientation to the surrounding single-family homes and blends well with the character of the area.

E. Zoning District. The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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

GENERAL FINDINGS

Staff of the Community Development Department and its development review team have evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offer findings on specific sections of the Code as they relate to the development of the property.

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. The proposed map amendment meets the purpose of the zoning code whose overall purpose is to maintain Lake Zurich as a community with thriving residential areas, in particular with respect to land use patterns, public infrastructure, community expectations and value.

The requested map amendment to rezone the Subject Property to the R-5 Single-Family Residential district to allow for the development of a single-family home is consistent with adjacent zoning classifications and the established development pattern of the surrounding area.

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

Staff Response: Standard met. The property is currently vacant and underutilized and not a part of the operational land of the golf course. The proposed residential use would convert unused land into productive use and supports appropriate infill development within the existing residential corridor.

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

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

Staff Response: Standard met. Adjacent properties are zoned OS and R-5. The proposed single-family home will be compatible with the existing residential neighborhood and will blend appropriately with surrounding homes that are zoned within the same district.

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

Staff Response: Standard met. The trend of development along Old Rand Road is predominantly residential. The existing OS Open Space zoning classification was originally applied to accommodate the Lake Zurich Golf Club.

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

Staff Response: Standard Met. The Subject Property's current zoning of OS limits the range of allowable uses. Rezoning the site will expand its potential for development while maintaining compatibility with adjacent properties already zoned similarly.

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 R-5 zoning is compatible with the R-5 zoning of the adjacent residential properties.

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.

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 as they are already improved with compatible single-family homes.

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 will be provided by a code-compliant driveway of the required dimensions, with direct access from Old Rand Road.

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 Response: Standard met. Adequate utilities and services are available along Old Rand Road in front of the Subject Property. The Applicant will be required to pay the required water and sanitary sewer connection fees to access Village utility services, as well as an additional fee for water to account for the connection to the Lake Michigan water supply. The Applicant will also be subject to permit and impact fees associated with new home construction, which include required contributions for schools, parks, and the library.

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 remained vacant, and the Golf Club has not used this portion of its land for the golf course or for any accessory structures. The parcels include a lake-bottom lot, while the two buildable parcels contain mature trees. The proposed rezoning would help facilitate use of the property.

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 Old Rand Road by allowing the development of a currently vacant lot. The addition of a new single-family home will blend well into the existing character of the neighborhood.

RECOMMENDATION

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

- Section 9-18-3: Standards for Amendments

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

Staff of the Community Development Department therefore recommends the approval of Application PZC 2025-21, 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 November 4, 2025 prepared by Ms. Barbara Jean Hildebrandt.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Boundary Survey prepared by Sight on Solutions, Inc. dated October 20, 2025.
2. The future development of the property shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Colleen McCauley, Village Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

534 N Old Rand Road
December 17, 2025

The Planning & Zoning Commission recommends approval of Application **PZC 2025-21**, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **December 17, 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 November 4, 2025 prepared by Ms. Barbara Jean Hildebrandt.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Boundary Survey prepared by Sight on Solutions, Inc. dated October 20, 2025
2. The future development of the property shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

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

Planning & Zoning Commission Chairman

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS "W".17 AND 47 IN FAIR OAKS SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1895 IN BOOK "D" OF PLATS, PAGES 28 AND 29, AS DOCUMENT NO. 82231, IN LAKE COUNTY, ILLINOIS.

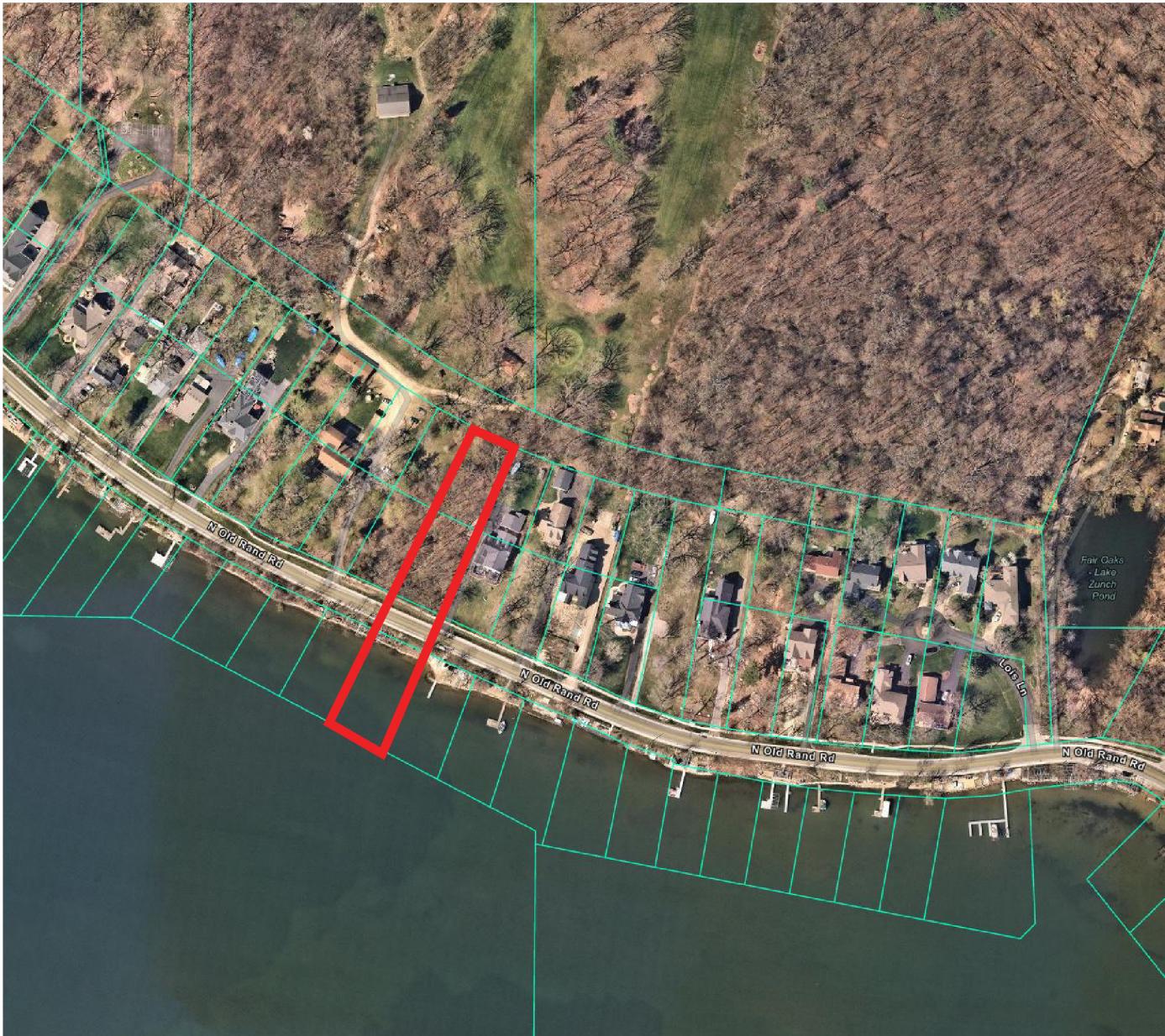
Common Street Address: 534 North Old Rand Road
Property Index Numbers (PIN): 14-18-402-034, 14-18-402-049, 14-18-403-021

EXHIBIT B

PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY



534 N Old Rand Road - Map Amendment



Legend



Print Date: 11/7/2025

Notes

534 N Old Rand Road - Map Amendment



Legend

Zoning and Development

Zoning

- B-1: Local & Community Business
- B-2: Central Business
- IB: Institutional Buildings
- OS: Open Space
- R-1/2: Single Family Residential
- R-4: Single Family Residential
- R-5: Single Family Residential
- R-6: Multi Family Residential

