AGENDA PACKET

VILLAGE OF LAKE ZURICH

Planning and Zoning Commission Meeting

October 15, 2025
07:00 pm

VILLAGE OF LAKE ZURICH
PLANNING AND ZONING COMMISSION MEETING

OCTOBER 15, 2025
07:00 PM
AGENDA

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

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

Motion to approve the minutes.

Attachment: 09-PZC September_17 unapproved minutes_Redacted.pdf

3. PUBLIC MEETING

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

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

Attachment: 3A-Rock Rose-Plat of Subdivision Packet_Redacted.pdf

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 Items.

The following item was continued from the September 17, 2025 meeting of the PZC.

A. Driveway Variation

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: Michael R Quagliano

Attachment: 4A-Variation Packet_Redacted.pdf

B. 755 South Rand Road Planned Unit Development (PUD) Springs at Lake Zurich by Continental Properties

The Application for the Planned Unit Development (PUD) to redevelop the property with a mixed-use development containing multiple family rental residential buildings and a quick service restaurant was continued at the September 17 PZC meeting to allow staff and the Village's DRT additional time to evaluate the submittal before finalizing its recommendations.

Applicant: Continental Properties
Owner: Village of Lake Zurich

Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

5. OTHER BUSINESS

6. STAFF REPORTS

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

A. Upcoming projects

7. PUBLIC COMMENT

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

8. ADJOURNMENT

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in the meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator, Erin Rauscher, at (847) 540-1687 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.

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

Wednesday, September 17, 2025, 7:00 p.m.

1. **CALL TO ORDER** at 7.00pm by Chairperson Orlando Stratman
ROLL CALL: Chairperson Orlando Stratman, Commissioners Antonio Castillo, Joe Giannini Sean Glowacz, Vladimir Kovacevic, and Ildiko Schultz. Commissioners Scott Morrison and Mike Muir were absent. Also present: Community Development Director Sarosh Saher, Village Planner Colleen McCauley.

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

A. Minutes of the Planning and Zoning Commission Meeting on August 20, 2025.
Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Glowacz.
AYES: 5 Commissioners Castillo, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 1 Commissioner Giannini.
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

3. **PUBLIC MEETING**
No items received for consideration.

4. **PUBLIC HEARING**
Motion was made by Commissioner Schultz, seconded by Commissioner Giannini to open the public hearing for the following applications:
Application PZC 2025-15 for Variation at [redacted].
Application PZC 2025-18 for Annexation, Zoning, Subdivision and Planned Unit Development (PUD) at 911North Rand Road.
Application PZC 2025-17 for Planned Unit Development (PUD) at 755 South Rand Road. **This item is being continued to the October 15, 2025 meeting of the PZC.**
AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

Public Hearing started at 7.03pm

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

A. [redacted] - Variation (2025-15):

Application for a variation to allow for the construction of a 5-foot high fence within a corner side yard setback in the R-5 Single-Family Residential District.
Applicants: Dr. Konrad and Ms. Urszula Kaczmarski
Village Planner McCauley confirmed that proper notice was provided of this item and then introduced the Applicant who gave a brief presentation of the requested variation.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-15 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Castillo.

AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

On Application PZC 2025-15: 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 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 recommend that the Village Board approve the application for a fence variation at [redacted]

AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

B. 911 North Rand Road -- Annexation, Zoning, Subdivision and Planned Unit Development (PUD) (2025-18):

Application for Annexation, Zoning and Subdivision of the property through a Planned Unit Development (PUD) to redevelop the property with an outpatient clinic.
Applicant: Advocate Health and Hospitals Corporation
Owner: Sandy's Corner, LLC
Dir. Saher confirmed that proper notice was provided of this item and then he introduced Mr. Jim Slinkman of Advocate Health Care who presented the proposed development, accompanied by Mr. Lanndon Rose, Mr. Peter Bleser, Mr. Zack Rees, Mr. Spencer Craig, Mr. Jose Belardo. The site plan, land use, design and operations of the development were explained in great detail.

PUBLIC TESTIMONY.

Mr. Gary Herrmann, of North Barrington's Plan Commission, inquired about the extent of the sewer and water connection.

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

AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

On Application PZC 2025-18: A Motion was made by Commissioner Schultz, seconded by Commissioner Kovacevic, 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 Annexation, Zoning, and Subdivision of the property through a Planned Unit Development (PUD) for an outpatient clinic by Advocate Health and Hospitals Corporation.

AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

C. 775 South Rand Road – Planned Unit Development (2025-17)

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.
This item is being continued to the October PZC meeting to allow staff and the Village's Development Review Team (DRT) additional time to evaluate the submittal before finalizing its recommendations.

Motion to continue the public hearing on Application PZC 2025-17 to the October 15th meeting at 7 P.M. was made by Commissioner Schultz, seconded by Commissioner Kovacevic.

AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

5. OTHER BUSINESS

There were none.

6. STAFF REPORTS

There were none.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

AYES: 6 Commissioners Castillo, Giannini, Glowacz, Kovacevic, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Morrison, Muir.
MOTION CARRIED.

Meeting adjourned at 8.05 pm

Respectfully submitted:
Colleen McCauley, Village Planner

Approved by:

_____ _____

Chairperson Orlando Stratman. Date

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

At the Heart of Community

APPLICATION PZC 2025-20 **AGENDA ITEM 3.A**
PZC Hearing Date: October 15, 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

Re: Plat of Subdivision – 21763 North Deerpath Road

SUBJECT

Icon Building Group, represented by Mr. Charlie Murphy (the "Applicant"), is requesting approval of a final plat of subdivision for an approximately 3-acre parcel located between the Quail Run and Chasewood North Subdivisions. The proposal would create eight conforming R-5 Single-Family Residential lots to facilitate future development, to be known as Rock Rose Glen.

The property is also alternatively addressed as 232 and 234 Deerpath Road.

GENERAL INFORMATION

Requested Action:	Final Plat of Subdivision
Current Zoning:	R-5 Single-family Residential District
Current Use	Two Single-family homes and Open Space
Proposed Use:	8-Lot Single-family Residential Subdivision
Property Location:	21763 North Deerpath Road (232 and 234 Deerpath Road)
Applicant:	Icon Building Group, represented by Mr. Charlie Murphy

Staff Report **Community Development Department**
APPLICATION PZC 2025-20 **PZC Hearing Date: October 15, 2025**

Owner: Deborah Louis Casper Davidson

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

A. Legal Description
B. Public Hearing Sign
C. Site Photos
D. Development Review Comments

BACKGROUND

Icon Building Group, represented by Mr. Charlie Murphy (the "Applicant"), is requesting approval of a plat of subdivision to create eight conforming R-5 Single-Family Residential lots. The Applicant is under contract to purchase the property from the current owner, Ms. Deborah Louis Casper Davidson, who has long maintained ownership of the parcel.

The Subject Property is a single parcel zoned within the R-5 Single-Family Residential District. It is located on the southeast corner of Deerpath Road and Rock Rose Drive. The property was originally annexed into the Village in 1994 through Ordinance No. 94-02-641, which annexed certain territory contiguous to the Village of Lake Zurich. Prior to that, surrounding neighborhoods were brought into the Village and developed. The Chasewood North Subdivision was annexed in 1986 through Ordinance No. 86-3-171, which authorized the execution of an annexation agreement and shortly thereafter facilitated the development of single-family homes, with Quail Run similarly annexed and developed in the late 1980s.

The Subject Property currently contains three original structures, which Lake County records indicate were built in 1940. The existing single-family home and two outbuildings along the Deerpath Road frontage are proposed to be demolished. The remainder of the site is vacant and characterized by mature trees.

ANALYSIS

The applicant proposes to subdivide the property into eight single-family residential lots. Each lot will meet the requirements of the R-5 Single-Family Residential district, which require a 10,000-square-foot lot area and a 75-foot minimum width. The proposed lots each provide more than 10,000 square feet in area, with widths of 75 feet and average depths of approximately 177 feet, averaging a lot area of 13,000 square feet.

Each of the eight lots will comply with the R-5 bulk requirements, including 30-foot front and corner side yards, 10-foot interior side yards, and 30-foot rear yards. Ten-foot public utility and drainage easements will be provided along the side lot lines, with 30-foot easements at the rear.

Access to the homes within the subdivision will be provided from the existing Rock Rose Drive along the northern frontage, with one corner lot situated with Deerpath Road on the west side. To meet the Village's current roadway standards for level of service, a 20-foot dedication along Rock Rose Drive will expand the right-of-way to 60 feet, and a Village-compliant cul-de-sac will be constructed at the eastern end to allow for emergency and service vehicles to maneuver. Along Deerpath Road, where ownership currently extends to the centerline, 33 feet of land will be dedicated to establish a 66-foot right-of-way. In total, 0.57 acres will be dedicated for public right-of-way.

Staff has no objection to the proposed Rock Rose Glen subdivision. The plat will enable development of eight new single-family homes that conform to Village bulk, space, and yard standards, ensuring compatibility with surrounding residential neighborhoods.

GENERAL FINDINGS

Staff of the Village's Development Review Team (DRT) has evaluated the proposed resubdivision against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code. Staff has additionally made the Applicant aware of potential ramifications due to the creation of the new outlot.

10-4-1: PLAN COMMISSION GUIDELINES.

Staff has reviewed the plan and found that the proposed resubdivision will continue to remain in substantial conformance with the standards for Subdivision Approval as outlined below.

A. The Plan Commission, in the examination of the subdivision plans for approval, and in the application of this Title, shall take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention shall be given to width and location of streets, suitable sanitary utilities, storm water drainage, lot sizes and arrangements, as well as local requirements such as parks and playgrounds, schools and recreation sites and other public uses.

Staff Response: Standard met. The proposal is an 8-lot subdivision derived from a single residential lot. The purpose of the subdivision is to subdivide the land into single-family that is consistent with the surrounding residential community. The resultant properties will be served adequately with essential public facilities and services such as streets, utilities, drainage and other municipal services that meet the current standards of the Village.

The proposed resultant lots will meet the bulk requirements of the provision of the underlying R-5 Single-family Residential Zoning District.

B. Conformity with Comprehensive Plan: The Plan Commission shall especially require that all subdivisions conform to the provisions and conditions of the Comprehensive Plan. Plat approval may be withheld if a subdivision does not conform to the provisions of the Comprehensive Plan.

Staff Response: Standard met. The proposed subdivision and resultant development will continue to remain in substantial conformance with the purpose and intent of the R-5 Single-family Residential Zoning District, and the "Detached Single-family Residential" designation of the recently adopted 2025 "Lake Zurich Together" Comprehensive Plan.

C. Conformity with Conservancy Districts: No building shall be constructed on any site in the Village which lies in the Conservancy Districts. The conservancy area is based on soil types and flood-prone areas.

Staff Response: Not Applicable. No portion of the property us currently designated within a conservancy district. The Subdivision is being proposed on a property that has been farmed and later maintained as private open space.

D. Area Plan Required: Where a tract of land proposed for subdivision is part of a larger, logical subdivision unit in relation to the Village as a whole, the Plan Commission may, before recommending approval, cause to be prepared a plan for the entire area or neighborhood, such plan to be used by the Plan Commission as an aid in judging the proposed plat.

Staff Response: Standard met. The proposed plat of subdivision is accompanied by a Final Plan for the development of the lot with eight conforming single-family residential lots, using the strict application of the underlying R-5 single-family residential district.

E. Storm Water Detention Required: The Plan Commission shall not recommend for approval by the Village Board any plat of subdivision which does not make adequate provision for storm or floodwater runoff channels, basins and detentions.

Staff Response: Not Applicable at this time. Any new development will be required to conform with the Lake County Watershed Development Ordinance (Stormwater Ordinance).

F. Preservation of Natural Features: In all subdivisions, due regard shall be given to the preservation of natural features such as large trees, watercourses, historical sites or structures, and similar features. (Ord. 89-08-335, 8-21-89)

Staff Response: Standard Met. Other than mature trees on the property, there no other natural features such as watercourses, historical sites or structures, vegetation and similar features on the lots.

Existing significant trees will be preserved by the developer to the greatest extent possible. Trees that are proposed to be removed will either be replaced or compensated through a fee in lieu of replacement of significant trees, in compliance with the requirements of Chapter 6 of Title 7 entitled "Trees."

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 10-4-1: Plan Commission Guidelines for Subdivision Approval

Based on the review of staff, the standards for approval for a subdivision of the lot will 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 2025-20, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
   a. Zoning Application prepared by Icon Building Group, represented by Mr. Charlie Murphy, dated September 26, 2025.
   b. Exhibit A: Legal Description of the Subject Property
   c. Final Plat of Subdivision of Rock Rose Glen prepared by Haeger Engineering, dated August 20, 2025.
   d. Rock Rose Glen Subdivision Site Improvement Plans prepared by Haeger Engineering, dated September 17, 2025.
   e. Rock Rose Glen Subdivision Stormwater Report prepared by Haeger Engineering, dated August 20, 2025.

2. The recording of the plat of subdivision shall not relieve the Applicant of any of the Land Development Code requirements or applicable development requirements for the Subject Property. All resubdivision of lots and development of the Subject Property shall be and shall remain in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Colleen McCauley
Village Planner

Staff Report
APPLICATION PZC 2025-20

Community Development Department
PZC Hearing Date: October 15, 2025

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

PLAT OF SUBDIVISON
21763 North Deerpath Road – Rock Rose Glen
October 15, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-20, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated October 15, 2025 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
   a. Zoning Application prepared by Icon Building Group, represented by Mr. Charlie Murphy, dated September 26, 2025.
   b. Exhibit A: Legal Description of the Subject Property
   c. Final Plat of Subdivision of Rock Rose Glen prepared by Haeger Engineering, dated August 20, 2025.
   d. Rock Rose Glen Subdivision Site Improvement Plans prepared by Haeger Engineering, dated September 17, 2025.
   e. Rock Rose Glen Subdivision Stormwater Report prepared by Haeger Engineering, dated August 20, 2025.

2. The recording of the plat of resubdivision shall not relieve the Applicant of any of the Land Development Code requirements or applicable development requirements for the Subject Property. All resubdivision of lots and development of the Subject Property shall be and shall remain in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

Staff Report **Community Development Department**
APPLICATION PZC 2025-20 **PZC Hearing Date: October 15, 2025**

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE SOUTH ONE HUNDRED NINETY-SEVEN AND FIFTY-NINE HUNDRETHS (197.59) FEET OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FORTY-THREE (43) NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

Staff Report
APPLICATION PZC 2025-20

Community Development Department
PZC Hearing Date: October 15, 2025

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY

ZONING APPLICATION

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

(Please Type or Print)

1. Address of Subject Property: 21763 N. Deerpath rd, Lake Zurich, IL 60047
2. **Please attach complete legal description**
3. Property Identification number(s): 14-29-200-011 [redacted]
4. Owner of record is: Owner of Record Phone: [redacted]
   E-Mail [redacted] Address: [redacted]
5. Applicant is **(if different from owner)**: Icon Building group Phone: [redacted]
   E-Mail [redacted] Address: [redacted]
6. Applicant's interest in the property (owner, agent, realtor, etc.): general contractor
7. All existing uses and improvements on the property are: Single Family home
8. The proposed uses on the property are: multi residence
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:
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property: currently under contract
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

(Name of applicant) Charlie Murphy (Signature of applicant)

Subscribed and sworn to before me this 24 day of September 2025.

(Notary Public) My Commission Expires 12-19-26

SHAWNA HEPPERLE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 19, 2026

Deborah Davidson (Name of Owner, if different) Deborah Davidson (Signature of Owner, if different)

Subscribed and sworn to before me this 26 day of September, 2025.

(Notary Public) My Commission Expires Jan 30, 2026

ANGELICA AGUILAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 30, 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** _____

(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 _____

_____

ROCK ROSE GLEN SUBDIVISION

SITE IMPROVEMENT PLANS

SECTION 29 TOWNSHIP 43 NORTH RANGE 10 EAST
LAKE ZURICH, ILLINOIS
LAKE COUNTY

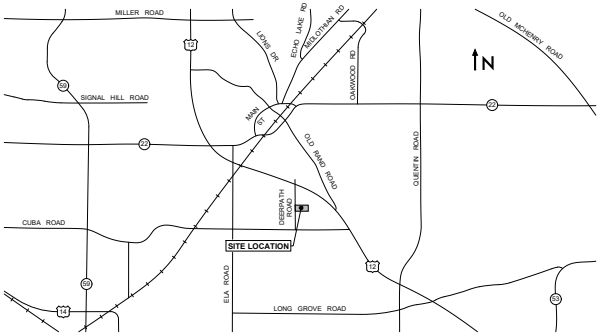
DEVELOPER / SUBDIVIDER:

Icon Developers Group, Ltd.
2413 W. Algonquin Road
Algonquin, IL 60102
Tel: 847-773-1200

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF LAKE ZURICH
70 E. Main Street
Lake Zurich, IL 60047
Tel: 847-438-5141



LOCATION MAP
Not To Scale

BENCHMARKS:

Site Benchmark

CP # 600 (see survey)
Description: West Bolt on Hydrant
Elevation: 870.10 NAVD 88 (Geoid 12A)

CP # 601 (see survey)
Description: Cross Notch
Elevation: 869.36 NAVD 88 (Geoid 12A)

CP # 602 (see survey)
Description: Cross Notch
Elevation: 868.64 NAVD 88 (Geoid 12A)

CP # 605 (see survey)
Description: Cross Notch
Elevation: 866.96 NAVD 88 (Geoid 12A)

Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES & SPECIFICATIONS
C2.1	GENERAL NOTES & SPECIFICATIONS
C3.0	EXISTING CONDITIONS PLAN
C4.0	DEMOLITION PLAN
C4.1	TREE REMOVAL SUMMARY
C5.0	GEOMETRY & PAVING PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C7.0	UTILITY PLAN
C8.0	VILLAGE OF LAKE ZURICH TYPICAL DETAILS
C8.1	VILLAGE OF LAKE ZURICH TYPICAL DETAILS
C8.2	VILLAGE OF LAKE ZURICH TYPICAL DETAILS
C8.3	TYPICAL DETAILS

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Gas Valve	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Cable TV Pedestal	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Telephone Line	
	Cable TV Line	
C XXX.XX G/P XXX.XX	Curb Elevation and Gutter/Pavement Elevation	C XXX.XX G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	TW XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	BW XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Over Land Flow Route	
	Contour Line	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1

062-053275
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES 11-30-25

No.	Date	Revision

HAEGER ENGINEERING
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TITLE SHEET
ROCK ROSE GLEN SUBDIVISION
LAKE ZURICH, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 09.17.2025
Project No. 25-091
Sheet C1.0 / C8

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Plot Date: Sep 17, 2025 - 11:32am Plotted By: mike.e Layout: C1.0-TITLE
File Name: P:\2025\25091\Drawings\Final Engineering\25091 Final Eng.dwg

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report), to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to the same before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering
   100 East State Parkway, Schaumburg, IL 60173
   847-394-6600
   Job No: 25091
   Date: 06-20-2025

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village of Lake Zurich
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contactor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the responsible party.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless noted otherwise.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or designated representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a twelve (12) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remediated as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which price shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("shewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
   c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and/or re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be six (6) feet. Sanitary sewers shall provide an outfall for all sanitary sewage within the ultimate service area, existing and future.
10. The minimum sanitary service line size shall be 6-inch diameter pipe at a 1.0% minimum slope. All services stubs shall be capped with a watertight plug until connection is ready to be made. The plug shall be properly secured to withstand the required test pressures.
11. Sanitary sewer service risers shall be installed where the mainline sewer depth is greater than twelve (12) feet or in locations indicated on the Plans.
12. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
13. All floor drains shall discharge into the sanitary sewer.
14. External grease traps, if applicable, shall be provided in accordance with the Jurisdictional Agency requirements at the locations shown on Plans. Contractor shall submit shop drawings for review and approval prior to ordering or fabricating the grease trap.
15. Sanitary sewers and related appurtenances shall be tested and televised in accordance with the following:
   a. All sanitary sewers shall be tested for acceptability by either an air test, infiltration of water test, or exfiltration of water test or a combination thereof in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. The maximum allowable rate of infiltration or exfiltration shall not exceed 200 gallons per inch diameter of pipe per mile of pipe per day.
   b. All flexible pipe sanitary sewers shall be deflection tested in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition or in accordance with the requirements of the Village/City or applicable Jurisdictional Agency, whichever is more restrictive. Deflection shall not exceed the manufacturer's recommended deflection limits or a maximum of 5% of the internal diameter of the pipe, whichever is more stringent.
   c. All sanitary manholes shall be tested for watertightness using a leakage test in accordance with ASTM C969 - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines" or ASTM C1244 - "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test Prior to Backfill".
   d. The Contractor shall televise all newly constructed sanitary sewers in accordance with applicable Jurisdictional Agency requirements prior to the completion of the project and final acceptance. A copy of the inspection video shall be provided to the applicable Jurisdictional Agency and the Engineer for review.

No.	Date	Revision

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GENERAL NOTES & SPECIFICATIONS

ROCK ROSE GLEN SUBDIVISION
LAKE ZURICH, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 09.17.2025
Project No. 25-091
Sheet C2.0 / C8

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File Name: P:\2025\25091\Drawings\Final Engineering\25091-Final Eng.dwg

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, b-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
   i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
   ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

No.	Date	Revision

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GENERAL NOTES & SPECIFICATIONS

ROCK ROSE GLEN SUBDIVISION
LAKE ZURICH, ILLINOIS

Project Manager: M L A
Engineer: M L A
Date: 09.17.2025
Project No. 25-091
Sheet C2.1 / C8

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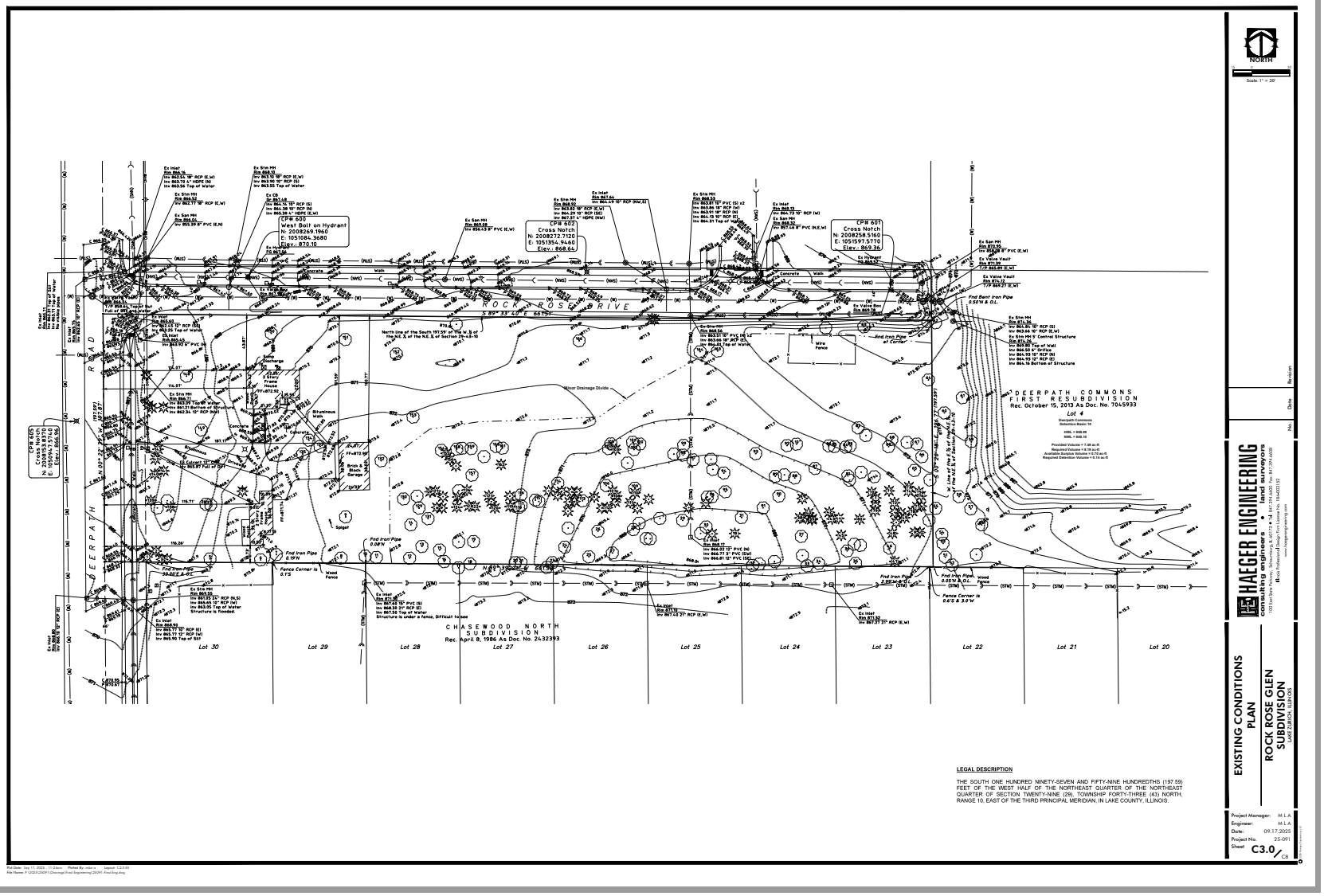
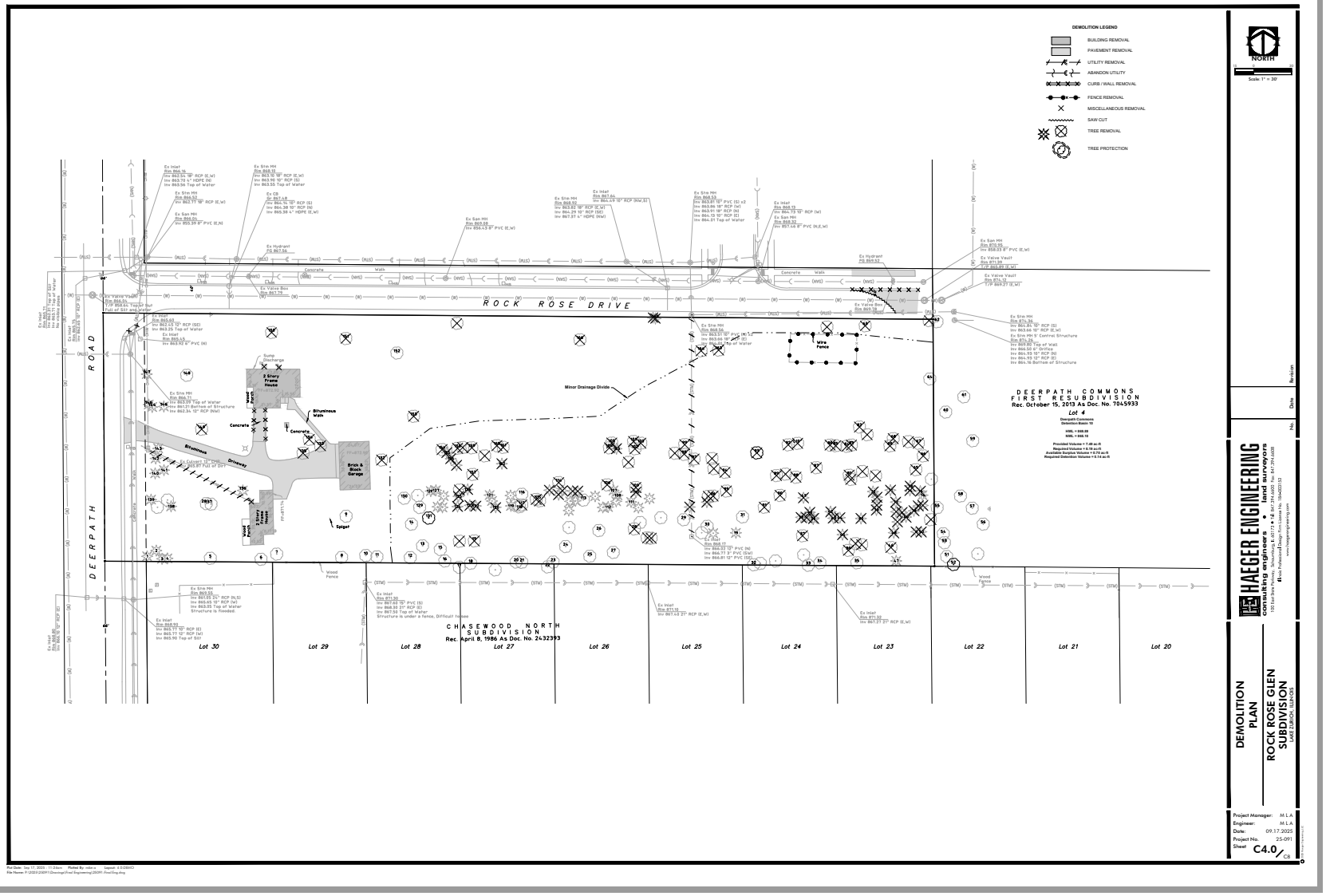
Plot Date: Sep 17, 2025 - 11:24am Plotted By: mike-a Layout: C2.1-SPECS
File Name: P:\2025\25091\Drawings\Final Engineering\25091-Final Eng.dwg



LEGAL DESCRIPTION

THE SOUTH ONE HUNDRED NINETY-SEVEN AND FIFTY-NINE HUNDREDTHS (197.59) FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FORTY-THREE (43) NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.


DEMOLITION LEGEND
BUILDING REMOVAL
PAVEMENT REMOVAL
UTILITY REMOVAL
ABANDON UTILITY
CURB / WALL REMOVAL
FENCE REMOVAL
MISCELLANEOUS REMOVAL
SAW CUT
TREE REMOVAL
TREE PROTECTION
NORTH
Scale: 1" = 30'
ROCK ROSE DRIVE
DEERPATH ROAD
Minor Drainage Divide
DEERPATH COMMONS
FIRST RESUBDIVISION
Rec. October 15, 2013 As Doc. No. 7045933
Lot 4
CHASEWOOD NORTH
SUBDIVISION
Rec. April 8, 1986 As Doc. No. 2432393
Lot 30
Lot 29
Lot 28
Lot 27
Lot 26
Lot 25
Lot 24
Lot 23
Lot 22
Lot 21
Lot 20
HAEGER ENGINEERING
consulting engineers • land surveyors
DEMOLITION PLAN
ROCK ROSE GLEN SUBDIVISION
LAKE COUNTY, ILLINOIS
Project Manager: M.L.A
Engineer: M.L.A
Date: 09.17.2025
Project No. 25-091
Sheet C4.0/C8

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	TreeClassification	Remove	Preserve	Root Prune	Crown Prune	Mulch	Cambistat	Tree Preservation Comments
1	S.W. corner	Picea abies	Norway Spruce	18	3	4	one-sided				Landmark		X					
2		Picea abies	Norway Spruce	15	3	4	one-sided, lower branches shaded out, minor deadwood				Landmark		X					
3		Abies concolor	Concolor Fir (White Fir)	17	3	4	excessive lean, multiple leaders, minor deadwood, slight sweep				Landmark Tree		X					
4		Picea abies	Norway Spruce	23	3	3	lower branches shaded out, minor deadwood				Landmark		X					
5		Aesculus hippocastanum	Horsechestnut	29	3	3	minor deadwood, suckering, localized decay pockets at lower limb pruning sites				Heritage	X						Tighten up grading if possible to reduce critical root zone impact
6	S. Property Line	Acer saccharinum	Silver Maple	39	4	4	dieback, heavy deadwood, multiple leaders, trunk scar, basal scar				Desirable - DQ Condition		X					
7	S. Property Line	Gleditsia triacanthos	Common Honeylocust	20	3	4	over-topped, sweep, minor deadwood				Desirable		X	X			X	
8	S. Property Line	Juglans nigra	Black Walnut	28	3	3	trunk scar (showing good callus growth), decay		Beehive in trunk		Desirable		X	X			X	
9	Yard/turfgrass	Gleditsia triacanthos	Common Honeylocust	33	3	3	thorned, double leader, minor deadwood, trunk scar, broken limbs		Forked at 5'		Desirable		X	X	X		X	
10	S. Property Line	Juglans nigra	Black Walnut	21	3	4	double leader, over-topped, minor deadwood				Desirable		X	X			X	
11	S. Property Line	Juglans nigra	Black Walnut	22	3	4	minor deadwood, one-sided, over-topped				Desirable		X	X			X	
12	S. Property Line	Tilia americana	Basswood (American Linden)	12	3	3	over-topped, suckering			Forked at base and 4' with 7", 4" co-leaders	Landmark		X					
13	S. Property Line	Gleditsia triacanthos	Common Honeylocust	13	3	4	double leader, slight sweep				Desirable		X	X				
14		Gleditsia triacanthos	Common Honeylocust	11	4	4	over-topped, slight sweep, dieback, minor deadwood, basal scar				Desirable - DQ Condition		X	X				
15	S. Property Line	Gleditsia triacanthos	Common Honeylocust	16	3	4	double leader, minor deadwood			Forked at 3' with a 9" co-leader	Desirable		X	X			X	
16	S. Property Line	Ulmus americana	American Elm	12	3	4	over-topped, one-sided, slight sweep				Landmark		X					
17	S. Property Line	Juglans nigra	Black Walnut	16	3	4	double leader			Forked at 3' with a 15" co-leader	Desirable		X					
18		Juglans nigra	Black Walnut	9	3	4	over-topped, double leader, slight sweep				Desirable		X					
19		Ulmus americana	American Elm	16	6	4			Dead		Landmark - DQ Condition	X						
20	S. Property Line	Acer negundo	Boxelder Maple	17	4	4	excessive lean, basal scar, trunk scar, suckering		bird house attached to trunk		Undesirable		X					
21	S. Property Line	Juglans nigra	Black Walnut	13	3	3	double leader				Desirable		X					
22	S. Property Line	Juglans nigra	Black Walnut	22	3	3	multiple leaders, minor deadwood				Desirable		X					
23	S. Property Line	Acer negundo	Boxelder Maple	11	4	4	excessive lean, suckering, minor deadwood, basal scar			Forked at 4' with a 7" co-leader	Undesirable		X					
24	S. Property Line	Juglans nigra	Black Walnut	16	3	3	minor deadwood				Desirable		X	X			X	
25	S. Property Line	Juglans nigra	Black Walnut	16	2	3	slight sweep, minor deadwood				Desirable		X	X				
26		Acer saccharinum	Silver Maple	22	5	4	heavy deadwood, double leader, dieback				Desirable - DQ Condition	X						
27	S. Property Line	Juglans nigra	Black Walnut	11	2	3	one-sided, thin crown				Desirable		X	X				
28		Pinus spp.	Pine	12	6	4			Dead (no bark)		Landmark - DQ Condition	X						
29		Morus alba	White Mulberry (Common Mulberry)	19	4	4	trunk scar, heavy deadwood, broken limbs, slight lean, trunk scar, basal scar				Undesirable		X					
30		Acer saccharinum	Silver Maple	29	3	4	one-sided, multiple leaders, minor deadwood				Desirable		X	X	X		X	
31		Populus deltoides	Eastern Cottonwood	42	3	3	multiple leaders, heavy deadwood, trunk scar (old lightning damage)				Desirable	X						
32	S. Property Line	Acer negundo	Boxelder Maple	16	4	4	weak crotch, suckering, slight sweep, double leader, slight lean			Forked at 2' with a 12" co-leader	Undesirable		X					
33	S. Property Line	Morus alba	White Mulberry (Common Mulberry)	10	3	4	slight lean, vine infested, minor deadwood, suckering				Undesirable		X					
34	S. Property Line	Morus alba	White Mulberry (Common Mulberry)	11	3	4	slight lean, vine infested, minor deadwood				Undesirable		X					
35	S. Property Line	Juglans nigra	Black Walnut	20	3	3	multiple leaders, minor deadwood				Desirable		X	X				
36		Morus alba	White Mulberry (Common Mulberry)	15	4	4	split trunk, trunk scar, double leader, minor deadwood, over-topped				Undesirable	X						
37		Acer negundo	Boxelder Maple	22	4	4	twist in trunk, decay, double leader, slight dieback, suckering, minor deadwood, trunk scar				Undesirable	X						
38		Pinus strobus	Eastern White Pine	12	4	4	weak crotch, minor deadwood, lower branches shaded out, sparse foliage				Landmark - DQ Condition	X						
39		Pinus strobus	Eastern White Pine	14	3	4	one-sided, thin crown, minor deadwood, lower branches shaded out				Landmark	X						
40		Pinus strobus	Eastern White Pine	12	4	4	thin crown, trunk scar, lower branches shaded out, minor deadwood, vine infested				Landmark - DQ Condition	X						
41		Pinus strobus	Eastern White Pine	13	6	4			Dead		Landmark - DQ Condition	X						
42		Pinus strobus	Eastern White Pine	13	4	4	sparse foliage, thin crown, thin crown, lower branches shaded out, minor deadwood				Landmark - DQ Condition	X						
43		Pinus strobus	Eastern White Pine	12	6	4			Dead		Landmark - DQ Condition	X						
44		Pinus strobus	Eastern White Pine	10	6	4	vine infested		Dead		Landmark - DQ Condition	X						
45		Pinus strobus	Eastern White Pine	10	6	4			Dead		Landmark - DQ Condition	X						
46		Juglans nigra	Black Walnut	13	3	3	vine infested, minor deadwood				Desirable	X						
47	S. Property Line	Pinus sylvestris	Scots Pine	14	5	4	sparse foliage, over-topped, one-sided, minor deadwood				Undesirable	X						
48		Pinus strobus	Eastern White Pine	12	6	4	vine infested		Dead		Landmark - DQ Condition	X						
49		Pinus strobus	Eastern White Pine	11	6	4	vine infested		Dead		Landmark - DQ Condition	X						
50		Pinus strobus	Eastern White Pine	13	6	4			Dead		Landmark - DQ Condition	X						
51	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	19	3	4	over-topped, one-sided, twist in trunk, minor deadwood				Desirable		X					
52	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	11	3	4	over-topped, slight sweep, one-sided, double leader				Desirable		X					
53	Lot 4 Deerpath Commons Parcel	Acer negundo	Boxelder Maple	12	5	5	sweep, excessive lean, heavy deadwood, suckering, top broken off, cracked at 1'			Forked at 3' with an 11" co-leader	Undesirable	X						
54	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	15	3	3	one-sided, multiple leaders, suckering				Desirable	X						
55	Lot 4 Deerpath Commons Parcel	Acer negundo	Boxelder Maple	17	5	4	sparse foliage, decay, excessive lean, suckering				Undesirable	X						
56	Lot 4 Deerpath Commons Parcel	Acer saccharinum	Silver Maple	13	5	4	dieback, damaged leader, sparse foliage, decay, heavy deadwood				Desirable - DQ Condition	X						
57	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	18	4	4	one-sided, multiple leaders, minor deadwood				Landmark - DQ Condition	X						
58	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	23	3	3	weak crotch, double leader, trunk scar				Desirable	X						
59	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	16	3	4	double leader, slight sweep, twist in trunk, vine infested, minor deadwood				Desirable		X					
60	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	21	3	3	vine infested, multiple leaders, minor deadwood				Desirable		X					
61	Lot 4 Deerpath Commons Parcel	Juglans nigra	Black Walnut	14	2	4	over-topped, one-sided				Desirable		X					
62	Lot 4 Deerpath Commons Parcel	Acer saccharinum	Silver Maple	26	4	3	basal decay, weak crotch, dieback, minor deadwood, sparse foliage, multiple leaders			Forked at 2.5' with 16", 11" co-leaders	Desirable - DQ Condition	X						
63		Acer saccharinum	Silver Maple	24	3	3	weak crotch, multiple leaders, minor deadwood			Forked at 1' with 8", 7", 6" co-leaders	Desirable	X						
64	E. Property Line	Prunus serotina	Black Cherry	12	4	3	minor deadwood, dieback, weak crotch, multiple leaders, metal in trunk				Undesirable		X	X				
65		Juglans nigra	Black Walnut	14	2	3	minor deadwood, slight lean, twist in trunk				Desirable	X						
66		Morus alba	White Mulberry (Common Mulberry)	18	5	4	broken limbs, basal decay, slight lean, vine infested, suckering, minor deadwood		Split apart at base from dead 8" co-leader		Undesirable	X						
67		Acer saccharinum	Silver Maple	11	4	4	thin crown, dieback, minor deadwood, weak crotch			Forked at 2' with a 9" co-leader	Desirable - DQ Condition	X						
68		Prunus serotina	Black Cherry	10	6	5			Dead		Undesirable	X						
69		Acer negundo	Boxelder Maple	14	4	4	excessive lean, dieback, minor deadwood, vine infested				Undesirable	X						
70		Pinus strobus	Eastern White Pine	11	6	5	vine infested		Dead		Landmark - DQ Condition	X						
71		Pinus strobus	Eastern White Pine	15	6	4	double leader		Dead		Landmark - DQ Condition	X						
72		Pinus strobus	Eastern White Pine	13	4	4	broken limbs, lower branches shaded out, minor deadwood, sparse foliage, vine infested, thin crown				Landmark - DQ Condition	X						
73		Pinus strobus	Eastern White Pine	14	5	4	broken limbs, lower branches shaded out, minor deadwood, sparse foliage, vine infested, thin crown				Landmark - DQ Condition	X						
74		Pinus strobus	Eastern White Pine	11	4	4	broken limbs, lower branches shaded out, minor deadwood, sparse foliage, vine infested, thin crown				Landmark - DQ Condition	X						
75		Pinus strobus	Eastern White Pine	10	6	5	vine infested		Dead		Landmark - DQ Condition	X						
76		Pinus strobus	Eastern White Pine	10	6	4			Dead		Landmark - DQ Condition	X						
77		Pinus strobus	Eastern White Pine	10	6	4			Dead		Landmark - DQ Condition	X						
78		Pinus strobus	Eastern White Pine	14	4	4	broken limbs, lower branches shaded out, minor deadwood, sparse foliage, vine infested, thin crown, double leader				Landmark - DQ Condition	X						
79		Acer saccharinum	Silver Maple	18	6	5	top broken off, vine infested		Dead	Forked at 4' with a 17" co-leader	Desirable - DQ Condition	X						

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	TreeClassification	Remove	Preserve	Root Prune	Crown Prune	Mulch	Cambistat	Tree Preservation Comments
80		Pinus strobus	Eastern White Pine	11	6	4	vine infested		Dead		Landmark - DQ Condition	X						
81		Juglans nigra	Black Walnut	22	3	3	multiple leaders, suckering, weak crotch			Forked at 1' and 2' with 14", 6" co-leaders	Desirable	X						
82		Acer negundo	Boxelder Maple	11	3	4	excessive lean, twist in trunk, minor deadwood		growing along ground for 5'		Undesirable	X						
83		Prunus serotina	Black Cherry	10	4	4	slight lean, vine infested, dieback, minor deadwood				Undesirable	X						
84		Pinus sylvestris	Scots Pine	15	3	4	one-sided, double leader, vine infested				Undesirable	X						
85		Pinus sylvestris	Scots Pine	12	4	4	one-sided, sparse foliage, vine infested, over-topped, minor deadwood				Undesirable	X						
86		Morus alba	White Mulberry (Common Mulberry)	16	4	4	slight lean, broken limbs, multiple leaders, split trunk, damaged leader	wetwood			Undesirable	X						
87		Juglans nigra	Black Walnut	17	3	3	minor deadwood				Desirable	X						
88		Morus alba	White Mulberry (Common Mulberry)	10	5	4	decay, suckering, damaged leader, basal decay				Undesirable	X						
89		Juglans nigra	Black Walnut	22	3	3	multiple leaders, broken limbs, minor deadwood				Desirable	X						
90		Pinus strobus	Eastern White Pine	10	6	5	vine infested		Dead		Landmark - DQ Condition	X						
91		Pinus strobus	Eastern White Pine	10	6	5	vine infested		Dead		Landmark - DQ Condition	X						
92		Prunus serotina	Black Cherry	10	4	4	slight lean, one-sided, minor deadwood, vine infested, over-topped, dieback				Undesirable	X						
93		Juglans nigra	Black Walnut	14	2	4	one-sided, minor deadwood				Desirable	X						
94		Juglans nigra	Black Walnut	17	3	3	vine infested, double leader				Desirable	X						
95		Pinus strobus	Eastern White Pine	11	6	4	vine infested		Dead		Landmark - DQ Condition	X						
96		Pinus strobus	Eastern White Pine	10	5	4	vine infested, double leader, over-topped, sparse foliage				Landmark - DQ Condition	X						
97		Juglans nigra	Black Walnut	14	3	3	double leader				Desirable	X						
98		Prunus serotina	Black Cherry	10	4	4	slight lean, thin crown, suckering, over-topped				Undesirable	X						
99		Morus alba	White Mulberry (Common Mulberry)	17	4	4	split trunk, slight lean, dieback, suckering, minor deadwood				Undesirable	X						
100		Acer platanoides	Norway Maple	13	3	4	over-topped, one-sided, minor deadwood, trunk seam				Desirable	X						
101		Prunus serotina	Black Cherry	17	3	4	double leader, over-topped, one-sided, minor deadwood				Undesirable	X						
102		Pinus sylvestris	Scots Pine	15	4	4	sapsucker damage, double leader, sparse foliage, lower branches shaded out				Undesirable	X						
103		Pinus strobus	Eastern White Pine	14	4	4	sparse foliage, lower branches shaded out				Landmark - DQ Condition	X						
104		Pinus strobus	Eastern White Pine	12	4	4	twist in trunk, sparse foliage				Landmark - DQ Condition	X						
105		Acer saccharinum	Silver Maple	12	4	5	excessive lean, minor deadwood		growing horizontally		Desirable - DQ Condition	X						
106		Acer saccharinum	Silver Maple	17	3	4	slight lean, twist in trunk, heavy deadwood, broken limbs,				Desirable	X						
107		Pinus strobus	Eastern White Pine	11	3	4	minor deadwood, lower branches shaded out, thin crown				Landmark		X					
108		Pinus strobus	Eastern White Pine	11	3	4	minor deadwood, lower branches shaded out, thin crown, one-sided				Landmark		X					
109		Acer saccharinum	Silver Maple	20	4	4	double leader, sparse foliage, minor deadwood, dieback				Desirable - DQ Condition	X						
110		Pinus strobus	Eastern White Pine	10	3	4	minor deadwood, lower branches shaded out, thin crown, one-sided				Landmark	X						
111		Pinus strobus	Eastern White Pine	12	3	3	minor deadwood, lower branches shaded out, thin crown				Landmark		X					
112		Pinus strobus	Eastern White Pine	11	4	4	minor deadwood, lower branches shaded out, thin crown, one-sided, sparse foliage				Landmark - DQ Condition		X					
113		Acer saccharinum	Silver Maple	28	5	4	heavy deadwood, decay, multiple leaders, dieback, broken limbs				Desirable - DQ Condition	X						
114		Gleditsia triacanthos	Common Honeylocust	17	4	4	basal decay, sweep, multiple leaders, minor deadwood		twin leader split off at base	Forked at base with an 16" co-leader.	Desirable - DQ Condition	X						
115		Acer saccharinum	Silver Maple	13	6	4			Dead		Desirable - DQ Condition	X						
116		Acer saccharinum	Silver Maple	21	5	4	dieback, heavy deadwood, multiple leaders		1/2 dead		Desirable - DQ Condition	X						
117		Pinus strobus	Eastern White Pine	12	4	4	one-sided, thin crown, sparse foliage, lower branches shaded out, twist in trunk				Landmark - DQ Condition		X					
118		Acer saccharinum	Silver Maple	13	6	4			Dead		Desirable - DQ Condition	X						
119		Pinus strobus	Eastern White Pine	10	4	4	one-sided, thin crown, sparse foliage, lower branches shaded out				Landmark - DQ Condition		X					
120		Pinus strobus	Eastern White Pine	13	6	4			Dead		Landmark - DQ Condition	X						
121		Pinus strobus	Eastern White Pine	12	3	4	double leader, twist in trunk				Landmark		X					
122		Pinus strobus	Eastern White Pine	10	6	4	vine infested		Dead		Landmark - DQ Condition	X						
123		Pinus strobus	Eastern White Pine	12	4	4	one-sided, thin crown, sparse foliage, lower branches shaded out, vine infested				Landmark - DQ Condition	X						
124		Pinus strobus	Eastern White Pine	10	6	4			Dead		Landmark - DQ Condition	X						
125		Pinus strobus	Eastern White Pine	10	4	4	one-sided, thin crown, sparse foliage				Landmark - DQ Condition	X						
126		Acer saccharinum	Silver Maple	15	5	3	dieback, sparse foliage, heavy deadwood, multiple leaders				Desirable - DQ Condition	X						
127		Gleditsia triacanthos	Common Honeylocust	20	3	4	slight lean, one-sided, minor deadwood, weak crotch, multiple leaders				Desirable		X	X			X	
128		Pinus strobus	Eastern White Pine	10	3	4	over-topped, minor deadwood, lower branches shaded out, one-sided				Landmark		X					
129		Acer saccharinum	Silver Maple	14	4	4	thin crown, minor deadwood, sparse foliage				Desirable - DQ Condition		X					
130		Gleditsia triacanthos	Common Honeylocust	16	3	4	slight sweep, multiple leaders, minor deadwood				Desirable		X					
131		Gleditsia triacanthos	Common Honeylocust	16	3	4	slight sweep, one-sided, over-topped, minor deadwood				Desirable		X	X			X	
132	E. of garage	Juglans nigra	Black Walnut	14	3	3	slight lean, minor deadwood, suckering				Desirable	X						
133	Yard/turfgrass	Juglans nigra	Black Walnut	21	3	4	slight lean, one-sided, weak crotch, minor deadwood, suckering				Desirable	X						
134	Yard/turfgrass	Juglans nigra	Black Walnut	25	3	3	trunk scar, multiple leaders				Desirable	X						
135	Yard/turfgrass	Juglans nigra	Black Walnut	20	4	4	metal in trunk, over-topped, multiple leaders, one-sided, trunk scar, decay, suckering				Landmark - DQ Condition	X						
136		Picea pungens	Colorado Blue Spruce	13	4	4	sparse foliage, lower branches shaded out, minor deadwood, twist in trunk				Landmark - DQ Condition	X						grading
137		Tilia americana	Basswood (American Linden)	30	4	3	broken limbs, trunk scar	canker, wetwood		Forked at base with a 24" co-leader	Landmark - DQ Condition	X						
138		Picea abies	Norway Spruce	15	3	4	one-sided, lower branches shaded out, minor deadwood				Landmark		X					
139	W. Property Line	Picea abies	Norway Spruce	14	3	4	one-sided, lower branches shaded out, minor deadwood, side wires				Landmark		X					
140	W. Property Line	Picea abies	Norway Spruce	18	3	4	slight sweep, one-sided, lower branches shaded out, minor deadwood, side wires		branch growing into guy wires		Landmark		X					
141		Picea abies	Norway Spruce	15	3	4	one-sided, lower branches shaded out, minor deadwood				Landmark		X					
142	W. Property Line	Picea abies	Norway Spruce	14	3	4	one-sided, lower branches shaded out, minor deadwood				Landmark		X					
143	W. Property Line	Picea abies	Norway Spruce	12	3	4	one-sided, minor deadwood, side wires		utility pole 6' west		Landmark		X					
144	W. Property Line	Picea abies	Norway Spruce	16	4	4	damaged leader, side wires		topped for overhead wires		Landmark - DQ Condition		X					
145		Picea abies	Norway Spruce	14	3	4	lower branches shaded out, minor deadwood, slightly one-sided				Landmark		X				X	
146	W. Property Line	Picea abies	Norway Spruce	10	3	4	over-topped, side wires		wasp nest in upper crown		Landmark		X					
147	W. Property Line	Picea abies	Norway Spruce	14	3	4	one-sided, over-topped, pruned for side wires				Landmark		X					
148	Yard/turfgrass	Tilia americana	Basswood (American Linden)	31	3	3	multiple leaders, minor deadwood				Landmark		X					
149	Yard/turfgrass	Tilia americana	Basswood (American Linden)	30	4	4	multiple leaders, suckering, decay- fungal fruiting bodies present on 16" lower limb	canker			Landmark - DQ Condition	X						
150	Yard/turfgrass	Juglans nigra	Black Walnut	20	3	3	minor deadwood, lawnmower damage, slight slight sweep				Desirable	X						
151	Yard/turfgrass	Juglans nigra	Black Walnut	25	3	2	minor deadwood				Desirable	X						
152	Yard/turfgrass	Liquidambar styraciflua	Sweetgum	14	4	3	dieback, minor deadwood, sparse foliage, surface roots, lawnmower damage				Landmark - DQ Condition	X						
153	Yard/turfgrass	Acer rubrum	Red Maple	19	5	3	dieback, heavy deadwood, decay, sparse foliage				Landmark - DQ Condition	X						
154		Pinus sylvestris	Scots Pine	13	6	4			Dead		Undesirable	X						
155		Pinus sylvestris	Scots Pine	12	4	4	one-sided, thin crown, twist in trunk, trunk scar				Undesirable	X						
156		Pinus sylvestris	Scots Pine	13	4	4	one-sided, thin crown, twist in trunk				Undesirable	X						
157		Gleditsia triacanthos	Common Honeylocust	24	3	4	slight lean, slight sweep, multiple leaders, minor deadwood				Desirable	X						
158		Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, slight lean				Desirable	X						
159		Prunus serotina	Black Cherry	14	4	5	excessive lean, twist in trunk, decay				Undesirable	X						
160		Acer saccharinum	Silver Maple	21	3	4	excessive lean, twist in trunk				Desirable	X						
161		Acer saccharinum	Silver Maple	22	3	4	sweep, broken limbs, over-topped			Forked at 2.5' with a 6" co-leader	Desirable	X						
162		Pinus sylvestris	Scots Pine	11	3	4	one-sided, thin crown, sparse foliage				Undesirable	X						
163	Yard/turfgrass	Juglans nigra	Black Walnut	24	3	4	one-sided, slight sweep, minor deadwood				Desirable	X						
164	Yard/turfgrass	Juglans nigra	Black Walnut	28	3	3	weak crotch, multiple leaders, minor deadwood				Desirable	X						
165	Yard (along Rock Rose Dr.)	Pinus sylvestris	Scots Pine	11	4	4	sapsucker damage, one-sided		volunteer ash saplings at base growing into crown		Undesirable	X						
166	Yard/turfgrass	Acer saccharinum	Silver Maple	35	3	3	minor deadwood			Forked at 3' with 26", 23" co-leaders	Desirable	X						

	Total Removals	Total Preserves
	107	59
Condition 1-3 Removals (Heritage, Landmark and Desirable Trees Only:	29	

Revision | Date | No.