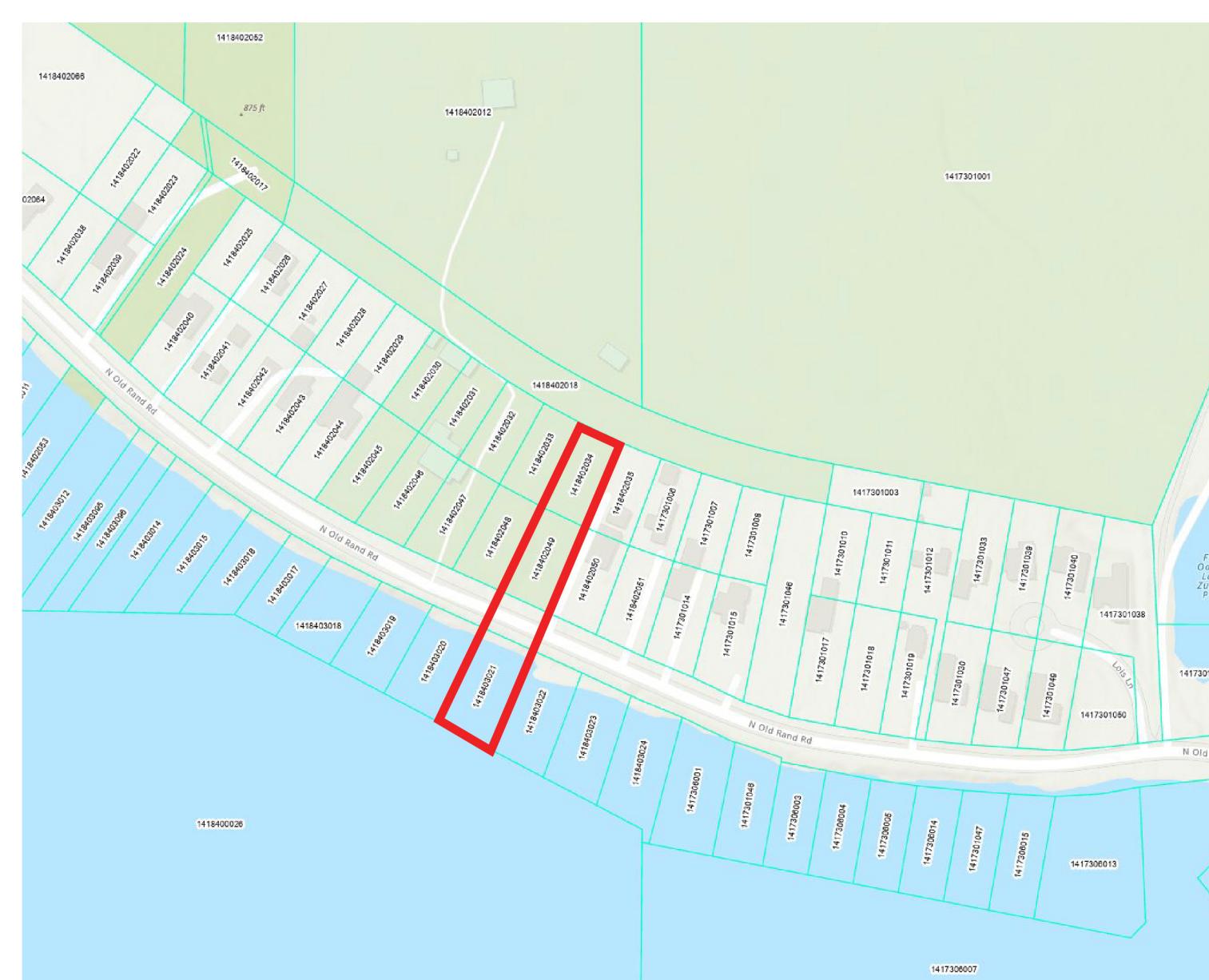


0 1000 2000 ft

Print Date: 11/7/2025

Notes

534 N Old Rand Road - Map Amendment



Print Date: 11/7/2025

Notes



(Please Type or Print)

Community Development Department

505 Telser Rd.

Lake Zurich, IL 60047

Phone: (847) 540-1696

Fax: (847) 540-1769

LOT 47, 17

Currently part of Lake Zurich Golf Club

1. Address of Subject Property: 564 N Old Rand Lake Zurich IL 60047

2. Please attach complete legal description

3. Property Identification number(s): 14-18-403-021, 14-18-402-049, 14-18-402-034

4. Owner of record is: Lake Zurich Golf Club Phone: 847-438-2431

5. E-Mail none Address: 564 N Old Rand Lake Zurich IL 60047

6. Applicant is (if different from owner): Mark + Barb Hildebrandt Phone: 847-875-5925

E-Mail barb.hilde@gmail.com Address: 6908 Wildspring Lane, Long Grove IL 60047

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

8. All existing uses and improvements on the property are: Vacant lot

9. The proposed uses on the property are: Single family residence

10. 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:

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

Purchase agreement contract with contingency to rezone to R5

12. 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.

Barbara Jean Hildebrandt
(Name of applicant)

Subscribed and sworn to before me this 4 day of November, 2025.

Rosemarie Madulara
(Notary Public)

Barbara Jean Hildebrandt
(Signature of applicant)

My Commission Expires 4/19/2028



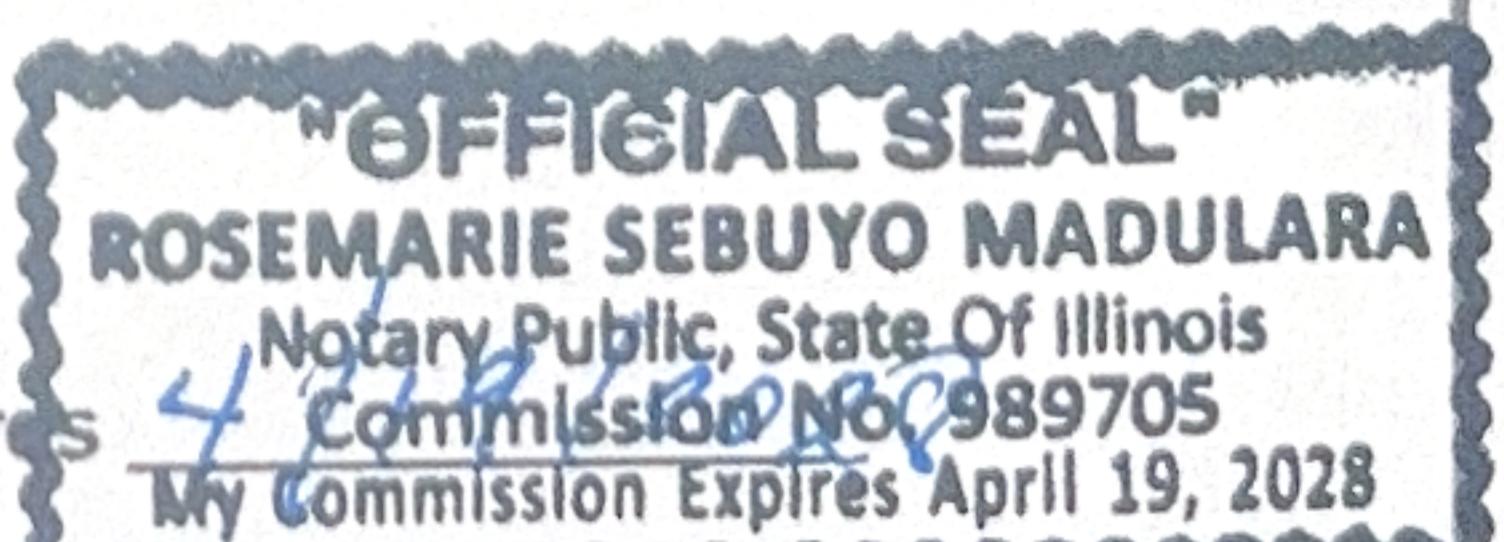
Jason Arends
(Name of Owner, if different)

Subscribed and sworn to before me this 4th day of November, 2025.

Rosemarie Madulara
(Notary Public)

JAC
(Signature of Owner, if different)

My Commission Expires 4/19/2028



Zoning Code Map Amendment to change zoning of Subject Property from OS to R5

Zoning Code Text Amendment to amend the following section(s) of the Zoning Code _____

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

Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

Planned Unit Development/Major Adjustment/Amendment

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

Variation for _____

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

Modification to the Land Development Code (includes retaining walls more than 2 feet in height)

(See Section 10-6-18 of the Land Development Code for specific standards.)

Preliminary Plat of Subdivision

Final Plat of Subdivision or Amendment to Plat of Subdivision

(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

Site Plan Approval/Major Adjustment/Amendment

(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

Exterior Appearance Approval or Amendment

(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

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

Petition to Annex Certain Territory (Please complete attached petition)

Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

Comprehensive Plan Map Amendment for _____

Comprehensive Plan Text Amendment for _____

Mr. Orlando Stratton
Chair Person of the Planning and Zoning Commission
505 Telser Road
Lake Zurich, IL. 60047

Dear Mr. Stratton,

Hello. My name is Barb Hildebrandt and my husband and I are interested in applying for a rezoning of PINs 14-18-403-021, 14-18-402-049, and 14-18-402-034. Two of these parcels are adjacent to the Lake Zurich Golf Course and one is on Lake Zurich. The parcels are currently zoned OS and we would like to apply for them to be zoned R5.

The current owner of these parcels is the Lake Zurich Golf Course. We have a contract with them to purchase the parcels with a contingency that the parcels are able to be zoned for residential use.

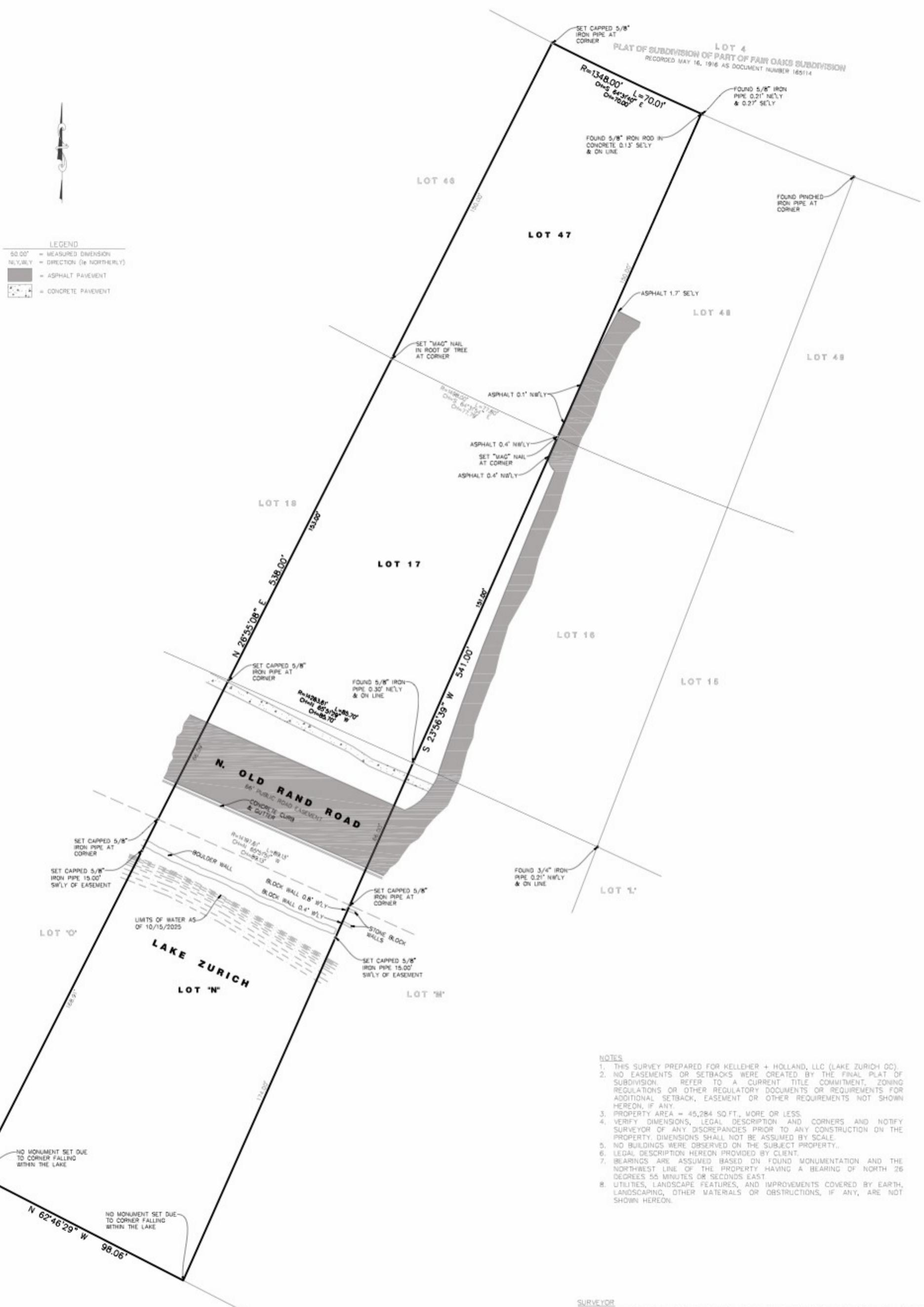
We do not have a builder or blue prints yet since we are not sure if it will be rezoned R5 but our intention is to build a 3-4 bedroom home that will aesthetically compliment the homes near it. We estimate the cost will be upwards of \$2,000,000. We feel that it will blend very nicely since there are already homes along the street. There are no wetlands, and/or conservancy soils to our knowledge. The current streets and utilities on and around the property are adequate to serve the proposed development.

If you have any questions, please feel free to contact me at 847-875-5925 or barbhilde@gmail.com.

Thank you,
Barb Hildebrandt

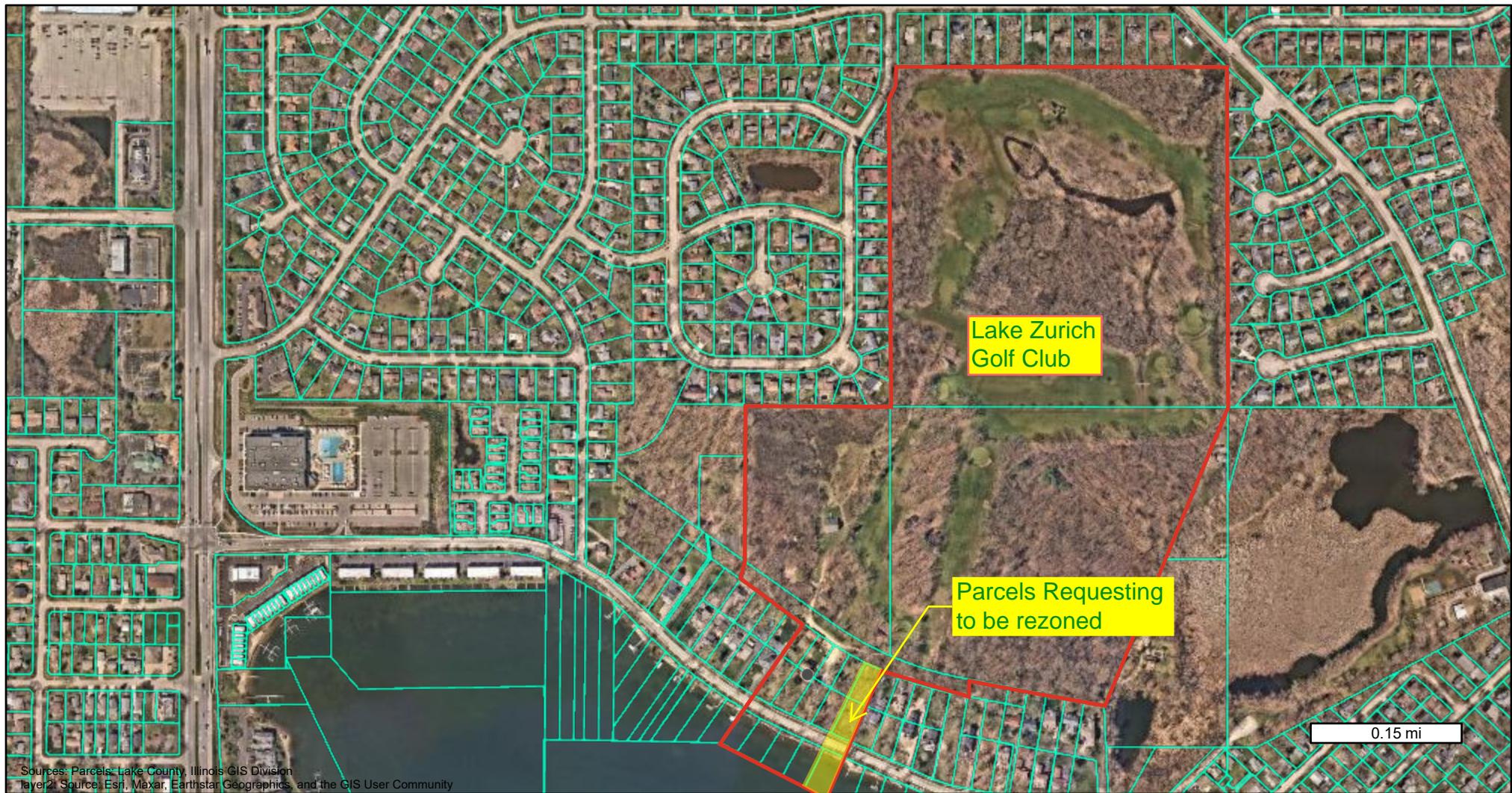
BOUNDARY SURVEY

LOTS "N", 17 AND 47 IN FAIR OAKS SUBDIVISION OF PART OF SECTIONS 17 AND 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1895, IN BOOK "B" OF PLATS, PAGES 28 AND 29, AS DOCUMENT NO. 82231, IN LAKE COUNTY, ILLINOIS