HAEGER ENGINEERING
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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TREE REMOVAL SUMMARY

ROCK ROSE GLEN SUBDIVISION
LAKE ZURICH, ILLINOIS

Project Manager: MLA
Engineer: MLA
Date: 09.17.2025
Project No. 25-091
Sheet **C4.1** / C8

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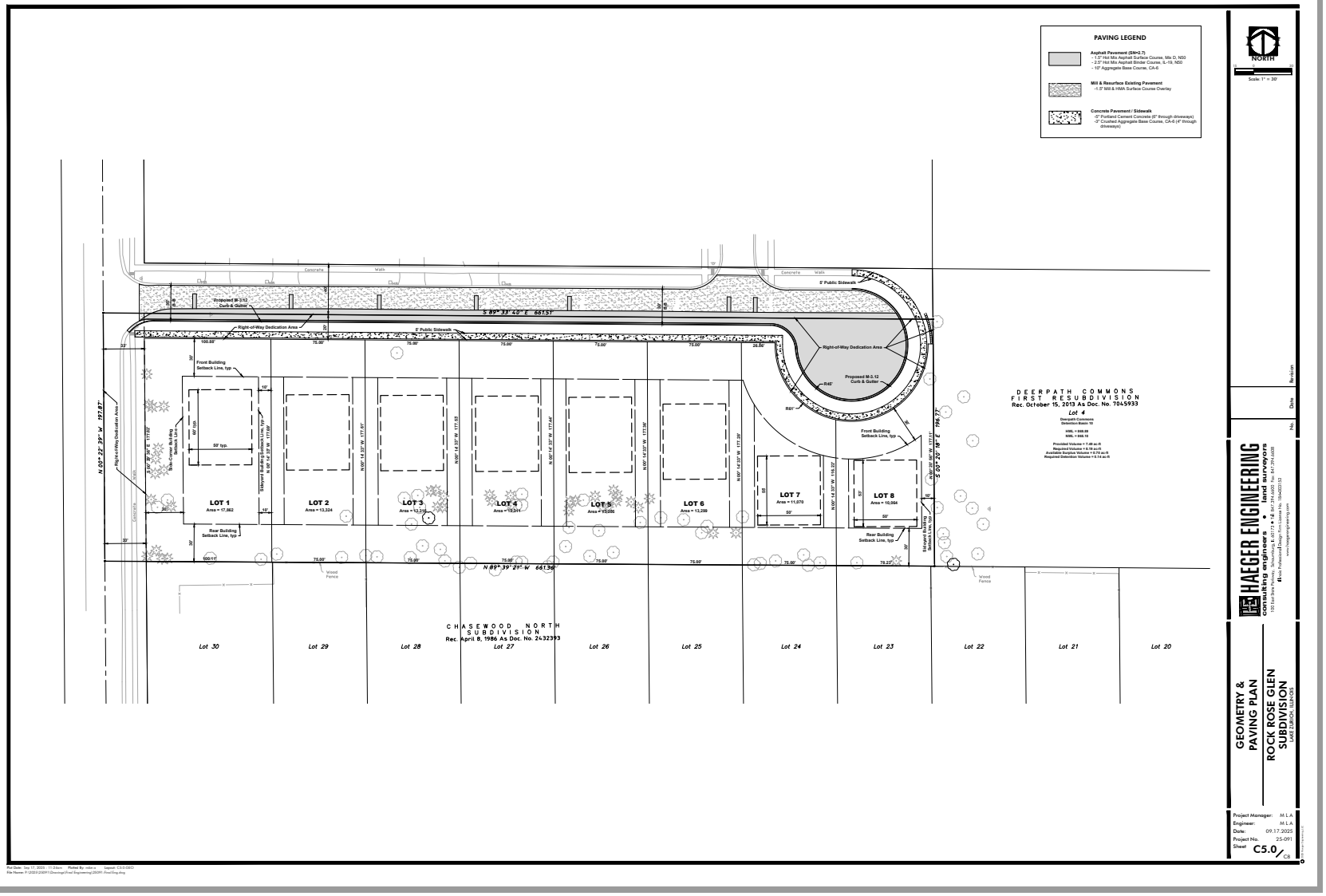
Plot Date: Sep 17, 2025 - 11:24am Plotted By: mike-a Layout: 4.1-DEMO TREE
File Name: P:\2025\25091\Drawings\Final Engineering\25091-Final Eng.dwg


PAVING LEGEND
Asphalt Pavement (SN=2.7)
- 1.5" Hot Mix Asphalt Surface Course, Mix D, N50
- 2.5" Hot Mix Asphalt Binder Course, IL-19, N50
- 10" Aggregate Base Course, CA-6
Mill & Resurface Existing Pavement
-1.5" Mill & HMA Surface Course Overlay
Concrete Pavement / Sidewalk
- 6" Portland Cement Concrete (6" through driveways)
-3" Crushed Aggregate Base Course, CA-6 (4" through driveways)
NORTH
Scale: 1" = 30'
S 89° 33' 40" E 661.57'
N 89° 39' 21" W 661.36'
N 00° 22' 39" W 193.87'
S 00° 20' 19" E 196.77'
Proposed M-3.12 Curb & Gutter
5' Public Sidewalk
Right-of-Way Dedication Area
Front Building Setback Line, typ
Rear Building Setback Line, typ
Sideyard Building Setback Line, typ
LOT 1 Area = 17,362
LOT 2 Area = 13,324
LOT 3 Area = 13,319
LOT 4 Area = 13,314
LOT 5 Area = 13,056
LOT 6 Area = 13,208
LOT 7 Area = 11,070
LOT 8 Area = 10,064
DEERPATH COMMONS FIRST RESUBDIVISION
Rec. October 15, 2013 As Doc. No. 7045933
Lot 4
CHASEWOOD NORTH SUBDIVISION
Rec. April 8, 1986 As Doc. No. 2432393
Lot 30
Lot 29
Lot 28
Lot 27
Lot 26
Lot 25
Lot 24
Lot 23
Lot 22
Lot 21
Lot 20
HAEGER ENGINEERING
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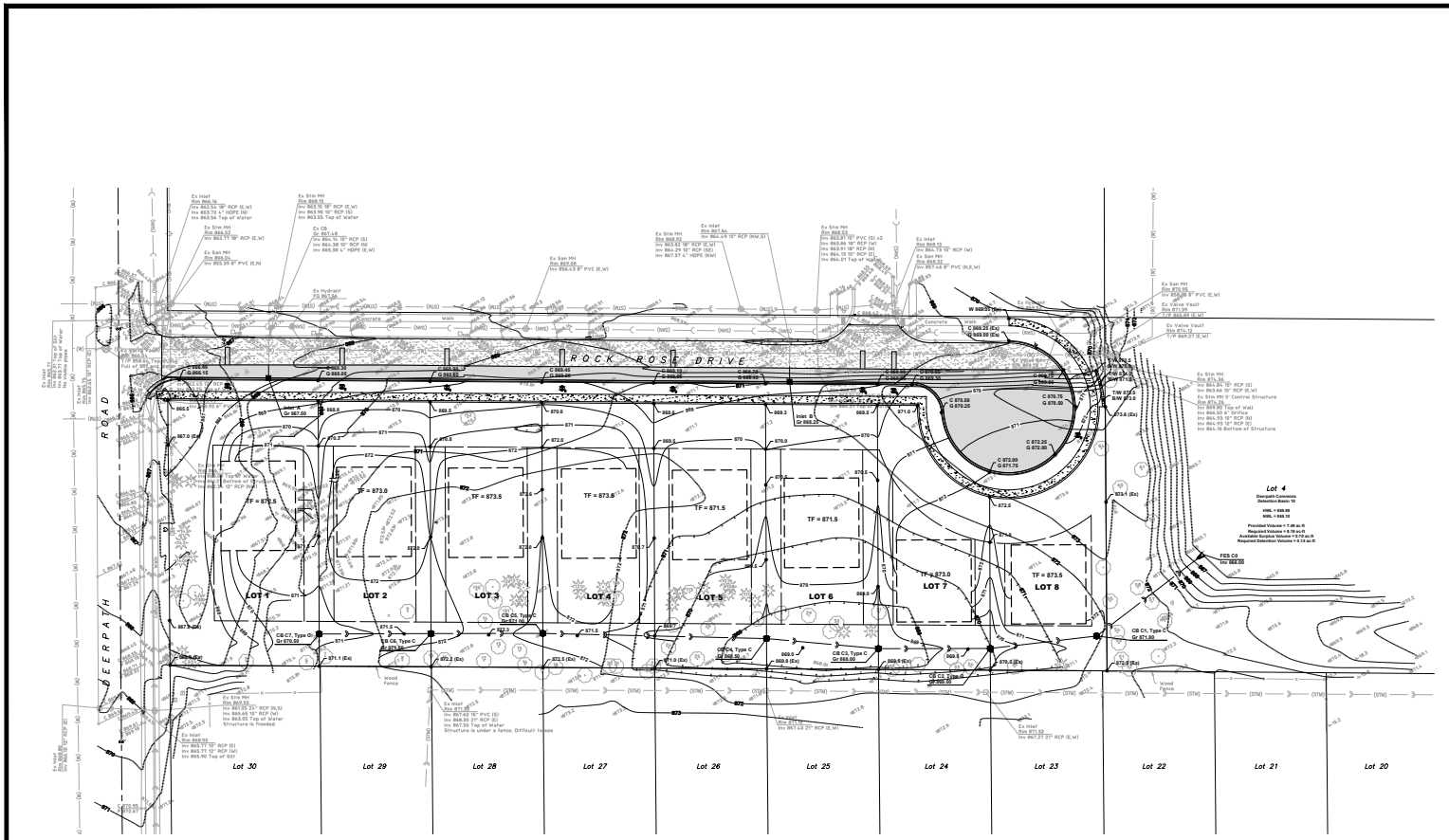
GEOMETRY & PAVING PLAN
ROCK ROSE GLEN SUBDIVISION
LAKEWOOD, ILLINOIS
Project Manager: M.L.A
Engineer: M.L.A
Date: 09.17.2025
Project No. 25-091
Sheet C5.0


ROCK ROSE DRIVE
SIERRA ROAD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
NORTH
Scale: 1" = 30'
HAEGER ENGINEERING
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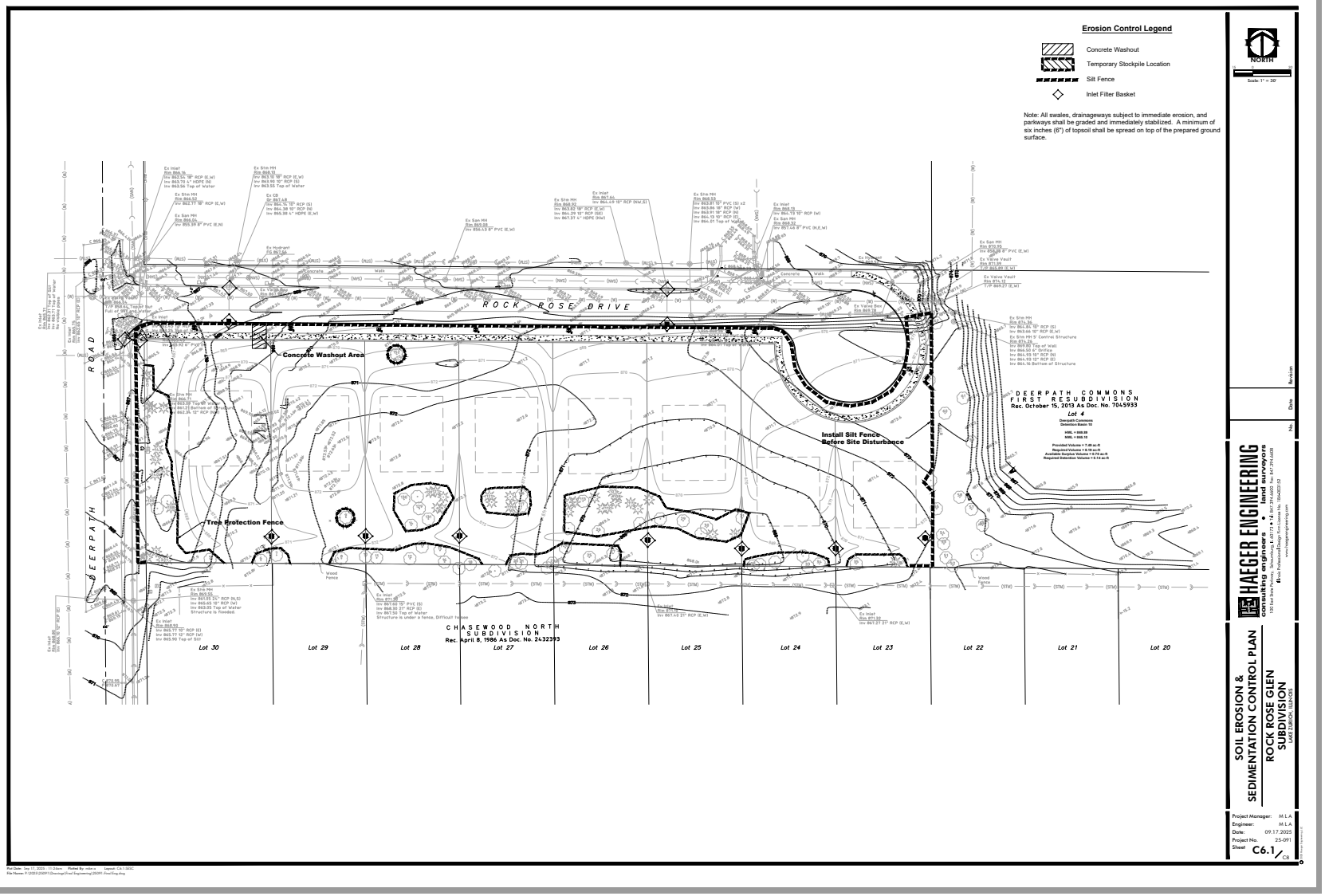
GRADING & DRAINAGE PLAN
ROCK ROSE GLEN SUBDIVISION
Project Manager: M.L.A
Engineer: M.L.A
Date: 09.17.2025
Project No. 25-091
Sheet C6.0


Erosion Control Legend
Concrete Washout
Temporary Stockpile Location
Silt Fence
Inlet Filter Basket
Note: All swales, drainageways subject to immediate erosion, and parkways shall be graded and immediately stabilized. A minimum of six inches (6") of topsoil shall be spread on top of the prepared ground surface.
NORTH
Scale: 1" = 30'
ROCK ROSE DRIVE
DEERPATH ROAD
Concrete Washout Area
Tree Protection Fence
Install Silt Fence Before Site Disturbance
DEERPATH COMMONS FIRST RESUBDIVISION
Rec. October 15, 2013 As Doc. No. 7045933
Lot 4
CHASEWOOD NORTH SUBDIVISION
Rec. April 8, 1986 As Doc. No. 2432393
Lot 30
Lot 29
Lot 28
Lot 27
Lot 26
Lot 25
Lot 24
Lot 23
Lot 22
Lot 21
Lot 20
HAEGER ENGINEERING
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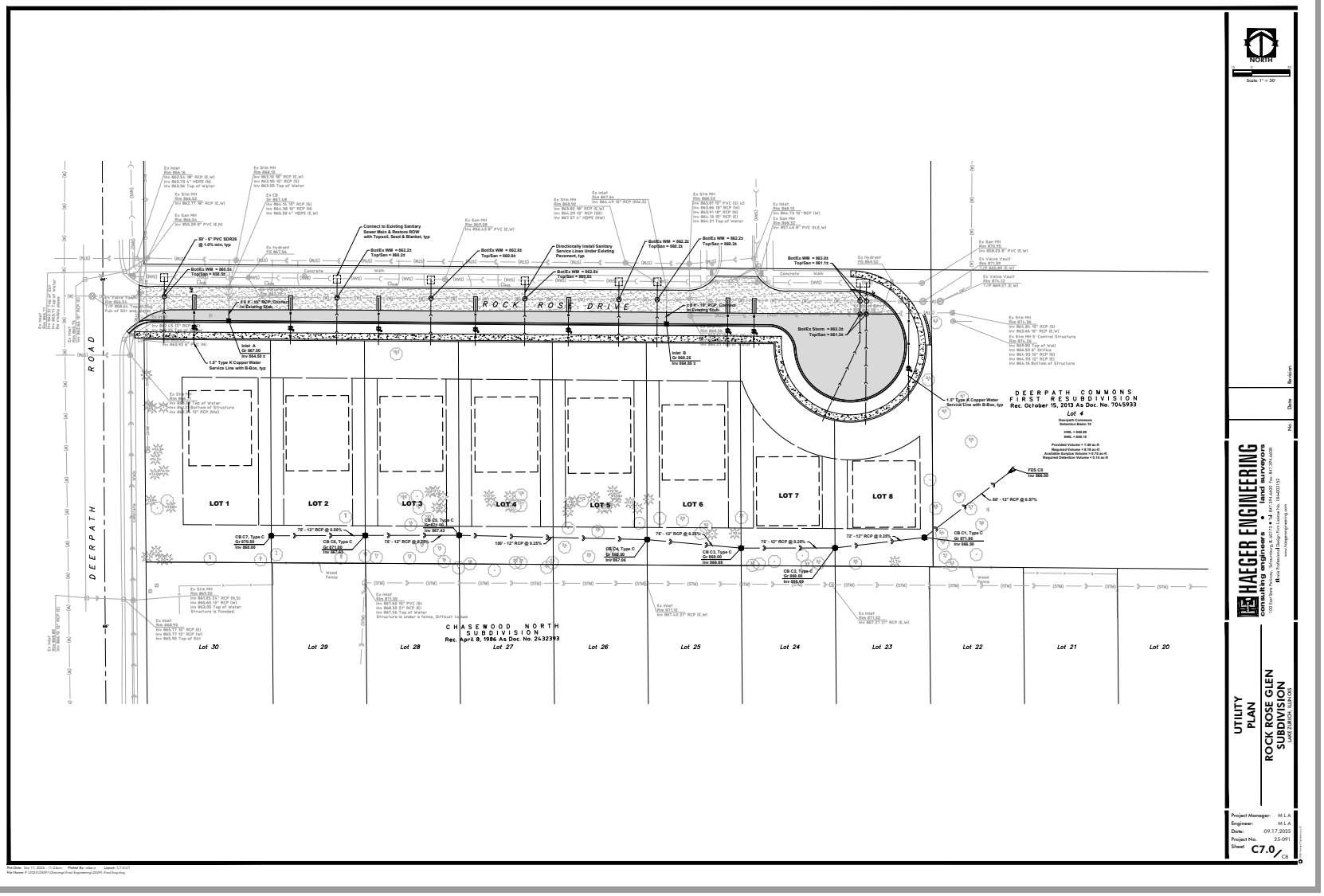
SOIL EROSION & SEDIMENTATION CONTROL PLAN
ROCK ROSE GLEN SUBDIVISION
LAKE COUNTY, ILLINOIS
Project Manager: M.L.A
Engineer: M.L.A
Date: 09.17.2025
Project No. 25-091
Sheet C6.1


NORTH
Scale: 1" = 30'
ROCK ROSE DRIVE
DEER PATH ROAD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
DEERPATH COMMONS FIRST RESUBDIVISION
Rec. October 15, 2013 As Doc. No. 7045933
Lot 4
CHASEWOOD NORTH SUBDIVISION
Rec. April 8, 1986 As Doc. No. 2432393
Lot 30
Lot 29
Lot 28
Lot 27
Lot 26
Lot 25
Lot 24
Lot 23
Lot 22
Lot 21
Lot 20
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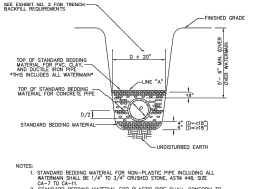
UTILITY PLAN
ROCK ROSE GLEN SUBDIVISION
LAKE COUNTY, ILLINOIS
Project Manager: M.L.A
Engineer: M.L.A
Date: 09.17.2025
Project No. 25-091
Sheet C7.0

NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.

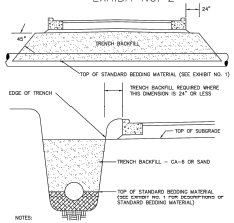
EXHIBIT NO. 1



NOTES:
1. STANDARD BEDDING MATERIAL FOR NON-PLASTIC PIPE INCLUDING ALL WATERMAIN SHALL BE 1/4" TO 3/4" CRUSHED STONE, ASTM 448, SIZE CA-7 TO CA-11.
2. STANDARD BEDDING MATERIAL FOR PLASTIC PIPE SHALL CONFORM TO ASTM D2321, CLASS II NON-ANGULAR AGGREGATE.
3. SELECT, WELL COMPACTED EXCAVATED MATERIAL SHALL BE PLACED TO LINE "A" IF STANDARD BEDDING MATERIAL IS NOT REQUIRED TO LINE "A."
4. VOIDS LEFT BY SHEETING SHALL BE FILLED WITH STANDARD BEDDING MATERIAL AS THE SHEETING IS REMOVED.

TYPICAL TRENCH AND STANDARD BEDDING

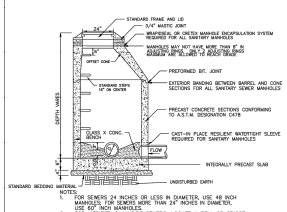
EXHIBIT NO. 2



NOTES:
1. TRENCH BACKFILL SHALL CONFORM TO THE PROVISIONS OF ARTICLE 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. TRENCH WIDTHS AS DETAILED ELSEWHERE SHALL BE USED TO CALCULATE TRENCH BACKFILL QUANTITIES. UNAUTHORIZED EXCAVATION IN EXCESS OF WIDER THAN THAT DETAILED SHALL BE PROVIDED AND PLACED AT NO ADDITIONAL COST TO THE DEVELOPER, OWNER, OR VILLAGE.

TRENCH BACKFILL

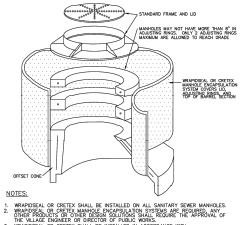
EXHIBIT NO. 3



NOTES:
1. FOR SEWERS 24 INCHES OR LESS IN DIAMETER, USE 48 INCH MANHOLES. FOR SEWERS MORE THAN 24" INCHES IN DIAMETER, USE 60" INCH MANHOLES.
2. FOR SANITARY SEWERS, LOCATE A BELL OR SPIGOT APPROXIMATELY AT OUTSIDE THE MANHOLE SHALL TO PROVIDE A PIVOT POINT FOR ANY DIFFERENT MOVEMENT.
3. WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM REQUIRED FOR ALL SANITARY SEWER MANHOLES. (SEE EXHIBIT NO. 4)
4. WATER TIGHT SEALENT REQUIRED FOR ALL SANITARY SEWER MANHOLES.

STANDARD MANHOLE

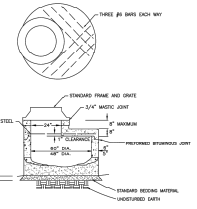
EXHIBIT NO. 4



NOTES:
1. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED ON ALL SANITARY SEWER MANHOLES.
2. STRETCH INSTALLATION OF WRAPIDSEAL OR CRETEX SHALL BE REQUIRED APPROXIMATELY AT OUTSIDE THE MANHOLE SHALL TO PROVIDE A PIVOT POINT FOR ANY DIFFERENT MOVEMENT. ANY DEVIATIONS MUST BE APPROVED BY THE VILLAGE ENGINEER OR DIRECTOR OF PUBLIC WORKS.
3. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND RECOMMENDATIONS.

WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM

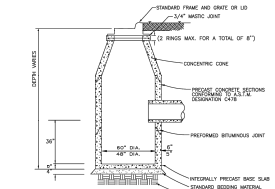
EXHIBIT NO. 5



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. A WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM SHALL BE REQUIRED FOR ALL CATCH BASINS AND INLETS IN PAVEMENT.
3. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH MANHOLES.

FLAT TOP FOR RESTRICTED DEPTH MANHOLE

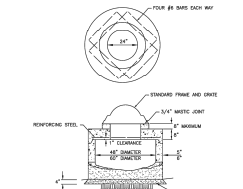
EXHIBIT NO. 7



NOTES:
1. FOR SEWER PIPES 24 INCHES OR LESS IN DIAMETER, USE 48 INCH DIAMETER CATCH BASIN. FOR SEWER PIPES MORE THAN 24 INCHES IN DIAMETER, USE 60 INCH DIAMETER CATCH BASIN.
2. OUTLET PIPE SHALL BE NO LESS THAN 12 INCHES IN DIAMETER.
3. STEPS ARE REQUIRED IF THE CATCH BASIN IS OVER 7' IN DEPTH.
4. STEPS ARE TO BE 16" ON CENTER, ON THE OPPOSITE SIDE FROM THE OUTLET PIPE.

CATCH BASIN

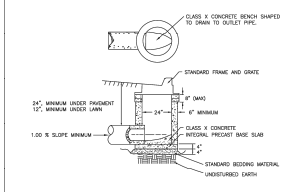
EXHIBIT NO. 8



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH BASINS.

FLAT SLAB TOP FOR RESTRICTED DEPTH C.B.

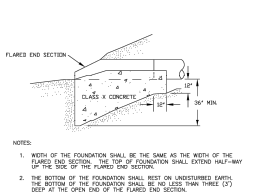
EXHIBIT NO. 9



NOTES:
1. INLET BARREL SECTIONS SHALL CONFORM TO A.S.T.M. DESIGNATION C478.
2. MINIMUM PIPE SIZE FOR INLETS IN PUBLIC STREETS IS 10" DIAMETER.
3. DUCTILE IRON PIPE SHALL BE USED IN PAVED AREAS OF PUBLIC STREETS FOR INLET PROTECTION IF LESS THAN 3 FEET OF COVER IS PROVIDED.

INLET

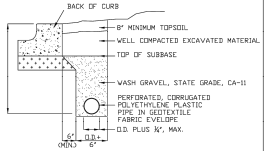
EXHIBIT NO. 10



NOTES:
1. WIDTH OF THE FOUNDATION SHALL BE THE SAME AS THE WIDTH OF THE FLARED END SECTION. THE TOP OF FOUNDATION SHALL EXTEND HALF-WAY UP THE SIDE OF THE FLARED END SECTION.
2. THE BOTTOM OF THE FOUNDATION SHALL REST ON UNDISTURBED EARTH. THE BOTTOM OF THE FOUNDATION SHALL BE NO LESS THAN THREE (3') DEEP AT THE OPEN END OF THE FLARED END SECTION.
3. A FOUNDATION SIMILAR TO THIS FOUNDATION SHALL BE CONSTRUCTED UNDER ALL PRECAST HEADWALLS.

FOUNDATION FOR FLARED END SECTION

EXHIBIT NO. 11



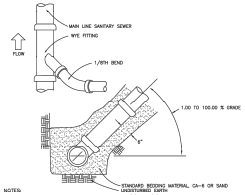
UNDERDRAIN

EXHIBIT NO. 12

STREET	PAVEMENT DESIGN
MAJOR	4" GRANULAR SUB-BASE 6" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 2" BITUMINOUS SURFACE COURSE
COLLECTOR	3" GRANULAR SUB-BASE 6" BITUMINOUS AGGREGATE MIXTURE 3" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
MINOR	3" AGGREGATE BASE COURSE 5" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
CUL-DE-SAC	SAME AS MINOR
MARGINAL ACCESS	SAME AS MINOR
IN BUSINESS AND INDUSTRIAL DISTRICTS	3" GRANULAR SUB-BASE 6" BITUMINOUS AGGREGATE MIXTURE 5" BITUMINOUS CONCRETE

MINIMUM STANDARDS FOR STREET DESIGN

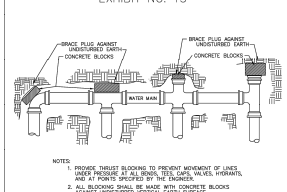
EXHIBIT NO. 14



NOTES:
1. THIS EXHIBIT IS APPLICABLE TO FOUR (4) OR (8) INCH SANITARY SERVICE CONNECTIONS ONLY. LARGER DIAMETER SANITARY SEWER CONNECTIONS SHALL BE MADE AT MANHOLES ONLY.
2. THE BEDDING UNDER THE WYE FITTING AND STUB SHALL BE CAREFULLY COMPACTED TO PREVENT THE WYE FITTING FROM SETTING.
3. THE SANITARY SERVICE CONNECTION PIPE SHALL BE LAID IN A STRAIGHT LINE AND AT A UNIFORM GRADIENT FROM THE END OF THE STUB FROM THE MAIN LINE TO A POINT BEHIND THE CURB.
4. SECURELY PLUG THE END OF THE SERVICE CONNECTION.

SANITARY SERVICE CONNECTION

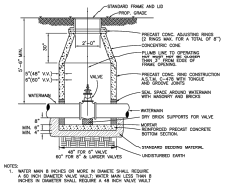
EXHIBIT NO. 15



NOTES:
1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT ALL BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
2. ALL BLOCKING SHALL BE MADE WITH CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH SURFACE.
3. ALTERNATE METHODS OF RESTRAINING WATER MAIN COMPONENTS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER.
4. NO WOOD IS ALLOWED IN THE THRUST BLOCKS.
5. MEGALUGS SERIES 1100 OR APPROVED EQUAL ARE REQUIRED AT ALL JOINTS.

THRUST BLOCK

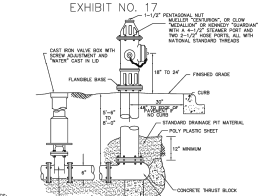
EXHIBIT NO. 16



NOTES:
1. WATER MAIN 8 INCHES OR MORE IN DIAMETER SHALL REQUIRE A VALVE VAULT. WATER MAIN LESS THAN 8 INCHES IN DIAMETER SHALL REQUIRE A 48 INCH VALVE VAULT.
2. PRECAST CONCRETE 4" (OR EQUIVALENT) ADJUSTING RINGS (ASTM DESIGNATION C478) AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING MATERIAL.
3. PIPE OPENINGS SHALL BE CAST INTO WALL.
4. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SURFACES SHALL BE PLUMB AND TRUE.
5. FILL LIG HOLES WITH BITUMINOUS JOINING COMPOUND.
6. VALVE VAULT BARREL SECTIONS SHALL CONFORM TO A.S.T.M. 478 AS DESCRIBED IN THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE MAIN CONSTRUCTION IN ILLINOIS, 5TH EDITION MAY 1994.

VALVE VAULT

EXHIBIT NO. 17



NOTES:
1. STEAMER PORT TO FACE PAVEMENT
2. PROVIDE 2 FOOT DIAMETER PIT FOR 4 FOOT DIAMETER PIT FILLED WITH 1 INCH WASHED STONE BELOW AND ADJACENT TO HYDRANT
3. HYDRANT TO BE PAINTED AUTO CHANEL SAFETY RED

FIRE HYDRANT

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 1

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 1 / 3

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VILLAGE OF LAKE ZURICH
TYPICAL DETAILS
ROCK ROSE GLEN
SUBDIVISION
LAKE ZURICH, ILLINOIS

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www.haegerengineering.com

No.	Date	Revision

Project Manager: M.L.A
Engineer: M.L.A
Date: 09.17.2025
Project No. 25-091
Sheet C8.0 / C8

NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.

EXHIBIT NO. 13

THESE STANDARDS SUPERCEDE ALL OTHER STANDARDS

LAKE ZURICH UTILITY MATERIAL STANDARDS

SANITARY SEWER

Pipe	PVC, SDR – 26, meeting requirements of ASTM – 3034 Gasketed Joint / Cell Classification 12454 – B Depth over 15 feet – SDR 12 or 18 Service Laterals: PVC SCH 40 or better, SDR 35 or 26
Bedding Materials	1/4" to 3/4" crushed stone, size CA-7 to CA-11, 12" over the top of pipe
Manholes	Pre-Cast Concrete with Bench and Rubber Boots Cast Iron Frames and Lids: Neenah Type 1 self-sealing Marked "Sanitary Sewer" WrapidSeal Manhole Encapsulation System is required on all sanitary manholes Contractor shall be qualified by manufacturer's rep. to install WrapidSeal Exterior banding between barrel and cone sections is required Manhole must be water tight and sealed from the outside Fiberglass steps
Casing	The casing must be ductile iron or steel Manufactured pipe chocks must be used between the pipe and casing Pea gravel must be jetted through the casing, with concrete mortar on the ends Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Forcemain	If PVC pipe (C900) is used, #6 solid copper tracing wire is required for locating purposes

WATERMAIN

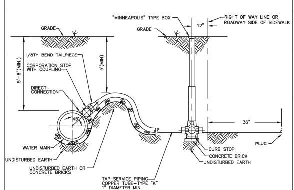
Fire Hydrants	Clow Medallion, 5 1/4 " with Auxiliary Valve Kennedy Guardian, 5 1/4 " with Auxiliary Valve Mueller Centurion A – 423 with Auxiliary Valve 5 1/4 " three-way (2 hose nozzles and 1 pumper nozzle) Painted Safety Red
Pipe	Class 52 Ductile Iron, cement lined, Megalugs Series 1100 required at all fittings Wrapping the watermain with polyethylene film is not permitted
Bedding Materials	1/4" to 3/4" crushed stone, size CA-7 to CA-11, 12" over the top of pipe
Valves	Clow, American Flow Control Kennedy Resilient Wedge American Flow Control AFC series 500 NRS Resilient Wedge Valve UL/FM General Mueller Resilient Wedge Valve Non-Rising Stem, Mechanical Joint
Manholes	Cast Iron Frames and Lids: Neenah Type 1 self-sealing Marked "Water"
Casing	The casing must be ductile iron or steel Manufactured pipe chocks must be used between the pipe and casing Pea gravel must be jetted through the casing, with concrete mortar on the ends Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Corporation Stop	Mueller H – 15000 – 1" Size AY McDonald 4701
Roundway	Mueller H-15154 – 1" Stop, Minneapolis Pattern AY McDonald 6104
B-Box	Mueller H – 10300 Upper section inside diameter 1 1/4" Mueller H – 10302 Upper section inside diameter 1 1/2"
Service Line	1" Type K Copper, or as required by plumbing code
Tapping Saddle	Double Banded Stainless Steel Tapping Sleeve with 1" corporation stop
Hardware	All nuts and bolts below grade shall be stainless steel

WATERMAIN INSTALLATION SPECIFICATIONS

1. Watermains shall not be exposed for any reason without the approval of the Superintendent – Utilities.
2. Filling mains, pressure connections, pressure tests, tie-ins, and chlorinations require 48-hour notification to the Superintendent – Utilities.
3. Pressure connections and tie-ins to the Village systems will be scheduled and witnessed by the Utilities Division personnel.
4. Once mains are tied to the Village system, no valves or hydrants shall be operated by anyone other than Utility Division personnel.
5. Filling and flushing will be done by the Utilities Division only.
6. Water for pressure tests will be supplied by the Utilities Division, but it is the responsibility of the contractor to provide a backflow preventer or an approved anti-siphon method before the pump.
7. Corporation cocks and 1" copper lines for the chlorination and sampling shall be installed at locations determined by the Utilities Division.
8. Chlorination will not be performed on service lines until all first permanent water valves are installed.
9. Water vaults for 8" valves and larger must have an inside diameter of 60".

UTILITY MATERIAL STANDARDS

EXHIBIT NO. 18



NOTES:
1. USE AN EXTRA TWO FEET OF COPPER WATER SERVICE CONNECTION BETWEEN THE CORPORATION STOP AND THE CURB STOP TO SERVE AS STRAIN RELIEF.
2. CURB BOX SHALL HAVE A PLUG TYPE LID.
3. SEE EXHIBIT NO. 13 FOR APPROVED FITTING DESCRIPTIONS.

WATER SERVICE CONNECTION

EXHIBIT NO. 19

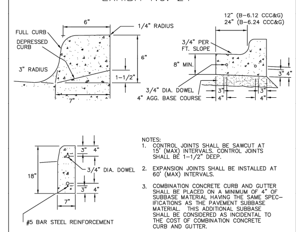
STREET	RIGHT-OF WAY WIDTH	PAVEMENT WIDTH*	RADIUS OF HORIZ. CURVES	LENGTH OF VERT. CURVES	TANGENT BETWEEN HORIZ. REVERSE CURVES	MAXIMUM GRADIENT	MINIMUM GRADIENT	CLEAR SIGHT DISTANCE
MAJOR	100 FT.	54 FT.	500 FT.	200 FT. (a)	200 FT.	5%	0.5%	500 FT.
COLLECTOR	80 FT.	44 FT.	400 FT.	200 FT. (a)	200 FT.	5%	0.5%	400 FT.
MINOR	60 FT.	30 FT.	150 FT.	100 FT. (b)	–	6%	0.5%	200 FT.
CUL-DE-SAC	120 FT.	88 FT.	150 FT.	100 FT. (b)	–	6%	0.5%	200 FT.
MARGINAL ACCESS	60 FT.	30 FT.	400 FT.	200 FT. (a)	100 FT.	6%	0.5%	200 FT.
IN BUSINESS AND INDUSTRIAL DIST.	80–100 FT.	54 FT.	500 FT.	200 FT. (a)	200 FT.	2%	0.5%	500 FT.

*PAVEMENT WIDTHS ARE MEASURED BACK OF CURB TO BACK OF CURB AND INCLUDE ADDITIONAL WIDTH FOR ON-STREET PARKING.

(a) FIFTY (50) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN TWO HUNDRED (200) FEET.
(b) FORTY (40) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN ONE HUNDRED (100) FEET.

MINIMUM STANDARDS FOR STREET DESIGN

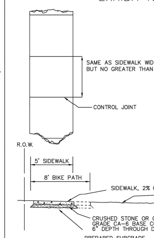
EXHIBIT NO. 24



NOTES:
1. CONTROL JOINTS SHALL BE SAWCUT AT 15' (MAX) INTERVALS. CONTROL JOINTS SHALL BE 1-1/2" DEEP.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 60' (MAX) INTERVALS.
3. COMBINATION CONCRETE CURB AND GUTTER SHALL BE PLACED ON A MINIMUM OF 4" OF SUBBASE MATERIAL HAVING THE SAME SPECIFICATIONS AS THE PAVEMENT SUBBASE MATERIAL. THIS ADDITIONAL SUBBASE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF COMBINATION CONCRETE CURB AND GUTTER.
4. SUBBASE IS TO BE CA-6 OR GRADE 9.

BARRIER CURB

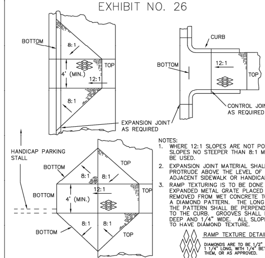
EXHIBIT NO. 25



NOTES:
1. CONTROL JOINTS SHALL BE 1/8 TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGES OF THE CONTROL JOINTS SHALL BE GIVEN A 1/4" RADIUS.
2. 3/4", THICK TRANSVERSE EXPANSION JOINTS SHALL BE REQUIRED AT NO MORE THAN 50' INTERVALS, AT THE JUNCTION WITH BACK OF CURB, AT EXPANSION JOINTS IN ABUTTING CURB AND/OR PAVEMENT, AND AT PLACES WHERE THE FLOW OF CONCRETE IS INTERRUPTED FOR MORE THAN 30 MINUTES. THE EXPANSION JOINT INTERVAL SHALL BE ADJUSTED SO THAT AS FEW EXPANSION JOINTS AS POSSIBLE WILL FALL IN DRIVEWAY CROSSINGS.
3. SIDEWALK CROSSING DRIVEWAYS SHALL BE AT LEAST 6" THICK AND SHALL BE AT LEAST AS STRONG AS THE DRIVEWAY PAVEMENT ITSELF.
4. TWO #5 STEEL REINFORCING BARS SHALL BE INSTALLED IN THE SIDEWALK AT ALL TRENCH CROSSINGS. THEY SHALL EXTEND AT LEAST 10' BEYOND THE EDGES OF THE TRENCH.

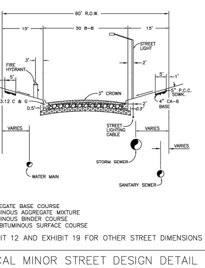
SIDEWALK

EXHIBIT NO. 26



NOTES:
1. WHERE 12:1 SLOPES ARE NOT POSSIBLE, SLOPES NO STEEPER THAN 8:1 MAY BE USED.
2. EXPANSION JOINT MATERIAL SHALL NOT PROTRUDE ABOVE THE LEVEL OF THE ADJACENT SIDEWALK OR HANDICAP RAMP.
3. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE. ALL SLOPES ARE TO HAVE DIAMOND TEXTURE.

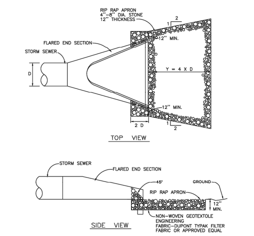
HANDICAP RAMP



3" AGGREGATE BASE COURSE
5" BITUMINOUS AGGREGATE MIXTURE
2" BITUMINOUS BINDER COURSE
1 1/2" BITUMINOUS SURFACE COURSE

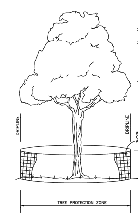
SEE EXHIBIT 12 AND EXHIBIT 19 FOR OTHER STREET DIMENSIONS

TYPICAL MINOR STREET DESIGN DETAIL



NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 10 FOR FLARED END SECTION FOUNDATION

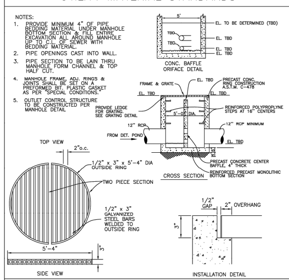
FLARED END SECTION RIP RAP



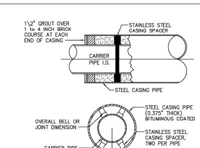
1. THE CONTRACTOR SHALL ERECT A TEMPORARY FENCE AROUND ALL TREES WITHIN THE CONSTRUCTED AREA TO ESTABLISH A "TREE PROTECTION ZONE" BEFORE ANY WORK BEGINS. NO WORK IS TO BE PERFORMED, MATERIALS STORED OR VEHICLES DRIVEN OR PARKED WITHIN THE "TREE PROTECTION ZONE".
2. THE FENCE SHALL BE ERECTED AT THE DRIP-LINE OF THE TREE OR AS APPROVED BY ENGINEER.
3. TREES DESIGNATED FOR PROTECTION SHOULD BE WATERED DURING PERIODS OF DROUGHT WHEN THERE IS LESS THAN ONE INCH OF RAIN FALL DURING ANY 30 DAY PERIOD. THE AMOUNT OF WATER PER TREE SHOULD BE BASED UPON 50 GALLONS PER INCH DIAMETER. APPLICATION SHOULD BE MADE SO THAT THE WATER SLOWLY SOAKS INTO THE GROUND AND DOES NOT RUN OFF.
4. IN AREAS WHERE THE "TREE PROTECTION ZONE" FENCING CANNOT BE MAINTAINED WOOD CHIPS OR OTHER APPROVED MULCH MUST BE APPLIED TO A DEPTH OF 12" OVER THE AREA NOT PROTECTED BY FENCING OVER THE REMAINDER OF THE ZONE. PLACEMENT AND REMOVAL OF THE MULCHED AREA SHALL BE INCIDENTAL TO THE ESTABLISHMENT OF THE "TREE PROTECTION ZONE".

TREE PROTECTION FENCE

NOTES:
1. PROVIDE MINIMUM 4" OF PIPE BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO C.L. OF SEWER WITH BEDDING MATERIAL.
2. PIPE OPENINGS CAST INTO WALL.
3. PIPE SECTION TO BE LAIN THRU MANHOLE FORM CHANNEL & TOP HALF CUT.
4. MANHOLE FRAME, ADJ. RINGS & JOINTS SHALL BE SET ON A PREFORMED BIT. PLASTIC GASKET AS PER "SPECIAL CONDITIONS."
5. OUTLET CONTROL STRUCTURE TO BE CONSTRUCTED PER MANHOLE DETAIL

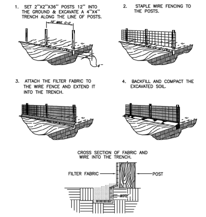


OUTLET CONTROL STRUCTURE



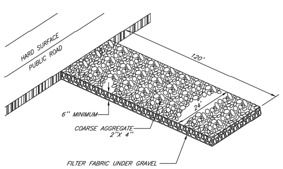
NOTES:
1. THE WATER MAIN SHALL BE 'CENTER SPACED' AND RESTRAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
2. THE SANITARY SEWER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE, 'CENTER SPACED' AND RESTAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
3. CASING SPACERS ARE TO BE POWERSEAL MODEL 48-10 STAINLESS STEEL OR APPROVED EQUAL.
4. CASING IS TO BE SEALED AT BOTH ENDS WITH A MASONARY CAP AND MADE WATER-TIGHT.
5. WATER MAIN JOINTS WITHIN THE CASING SHALL BE RESTRAINED UTILIZING U.S. PIPE FIELD LOCK GASKETS OR APPROVED EQUAL.

PIPE CASING DETAIL



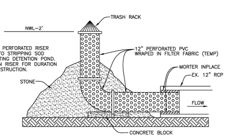
NOTES:
1. SILT FENCE FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I WITH A MINIMUM APPARENT OPENING SIZE (AOS) OF 30 FOR NONWOVEN AND 50 FOR WOVEN, AS DESCRIBED IN THE "ILLINOIS URBAN MANUAL," ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, 1995.

SILT FENCE DETAIL



GRAVEL CONSTRUCTION ENTRANCE

NOTE:
INSTALL PERFORATED RISER PRIOR TO STRIPPING SOD IN EXISTING DETENTION POND. MAINTAIN RISER FOR DURATION OF CONSTRUCTION.



TEMPORARY PERFORATED RISER DETAIL

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 2

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 2 / 3

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VILLAGE OF LAKE ZURICH DETAILS

No.	Date	Revision

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VILLAGE OF LAKE ZURICH
TYPICAL DETAILS

ROCK ROSE GLEN SUBDIVISION
LAKE ZURICH, ILLINOIS

Project Manager: MLA
Engineer: MLA
Date: 09.17.2025
Project No. 25-091
Sheet C8.1 / C8

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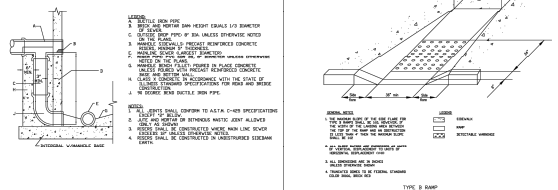
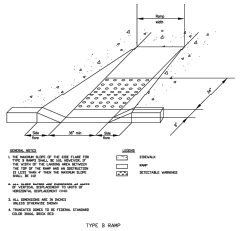
Plot Date: Sep 17, 2025 - 11:24am Plotted By: mike-a Layout: C8.1-DT
File Name: P:\2025\25091\Drawings\Final Engineering\25091-Final Eng.dwg

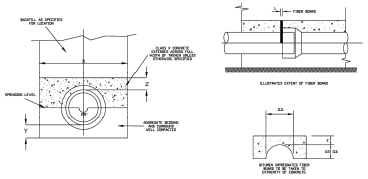
NOTE: DETAILS ARE NOT TO BE CHANGED IN any WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.



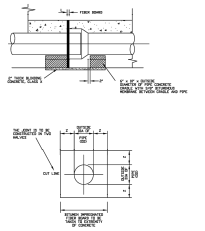
OUTSIDE DROP PIPE DETAIL



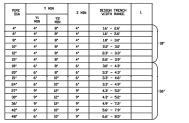
HANDICAP RAMP DETAIL



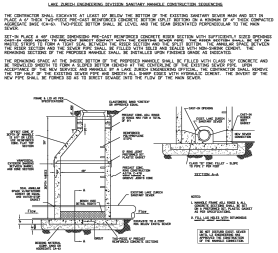
MASS CONCRETE ARCH



FLEXIBLE JOINT



BEDDING DETAILS: PIPES IN SINGLE TRENCHES



STANDARD MH CONSTRN. OVER EXSTG SEWER

VILLAGE OF LAKE ZURICH DETAILS

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 3

PROJECT NO. DETAILS
DATE 7/31/03
SCALE NTS
DESIGNED BY RK
DRAWN BY RK
CHECKED BY EL

SHEET 3

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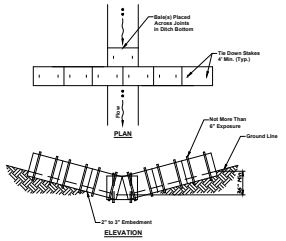
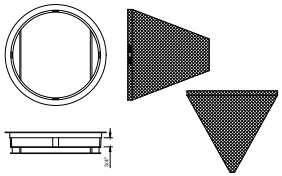
No. Date Revision

VILLAGE OF LAKE ZURICH
TYPICAL DETAILS
ROCK ROSE GLEN
SUBDIVISION
LAKE ZURICH, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 09.17.2025
Project No. 25-091
Sheet C8.2/C8



DITCH CHECK



GENERAL NOTES:

FRAME: Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb slit basket catch-all or an inlet slit basket catch-all inserted prior to construction.

INLET SILT BASKET CATCH-ALL

SOIL PROTECTION CHART

Soil Protection Chart

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			A	A		A			
Dormant Seeding	B									B		
Temporary Seeding			C			C						
Sodding			D									
Mulching	E											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYE GRASS 50 LBS/AC

B. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYE GRASS 50 LBS/AC + 2 TONS STRAW MULCH PER AC

C. SPRING OATS 100 LBS/AC

D. WINTER OR CEREAL RYE 150 LBS/AC

E. SOD

F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

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No. | Date | Revision

TYPICAL DETAILS

ROCK ROSE GLEN SUBDIVISION
LINCOLNSHIRE, MISSOURI

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 09.17.2025
Project No. 25-091
Sheet C8.3 / C8

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Plot Date: Sep 17, 2025 - 11:31am Plotted By: mike.e Layout: C8.3 DT
File Name: P:\2025\25091\Drawings\Final Engineering\25091-Final Eng.dwg

P.I.N. 14-29-200-011

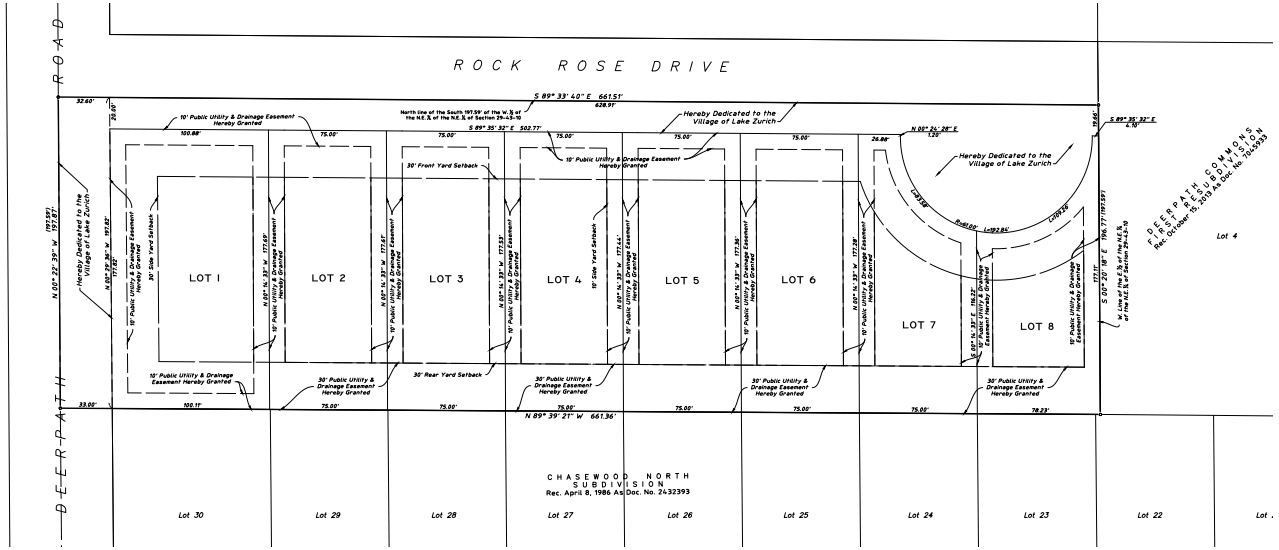
MAIL PLAT TO:

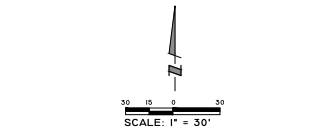
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT OF SUBDIVISION
OF
ROCK ROSE GLEN

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SHEET 1 OF 2



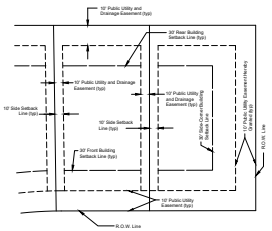


SCALE: 1" = 30'

Set Concrete Monument
Set 1/2" Pipe Unless
Subdivision Boundary Line
Roadway Center Line
Easement Line
Underlying Lot Lines
LOT 1 New Lot No.

LOT AREA SUMMARY

	AREA (SF)	AREA (AC)
LOT 1	17,862	0.41006
LOT 2	13,324	0.30588
LOT 3	13,318	0.30574
LOT 4	13,311	0.30558
LOT 5	13,305	0.30544
LOT 6	13,299	0.30530
LOT 7	11,070	0.25413
LOT 8	10,064	0.23104
ROW DEDICATION	24,950	0.57277
TOTAL	**130,503**	**2.99594**



TYPICAL LOT SETBACK AND EASEMENT DETAIL
Not To Scale

SURVEYOR'S NOTES:

1. FIELD WORK WAS COMPLETED ON JUNE 16, 2025.
2. THE HORIZONTAL COORDINATES AND BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(2012) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
3. UNLESS OTHERWISE NOTED, 3/4" DIAMETER IRON PIPES WILL BE SET AT ALL LOT CORNERS IN ACCORDANCE TO THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).
4. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION IS SUBJECT TO DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS SET FOR IN DOC. NO. _____. NOTHING SET FORTH HEREIN SHALL BE DEEMED TO PRECLUDE THE FUTURE RE-SUBDIVISION OF THE LOTS AND THE CONCURRENT CONSOLIDATION OF THEN EXISTING LOTS OR CREATION OF ADDITIONAL LOT(S) SUBJECT TO THE VILLAGE OF LAKE ZURICH SUBDIVISION ORDINANCE AND RELATED ORDINANCES REGARDING SAME.

Originally Prepared: 08/20/2025 Project No. 25-091

No. Date Revision

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P.I.N. 14-29-200-011

MAIL PLAT TO:
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT OF SUBDIVISION
OF
ROCK ROSE GLEN

SHEET 2 OF 2

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THELAND DESCRIBED IN THE ANNEXED PLAT, AN HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER DTHE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE OF THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES, AND HEREBY ALSO RESERVES FOR AMERITECH AND THE PUBLIC SERVICE COMPANY, DIVISION OF COMMONWEALTH EDISON COMPANY AND THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

WE FURTHER CERTIFY THAT I, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.
LAKE ZURICH ELEMENTARY SCHOOL DISTRICT 95 AND
LAKE ZURICH COMMUNITY HIGH SCHOOL DISTRICT 95.
COLLEGE OF LAKE COUNTY

DATED THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
OWNER PRINTED NAME

TITLE: _____

ADDRESS OF OWNER: _____
_____
_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY _____OF _____,

_____AT _____, ILLINOIS.

BY:_____ _____
NOTARY PUBLIC PRINTED NAME

OWNER SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT _____
OWNER OF THE LAND HEREIN DESCRIBED OR DULY AUTHORIZED ATTORNEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
OWNER OR ATTORNEY PRINTED NAME

TITLE: _____

ADDRESS: _____
_____
_____

ENGINEER SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
PROFESSIONAL ENGINEER PRINTED NAME

ADDRESS: _____
_____
_____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF LAKE ZURICH, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
CHAIRMAN PRINTED NAME

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
VILLAGE ENGINEER PRINTED NAME

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, VILLAGE CLERK OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF LAKE ZURICH, ILLINOIS THIS _____DAY OF_____, A.D. 2025.

BY:_____ _____
VILLAGE CLERK PRINTED NAME

FINANCE DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, FINANCE DIRECTOR FOR THE VILLAGE OF LAKE ZURICH, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
FINANCE DIRECTOR PRINTED NAME

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, MAYOR OF THE VILLAGE OF LAKE ZUIRCH HAVE APPROVED AND ACCEPTED THIS PLAT BY THE BOARD OF TRUSTEES OF THE VILLAGE.

DATED AT LAKE ZURICH, LAKE COUNTY ILLINOIS THIS_____DAY OF_____, A.D. 2025.

BY:_____ _____
MAYOR PRINTED NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT_____, ILLINOIS.

THIS DAY _____OF _____, _____.

BY:_____ _____
COUNTY CLERK PRINTED NAME

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LAKE ZURICH, AT&T, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF LAKE ZURICH AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" (PUDE) TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. ABOVEGROUND FACILITIES ARE RESTRICTED FROM BEING PLACED ON VILLAGE OF LAKE ZURICH PROPERTY OR AT LOCATIONS WHERE AND WHEN THE VILLAGE OF LAKE ZURICH HAS JURISDICTION. EACH FACILITY TO BE PLACED UPON AND/OR ON THE GROUND IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE VILLAGE OF LAKE ZURICH WHERE AND WHEN THE VILLAGE OF LAKE ZURICH HAS JURISDICTION. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH AS THE INSTALLATION OF SHEDS OR OTHER BUILDINGS. FENCES WHICH DO NOT OBSTRUCT SURFACE WATER DRAINAGE ARE ALLOWABLE IN SAID PUDE BUT WILL NOT BE RESTORED BY GRANTEE IN THE EVENT THEY ARE REMOVED FOR CONSTRUCTION ACCESS. ANY FENCE MUST NOT CONFLICT WITH ANY EXISTING USE OF THE PUDE. SAID PUDE MAY BE USED FOR LANDSCAPING; NO MODIFICATION SHALL BE MADE TO THE EXISTING CONTOURS OR GRADES OR THE EASEMENT SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF OVERLAND DRAINAGE AS DESIGNED WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE VILLAGE OF LAKE ZURICH.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH ONE HUNDRED NINETY-SEVEN AND FIFTY-NINE HUNDREDTHS (197.59) FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FORTY-THREE (43) NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 20 FEET PER 1 INCH ON SHEET ONE ARE A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).

THIS IS TO CERTIFY THAT PARTS OF OUTLOT A ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA (IDENTIFIED FOR THE VILLAGE OF LAKE ZURICH, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAPS, PANEL NO. 17097C0228K DATED SEPTEMBER 16, 2013.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____JULY 1, 2025_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 035-3760, DO HEREBY AUTHORIZE THE VILLAGE OF LAKE ZURICH, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

_____
JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3760
MY LICENSE EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE

PREPARED BY:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 E. STATE PARKWAY
SCHAUMBURG, IL 60173
TEL: (847)394-6600
FAX: (847)394-6608
PROJECT NO. 25-091

PLAT PREPARED FOR, SUBMITTED BY AND SEND NEW TAX BILL TO:
ICON DEVELOPMENT GROUP
455 WOODLAND CHASE LANE
VERNON HILLS, IL 60061

Originally Prepared: 08/20/2025 Project No. 25-091

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

© 2025 Haeger Engineering, LLC

Plot Date: Aug 20, 2025 - 12:20pm Plotted By: tvilcox Layout: PLAT OF SUB 2
File Name: P:\2025\25091\Drawings\Final Survey\25091 Plat of Subdivision.dwg

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 2025-19 **AGENDA ITEM 4.A**
PZC Hearing Date: October 15, 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 15, 2025

Re: PZC 2025-19 Zoning Application for a Variation
[redacted]

SUBJECT

Mr. Michael R. Quagliano (the "Applicant" and "Owner") requests a Variation from Section 10-6-20-D, Location and Layout of Driveway Entrances, of the Land Development Code, pursuant to Section 9-3-11-C-1, Residential Minimum Yards: Front Yard, to allow the installation of a driveway measuring thirty feet (30') in width at the street lot line within the required front yard on the property commonly known as 255 Whitney Road, and legally described in Exhibit A attached hereto (the "Subject Property"). The property is located within Snetsinger's Subdivision.

GENERAL INFORMATION

Requested Action: Variation of Driveway Width at the Street Lot Line

Current Zoning: R-5 Single Family Residential District

Current Use: Single Family Home

Property Location: [redacted]

Applicant and Owner: Mr. Michael R. Quagliano

Staff Coordinator: Colleen McCauley, Village Planner

Staff Report **Community Development Department**
APPLICATION PZC 2025-19 **PZC Hearing Date: October 15, 2025**

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. Michael R. Quagliano (the "Applicant" and "Owner"), is the owner of the property located at [redacted] and legally described in Exhibit A attached hereto (the "Subject Property"). The Applicant filed an application with the Village of Lake Zurich received on September 12, 2025 (the "Application") seeking:

- a Variation from Section 10-6-20-D, Location and Layout of Driveway Entrances, of the Land Development Code, pursuant to Section 9-3-11-C-1, Residential Minimum Yards: Front Yard

The Subject Property is located within the Village's R-5 Residential District, which provides for single-family homes. In this district, residential driveways must be a minimum of eight feet (8') in width at the street lot line (right-of-way line) and may not exceed twenty feet (20') in width. The original driveway at the Subject Property was installed at a width of twenty feet (20') at the street lot line. The Applicant is requesting to extend the driveway beyond the original twenty-foot (20') width.

The proposed paved driveway would measure thirty feet (30') in width at the street lot line. The driveway would align with the detached garage on the property which is also thirty-feet (30') in width. The driveway would have a depth of twenty-five feet (25'), consistent with the required building setback, aligning with both the home and detached garage. The driveway will flare outward to a width of thirty-six feet (36') at the back of curb within the right-of-way.

In 2021, the Village became aware of an expansion of the driveway with unapproved gravel, which exceeded the permitted width and was conducted without a permit. Since that time, the village has issued four letters to the Owner, including one related to the operation of an unpermitted business at the property. In its current configuration, the driveway measures over forty feet (40') at the street lot line and more than forty-seven feet (47') at the apron.

The Applicant has submitted a variation request which, if approved, will bring the driveway into compliance by replacing the existing gravel with asphalt. The proposed paved driveway would measure thirty feet (30') at the street lot line and thirty-six feet (36') at the back of curb within the right-of-way. As part of the request, the surrounding areas of the driveway will be restored with

grass, and all gravel will be removed, thereby reducing the overall amount of gravel and impervious surface area on the property. The Owner also proposes to concurrently construct a 5-foot wide sidewalk extending from the street to the house and a smaller 5-foot long section of sidewalk connecting the reconfigured driveway to a concrete patio between the house and the garage.

Prior to construction, the Owners will obtain clearance from all utility companies. There are no Village utility easement requirements or grade concerns that would prevent a driveway from being installed in this portion of the lot.

Pursuant to public notice published on September 27, 2025, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for October 15, 2025, to consider the Application. On September 26, 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 zoned within the R-5 Single-Family Residential district and is located within the Snetsinger's Subdivision on Lot 1. The existing home was built in 1979.

C. **Surrounding Land Use and Zoning.** The Subject Property is located within the R-5 Single-Family Residential district. The property immediately to the west is also zoned R-5, while the lots further west are zoned R-4 Single-Family Residential. Across Whitney Road, the properties are zoned R-5 and include both single-family homes and South Shore Village, a manufactured home community. To the east and south, along IL Route 22, are properties zoned within the B-1 Local & Community Business district, which include Copper Fiddle Distillery, Goodyear, Lake Zurich Tire and Auto and a vacant commercial lot.

D. **Trend of Development.** The residence at [redacted] is a one-story home and is similar to other homes in the subdivision that were constructed in the late 1970s.

The Subject Property is located adjacent to a well-established retail center along the IL Route 22 corridor. IL Route 22 is a regional arterial street that connects a number of communities in Southwest Lake County and surroundings counties to Lake Zurich. The Subject Property shares a common lot line with a commercial parcel to the south.

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.

9-17-4: STANDARDS FOR VARIATIONS.

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

Staff Response: Standard met. Applicant has shown proof that there is a practical difficulty in constructing the driveway in compliance with the provisions of the current code while remaining functional. The triangular configuration of the lot restricts the driveway's width and depth, limiting its usability. The variation being sought will provide utility and satisfy each of the standards set forth in this section.

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

Staff Response: Standard met. Lot 1 of the Snetsinger's Subdivision is triangular in shape, with three lot lines rather than the typical four. The angled front lot line along Whitney Road, combined with the 25-foot front building setback, significantly limits the area where a compliant driveway could be located while maintaining the maximum permitted width of twenty feet (20') at the street lot line. The Applicant is therefore requesting a variation to allow a thirty-foot (30') wide driveway to provide sufficient space for vehicle access and parking. The thirty-foot width will provide

sufficient space for three vehicles to park in front of the existing garage, which has the same width.

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

Staff Response: Standard met. The unique or extraordinary physical condition of the lot was not the result of any action of the property owner, rather a result of the design and configuration of the original developer.

The driveway was expanded over time to its current configuration by the Applicant without prior permits or approvals and using unpermitted gravel. The angled orientation of the garage relative to the driveway apron has, over time, resulted in repeated driving over the lawn, creating the need for a hardscaped extension.

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

Staff Response: Standard met. The Applicant is requesting a variation to improve the driveway configuration and provide additional space for vehicle parking. Due to the shallow front yard and triangular lot shape, tapering the driveway to meet the maximum permitted width at the street lot line would be difficult to achieve while maintaining functionality.

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

Staff Response: Standard met. The hardship does not involve granting the owner any special privilege not available to others. Approval of the variation would allow the property owner to maintain a functional driveway that provides safe and efficient access for vehicles to enter the property and subsequently the garage. If the Subject Property had a deeper front yard, the driveway could be constructed at the proposed 30 feet in front of the garage and tapered down to 20 feet at the street lot line. However, because the garage is located only 25 feet from this line, there is insufficient space to provide a functional taper, creating the need for the variation.

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

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

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

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

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

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

   Staff Response: Standard met. Granting of the variation would have no effect on the supply of light and air to the subject property or those properties in the vicinity as the Applicants only wish to install a driveway of a greater width.

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

   Staff Response: Not Applicable. Granting of the variation would not affect any congestion due to traffic or parking as the land use or density of the property is not being altered. Allowing the variation will remove any need of the Owner to park vehicles on the street thereby preventing congestion on the street.

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

   Staff Response: Standard met. The proposed driveway will conform to current building codes and therefore would not increase any risk of flood or fire.

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

   Staff Response: Standard met. No utilities are proposed to be connected. Granting of the variation would therefore not cause the property to unduly tax public utilities or facilities in the area since its function would not change.

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

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

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

Staff Response: Standard partially met. At present, the property includes a non-compliant gravel extension, installed in late 2020 and cited in early 2021, where the grass along the driveway edge was routinely driven over as vehicles accessed the easternmost garage bay. The Applicant now seeks to pave this area, thereby formalizing a driveway configuration that has been in practical use for several years. The proposed driveway width is intended to accommodate three vehicles and align with the full width of the detached garage.

It would be technically possible to remove the existing driveway and construct a narrower, fully compliant driveway aligned with the garage. However, this alternative would significantly reduce parking capacity and limit the driveway to two vehicles rather than the preferred three, thereby forcing a vehicle to park on the street.

No objections have been raised by immediately adjacent property owners regarding the proposed configuration. Staff therefore finds that, while the standard is only partially met, approval of the requested variation is reasonable to provide a functional and practical use of the property.

Staff Report **Community Development Department**
APPLICATION PZC 2025-19 **PZC Hearing Date: October 15, 2025**

RECOMMENDATION

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

- Section 9-17-4: Standards for Variations

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

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

Further, based on the existing conditions and mitigation proposed by the owner as further described in the staff response to Standard H, Staff of the Community Development Department recommends the approval of PZC 2025-19, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
   a. Zoning Application prepared by Mr. Michael R. Quagliano, homeowner of [redacted]; dated September 12, 2025.
   b. Cover letter addressed to Chairperson Orlando Stratman dated September 12, 2025.
   c. Exhibit A: Legal Description of the Subject Property
   d. Plat of Survey and Driveway Proposal prepared by Mr. Michael R. Quagliano.

2. Upon future repaving of the driveway, all existing asphalt and aggregate sections shall be brought into full compliance with Village Code.

3. As mitigation for the variation, the Owner shall restore all gravel areas not included within the approved paved driveway width with landscape material. The Owner shall also agree that no further expansion of the driveway shall be requested.

4. The Owner shall complete the paving of the driveway and formalize the installation within twelve (12) months of approval.

5. The Owner shall bring the property into compliance with all provisions of a home occupation as outlined in Section 9-9-3 of the Zoning Code.

6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Staff Report
APPLICATION PZC 2025-19

Community Development Department
PZC Hearing Date: October 15, 2025

Colleen McCauley, Village Planner

Staff Report **Community Development Department**
APPLICATION PZC 2025-19 **PZC Hearing Date: October 15, 2025**

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

[redacted]
OCTOBER 15, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-19, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated October 15, 2025 for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application and subject to revisions required by Village Staff, Village Engineer, and any applicable governmental agencies:
   e. Zoning Application prepared by Mr. Michael R. Quagliano, homeowner of [redacted] dated September 12, 2025.
   f. Cover letter addressed to Chairperson Orlando Stratman dated September 12, 2025.
   g. Exhibit A: Legal Description of the Subject Property
   h. Plat of Survey and Driveway Proposal prepared by Mr. Michael R. Quagliano.

2. Upon future repaving of the driveway, all existing asphalt and aggregate sections shall be brought into full compliance with Village Code.

3. As mitigation for the variation, the Owner shall restore all gravel areas not included within the approved paved driveway width with landscape material. The Owner shall also agree that no further expansion of the driveway shall be requested.

4. The Owner shall complete the paving of the driveway and formalize the installation within twelve (12) months of approval.

5. The Owner shall bring the property into compliance with all provisions of a home occupation as outlined in Section 9-9-3 of the Zoning Code.

6. 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 SNETSINGER'S THIRD SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 4 IN SNETSINGER'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORD I NG TO THE PLAT THEREOF RECORDED OF SAID SNETSINGER'S THIRD SUBDIVISION RECORDED JANUARY 16, 1973, AS DOCUMENT 1596198 IN BOOK 50 OF PLATS, PAGE 47, IN LAKE COUNTY, ILLINOIS.

Staff Report **Community Development Department**
APPLICATION PZC 2025-19 **PZC Hearing Date: October 15, 2025**

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY

Staff Report **Community Development Department**
APPLICATION PZC 2025-19 **PZC Hearing Date: October 15, 2025**

EXHIBIT C
SITE PHOTOS

November, 2007

Staff Report
APPLICATION PZC 2025-19

Community Development Department
PZC Hearing Date: October 15, 2025

August, 2012

Staff Report
APPLICATION PZC 2025-19

Community Development Department
PZC Hearing Date: October 15, 2025

September, 2016

Staff Report
APPLICATION PZC 2025-19

Community Development Department
PZC Hearing Date: October 15, 2025

September, 2022

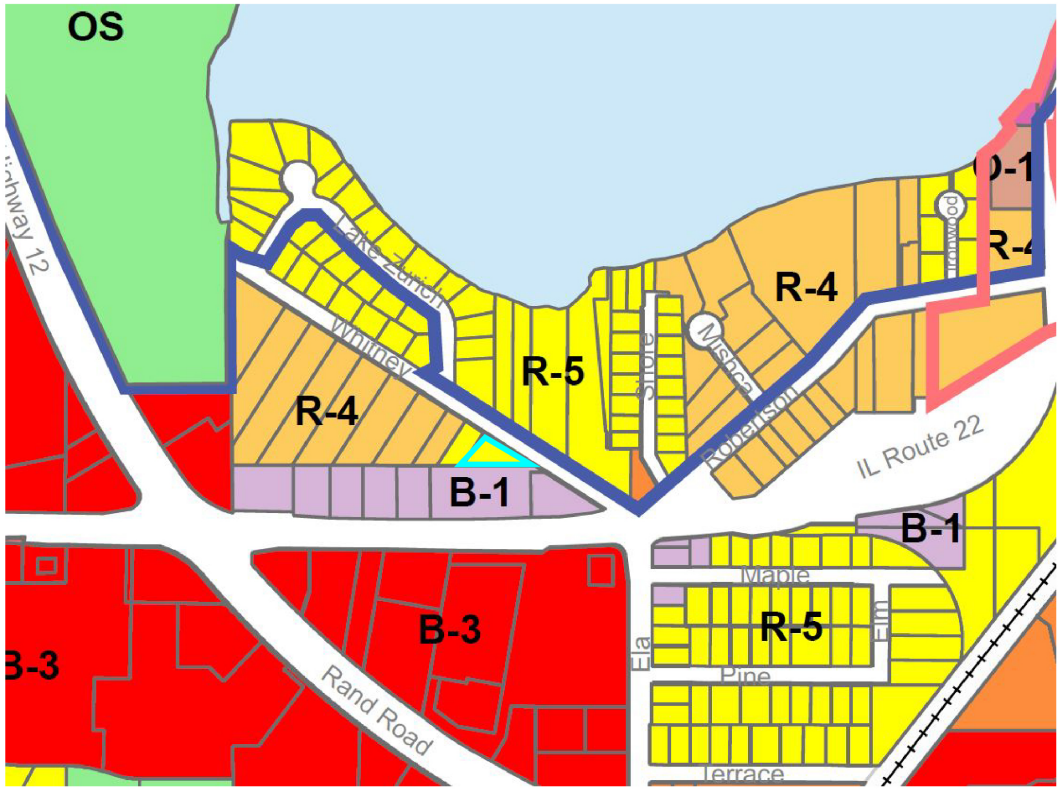
[redacted] - Driveway Variation

Legend

Print Date: 9/30/2025

Notes

[redacted] - Driveway Variation

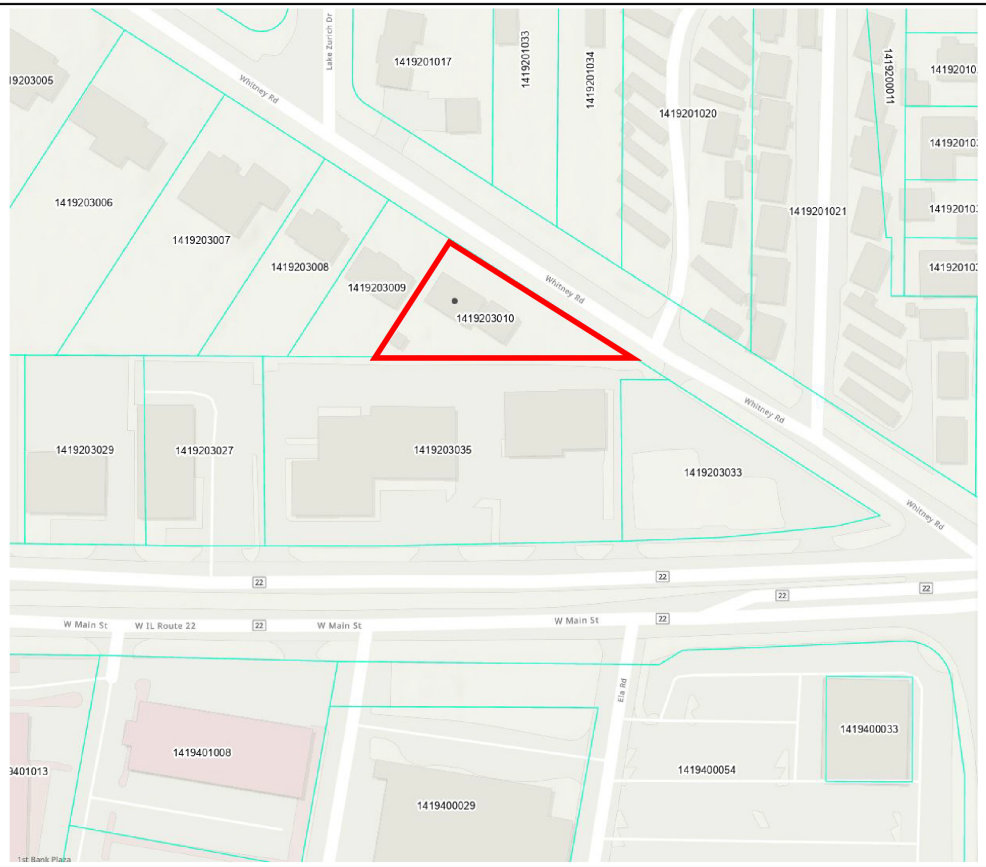


Legend

Print Date: 9/30/2025

Notes

[redacted] - Driveway Variation



Legend

Print Date: 9/30/2025

Notes

ZONING APPLICATION

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

(Please Type or Print)

1. Address of Subject Property: [redacted]
2. **Please attach complete legal description**
3. Property Identification number(s): [redacted]
4. Owner of record is: Michael R Quagliano Phone: [redacted]
   E-Mail [redacted] Address: [redacted]
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: Single Family Residence
   Improvement to be made to driveway and driveway width
8. The proposed uses on the property are: No Changes - Single Family Residence
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:
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
    None
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

MICHAEL R. QUAGLIANO
(Name of applicant)

(Signature of applicant)

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

(Notary Public)

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

My Commission Expires _____

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

(Signature of Owner, if different)

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

(Notary Public)

My Commission Expires _____

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 _____

(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 _____

_____

Michael R. Quagliano – Owner

[redacted]

September 12, 2025

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

Re: Driveway Expansion – Request for Variance of Driveway Width at Property Line

Dear Mr. Saher,

On behalf of myself, Michael R. Quagliano, I respectfully submit this request for a variance for the property located at [redacted]

Background Information
The proposed variance would expand the driveway and attached walkway from the current 25 feet to 35 feet at the back of the sidewalk and 30 feet at the front of the sidewalk. A width of 36 feet is requested at the back of the curb/street. The property is currently used as a single-family residence, and no change in use is proposed.

Purpose of Request
I am seeking a driveway width variance because the current configuration significantly limits the ability to park multiple vehicles. The proposed change would allow for three cars to be parked comfortably on the driveway. The expansion aligns with the 30-foot width of the existing garage, while incorporating a relocated sidewalk of 5 feet in width. I believe the impact on neighbors will be negligible and have already received several letters of support from adjacent property owners.

Zoning Considerations
The property is zoned Residential. No zoning change is requested.

Site Characteristics
The property frontage measures 200 feet with a 5-foot setback for the current sidewalk. The front of the garage is 25 feet behind the setback. The existing driveway measures 25 feet at the sidewalk and 42 feet at the setback. The current sidewalk width is 3.5 feet.

Infrastructure and Utilities
No changes to existing infrastructure or utilities are proposed.

I appreciate the Village's review of this application and look forward to working with staff and the Board throughout this process. Please contact me at [redacted] or [redacted] if additional information is required.

Sincerely,

Michael R. Quagliano
Homeowner
[redacted]

Michael R. Quagliano – Owner
[redacted]

September 12, 2025

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

Re: Driveway Expansion – Request for Variance of Driveway Width at Property Line

Dear Mr. Saher,

On behalf of myself, Michael R. Quagliano, I respectfully submit this request for a variance for the property located at [redacted]

Background Information
The proposed variance would expand the driveway and attached walkway from the current 25 feet to 35 feet at the back of the sidewalk and 30 feet at the front of the sidewalk. A width of 36 feet is requested at the back of the curb/street. The property is currently used as a single-family residence, and no change in use is proposed.

Purpose of Request
I am seeking a driveway width variance because the current configuration significantly limits the ability to park multiple vehicles. The proposed change would allow for three cars to be parked comfortably on the driveway. The expansion aligns with the 30-foot width of the existing garage, while incorporating a relocated sidewalk of 5 feet in width. I believe the impact on neighbors will be negligible and have already received several letters of support from adjacent property owners.

Zoning Considerations
The property is zoned Residential. No zoning change is requested.

Site Characteristics
The property frontage measures 200 feet with a 5-foot setback for the current sidewalk. The front of the garage is 25 feet behind the setback. The existing driveway measures 25 feet at the sidewalk and 42 feet at the setback. The current sidewalk width is 3.5 feet.

Infrastructure and Utilities
No changes to existing infrastructure or utilities are proposed.

I appreciate the Village's review of this application and look forward to working with staff and the Board throughout this process. Please contact me at [redacted] or [redacted] if additional information is required.

Sincerely,

Michael R. Quagliano
Homeowner
[redacted]

PLAT OF SURVEY

SHEET 1 OF 1

LEGAL DESCRIPTION

LOT 1 IN SNETSINGER'S THIRD SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 4 IN SNETSINGER'S SUBDIVISION, BEING OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SNETSINGER'S THIRD SUBDIVISION RECORDED JANUARY 24, 1973 AS DOCUMENT 1956196 IN BOOK 30 OF PLATS, PAGE 47, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 3/29/2023.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF WHITNEY ROAD BEING SOUTH 58 DEGREES 22 MINUTES 18 SECONDS EAST.
3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS, COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT PROPERTY. REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
6. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
7. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

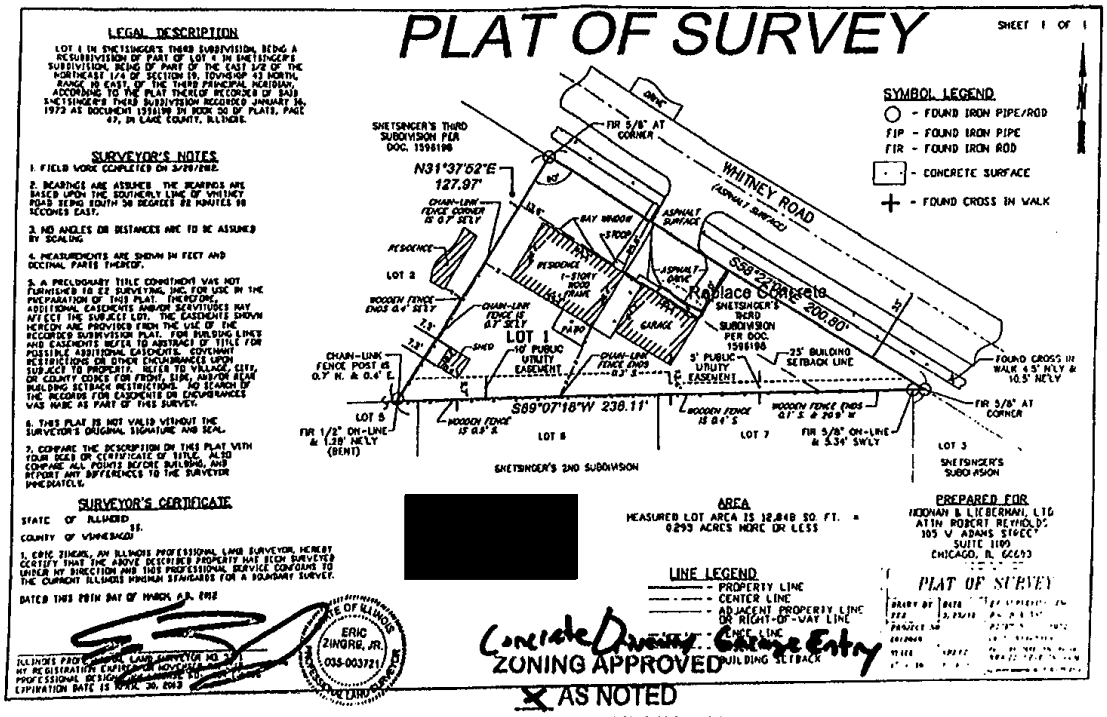
STATE OF ILLINOIS } SS.
COUNTY OF WINNEBAGO }

I, ERIC ZINGRE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 29TH DAY OF MARCH A.D. 2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2023
PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184.007792
EXPIRATION DATE IS NOVEMBER 30, 2023

STATE OF ILLINOIS — ERIC ZINGRE, JR. — 035-003721 — PROFESSIONAL LAND SURVEYOR



SYMBOL LEGEND

- ○ - FOUND IRON PIPE/ROD
- FIP - FOUND IRON PIPE
- FIR - FOUND IRON ROD
- [·] - CONCRETE SURFACE
- \+ - FOUND CROSS IN WALK

[redacted]

AREA

MEASURED LOT AREA IS 12,848 SQ. FT. ± 0.295 ACRES MORE OR LESS

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- FENCE LINE
- BUILDING SETBACK

PREPARED FOR

HOGNAN & LIEBERMAN, LTD
ATTN: ROBERT REYNOLDS
105 W. ADAMS STREET
SUITE 1100
CHICAGO, IL 60603

PLAT OF SURVEY

DRAWN BY	DATE
FB	3/29/23
PROJECT NO.	

Concrete Driveway Garage Entry

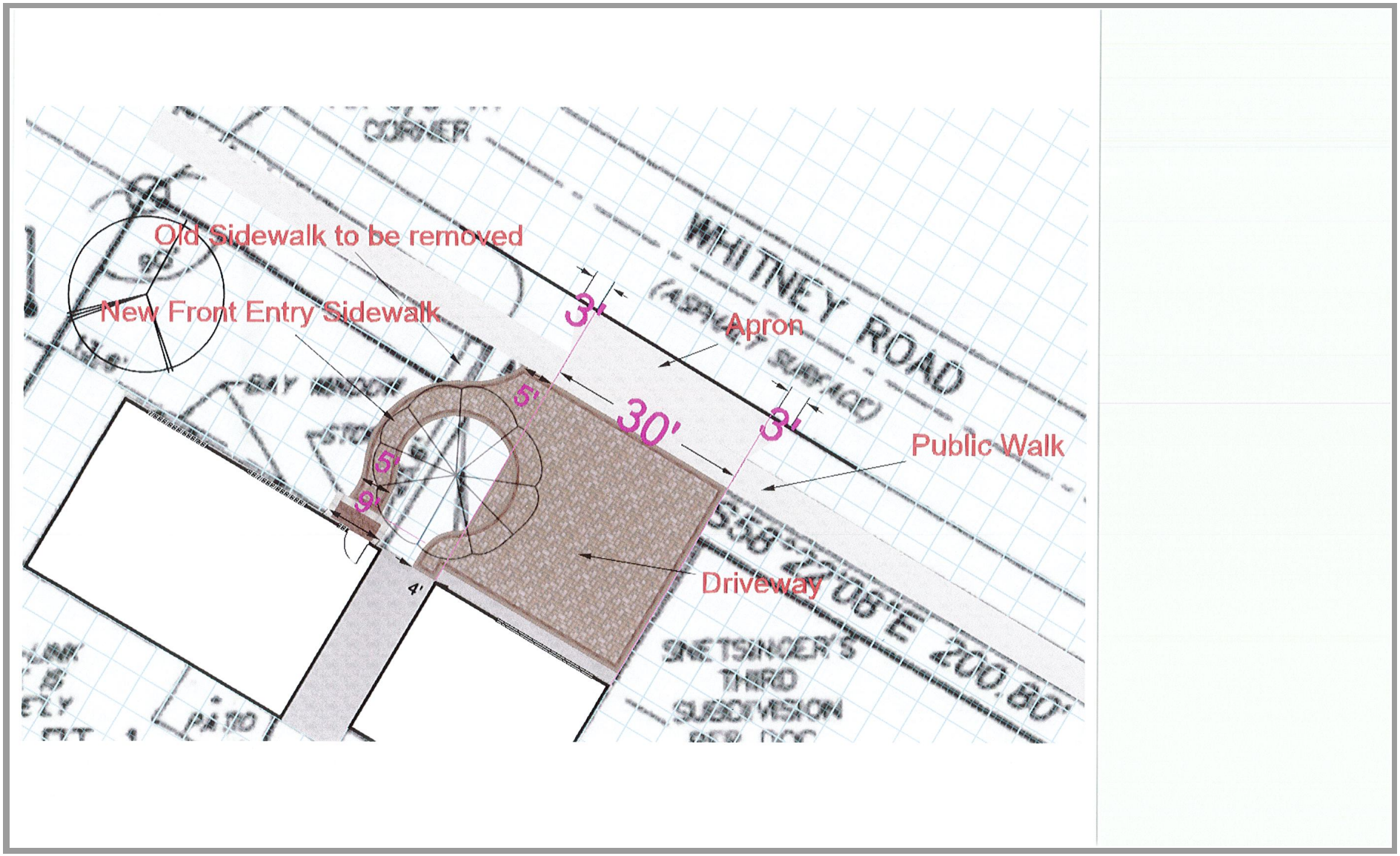
ZONING APPROVED

X AS NOTED

___ AS SUBMITTED

BUILDING AND ZONING DEPARTMENT

DATE 6/20/23


Old Sidewalk to be removed
New Front Entry Sidewalk
WHITNEY ROAD
Apron
Public Walk
Driveway
3'
30'
5'
5'
9'
4'
200.60'

PLAT OF SURVEY

SHEET 1 OF 1

LEGAL DESCRIPTION

LOT 1 IN SNETSINGER'S THIRD SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 4 IN SNETSINGER'S SUBDIVISION, BEING OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SNETSINGER'S THIRD SUBDIVISION RECORDED JANUARY 16, 1973 AS DOCUMENT 1596198 IN BOOK 50 OF PLATS, PAGE 47, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 3/28/2012.

2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF WHITNEY ROAD BEING SOUTH 58 DEGREES 22 MINUTES 08 SECONDS EAST.

3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.

4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

5. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT TO PROPERTY. REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.

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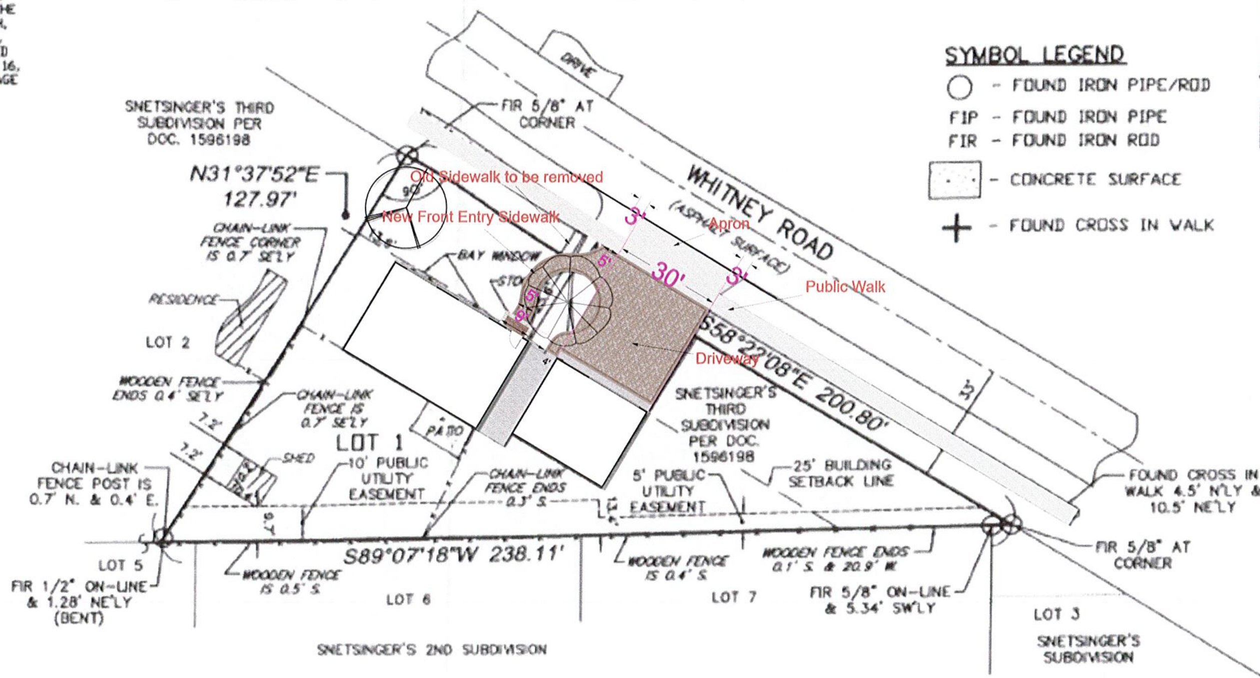

SYMBOL LEGEND

○ - FOUND IRON PIPE/ROD
FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
[ ] - CONCRETE SURFACE
+ - FOUND CROSS IN WALK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 28TH DAY OF MARCH, A.D., 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2012
PROFESSIONAL DESIGN FIRM LICENSE NO.
EXPIRATION DATE IS APRIL 30, 2013

STATE OF ILLINOIS — ERIC ZINGRE, JR. — 035-003721 — PROFESSIONAL LAND SURVEYOR

[redacted]

AREA

MEASURED LOT AREA IS 12,848 SQ. FT. = 0.295 ACRES MORE OR LESS

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- FENCE LINE
- EASEMENT
- BUILDING SETBACK

PREPARED FOR

NOONAN & LIEBERMAN, LTD.
ATTN: ROBERT REYNOLDS
105 W. ADAMS STREET,
SUITE 1100
CHICAGO, IL 60603

PLAT OF SURVEY		
DRAWN BY: EEZ	DATE: 3/28/12	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 WWW.EZSURVEYING.COM
PROJECT NO. 2012040		
SCALE 1" = 30'	SHEET 1 OF 1	

PLAT OF SURVEY

SHEET 1 OF 1

LEGAL DESCRIPTION

LOT 1 IN SNETSINGER'S THIRD SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 4 IN SNETSINGER'S SUBDIVISION, BEING OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SNETSINGER'S THIRD SUBDIVISION RECORDED JANUARY 16, 1973 AS DOCUMENT 1596198 IN BOOK 50 OF PLATS, PAGE 47, IN LAKE COUNTY, ILLINOIS.

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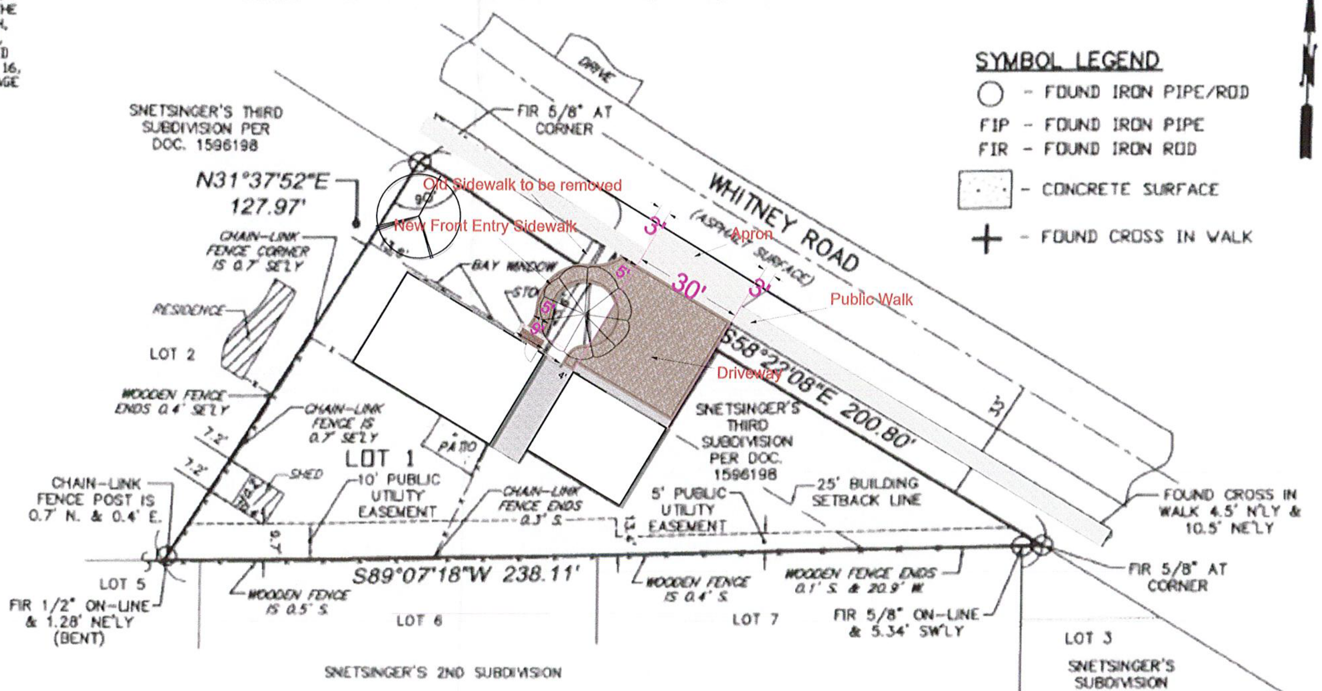

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- FIP - FOUND IRON PIPE
- FIR - FOUND IRON ROD
- ▭ - CONCRETE SURFACE
- + - FOUND CROSS IN WALK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 28TH DAY OF MARCH, A.D., 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3...
MY REGISTRATION EXPIRES ON NOVEMBER ...
PROFESSIONAL DESIGN FIRM LICENSE NO. ...
EXPIRATION DATE IS APRIL 30, 2013

STATE OF ILLINOIS — ERIC ZINGRE, JR. — 035-003721 — PROFESSIONAL SURVEYOR

[redacted]

AREA

MEASURED LOT AREA IS 12,848 SQ. FT. = 0.295 ACRES MORE OR LESS

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- FENCE LINE
- EASEMENT
- BUILDING SETBACK

PREPARED FOR

NOONAN & LIEBERMAN, LTD.
ATTN: ROBERT REYNOLDS
105 W. ADAMS STREET,
SUITE 1100
CHICAGO, IL 60603

PLAT OF SURVEY		
DRAWN BY: EEZ	DATE: 3/28/12	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319
PROJECT NO. 2012040		WWW.EZSURVEYING.COM
SCALE 1" = 30'	SHEET 1 OF 1	

Image# 048695430003 Type: DTR
Recorded: 05/02/2012 at 03:36:32 PM
Receipt#: 2012-00026409
Page 1 of 3
Fees: $39.00
IL Rental Housing Fund: $10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 6847856

CTI 575127495KP
2012158AA17

Trustee's Deed
Statutory (Illinois)

THE GRANTOR,LINDA A. FELTS, **as Trustee**, and not personally, pursuant to the terms of that certain trust agreement dated AUGUST 11, 2003,* for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to MICHAEL QUAGLIANO,** of the Village of Hoffman Estates, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Lake, State of Illinois, to wit:

See Attached Exhibit A

Subject to: The general real estate taxes for the year 2011 and subsequent years thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, applicable zoning laws, ordinances, regulations and any facts or exceptions which an accurate survey or inspection of the above described property would show.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee, and not personally, pursuant to the terms of that certain trust agreement dated August 11, 2003.

Permanent Index Number(s): 14-19-203-010-0000

Property Address: 255 Whitney Lake Zurich, Illinois 60047

Dated this 19th **day of April, 2012.**

Linda A. Felts
_____, **not personally, but as Trustee**

*Known as the Linda A. Felts Trust agreement

** A Single Person

(3) AD

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Linda Felts, as Trustee, and not personally, pursuant to the terms of that certain trust agreement dated August 11, 2003, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19 day of April, 2012.

Notary Public

My commission expires: 1/24/15

OFFICIAL SEAL
KRISTINA PFEILER
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMM. EXP 1-24-15

THIS DOCUMENT PREPARED BY:
Robert P. Reynolds
105 West Adams Suite 1100
Chicago, Illinois 60603

~~**MAIL TAX BILL TO:**~~

MAIL RECORDED DEED TO:
WILLIAM J. PAYNE
ATTORNEY AT LAW
1100 W. NORTHWEST HWY, #103
MOUNT PROSPECT, IL 60056

MAIL TAX BILL TO:
MICHAEL R. QUAGLIANO
[redacted]

146,800.00

STATE & COUNTY TAX
STATE OF ILLINOIS
MAY.-1.12
LAKE COUNTY
0000005114
REAL ESTATE TRANSFER TAX
0022050
FP326708

CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5127495 DNC
STREET ADDRESS: [redacted]
CITY: LAKE ZURICH COUNTY: LAKE
TAX NUMBER: [redacted]

LEGAL DESCRIPTION:

LOT 1 IN SNETSINGER'S THIRD SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 4 IN SNETSINGER'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SNETSINGER'S THIRD SUBDIVISION RECORDED JANUARY 16, 1973, AS DOCUMENT 1596198 IN BOOK 50 OF PLATS, PAGE 47, IN LAKE COUNTY, ILLINOIS.

LEGALD KP 04/19/12

LOT 1 IN SNETSINGER'S THIRD SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 4 IN SNETSINGER'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORD I NG TO THE PLAT THEREOF RECORDED OF SAID SNETSINGER'S THIRD SUBDIVISION RECORDED JANUARY 16, 1973, AS DOCUMENT 1596198 IN BOOK 50 OF PLATS, PAGE 47, IN LAKE COUNTY, ILLINOIS.

RE: Michael Quagliano
[redacted]

Dear Sirs:

My name is Ashley Markiewicz and I live at [redacted]n Lake Zurich. I live next door to the property listed above.

I write in support of Mr. Quagliano's variance request to widen the entrance to his driveway.

Thank you.

Best regards.

Ashley Markiewicz

[redacted]

Phone number:

RE: Michael Quagliano
[redacted]

Dear Sirs:

My name is Dave and I manage [redacted] at [redacted] in Lake Zurich. I live across the street to the property listed above.

I write in support of Mr. Quagliano's variance request to widen the entrance to his driveway.

Thank you.

Best regards.

Dave
[redacted]

[redacted]

RE: Michael Quagliano
[redacted]

Dear Sirs:

My name is Doug Morton and live at [redacted] in Lake Zurich. I live across the street to the property listed above.

I write in support of Mr. Quagliano's variance request to widen the entrance to his driveway.

Thank you.

Best regards.

Doug Morton
[redacted]

My biggest concern is this gentleman currently runs “Working Q Landscaping” out of his residence, which I thought you were not allowed to run a commercial business out of a residence. He currently has 2 of his own trucks that take up his driveway along with an abundance of landscaping equipment. Every weekend his employees block the road, near the intersection by parking on both sides of the street.

His business brings heavy traffic, visible inventory and heavy equipment. He also has more than 2 employees working for him out of his residence which can be seen on any given weekend.

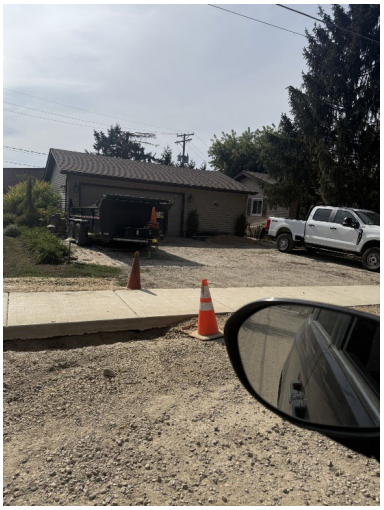
I feel as though he needs to find a separate property for his employees to be parking and widening his driveway for whatever reason is not going to alleviate this issue.

Since April, our street has been under construction. We were advised that no street parking should be allowed and he is one of the only people on our street who couldn’t abide by this request. Our street is now going to be more narrow once it is paved than it was prior to construction, making his employee parking situation more of an issue.

I have attached some photos as best as I could grab from this prior weekend.

His business is quite a nuisance to those living on our street or even trying to enter or exit the neighborhood. There is so much traffic on our street without this issue already a safety concern of mine.

Thank you for taking this into consideration.



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 2025-18 **AGENDA ITEM 4.B**

PZC Hearing Opening Date: September 17, 2025
PZC Continued Consideration: October 15, 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 15, 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 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.