Lake County, Illinois



Map Printed on 12/4/2025



Tax Parcel Lines

Disclaimer:

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



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 2025-22

PZC Hearing Date: December 17, 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: December 17, 2025

Re: PZC 2025-22 Zoning Application for 525 Enterprise Parkway – Milieu Landscaping
Special Use Permit Amendment for Outdoor Storage associated with a Landscape Contractor

SUBJECT

Brian Frank of Milieu Landscaping, (the “Applicant” and “Owner”) requests a Special Use Permit Amendment to expand the previously approved outdoor storage area at the property commonly known as 525 Enterprise Parkway and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Special Use Permit Amendment

Current Zoning: I Industrial District

Current Use: Office, Outdoor Landscape Storage Yard, and Parking Lot
(Contractor with outdoor storage yard)

Property Location: 525 Enterprise Parkway

Applicant and Owner: Brian Frank, Milieu Landscaping

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

Mr. Brian Frank, of Milieu Landscaping, (the “Applicant” and “Owner”) is requesting approval to expand the existing outdoor storage area. This expansion requires an amendment to the outdoor storage Special Use Permit previously approved in 2021 under Ordinance No. 2021-06-413. The proposed expansion is intended to support business growth and increased storage needs related to landscaping operations, as well as snow and ice removal services at 525 Enterprise Parkway, legally described in Exhibit A attached hereto (the “Subject Property”).

The Applicant has filed an application with the Village of Lake Zurich received on November 12, 2025 (the “Application”) seeking:

- A Special Use Permit Amendment to allow the expansion of the previously approved outdoor storage Special Use, as established under Ordinance No. 2021-06-413, which authorized outdoor storage associated with a permitted landscape and horticultural services contractor.

Milieu Landscaping has operated at Subject Property since 2021, which is located within the I Industrial district. This district permits landscape and horticultural services, a classification that also includes snow removal services, tree services, and landscape counseling and planning, all of which Milieu Landscaping offers.

However, the Lake Zurich Zoning Code classifies outdoor storage associated with a contractor as a Special Use. The Applicant’s outdoor storage area was previously reviewed through the public hearing process and approved by the Village Board in 2021. The Applicant is now requesting an amendment to that approval to allow for the expansion of the existing outdoor storage area.

Regarding the materials stored outdoors on the Subject Property, Milieu Landscaping conducts landscape maintenance operations from approximately mid-March through late November which generate grass clippings, leaves, and branches. These materials are temporarily stored on site before being transported to a licensed facility for proper disposal.

The company also performs landscape construction projects, primarily during the same seasonal window, though work may occur year-round depending on project scope and weather. These operations require temporary on-site storage of plant materials prior to installation, as well as

hardscape materials including brick pavers, gravel, mulch, soil, and compost. Soil and compost are kept in covered bins and are routinely rotated off site. Gravel and stone materials are stored uncovered and are transferred to project locations as needed and replenished periodically. Materials may be stored temporarily prior to installation, or may remain on site longer when excess stock exists after project completion.

In addition, the Applicant provides snow and ice management services, which require the storage of both bulk and bagged salt. Bagged salt is stored indoors, while bulk salt is stored in covered outdoor bins. Snow and ice operations occur primarily from late November through late March and may involve nighttime activity depending on weather conditions.

The previously approved outdoor storage area introduced 8,870 square feet of new impervious surface to accommodate the storage area. Since that time, the need for storage areas has grown to include additional plant storage and miscellaneous landscape materials. The current amendment to the Special Use Permit proposes an additional 550 square feet of impervious area, the addition of chain link fencing along the north and east sides of the Subject Property to enclose additional irrigated plant storage areas, and additional pallet racks for hardscape materials.

The expanded storage area will be fully enclosed by a chain-link fence extending along the northern property line, running down the eastern edge of the storage yard, and connecting to the existing 4-foot-high concrete block wall. The new plant-storage zone will be irrigated and maintained as a pervious area, extending further east from the existing yard. Areas outside the proposed storage boundary will be restored to their 2021 grade and replanted with seed and natural vegetation, addressing and correcting the previously unpermitted expansion.

Within the storage yard, the existing chain-link fencing along the south and east sides will be removed to allow the 4-foot-high concrete block walls to serve as the primary barrier. The chain-link fence at the front of the building will remain but will be extended across the driveway to connect to the concrete wall to the south, which is eight feet in height.

The concrete block walls form bulk material storage bins that will remain uncovered. New pallet racks will be installed within the storage yard. These racks will not exceed 8 feet in height and will comply with all applicable building and zoning requirements.

When the Special Use Permit for outdoor storage was originally approved in 2021, the Applicant installed a landscape screening plan that continues to function effectively today, particularly to the south which is most visible from the public right-of-way. The current request seeks to expand the outdoor storage area to the east and north sides of the site. These locations are the rear and interior side yards of the property, where visibility from surrounding streets is minimal and the adjacent land uses are industrial in nature.

The materials proposed for storage within the expanded area consist primarily of irrigated plant materials. These items are not expected to create negative visual or operational impacts on neighboring properties.

Additionally, the Elgin, Joliet & Eastern Railway lies to the south and east of the Subject Property. This rail line, along with the existing detention basin and naturalized open spaces, provides a substantial buffer. This further ensures that the expanded storage area will remain screened and consistent with the character of its industrial surroundings.

Pursuant to public notice published on November 22, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for December 17, 2025, to consider the Application. On November 24, 2025 the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The Subject Property is located within the Lake Zurich Midlothian Court Subdivision, recorded on March 15, 2004 in Lake County. The site is zoned within the I Industrial district. The existing warehouse building was constructed in 2004 and was occupied by Zippy Shell: Portable Storage Units & Moving Company until 2020.
- C. Surrounding Land Use and Zoning.** The Subject Property is located on Enterprise Parkway on the northern end of the Industrial Park. The land to the north, south, east, and west of the Subject Property is zoned I Industrial and improved with a variety of Industrial uses.
- D. Trend of Development.** The Subject Property is located within the Lake Zurich Corporate and Industrial Park in the northeast quadrant of the Village. The accessibility to major state highways, a strong industrial park community, room for potential growth and development, all position the Subject Property in a desirable location for many industrial-oriented businesses.
- E. Zoning District.** The I Industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

GENERAL FINDINGS

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

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

Staff has reviewed the plan and found that the development proposal will continue to remain in substantial conformance with its original approval and 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 development will continue to remain in substantial conformance with the purpose and intent of the I Industrial 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 business is compatible with the industrial-oriented character of the Industrial district and aligns with the intended use of properties in this zoning classification. All operations will occur entirely within the boundaries of the site. The combination of existing landscaping and the proposed extension of the chain-link fence along the front yard will additionally provide effective screening from adjacent properties and the public right-of-way.

Based on the nature of the use and the physical characteristics of the site, the Applicant has demonstrated that the operation will not generate any substantial or undue adverse effects on surrounding properties. The use is not anticipated to create negative impacts related to noise, visibility, traffic, or general site activity. Further, the proposal does not compromise the public health, safety, or general welfare of the Village.

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 entirety of the business operations and activities occur solely on the Subject Property. Since the business and its originally approved outdoor storage area were established in 2021, there has been no indication of interference with surrounding development.

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, drainage and other municipal services. No change in impact these are anticipated 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. Enterprise Parkway has adequate capacity to accommodate the traffic generated by the landscape vehicles that are attributed to Milieu Landscaping. All vehicles are proposed to be parked or stored on the 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. Any removal of trees will require a tree removal permit which requires replacement trees or a fee in lieu of.

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. There are no additional standards imposed on the land use by 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 Response: Standard met. The proposed development will continue to contribute to the established character of the Industrial Park.

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. The applicant has agreed to and staff will ensure that the Applicant continues to comply with the conditions imposed on the landscaping company with associated outdoor storage.

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 business will continue to provide a convenient location for this service within the community.

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. A landscape company with outdoor storage requires a Special Use Permit and is only provided for within the Industrial district.