The multiple-family component of the development that is being proposed by Continental is to be known as "Springs at Lake Zurich."

While the preliminary site plan contemplates a commercial lot to be developed with a quick service restaurant, no documentation has been submitted nor is consideration or recommendation for the development of the commercial lot being requested at this time.

Staff Report **Community Development Department**
APPLICATION PZC 2025-18 **PZC Hearing Date: October 15, 2025**

GENERAL INFORMATION

Requested Action:	Special Use Permit for a Planned Unit Development (PUD) Zoning Map Amendment and Plat of Subdivision
Current Zoning:	B-3 Regional Shopping Business District
Proposed Zoning:	B-3 Regional Shopping Business District R-6 Multiple Family Residential District
Current Use:	Vacant Theater Building
Property Location:	755 South Rand Road
Applicants:	Jennifer Patton, representing Continental 904 Fund, LLC and Continental Properties Company, Inc.
Owners:	Regal Cinemas Inc.
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

The Subject Property commonly referred to as the "Regal Property", located southwest of Rand Road and June Terrace encompasses nearly 20.20 acres, with approximately 5.75 acres comprised of wetland area, and is legally described in Exhibit A attached hereto.

The Applicants filed an application with the Village of Lake Zurich received on July 14, 2025 (the "Application") seeking:

- A Special Use Permit for a Planned Unit Development (PUD) and approval of a Development Concept Plan (Preliminary Plan) to develop the Subject Property with a mixed-use project

- Rezoning the Subject Property within the B-3 Regional Shopping Business District and R-6 Multiple Family Residential District
- Exterior Appearance and Site Plan Approval consistent with a Development Concept Plan
- The grant of modifications to the Zoning Code under the PUD:
  - Parking and loading requirements for multiple-family residential development
  - Bulk and yard requirements for multiple-family residential development
  - Accessory structure requirements for multiple-family residential development

The Subject Property, located at 755 South Rand Road, was originally developed as a movie theater under Ordinance No. 92-05-521, entitled "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" for a Planned Unit Development (PUD). The property is zoned B-3, Regional Shopping District, within the Lake Zurich Theater PUD.

The project approved under this ordinance included the construction of the theater, which opened in 1992 as "Lake Zurich Cinemas." The facility was later expanded into a 12-screen multiplex and operated as "Regal Lake Zurich," becoming a well-known entertainment destination for the Village and the surrounding region. After more than thirty years of operation, the theater property was listed for sale in January 2025, and the cinema officially ceased operations in August 2025.

The adjacent commercial properties abutting the Subject Property include Beelow's Steakhouse Restaurant, Walker Brothers Original Pancake House, Starbucks Coffee and Tutor Time of Lake Zurich Child Daycare Center to the east and a public storage facility currently operating as Extra Space Storage to the west. These parcels were developed between 1997 and 2002. The parcels obtain their vehicular access by means of the private drive that was originally constructed for the theater and lawfully allowed by cross access easements.
Continental 904 Fund LLC (Continental Properties) approached the Village and property owner to begin discussions regarding the acquisition and redevelopment of the site in late 2024.

Continental Properties, founded in 1979 and headquartered in Wisconsin, is a national real estate development and property management company specializing in multiple-family and commercial developments. To date, Continental has developed over 38,000 homes across 139 communities in 20 states, including approximately 3,850 homes in Illinois that are currently under construction, in lease-up, or stabilized. Continental Properties owns and operates its "Springs" apartment communities throughout its market. The proposed development in Lake Zurich will likewise be owned and managed by Continental Properties once constructed.

Existing Site
The Subject Property is located along Rand Road (U.S. Route 12), a major regional arterial that connects the Village of Lake Zurich to surrounding communities to the north and south. The corridor is characterized by established commercial uses, shopping centers, and surface parking areas.

The approximately 20.20-acre site currently contains the vacant Regal Cinemas theater building, an associated 4.4-acre surface parking lot, approximately 11.5 acres of unimproved open space, a detention facility along the southerly boundary and a second detention facility at the southeast

corner of the property comprising approximately 4.2 acres proposed to remain in its current configuration. Both existing detention facilities serve the Subject Property and the adjacent commercial developments to the east. The adjacent public storage facility to the west is served by its own stormwater management system and does not depend on the stormwater facilities of the Subject Property.

To accommodate the proposed development, the theater building and its parking lot will be demolished, the open space to the south will be cleared of trees and the existing south detention pond will be expanded and reconstructed to accommodate stormwater runoff from the portion of the property that is proposed to be developed.

Primary access to the site is provided at a single point from Rand Road via the private drive located just south of the intersection of June Terrace and Rand Road. The intersection functions as a major access point along the corridor serving the Subject Property and numerous commercial establishments to the north.

Proposal Multiple-Family Residential Development – Springs at Lake Zurich

The Developer proposes to redevelop the Subject Property with a 246-unit multifamily residential community known as "Springs at Lake Zurich." The proposed Springs at Lake Zurich development will be located within the R-6 Multiple-Family Residential District and will include ten residential buildings — seven (7) two-story buildings containing 21 units each and three (3) three-story buildings containing 33 units each — with attached and detached garage options, as well as a clubhouse and related amenities. The residential parking will be provided through a combination of attached garages, detached garages, and surface parking. Of the proposed 246 residential units, 70 will be offered with attached garages, 72 will be offered the option to rent a detached garage and the remaining 256 will be offered the option to use the surface parking spaces.

Unit Type: A variety of residential unit types are proposed, including 27 studio units, 98 one-bedroom units, 98 two-bedroom units, and 23 three-bedroom units. These units are adequately spread within each 2- and 3-story building.

Amenities: The community will additionally include a clubhouse, mail kiosk, and maintenance building. The clubhouse and leasing center will provide offices for the on-site management team, as well as resident amenities including a lounge, outdoor pool, and 24-hour fitness facility. Certain ground floor level units will be provided with an added amenity in the form of a fenced-in outdoor private yard. The proposal currently provides for such yards to 24 ground floor units.

Architecture: The architecture of the proposed multiple-family buildings includes a mix of two- and three-story structures that share a consistent design and material palette. The buildings will feature a combination of board-and-batten and lap siding in gray and muted blue tones, complemented by brick masonry accents strategically incorporated throughout the façades. Each building includes balconies and attached single-bay garages that can be rented by the occupants of the corresponding units. Additional detached single-bay garages, constructed of the same siding materials but without masonry elements, will be available for separate rental by residents seeking

covered parking. The clubhouse and grounds building will utilize the same materials, colors, and architectural design, incorporating Springs' signature branding throughout.

Sidewalks have been incorporated throughout the development to serve future residents and provide convenient access to nearby commercial businesses and restaurants by connection to the existing sidewalk network. Internal sidewalks will connect all residential buildings, offering safe and direct pedestrian access to the clubhouse and its associated amenities.

Traffic: The Village obtained the services of BLA Inc., a traffic consultant to review the submitted Traffic Impact Study, including parking and on-site circulation and found that the documentation provided adequately addressed the comments of staff related to the project. Among its recommendations, the traffic study and its review yielded recommendations for the construction of a 2nd means of access to the development to alleviate the impact by increased residential traffic and potential QSR on the existing roadway intersection. The 2nd means of access is provided as a right-in right-out access at the mid-point of the Subject Property's frontage with Rand Road.

Circulation. The site's circulation plan is designed to provide access to both the residential and commercial components of the development through two access points along Rand Road. The existing private drive located south of June Terrace will be extended into the site, maintaining its current alignment, and will continue westward to serve the proposed QSR, each of the ten residential buildings and the public storage facility immediately west of the Subject Property.

The new right-in/right-out access will be located between the commercial lot and Buildings 9 and 10. This private access drive will extend in a north-south direction to improve overall site access, traffic flow, and secondary access to the site in the event of an emergency, particularly given that the existing private roadway will serve multiple land uses and businesses.

Stormwater Management facilities for the property will be fully contained, constructed and managed on the Subject Property to minimize its impact on adjacent properties to the south and west. The existing development is currently served by two stormwater detention ponds – a pond located immediately to the south of and serving the theater building and the southerly portion of its parking lot; and a larger pond located to the southeast of the commercial buildings that currently serves the remainder of the theater parking lot and adjacent commercial buildings. To accommodate the residential component of the development, the southerly pond is proposed to be increased in volume to accommodate the run-off from the proposed development. It should be noted that the stormwater management for the QSR is intended to be managed by the larger existing southeasterly pond that currently serves the adjacent commercial properties.

Progression of Development Plan. Throughout the process, Continental has revised and adjusted its proposal to accommodate feedback from the Village Board at Courtesy review and Village staff to arrive at the proposal that is currently presented for consideration. A brief progression of changes to the proposal are outlined below:

January 6, 2025 *"Courtesy Review"*	**July 23, 2025** *"Initial Submittal"*	**October 1, 2025** *"Current Proposal"*
Number of Units and Unit Density		
282 units within - 8 three-story buildings * 3 three-story buildings proposed north of Private Drive; * 5 three-story buildings proposed south of Private Drive;	237 units within - 5 two-story buildings - 4 three-story buildings * 3 three-story buildings north of Private Drive; 1 three-story building south of the Private Drive 5 two-story buildings proposed south of Private Drive	246 units within - 7 two-story buildings - 3 three-story buildings * 3 three-story buildings north of Private Drive; 7 two-story buildings south of Private Drive
8 buildings	9 buildings	10 buildings
13.97 units/acre	11.74 units/acre	12.18 units/acre
Parking Total Spaces		
523	417	439
Building and Parking/Landscape Setbacks along <u>South Lot line</u> *(Note: Setbacks along the North, East and West lot lines are along commercial/non-residential uses)*		
Building Setback 35 feet	Building Setback 50 feet	Building Setback 50 feet
Parking/Landscape Setbacks 30 feet	Parking/Landscape Setbacks 15 feet	Parking/Landscape Setbacks 35 feet

Commercial Quick Service Restaurant (QSR) Development.
Continental has set aside a 2.4-acre commercial parcel on the north end of the development to be reserved for the development of a QSR. The parcel will retain its existing B-3 Regional Shopping District zoning classification and is proposed to be developed with a restaurant featuring two drive-through lanes and an associated parking lot. The quick-service restaurant is proposed on the northern portion of the site, with direct frontage along Rand Road, west of the two existing restaurant uses adjacent to the property. This parcel will be considered as a separate lot and will be purchased by a commercial developer who proposes to develop the property with the QSR, but contingent upon Continental receiving entitlements for the residential component of the project.

Both outdoor seating and drive-through facilities are classified as special uses within the B-3 District; therefore, these zoning approvals will need to be requested under a separate Application for Special Use Permits requiring an amendment to this Planned Unit Development.

Approximately 21,525 square feet of the outlot is also being offered to be conveyed to the restaurant property to the immediate east of the Subject Property to allow for additionally parking in keeping with an existing cross access and parking agreement.

Pursuant to public notice published on August 30, 2025, in the Daily Herald, the public hearing was opened with the Lake Zurich Planning & Zoning Commission on September 17, 2025, and continued to October 15, 2025 to consider the Application. On August 26, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

A. Courtesy Review. The Applicant presented their project at a courtesy review of the Village Board on January 6, 2025. The feedback was generally positive and the Village Board recommended that the Applicant proceed with a formal application to the PZC for consideration at a public hearing. Information on the Courtesy Review can be viewed at the following link:
https://play.champds.com/lakezurichil/event/143

B. Zoning History. The Subject Property is zoned within the B-3 Regional Shopping District. The site was originally developed in 1992 under a Planned Unit Development (PUD) with a movie theater and associated parking lot. The Regal Theater ceased operations in August 2025, and the building has remained vacant since that time.

C. Surrounding Land Use and Zoning. The Subject Property is situated along Rand Road, a major arterial roadway that connects the Village of Lake Zurich to surrounding communities.

To the north, across Rand Road, the area is zoned B-3 Regional Shopping and developed with a mix of commercial and service uses, including Costco, Home Depot, and Nirvana Dispensary. To the east, the land is also zoned B-3 and improved with several restaurants such as Beelow's Steakhouse, Walker Bros. Original Pancake House, Starbucks Coffee; and a daycare center known as Tutor Time of Lake Zurich located to the east. The area to

the south lies outside the Village's municipal boundaries and consists of single-family homes within the Village of Deer Park. To the northwest, the property is adjacent to the Extra Space Storage facility, which is zoned B-3 and accessed via the private drive south of June Terrace—accessible only through the Subject Property. The property located to the west and southwest is zoned I Industrial District, and is occupied by D & W Fine Pack, a manufacturing company that predates all surrounding development. According to Lake County tax records, this manufacturing facility was constructed in the late 1950s.

D. Trend of Development. The Subject Property is located within a well-established retail center along the Rand Road corridor. Rand Road is a regional arterial street that connects a number of communities in Southwest Lake County and surroundings counties to Lake Zurich.

The Subject Property is also adjacent to mature residential properties within the Village of Deer Park. The Subject Property shares common lots lines with seven of these residences of which three are directly adjacent to the proposed residential component of the development.

E. Zoning Districts. The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area. The B-3 Regional Shopping District is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

Five (5) zoning districts are provided for all types of residential development. Four (4) zoning districts are provided 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.

One zoning district is provided for townhouse, two-family, and multiple-family residential development. The R-6 district is intended to function principally as a transition between single-family detached houses and other zoning districts and to provide for lower density townhouse and two-family building types, which may result in higher densities than in single-family developments.

F. Density Discussion. The Subject Property contains 20.20 acres of land area. With a total of 246 units, the gross density of the proposed development is 12.18 units per acre. This density is in-line with other higher density developments in the Village. Comparable residential developments include:

a. The Landings of Lake Zurich has 206 units within 10 buildings on 22 acres of land with a density of 9.4 units/acre. The development comprises of 3 story buildings. The market-rate apartment community was built in 2000 and offers a mix of 1- and 2-bedroom floor plans with various amenities including a pool, fitness center, and private garages;

b. Canterbury Townes along Rt 22 with a density of approximately 11.5 units per acre;
c. Somerset Townhomes along Lakeview Place and North Old Rand Road with a density of approximately 19 units per acre; and
d. The Waterfront of Lake Zurich, recently approved development of Block A located at 173 West Main Street, with a density of approximately 11.3 units per acre.

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.

9-18-3: STANDARDS FOR AMENDMENTS:

Amending the zoning map or the text of the zoning code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the board of trustees (with the recommendation of the PZC) should 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 the 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 and business areas.

The requested map amendment — to rezone a majority of the Subject Property to R-6 Multiple-Family Residential district for the apartment component — provides an appropriate transition between the existing B-3 Regional Shopping commercial corridor and the single-family residential neighborhood to the south located within the Village of Deer Park. As outlined in the Village's Zoning Code, the R-6 District is intended to serve as a transitional zone between single-family detached housing and higher-intensity uses. The proposed zoning classifications are therefore consistent with adjacent zoning designations and the surrounding development pattern.

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

Staff Response: Standard met. The property is underutilized and currently vacant. With the shift of consumer spending patterns toward online shopping resulting in brick-and-mortar stores experiencing high vacancy rates, requiring them to downsize or close, the viability of new retail development on the property is low. The general residential climate in the region shows increasing demand for housing options that are more accessible, smaller-scale, and community-oriented with an excellent school district — especially for young professionals, retirees, and small families.

The proposed uses are consistent with this purpose and intent. Additionally, converting vacant commercial land into residential uses supports infill growth by utilizing existing infrastructure and encouraging mixed-use environments. The redevelopment of the currently vacant land will potentially generate property tax revenue and increase foot traffic that could benefit nearby businesses while adding to the sales tax revenue received by the community.

The amendment would allow the addition of new housing options within the Village, addressing the growing demand for diverse, high-quality, market-rate rental residences.

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 B-3 Regional Shopping and I Industrial. The proposed R-6 Multiple-Family Residential zoning for the multiple-family component of the development will provide a compatible transition between the commercial corridor along Rand Road and the single-family residential neighborhood to the south.

   The Village has several R-6 Multiple-Family Residential developments along Rand Road and Route 22 that successfully integrate higher-density housing near major commercial or industrial areas. These developments offer convenient access to the Village's primary roadways while maintaining appropriate transitions to surrounding land uses.

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 Subject Property is located along Rand Road, a key commercial corridor in the Village that supports a variety of retail, restaurant, and service-oriented uses serving the community. The proposed development continues this established pattern by extending commercial activity through the B-3 quick-service restaurant lot, while the R-6 multiple-family residential component introduces new housing within the corridor. This mix of uses will provide residents with convenient access to nearby goods and services and supports the Village's ongoing objective of encouraging mixed-use and residential redevelopment along major commercial routes.

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 currently vacant theater was a purpose-built building constructed at a time when such land uses were significantly successful in the economy. However, with the move to home theater and entertainment systems, such land uses are becoming obsolete.

   These vacant buildings tend to depreciate over time due to lack of maintenance, reduced curb appeal, and absence of income generation. This leads to lower assessed values and reduced tax contributions. Additionally, long-term vacancy can create a perception of economic stagnation or decline, discouraging investment in surrounding areas and further eroding property values.

   Reclassifying the site to align with the proposed development will maintain if not expand the site's potential to develop.

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. There is no evidence that this diminution in value is offset by an increase in the overall public health, safety, and welfare. The rezoning of the property to mitigate its diminishing value as a commercial property will benefit the broader community goals of more accessible housing, a safer neighborhood with 24-7 oversight by its users, and improved infrastructure and services that as a whole contribute to a healthier and more vibrant community.

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 partially met. The proposed development has been designed to minimize potential impacts on adjacent properties through architectural design that is in keeping with general architectural standards of the Village, strict adherence to the stormwater management requirements and incorporation of supplemental landscaping that meets Village standards and enhances visual screening between land uses. These measures will help preserve the overall character and compatibility of the surrounding area.

   The development will generally maintain all required setbacks for the B-3 and R-6 zoning districts, with two exceptions. The first occurs along the southwest parking lot, which encroaches three (3) feet into the required seven (7)-foot setback, resulting in a four (4)-foot separation from the property line. This area is adjacent to an existing industrial property, and the encroachment is expected to have minimal impact on surrounding uses. The second exception

pertains to the front yard setback along Rand Road, where the parking lot is proposed to be located 26 feet from the front property line, instead of the required 50-foot special setback.

In addition, the Applicant is requesting height and density relief to accommodate the overall layout and design of the proposed multiple-family community.

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. No evidence has been provided to demonstrate that the proposed development will have a negative impact on the value of adjacent properties. The existing commercial properties will continue to be served by the regional demographic and further enhanced with the additional demographic that will be introduced through development of the property.

The existing vacant portion of the southerly portion of the Subject Property currently has the right to develop entirely with commercial uses up to the B-3 zoning district's allowable setbacks. The development with residential uses rather than commercial uses will serve to mitigate any negative impacts otherwise caused by already allowed commercial activity in close proximity to the residences to the south.

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

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

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

Staff Response: Not Applicable.

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. Current access to the site will be enhanced by the provision of a second access point on Rand Road. As determined by the traffic study, the proposed access system will be adequate in accommodating the traffic projected to be generated by the development, with limited impact on the external roadway system.

Internal streets within the development will be designed to Village standards, ensuring proper emergency access to all properties within the subdivision.

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. The proposed development will be served by water, sanitary, and stormwater utilities, designed and constructed in accordance with the Village's Land Development Code. The Village has required and the developer has agreed to replace older off-site utilities that currently serve the property and the surrounding area.

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

Staff Response: Standard met. The Subject Property has been vacant since the closure of the Regal Theater in August, 2025. The proposed rezoning would facilitate the redevelopment 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 measured and controlled growth along the Rand Road corridor by enabling development of a currently vacant lot. The introduction of a new QSR and multiple-family residential buildings will enhance the area's character and provide new housing and dining options.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS.

Planned unit developments are included in the zoning code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses and in recognition of the fact that traditional bulk, space, and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose rigidities on the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

A. Special Use Permit Standards: No special use permit for a planned unit development shall be recommended or granted pursuant to this chapter unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to chapter 19 of this title.

Staff Response: Standard met. Please refer to the "Standards for Special Use Permits" contained within this report.

B. Additional Standards for All Planned Unit Developments: No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

1. Unified Ownership Required: The entire property proposed for planned unit development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

   Staff Response: Standard met. The entire property that is subject to the PUD is currently under the sole ownership of Regal Cinemas Inc.

   The residential component is under contract to be purchased by the Applicant, Continental 904 Fund, LLC and Continental Properties Company, Inc. The commercial outlot is proposed to be purchased and developed by MJK Real Estate Holding Company, a privately held real estate investment and holding firm based in Northfield, Illinois. While the use, layout and future development of the outlot parcel is not a part of the current proposal on the property, the property will otherwise be developed under unified control with respect to roadway access, stormwater management and utility services.

2. Minimum Area: The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

   Staff Response: Standard met. The Subject Property is of sufficient size to accommodate the proposed development, which includes ten multiple-family residential buildings, a parcel to accommodate a QSR building with a drive-through, associated parking, and stormwater detention facilities. The property's size and configuration allow it to be developed as a cohesive Planned Unit Development, effectively integrating both the residential component and the commercial lot as proposed.

3. Covenants and Restrictions to Be Enforceable by Village: All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall provide that they may not be modified, removed, or released without the express consent of the board of trustees and that they may be enforced by the village as well as by future landowners within the proposed development.

Staff Response: Standard met. The Village will ensure that any and all existing and new easements are properly maintained, enforced and recorded by the Village. Easements for onsite improvements will be established at the time of Final Plan consideration. The residential portion of the development will be managed by Continental Properties, which will be required to implement its house and community rules, lease agreements, and property management policies for its residential rental clients. These will be reviewed and approved by the Village prior to Final Plan review to ensure that they are not in conflict with the terms and conditions of the PUD.

4. Public Open Space and Contributions: Whenever the official comprehensive plan, zoning map, or official map indicates that development of a planned unit development will create a need for land for public purposes of the village within the proposed planned unit development, the board of trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the village for such use. In addition, the board of trustees may require evidence that all requirements of village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

   Staff Response: Not Applicable. The Village's Comprehensive Plan does not identify this property for the dedication of land for public purposes, such as parks or public facilities. The Applicant intends to develop the entire parcel for private use. All remaining open space within the development will be privately owned and maintained by Continental Properties, which will be responsible for the residential common areas. The commercial portion of the site, including the QSR building, parking lot, and associated improvements, will be maintained directly by the operator.

5. Common Open Space:
   a. Amount, Location, And Use: The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this zoning code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

   b. Preservation: Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The

restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.

c. Ownership And Maintenance: The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.

d. Property Owners' Association: When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and

ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and

iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes; and

vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and

vii. The village must be given the right to enforce the covenants; and

viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not Applicable. The Applicant intends to develop the entirety of the parcel for private use. The open space that remains will also remain under private ownership, purview and maintenance of Continental Properties and the QSR user.

6. Landscaping and Perimeter Treatment: Any area of a planned unit development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned unit development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers.

Staff Response: Standard met. The development incorporates foundation, perimeter, and parking lot landscaping. The required opacity values have been achieved through the provision of the appropriate number of plant units to screen adjacent properties. Special attention has been given to the single-family residential neighborhood to the south (within the Village of Deer Park), which requires 20% opacity for the proposed R-6 zoning classification. A total of 101 plant units—including canopy trees, evergreen plant material, and shrubs—are proposed. To ensure year-round screening, the entire south lot line will be landscaped, but also allow for several existing trees to remain.

Trees removed during development will be replaced according to the Village's replacement requirements, which vary depending on classification as heritage, landmark, desirable, or undesirable trees.

It should be noted that a portion of the site, west of Building 7, provides only 4 feet between the property line and the proposed edge of the parking lot pavement. A 10-foot width is typically required for landscaping; however, with the proposed modification to the bulk requirement, shrubs will be installed within this narrower area. To the west of this strip is an industrial property, which requires 60% opacity.

7. Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection B5d of this section.

Staff Response: Standard met. This standard is written within the framework of single-family detached homes, whose subdivisions are developed with public streets. However, due to the nature of the Subject subdivision and at the recommendation of the Village's Development Review Team (DRT), all streets within the development are proposed to be constructed and maintained as private streets. Such streets will be constructed to Village construction standards applicable to public streets, and shall be owned and maintained by Continental Properties.

Continental properties will also respect and uphold the existing cross access and parking easements that provide vehicular access and parking spaces to the immediately adjacent commercial properties.

8. Sidewalks: A sidewalk meeting the standards of the Lake Zurich subdivision ordinance shall be provided along at least one side of every street in or abutting a planned unit development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned unit development.

Staff Response: Standard met. An internal sidewalk network is proposed to serve all ten multiple-family buildings, connecting them to the clubhouse, QSR, and adjacent commercial parcels. This network also provides access to the existing Rand Road pedestrian system and subsequently to the Commercial properties on the north side of Rand Road.

A sidewalk is proposed along the frontage of the property with the Rand Road right-of-way, connecting to the existing regional network and which will provide a continuous pedestrian route along the site's frontage and mirror the connectivity that exists on the north side of Rand Road.

9. Utilities: All utility lines shall be installed underground.

Staff Response: Standard met. All private and public utilities proposed to serve the development itself are proposed to be installed underground.

C. Additional Standards for Specific Planned Unit Developments: When the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special use permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such standards. (Ord., 10-2004)

Staff Response: Standard Met (Residential Component). There are no additional standards imposed through the establishment of a multiple-family residential subdivision proposed within the R-6 district. Any conditions governing the development of the subdivision by the developer and home builder along with the

future maintenance of common areas will be memorialized within a binding development agreement between the Village and the Applicant.

Standard Partially Met (Commercial Component for the QSR). While there are no additional standards imposed through the establishment of an eating place in the zoning Code, the Applicant has requested that the development of the lot with the QSR be separately considered for all necessary Special Use Permits and an amendment to the PUD to allow its development. At that time, the proposal will be required to comply with all applicable codes and ordinances for its development and construction.

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

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

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

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

Staff Response: Standard met. The proposed development remains in substantial conformance with the purpose and intent of the B-3 Regional Shopping District and aligns with the land use designation in the adopted Lake Zurich Together Comprehensive Plan adopted in 2025, which identifies the site as Mixed Use. The amendment to rezone a majority of the property to accommodate residential development supports this vision by introducing a complementary housing component alongside commercial uses.

The Lake Zurich Together Comprehensive Plan further identifies the Illinois Route 12/Rand Road Corridor as a key area providing essential commercial and retail services interspersed with office uses, residential neighborhoods, and community assets such as Paulus Park.

The Plan encourages infill development and transportation improvements, including enhanced pedestrian and bicycle connections. To support these objectives, a sidewalk with safe pedestrian crossings will be installed along the property's Rand Road frontage to help close existing network gaps, enhance the right-of-way, and strengthen connectivity.

The proposal aligns with the Village's broader goals of increasing housing

diversity, promoting walkable neighborhoods, and revitalizing underutilized land.

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 commercial and multiple-family residential buildings are designed to minimize potential adverse impacts on adjacent properties and to maintain compatibility with surrounding land uses. The following measures have been incorporated into the development:

- **The residential component has a density of 12.18 units per acre, consistent with other multiple-family developments within the Village.**
- **Landscaping that meets the Village's opacity and plant unit requirements will be installed along property boundaries to effectively screen the development from neighboring properties.**
- **Building heights will be limited to two stories along the southern portion of the site to provide a suitable transition to the adjacent single-family residential neighborhood.**
- **An additional right-in/right-out access will be provided in accordance with IDOT standards to serve both the QSR and the multiple-family component. This access will help alleviate congestion at the main entrance, improve traffic flow for adjacent businesses and serve as a required secondary access to the site in the event of an emergency.**
- **Sidewalks will be installed to promote pedestrian connectivity and safety, aligning with the Village's Comprehensive Plan goals for improved walkability.**

Standard Partially Met: The Site Photometric Plan indicates non-compliant lighting levels along certain portion of the periphery of the site. The Village's lighting standards permit a maximum of 0.5 foot-candles at the property line; however, the plan shows this threshold being exceeded in certain areas. The Applicant will be required to revise the photometric plan to achieve full compliance with Village standards, as no relief will be granted in this regard.

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. Building heights have been varied to respect the surrounding context. Two-story buildings are proposed along the southern portion of the site, adjacent to single-family homes, while three-story buildings are located closer to Rand Road, where greater height is appropriate given the commercial character of the corridor.

Setbacks are in substantial conformance with the R-6 Multiple-Family Residential District, except for a reduced 4-foot interior side setback along the west property line and the 26-foot front setback along Rand Road, relief for which is being requested in the form of a modification to the strict application of the zoning code by approval of the PUD. The future development of the QSR within the commercial outlot will need to conform to the requirements of the B-3 Regional Shopping District or through modifications allowed by a PUD.

A revised Site Photometric Plan will need to be submitted to demonstrate compliance with the Village's maximum allowable illumination level of 0.5 foot-candles at the property line.

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. Existing utilities currently run in the vicinity of the Subject Property. the Applicant is required to connect to such utilities – water and sanitary sewer. The Applicant is proposing the most efficient layout for underground utilities that meets the requirements of the Village's Public Works standards.

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

Staff Response: Standard met. The traffic study finds that the intersection of Rand Road and June Terrace will have sufficient capacity to accommodate the traffic generated by the proposed development. In addition, a right-in/right-out access drive on Rand Road will be constructed as part of the project, providing an additional access point to improve circulation to and from the site.

Internal to the site, the Private Roadway is configured to continue to serve all existing commercial businesses and the additional residential buildings, while providing for efficient circulation of users and emergency services and minimizing traffic conflicts to the greatest extent possible.

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. While the proposed development will result in the demolition of the existing theater building on the property, the building has not been identified as a designated historic property or local landmark.

The removal of existing mature trees on the southerly portion of the property will be mitigated in accordance with the Village's tree replacement requirements, with replacement values determined based on each tree's classification as heritage, landmark, desirable, or undesirable.

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 partially met. The proposed development will largely comply with all applicable standards imposed by the Village's Building and Zoning Codes for commercial and multiple-family residential buildings, except for the specific modifications requested by the developer as part of the Planned Unit Development approval. These modifications include:

- **A reduction of the interior side setback on the west side from 7 feet to 4 feet.**
- **A reduction of the front Rand Road setback on the north side from 50 feet to 26 feet.**
- **An increase from 30 feet (2.5 stories) in maximum building height to 40 feet (3 stories).**
- **A reduction in minimum lot area per dwelling unit from 5,000 square feet to 2,500 square feet.**
- **A reduction in minimum landscape surface area from 60% to 15% but to be compensated by a stormwater management plan to minimize to the greatest extent the release of stormwater runoff onto adjacent properties and that meets the requirements of Lake County's Watershed development Ordinance.**
- **A reduction in required parking to 1.6 spaces per dwelling unit, where 3.8 spaces would otherwise be required (1.5 for each efficiency unit, 2 for each one- or two-bedroom unit, 3 for each three-bedroom unit, plus 1 for every 10 spaces required). Such parking demand of 1.6 spaces per dwelling unit is proposed by the developer in keeping with their tried and tested practices within their other properties in the region.**
- **Elimination of loading spaces otherwise required for multiple-family buildings in excess of 20,000 square feet.**
- **Allowance for accessory buildings providing up to 3,000 square feet of garage area and up to 4,500 square feet of total accessory structure area.**
- **Elimination of the limit on the number of detached garages.**

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 assist in redeveloping and revitalizing a property that is currently vacant.

It will add new housing options to the community and introduce a commercial restaurant use as an amenity for the public to enjoy, creating both economic and social benefits for the district and its surrounding properties.

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

Staff Response: Standard met. There are no special standards for any special uses currently being requested. Staff will ensure that compliance is established before any additional permits are issued.

The development of the commercial outlot with the QSR will 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.

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

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

Staff Response: Standard met. The proposed development will provide additional housing options within the Village and introduce a new dining opportunity to serve both residents and visitors. The project establishes an appropriate land use transition between the commercial corridor along Rand Road to the north and the lower-density residential neighborhoods to the south.

The proposed multiple-family community will expand housing choices for a diverse range of residents, including empty nesters, young professionals, and first-time renters or homebuyers seeking smaller, low-maintenance homes with amenities. As such, the project is expected to contribute positively to the general welfare of the neighborhood and the broader 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. The proposed location is suitable for this type of residential and commercial use, and is based on its consistency with the comprehensive plan, architecture, and design surrounding the proposed development. No alternate locations are currently proposed.

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. All steps necessary will be taken to minimize any substantial adverse effects of the proposed development. Further review of the development's Final Plan will be required to ensure that the proposed use and development continues to comply with the approvals granted in the Development Concept Plan and do not negatively impact the immediate vicinity through building design, site design, landscaping, and screening.

IDENTIFICATION AND ANALYSIS OF ZONING RELIEF FOR THE PLANNED UNIT DEVELOPMENT (PUD)

On analysis of the proposed development against the various standards contained within the municipal code, staff has identified the following areas that will require zoning relief.

The Village Code includes several Planned Unit Development (PUD) objectives, which discuss desirability, creative approaches, architectural coordination, preservation of characteristics such as natural topography, use of and creation of open space.

1. **Off Street Parking Regulations.**

Section 9-10-1. Off Street Parking.
The Village's parking requirements for multiple-family dwellings specify 1.5 spaces for each efficiency (studio) unit, 2 spaces for each one- or two-bedroom unit, 3 spaces for each three-bedroom, and an additional 1 space for every 10 spaces calculated under these standards. For Springs at Lake Zurich, this equates to 27 efficiency units requiring 41 spaces, 98 one- and two-bedroom units requiring 196 spaces, and 23 three-bedroom units requiring 69 spaces. An additional 50 spaces are required based on the one-per-ten provision, resulting in a total of 552 spaces.

The developer is proposing 439 parking spaces, which averages 1.78 spaces per unit, compared to the 2.24 spaces per unit required under Village code. The development is also requesting relief from the garage parking requirement, which mandates that at least two parking spaces per unit be provided in an enclosed garage. The proposed plan provides 143 covered garage spaces and 296 uncovered spaces, thereby seeking relief from the code's garage requirement.

Standard	Required	Proposed
Multiple-Family Dwellings	552 parking spaces	439 parking spaces (Deficient by 113 parking spaces)

$1^1/_2$ for each efficiency dwelling unit plus 2 for each 1- or 2-bedroom dwelling unit plus 3 for each 3 or more-bedroom dwelling unit plus 1 for each 10 spaces required by this paragraph		The developer is requesting no more parking than is required based on their tried and tested practices within their other properties in the region.

2. **Off Street Loading Regulations.**

Section 9-10-2. Off Street Loading.
The developer is requesting relief from the loading space requirement. Under Village code, each building exceeding 20,000 square feet of gross floor area would require one loading space.

Standard	Required	Proposed
Multiple Family Dwellings 1 for each building having in excess of 20,000 feet of gross floor area	10 loading spaces	0 loading spaces (Deficient by 10 loading spaces)

3. **Bulk Regulations.**

Section 9-3-11. Bulk, Space and Yard Requirements.
The proposed development consists of 10 multiple-family buildings containing a total of 246 dwelling units, arranged as seven (7) two-story buildings and three (3) three-story buildings. The project will require certain modifications to the code's bulk requirements for required yards, which are summarized below:

Standard	Required	Proposed
Minimum Lot Area per Unit (square feet)	5,000	2,500
Minimum Yards: Interior Side (feet)	7	4
Special Yard from Route 12 (feet)	50	26
Maximum Height: Principal Structures (stories)	2.5	3
Minimum Landscaped Surface Area (Percent)	60	15

4. **Accessory Structures.**

Section 9-9-1. Accessory Structures and Uses.
The Village code limits garages on residential properties to a maximum of 720 square feet in gross floor area, and restricts each zoning lot to one detached garage. This code is applicable more towards the development single-family lots. The developer is requesting relief from these standards, proposing garages of up to 3,000 square feet in size and no limit on the number of detached garages.

For other accessory structures, Village code restricts residential accessory storage structures to a maximum of 160 square feet, or, for non-residential structures, to 10 percent of the floor area or volume of the principal structure. The developer is requesting relief from this requirement, proposing accessory structures of up to 4,500 square feet to allow for the proposed clubhouse and maintenance building.

Standard	Required	Proposed
Maximum Size: Garages (square feet)	720	3,000
Maximum Size: Other Accessory Structures (square feet)	160	4,500

Additional modifications to the Zoning and Land development Code may be identified upon submission of the documents requested by staff.

RECOMMENDATION

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

- Section 9-18-3: Standards for Amendments
- Section 9-22-5: Standards for Planned Unit Developments
- Section 9-19-3: Standards for Special Use Permits

Staff has determined 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 submitted as part of the application subject to 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. 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.

3. 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).

4. 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.

5. 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.

6. 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.

7. 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

8. All stormwater will be managed on-site, with the following requirements:
    a. 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.
    b. 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.
    c. Perimeter swales shall be installed to ensure that stormwater does not create adverse impacts or additional runoff onto adjacent properties**.**

9. All enclosed private yards shall be fenced with ornamental aluminum fencing. Use of vinyl clad chain-link fence shall not be permitted.

10. 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.

11. 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:
    a. 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.

b. Such backup SSA shall be accompanied by a short and long-term maintenance plan prepared by the Developer and approved by the Village Engineer.

12. 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.

13. The development of the commercial outlot 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.

14. 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

Staff Report
APPLICATION PZC 2025-18

Community Development Department
PZC Hearing Date: October 15, 2025

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

755 S Rand Road (Regal Theater Site)
October 15, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-18, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated October 15, 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:
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4. 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.

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    a. 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.
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    C. Lake Zurich Park Impact Fees
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    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.

13. The development of the commercial outlot 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.

14. 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.

☐ 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

PARCEL 1:

LOTS 1 AND 7 IN LAKE ZURICH THEATER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND ALSO BEING A RESUBDIVISION OF PART OF LOTS 1 AND 2 IN RHYAN SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, ALL TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 4626385, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THAT PORTION OF LOT 1 IN LAKE ZURICH THEATER SUBDIVISION, DESIGNATED ON THE PLAT OF SUBDIVISION AS "INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5, 6 AND 7".

PARCEL 3:

EASEMENT FOR STORM WATER PURPOSES FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE INSTRUMENT DATED AUGUST 10, 2000 AND RECORDED AUGUST 25, 2000 AS DOCUMENT 4572508, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, CREATED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 16, 1999 AS DOCUMENT NO. 4371016 AND AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NO. 4626914 MADE BY AND BETWEEN REGAL CINEMAS, INC. AND LAKE ZURICH THEATERS COMPANY, L.L.C.

Staff Report
APPLICATION PZC 2025-18

Community Development Department
PZC Hearing Date: October 15, 2025

EXHIBIT B

PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY

ZONING APPLICATION

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

(Please Type or Print)

1. Address of Subject Property: 755 SOUTH RAND RD., LAKE ZURICH, IL 60047
2. Please attach complete legal description – ATTACHED
3. Property Identification number(s): 14-20-306-006, 14-20-306-009
4. Owner of record is: REGAL CINEMAS, INC. Phone: (865) 925-9892
   E-Mail steve.brummersted+@regalcinemas.com Address: 101 EAST BLOUNT AVE., KNOXVILLE TN 37920
5. Applicant is (if different from owner) C904 FUND LLC Phone: 708-368-6160
   E-Mail JPatton@cproperties.com Address: W134 N8675 EXECUTIVE PKWY HENOMONEE FALLS, WI 53051 Jen Patton
6. Applicant's interest in the property (owner, agent, realtor, etc.): PURCHASER
7. All existing uses and improvements on the property are: COMMERCIAL
   B-3 REGIONAL SHOPPING DISTRICT, PUD. NOOK
8. The proposed uses on the property are: R-6 MULTIFAMILY RESIDENTIAL
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions.
   DECLARATION OF RESTRICTIVE COVENANTS, REA, REA AMENDMENT (SEE ATTACHED)
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
    APPLICANT IS UNDER CONTRACT TO PURCHASE SUBJECT PROPERTY
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATEL

Jennifer PATTON
(Name of applicant)

(Signature of applicant)

NATALIE STOZEK
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 10, 2026

Subscribed and sworn to before me this 9 day of July, 2024

Natalie Stozek
(Notary Public)

My Commission Expires Dec. 10, 2026

TODD S. BURUFF
(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 14th day of July, 2024

Jacqueline Aultom
(Notary Public)

My Commission Expires Jan. 31, 2025

Jacqueline Aultom
STATE OF TENNESSEE NOTARY PUBLIC
County of Knox

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

☒ Zoning Code **Map** Amendment to change zoning of Subject Property from B3 to R6

☐ 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 QSR DRIVE-THROUGH

(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 _____

_____

Planning & Zoning Commission
Village of Lake Zurich
70 East Main Street
Lake Zurich, IL 60047

RE: Springs at Lake Zurich – Request for Development Concept Plan Approval (Preliminary Plan Approval) and Zoning Amendments

Dear Members of the Planning & Zoning Commission:

On behalf of Continental 904 Fund, LLC. (the "Applicant"), we respectfully submit this request for Development Concept Plan Approval (Preliminary Plan Approval) for the proposed Springs at Lake Zurich, a 246-unit, class A, market rate multifamily residential community to be located south and west of the intersection of Rand Road (US 12) and June Terrace.

The subject property, which is owned by Regal Cinemas, is presently zoned B-3 Regional Shopping District and is currently a non-operating 12-screen movie theater. Redevelopment of the site into a high-quality, market-rate residential community will revitalize the area, provide much-needed housing options, and support the Village's long-term planning goals of providing a variety of housing options, fostering economic development and enhancing community character.

To allow for Continental's proposed residential community, the Applicant is seeking the following approvals:

- Map Amendment to rezone the residential portion of the property from B-3 Regional Shopping District to R-6 Multiple-Family Residential District.
- Amendment to the existing Planned Unit Development (PUD) to add R-6 Base Zoning standards (including Exterior Appearance and Site Plan Approval).
- Variances from the R-6 Zoning Code as follows:
    - Building Height
        - Code: 30' or 2.5 stories
        - Seeking: 40' or 3 stories
    - Minimum Lot Area per Unit *
        - Code: 5,000 sqft per unit
        - Seeking: 2,500 sqft per unit
    - Minimum Landscaped Surface Area *
        - Code: 60%
        - Seeking: 15%
    - Required Parking Spaces
        - Code: 1.5 per Studio, 2 per 1 or 2 bed, 3 per 3 bed plus an additional 10% on top of required per unit.
        - Seeking: 1.60 per unit.

- Code: At least two of the parking spaces required per unit shall be in an enclosed garage
- Seeking: No per unit requirement for garage spaces

- Loading Spaces
  - Code: 1 for each building having in excess of 20,000 feet of gross floor area
  - Seeking: No Loading Spaces required
- Accessory Buildings
  - Code: Garages: No garage shall exceed seven hundred twenty (720) square feet in gross floor area. Not more than one detached garage shall be permitted on any zoning lot.
  - Seeking: No garage shall exceed 3,000 sqft . No limit on number of detached garages.
  - Code: Other Accessory Structures: No accessory storage structure other than a garage shall exceed one hundred sixty (160) square feet in gross floor area if it is accessory to a residential use. Nor shall any such structure exceed ten percent (10%) either of the floor area or of the volume of the principal structure if such structure is accessory to any other type of principal structure.
  - Seeking: No Accessory Structure shall exceed 4,500 sqft.

*Please note, lot area does not include ±5.75 acres of Natural Resource Easement area in this calculation.

For a more detailed overview of the proposed development—including Continental's development experience, project specifics, community benefits, zoning compliance, requested variances, and supporting rationale—please refer to the attached project narrative. It provides a comprehensive context and technical information to support the application.

We appreciate your consideration of this request and look forward to presenting the project to the Planning & Zoning Commission. Please do not hesitate to contact us with any questions or if additional information is required.

Sincerely,

Jen Patton
Development Director
On behalf of Continental 904 Fund, LLC and Continental Properties Company, Inc.

CONTINENTAL PROPERTIES

PRELIMINARY PUD PLAN APPROVAL

SPRINGS AT LAKE ZURICH

A Multifamily Residential Development
October 1, 2025

CONTINENTAL 904 FUND, LLC
W134N8675 EXECUTIVE PARKWAY | MENOMONEE FALLS, WI 53051

10/1/2025

CONTINENTAL PROPERTIES

TABLE OF CONTENTS

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PROPOSED DEVELOMENT OVERVIEW **3**
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QSR RETAIL DEVELOPMENT **6**
CONCLUSION **6**

Enclosures

Exhibit A – Context Map
Exhibit B – Local Experience Map
Exhibit C – Resident Spending Analysis
Exhibit D – Springs Brand Materials
Exhibit E – MJK Development Portfolio Photos
Exhibit F – Local Business Support Letters
Exhibit G – Site Plan Progression Exhibit
Exhibit H – Illinois Portfolio Parking Data
Exhibit I – Springs Resident Demographics

10/1/2025

CONTINENTAL'S DEVELOPMENT EXPERIENCE

Continental Properties Company, Inc. ("Continental") is a privately held real estate development company based in Menomonee Falls, Wisconsin. Founded in 1979, Continental has become a leading developer, owner, and operator of multifamily communities, retail centers, and hospitality accommodations across the United States. To date, Continental has developed over 38,000 homes, across 139 communities in 20 different states, including 3,850 homes in Illinois, either under construction, in lease-up or stabilized.

Continental's development success can be attributed, in part, to its vertically integrated team focused on exceptional market research, product design & development, construction oversight, property management, customer experience, and portfolio management.

PROPOSED DEVELOMENT OVERVIEW

Continental 904 Fund LLC ("Continental Properties") is submitting to the Village of Lake Zurich, an updated Preliminary Plan Approval package for a proposed 246-home multifamily community, known as Springs at Lake Zurich, on approximately 20.20 acres on the Regal Cinema Property, located south and west of Rand Road (U.S. 12) and June Terrace. The Springs at Lake Zurich community is well suited to this location and will add meaningful value to both the Village and its future residents. A context map and preliminary site plan of the proposed multifamily development can be found as a part of this proposal.

The remainder of the Regal Cinema Property is to be subdivided and developed into a national Quick Service Restaurant ("QSR"). A separate submittal for this development will be provided by developer MJK Real Estate Holding Company. While the use, layout and future proposal for the QSR parcel is not a part of the Springs at Lake Zurich Development Concept Plan package, detail is included to provide additional context to the larger community development. The QSR development is contingent upon obtaining final approval of the Springs at Lake Zurich in order to close on the property.

The Regal Cinema Property currently consists of a now vacant 12-screen movie theater owned by Regal Cinemas, Inc. The parcel includes a 4.37-acre parking lot, as well as two stormwater basins which also serve the adjacent commercial users. The property falls within the Lake Zurich Theater PUD, with an underlying B-3 zoning. The PUD will need to be amended to allow for the proposed residential use. The size and location of the community will serve as an appropriate transition from the commercial activity located along Rand Road and the single-family homes to the south, in the Village of Deer Park.

Our proposed Springs community will feature 246 dwelling units across seven (7) two-story and three (3) three-story residential buildings, with attached garage opportunities. Residents have a choice between attached, detached garages, or surface parking to best fit their needs. There will be a variety of home types including 27 studio homes, 98 One-bedroom, 98 Two-bedroom, and 23 Three-bedroom homes, as detailed in the table inset at right.

Type	#	%
Studio	27	10
1-Bedroom	98	40
2-Bedroom	98	40
3-Bedroom	23	10

10/1/2025

Additionally, the development will include a community clubhouse, a mail kiosk, and a community maintenance building. The clubhouse and leasing center includes offices for Continental's onsite management team, a resident lounge, and 24-hour fitness center. Special attention has been paid to the site layout, allowing proper vehicular and pedestrian circulation, and ease of maintenance for the multiple amenities proposed for our future residents.

Springs apartment communities are owned and managed by Continental Properties and offer upscale and spacious apartments in convenient locations with premium amenities and exceptional customer service. Residents will have access to high-end community amenities including a resort-style swimming pool, state-of-the-art fitness center, leash-free pet park, 24-hour maintenance response, and a dedicated on-site team. Springs apartments communities prioritize resident satisfaction and commit to being an integral part of the surrounding community. Proposed building elevations and community renderings are included in this submittal.

COMMUNITY FEATURES

- Garden-Style Community
- Resident Clubhouse with 24-Hour Fitness Center
- Resort-Style Swimming Pool
- Community-Focused Gathering Spaces
- Studio, 1-3 Bedroom Homes
- On-Site Pet Playground and Pet Spa Area
- Outdoor Barbecue Areas
- On-Site Car Care Center
- 'Above and Beyond' Resident Services with Springs 5-Star Standard

IN-HOME FEATURES

- Bright, Open Concept Floor Plans
- Stylish Interiors with High Ceilings, Large Windows, and Designer Touches
- Spacious Kitchen Islands with Granite Countertops
- Ample Storage
- Energy Efficient Appliances
- Hardwood-Style Flooring
- Private Entry in Select Homes
- Private Balcony or Screened Patio in Select Homes
- Attached and Detached Garage Options

COMMUNITY BENEFITS

The scope of the project includes not only the development of multifamily apartment homes, but also key infrastructure enhancements outlined below. These enhancements will serve to energize and support the commercial areas within the Village of Lake Zurich and surrounding neighborhoods.

- Storm Water Management & Drainage: Continental recognizes that current stormwater management conditions of the existing area are poor. To address existing drainage concerns raised by neighboring properties, the Continental team has engaged qualified engineering and stormwater management consultants (CAGE). The Team is designing a comprehensive stormwater plan that not only meets regulatory requirements but also mitigates off-site impacts. The plan will incorporate site-specific solutions to improve runoff control and reduce localized flooding. To do so, Continental aims to increase stormwater management volume. This is intended to be achieved via the reconstruction of existing onsite basins, in an attempt to bring the insufficient ponds up to Lake County Stormwater Management Commission's updated standards.
- Attractive Housing Choice: The multifamily development will provide a high-quality alternative housing choice to attract and retain Lake Zurich area residents, including young professionals, empty nesters, and small families, catering to recent changes in housing preferences versus home ownership. This expansion aims to meet local demand for diverse housing choices.
- Job Opportunities: The construction and development of the new community will provide employment opportunities for local consultants and contractors. Continental's proposed community will support a total

of 557 jobs over the course of development, construction, operation and resident spending. Additionally, the new community will create approximately five (5) full-time positions for on-site management staff.

- Economic Growth: The addition of new multifamily housing and the associated residents will contribute to economic growth. The community will bring a total estimated economic impact of over $123.4 MM to the Village of Lake Zurich and the overall economy through construction, operation, and resident spending. The projected resident spending data included in *"Exhibit C"* supports this notion, indicating increased economic activity by placing a higher demand on local goods and services.
- Resident Spending: With fewer expenses than typical homeowners and substantial disposable incomes, residents are estimated to contribute $23.3 MM annually to the local economy, or about $100,300 per household in the form of expenditures on goods and services in the area.

SITE PLAN REVISIONS

The proposed layout for the development has gone through several iterations in an attempt to address Village and neighboring resident concerns. The original plan brought before the Village Board on 01/06/2025 for Courtesy Review included 8 – 3 story buildings for a total of 282 units. Following public comments made by Lake Zurich Village Board members and neighboring property owners within the Village of Deer Park, Continental revised the site plan in the following ways.

- Building mix changed to (5) two-story and (4) three-story buildings totaling 237 units
- Reduced building height along the south property line from 3-story (38') to 2-story (27')
- Increased building setbacks on all sides, specifically along the south property line from 35' to 50'
- Ensured adequate fire access to all residential buildings
- Provided a more detailed stormwater evaluation (based on solutions suggested by village staff)

On 07/23/2025, Continental submitted a Development Concept Plan Package to the Village which included the changes highlighted above. As Village staff began their review of this plan, larger concerns were raised related to life safety, traffic and overall site configuration. Following a conversation related to staff concerns, Continental amended the site plan to reflect the following.

- Reduced all buildings south of June Terrace from 3-story (38') to 2-story (27')
- Building mix changed to (7) two-story and (3) three-story buildings totaling 246 units
- Incorporated a right-in right-out access point onto Rand Road
- Increased pedestrian circulation and access to retail
- Increased landscape setbacks to the south property line, increasing from 15' to 35'
- Relocation of garages to allow for drainage swales along the property lines
- Reoriented buildings to allow for more effective overland stormwater routes
- Maintenance access for stormwater management infrastructure
- Revised Traffic Study to reflect QSR user, updated ITE manual values and updated access points

Enclosed Exhibit G illustrates the progression of the site plan since the Courtesy Review submittal in January. Further, Continental is hosting a Neighborhood Outreach Meeting on October 8th to obtain additional feedback and comments from neighboring residents and businesses.

10/1/2025

COMPLIANCE WITH R-6 BASE ZONING

The proposed development aligns with the overarching goals and most requirements of the R-6 zoning district. It supports the district's vision for high-quality residential development through thoughtful site planning, compatible land use, and architectural consistency with the surrounding context. The project meets the majority of dimensional, design, and use standards and will utilize R-6 zoning as its base zoning.