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 business operations and outdoor storage area function in a manner that prevents any undue adverse effects on the Subject Property or on surrounding properties, considering the site's location, design, and operational characteristics. Although the Applicant expanded the outdoor storage area without prior approval, this remained fully contained within the boundaries of the Subject Property and did not encroach upon adjacent parcels.

The Applicant has since submitted a formal request to amend the original approval to include the expanded area. As part of this amendment, the Applicant will mitigate any impacts associated with the unpermitted work by restoring the affected locations to the original grade and slope from 2021. In addition, the eastern portion of the restored area will be replanted with native vegetation, which will improve stormwater flow.

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 continue to be 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 2025-22, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated November 12, 2025, prepared by Mr. Brian Frank, of Milieu Landscaping
 - b. Exhibit A: Legal Description of the Subject Property
 - c. ALTA/NSPS Land Title Survey dated April 19, 2021, prepared by MEI Civil Engineering, Consulting, Land Surveying
 - d. Proposed Site Plan
2. All areas located outside of the proposed site plan identifying the storage area expansion shall be restored to the 2021 grade and slope and shall be replanted with natural vegetation and seed mix.
3. The entire site including the existing and expanded storage areas shall conform to the requirements of the Lake County Watershed Development Ordinance
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Colleen McCauley
Village Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

525 Enterprise Parkway
December 17, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-22, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **December 17, 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, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated November 12, 2025, prepared by Mr. Brian Frank, of Milieu Landscaping
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 - d. Proposed Site Plan
2. All areas located outside of the proposed site plan identifying the storage area expansion shall be restored to the 2021 grade and slope and shall be replanted with natural vegetation and seed mix.
3. The entire site including the existing and expanded storage areas shall conform to the requirements of the Lake County Watershed Development Ordinance
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
 Without any further additions, changes, modifications and/or approval conditions.
 With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

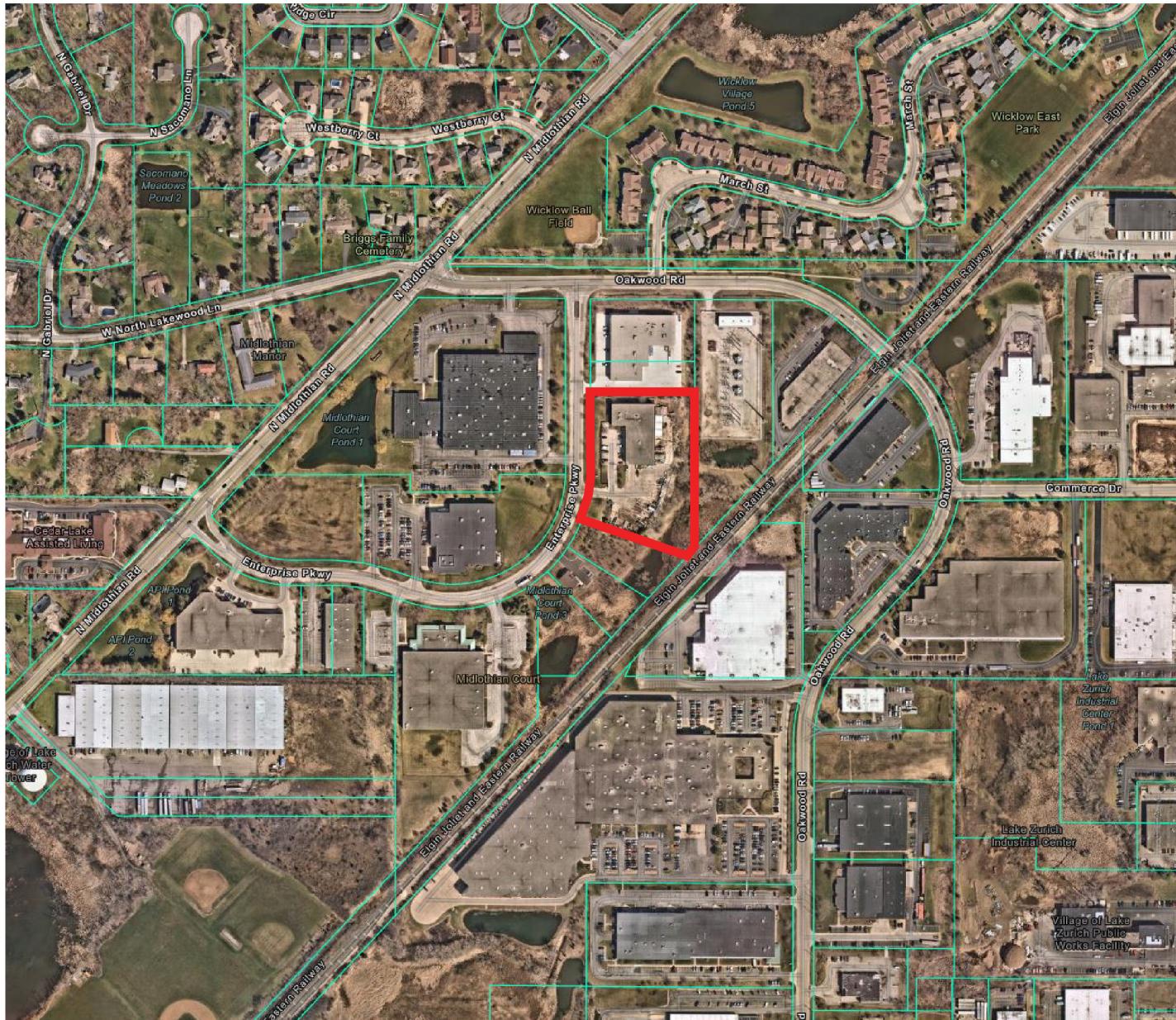
EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3,4,5, AND 6 IN MIDLOTHIAN COURT SUBDIVISION OF PART OF THE NW $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT 5517234, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY



525 Enterprise Pkwy - SUP Amendment



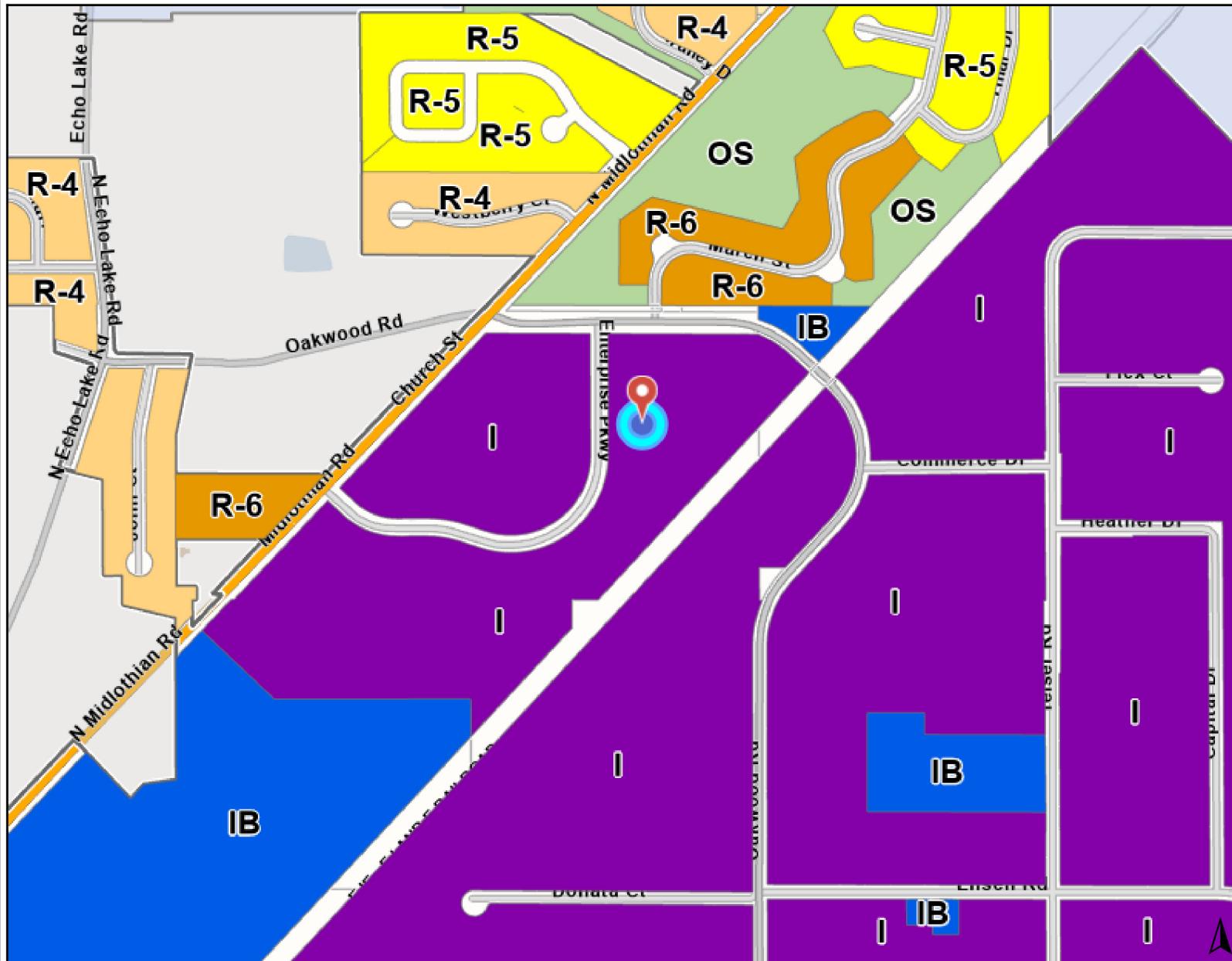
Legend



Print Date: 11/7/2025

Notes

525 Enterprise Pkwy - SUP Amendment



Legend

Zoning and Development

Zoning

- I: Industrial
- IB: Institutional Buildings
- OS: Open Space
- R-1/2: Single Family Residential
- R-4: Single Family Residential
- R-5: Single Family Residential
- R-6: Multi Family Residential

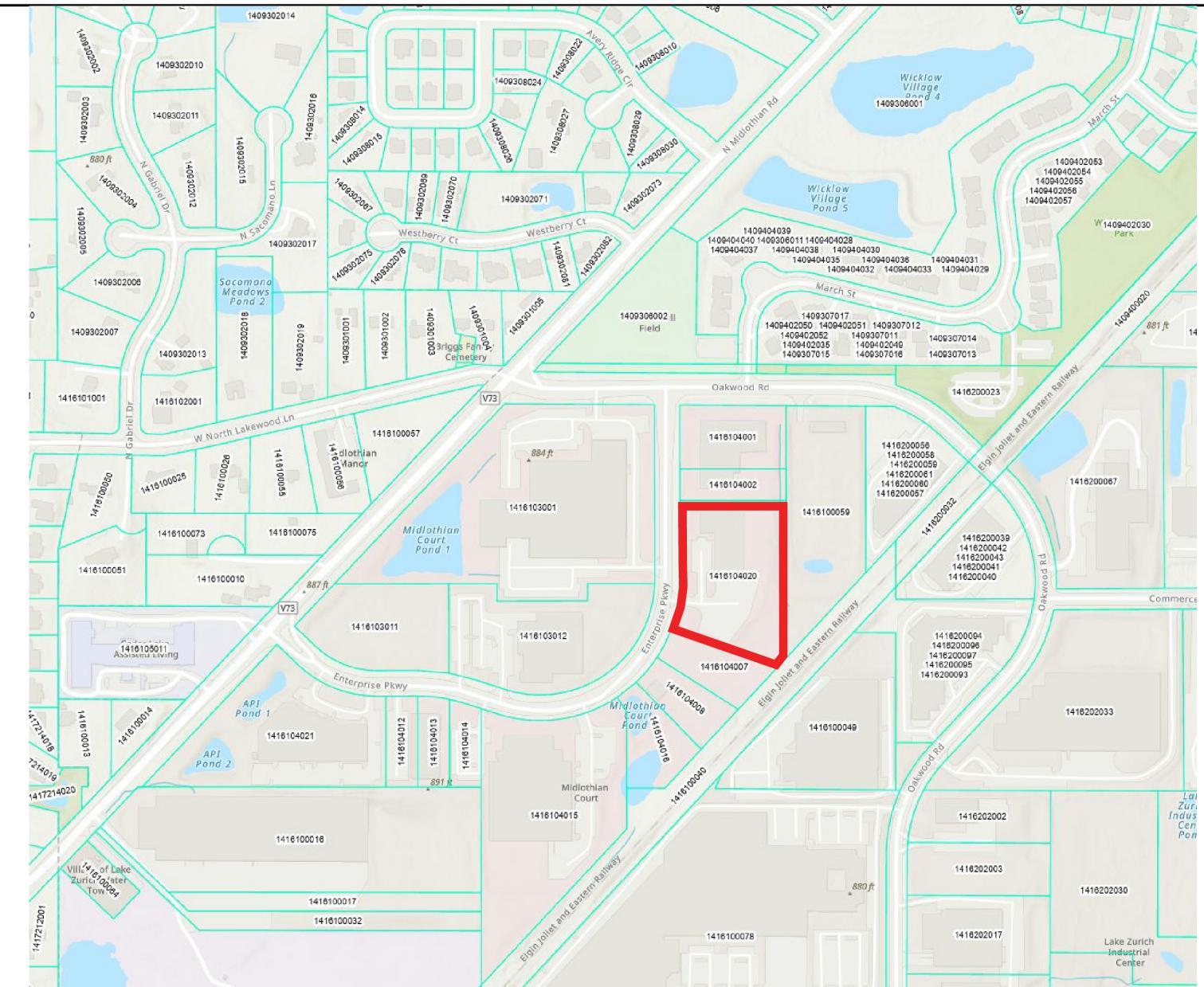


0 1000 2000 ft

Print Date: 11/7/2025

Notes

525 Enterprise Pkwy - SUP Amendment



Legend



Print Date: 11/7/2025

Notes



(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: 525 Enterprise Parkway, Lake Zurich, IL 60047
2. Please attach complete legal description
3. Property Identification number(s): 14-16-104-020
4. Owner of record is: Starship 525, LLC Phone: 847-366-5069
E-Mail bfrank@milieu-design.com Address: 525 Enterprise Parkway, Lake Zurich, IL 60047
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: Landscape Contractor
8. The proposed uses on the property are: Landscape Contractor

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:
Building set back line affecting the north and south 25', building set back line affecting the west 40', building set back line affecting the east 30'.

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

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

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON

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.

Brian Frank

(Name of applicant)

B. Frank

(Signature of applicant)

Subscribed and sworn to before me this 12 day of November, 2025.

Tanya Christopher

(Notary Public)

My Commission Expires Feb 27, 2026

Brian Frank

(Name of Owner, if different)

B. Frank

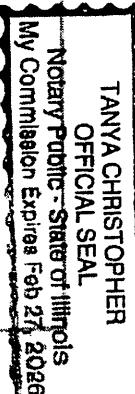
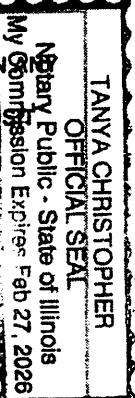
(Signature of Owner, if different)

Subscribed and sworn to before me this 12 day of November, 2025.

Tanya Christopher

(Notary Public)

My Commission Expires Feb 27, 2026



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 chain link fence installation

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

Planned Unit Development/Major Adjustment/Amendment

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

Variation for _____

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

Modification to the Land Development Code (includes retaining walls more than 2 feet in height)

(See Section 10-6-18 of the Land Development Code for specific standards.)

Preliminary Plat of Subdivision

Final Plat of Subdivision or Amendment to Plat of Subdivision

(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

Site Plan Approval/Major Adjustment/Amendment

(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

Exterior Appearance Approval or Amendment

(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

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

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

COMPREHENSIVE PLAN APPLICATION

Comprehensive Plan Map Amendment for _____
 Comprehensive Plan Text Amendment for _____



525 Enterprise Parkway
Lake Zurich, IL 60047
Office: 847-465-1160 Fax: 847-465-1159
Email: hello@milieuland.com
Website: <http://milieuland.com>

November 12, 2025

Mr. Orlando Stratman
Chairperson of the Planning & Zoning Commission
505 Tesler Rd.
Lake Zurich, IL 60047

Subject: 525 Enterprise Parkway
Special Use Permit Amendment

Dear Mr. Stratman,

I am the owner of both Milieu Landscaping, LLC (“Milieu Landscaping”) and Starship 525, LLC, the entity that owns the real property located at 525 Enterprise Parkway, Lake Zurich, Illinois 60047 (the “Property”). The purpose of this correspondence is to provide an overview of the landscaping business operations at the Property and to formally request an amendment to the Special Use Permit for outdoor storage, previously approved in 2021, to accommodate the continued growth of the business. Enclosed with this application is a site plan illustrating the proposed installation of a chain-link fence along portions of the north and east sides of the Property, together with the other required application materials.