Due to unique site conditions and operational needs, the PUD amendment requires variances related to building height, minimum lot area per unit (density), minimum landscaped surface area, the number of required parking and loading spaces, and the placement and size of accessory buildings. These variances are limited in scope and carefully justified to ensure the development remains consistent with the spirit and intent of the in-place zoning framework. Below are the variations from R-6 which will be included in the PUD amendment:

- Building Height: Not to exceed 3 stories or 40' in height.
- Minimum Lot Area per Unit*: At least 2,500 sqft in lot area per unit.
- Minimum Landscaped Area*: 15%
- Parking Spaces: 1.60 spaces per unit, with no garage space requirement.
- Loading Spaces: No loading space required.
- Accessory Building Area: No garage shall exceed 3,000 sq. ft., no accessory structure shall exceed 4,500 sq. ft.
- Garage Quantity: There shall be no limit on the number of detached garages on site.

*Please note, lot area does not include ±5.75 acres of Natural Resource Easement area in this calculation.

The proposed development aligns with the broader goals and intent of the R-6 district. The design promotes compatible land use, enhances the surrounding community character, and supports the district's vision for cohesive, sustainable growth. The requested variances are minimal and justified by site-specific constraints, and the overall plan maintains the spirit and purpose of the zoning framework.

QSR RETAIL DEVELOPMENT

MJK is purchasing an approximately 1.88 Acre outlot and is planning a single-tenant restaurant focused retail development. An LOI has been executed with Portillos, the LOI has now been approved at Portillo's real estate committee, and the parties are currently negotiating a lease in good faith. The proposed Portillo's development will feature a +/- 4,900 square foot building with indoor and outdoor seating, dual drive-thrus, excellent visibility to Rand Road. The business terms of lease will be based on a 15-year original term with options to extend with MJK serving as landlord. Portillo's has 95 locations nationally and they are responsible directly for the maintenance of the site and building. Portillo's has been looking for the perfect site in Lake Zurich and they are excited to move forward with an expected groundbreaking in 2026, pending Springs at Lake Zurich final approvals.

CONCLUSION

The Springs at Lake Zurich represents a thoughtful redevelopment of the now vacant Regal Cinema site. The project's evolution reflects significant site plan changes made in direct response to feedback from the Village, neighboring residents, and municipal staff. These changes have improved the site's compatibility with its

surroundings and addressed key concerns related to building height, setbacks, stormwater management, and traffic circulation.

The proposed community has garnered support from local business owners and is positioned to bolster economic growth along Lake Zurich's Rand Road retail corridor. By transforming an underutilized property into a vibrant multifamily community, the development serves as a proper transitional use between the commercial corridor and adjacent residential neighborhoods.

Throughout the planning process, careful consideration has been given to stormwater design, life safety, and neighborhood concerns. The development not only meets regulatory requirements but also addresses the needs and expectations of the broader community. The Springs at Lake Zurich will be a community-focused development that delivers lasting benefits to residents, businesses, and the Village as a whole.

We appreciate the opportunity to partner with the Village for the Springs at Lake Zurich community and look forward to working with all municipal stakeholders on this development.

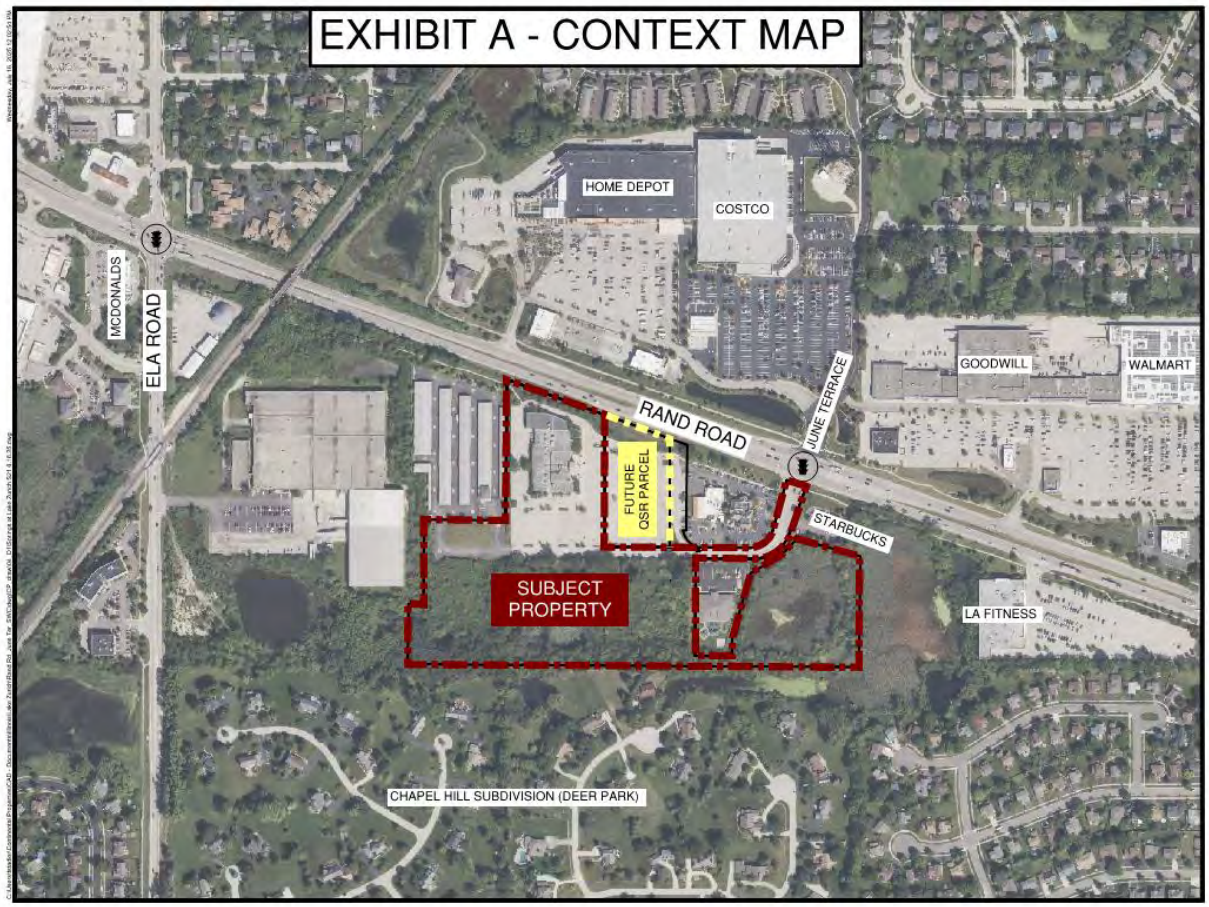
If you have any questions, please feel free to reach me directly at 708-368-6160.

Thank you,

Jennifer Patton
Development Director
Continental 904 Fund LLC
By: Continental Properties Company Inc, its manager.

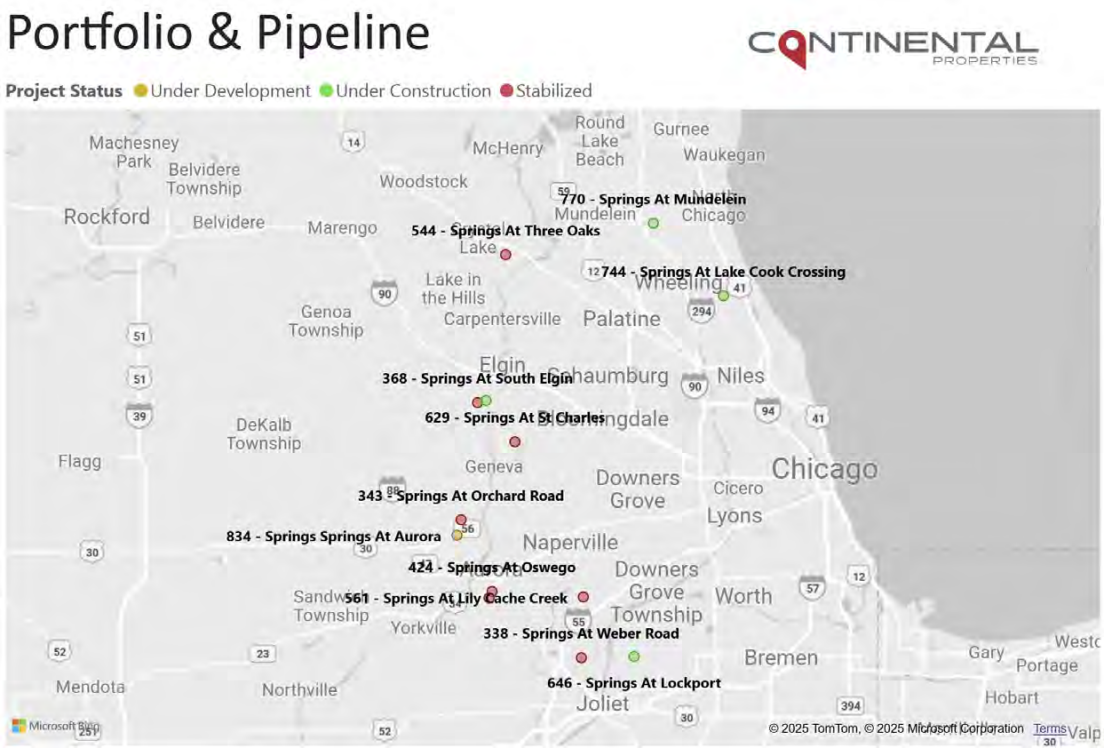
10/1/2025

CONTINENTAL PROPERTIES



CONTINENTAL PROPERTIES

EXHIBIT B – LOCAL EXPERIENCE MAP



10/1/2025

CONTINENTAL PROPERTIES

EXHIBIT C – SPRINGS RESIDENTS SPENDING ANALYSIS

Estimated Annual Spending by Residents

Springs at Lake Zurich
Lake County, IL

October 1, 2025

		Avg. Annual Expenditure
Apparel and Services	$	3,335
Computer	$	363
Entertainment & Recreation	$	5,605
Financial	$	4,892
Food	$	16,482
Health	$	1,010
Home	$	34,999
Household Furnishings and Equipment	$	2,524
Household Operations	$	3,101
Insurance	$	13,310
Transportation	$	10,614
Travel	$	4,064
Total Average Annual Expenditures per Household	**$**	**100,300**
LESS "Homeowner Expenses"		
Mortgage Payment and Basics (11)	$	19,314
Maintenance and Remodeling Services	$	6,597
Maintenance and Remodeling Materials (12)	$	1,124
Lawn and Garden (16)	$	936
Subtotal	$	27,971
Subtotal - Annual Expenditures per Renter Household Excluding Rent	**$**	**72,330**
Average monthly rent at Springs at Lake Zurich	$	2,265
Plus Average Annual Rent	$	27,180
Total Annual Expenditures per renter Household	**$**	**99,510**
Total Apartment Homes in Springs Community		246
Total Households (95% occupancy)		**234**
Total Residents (avg. household size of 1.9)		**444**
Total Annual Expenditures by Springs Households	**$**	**23,300,000**

Source: Continental Properties analysis, ESRI 2025 "Retail Goods and Services Expenditures" report

10/1/2025

EXHIBIT D – SPRINGS BRAND MATERIALS

10/1/2025

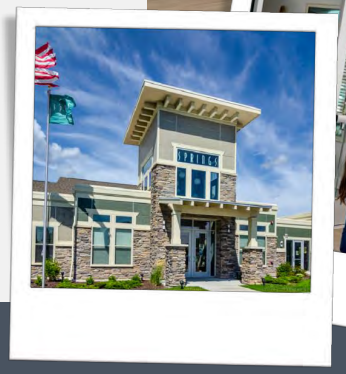
MIDWEST PORTFOLIO OVERVEIW

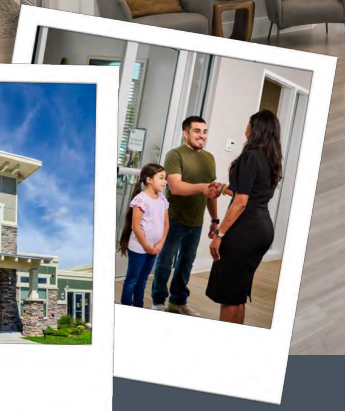
BY CONTINENTALPROPERTIES

Introduction

A LEADER IN RENTAL HOUSING

Continental Properties is a privately held, multifamily real estate development company based in Menomonee Falls, Wisconsin. Founded in 1979, Continental has become a leading developer, owner, and operator of multifamily communities, retail centers, and hospitality properties in the United States.





TAKE COMFORT IN BEING HOME

resort-style
SWIMMING POOL

TAKE COMFORT IN BEING HOME

welcoming

COMMUNITY CLUBHOUSE

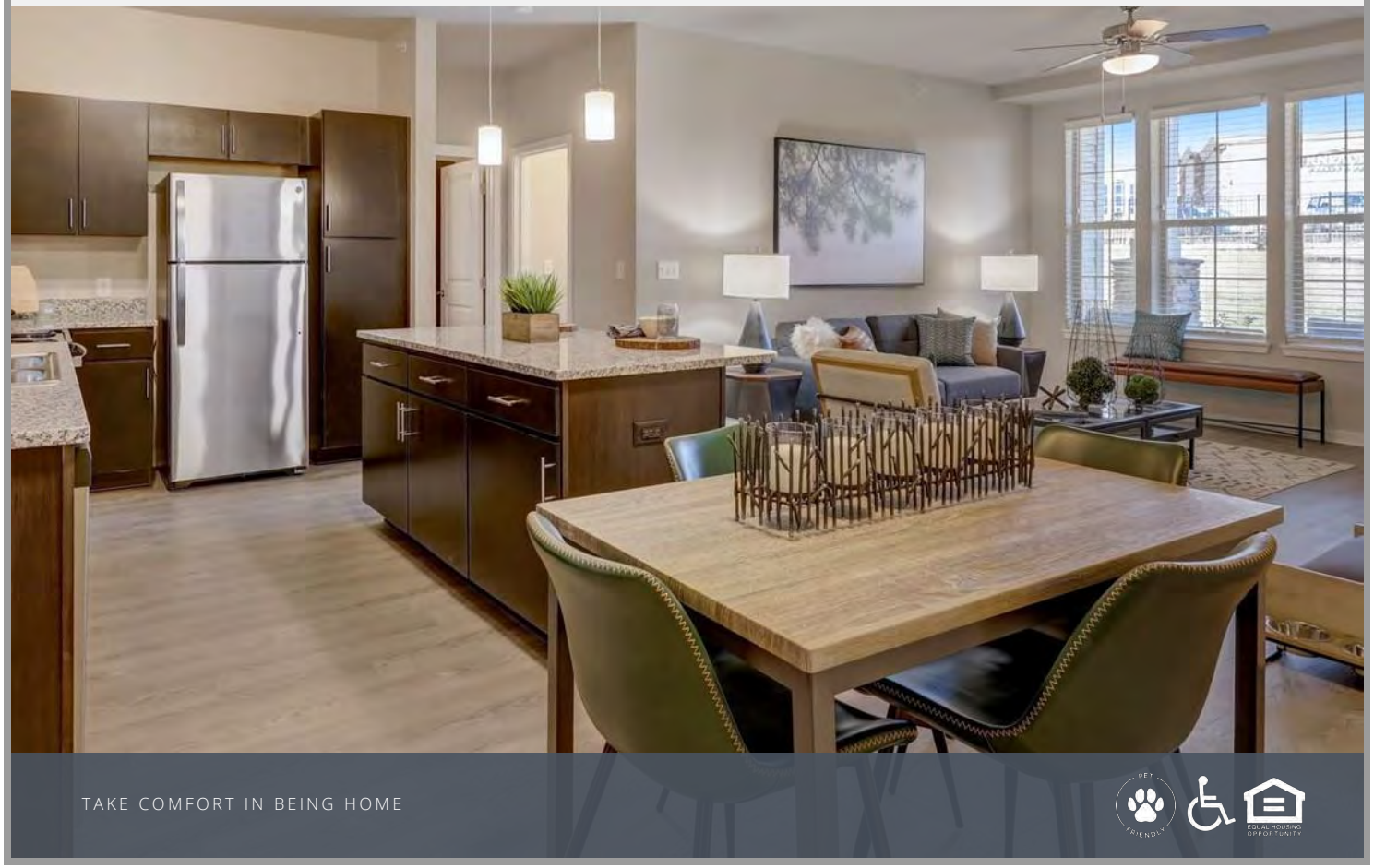
TAKE COMFORT IN BEING HOME

welcoming

COMMUNITY CLUBHOUSE

TAKE COMFORT IN BEING HOME

designer-inspired
HOME INTERIORS

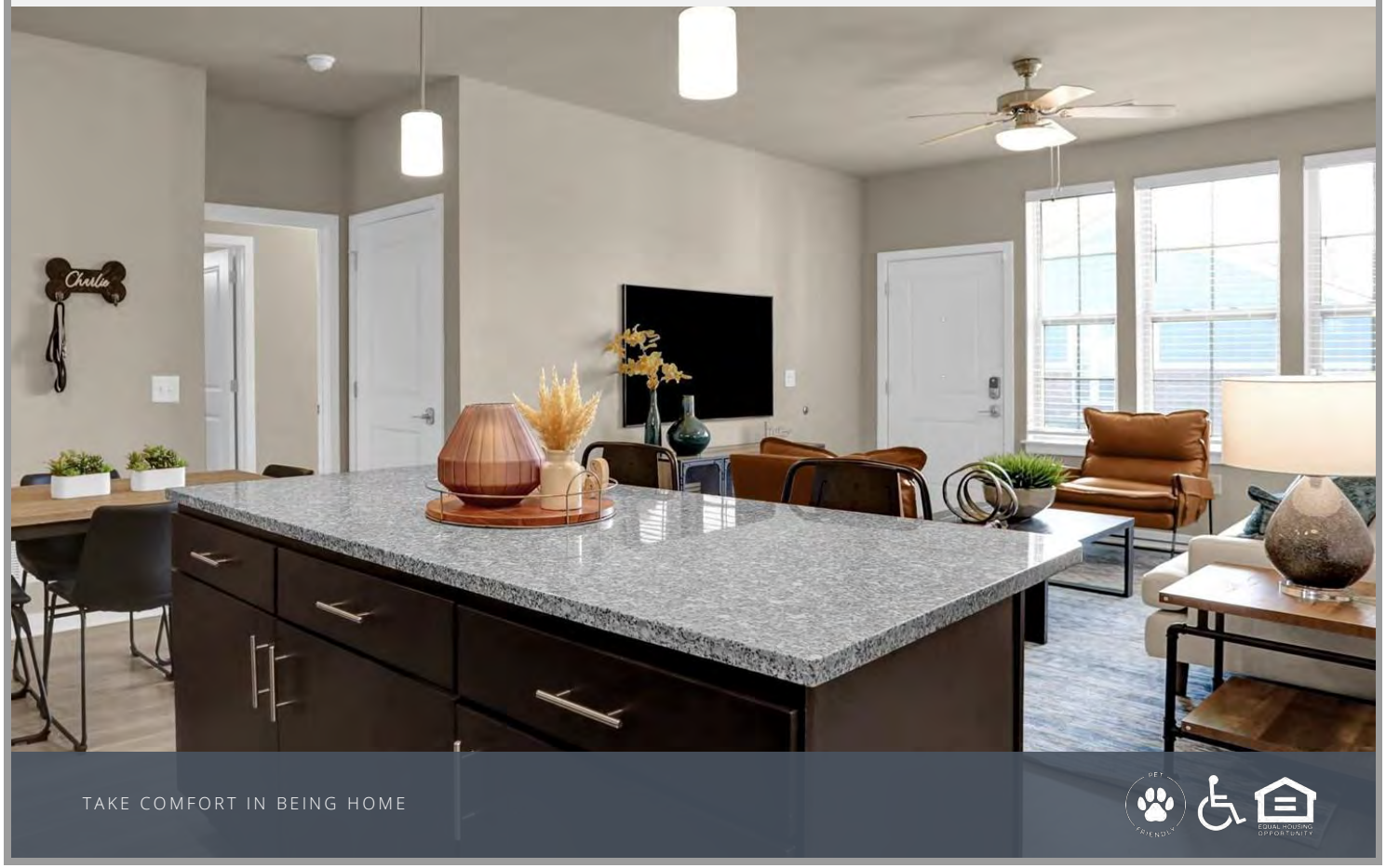


designer-inspired

HOME INTERIORS

TAKE COMFORT IN BEING HOME

designer-inspired
HOME INTERIORS



leash-free

PET PARK

TAKE COMFORT IN BEING HOME

spacious
BEDROOM SUITES

TAKE COMFORT IN BEING HOME

large
BEDROOM SUITES

spacious
BEDROOM SUITES

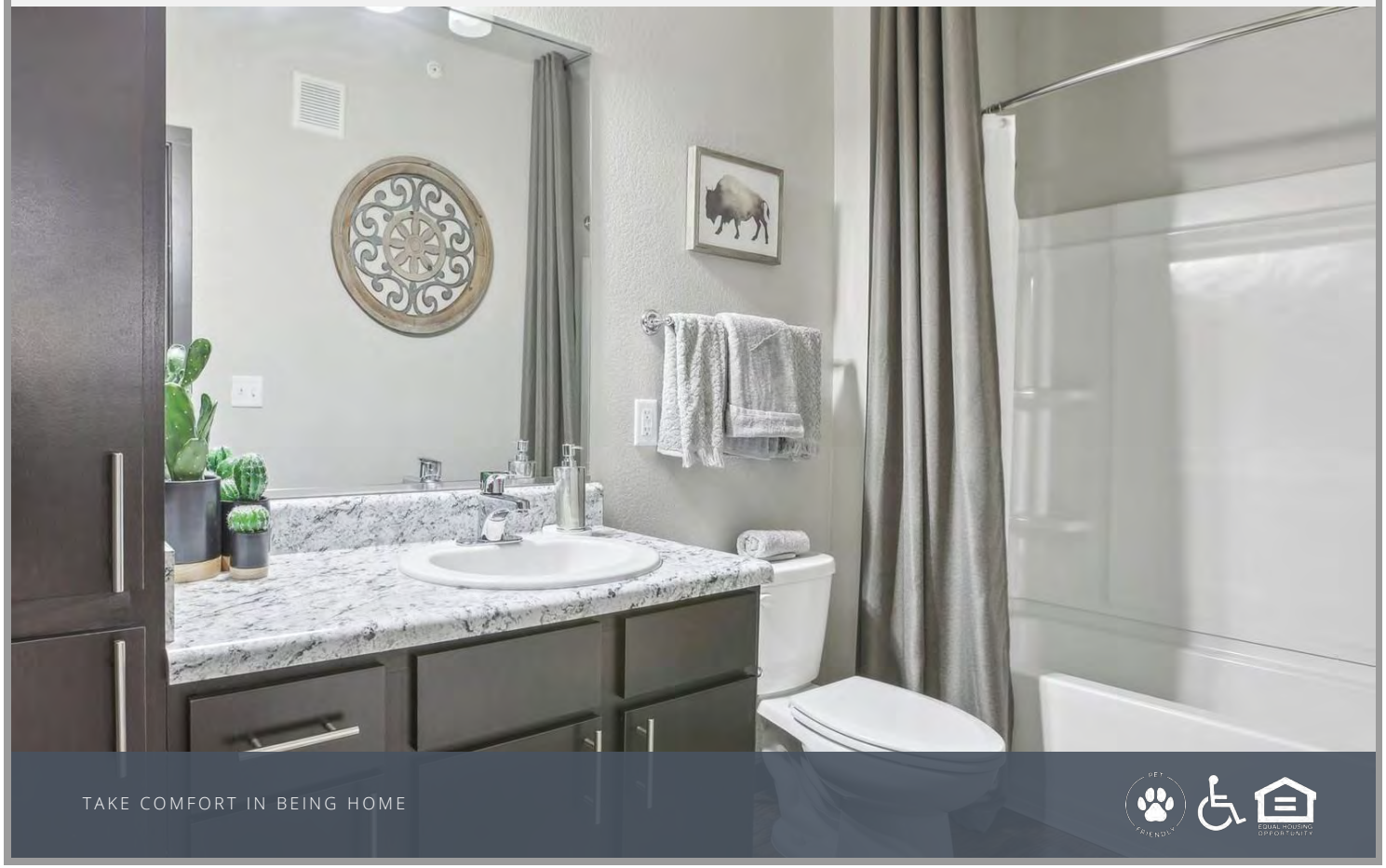
TAKE COMFORT IN BEING HOME

serene bathrooms

WITH SOAKING TUB

serene bathrooms

WITH SOAKING TUB



luxurious

COMMUNITY AMENITIES

luxurious

COMMUNITY AMENITIES

luxurious

COMMUNITY AMENITIES

TAKE COMFORT IN BEING HOME

OPEN CONCEPT HOMES

with stunning finishes

TAKE COMFORT IN BEING HOME

walk-in
CLOSETS

high-end, open-concept
KITCHENS

TAKE COMFORT IN BEING HOME

stunning community

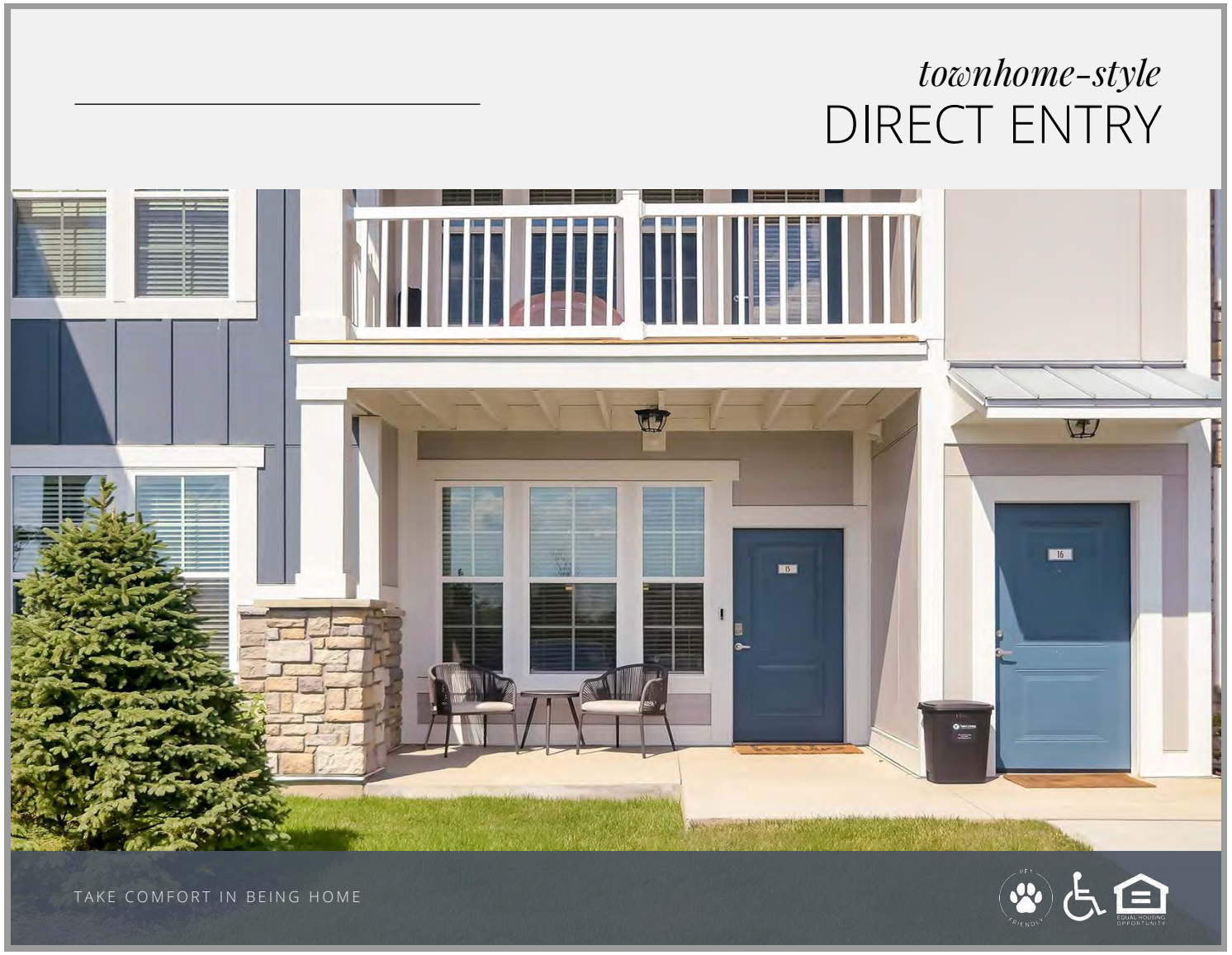
CURB APPEAL

TAKE COMFORT IN BEING HOME

stunning community
EXTERIORS

beautiful landscaping &
WALKING PATHS

TAKE COMFORT IN BEING HOME


townhome-style
DIRECT ENTRY
TAKE COMFORT IN BEING HOME
PET FRIENDLY
EQUAL HOUSING OPPORTUNITY

townhome-style
DIRECT ENTRY

TAKE COMFORT IN BEING HOME

thoughtfully designed

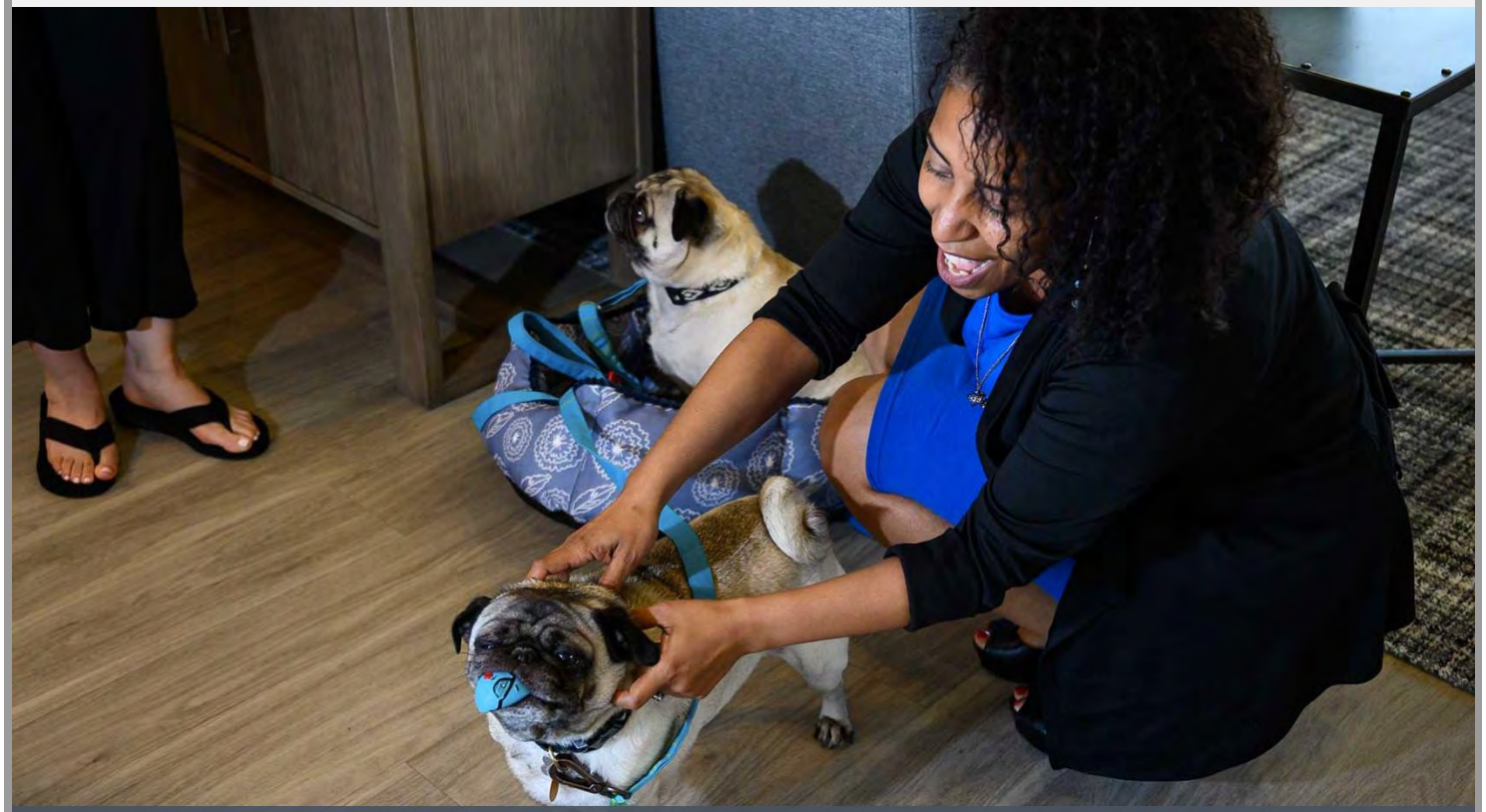
FLOOR-PLAN LAYOUTS

convenient
CAR CARE CENTER

TAKE COMFORT IN BEING HOME

leash free
PET PARK
TAKE COMFORT IN BEING HOME

pet-friendly
AMENITIES



TAKE COMFORT IN BEING HOME

leash free
PET PARK

TAKE COMFORT IN BEING HOME

24-hour

FITNESS CENTER

TAKE COMFORT IN BEING HOME

24-hour

FITNESS CENTER

TAKE COMFORT IN BEING HOME

EXHIBIT E – MJK DEVELOPMENT PORTFOLIO PHOTOS

SHAKE SHACK
SHAKE SHACK
SHAKE SHACK
DRIVE THRU

SHAKE SHACK

STARBUCKS
CBD KRATOM
LA Nails

SHAKE SHACK

BIBIBOP
BIBIBOP
DO NOT
ENTER
DO NOT ENTER

STARBUCKS
LA Nails
CHIPOTLE

noodles

CHIPOTLE
READY TO CHIPOTLE
WE'RE OPEN

BUFFALO WILD WINGS

MOD PIZZA

EXHIBIT F – LOCAL BUSINESS SUPPORT LETTERS

10/1/2025

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

RE: Letter of Support for Continental 904 Fund LLC's Development Concept Plan

Dear Mayor, Village Board and Planning & Zoning Commissioners:

I am writing to express my support of the high-quality multifamily for rent community being proposed by Continental Properties Company, Inc on +/- 20.80 acres located southwest of the intersection of Rand Rd (U.S. 12) and June Terrace (the former Lake Zurich Cinema property).

I have reviewed Continental's concept plan and project narrative, and I feel that the project will be an excellent addition to our community. Per my understanding, Continental has a hard-earned reputation for building and maintaining high quality rental communities. Since they are both own and operate their developments, they seek to fit well into their environment and strive to be top-notch neighbors.

We respectfully request you to approve this project.

Sincerely,

Printed Name: Tina Le

Business: Nail Circle

Address: 752 South Rand Road, Lake Zurich 60047 IL

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

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We respectfully request you to approve this project.

Sincerely,

Printed Name: Kirstin Hofmann

Business: Diamond Dental Service

Address: 754 S Rand Rd

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

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We respectfully request you to approve this project.

Sincerely,

Printed Name: Tanisha Johnson

Business: Little Time Learning Care Center

Address: 759 Rand Rd. Lake Zurich IL 60047

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

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We respectfully request you to approve this project.

Sincerely,

Printed Name: IRENA OCENAS

Business: TOUCH OF SWEETS

Address: 806 S. RAND RD LAKE ZURICH IL 60047.

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

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We respectfully request you to approve this project.

Sincerely,

Printed Name: Valerie Converse

Business: Lake Zurich Scentsound

Address: 708 S. Rand Rd., Lake

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

RE: Letter of Support for Continental 904 Fund LLC's Development Concept Plan

Dear Mayor, Village Board and Planning & Zoning Commissioners:

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We respectfully request you to approve this project.

Sincerely,

Printed Name: Brandee Fantanini

Business: Luxe + Lash

Address: 704 S. Rand Rd Lake Zurich 60035

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

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We respectfully request you to approve this project.

Sincerely,

Printed Name: Jessica Davalle

Business: Burn Boot Camp

Address: 698 Rand Rd. LZ

August 28th, 2025

Village of Lake Zurich
c/o Sarosh Saher
Community Development Director
sarosh.saher@lakezurich.org

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We respectfully request you to approve this project.

Sincerely,

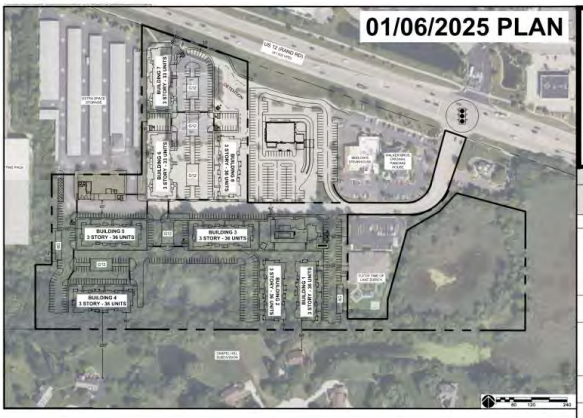
Printed Name: Joe McNamara

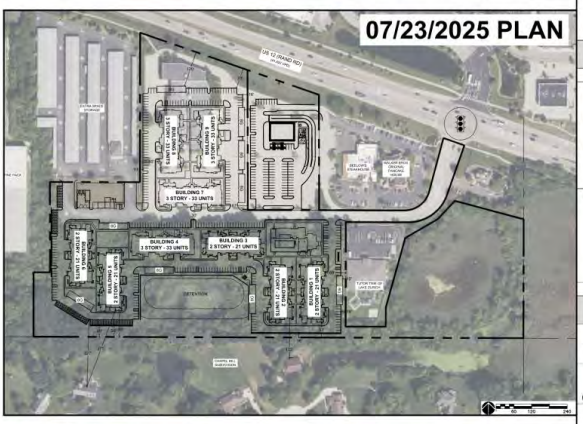
Business: State Farm Agency

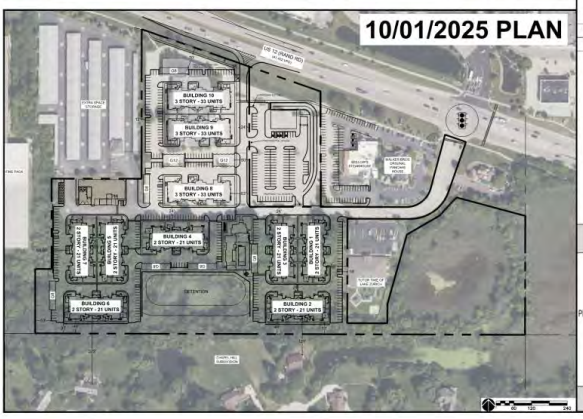
Address: 756 S Rand Rd L.Z 60077

CONTINENTAL PROPERTIES

EXHIBIT G – SITE PLAN PROGRESSION EXHIBIT







CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 904 FUND LLC

SITE INFORMATION

	1/6/2025	7/23/2025	10/1/2025
NET BUILDABLE AREA	14.44 ACRES	14.44 ACRES	14.44 ACRES
TOTAL PROPERTY AREA	20.19 ACRES	20.19 ACRES	20.19 ACRES
GROSS DENSITY	13.97 DU/ACRE	11.74 DU/ACRE	12.18 DU/ACRE
NET DENSITY (PARCEL A)	19.53 DU/ACRE	16.41 DU/ACRE	17.04 DU/ACRE

BUILDING SETBACKS

NORTH	50'	150'	90'
SOUTH	35'	50'	50'
EAST	20'	65'	65'
WEST	30'	60'	60'

PARKING/LANDSCAPE SETBACKS

NORTH	10'	70'	25'
SOUTH	30'	15'	35'
EAST	15'	10'	15'
WEST	10'	5'	5'

BUILDING INFORMATION

CLUBHOUSE	4,630 SF		
RESIDENT BUILDINGS	QUANTITY	QUANTITY	QUANTITY
S21-7 (21 DU/BUILDING) 2-STORY / 27	0	5	7
S33-7 (33 DU/BUILDING) 3-STORY / 38'	2	4	3
S36-0 (36 DU/BUILDING) 3-STORY / 38'	6	0	0
TOTAL RESIDENT BUILDINGS	**8**	**9**	**10**
GENERAL HOME MIX	HOMES	HOMES	HOMES
STUDIO	22	23	27
1-BEDROOM	118	96	98
2-BEDROOM	118	96	98
3-BEDROOM	24	22	23
TOTAL HOMES	**282**	**237**	**246**

PARKING INFORMATION

PARKING	QUANTITY	QUANTITY	QUANTITY
ATTACHED GARAGE SPACES	14	63	70
DETACHED GARAGES	76	72	72
G8 (8-BAY)	2	9	6
G12 (12-BAY)	5	0	2
GROUNDS BUILDING (SGB-PL)	1	1	1
TOTAL COVERED PARKING	91	136	143
SURFACE PARKING	418	245	256
APRON SPACES	14	36	40
TOTAL UNCOVERED PARKING	432	281	296
TOTAL PARKING PROVIDED	**523**	**417**	**439**
HOME PARKING RATIO	1.85	1.76	1.78
OVERALL GARAGES/HOME	0.32	0.57	0.58
CLUBHOUSE PARKING	16	17	17
ADA PARKING	10	13	13
COMPACT PARKING	0	0	4
LAND BANKED SPOTS (NOT INCLUDED IN CALC)	8	47	8
PARKING DIMENSIONS			
STANDARD STALL	PERP - 9' X 18'	PERP - 9' X 18'	PERP - 9' X 18'
ADA STALL	PERP - 9' X 18'	PERP - 9' X 18'	PERP - 9' X 18'
COMPACT STALL	N/A	N/A	PERP - 9' X 16'
DRIVE WIDTH	24'	24'	24'

SITE AMENITIES

AMENITY			
SWIMMING POOL	INCLUDED	INCLUDED	INCLUDED
FITNESS CENTER	INCLUDED	INCLUDED	INCLUDED
CAR CARE CENTER	INCLUDED	INCLUDED	INCLUDED
PET PLAYGROUND TYPE A (TURF)	8,400 SF	8,400 SF	8,400 SF
ENCLOSED YARDS	19	19	24
STORAGE LOCKERS	0	0	0
PARCEL PICKUP	INCLUDED	INCLUDED	INCLUDED
FIRE PIT	INCLUDED	INCLUDED	INCLUDED
PERGOLA/GRILLING AREA	INCLUDED	INCLUDED	INCLUDED

10/1/2025

CONTINENTAL PROPERTIES

EXHIBIT H – ILLINOIS PORTFOLIO PARKING DATA

Community Name	Total Parking	Unit Count	Parking Ratio
Springs at Lily Cache Creek	782	320	2.44
Springs at Orchard Road	600	300	2.00
Springs at Oswego	518	280	1.85
Springs at South Elgin	628	300	2.09
Springs at St. Charles	598	320	1.87
Springs at Three Oaks	491	280	1.75
Springs at Weber Road	580	292	1.99
Authentix South Elgin	524	336	1.56
Springs at Lake Cook Crossing	399	254	1.57
Springs at Mundelein	286	147	1.95
Total	5406	2829	1.91
Springs at Lake Zurich	456	246	1.85

*** Inclusive of Clubhouse Parking

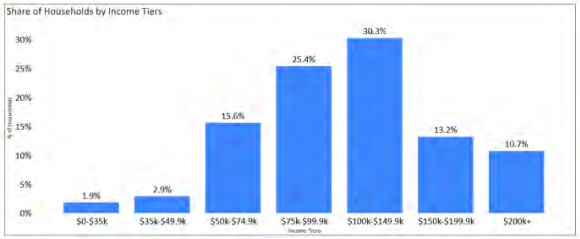
10/1/2025

CONTINENTAL PROPERTIES

EXHIBIT I – SPRINGS RESIDENT DEMOGRAPHIC

Springs Resident Demographics

Households by Income Tiers



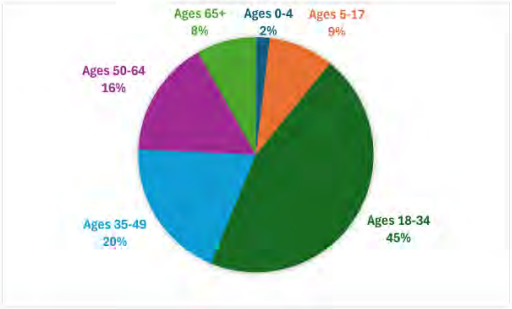
Household Incomes

Community Name	Median Household Income	Avg Household Income	Per Capita Income	Total Household Income	Total Households
Springs at St. Charles	$ 120,000	$ 149,644	$ 76,057	$ 47,586,785	317
Springs at Lily Cache Creek (Bolingbrook)	$ 109,500	$ 131,825	$ 68,404	$ 42,183,877	317
Springs at South Elgin	$ 106,558	$ 125,520	$ 65,518	$ 38,534,476	305
Springs at Three Oaks (Crystal Lake)	$ 103,296	$ 123,713	$ 64,719	$ 34,268,625	276
Springs at Oswego	$ 100,000	$ 124,174	$ 62,676	$ 34,644,573	278
Springs at Orchard Road (North Aurora)	$ 94,469	$ 115,371	$ 60,991	$ 35,534,242	307
Springs at Weber Road (Romeoville)	$ 90,000	$ 101,722	$ 52,150	$ 27,871,697	273
Average	**$ 102,024**	**$ 125,120**	**$ 64,359**	**$ 37,232,039**	**296**

Household Size

Community Name	Total Unit Count	# of Occupied Units	Total Residents	Average Household Size
Springs at St. Charles	320	306	511	1.67
Springs at Lily Cache Creek (Bolingbrook)	320	300	482	1.6
Springs at South Elgin	300	284	478	1.68
Springs at Three Oaks (Crystal Lake)	280	259	425	1.66
Springs at Oswego	280	262	440	1.67
Springs at Orchard Road (North Aurora)	300	285	476	1.68
Springs at Weber Road (Romeoville)	292	263	422	1.62
Average	**299**	**280**	**462**	**1.65**

Residents by Age



10/1/2025

Exhibit A
Property Description

Parcel 1: Lots 1 and 7 in Lake Zurich Theater Subdivision, being a resubdivision of part of Lot 1 and 2 in Rhyan Subdivision in the East 1/2 of the Southwest 1/4 of Section 20, and part of the West 1/2 of the Southwest 1/4 of Section 20, Township 43 North, Range 10, East of the Third Principal Meridian, according to the plat of resubdivision recorded January 2, 2001 as document 4626385, in Lake County, Illinois.

624077

4363937

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jun 01 1999
At 11:07am
Receipt #: 173634
Doc/Type : WD
Deputy - Cashier #3

GENERAL WARRANTY DEED

MAIL TAX BILL TO:
REGAL CINEMAS, INC
7132 COMMERCIAL PARK DR.
KNOXVILLE, TN 37918

THE GRANTOR, LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars ($10.00) in hand paid, CONVEYS and WARRANTS to REGAL CINEMAS, INC., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, having its principal office at 7132 Commercial Park Drive, Knoxville, Tennessee 37918, the real estate situated in the County of Lake and State of Illinois and legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Estate"), subject to the exception set forth in Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Exceptions").

Grantor hereby warrants that (i) Grantor is lawfully seized and possessed of the Real Estate as of the date hereof, (ii) Grantor has full power and authority to sell and convey the Real Estate to Grantee, and (iii) title to the Real Estate is free, clear and unencumbered as of the date hereof, subject to the Permitted Exceptions. Grantor hereby agrees to forever warrant and defend title to the Real Estate against the claims of all persons whomsoever, subject to the Permitted Exceptions.

This instrument was prepared by:	After recording return to:
Bernard A. Schlifke Miller, Shakman, Hamilton, Kurtzon & Schlifke 208 South LaSalle Street Chicago, Illinois 60604	Herbert S. Sanger, Jr. Wagner, Myers & Sanger 1801 First Tennessee Plaza Knoxville, Tennessee 37929

In Witness Whereof, said Grantor has executed this Deed as of this 21st day of May, 1999.

LAKE ZURICH THEATRES COMPANY, LLC,
an Illinois limited liability
Company

By: Thomas O'Ryan
Its: Member

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas O'Ryan, the member of Lake Zurich Theatres Company, LLC, an Illinois limited liability company, personally know 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 as such member he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of May, 1999.

Elizabeth A. Czajkowski
NOTARY PUBLIC

Commission expires 7/9, 2001.

"OFFICIAL SEAL"
ELIZABETH A. CZAJKOWSKI
Notary Public, State of Illinois
My Commission Expires 07/09/2001

$ 11,250.00
STP

4363937

Cancel

STATE & COUNTY TAX
STATE OF ILLINOIS
MAY.27.99
LAKE COUNTY

REAL ESTATE TRANSFER TAX
16875.00
FP326708

2

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 AND 2 IN RHYAN SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF U.S. ROUTE 12, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT NO. 3188900, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF LOT 1 IN RHYAN SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 70°53'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 12, A DISTANCE OF 213.00 FEET; THENCE SOUTH 19°07'00" WEST, A DISTANCE OF 177.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 138.00 FEET, AN ARC LENGTH OF 26.79 FEET; THENCE SOUTH 75°05'27" EAST, A DISTANCE OF 279.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00°06'12" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

Tax Identification Nos.

14-20-306-002
14-20-306-003

4363937

3

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE.

2. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

3. DESIGNATION AND ESTABLISHMENT OF FEDERAL AID ROUTE #60, AS A "FREEWAY" (PURSUANT TO STATUTES OF STATE OF ILLINOIS) BY INSTRUMENT DATED MARCH 3, 1959 AND RECORDED APRIL 21, 1959 AS DOCUMENT 1027867, DENYING NEW HIGHWAY, STREET, ROAD, ALLEY OR OTHER PUBLIC WAY TO THE LAND HEREIN FROM STATE ROUTE #60, EXCEPT UPON WRITTEN CONSENT TO DEPARTMENT OF PUBLIC WORKS AND BUILDINGS.

4. A PERMANENT EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ETC., WATER MAINS OVER AND UPON A STRIP OF LAND 15 FEET WIDE ADJACENT AND CONTIGUOUS TO THE SOUTHWESTERLY RIGHT OF WAY OF U. S. ROUTE 12, AS GRANTED BY INSTRUMENT DATED MARCH 6, 1978 AND RECORDED MAY 24, 1978 AS DOCUMENT 1919486 AND AS SHOWN ON THE PLAT OF SUBDIVISION recorded on July 21, 1981 as Document No. 2088900 in Lake County, Illinois (hereinafter "THE PLAT OF SUBDIVISION").

5. BUILDING SETBACK LINE 50 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 1, AS SHOWN ON THE PLAT OF SAID SUBDIVISION.

6. 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ACROSS LOT 1, AS SHOWN ON THE PLAT OF SAID SUBDIVISION.

7. NATURAL RESOURCES PROTECTION EASEMENT OVER A NORTHERLY PORTION AND A SOUTHEASTERLY PORTION OF LOT 1 AND OVER A SOUTHWESTERLY PORTION AND SOUTHEASTERLY PORTION OF LOT 2 AS SHOWN ON THE PLAT OF SAID SUBDIVISION.

NOTATION ON THE PLAT OF SUBDIVISION RELATING THERETO: NATURAL RESOURCES PROTECTION EASEMENT PROVISIONS FOR COMPLETE CONSERVATION EASEMENT SEE DOCUMENT 101 IN RECORDER'S OFFICE.
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 FOR 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 PURPOSE 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.

4363937

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8. NOTATION ON THE PLAT OF SUBDIVISION BY THE SURVEYOR: "IT IS ALSO CERTIFIED THAT THE PROPERTY COVERED BY SAID SUBDIVISION IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS 'B' & 'C' AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL NO. 170376 0005 B, EFFECTIVE DATE JULY 5, 1983."

9. NOTE ON THE PLAT OF SUBDIVISION: "ACCESS TO LOT 2 IS TO BE PROVIDED THROUGH LOT 1 VIA THE DESIGNATED INGRESS AND EGRESS EASEMENT AT SPECIFIED LOCATIONS AS AGREED UPON BY THE OWNERS OF LOT 1 AND LOT 2 AND THE VILLAGE OF LAKE ZURICH".
RELATIVE THERETO WE NOTE THE FOLLOWING: NOTHING IN THIS COMMITMENT SHOULD BE CONSTRUED AS INSURING A MEANS OF ACCESS TO LOT 2 WHEN SEPARATE AND APART FROM LOT 1.