As an overview of our business, Milieu Landscaping operates under three principal divisions of service:

- 1. Landscape Maintenance**
 - a. Operating generally from March 15 through November 30.
 - b. Yard debris (e.g., grass clippings, leaves, and small branches) is temporarily stored on-site and promptly transferred to a licensed facility for proper disposal.
- 2. Landscape Projects**
 - a. Primarily conducted from March 15 through November 30, though project work may occur year-round as weather permits.

- b. Plant materials are stored on-site only temporarily—typically less than one week and rarely more than two weeks. These materials require irrigation during that time.
- c. Hardscape materials (e.g., bricks, pavers, gravel, mulch, and similar items) are stored as follows:
 - (i.) Soil and compost are kept in covered bins, transferred out quickly, and restocked as needed.
 - (ii.) Gravel and landscape stone are kept in uncovered bins and are similarly transferred and restocked promptly.
 - (iii.) Brick pavers are generally on-site for less than two weeks. Occasionally, small quantities remain as remnants for use on future projects.

3. Snow and Ice Management

- a. Operating primarily from November 30 through March 30.
- b. Requires nighttime operations.
- c. Involves the storage of both bulk and bagged salt, with bagged salt stored indoors and bulk salt kept in a covered bin.

We understand the Village's requirements regarding fencing for properties zoned for outdoor storage. The proposed plan addresses several practical considerations and hardships, including:

- (1) Avoiding redundancy of fencing where a concrete block wall currently exists or is proposed.
- (2) Preserving the Stormwater Natural Resource Easement area and restoring grading to the 2021 approved contours.
- (3) Providing adequate access for large trucks delivering salt and soil to the covered bins located on the east side of the building.
- (4) Maintaining irrigated areas for temporary storage of plant materials prior to their transfer to job sites.
- (5) Allowing for bulk storage of stone materials within uncovered bins in an organized and contained manner.

We appreciate the Commission's time and consideration of this request. Please do not hesitate to contact me should you require additional information or clarification regarding the proposed amendment.

Sincerely,

Brian V. Frank

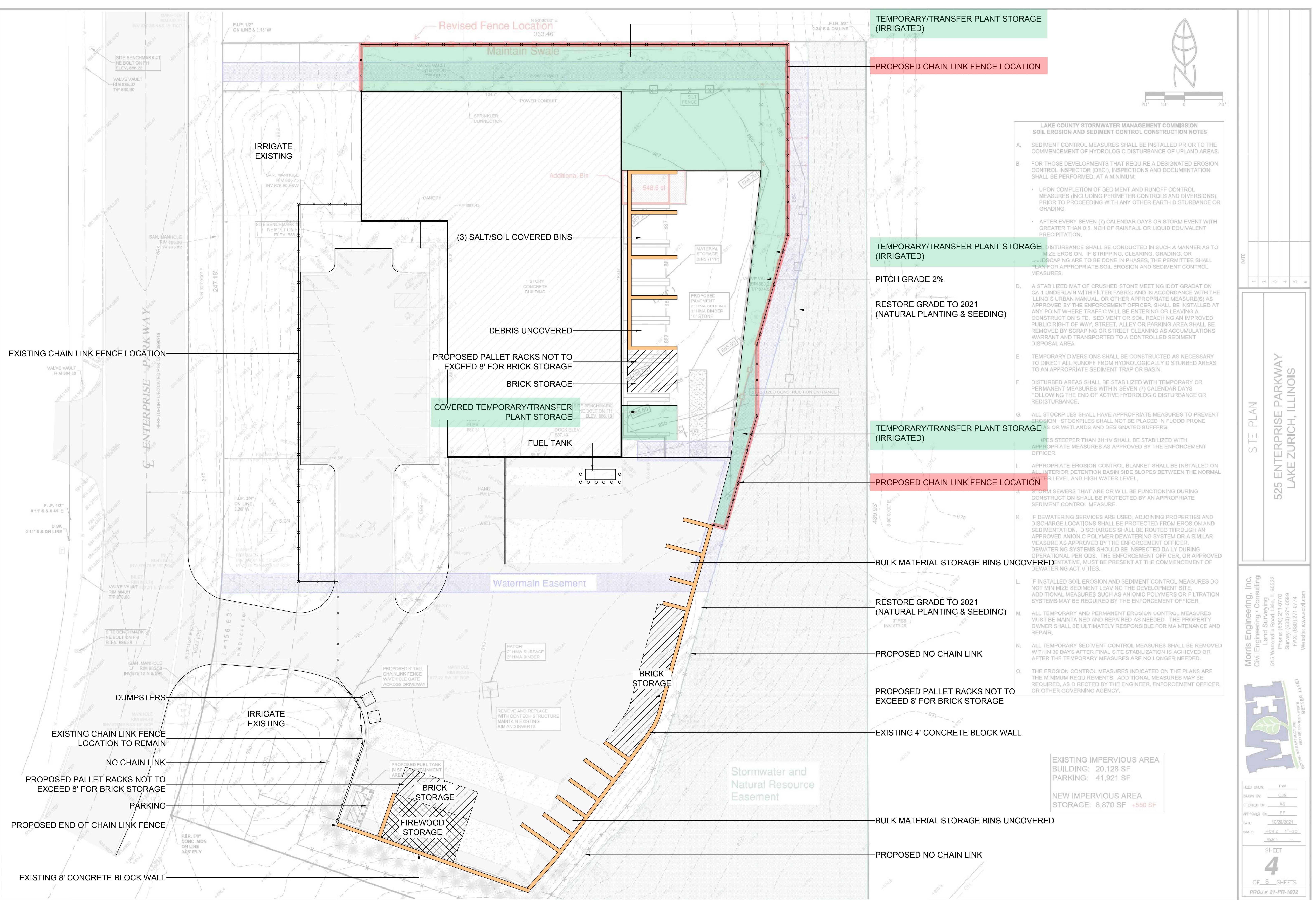
Brian Frank

President

brian@milieuland.com

847-366-5069 cell

Enclosures: Proposed site plan, zoning application, proof of ownership, legal description & survey.



Legal Description

LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 5, AND 6 IN MIDLOTHIAN COURT SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT 5517234, IN LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number (PIN): 14-16-104-020

Address of Real Estate: 525 Enterprise Parkway, Lake Zurich, IL 60047

WARRANTY DEED to

CT

21GNW854076GV

THE GRANTORS, DAC REALTY, a Pennsylvania General Partnership for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to GRANTEE, STARSHIP 525, LLC, an Illinois limited liability company with a principal place of business located at 48 E. Hintz Rd., Wheeling, IL 60090, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3, 4, 5, AND 6 IN MIDLOTHIAN COURT SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT 5517234, IN LAKE COUNTY, ILLINOIS.

This conveyance is subject to those Exceptions on Schedule B of Chicago Title Insurance Company Title Commitment Number 21GNW854076GV dated May 19, 2021 as more particularly set forth on Exhibit 2.

Permanent Real Estate Index Numbers: 14-16-104-020

Address of Real Estate: 525 Enterprise Parkway, Lake Zurich, Illinois 60047

Dated this 21 day of July, 2021

Type: DW
Recorded: 9/15/2021 1:42:51 PM
Fee Amt: \$2,872.50 Page 1 of 6
Receipt#: 202100080774
IL Rental Housing Fund: \$9.00
State Stamp Fee: \$1875.00
County Stamp Fee: \$937.50
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File# 7826332

REAL ESTATE TRANSFER TAX	
County:	\$937.50
City/town:	\$1,872.50
Total:	\$2,872.50
Stamp No:	0-310-099-728
Declareration ID:	202107081516797
Instrument No:	7826332
Date:	15-Sep-2021

This instrument was prepared by:
Andrew E. Kolb, Esq.
Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, IL 60175

Grantee's address and
Send subsequent tax bills to:

STARSHIP 525, LLC
525 Enterprise Parkway
Lake Zurich, Illinois 60047

When recorded return to:

David Maloney
Maloney Law, LLC
1880 W. Winchester Rd., Suite 205
Libertyville, IL 60048

DAC REALTY
a Pennsylvania General Partnership

By: 
Name: David A. Caruso
Its: General Partner

DAC REALTY
a Pennsylvania General Partnership

By: 
Name: Micheline Caruso
Its: General Partner

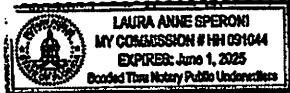
[Notary signature page follows]

STATE OF Florida)
COUNTY OF Sarasota)
) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David A. Caruso, in his capacity as General Partner of DAC REALTY, a Pennsylvania General Partnership, 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 and delivered the said instrument as his free and voluntary act and deed of said DAC REALTY, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this
27th day of July 2021.