10. TERMS AND PROVISIONS OF AN ORDINANCE BY THE VILLAGE OF LAKE ZURICH GRANTING A ZONING MAP AMENDMENT, A SPECIAL USE PERMIT, SITE PLAN APPROVAL, EXTERIOR APPEARANCE APPROVAL, CERTAIN VARIATIONS, AND FINAL PLAT OF SUBDIVISION APPROVAL RECORDED JULY 9, 1992 AS DOCUMENT 3183765.
NOTE: RECORDED JULY 9, 1992 AS DOCUMENT 3183766 IS AN UNCONDITIONAL AGREEMENT AND CONSENT BY RHYAN MANAGEMENT CO., INC. RELATING TO THE ABOVE ORDINANCE.

11. DECLARATION OF RESTRICTIVE COVENANTS MADE BY RHYAN MANAGEMENT CO., INC., RECORDED JULY 9, 1992 AS DOCUMENT 3183767.

12. RIGHTS OF THE VILLAGE OF LAKE ZURICH AND THE OWNER OF LOT 1 OF THE SUBDIVISION AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, A PERPETUAL EASEMENT AND RIGHT OF WAY OF ACCESS TO, USE OF, INGRESS TO AND EGRESS FROM THE SUBDIVISION IN, UPON, OVER, UNDER, ALONG AND ACROSS ANY AND ALL LOTS OF THE SUBDIVISION TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY TO SURVEY, INSTALL, LAY, CONSTRUCT, ETC., THE STORM WATER FACILITIES AND APPURTENANCES USED IN CONNECTION WITH SERVING THE SUBDIVISION WITH STORM WATER RETENTION AND DETENTION SERVICES IN, UPON, ETC., ANY AND ALL LOTS WITHIN THE SUBDIVISION AS GRANTED BY THE INSTRUMENT RECORDED JULY 9, 1992 AS DOCUMENT 3183768 AND THE PROVISIONS THEREIN CONTAINED.

13. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 3440884.

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14. EASEMENT IN FAVOR OF THE VILLAGE OF LAKE ZURICH TO INSTALL, OPERATE AND MAINTAIN ALL WATERMAIN EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 3440854.

15. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY (AMERITECH), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 3879424.

4363937

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Mary Ellen Vanderventer
Lake County Recorder of Deeds
18 N. County Street
Waukegan, IL 60085
(847)360-6673
(FAX) (847)625-7200

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS } SS.
COUNTY OF LAKE

DOCUMENT NO. _____

The undersigned, on behalf of LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company ("Lake Zurich"), being duly sworn on oath, state that the office address for Lake Zurich is: 755 South Rand Road; Lake Zurich, IL, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception *(Circle the number applicable to the attached deed)*:

(1.) The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;

2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances;

8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording, and that all legal requirements applicable to the subdivision of the land are met by the attached deed and the land described therein.

LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company

By: _____
(Signature)
Thomas M. Ryan, Member

SUBSCRIBED AND SWORN TO BEFORE ME
this 10th day of May, 1999.

_____
Notary Public

"OFFICIAL SEAL"
ELIZABETH A. CZAJKOWSKI
Notary Public, State of Illinois
My Commission Expires 07/09/2001

4363937

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#6-28-14

GENERAL WARRANTY DEED

4626917

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jan 03 2001
At 2:07pm
Receipt #: 265804
Doc/Type : WD
Deputy - Cashier #1

THE GRANTOR, LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company, for and in consideration of Ten And No/100 Dollars ($10.00) in hand paid, and pursuant to authority given by all of its members, hereby GRANTS, CONVEYS and WARRANTS to REGAL CINEMAS, INC., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, having its principal office at 7132 Commercial Park Drive, Knoxville, Tennessee 37918, the real estate situated in the County of Lake and State of Illinois and legally described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Estate"), subject to the exception set forth in Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Exceptions").

Mail TAX BILL to

Grantor hereby warrants that (i) Grantor is lawfully seized and possessed of the Real Estate as of the date hereof, (ii) Grantor has full power and authority to sell and convey the Real Estate to Grantee, and (iii) title to the Real Estate is free, clear and unencumbered as of the date hereof, subject to the Permitted Exceptions. Grantor hereby agrees to forever warrant and defend title to the Real Estate against the claims of all persons whomsoever, subject to the Permitted Exceptions.

This instrument was prepared by:
Michael S. Kurtzon
Schwartz, Cooper, Greenberger & Krauss
180 North LaSalle Street
Suite 2700
Chicago, Illinois 60601

After recording return to:
Herbert S. Sanger, Jr.
Wagner, Myers & Sanger
1801 First Tennessee Plaza
Knoxville, Tennessee 37929

H

H:\RELEASE\WPWIN\PIGWD.LZ v2.wpd

In Witness Whereof, said Grantor has executed this Deed as of this 27th day of December, 2000.

LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability Company

By: _____
Thomas Rhyan

By: _____
Jeffrey Rhyan

Its: Members

STATE OF ILLINOIS)
) ss:
COUNTY OF ~~COOK~~LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas Rhyan and Jeffrey Rhyan, the Members of Lake Zurich Theatres Company, LLC, an Illinois limited liability company, personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Members they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of December, 2000.

_____
NOTARY PUBLIC

Commission expires _____, 2001.

4626917

"OFFICIAL SEAL"
LORETTA GANTZ SCHEVKHOVEN
Notary Public, State of Illinois
My Commission Expires 07/05/2001

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

12/27/2000 _____
Date Buyer, Seller or Representative

- 2 -

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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 7 in the Lake Zurich Theater, a Planned Unit Development, being a subdivision of part of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois according to the plat thereof recorded on January 2, 2001 as Document No. 4626386, in Lake County, Illinois.

- 3 -

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EXHIBIT "B"

PERMITTED EXCEPTIONS

The following are permitted exceptions from Chicago Title Insurance Company's Title Commitment No. 1409 000638944 dated October 16, 2000:

1. Possible back taxes with respect to rollback of reduced tax valuation for open space purposes affecting permanent tax index number: 14-20-300-003.

2. 10-foot wide storm sewer easement over those portions of Lot 7 as shown on Plat of said Lake Zurich Theatre Subdivision.

3. 40.00 foot by 20.00 foot sign easement for the benefit of Lot 6 over that portion of Lot 7 as shown on Plat of said Lake Zurich Theatre Subdivision.

4. 40-foot wide ingress and egress easement for the benefit of Lots 6 and 7 over that portion of Lot 7 as located and depicted on the Plat of Lake Zurich Theatre Subdivision.

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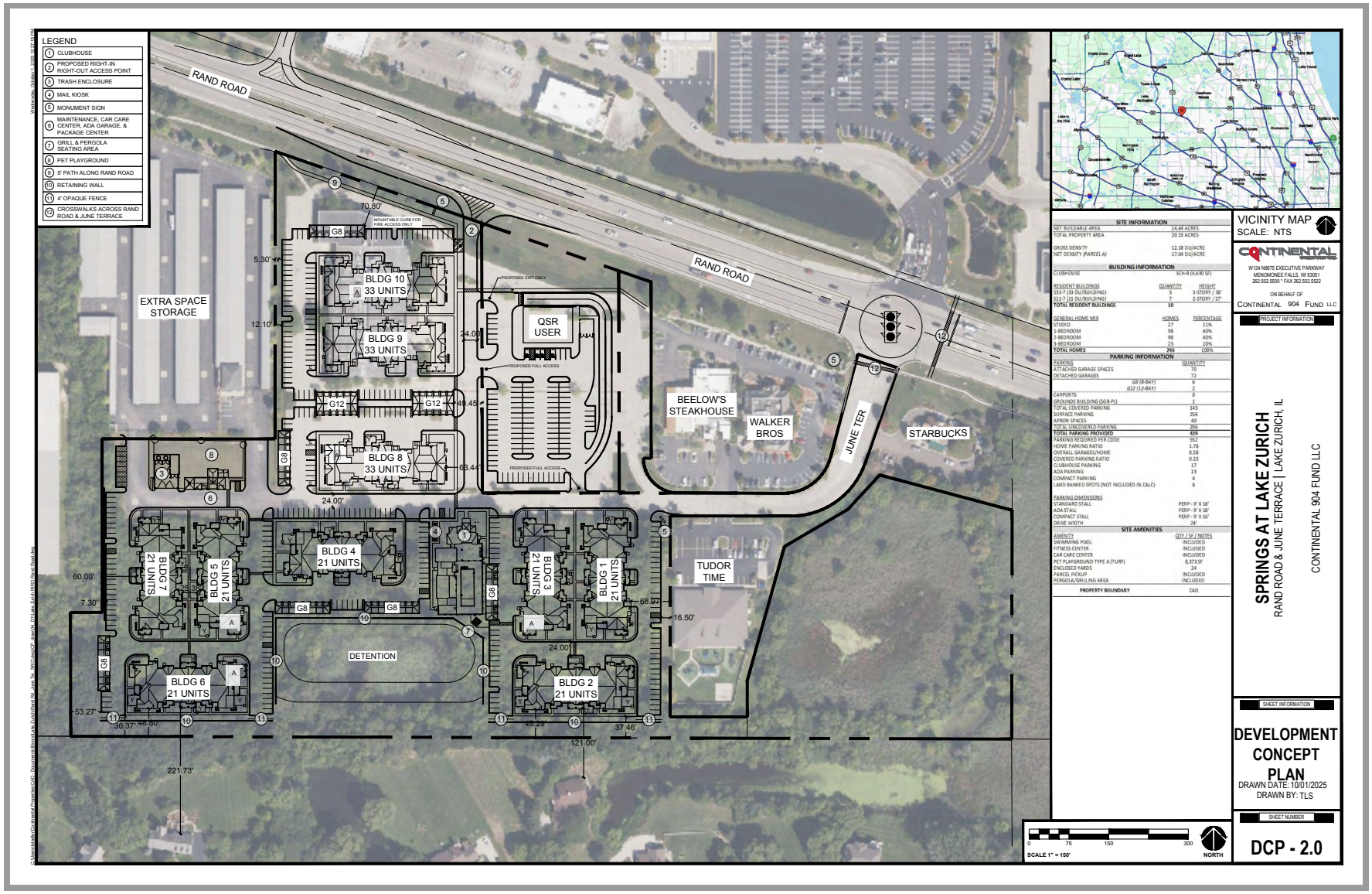

LEGEND
1 CLUBHOUSE
2 PROPOSED RIGHT-IN RIGHT-OUT ACCESS POINT
3 TRASH ENCLOSURE
4 MAIL KIOSK
5 MONUMENT SIGN
6 MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER
7 GRILL & PERGOLA SEATING AREA
8 PET PLAYGROUND
9 5' PATH ALONG RAND ROAD
10 RETAINING WALL
11 4' OPAQUE FENCE
12 CROSSWALKS ACROSS RAND ROAD & JUNE TERRACE
RAND ROAD
RAND ROAD
EXTRA SPACE STORAGE
BLDG 10 33 UNITS
BLDG 9 33 UNITS
BLDG 8 33 UNITS
QSR USER
BEELOW'S STEAKHOUSE
WALKER BROS
JUNE TER
STARBUCKS
TUDOR TIME
BLDG 4 21 UNITS
BLDG 5 21 UNITS
BLDG 7 21 UNITS
BLDG 3 21 UNITS
BLDG 1 21 UNITS
BLDG 6 21 UNITS
BLDG 2 21 UNITS
DETENTION
70.50'
5.30'
12.10'
24.00'
49.45'
68.44'
24.00'
60.00'
7.30'
68.97'
16.50'
24.00'
53.27'
36.37'
48.80'
49.29'
37.46'
121.00'
221.73'
SITE INFORMATION
NET BUILDABLE AREA 14.44 ACRES
TOTAL PROPERTY AREA 20.19 ACRES
GROSS DENSITY 12.18 DU/ACRE
NET DENSITY (PARCEL A) 17.04 DU/ACRE
BUILDING INFORMATION
CLUBHOUSE SCH-B (4,630 SF)
RESIDENT BUILDINGS QUANTITY HEIGHT
513-7 (33 DU/BUILDING) 3 3-STORY / 38'
521-7 (21 DU/BUILDING) 7 2-STORY / 27'
TOTAL RESIDENT BUILDINGS 10
GENERAL HOME MIX HOMES% PERCENTAGE
STUDIO 27 11%
1-BEDROOM 96 40%
2-BEDROOM 96 40%
3-BEDROOM 23 10%
TOTAL HOMES 246 100%
PARKING INFORMATION
PARKING QUANTITY
ATTACHED GARAGE SPACES 70
DETACHED GARAGES 72
G8 (8-BAY) 6
G12 (12-BAY) 2
CARPORTS 0
GROUNDS BUILDING (GGB-PL) 1
TOTAL COVERED PARKING 143
SURFACE PARKING 256
APRON SPACES 40
TOTAL UNCOVERED PARKING 296
TOTAL PARKING PROVIDED 439
PARKING REQUIRED PER CODE 552
HOME PARKING RATIO 1.78
OVERALL GARAGES/HOME 0.58
COVERED PARKING RATIO 0.33
CLUBHOUSE PARKING 17
ADA PARKING 13
COMPACT PARKING 4
LAND BANKED SPOTS (NOT INCLUDED IN CALC) 8
PARKING DIMENSIONS
STANDARD STALL PERP - 9' X 18'
ADA STALL PERP - 9' X 18'
COMPACT STALL PERP - 9' X 16'
DRIVE WIDTH 24'
SITE AMENITIES
AMENITY QTY / SF / NOTES
SWIMMING POOL INCLUDED
FITNESS CENTER INCLUDED
CAR CARE CENTER INCLUDED
PET PLAYGROUND TYPE A (TURF) 8,373 SF
ENCLOSED YARDS 24
PARCEL PICKUP INCLUDED
PERGOLA/GRILLING AREA INCLUDED
PROPERTY BOUNDARY CAD
VICINITY MAP
SCALE: NTS
CONTINENTAL
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522
ON BEHALF OF
CONTINENTAL 904 FUND LLC
PROJECT INFORMATION
SPRINGS AT LAKE ZURICH
RAND ROAD & JUNE TERRACE | LAKE ZURICH, IL
CONTINENTAL 904 FUND LLC
SHEET INFORMATION
DEVELOPMENT CONCEPT PLAN
DRAWN DATE: 10/01/2025
DRAWN BY: TLS
SHEET NUMBER
DCP - 2.0
0 75 150 300
SCALE 1" = 150'
NORTH

Traffic Impact Study
Mixed-Use Development

Lake Zurich, Illinois

Prepared For:

Continental 904 Fund LLC

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

October 6, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed mixed-use development to be located in Lake Zurich, Illinois. The site, which is occupied by Regal Cinema, is located at the intersection of Rand Road with June Terrace. As proposed, the development is to contain a multi-family residential development and a fast-food restaurant with a drive-through. Access will be provided off the existing June Terrace access road that is signalized at its intersection with Rand Road and a proposed right-in/right-out access roadway off Rand Road.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

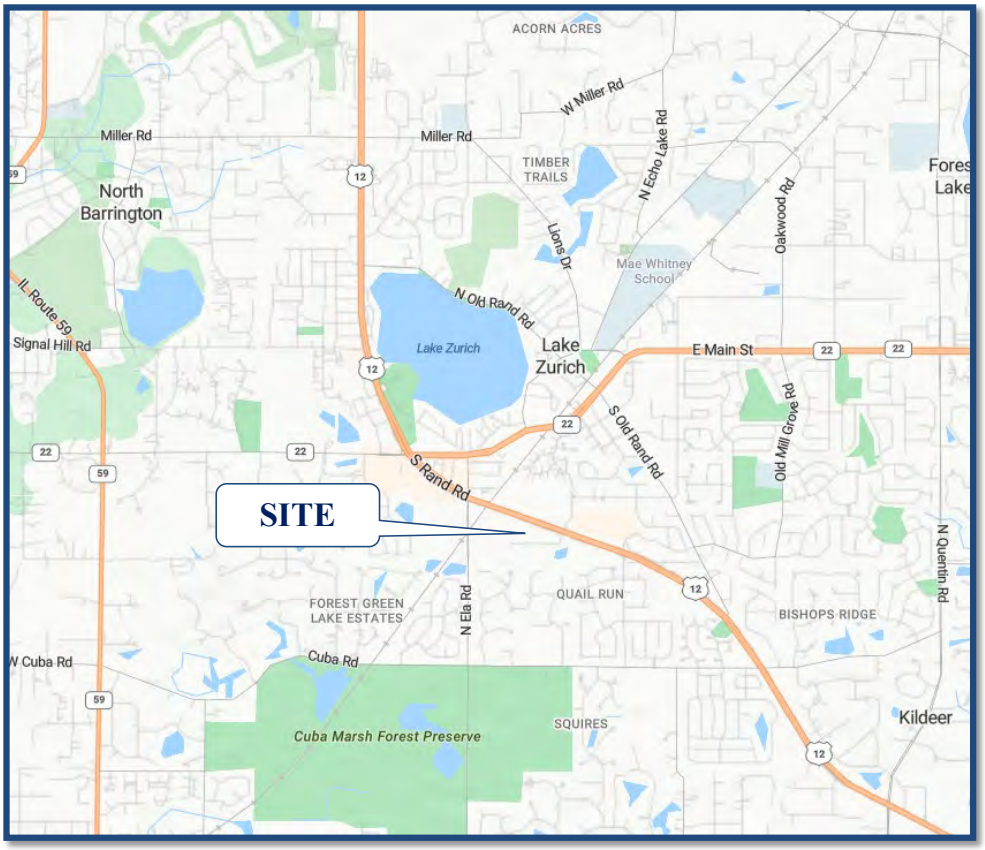
- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning, weekday evening, and Saturday midday peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning, weekday evening, and Saturday midday peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes adjusted to represent the background growth of the area and including any traffic estimated to be generated by any area developments.

3. Year 2031 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, any additional area developments, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**

Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

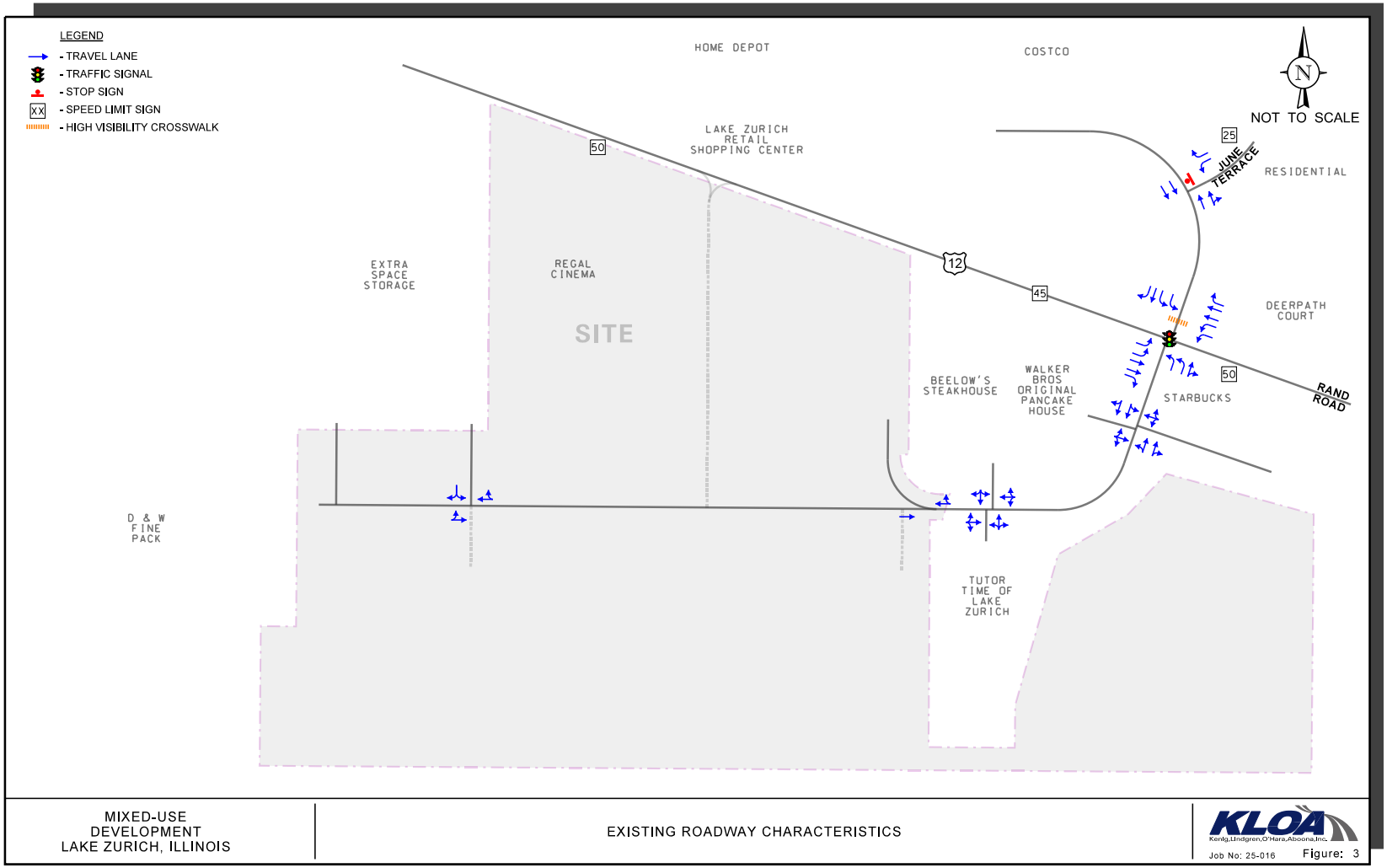
The site, which is currently occupied by Regal Cinema, is located in the southwest quadrant of the intersection of Rand Road with June Terrace. The site is bounded by Rand Road on the north, Beelow's Steakhouse, Walker Bros. Original Pancake House, and Starbucks on the northeast, Tutor Time day care on the southeast, residential areas on the south, and Extra Space Storage on the west. Other commercial uses are located along Rand Road, including a Costco Wholesale and Home Depot, which are located on the north side of Rand Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the site are described below and illustrated in **Figure 3**.

Rand Road (US 12) is a generally northwest-southeast other principal arterial roadway that provides two through lanes in each direction separated by a grass median in the vicinity of the site. Along the site frontage, Rand Road runs in a generally west-northwest direction. At its signalized intersection with June Terrace, Rand Road provides dual left-turn lanes, two through lanes, and a right-turn lane on the eastbound and westbound approaches. Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and carries an annual average daily traffic (AADT) volume of 36,400 vehicles (IDOT 2023). Rand Road has a posted speed limit of 50 miles per hour, with the exception of the westbound lanes west of June Terrace, which has a posted speed limit of 45 miles per hour. Rand Road is classified by the Chicago Metropolitan Agency for Planning (CMAP) as a Strategic Regional Arterial (SRA).

June Terrace is a local roadway that provides one lane in each direction. The roadway north of Rand Road is designated as June Terrace, while the roadway south of Rand Road is an access road to the properties on the south side of Rand Road. Within this report, this access road will be referred to as June Terrace. At its signalized intersection with Rand Road, June Terrace provides dual left-turn lanes and a combined through/right-turn lane on the northbound approach. On the southbound approach, June Terrace provides dual left-turn lanes, a through lane, and a right-turn lane. June Terrace does not provide separate turn lanes for the access drives south of Rand Road.


LEGEND
- TRAVEL LANE
- TRAFFIC SIGNAL
- STOP SIGN
XX - SPEED LIMIT SIGN
- HIGH VISIBILITY CROSSWALK
HOME DEPOT
COSTCO
LAKE ZURICH RETAIL SHOPPING CENTER
NOT TO SCALE
JUNE TERRACE
RESIDENTIAL
EXTRA SPACE STORAGE
REGAL CINEMA
SITE
DEERPATH COURT
BEELOW'S STEAKHOUSE
WALKER BROS ORIGINAL PANCAKE HOUSE
STARBUCKS
RAND ROAD
D & W FINE PACK
TUTOR TIME OF LAKE ZURICH
50
12
45
25
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
EXISTING ROADWAY CHARACTERISTICS
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 25-016
Figure: 3

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At its unsignalized intersection with the Costco access drive, June Terrace provides a through lane and a combined through/right-turn lane on the northbound approach. June Terrace then turns to the northeast to provide access to the residential area to the north. On its westbound approach, June Terrace provides a left-turn lane and a right-turn lane that are under stop sign control. June Terrace north of the Costco access drive has a posted speed limit of 25 miles per hour. June Terrace north of Rand Road is under the jurisdiction of the Village of Lake Zurich.

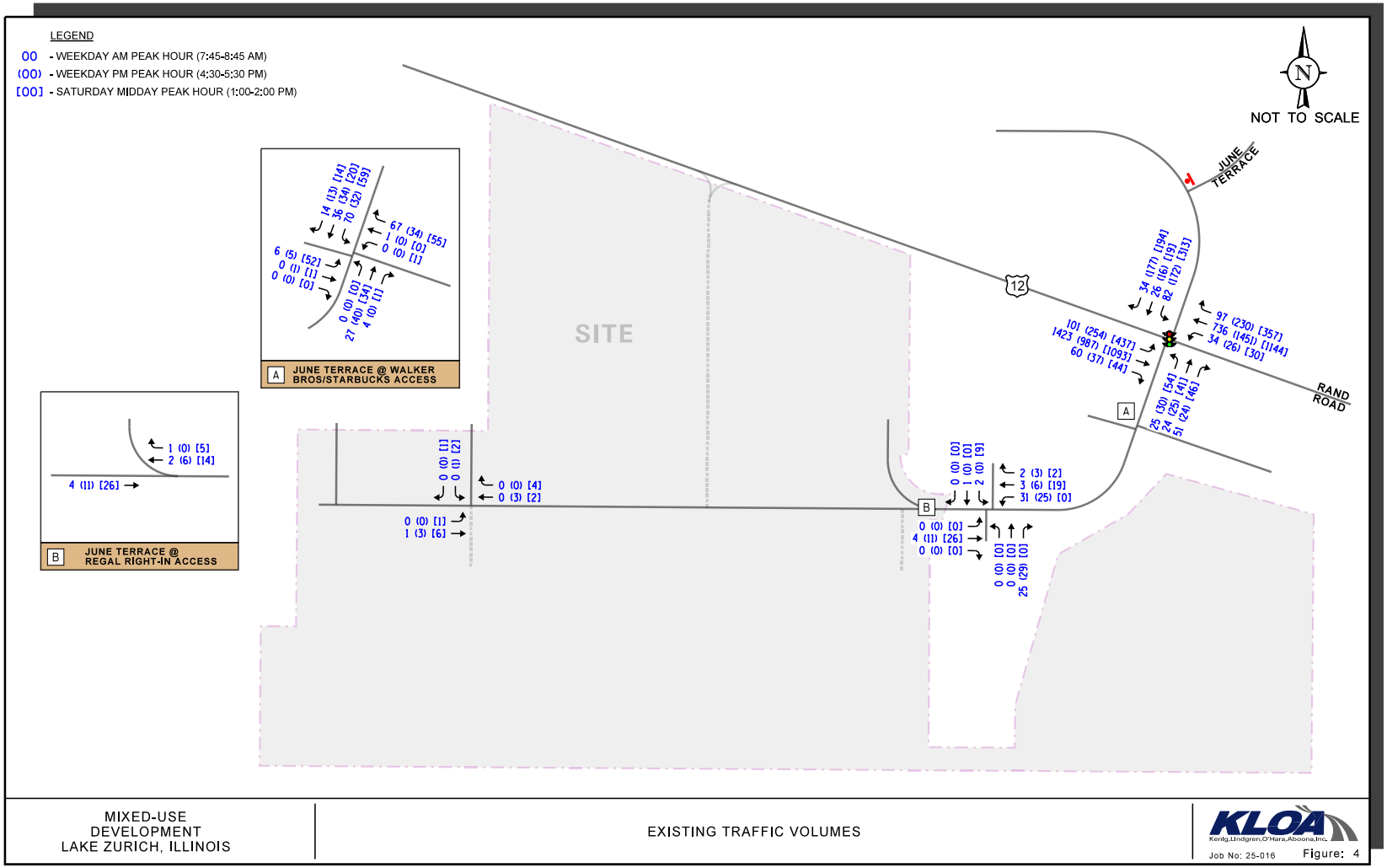
Existing Traffic Volumes

To determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Tuesday, February 4, 2025, during the weekday morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods and on Saturday, February 1, 2025, during the Saturday midday (12:00 to 2:00 P.M.) peak period at the following intersections:

- Rand Road with June Terrace
- June Terrace with Walker Bros. Access Drive/Starbucks Access Drive
- June Terrace with Beelow's Access Drive/Tutor Time Access Drive
- June Terrace with Regal Cinema Right-In Access Drive
- June Terrace with Self-Storage Access Drive

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:45 A.M. to 8:45 A.M., the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M., and the Saturday midday peak hour of traffic occurs from 1:00 P.M. to 2:00 P.M.

Figure 4 illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.


LEGEND
00 - WEEKDAY AM PEAK HOUR (7:45-8:45 AM)
(00) - WEEKDAY PM PEAK HOUR (4:30-5:30 PM)
[00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)
NOT TO SCALE
SITE
JUNE TERRACE
RAND ROAD
12
A JUNE TERRACE @ WALKER BROS/STARBUCKS ACCESS
B JUNE TERRACE @ REGAL RIGHT-IN ACCESS
MIXED-USE DEVELOPMENT LAKE ZURICH, ILLINOIS
EXISTING TRAFFIC VOLUMES
KLOA
Job No: 25-016
Figure: 4

Area Traffic Observations

Based on observations conducted at the intersection of Rand Road with June Terrace during the peak hours, the following was observed:

- Northbound queues on June Terrace generally did not extend to the Walker Bros./Starbucks access drives.
    - On the few occasions the northbound queues did extend to the Starbucks access drive, these queues cleared within one cycle length and did not impact access to the Starbucks site.
    - The wide pavement allows for southbound traffic to bypass a car waiting to make a left turn into the Starbucks site.
    - Due to the combined lane, northbound through traffic blocks the northbound right-turn traffic.
- Eastbound and westbound left-turn queues on Rand Road did not exceed the available storage.
- Vehicles perform right-turns on red on all approaches, provided there are sufficient gaps within the traffic flow.
- Traffic volumes on June Terrace south of Rand Road were relatively low.
- Traffic entering and exiting the Starbucks site experiences minimal to no delay.

Crash Data Summary

KLOA, Inc. obtained crash data from IDOT for the most recent past five years available (2019 to 2023) for the intersections included in the study area[1]. **Table 1** summarizes the crash data. A review of the crash data indicated that no fatalities were reported at the intersection during the review period.

Table 1
RAND ROAD WITH JUNE TERRACE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	9	0	2	0	11
2020	1	0	0	3	0	1	0	5
2021	0	0	0	3	1	5	0	9
2022	0	0	0	3	1	1	0	5
2023	0	0	0	3	0	4	0	7
Total	**1**	**0**	**0**	**21**	**2**	**13**	**0**	**37**
Average	**<1.0**	**0.0**	**0.0**	**4.2**	**<1.0**	**2.6**	**0.0**	**7.4**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

3. Traffic Characteristics of the Proposed Development

To properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the plans call for developing the site with the following:

- Approximately 250 apartment units across ten buildings, providing a total of 439 parking spaces.
- An approximately 4,900 square-foot high-volume fast-food restaurant with a two-lane drive-through system.

The development will be served by the following access points off Rand Road:

- The existing June Terrace signalized intersection with Rand Road.
- A proposed right-in/right-out access roadway located approximately 750 feet west of the June Terrace signalized intersection. This access drive will have one inbound lane and one outbound lane restricted to right-turns only via raised-concrete channelization separating the inbound and outbound lanes. Outbound movements will be under stop sign control.

Access to the fast-food restaurant will be provided via the following:

- Two proposed full-movement access drives, one off of the north side of June Terrace and one off of the east side of the right-in/right-out access roadway. Each access drive will provide one inbound lane and one outbound lane, with the outbound movements under stop sign control.
- A proposed exit-only access drive off the east side of the right-in/right-out access drive on the north side of the restaurant site, opposite the drive-through system exit. This access drive will provide one outbound lane under stop sign control.

Access to the residential development will be provided via the following:

- Five proposed full-movement access drives off the south side of June Terrace. Each access drive will provide one inbound lane and one outbound lane, with the outbound movements under stop sign control.

- One proposed full-movement access drive off the north side of June Terrace. This access drive will provide one inbound lane and one outbound lane, with the outbound movements under stop sign control.

- Two proposed full-movement access drives off the west side of the right-in/right-out access roadway. These access drives will provide one inbound lane and one outbound lane, with the outbound movements under stop sign control.

Additionally, crosswalks and pedestrian signals will be installed on the south and east legs of the intersection of Rand Road with June Terrace, connecting with existing and proposed pedestrian infrastructure. This will allow residents of the proposed development to access the adjacent restaurants without driving thus reducing the number of vehicle trips that will be generated by the development.

A copy of the preliminary site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

The directions from which vehicles will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

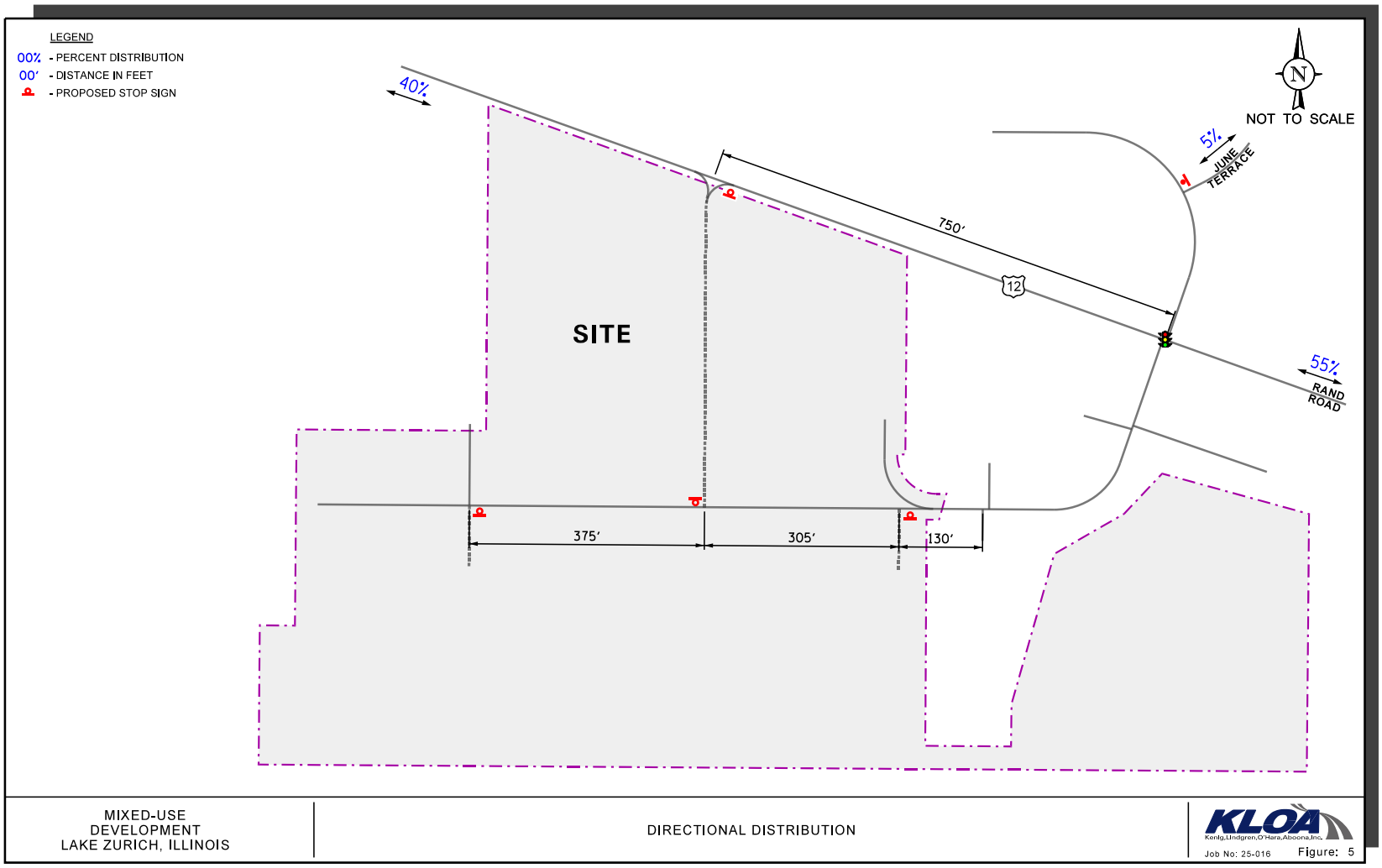
Peak Hour Traffic Volumes

The number of passenger vehicle peak hour trips estimated to be generated by the proposed mixed-use development was based on the rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). Land-Use Code 220 (Multifamily Housing [Low-Rise]) and Land-Use Code 929 (High-Volume Fast-Food Restaurant) rates were utilized.

A 10 percent interaction reduction was applied to the trips estimated for the proposed residential uses to take into account the interaction that will occur between the proposed uses with the addition of pedestrian infrastructure and proximity to multiple existing restaurants and the proposed fast-food restaurant.

Furthermore, it is important to note that surveys conducted by ITE have shown that approximately 50 percent of trips made to fast-food restaurants with drive-throughs are diverted the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic.

Table 2 shows the site-generated traffic volumes for the proposed development. A copy of the ITE trip generation summary sheets is included in the Appendix.


LEGEND
00% - PERCENT DISTRIBUTION
00' - DISTANCE IN FEET
- PROPOSED STOP SIGN
40%
5%
55%
JUNE TERRACE
RAND ROAD
750'
12
SITE
375'
305'
130'
N
NOT TO SCALE
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
DIRECTIONAL DISTRIBUTION
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 25-016
Figure: 5

12

Table 2
SITE-GENERATED TRIP ESTIMATES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Multifamily Housing (Low-Rise) (250 units)	24	76	100	79	48	127	47	76	123
929	High-Volume Fast-Food Restaurant[1] (4,900 S.F.)	5	5	10	143	143	286	182	183	365
Development Subtotal		**19**	**81**	**110**	**222**	**191**	**413**	**229**	**259**	**488**
Interaction Reduction (10 Percent)[2]		--	--	--	*-8*	*-5*	*-13*	*-5*	*-7*	*-12*
Total Development Trips		**19**	**81**	**110**	**214**	**186**	**400**	**224**	**252**	**476**
Pass-By Trips (50 Percent)		--	--	--	*-72*	*-72*	*-144*	*-91*	*-91*	*-182*
Total New Trips		**19**	**81**	**110**	**142**	**114**	**256**	**133**	**161**	**294**

1 – Not open during the weekday morning peak hour.
2 – Interaction reduction applied to residential uses only.

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, traffic generated by additional area developments, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

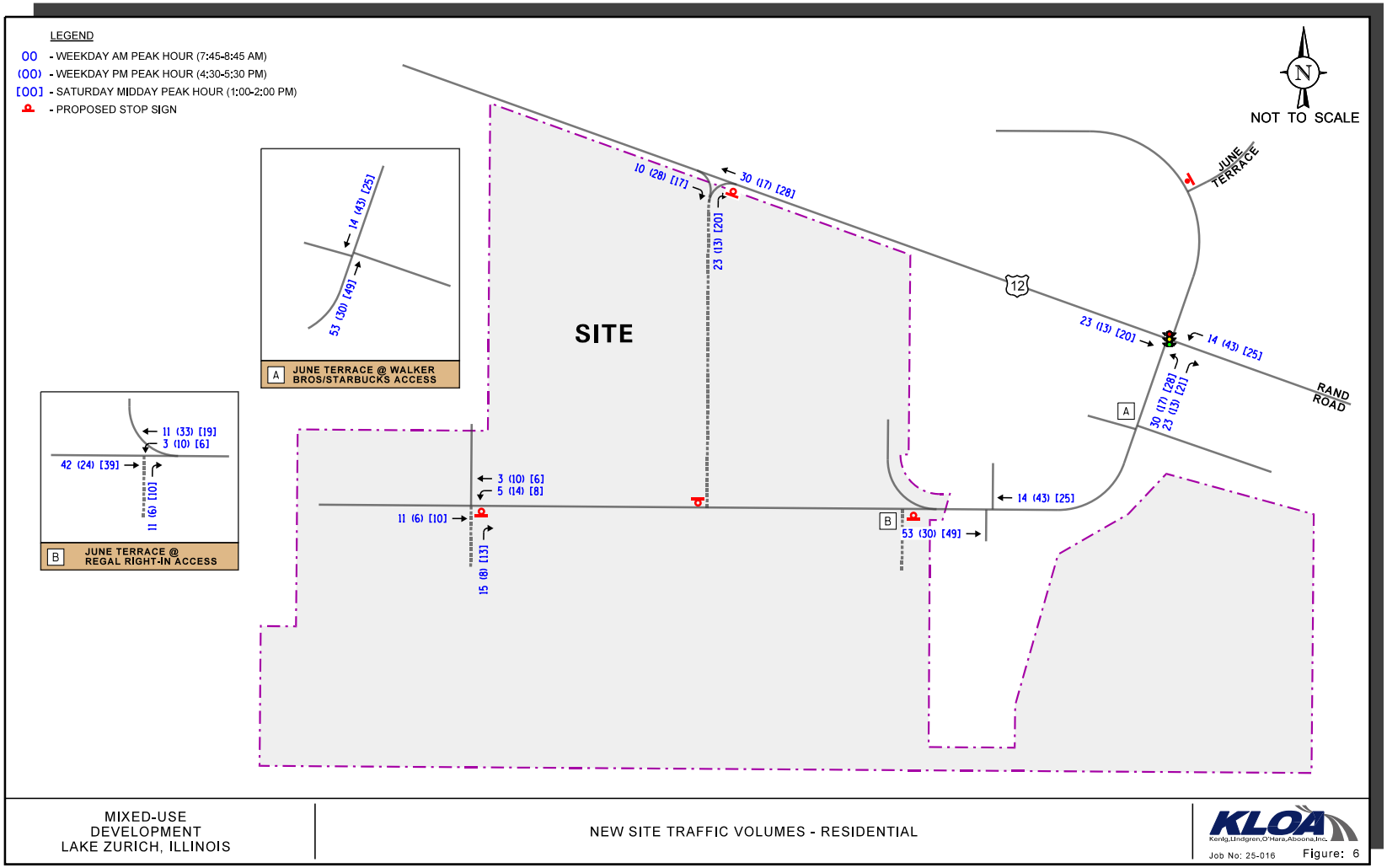
The estimated weekday morning, weekday evening, and Saturday midday peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new vehicle trips for the multi-family residential development. **Figure 7** illustrates the traffic assignment of the new vehicle trips for the fast-food restaurant. **Figure 8** illustrates the traffic assignment of the pass-by trips for the fast-food restaurant.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Annual Average Daily Traffic (AADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated January 16, 2025, the existing traffic volumes are projected to increase by a total of 1.0 percent (0.2 percent compounded annually) to represent Year 2031 no-build conditions (one-year buildout plus five years). A copy of the CMAP projections letter is included in the Appendix. The Year 2031 no-build traffic volumes are illustrated in **Figure 9**.

Total Projected Traffic Volumes

The development-generated traffic (Figures 6, 7, and 8) was added to the existing traffic volumes increased by the regional growth factor with area development traffic (Figure 9) to determine the Year 2031 total projected traffic volumes, shown in **Figure 10**. Also included in the total projected traffic volumes is the removal of existing traffic generated by Regal Cinema.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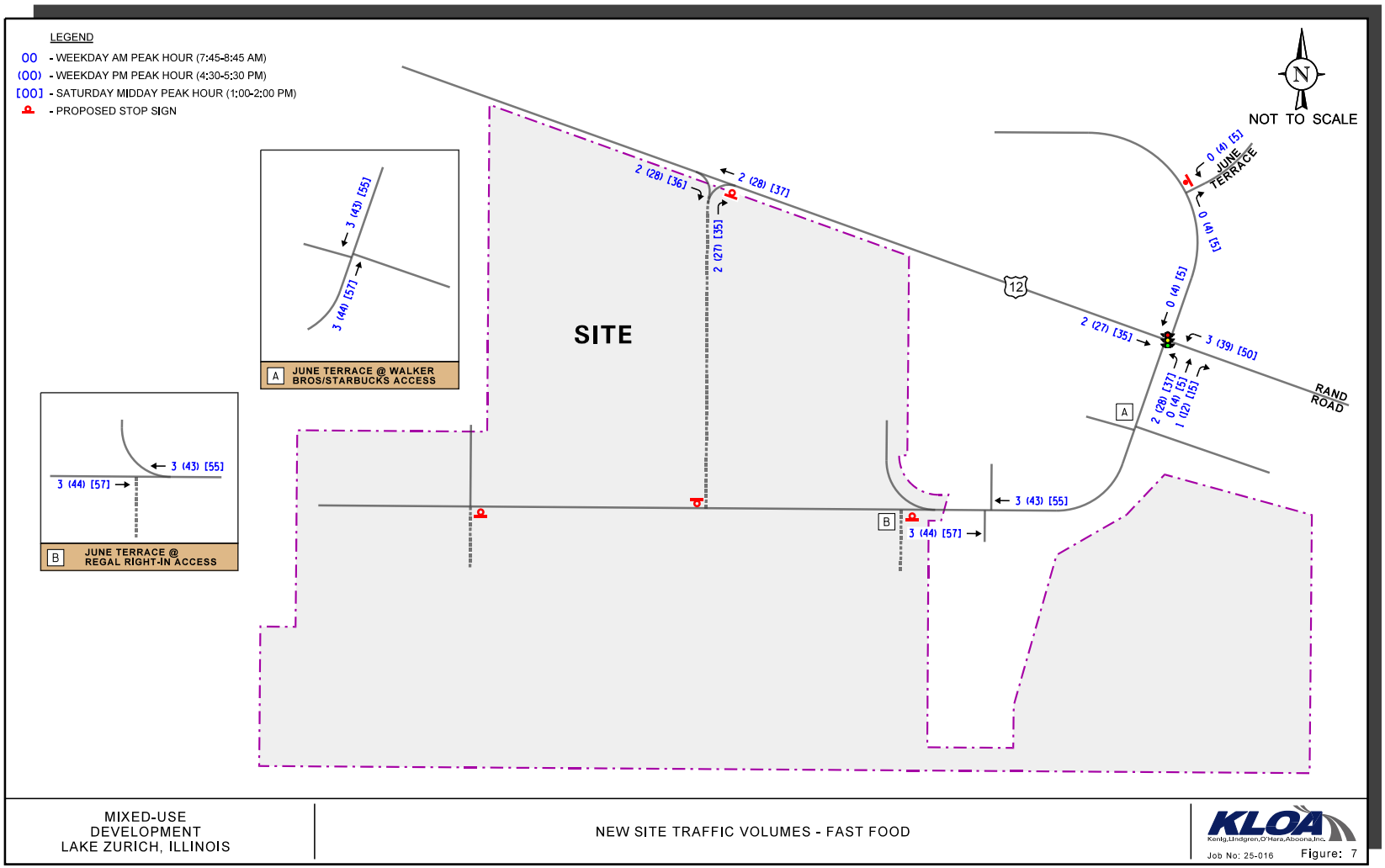
(00) - WEEKDAY PM PEAK HOUR (4:30-5:30 PM)
[00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)
P - PROPOSED STOP SIGN
N
NOT TO SCALE
SITE
JUNE TERRACE
RAND ROAD
12
10 (28) [17]
30 (17) [28]
23 (13) [20]
14 (43) [25]
53 (30) [49]
23 (13) [20]
14 (43) [25]
30 (17) [28]
23 (13) [21]
A
JUNE TERRACE @ WALKER BROS/STARBUCKS ACCESS
11 (33) [19]
3 (10) [6]
42 (24) [39]
11 (6) [10]
B
JUNE TERRACE @ REGAL RIGHT-IN ACCESS
3 (10) [6]
5 (14) [8]
11 (6) [10]
15 (8) [13]
14 (43) [25]
53 (30) [49]
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
NEW SITE TRAFFIC VOLUMES - RESIDENTIAL
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 25-016
Figure: 6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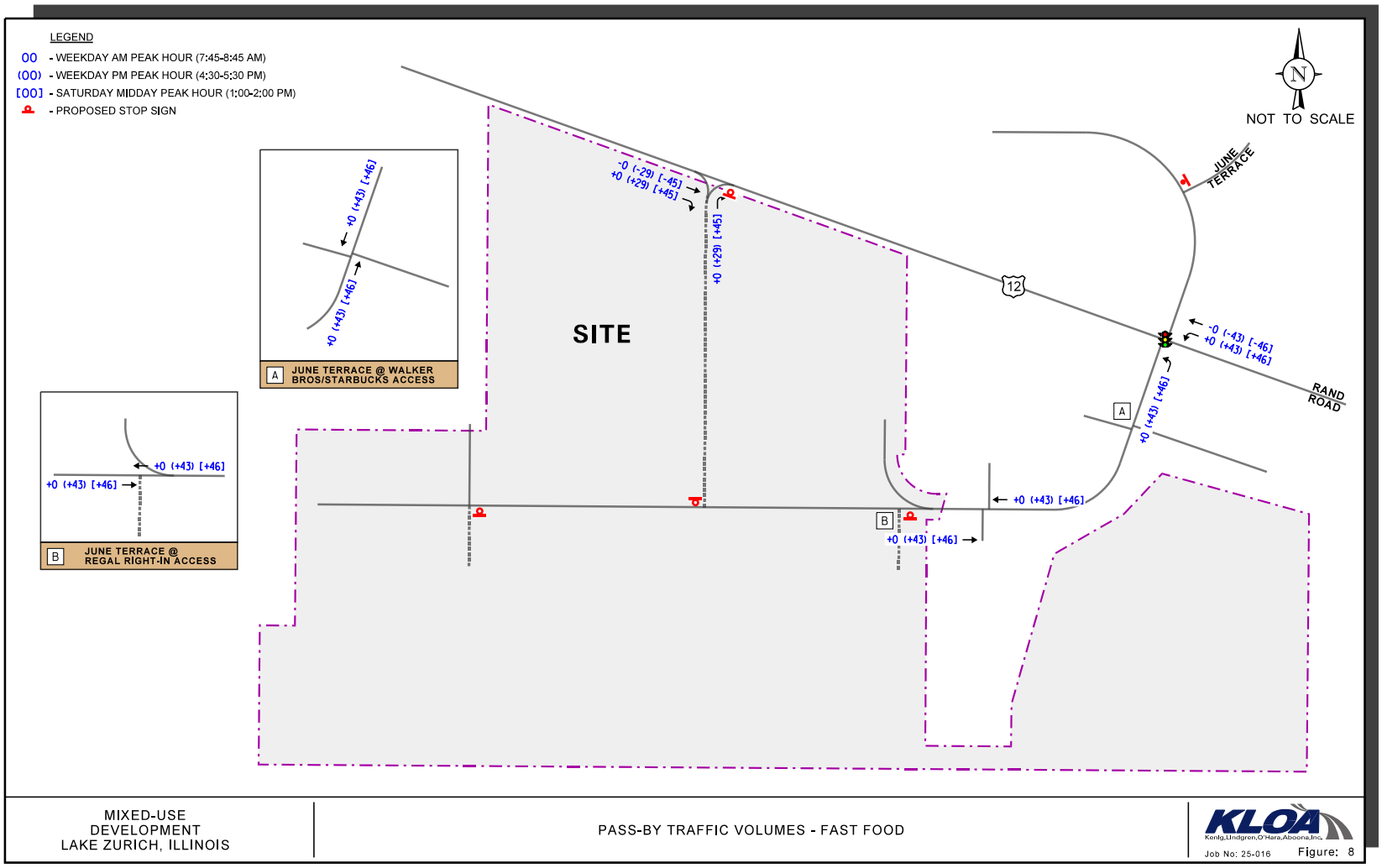
(00) - WEEKDAY PM PEAK HOUR (4:30-5:30 PM)
[00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)
P - PROPOSED STOP SIGN
N
NOT TO SCALE
SITE
JUNE TERRACE
RAND ROAD
12
2 (28) [36]
2 (28) [37]
2 (27) [35]
0 (4) [5]
3 (39) [50]
2 (28) [37]
0 (4) [5]
1 (12) [55]
3 (43) [55]
3 (44) [57]
A
JUNE TERRACE @ WALKER BROS/STARBUCKS ACCESS
B
JUNE TERRACE @ REGAL RIGHT-IN ACCESS
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
NEW SITE TRAFFIC VOLUMES - FAST FOOD
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 25-016
Figure: 7