Laura Anne Speroni
NOTARY PUBLIC



STATE OF Florida)
COUNTY OF Sarasota)
) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michelene Caruso, in her capacity as General Partner of DAC REALTY, a Pennsylvania General Partnership, 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 she signed and delivered the said instrument as her free and voluntary act and deed of said DAC REALTY, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this
27th day of July 2021.

Laura Anne Speroni
NOTARY PUBLIC

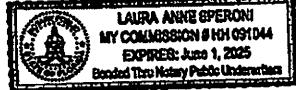


EXHIBIT 2

TITLE EXCEPTIONS

This conveyance is subject to:

1. General Real Estate Taxes for the years 2021 and subsequent years.
2. Rights of Way for railroad switch and spur tracks, if any. (underlying Lot 6)
3. Rights of North Shore Electric company, its successors and assigns to erect, maintain and renew its poles, in, upon and along the 10 foot strip immediately adjoining the right of way of the Elgin, Joliet and Eastern Railway as granted by instrument dated March 23, 1911 and recorded March 29, 1911 as document 134663 (affects the Southeasterly 10 feet of underlying Lot 6)
4. Building line 40 feet East of the West lot line and 30 feet West of the East lot line of Lots 3, 4 and 5 and 40 feet Easterly of the Westerly lot line of Lot 6 as shown on plat of said subdivision (underlying land)
5. Natural resource protection easement over the Southeasterly 150 feet of Lots 6, the easterly portions of Lots 4 and 5 as shown on plat of said subdivision (underlying land)
6. Drainage and utility easement over the West 20 feet and East 25 feet of lots 3, 4 and 5 and also over the Westerly 20 feet of Lot 6 (underlying land)
7. Notation on plat of subdivision as follows: Access Note -- there will be no direct access to Midlothian Road from Lots 15, 16 and 23. All Access to Midlothian Road shall be gained via Enterprise Parkway, except an existing driveway on Lot 23 shall be allowed to remain temporarily, not to exceed 5 years from permit issuance date. (underlying land)
8. Notation on the plat of subdivision as follows: Natural resources protection easement provisions for complete conservation easement -- easements for natural resources protection dimensioned and shown on the plat are hereby reserved for the use of the village of Lake Zurich solely for the establishment and maintenance of wetlands and other natural resources and as drainage and stormwater detention areas. Such areas shall at all times remain in a natural condition to protect and preserve their natural function as general habitat for aquatic and land species and as water purification and recharge areas. No building or other structure intended for permanent use shall be constructed or maintained for any purposes within the easement except for stormwater management purposes with the grading, clearing and excavation approved by the village of Lake Zurich for drainage control purposes. No dumping, mowing, filling, excavating or transferring of any earth material or yard clippings shall be permitted within the easement (underlying land)
9. Covenants, conditions and restrictions contained in declaration made by Schultz Bros. Co. dated July 3, 1997 and recorded July 9, 1997 as document 3990920
10. Notation on the plat of subdivision as follows: Easement provisions -- an easement is hereby reserved and granted over and under the platted areas hereon noted as "drainage and utility easements" and the property designated on the plat for streets to Ameritech, the commonwealth

Edison company, Nicor as company, Cable Company and the village of Lake Zurich, to the above specified easements together with their respective successors and assigns, to install, lay, construct, renew, operate and maintain conduits, cables, wires, sewers, pipes, surface and subsurface drainage and water mains, underground, with all necessary manholes, water valves and other equipment for the purpose of serving the said real estate with telephone, communications, electricity, sewer, gas, water service, drainage and other municipal services. Also there is hereby granted the right to enter upon the said real estate at all times to install, lay, construct, renew, operate and maintain within the said real estate said conduits, cables, wires, sewers, pipes, surface and subsurface drainage and other equipment, the right of ingress and egress is hereby granted over, upon and through the said real estate of emergency vehicles of any and all types, for any purpose whatever. No permanent building shall hereafter be placed on the said easement, as determined, by the same may be used for gardens, shrubs, landscaping and such other purposes that then and later do not unreasonably interfere with the uses or the rights herein granted.
(underlying land)

11. Terms and provisions contained in Resolution No. 2004-01-19A adopted by the Village of Lake Zurich approving a Plat of consolidation and accepting a watermain easement recorded March 15, 2004 as document number 5517233.
12. Building Line(s) as shown on the Plat of Subdivision recorded as Document No. 5517234, affecting the North 25 feet, the West 40 feet, the South 25 feet and the East 30 of the North 100 feet of the Land.
13. 10 foot watermain easement over portions of Lot 1 as shown on the Plat of Midlothian Court First Resubdivision recorded March 15, 2004 as document number 5517234.
(for further particulars, see record.)
14. Natural Resource Protection easement over the Easterly portion of Lot 1 as shown on Plat of said Resubdivision recorded March 15, 2004 as document number 5517234.
(for further particulars, see record.)
15. Drainage and utility easement over the North 50 feet of the East 30 feet of Lot 1 as shown on Plat of said Resubdivision recorded March 15, 2004 as document number 5517234.
16. Easement granted to the North Shore Electric Company over the Southeasterly 10 feet of Lot 1 as shown on Plat of said Resubdivision recorded March 15, 2004 as document number 5517234.
17. Drainage and utility easement over the West 20 feet of Lot 1 as shown on Plat of said Resubdivision recorded March 15, 2004 as document number 5517234.
18. Notation on the Plat of Midlothian Court First Resubdivision recorded March 15, 2004 as document number 5517234, as follows:

Watermain easement provisions
a non-exclusive easement for serving the Subdivision and other property with water service is hereby reserved and granted to the Village of Lake Zurich, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with water mains in, over, under, across, along and upon the surface of the property shown within the dashed lines on the Plat and marked "Watermain Easement" on

this Plat, together with the right to install required service connections under the surface of each Lot to serve improvements thereon, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dashed lines marked "Watermain Basement" on this Plat without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

19. Surveyor's notation as shown on Plat of said Resubdivision recorded March 15, 2004 as document number 5517234: the Federal Emergency Management Agency firm community panel number 17097CO229-f, having an effective date of September 3, 1997, indicates that the property lies within an area designated as zone "X" (unshaded). Zone "X" (unshaded) is defined as areas determined to be outside the 500-year floodplain.

Form **LLC-5.5**

Illinois
Limited Liability Company Act
Articles of Organization

FILE # **10435471**

Secretary of State Jesse White
Department of Business Services
Limited Liability Division
www.cyberdriveillinois.com

Filing Fee: **\$150**

Approved By: **KXW**

FILED

JUN 01 2021

Jesse White
Secretary of State

1. Limited Liability Company Name: **STARSHIP 525, LLC**

2. Address of Principal Place of Business where records of the company will be kept:
48 E. HINTZ RD.

WHEELING, IL 60090

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

**DAVID MALONEY
1880 W WINCHESTER RD STE 205
LIBERTYVILLE, IL 60048-5336**

5. Purpose for which the Limited Liability Company is organized:

"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

**FRANK, BRIAN
48 E. HINTZ RD.
WHEELING, IL 60090**

8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: JUNE 01, 2021

**BRIAN FRANK
48 E. HINTZ RD.
WHEELING, IL 60090**

Village of Lake Zurich Zoning Application Guide

**IF APPLICABLE
VILLAGE OF LAKE ZURICH**

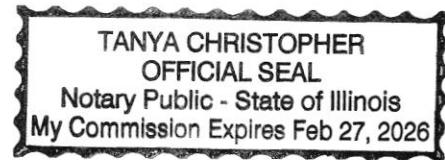
NOTIFICATION AFFIDAVIT

I, Brian Frank hereby certify as follows:

1. That on the 12 day of, November 2025, affiant caused to be mailed in the Post Office of Lake Zurich, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right of Way, of the subject property and to the owners or representatives of property listed as exempt.
2. That the parties to whom said notice was mailed are set forth on Page 15, Item #13 of this application.


Signature

Subscribed and sworn to before me this 12 day of November, 2025.




(Notary Public)

My Commission Expires Feb. 27, 2026

***Note: This is to be notarized and returned to Staff after notifications are mailed out.**