16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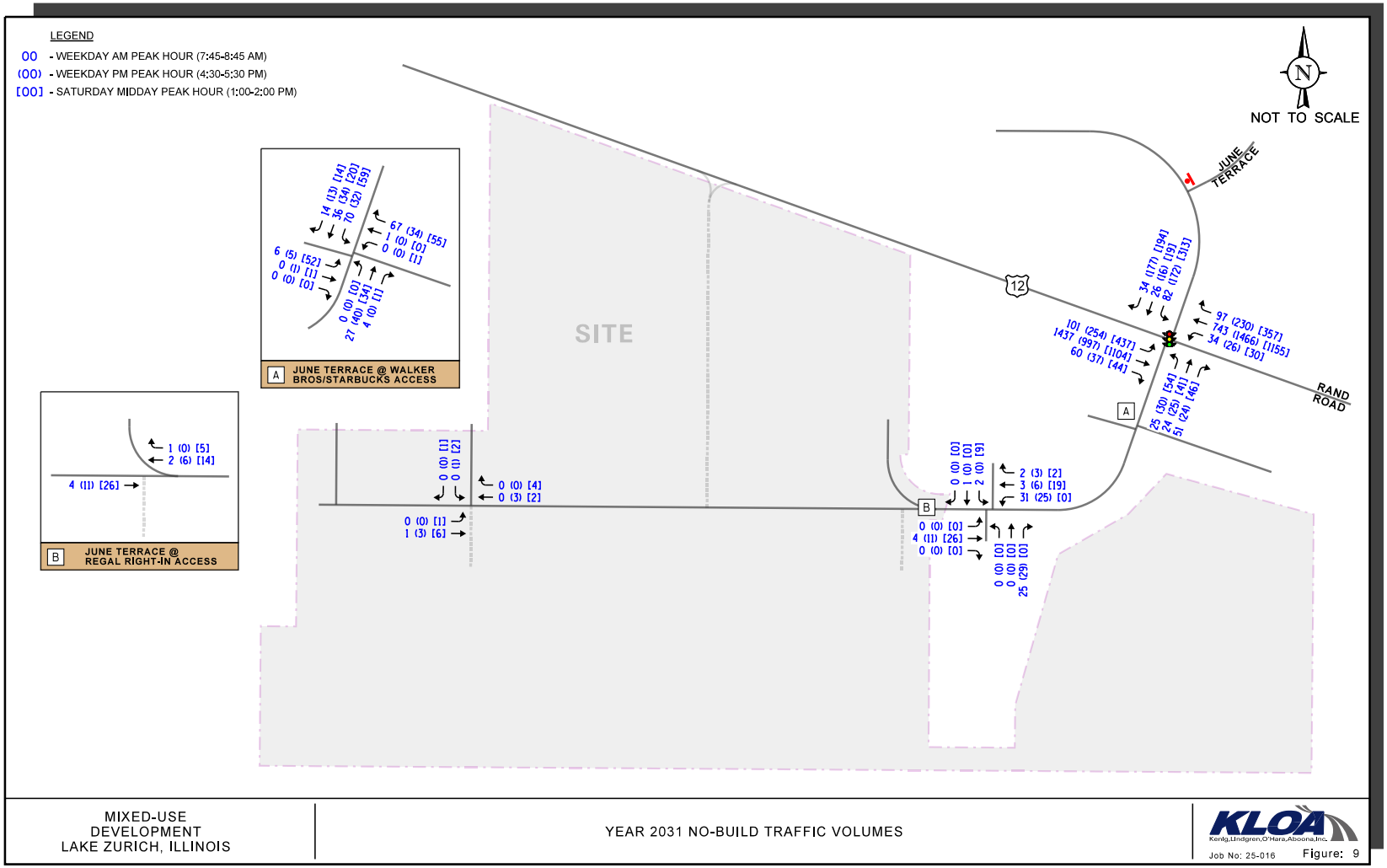
[00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)
P - PROPOSED STOP SIGN
N
NOT TO SCALE
SITE
JUNE TERRACE
RAND ROAD
12
-0 (-29) [-45]
+0 (+29) [+45]
+0 (+43) [+46]
-0 (-43) [-46]
A
JUNE TERRACE @ WALKER BROS/STARBUCKS ACCESS
B
JUNE TERRACE @ REGAL RIGHT-IN ACCESS
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
PASS-BY TRAFFIC VOLUMES - FAST FOOD
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.
Job No: 25-016
Figure: 8

17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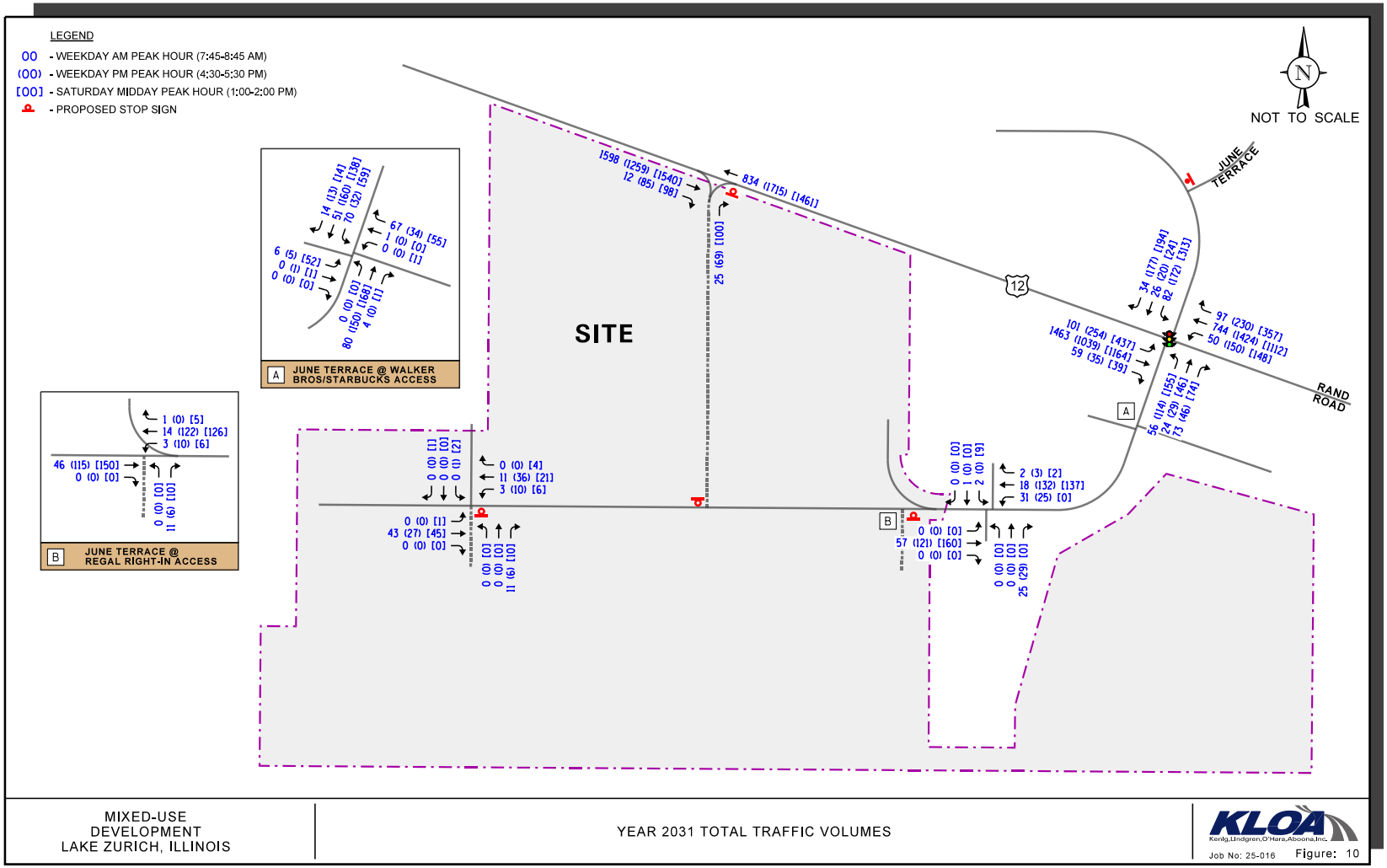
[00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)
NOT TO SCALE
SITE
JUNE TERRACE
RAND ROAD
12
A JUNE TERRACE @ WALKER BROS/STARBUCKS ACCESS
B JUNE TERRACE @ REGAL RIGHT-IN ACCESS
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
YEAR 2031 NO-BUILD TRAFFIC VOLUMES
KLOA
Job No: 25-016
Figure: 9


LEGEND
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(00) - WEEKDAY PM PEAK HOUR (4:30-5:30 PM)
[00] - SATURDAY MIDDAY PEAK HOUR (1:00-2:00 PM)
P - PROPOSED STOP SIGN
NOT TO SCALE
SITE
JUNE TERRACE
RAND ROAD
12
A JUNE TERRACE @ WALKER BROS/STARBUCKS ACCESS
B JUNE TERRACE @ REGAL RIGHT-IN ACCESS
1598 (1259) [1540]
12 (85) [98]
834 (1715) [1461]
25 (69) [100]
MIXED-USE DEVELOPMENT
LAKE ZURICH, ILLINOIS
YEAR 2031 TOTAL TRAFFIC VOLUMES
KLOA
Job No: 25-016
Figure: 10

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing (Year 2025), Year 2031 no-build, and Year 2031 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 software. The analyses for the traffic-signal controlled intersections were accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of services.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing (2025), Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 3** through **6**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3
RAND ROAD WITH JUNE TERRACE – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound		Southbound			Overall
		L	T	R	L	T	R	L	T/R	L	T	R	
Existing Conditions	Weekday Morning	E 73.5	B 13.4	A 1.5	E 71.5	B 11.6	A 1.1	E 68.6	D 37.3	E 73.5	E 65.2	A 4.2	B 18.6
		B – 16.8			B – 12.8			D – 45.1		E – 55.5			
	Weekday Evening	E 74.5	B 10.6	A 0.6	E 71.2	C 21.7	A 1.2	E 63.8	D 47.7	E 78.2	E 63.9	C 23.4	C 25.0
		C – 23.0			B – 19.6			D – 53.9		D – 51.0			
	Saturday Midday	E 61.6	B 14.1	A 0.5	D 50.4	C 23.0	A 1.5	D 43.8	D 35.4	E 74.7	D 44.9	B 16.7	C 27.5
		C – 26.9			B – 18.5			D – 38.6		D – 52.2			
Year 2031 No-Build Conditions	Weekday Morning	E 73.5	B 13.5	A 1.5	E 71.5	B 11.6	A 1.1	E 68.6	D 37.3	E 73.5	E 65.2	A 4.2	B 18.6
		B – 16.9			B – 12.8			D – 45.1		E – 55.5			
	Weekday Evening	E 74.5	B 10.6	A 0.6	E 71.2	C 21.9	A 1.2	E 63.8	D 47.7	E 78.2	E 63.9	C 23.6	C 25.1
		C – 22.9			B – 19.8			D – 53.9		D – 51.2			
	Saturday Midday	E 61.6	B 14.2	A 0.5	D 50.4	C 23.2	A 1.5	D 43.8	D 35.4	E 74.7	D 44.9	B 16.9	C 27.5
		C – 26.9			B – 18.5			D – 38.6		D – 52.2			
Year 2031 Projected Conditions	Weekday Morning	E 73.5	B 14.4	A 1.5	E 72.4	B 11.8	A 1.1	E 67.3	C 33.7	E 73.5	E 67.5	D 4.6	B 20.0
		B – 17.6			B – 14.1			D – 46.0		E – 56.0			
	Weekday Evening	E 76.2	B 15.9	A 1.1	E 76.5	C 23.0	A 1.2	E 65.6	D 45.5	E 78.2	E 65.8	D 46.6	C 30.7
		C – 27.0			C – 24.6			E – 57.6		E – 60.0			
	Saturday Midday	E 65.1	B 19.7	A 0.4	E 55.0	C 24.3	A 1.6	D 42.8	C 36.5	E 74.7	D 46.6	C 25.3	C 31.4
		C – 31.3			C – 22.1			D – 40.1		E – 55.4			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 4
UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
June Terrace with Walker Bros. Access/Starbucks Access[1]						
• Eastbound Approach	B	10.6	B	10.4	B	12.1
• Westbound Approach	A	8.7	A	8.8	A	8.9
• Northbound Left Turn	A	0.0	A	0.0	A	0.0
• Southbound Left Turn	A	7.4	A	7.4	A	7.4
June Terrace with Tutor Time Access/Beelow's Access[1]						
• Northbound Approach	A	8.4	A	8.5	A	0.0
• Southbound Approach	A	10.0	A	0.0	A	9.1
• Eastbound Left Turn	A	0.0	A	0.0	A	0.0
• Westbound Left Turn	A	7.3	A	7.3	A	0.0
June Terrace with Self Storage Access[1]						
• Southbound Approach	A	0.0	A	8.9	A	8.7
• Eastbound Left Turn	A	0.0	A	0.0	A	7.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 5
UNSIGNALIZED – YEAR 2031 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
June Terrace with Walker Bros. Access/Starbucks Access[1]						
• Eastbound Approach	B	10.6	B	10.4	B	12.1
• Westbound Approach	A	8.7	A	8.8	A	8.9
• Northbound Left Turn	A	0.0	A	0.0	A	0.0
• Southbound Left Turn	A	7.4	A	7.4	A	7.4
June Terrace with Tutor Time Access/Beelow's Access[1]						
• Northbound Approach	A	8.4	A	8.5	A	0.0
• Southbound Approach	A	10.0	A	0.0	A	9.1
• Eastbound Left Turn	A	0.0	A	0.0	A	0.0
• Westbound Left Turn	A	7.3	A	7.3	A	0.0
June Terrace with Self Storage Access[1]						
• Southbound Approach	A	0.0	A	8.9	A	8.7
• Eastbound Left Turn	A	0.0	A	0.0	A	7.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 6
UNSIGNALIZED – YEAR 2031 TOTAL CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
June Terrace with Walker Bros. Access/Starbucks Access[1]						
• Eastbound Approach	B	11.3	B	14.2	C	19.2
• Westbound Approach	A	9.0	A	9.8	B	10.2
• Northbound Left Turn	A	0.0	A	0.0	A	0.0
• Southbound Left Turn	A	7.5	A	7.8	A	7.9
June Terrace with Tutor Time Access/Beelow's Access[1]						
• Northbound Approach	A	8.7	A	9.5	A	0.0
• Southbound Approach	B	10.3	A	0.0	B	10.9
• Eastbound Left Turn	A	0.0	A	0.0	A	0.0
• Westbound Left Turn	A	7.4	A	7.7	A	0.0
June Terrace with Beelow's Right-In/SE Residential Access[1]						
• Northbound Approach	A	8.5	A	8.9	A	9.1
• Westbound Left Turn	A	7.3	A	7.5	A	7.5
June Terrace with Self Storage Access/Residential Access[1]						
• Northbound Approach	A	8.5	A	8.4	A	8.5
• Southbound Approach	A	0.0	A	9.2	A	9.0
• Eastbound Left Turn	A	0.0	A	0.0	A	7.2
• Westbound Left Turn	A	7.3	A	7.3	A	7.3
Rand Road with Right-In/Right-Out Access Roadway[1]						
• Northbound Approach	C	17.6	C	15.7	C	21.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Rand Road with June Terrace

The results of the capacity analysis indicate that overall, this intersection currently operates at Level of Service (LOS) B during the weekday morning peak hour and at LOS C during the weekday evening and Saturday midday peak hours. The approaches on Rand Road currently operate at LOS C or better during the peak hours. The minor approaches, the northbound and southbound approaches on June Terrace, currently operate at LOS D or LOS E during the peak hours. All left-turn movements currently operate at LOS D or LOS E during the peak hours, which is due in part to the fact that they operate on a protected (arrow) phase only and receive a limited amount of green time. The southbound, eastbound, and westbound approaches also have exclusive right-turn lanes which have overlap phases with the left-turn lane phases.

The 95th percentile queues for the eastbound and westbound left-turn movements on Rand Road are generally accommodated by the available storage. The traffic that will be generated by the proposed development will not impact the eastbound left-turn movement. It should be noted that at times during the peak hours the northbound queues extend to the Walker Bros./Starbucks access drives, but these queues clear within one cycle length. The eastbound and westbound right-turn lane queues are approximately one to two vehicles during all the peak hours.

Under Year 2031 no-build conditions, the critical approaches and movements are projected to continue to operate at the same levels of service, with no significant increases in delay over the existing conditions.

Under Year 2031 total projected conditions, the intersection is projected to operate at LOS B during the weekday morning and at LOS C during the weekday evening and Saturday midday peak hours. The eastbound and westbound approaches are projected to operate at LOS C or better during the peak hours. A decrease in average delay can be expected, as the intersection is designed to accommodate a higher volume of northbound traffic than is present under existing conditions. As a result, the intersection does not currently utilize all of the green time it is assigned. The increase in traffic as part of the proposed development can be accommodated by the traffic signal's current programing and the increase in traffic will result in the northbound approach being activated more frequently leading to a lower average delay. While the westbound left-turn movement during the peak hours is projected to operate at LOS E, the 95th percentile queue is projected to be only approximately 120 feet or less (four to five vehicles), which can be accommodated by the available 200 feet of turn lane storage. Additionally, the eastbound right-turn lane has an available 185 feet of storage, which can more than accommodate the projected 95th percentile queues of approximately 15 feet during the peak hours.

The northbound and southbound approaches are projected to operate at LOS E or LOS D during the peak hours. The northbound through/right-turn lane is projected to operate at LOS C or LOS D during all three peak hours, with 95th percentile queues extending to the Starbucks access drive only during the Saturday midday peak hour with a queue of approximately 105 feet (four to five vehicles).

However, based on a review of the simulation, these queues will clear within one cycle length, similarly to how the lane operates currently. Additionally, the volume-to-capacity (v/c) ratios for the northbound movements are well under 1.0, with the northbound through/right-turn movement being 0.56, 0.51, and 0.58 during the weekday morning, weekday evening, and Saturday midday peak hours, confirming that the volume is not exceeding the capacity of the lane.

To mitigate any effect of the northbound queues extending from this intersection to the Starbucks access drive, conditions should be monitored to determine if "Do Not Block Intersection" signs or roadway striping should be added.

Furthermore, the addition of a northbound right-turn lane was evaluated at this intersection. It was determined that the benefit was limited based on the following:

- The existing combined through/right-turn lane is used primarily for right-turn movements.
- Right turns on red are allowed at this intersection.
- Traffic volumes during the weekday morning peak hour are projected to be relatively low.
- Approach delays would only be reduced by approximately two seconds or less during the peak hours.
- 95th percentile queues would only be reduced by approximately one to two vehicles during the peak hours and will continue to extend to the Starbucks access drive during the Saturday midday peak hour.

The proposed development is projected to increase traffic utilizing this intersection by approximately three, seven, and seven percent during the weekday morning, weekday evening, and Saturday midday peak hours, respectively.

As such, this signalized intersection does have adequate roadway capacity to accommodate the traffic estimated to be generated by the proposed mixed-use development and no signal timing adjustments are required.

June Terrace with Walker Bros. Access/Starbucks Access

The results of the capacity analysis indicate that the eastbound approach from the Walker Bros. access drive currently operates at LOS B during the weekday morning, weekday evening, and Saturday midday peak hours. The westbound approach from the Starbucks currently operates at LOS A during all three peak hours. The northbound and southbound left-turn movements currently operate at LOS A during the peak hours. Under Year 2031 no-build conditions, the critical approaches and movements are projected to continue to operate at the same levels of service, with no significant increases in delay over the existing conditions.

Under Year 2031 total projected conditions, the eastbound approach is projected to operate at LOS B during the weekday morning and evening peak hours and at LOS C during the Saturday midday peak hour. The westbound approach is projected to operate at LOS B or better during all three peak hours. The northbound and southbound left-turn movements are projected to operate at LOS A during the peak hours. The southbound approach at this intersection has adequate width to allow vehicles to pass should a vehicle be waiting to turn into the Starbucks site.

It should be noted that the northbound queues extending from the signalized intersection at Rand Road do reach the access drives. However, a review of the simulation showed that the queues will clear within one cycle length. Traffic conditions should be monitored at these access drives pertaining to blocking from the queues and "Do Not Block" intersection signage and cross-hatch striping could be added.

Additionally, the Walker Bros. access drive, while currently being used as a full-movement access drive, has a slightly raised concrete triangle meant to limit the movements at the access drive to right-turns only. Should full-movement access at this drive become significantly more delayed in future conditions, movement restrictions at this access drive should be enforced, leading traffic to utilize the Beelow's access drive opposite the Tutor Time access drive, which has available capacity to accommodate additional traffic.

As such, these access drives are projected to continue to operate well under future conditions but should be monitored as traffic increases due to the proposed development to determine if traffic control modifications are required.

June Terrace with Tutor Time Access Drive/Beelow's Access Drive

The results of the capacity analysis indicate that the northbound and southbound approaches currently operate at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours. The eastbound and westbound left-turn movements currently operate at LOS A during the peak hours. Under Year 2031 no-build conditions, the critical approaches and movements are projected to continue to operate at the same levels of service, with no significant increases in delay over the existing conditions.

Under Year 2031 total projected conditions, the northbound and southbound approaches are projected to operate at LOS B or better during the peak hours. The eastbound and westbound left-turn movements are projected to continue to operate at LOS A during the peak hours. As such, these access drives are projected to continue to operate well under future conditions with excess capacity and no roadway or traffic control modifications are required as a result of the proposed mixed-use development.

June Terrace with Regal Cinema/Beelow's Right-In Access Drive/Southeast Residential Access Drive

The existing right-in access drive operates under a free-flow condition, with no delays to the traffic movements. Under Year 2031 total projected conditions, the southeast access drive to the multi-family residential development will complete the fourth leg of this intersection and be located approximately 130 feet west of the Tutor Time access drive. This residential access drive will provide one inbound lane and one outbound lane, with outbound movements under stop sign control. The existing right-in access drive will continue to serve Beelow's.

The results of the capacity analysis indicate that the northbound approach is projected to operate at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours. The westbound left-turn movement is projected to operate at LOS A during all three peak hours. As such, the existing access drive is projected to provide flexible and efficient access to Beelow's restaurant and the proposed access drive is projected to provide flexible and efficient access to the multi-family residential development.

June Terrace with Self-Storage Access Drive/Residential Access

The results of the capacity analysis indicate that the southbound approach currently operates at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours. The eastbound left-turn movement currently operates at LOS A during the peak hours. Under Year 2031 no-build conditions, the critical approach and movement are projected to continue to operate at the same levels of service, with no significant increases in delay over the existing conditions.

Under Year 2031 total projected conditions, an access drive to the residential area of the site will be located opposite the self-storage access drive. This access drive will provide one lane in each direction and the northbound movements will be under stop sign control. The results of the capacity analysis indicate that the northbound and southbound approaches and the eastbound and westbound left-turn movements will operate at LOS A during all three peak hours. As such, this intersection is projected to operate well and provide flexible and efficient access to the self-storage and residential area and no additional roadway or traffic control modifications are required.

Rand Road with Proposed Right-In/Right-Out Access Road

A right-in/right-out access roadway is proposed as part of the development. This access road will provide direct access into the site from eastbound Rand Road, approximately 750 feet west of its signalized intersection with June Terrace. Movements at this intersection will be restricted to right-turns only via raised-concrete channelization. An eastbound right-turn lane on Rand Road will also be provided. Northbound outbound movements from the site will be under stop sign control.

The results of the capacity analysis indicate that the northbound approach from the site is projected to operate at LOS C during the weekday morning, weekday evening, and Saturday midday peak hours. The 95th percentile queues are projected to be one to two vehicles during the peak hours, which can be accommodated by the available access road storage without impacting site circulation. As such, this access drive is projected to provide flexible and efficient access to the site and no additional roadway or traffic control modifications are required.

Drive-Through Circulation

The drive-through facility for the fast-food restaurant will provide dual lanes and is proposed to extend along the east and north sides of the building. Vehicles will enter the drive-through lane in the southeast corner of the parking lot and proceed northbound counterclockwise to the order board then westbound to the pick-up window located on the north side of the building. The drive-through exit is located on the northwest corner of the building. The fast-food operator has an on-site team to manage traffic and expedite the drive-through process during peak times.

Wayfinding signage will be provided within the development directing vehicles to the entrance of the drive-through facility. Additionally, exiting movements from the drive-through lane should be under stop sign control and "Do Not Enter" signs facing west should be provided at the exit from the drive-through lane.

6. Parking Evaluation

The following provides an evaluation of the proposed parking supply for the residential uses of the development which will contain approximately 250 multi-family units and 439 parking spaces, for a ratio of 1.76 spaces per unit.

Parking Requirements per Village of Lake Zurich Code of Ordinances

Based on the Village of Lake Zurich Code of Ordinances, the proposed residential development is required to provide parking spaces based on the following rates:

- Multi-family residences are required to provide parking spaces based on the number of bedrooms within the developments as follows:
  - 1.5 spaces per efficiency unit
  - Two spaces per 1- or two-bedroom unit
  - Three spaces per 3- or more bedroom unit
  - In addition, one space for every 10 spaces required by the above

Given that the development is to include approximately 27 studio units, 98 one-bedroom units, 98 two-bedroom units, and 23 three-bedroom units, the development is required to provide approximately 502 parking spaces for the unit counts and then an additional 50 spaces for a total of 552 parking spaces. As such, per the Village Code, the development will have a deficit of approximately 113 parking spaces for the residential uses.

However, the following methods of parking demand calculation are also used and show that the development will have adequate parking supply to meet its peak needs

Parking Demand per ITE Rates

Based on the ITE *Parking Generation Manual*, 6th Edition, the proposed uses are expected to generate the following demand:

- Low-rise multi-family residences with one-bedroom units (Land-Use Code 217) have an 85th percentile parking demand of 1.27 parking spaces per dwelling unit.
- Low-rise multi-family residences with units of two bedrooms or more (Land-Use Code 220) have an 85th percentile parking demand of 1.59 parking spaces per dwelling unit.

Given that the development is to include approximately 27 studio units and 98 one-bedroom units, which are considered one-bedroom units by ITE, approximately 159 parking spaces will be required per ITE LUC 217. The development will also include approximately 98 two-bedroom units, and 23 three-bedroom units, which when compared to LUC 220, has an expected parking demand of 192 parking spaces.

As such, per ITE, the development will have a total projected demand of 351 parking spaces. Compared with the provided residential parking of 439 parking spaces, this results in a surplus of 88 parking spaces.

Parking Demand per Parking Occupancy Surveys

KLOA, Inc. has previously conducted parking occupancy surveys at similar multi-family residential developments. The results of the surveys are summarized below.

AMLI Museum Gardens – Vernon Hills

A parking occupancy survey was conducted at the existing AMLI Museum Gardens apartment development located at 1175 Museum Boulevard in Vernon Hills, Illinois. The apartment development, which was constructed in 2004, contains 294 units (576 bedrooms) and provides a total of approximately 599 parking spaces (mixture of 189 parking garage spaces, 56 parking spaces in detached garages throughout the campus, and 354 surface parking spaces around the perimeter). The results of the parking occupancy survey indicated that the apartment development experienced a peak parking occupancy of 397 spaces at 10:00 P.M., which is a parking ratio of 1.45 spaces per occupied unit and 0.74 parking spaces per occupied bedroom. This parking ratio is inclusive of all residents and guest parking. It should be noted that at the time the parking occupancy surveys were conducted that the apartment units were 93 percent occupied (273 occupied units and approximately 536 occupied bedrooms).

Regency Place – Oakbrook Terrace

A parking occupancy survey was conducted at the existing Regency Place apartment development located at 2003 South Myers Road in Oakbrook Terrace, Illinois. The apartment development, which was constructed in 2006, contains 112 units (200 bedrooms) and provides a total of approximately 248 parking spaces (mixture of 182 parking garage spaces, 66 parking surface parking spaces around the perimeter). The results of the parking occupancy survey indicated that the apartment development experienced a peak parking occupancy of 167 spaces on Saturday which is a parking ratio of 1.49 spaces per occupied unit and 0.84 parking spaces per occupied bedroom. This parking ratio is inclusive of all resident and guest parking. It should be noted that at the time the parking occupancy surveys were conducted the apartment units were all filled.

One Oak Brook Commons – Oak Brook

Tenant parking rental data was provided for the existing One Oak Brook Commons apartment development located at 2150 McDonald Drive in Oak Brook, Illinois. The luxury apartment development, which opened in 2022, contains 250 units and provides a total of approximately 420 parking spaces. The parking spaces are rented independently of the apartment rentals. The provided data indicated that tenants rented spaces at an average ratio of 1.28 spaces per unit.

Based on the results of the three parking occupancy surveys, the average parking ratio is 1.40 spaces per unit. When this rate is compared to the proposed development providing 250 units and 439 parking spaces, the parking demand for the residential units will be 350 spaces, which can be accommodated by the proposed parking supply, leaving an excess of approximately 89 spaces.

7. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The site currently containing Regal Cinema will be developed into a mixed-use development containing multi-family residential buildings and a fast-food restaurant.
- The traffic projected to be generated by the fast-food restaurant will be reduced due to the volume of pass-by traffic that will be diverted from the existing traffic on the adjacent roadways as well as interaction with the residential uses.
- The intersection of Rand Road with June Terrace will have adequate capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic signal modifications are required.
    - The eastbound right-turn lane and westbound left-turn lane on Rand Road have adequate storage to accommodate the projected queues.
    - The northbound approach is projected to accommodate the development traffic with acceptable delays and manageable queues.
- A right-in/right-out access roadway on Rand Road will be included as part of the development. This access roadway will provide one inbound lane and one outbound lane, with movements restricted to right-turns only via raised concrete channelization and outbound movements will be under stop sign control.
    - As part of this intersection, an eastbound right-turn lane will be included on Rand Road.
- Access to the development will be provided via multiple access drives off June Terrace and the right-in/right-out access roadway.
    - Each will provide full-movement access with outbound movements under stop sign control.
- The proposed access system will be adequate in accommodating the traffic projected to be generated by the development, with limited impact on the external roadway system.
- "Do Not Block Intersection" signs and roadway striping should be considered at the Starbucks access drive under future conditions.
- The proposed parking supply will be adequate in accommodating the proposed residential uses of the development when compared to ITE rates and parking generation surveys completed by KLOA, Inc. at similar developments.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

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Count Name: Rand Road with June Terrace
TMC
Site Code:
Start Date: 02/01/2025
Page No: 1

Turning Movement Data

Start Time	Rand Road Eastbound						Rand Road Westbound						Access Drive Northbound						June Terrace Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
12:00 PM	0	92	276	13	0	381	0	18	291	98	0	407	0	14	6	22	0	42	0	96	7	62	0	165	995
12:15 PM	0	90	287	14	0	391	0	12	281	85	0	378	0	16	12	14	0	42	0	64	5	46	0	115	926
12:30 PM	0	107	304	11	0	422	0	9	290	87	0	386	0	7	5	9	0	21	0	70	2	68	1	140	969
12:45 PM	0	102	252	14	0	368	0	16	268	85	0	369	0	11	4	10	0	25	0	66	11	62	0	139	901
Hourly Total	0	391	1119	52	0	1562	0	55	1130	355	0	1540	0	48	27	55	0	130	0	296	25	238	1	559	3791
1:00 PM	0	106	278	14	0	398	1	9	274	91	0	375	0	22	15	14	0	51	0	65	6	44	0	115	939
1:15 PM	0	118	289	11	0	418	1	7	279	86	0	373	0	11	11	11	0	33	0	63	3	54	0	120	944
1:30 PM	0	121	280	14	0	415	0	5	294	73	0	372	0	8	8	11	0	27	0	73	3	49	0	125	939
1:45 PM	0	92	246	5	0	343	0	7	297	107	0	411	0	13	7	10	0	30	0	112	7	47	0	166	950
Hourly Total	0	437	1093	44	0	1574	2	28	1144	357	0	1531	0	54	41	46	0	141	0	313	19	194	0	526	3772
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	13	376	14	0	403	0	3	152	7	0	162	0	2	3	13	0	18	0	15	3	23	0	41	624
7:15 AM	0	7	367	13	0	387	0	6	154	11	0	171	0	5	2	10	0	17	0	14	5	8	0	27	602
7:30 AM	0	13	374	14	0	401	0	13	178	10	0	201	0	7	5	15	0	27	0	14	8	6	0	28	657
7:45 AM	0	16	362	13	0	391	0	4	195	17	0	216	0	4	7	10	0	21	0	26	6	7	0	39	667
Hourly Total	0	49	1479	54	0	1582	0	26	679	45	0	750	0	18	17	48	0	83	0	69	22	44	0	135	2550
8:00 AM	0	24	355	16	0	395	0	12	201	22	0	235	0	5	6	14	0	25	0	12	10	9	0	31	686
8:15 AM	0	34	331	12	0	377	1	10	166	34	0	211	0	8	6	18	0	32	0	15	2	10	0	27	647
8:30 AM	0	27	375	17	0	419	0	7	174	24	0	205	0	9	5	10	0	24	0	29	8	8	0	45	693
8:45 AM	0	28	316	15	0	359	0	12	191	15	0	218	0	6	4	12	0	22	0	9	4	5	0	18	617
Hourly Total	0	113	1377	60	0	1550	1	41	732	95	0	869	0	28	21	54	0	103	0	65	24	32	0	121	2643
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	59	216	4	0	279	0	4	405	53	0	462	0	6	1	6	0	13	0	58	2	43	0	103	857
4:15 PM	0	63	257	4	0	324	1	5	383	50	0	439	0	4	2	3	0	9	0	32	3	33	0	68	840
4:30 PM	0	58	231	8	0	297	0	5	361	44	0	410	0	7	2	7	0	16	0	37	6	48	0	91	814
4:45 PM	0	80	243	13	0	336	0	12	394	58	0	464	0	9	12	9	0	30	0	32	5	38	1	75	905
Hourly Total	0	260	947	29	0	1236	1	26	1543	205	0	1775	0	26	17	25	0	68	0	159	16	162	1	337	3416
5:00 PM	0	62	254	7	0	323	0	4	344	66	0	414	0	7	6	7	0	20	0	43	3	39	0	85	842
5:15 PM	0	54	259	8	0	321	0	4	352	62	0	418	0	7	5	1	0	13	0	60	2	52	0	114	866
5:30 PM	0	77	231	7	0	315	1	6	283	55	0	345	0	1	6	6	0	13	0	44	3	50	0	97	770
5:45 PM	0	45	225	9	0	279	0	7	298	53	0	358	0	3	3	5	0	11	0	49	4	38	0	91	739
Hourly Total	0	238	969	31	0	1238	1	21	1277	236	0	1535	0	18	20	19	0	57	0	196	12	179	0	387	3217
Grand Total	0	1488	6984	270	0	8742	5	197	6505	1293	0	8000	0	192	143	247	0	582	0	1098	118	849	2	2065	19389
Approach %	0.0	17.0	79.9	3.1	-	-	0.1	2.5	81.3	16.2	-	-	0.0	33.0	24.6	42.4	-	-	0.0	53.2	5.7	41.1	-	-	-
Total %	0.0	7.7	36.0	1.4	-	45.1	0.0	1.0	33.5	6.7	-	41.3	0.0	1.0	0.7	1.3	-	3.0	0.0	5.7	0.6	4.4	-	10.7	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Lights	0	1472	6764	264	-	8500	5	197	6282	1283	-	7767	0	187	142	247	-	576	0	1088	118	838	-	2044	18887
% Lights	-	98.9	96.8	97.8	-	97.2	100.0	100.0	96.6	99.2	-	97.1	-	97.4	99.3	100.0	-	99.0	-	99.1	100.0	98.7	-	99.0	97.4
Buses	0	0	4	1	-	5	0	0	7	2	-	9	0	1	0	0	-	1	0	0	0	0	-	0	15
% Buses	-	0.0	0.1	0.4	-	0.1	0.0	0.0	0.1	0.2	-	0.1	-	0.5	0.0	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	14	127	4	-	145	0	0	113	1	-	114	0	4	1	0	-	5	0	6	0	9	-	15	279
% Single-Unit Trucks	-	0.9	1.8	1.5	-	1.7	0.0	0.0	1.7	0.1	-	1.4	-	2.1	0.7	0.0	-	0.9	-	0.5	0.0	1.1	-	0.7	1.4
Articulated Trucks	0	2	89	1	-	92	0	0	103	7	-	110	0	0	0	0	-	0	0	4	0	2	-	6	208
% Articulated Trucks	-	0.1	1.3	0.4	-	1.1	0.0	0.0	1.6	0.5	-	1.4	-	0.0	0.0	0.0	-	0.0	-	0.4	0.0	0.2	-	0.3	1.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	2	-	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-

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Count Name: Rand Road with June Terrace
TMC
Site Code:
Start Date: 02/01/2025
Page No: 3

Turning Movement Peak Hour Data (1:00 PM)

Start Time	Rand Road Eastbound						Rand Road Westbound						Access Drive Northbound						June Terrace Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
1:00 PM	0	106	278	14	0	398	1	9	274	91	0	375	0	22	15	14	0	51	0	65	6	44	0	115	939
1:15 PM	0	118	289	11	0	418	1	7	279	86	0	373	0	11	11	11	0	33	0	63	3	54	0	120	944
1:30 PM	0	121	280	14	0	415	0	5	294	73	0	372	0	8	8	11	0	27	0	73	3	49	0	125	939
1:45 PM	0	92	246	5	0	343	0	7	297	107	0	411	0	13	7	10	0	30	0	112	7	47	0	166	950
Total	0	437	1093	44	0	1574	2	28	1144	357	0	1531	0	54	41	46	0	141	0	313	19	194	0	526	3772
Approach %	0.0	27.8	69.4	2.8	-	-	0.1	1.8	74.7	23.3	-	-	0.0	38.3	29.1	32.6	-	-	0.0	59.5	3.6	36.9	-	-	-
Total %	0.0	11.6	29.0	1.2	-	41.7	0.1	0.7	30.3	9.5	-	40.6	0.0	1.4	1.1	1.2	-	3.7	0.0	8.3	0.5	5.1	-	13.9	-
PHF	0.000	0.903	0.946	0.786	-	0.941	0.500	0.778	0.963	0.834	-	0.931	0.000	0.614	0.683	0.821	-	0.691	0.000	0.699	0.679	0.898	-	0.792	0.993
Lights	0	435	1071	44	-	1550	2	28	1132	356	-	1518	0	54	41	46	-	141	0	313	19	191	-	523	3732
% Lights	-	99.5	98.0	100.0	-	98.5	100.0	100.0	99.0	99.7	-	99.2	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	98.5	-	99.4	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	2	12	0	-	14	0	0	8	0	-	8	0	0	0	0	-	0	0	0	0	3	-	3	25
% Single-Unit Trucks	-	0.5	1.1	0.0	-	0.9	0.0	0.0	0.7	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	1.5	-	0.6	0.7
Articulated Trucks	0	0	10	0	-	10	0	0	4	1	-	5	0	0	0	0	-	0	0	0	0	0	-	0	15
% Articulated Trucks	-	0.0	0.9	0.0	-	0.6	0.0	0.0	0.3	0.3	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf (Page 152 of 548)

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

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Count Name: Rand Road with June Terrace
TMC
Site Code:
Start Date: 02/01/2025
Page No: 4

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Rand Road Eastbound						Rand Road Westbound						Access Drive Northbound						June Terrace Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:45 AM	0	16	362	13	0	391	0	4	195	17	0	216	0	4	7	10	0	21	0	26	6	7	0	39	667
8:00 AM	0	24	355	16	0	395	0	12	201	22	0	235	0	5	6	14	0	25	0	12	10	9	0	31	686
8:15 AM	0	34	331	12	0	377	1	10	166	34	0	211	0	8	6	18	0	32	0	15	2	10	0	27	647
8:30 AM	0	27	375	17	0	419	0	7	174	24	0	205	0	9	5	10	0	24	0	29	8	8	0	45	693
Total	0	101	1423	58	0	1582	1	33	736	97	0	867	0	26	24	52	0	102	0	82	26	34	0	142	2693
Approach %	0.0	6.4	89.9	3.7	-	-	0.1	3.8	84.9	11.2	-	-	0.0	25.5	23.5	51.0	-	-	0.0	57.7	18.3	23.9	-	-	-
Total %	0.0	3.8	52.8	2.2	-	58.7	0.0	1.2	27.3	3.6	-	32.2	0.0	1.0	0.9	1.9	-	3.8	0.0	3.0	1.0	1.3	-	5.3	-
PHF	0.000	0.743	0.949	0.853	-	0.944	0.250	0.688	0.915	0.713	-	0.922	0.000	0.722	0.857	0.722	-	0.797	0.000	0.707	0.650	0.850	-	0.789	0.972
Lights	0	94	1354	56	-	1504	1	33	670	94	-	798	0	24	24	52	-	100	0	80	26	32	-	138	2540
% Lights	-	93.1	95.2	96.6	-	95.1	100.0	100.0	91.0	96.9	-	92.0	-	92.3	100.0	100.0	-	98.0	-	97.6	100.0	94.1	-	97.2	94.3
Buses	0	0	3	1	-	4	0	0	1	2	-	3	0	0	0	0	-	0	0	0	0	0	-	0	7
% Buses	-	0.0	0.2	1.7	-	0.3	0.0	0.0	0.1	2.1	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	6	28	1	-	35	0	0	32	0	-	32	0	2	0	0	-	2	0	0	0	2	-	2	71
% Single-Unit Trucks	-	5.9	2.0	1.7	-	2.2	0.0	0.0	4.3	0.0	-	3.7	-	7.7	0.0	0.0	-	2.0	-	0.0	0.0	5.9	-	1.4	2.6
Articulated Trucks	0	1	38	0	-	39	0	0	33	1	-	34	0	0	0	0	-	0	0	2	0	0	-	2	75
% Articulated Trucks	-	1.0	2.7	0.0	-	2.5	0.0	0.0	4.5	1.0	-	3.9	-	0.0	0.0	0.0	-	0.0	-	2.4	0.0	0.0	-	1.4	2.8
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf (Page 153 of 548)

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Rand Road with June Terrace
TMC
Site Code:
Start Date: 02/01/2025
Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Rand Road Eastbound						Rand Road Westbound						Access Drive Northbound						June Terrace Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	58	231	8	0	297	0	5	361	44	0	410	0	7	2	7	0	16	0	37	6	48	0	91	814
4:45 PM	0	80	243	13	0	336	0	12	394	58	0	464	0	9	12	9	0	30	0	32	5	38	1	75	905
5:00 PM	0	62	254	7	0	323	0	4	344	66	0	414	0	7	6	7	0	20	0	43	3	39	0	85	842
5:15 PM	0	54	259	8	0	321	0	4	352	62	0	418	0	7	5	1	0	13	0	60	2	52	0	114	866
Total	0	254	987	36	0	1277	0	25	1451	230	0	1706	0	30	25	24	0	79	0	172	16	177	1	365	3427
Approach %	0.0	19.9	77.3	2.8	-	-	0.0	1.5	85.1	13.5	-	-	0.0	38.0	31.6	30.4	-	-	0.0	47.1	4.4	48.5	-	-	-
Total %	0.0	7.4	28.8	1.1	-	37.3	0.0	0.7	42.3	6.7	-	49.8	0.0	0.9	0.7	0.7	-	2.3	0.0	5.0	0.5	5.2	-	10.7	-
PHF	0.000	0.794	0.953	0.692	-	0.950	0.000	0.521	0.921	0.871	-	0.919	0.000	0.833	0.521	0.667	-	0.658	0.000	0.717	0.667	0.851	-	0.800	0.947
Lights	0	254	942	36	-	1232	0	25	1427	229	-	1681	0	30	25	24	-	79	0	171	16	177	-	364	3356
% Lights	-	100.0	95.4	100.0	-	96.5	-	100.0	98.3	99.6	-	98.5	-	100.0	100.0	100.0	-	100.0	-	99.4	100.0	100.0	-	99.7	97.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	31	0	-	31	0	0	14	0	-	14	0	0	0	0	-	0	0	0	0	0	-	0	45
% Single-Unit Trucks	-	0.0	3.1	0.0	-	2.4	-	0.0	1.0	0.0	-	0.8	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.3
Articulated Trucks	0	0	14	0	-	14	0	0	10	1	-	11	0	0	0	0	-	0	0	1	0	0	-	1	26
% Articulated Trucks	-	0.0	1.4	0.0	-	1.1	-	0.0	0.7	0.4	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.6	0.0	0.0	-	0.3	0.8
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Starbucks/Walker Bros Access Drive TMC
Site Code:
Start Date: 02/01/2025
Page No: 1

Turning Movement Data

Start Time	Walker Bros Access Drive Eastbound						Starbucks Access Drive Westbound						June Terrace Northbound						June Terrace Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
12:00 PM	0	18	2	0	0	20	0	0	0	19	0	19	0	0	6	1	0	7	3	17	6	10	0	36	82
12:15 PM	0	17	1	0	0	18	0	0	0	21	0	21	0	0	1	0	0	1	0	16	1	15	0	32	72
12:30 PM	0	10	0	0	0	10	0	0	0	11	0	11	0	0	1	0	0	1	0	12	6	9	0	27	49
12:45 PM	0	7	0	1	0	8	0	0	0	10	0	10	0	0	4	1	0	5	1	13	6	15	0	35	58
Hourly Total	0	52	3	1	0	56	0	0	0	61	0	61	0	0	12	2	0	14	4	58	19	49	0	130	261
1:00 PM	0	30	0	0	0	30	0	0	0	18	0	18	0	0	9	0	0	9	0	14	10	7	0	31	88
1:15 PM	0	5	0	0	0	5	0	0	0	17	0	17	0	0	7	0	0	7	1	12	5	3	0	21	50
1:30 PM	0	7	0	0	0	7	0	1	0	10	0	11	0	0	8	1	0	9	2	13	3	4	0	22	49
1:45 PM	0	10	1	0	0	11	0	0	0	10	0	10	0	0	8	0	0	8	0	17	2	0	0	19	48
Hourly Total	0	52	1	0	0	53	0	1	0	55	0	56	0	0	32	1	0	33	3	56	20	14	0	93	235
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	0	0	0	0	0	0	0	0	14	0	14	0	0	2	1	0	3	0	12	6	2	0	20	37
7:15 AM	0	0	0	0	0	0	0	0	0	15	0	15	0	0	3	0	0	3	0	15	8	1	0	24	42
7:30 AM	0	2	0	0	0	2	0	0	0	19	0	19	0	0	6	0	0	6	0	23	8	4	0	35	62
7:45 AM	0	0	0	0	0	0	0	0	0	16	0	16	0	0	7	0	0	7	1	12	8	3	0	24	47
Hourly Total	0	2	0	0	0	2	0	0	0	64	0	64	0	0	18	1	0	19	1	62	30	10	0	103	188
8:00 AM	0	4	0	0	0	4	0	0	0	14	0	14	0	0	5	0	0	5	1	23	11	2	0	37	60
8:15 AM	0	0	0	0	0	0	0	0	0	23	0	23	0	0	8	3	0	11	0	14	8	3	0	25	59
8:30 AM	0	2	0	0	0	2	0	0	1	14	0	15	0	0	7	1	0	8	1	18	9	6	0	34	59
8:45 AM	0	0	0	0	0	0	0	0	0	19	0	19	0	0	5	0	0	5	0	18	2	4	0	24	48
Hourly Total	0	6	0	0	0	6	0	0	1	70	0	71	0	0	25	4	0	29	2	73	30	15	0	120	226
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	0	0	0	0	0	1	5	0	6	0	0	5	0	0	5	0	3	7	1	0	11	22
4:15 PM	0	1	0	0	0	1	0	1	0	5	0	6	0	0	6	0	0	6	0	7	5	0	0	12	25
4:30 PM	0	1	0	0	0	1	0	0	0	10	0	10	0	0	5	0	0	5	1	9	7	3	0	20	36
4:45 PM	0	2	1	0	0	3	0	0	0	14	0	14	0	0	15	0	0	15	0	12	15	3	1	30	62
Hourly Total	0	4	1	0	0	5	0	1	1	34	0	36	0	0	31	0	0	31	1	31	34	7	1	73	145
5:00 PM	0	1	0	0	0	1	0	0	0	5	0	5	0	0	10	0	0	10	0	5	7	2	0	14	30
5:15 PM	0	1	0	0	0	1	0	0	0	5	0	5	0	0	9	0	0	9	0	5	5	5	0	15	30
5:30 PM	0	0	0	0	0	0	0	1	0	5	0	6	0	0	6	0	0	6	0	6	6	3	0	15	27
5:45 PM	0	2	0	0	0	2	0	0	0	9	0	9	0	0	3	0	0	3	0	10	5	5	0	20	34
Hourly Total	0	4	0	0	0	4	0	1	0	24	0	25	0	0	28	0	0	28	0	26	23	15	0	64	121
Grand Total	0	120	5	1	0	126	0	3	2	308	0	313	0	0	146	8	0	154	11	306	156	110	1	583	1176
Approach %	0.0	95.2	4.0	0.8	-	-	0.0	1.0	0.6	98.4	-	-	0.0	0.0	94.8	5.2	-	-	1.9	52.5	26.8	18.9	-	-	-
Total %	0.0	10.2	0.4	0.1	-	10.7	0.0	0.3	0.2	26.2	-	26.6	0.0	0.0	12.4	0.7	-	13.1	0.9	26.0	13.3	9.4	-	49.6	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Lights	0	120	5	1	-	126	0	3	2	308	-	313	0	0	139	8	-	147	11	306	151	109	-	577	1163
% Lights	-	100.0	100.0	100.0	-	100.0	-	100.0	100.0	100.0	-	100.0	-	-	95.2	100.0	-	95.5	100.0	100.0	96.8	99.1	-	99.0	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.7	0.0	-	0.6	0.0	0.0	0.6	0.0	-	0.2	0.2
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	0	-	5	0	0	3	1	-	4	9
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	3.4	0.0	-	3.2	0.0	0.0	1.9	0.9	-	0.7	0.8
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.7	0.0	-	0.6	0.0	0.0	0.6	0.0	-	0.2	0.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Starbucks/Walker Bros Access Drive TMC
Site Code:
Start Date: 02/01/2025
Page No: 3

Turning Movement Peak Hour Data (1:00 PM)

Start Time	Walker Bros Access Drive Eastbound						Starbucks Access Drive Westbound						June Terrace Northbound						June Terrace Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
1:00 PM	0	30	0	0	0	30	0	0	0	18	0	18	0	0	9	0	0	9	0	14	10	7	0	31	88
1:15 PM	0	5	0	0	0	5	0	0	0	17	0	17	0	0	7	0	0	7	1	12	5	3	0	21	50
1:30 PM	0	7	0	0	0	7	0	1	0	10	0	11	0	0	8	1	0	9	2	13	3	4	0	22	49
1:45 PM	0	10	1	0	0	11	0	0	0	10	0	10	0	0	8	0	0	8	0	17	2	0	0	19	48
Total	0	52	1	0	0	53	0	1	0	55	0	56	0	0	32	1	0	33	3	56	20	14	0	93	235
Approach %	0.0	98.1	1.9	0.0	-	-	0.0	1.8	0.0	98.2	-	-	0.0	0.0	97.0	3.0	-	-	3.2	60.2	21.5	15.1	-	-	-
Total %	0.0	22.1	0.4	0.0	-	22.6	0.0	0.4	0.0	23.4	-	23.8	0.0	0.0	13.6	0.4	-	14.0	1.3	23.8	8.5	6.0	-	39.6	-
PHF	0.000	0.433	0.250	0.000	-	0.442	0.000	0.250	0.000	0.764	-	0.778	0.000	0.000	0.889	0.250	-	0.917	0.375	0.824	0.500	0.500	-	0.750	0.668
Lights	0	52	1	0	-	53	0	1	0	55	-	56	0	0	32	1	-	33	3	56	20	14	-	93	235
% Lights	-	100.0	100.0	-	-	100.0	-	100.0	-	100.0	-	100.0	-	-	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	-	0.0	-	0.0	-	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Starbucks/Walker Bros Access Drive TMC
Site Code:
Start Date: 02/01/2025
Page No: 4

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Walker Bros Access Drive Eastbound						Starbucks Access Drive Westbound						June Terrace Northbound						June Terrace Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:45 AM	0	0	0	0	0	0	0	0	0	16	0	16	0	0	7	0	0	7	1	12	8	3	0	24	47
8:00 AM	0	4	0	0	0	4	0	0	0	14	0	14	0	0	5	0	0	5	1	23	11	2	0	37	60
8:15 AM	0	0	0	0	0	0	0	0	0	23	0	23	0	0	8	3	0	11	0	14	8	3	0	25	59
8:30 AM	0	2	0	0	0	2	0	0	1	14	0	15	0	0	7	1	0	8	1	18	9	6	0	34	59
Total	0	6	0	0	0	6	0	0	1	67	0	68	0	0	27	4	0	31	3	67	36	14	0	120	225
Approach %	0.0	100.0	0.0	0.0	-	-	0.0	0.0	1.5	98.5	-	-	0.0	0.0	87.1	12.9	-	-	2.5	55.8	30.0	11.7	-	-	-
Total %	0.0	2.7	0.0	0.0	-	2.7	0.0	0.0	0.4	29.8	-	30.2	0.0	0.0	12.0	1.8	-	13.8	1.3	29.8	16.0	6.2	-	53.3	-
PHF	0.000	0.375	0.000	0.000	-	0.375	0.000	0.000	0.250	0.728	-	0.739	0.000	0.000	0.844	0.333	-	0.705	0.750	0.728	0.818	0.583	-	0.811	0.938
Lights	0	6	0	0	-	6	0	0	1	67	-	68	0	0	25	4	-	29	3	67	35	13	-	118	221
% Lights	-	100.0	-	-	-	100.0	-	-	100.0	100.0	-	100.0	-	-	92.6	100.0	-	93.5	100.0	100.0	97.2	92.9	-	98.3	98.2
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Buses	-	0.0	-	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	2.8	0.0	-	0.8	0.4
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	1	-	1	3
% Single-Unit Trucks	-	0.0	-	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	7.4	0.0	-	6.5	0.0	0.0	0.0	7.1	-	0.8	1.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	-	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf (Page 158 of 548)

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Starbucks/Walker Bros Access Drive TMC
Site Code:
Start Date: 02/01/2025
Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Walker Bros Access Drive Eastbound						Starbucks Access Drive Westbound						June Terrace Northbound						June Terrace Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	1	0	0	0	1	0	0	0	10	0	10	0	0	5	0	0	5	1	9	7	3	0	20	36
4:45 PM	0	2	1	0	0	3	0	0	0	14	0	14	0	0	15	0	0	15	0	12	15	3	1	30	62
5:00 PM	0	1	0	0	0	1	0	0	0	5	0	5	0	0	10	0	0	10	0	5	7	2	0	14	30
5:15 PM	0	1	0	0	0	1	0	0	0	5	0	5	0	0	9	0	0	9	0	5	5	5	0	15	30
Total	0	5	1	0	0	6	0	0	0	34	0	34	0	0	39	0	0	39	1	31	34	13	1	79	158
Approach %	0.0	83.3	16.7	0.0	-	-	0.0	0.0	0.0	100.0	-	-	0.0	0.0	100.0	0.0	-	-	1.3	39.2	43.0	16.5	-	-	-
Total %	0.0	3.2	0.6	0.0	-	3.8	0.0	0.0	0.0	21.5	-	21.5	0.0	0.0	24.7	0.0	-	24.7	0.6	19.6	21.5	8.2	-	50.0	-
PHF	0.000	0.625	0.250	0.000	-	0.500	0.000	0.000	0.000	0.607	-	0.607	0.000	0.000	0.650	0.000	-	0.650	0.250	0.646	0.567	0.650	-	0.658	0.637
Lights	0	5	1	0	-	6	0	0	0	34	-	34	0	0	39	0	-	39	1	31	34	13	-	79	158
% Lights	-	100.0	100.0	-	-	100.0	-	-	-	100.0	-	100.0	-	-	100.0	-	-	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	-	0.0	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	-	0.0	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	-	0.0	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	-	0.0	-	-	-	0.0	-	0.0	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: June Terrace with Beelows Access Drive (east) TMC
Site Code:
Start Date: 02/01/2025
Page No: 1

Turning Movement Data

Start Time	June Terrace Eastbound						June Terrace Westbound						Access Drive Northbound						Beelows Access Drive Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
12:00 PM	0	1	3	0	0	4	1	0	3	2	0	6	0	0	0	0	0	0	0	3	0	0	0	3	13
12:15 PM	0	0	1	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	1	3
12:30 PM	0	0	0	0	0	0	0	1	5	0	0	6	0	0	0	1	0	1	0	0	0	0	0	0	7
12:45 PM	0	1	3	0	0	4	0	0	6	1	0	7	0	0	0	0	0	0	0	2	0	0	0	2	13
Hourly Total	0	2	7	0	0	9	1	1	14	4	0	20	0	0	0	1	0	1	0	6	0	0	0	6	36
1:00 PM	0	0	4	0	0	4	0	0	9	1	0	10	0	0	0	0	0	0	0	4	0	0	0	4	18
1:15 PM	0	0	7	0	0	7	0	0	4	1	0	5	0	0	0	0	0	0	0	1	0	0	0	1	13
1:30 PM	0	0	5	0	0	5	0	0	4	0	0	4	0	0	0	0	0	0	0	3	0	0	0	3	12
1:45 PM	0	0	7	0	0	7	0	0	2	0	0	2	0	0	0	0	0	0	0	1	0	0	0	1	10
Hourly Total	0	0	23	0	0	23	0	0	19	2	0	21	0	0	0	0	0	0	0	9	0	0	0	9	53
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	0	0	0	0	0	0	4	2	0	0	6	0	0	0	3	0	3	0	0	0	0	0	0	9
7:15 AM	0	0	1	0	0	1	0	6	1	1	0	8	0	0	1	2	0	3	0	0	0	0	0	0	12
7:30 AM	0	0	2	0	0	2	0	4	3	1	0	8	0	0	0	5	0	5	0	0	0	0	0	0	15
7:45 AM	0	0	1	0	0	1	0	8	0	0	0	8	0	0	0	5	0	5	0	0	0	0	0	0	14
Hourly Total	0	0	4	0	0	4	0	22	6	2	0	30	0	0	1	15	0	16	0	0	0	0	0	0	50
8:00 AM	0	0	0	0	0	0	0	9	0	2	0	11	0	0	0	6	0	6	0	0	0	0	0	0	17
8:15 AM	0	0	0	0	0	0	0	8	0	0	0	8	0	0	0	9	0	9	0	2	0	0	0	2	19
8:30 AM	0	0	2	0	0	2	0	6	3	0	0	9	0	0	0	5	0	5	0	0	1	0	0	1	17
8:45 AM	0	0	2	0	0	2	0	1	3	0	0	4	0	0	0	2	0	2	0	0	0	0	0	0	8
Hourly Total	0	0	4	0	0	4	0	24	6	2	0	32	0	0	0	22	0	22	0	2	1	0	0	3	61
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	1	0	0	2	1	4	2	1	0	8	0	0	0	2	0	2	0	1	0	0	0	1	13
4:15 PM	0	0	0	1	0	1	0	3	2	0	0	5	0	0	0	6	0	6	0	0	0	0	0	0	12
4:30 PM	0	0	2	0	0	2	0	3	3	1	0	7	0	0	0	4	0	4	0	0	0	0	0	0	13
4:45 PM	0	0	5	0	0	5	0	13	2	0	0	15	0	0	0	9	0	9	0	0	0	0	0	0	29
Hourly Total	0	1	8	1	0	10	1	23	9	2	0	35	0	0	0	21	0	21	0	1	0	0	0	1	67
5:00 PM	0	0	1	0	0	1	0	4	0	2	0	6	0	0	0	11	0	11	0	0	0	0	0	0	18
5:15 PM	0	0	1	0	0	1	1	4	1	0	0	6	0	0	0	5	0	5	0	0	0	0	0	0	12
5:30 PM	0	0	1	0	0	1	0	2	5	0	0	7	0	0	0	5	0	5	0	0	0	0	0	0	13
5:45 PM	0	0	0	0	0	0	0	3	2	0	0	5	0	0	0	3	0	3	0	0	0	0	0	0	8
Hourly Total	0	0	3	0	0	3	1	13	8	2	0	24	0	0	0	24	0	24	0	0	0	0	0	0	51
Grand Total	0	3	49	1	0	53	3	83	62	14	0	162	0	0	1	83	0	84	0	18	1	0	0	19	318
Approach %	0.0	5.7	92.5	1.9	-	-	1.9	51.2	38.3	8.6	-	-	0.0	0.0	1.2	98.8	-	-	0.0	94.7	5.3	0.0	-	-	-
Total %	0.0	0.9	15.4	0.3	-	16.7	0.9	26.1	19.5	4.4	-	50.9	0.0	0.0	0.3	26.1	-	26.4	0.0	5.7	0.3	0.0	-	6.0	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Lights	0	3	46	1	-	50	3	82	59	13	-	157	0	0	1	82	-	83	0	15	1	0	-	16	306
% Lights	-	100.0	93.9	100.0	-	94.3	100.0	98.8	95.2	92.9	-	96.9	-	-	100.0	98.8	-	98.8	-	83.3	100.0	-	-	84.2	96.2
Buses	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	1	-	1	0	0	0	0	-	0	2
% Buses	-	0.0	0.0	0.0	-	0.0	0.0	1.2	0.0	0.0	-	0.6	-	-	0.0	1.2	-	1.2	-	0.0	0.0	0.0	-	0.0	0.6
Single-Unit Trucks	0	0	2	0	-	2	0	0	2	1	-	3	0	0	0	0	-	0	0	3	0	0	-	3	8
% Single-Unit Trucks	-	0.0	4.1	0.0	-	3.8	0.0	0.0	3.2	7.1	-	1.9	-	-	0.0	0.0	-	0.0	-	16.7	0.0	-	-	15.8	2.5
Articulated Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	2.0	0.0	-	1.9	0.0	0.0	1.6	0.0	-	0.6	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: June Terrace with Beelows Access Drive (east) TMC
Site Code:
Start Date: 02/01/2025
Page No: 3

Turning Movement Peak Hour Data (1:00 PM)

Start Time	June Terrace Eastbound						June Terrace Westbound						Access Drive Northbound						Beelows Access Drive Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
1:00 PM	0	0	4	0	0	4	0	0	9	1	0	10	0	0	0	0	0	0	0	4	0	0	0	4	18
1:15 PM	0	0	7	0	0	7	0	0	4	1	0	5	0	0	0	0	0	0	0	1	0	0	0	1	13
1:30 PM	0	0	5	0	0	5	0	0	4	0	0	4	0	0	0	0	0	0	0	3	0	0	0	3	12
1:45 PM	0	0	7	0	0	7	0	0	2	0	0	2	0	0	0	0	0	0	0	1	0	0	0	1	10
Total	0	0	23	0	0	23	0	0	19	2	0	21	0	0	0	0	0	0	0	9	0	0	0	9	53
Approach %	0.0	0.0	100.0	0.0	-	-	0.0	0.0	90.5	9.5	-	-	0.0	0.0	0.0	0.0	-	-	0.0	100.0	0.0	0.0	-	-	-
Total %	0.0	0.0	43.4	0.0	-	43.4	0.0	0.0	35.8	3.8	-	39.6	0.0	0.0	0.0	0.0	-	0.0	0.0	17.0	0.0	0.0	-	17.0	-
PHF	0.000	0.000	0.821	0.000	-	0.821	0.000	0.000	0.528	0.500	-	0.525	0.000	0.000	0.000	0.000	-	0.000	0.000	0.563	0.000	0.000	-	0.563	0.736
Lights	0	0	23	0	-	23	0	0	19	2	-	21	0	0	0	0	-	0	0	9	0	0	-	9	53
% Lights	-	-	100.0	-	-	100.0	-	-	100.0	100.0	-	100.0	-	-	-	-	-	-	-	100.0	-	-	-	100.0	100.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	-	-	-	-	-	0.0	-	-	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	-	-	-	-	-	0.0	-	-	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	-	-	-	-	-	0.0	-	-	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	-	-	-	-	-	-	-	0.0	-	-	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf (Page 162 of 548)

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: June Terrace with Beelows Access Drive (east) TMC
Site Code:
Start Date: 02/01/2025
Page No: 4

Turning Movement Peak Hour Data (7:45 AM)

Start Time	June Terrace Eastbound						June Terrace Westbound						Access Drive Northbound						Beelows Access Drive Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:45 AM	0	0	1	0	0	1	0	8	0	0	0	8	0	0	0	5	0	5	0	0	0	0	0	0	14
8:00 AM	0	0	0	0	0	0	0	9	0	2	0	11	0	0	0	6	0	6	0	0	0	0	0	0	17
8:15 AM	0	0	0	0	0	0	0	8	0	0	0	8	0	0	0	9	0	9	0	2	0	0	0	2	19
8:30 AM	0	0	2	0	0	2	0	6	3	0	0	9	0	0	0	5	0	5	0	0	1	0	0	1	17
Total	0	0	3	0	0	3	0	31	3	2	0	36	0	0	0	25	0	25	0	2	1	0	0	3	67
Approach %	0.0	0.0	100.0	0.0	-	-	0.0	86.1	8.3	5.6	-	-	0.0	0.0	0.0	100.0	-	-	0.0	66.7	33.3	0.0	-	-	-
Total %	0.0	0.0	4.5	0.0	-	4.5	0.0	46.3	4.5	3.0	-	53.7	0.0	0.0	0.0	37.3	-	37.3	0.0	3.0	1.5	0.0	-	4.5	-
PHF	0.000	0.000	0.375	0.000	-	0.375	0.000	0.861	0.250	0.250	-	0.818	0.000	0.000	0.000	0.694	-	0.694	0.000	0.250	0.250	0.000	-	0.375	0.882
Lights	0	0	2	0	-	2	0	30	3	2	-	35	0	0	0	25	-	25	0	1	1	0	-	2	64
% Lights	-	-	66.7	-	-	66.7	-	96.8	100.0	100.0	-	97.2	-	-	-	100.0	-	100.0	-	50.0	100.0	-	-	66.7	95.5
Buses	0	0	0	0	-	0	0	1	0	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Buses	-	-	0.0	-	-	0.0	-	3.2	0.0	0.0	-	2.8	-	-	-	0.0	-	0.0	-	0.0	0.0	-	-	0.0	1.5
Single-Unit Trucks	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	1	2
% Single-Unit Trucks	-	-	33.3	-	-	33.3	-	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	50.0	0.0	-	-	33.3	3.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	0.0	0.0	-	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	0.0	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf (Page 163 of 548)

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: June Terrace with Beelows Access Drive (east) TMC
Site Code:
Start Date: 02/01/2025
Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	June Terrace Eastbound						June Terrace Westbound						Access Drive Northbound						Beelows Access Drive Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	0	2	0	0	2	0	3	3	1	0	7	0	0	0	4	0	4	0	0	0	0	0	0	13
4:45 PM	0	0	5	0	0	5	0	13	2	0	0	15	0	0	0	9	0	9	0	0	0	0	0	0	29
5:00 PM	0	0	1	0	0	1	0	4	0	2	0	6	0	0	0	11	0	11	0	0	0	0	0	0	18
5:15 PM	0	0	1	0	0	1	1	4	1	0	0	6	0	0	0	5	0	5	0	0	0	0	0	0	12
Total	0	0	9	0	0	9	1	24	6	3	0	34	0	0	0	29	0	29	0	0	0	0	0	0	72
Approach %	0.0	0.0	100.0	0.0	-	-	2.9	70.6	17.6	8.8	-	-	0.0	0.0	0.0	100.0	-	-	0.0	0.0	0.0	0.0	-	-	-
Total %	0.0	0.0	12.5	0.0	-	12.5	1.4	33.3	8.3	4.2	-	47.2	0.0	0.0	0.0	40.3	-	40.3	0.0	0.0	0.0	0.0	-	0.0	-
PHF	0.000	0.000	0.450	0.000	-	0.450	0.250	0.462	0.500	0.375	-	0.567	0.000	0.000	0.000	0.659	-	0.659	0.000	0.000	0.000	0.000	-	0.000	0.621
Lights	0	0	9	0	-	9	1	24	6	3	-	34	0	0	0	29	-	29	0	0	0	0	-	0	72
% Lights	-	-	100.0	-	-	100.0	100.0	100.0	100.0	100.0	-	100.0	-	-	-	100.0	-	100.0	-	-	-	-	-	-	100.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	-	-	0.0	-	0.0	-	-	-	-	-	-	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
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Count Name: June Terrace with Beelows Access Drive (west) TMC
Site Code:
Start Date: 02/01/2025
Page No: 1

Turning Movement Data

Start Time	June Terrace Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	3	0	3	0	1	2	0	3	0	1	0	0	1	7
12:15 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
12:30 PM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	4
12:45 PM	0	0	2	0	2	0	4	2	0	6	0	0	0	0	0	8
Hourly Total	0	0	6	0	6	0	9	4	0	13	0	1	0	0	1	20
1:00 PM	0	0	3	0	3	0	7	2	0	9	0	3	0	0	3	15
1:15 PM	0	0	7	0	7	0	3	1	0	4	0	0	0	0	0	11
1:30 PM	0	0	5	0	5	0	4	0	0	4	0	0	0	0	0	9
1:45 PM	0	0	7	0	7	0	0	2	0	2	0	0	0	0	0	9
Hourly Total	0	0	22	0	22	0	14	5	0	19	0	3	0	0	3	44
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
7:15 AM	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	2
7:30 AM	0	0	1	0	1	0	3	0	0	3	0	0	0	0	0	4
7:45 AM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	2
Hourly Total	0	0	4	0	4	0	5	1	0	6	0	0	0	0	0	10
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	2	0	2	0	2	1	0	3	0	0	0	0	0	5
8:45 AM	0	0	2	0	2	0	2	1	0	3	0	0	0	0	0	5
Hourly Total	0	0	4	0	4	0	4	2	0	6	0	0	0	0	0	10
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	2	0	2	0	1	1	0	2	0	0	0	0	0	4
4:15 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	3
4:30 PM	0	0	2	0	2	0	3	0	0	3	0	0	0	0	0	5
4:45 PM	0	0	5	0	5	0	2	0	0	2	0	0	0	0	0	7
Hourly Total	0	0	10	0	10	0	8	1	0	9	0	0	0	0	0	19
5:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
5:30 PM	0	0	1	0	1	0	3	2	0	5	0	0	0	0	0	6
5:45 PM	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	2
Hourly Total	0	0	2	0	2	1	4	3	0	8	0	0	0	0	0	10
Grand Total	0	0	48	0	48	1	44	16	0	61	0	4	0	0	4	113
Approach %	0.0	0.0	100.0	-	-	1.6	72.1	26.2	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	42.5	-	42.5	0.9	38.9	14.2	-	54.0	0.0	3.5	0.0	-	3.5	-
Lights	0	0	45	-	45	1	41	16	-	58	0	4	0	-	4	107

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

% Lights	-	-	93.8	-	93.8	100.0	93.2	100.0	-	95.1	-	100.0	-	100.0	94.7
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	0	0
% Buses	-	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	2	-	2	0	2	0	-	2	0	0	0	0	4
% Single-Unit Trucks	-	-	4.2	-	4.2	0.0	4.5	0.0	-	3.3	-	0.0	-	0.0	3.5
Articulated Trucks	0	0	1	-	1	0	1	0	-	1	0	0	0	0	2
% Articulated Trucks	-	-	2.1	-	2.1	0.0	2.3	0.0	-	1.6	-	0.0	-	0.0	1.8
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	0	0
% Bicycles on Road	-	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: June Terrace with Beelows Access Drive (west) TMC
Site Code:
Start Date: 02/01/2025
Page No: 3

Turning Movement Peak Hour Data (1:00 PM)

Start Time	June Terrace Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
1:00 PM	0	0	3	0	3	0	7	2	0	9	0	3	0	0	3	15
1:15 PM	0	0	7	0	7	0	3	1	0	4	0	0	0	0	0	11
1:30 PM	0	0	5	0	5	0	4	0	0	4	0	0	0	0	0	9
1:45 PM	0	0	7	0	7	0	0	2	0	2	0	0	0	0	0	9
Total	0	0	22	0	22	0	14	5	0	19	0	3	0	0	3	44
Approach %	0.0	0.0	100.0	-	-	0.0	73.7	26.3	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	50.0	-	50.0	0.0	31.8	11.4	-	43.2	0.0	6.8	0.0	-	6.8	-
PHF	0.000	0.000	0.786	-	0.786	0.000	0.500	0.625	-	0.528	0.000	0.250	0.000	-	0.250	0.733
Lights	0	0	22	-	22	0	14	5	-	19	0	3	0	-	3	44
% Lights	-	-	100.0	-	100.0	-	100.0	100.0	-	100.0	-	100.0	-	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: June Terrace with Beelows Access Drive (west) TMC
Site Code:
Start Date: 02/01/2025
Page No: 4

Turning Movement Peak Hour Data (7:45 AM)

Start Time	June Terrace Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:45 AM	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	2	0	2	0	2	1	0	3	0	0	0	0	0	5
Total	0	0	4	0	4	0	2	1	0	3	0	0	0	0	0	7
Approach %	0.0	0.0	100.0	-	-	0.0	66.7	33.3	-	-	0.0	0.0	0.0	-	-	-
Total %	0.0	0.0	57.1	-	57.1	0.0	28.6	14.3	-	42.9	0.0	0.0	0.0	-	0.0	-
PHF	0.000	0.000	0.500	-	0.500	0.000	0.250	0.250	-	0.250	0.000	0.000	0.000	-	0.000	0.350
Lights	0	0	3	-	3	0	2	1	-	3	0	0	0	-	0	6
% Lights	-	-	75.0	-	75.0	-	100.0	100.0	-	100.0	-	-	-	-	-	85.7
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0
Single-Unit Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Single-Unit Trucks	-	-	25.0	-	25.0	-	0.0	0.0	-	0.0	-	-	-	-	-	14.3
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	0.0	-	0.0	-	-	-	-	-	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: June Terrace with Beelows Access Drive (west) TMC
Site Code:
Start Date: 02/01/2025
Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	June Terrace Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	2	0	2	0	3	0	0	3	0	0	0	0	0	5
4:45 PM	0	0	5	0	5	0	2	0	0	2	0	0	0	0	0	7
5:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
Total	0	0	8	0	8	1	5	0	0	6	0	0	0	0	0	14
Approach %	0.0	0.0	100.0	-	-	16.7	83.3	0.0	-	-	0.0	0.0	0.0	-	-	-
Total %	0.0	0.0	57.1	-	57.1	7.1	35.7	0.0	-	42.9	0.0	0.0	0.0	-	0.0	-
PHF	0.000	0.000	0.400	-	0.400	0.250	0.417	0.000	-	0.500	0.000	0.000	0.000	-	0.000	0.500
Lights	0	0	8	-	8	1	5	0	-	6	0	0	0	-	0	14
% Lights	-	-	100.0	-	100.0	100.0	100.0	-	-	100.0	-	-	-	-	-	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	0.0	0.0	0.0	-	-	0.0	-	-	-	-	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	0.0	-	0.0	0.0	0.0	-	-	0.0	-	-	-	-	-	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	0.0	0.0	0.0	-	-	0.0	-	-	-	-	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	0.0	0.0	-	-	0.0	-	-	-	-	-	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Extra Space Storage Access Drive with June Terrace TMC
Site Code:
Start Date: 02/01/2025
Page No: 1

Turning Movement Data

Start Time	Access Drive Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
12:00 PM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	2
Hourly Total	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	3
1:00 PM	0	0	0	0	0	0	1	2	0	3	0	0	0	0	0	3
1:15 PM	0	1	3	0	4	0	0	1	0	1	0	0	1	0	1	6
1:30 PM	0	0	3	0	3	0	1	1	0	2	0	1	0	0	1	6
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Hourly Total	0	1	6	0	7	0	2	4	0	6	0	2	1	0	3	16
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	2	0	2	0	1	1	0	2	0	0	0	0	0	4
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	2	0	2	0	1	2	0	3	0	0	0	0	0	5
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
8:45 AM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	2
Hourly Total	0	0	2	0	2	0	1	0	0	1	0	0	0	0	0	3
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
4:30 PM	0	0	2	0	2	0	3	0	0	3	0	0	0	0	0	5
4:45 PM	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
Hourly Total	0	0	3	0	3	0	4	0	0	4	0	1	0	0	1	8
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Grand Total	0	1	13	0	14	0	9	9	0	18	0	3	1	0	4	36
Approach %	0.0	7.1	92.9	-	-	0.0	50.0	50.0	-	-	0.0	75.0	25.0	-	-	-
Total %	0.0	2.8	36.1	-	38.9	0.0	25.0	25.0	-	50.0	0.0	8.3	2.8	-	11.1	-
Lights	0	1	11	-	12	0	9	7	-	16	0	3	1	-	4	32

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

% Lights	-	100.0	84.6	-	85.7	-	100.0	77.8	-	88.9	-	100.0	100.0	-	100.0	88.9
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	2	-	2	0	0	2	-	2	0	0	0	-	0	4
% Single-Unit Trucks	-	0.0	15.4	-	14.3	-	0.0	22.2	-	11.1	-	0.0	0.0	-	0.0	11.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Extra Space Storage Access Drive with June Terrace TMC
Site Code:
Start Date: 02/01/2025
Page No: 3

Turning Movement Peak Hour Data (1:00 PM)

Start Time	Access Drive Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
1:00 PM	0	0	0	0	0	0	1	2	0	3	0	0	0	0	0	3
1:15 PM	0	1	3	0	4	0	0	1	0	1	0	0	1	0	1	6
1:30 PM	0	0	3	0	3	0	1	1	0	2	0	1	0	0	1	6
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Total	0	1	6	0	7	0	2	4	0	6	0	2	1	0	3	16
Approach %	0.0	14.3	85.7	-	-	0.0	33.3	66.7	-	-	0.0	66.7	33.3	-	-	-
Total %	0.0	6.3	37.5	-	43.8	0.0	12.5	25.0	-	37.5	0.0	12.5	6.3	-	18.8	-
PHF	0.000	0.250	0.500	-	0.438	0.000	0.500	0.500	-	0.500	0.000	0.500	0.250	-	0.750	0.667
Lights	0	1	6	-	7	0	2	4	-	6	0	2	1	-	3	16
% Lights	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Count Name: Extra Space Storage Access Drive with June Terrace TMC
Site Code:
Start Date: 02/01/2025
Page No: 4

Turning Movement Peak Hour Data (7:45 AM)

Start Time	Access Drive Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
Approach %	0.0	0.0	100.0	-	-	0.0	0.0	0.0	-	-	0.0	0.0	0.0	-	-	-
Total %	0.0	0.0	100.0	-	100.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-
PHF	0.000	0.000	0.250	-	0.250	0.000	0.000	0.000	-	0.000	0.000	0.000	0.000	-	0.000	0.250
Lights	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Lights	-	-	0.0	-	0.0	-	-	-	-	-	-	-	-	-	-	0.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	0.0	-	-	-	-	-	-	-	-	-	-	0.0
Single-Unit Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Single-Unit Trucks	-	-	100.0	-	100.0	-	-	-	-	-	-	-	-	-	-	100.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	0.0	-	-	-	-	-	-	-	-	-	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	-	-	-	-	-	-	-	-	-	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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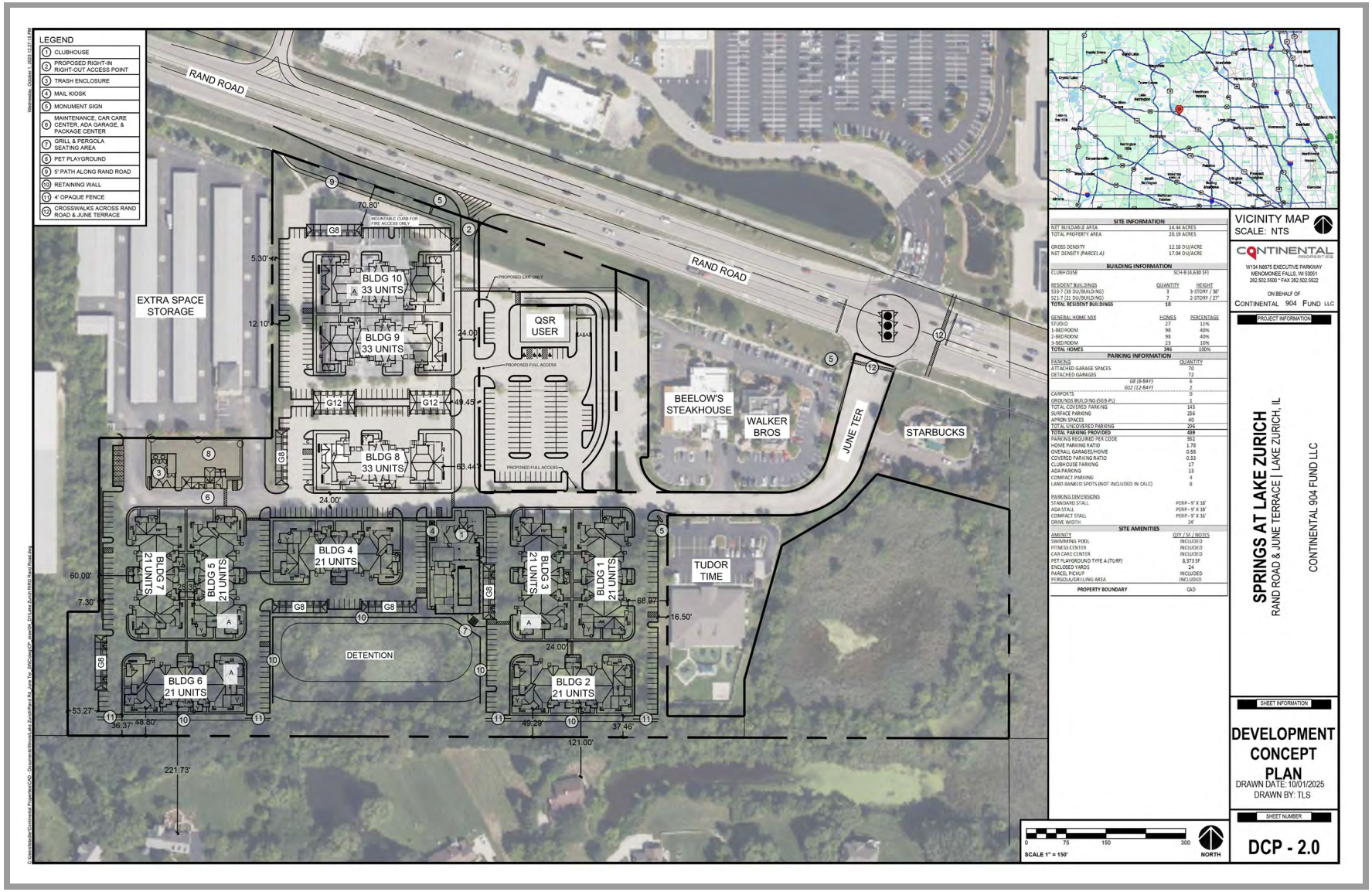
Count Name: Extra Space Storage Access Drive with June Terrace TMC
Site Code:
Start Date: 02/01/2025
Page No: 5

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Drive Eastbound					June Terrace Westbound					Access Drive Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:30 PM	0	0	2	0	2	0	3	0	0	3	0	0	0	0	0	5
4:45 PM	0	0	1	0	1	0	0	0	0	0	0	1	0	0	1	2
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	3	0	3	0	3	0	0	3	0	1	0	0	1	7
Approach %	0.0	0.0	100.0	-	-	0.0	100.0	0.0	-	-	0.0	100.0	0.0	-	-	-
Total %	0.0	0.0	42.9	-	42.9	0.0	42.9	0.0	-	42.9	0.0	14.3	0.0	-	14.3	-
PHF	0.000	0.000	0.375	-	0.375	0.000	0.250	0.000	-	0.250	0.000	0.250	0.000	-	0.250	0.350
Lights	0	0	3	-	3	0	3	0	-	3	0	1	0	-	1	7
% Lights	-	-	100.0	-	100.0	-	100.0	-	-	100.0	-	100.0	-	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	-	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

General Attachment: 4B-SpringsLZ-PUD Packet_Redacted.pdf

Site Plan


LEGEND
1 CLUBHOUSE
2 PROPOSED RIGHT-IN RIGHT-OUT ACCESS POINT
3 TRASH ENCLOSURE
4 MAIL KIOSK
5 MONUMENT SIGN
6 MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER
7 GRILL & PERGOLA SEATING AREA
8 PET PLAYGROUND
9 5' PATH ALONG RAND ROAD
10 RETAINING WALL
11 4' OPAQUE FENCE
12 CROSSWALKS ACROSS RAND ROAD & JUNE TERRACE
RAND ROAD
EXTRA SPACE STORAGE
BLDG 10 33 UNITS
BLDG 9 33 UNITS
BLDG 8 33 UNITS
QSR USER
BEELOW'S STEAKHOUSE
WALKER BROS
JUNE TER
STARBUCKS
TUDOR TIME
BLDG 7 21 UNITS
BLDG 5 21 UNITS
BLDG 4 21 UNITS
BLDG 3 21 UNITS
BLDG 1 21 UNITS
BLDG 6 21 UNITS
BLDG 2 21 UNITS
DETENTION
PROPOSED EXIT ONLY
PROPOSED FULL ACCESS
MOUNTABLE CURB FOR FIRE ACCESS ONLY
SITE INFORMATION
BUILDING INFORMATION
PARKING INFORMATION
SITE AMENITIES
PROPERTY BOUNDARY
VICINITY MAP
SCALE: NTS
CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522
ON BEHALF OF
CONTINENTAL 904 FUND LLC
PROJECT INFORMATION
SPRINGS AT LAKE ZURICH
RAND ROAD & JUNE TERRACE | LAKE ZURICH, IL
CONTINENTAL 904 FUND LLC
SHEET INFORMATION
DEVELOPMENT CONCEPT PLAN
DRAWN DATE: 10/01/2025
DRAWN BY: TLS
SHEET NUMBER
DCP - 2.0
SCALE 1" = 150'
NORTH

ITE Trip Generation Sheets

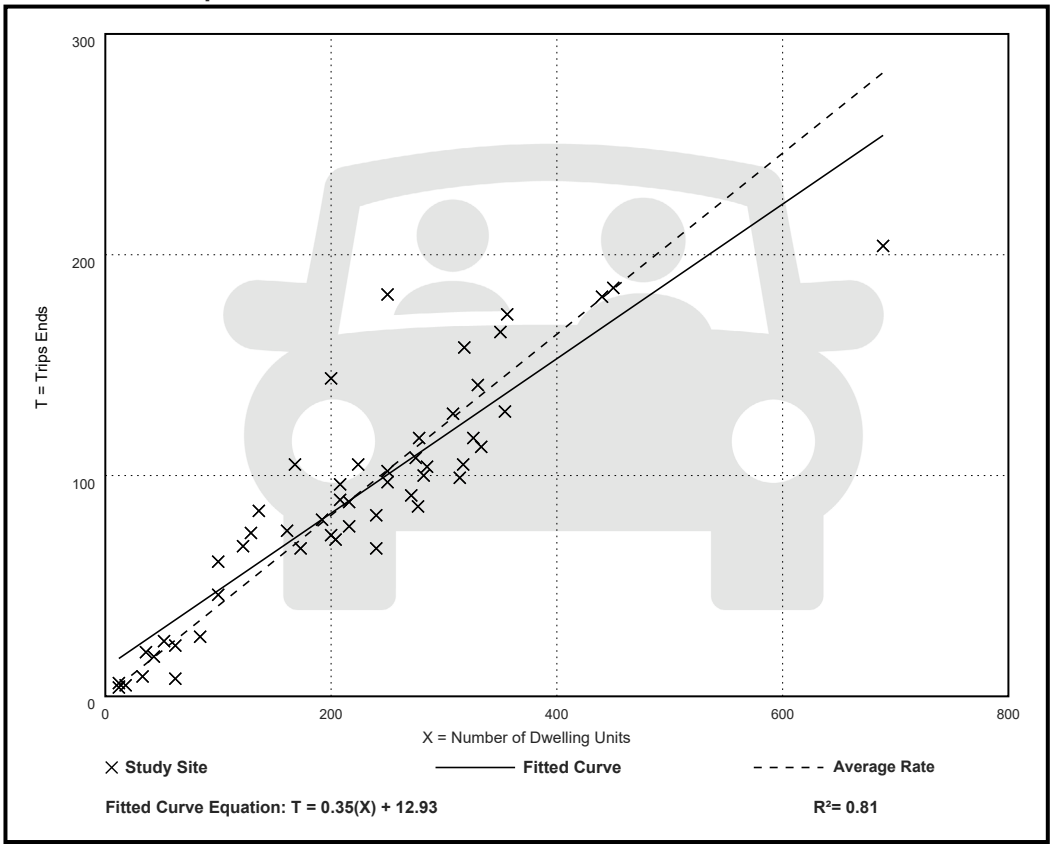
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



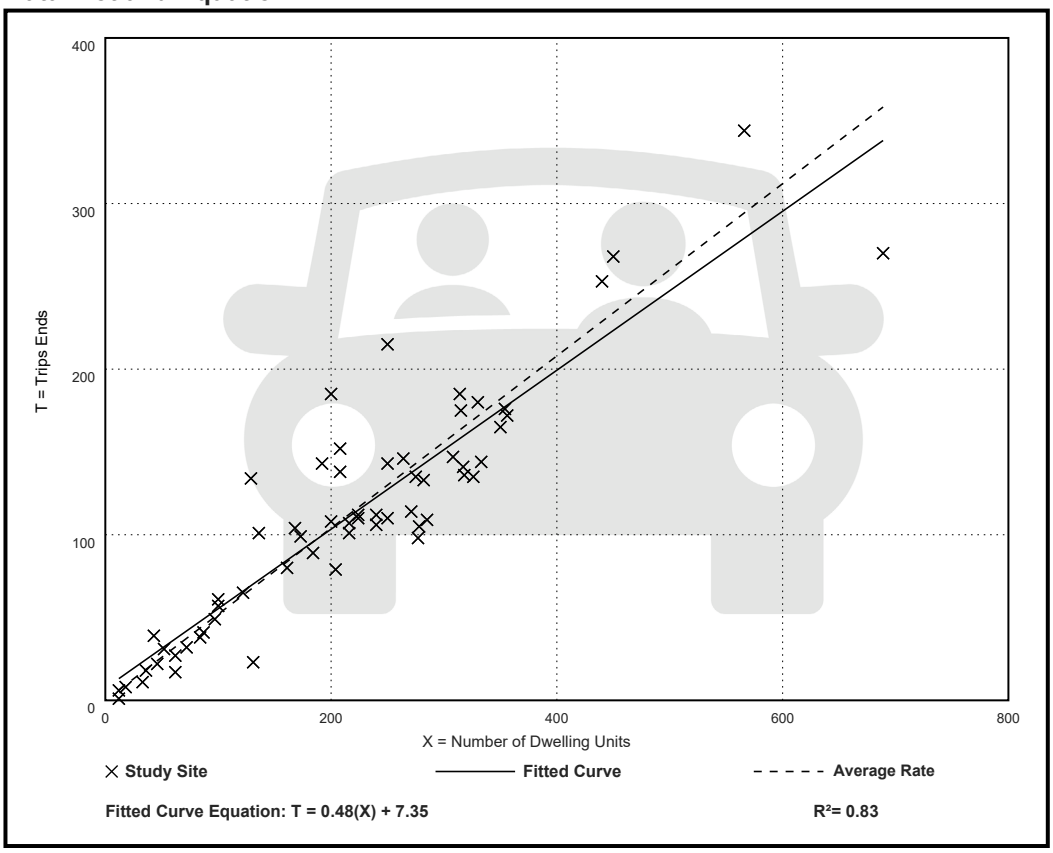
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

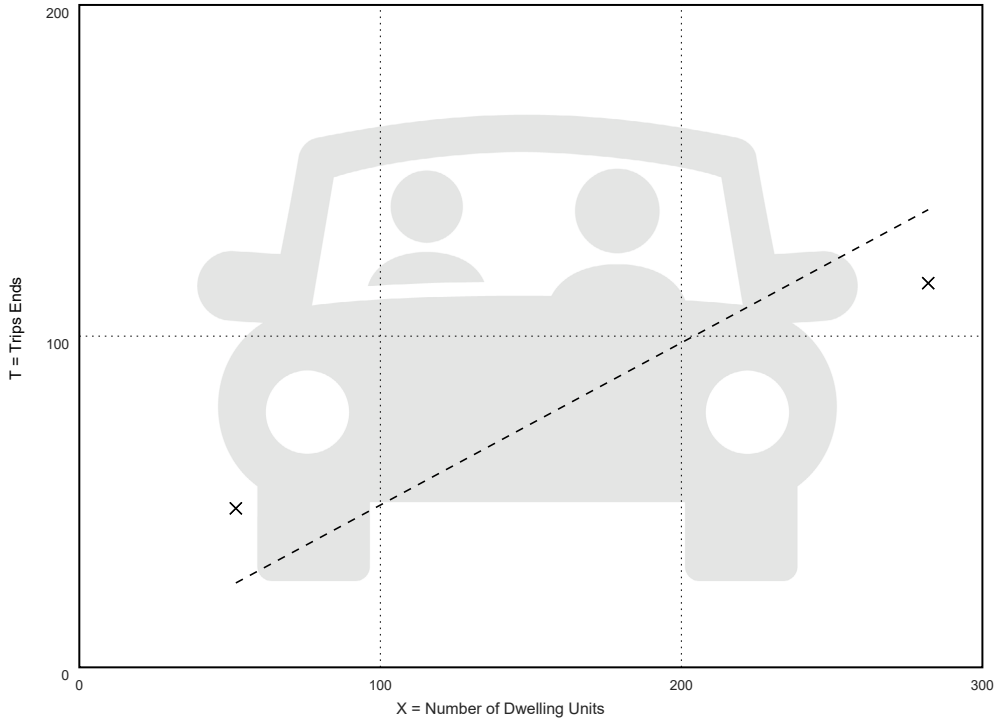
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Dwelling Units: 167
Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.49	0.41 - 0.92	***

Data Plot and Equation

Caution – Small Sample Size



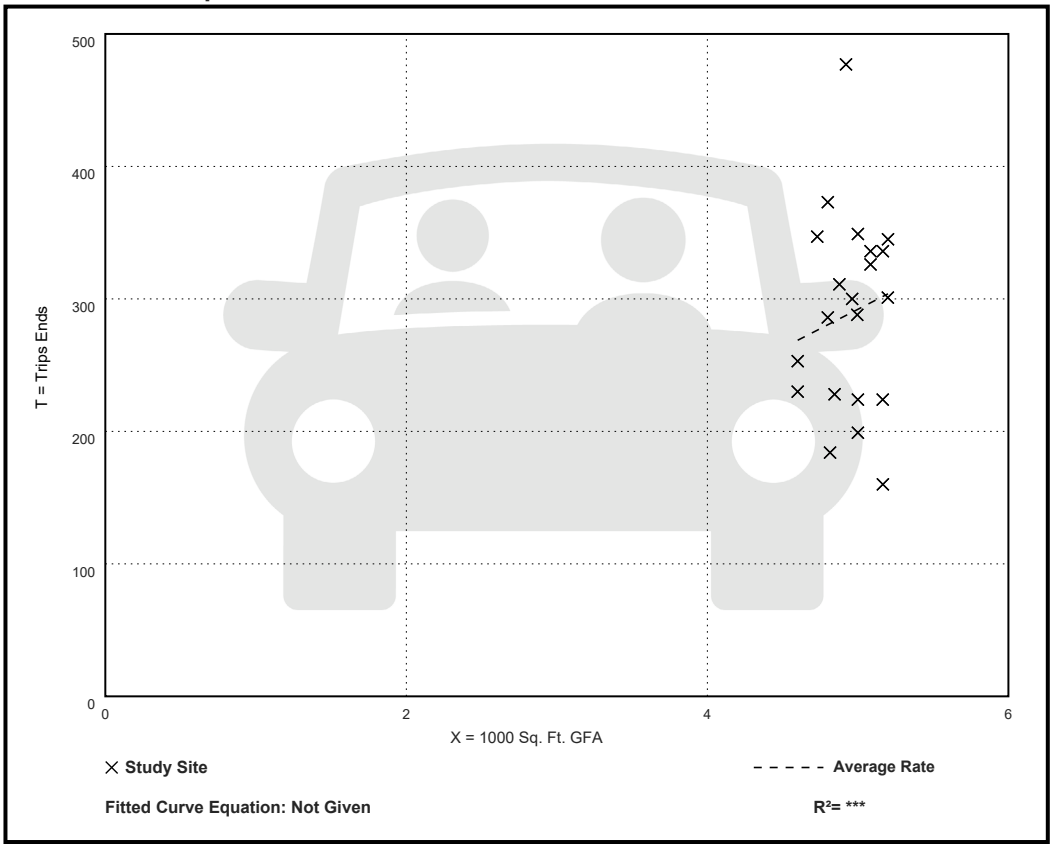
High-Volume Fast-Food Restaurant
(929)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	21
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
58.43	30.97 - 96.93	15.13

Data Plot and Equation



High-Volume Fast-Food Restaurant
(929)

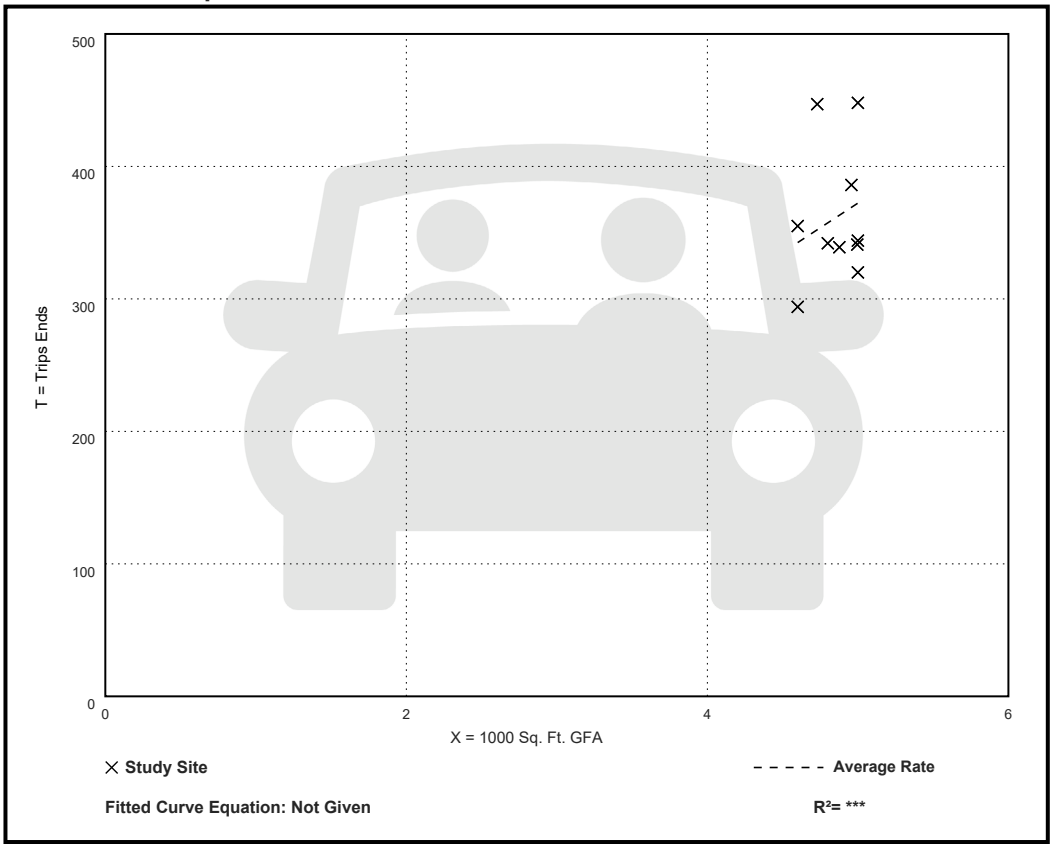
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
74.46	63.91 - 94.50	10.39

Data Plot and Equation



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

January 16, 2025

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Rand Road at June Terrace
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated January 15, 2025 we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Rand Road, at June Terrace	36,400	38,200

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Schwarrz (Strand Associates)
2025_trafficForecasts\LakeZurich\la-02-25\la-02-25.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 7th Edition.

Capacity Analysis Summary Sheets

Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

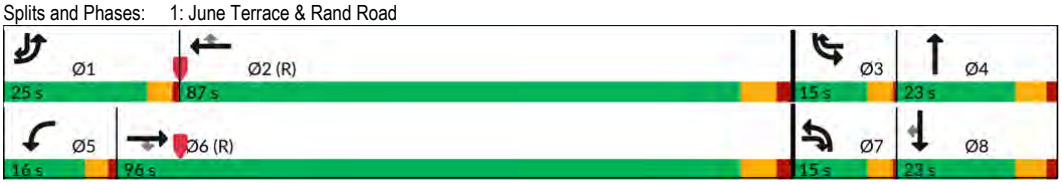
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	1423	60	34	736	97	25	24	51	82	26	34
Future Volume (vph)	101	1423	60	34	736	97	25	24	51	82	26	34
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.898				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3467	3619	1568	3502	3486	1583	3242	1706	0	3502	2000	1524
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3467	3619	1568	3502	3486	1583	3242	1706	0	3502	2000	1524
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			56			100		53				58
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		991			842			212			351	
Travel Time (s)		13.5			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	5%	3%	0%	9%	2%	8%	0%	0%	0%	0%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	104	1467	62	35	759	100	26	78	0	85	27	35
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.5		9.5	22.5	9.5
Total Split (s)	25.0	96.0	15.0	16.0	87.0	15.0	15.0	23.0		15.0	23.0	25.0
Total Split (%)	16.7%	64.0%	10.0%	10.7%	58.0%	10.0%	10.0%	15.3%		10.0%	15.3%	16.7%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	9.9	105.2	121.9	7.0	100.3	116.2	9.7	9.4		8.9	13.2	26.4
Actuated g/C Ratio	0.07	0.70	0.81	0.05	0.67	0.77	0.06	0.06		0.06	0.09	0.18

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.46	0.58	0.05	0.22	0.33	0.08	0.12	0.50		0.41	0.15	0.11
Control Delay (s/veh)	73.5	13.4	1.5	71.5	11.6	1.1	68.6	37.3		73.5	65.2	4.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	73.5	13.4	1.5	71.5	11.6	1.1	68.6	37.3		73.5	65.2	4.2
LOS	E	B	A	E	B	A	E	D		E	E	A
Approach Delay (s/veh)		16.8			12.8			45.1			55.5	
Approach LOS		B			B			D			E	
Queue Length 50th (ft)	51	362	1	17	152	0	12	24		42	25	0
Queue Length 95th (ft)	82	507	14	37	227	16	29	77		71	57	13
Internal Link Dist (ft)		911			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	473	2539	1318	268	2331	1269	280	240		256	228	419
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.22	0.58	0.05	0.13	0.33	0.08	0.09	0.33		0.33	0.12	0.08

Intersection Summary		
Area Type:	Other	
Cycle Length: 150		
Actuated Cycle Length: 150		
Offset: 59 (39%), Referenced to phase 2:WBT and 6:EBT, Start of Green		
Natural Cycle: 80		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.58		
Intersection Signal Delay (s/veh): 18.6	Intersection LOS: B	
Intersection Capacity Utilization 63.1%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 06/09/2025

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	0	0	0	1	67	0	27	4	70	36	14
Future Vol, veh/h	6	0	0	0	1	67	0	27	4	70	36	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	7	0	0	3	7
Mvmt Flow	6	0	0	0	1	71	0	29	4	74	38	15

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	224	228	27	199	233	31	53	0	0	33	0	0
Stage 1	195	195	-	31	31	-	-	-	-	-	-	-
Stage 2	29	33	-	168	202	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	736	682	1063	765	677	1049	1574	-	-	1592	-	-
Stage 1	803	748	-	991	873	-	-	-	-	-	-	-
Stage 2	993	872	-	832	743	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	652	649	1063	729	645	1049	1574	-	-	1592	-	-
Mov Cap-2 Maneuver	652	649	-	729	645	-	-	-	-	-	-	-
Stage 1	765	713	-	991	873	-	-	-	-	-	-	-
Stage 2	924	872	-	792	708	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.57	8.72	0	4.32
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1574	-	-	652	1040	1509	-	-
HCM Lane V/C Ratio	-	-	-	0.01	0.07	0.047	-	-
HCM Ctrl Dly (s/v)	0	-	-	10.6	8.7	7.4	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 06/09/2025

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	4	0	31	3	2	0	0	25	2	1	0
Future Vol, veh/h	0	4	0	31	3	2	0	0	25	2	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	33	0	3	0	0	0	0	0	50	0	0
Mvmt Flow	0	5	0	35	3	2	0	0	28	2	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	6	0	0	5	0	0	79	81	5	80	80	5
Stage 1	-	-	-	-	-	-	5	5	-	75	75	-
Stage 2	-	-	-	-	-	-	74	76	-	5	5	-
Critical Hdwy	4.1	-	-	4.13	-	-	7.1	6.5	6.2	7.6	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.6	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.6	5.5	-
Follow-up Hdwy	2.2	-	-	2.227	-	-	3.5	4	3.3	3.95	4	3.3
Pot Cap-1 Maneuver	1629	-	-	1610	-	-	914	813	1085	805	815	1085
Stage 1	-	-	-	-	-	-	1023	896	-	827	836	-
Stage 2	-	-	-	-	-	-	940	836	-	906	896	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1629	-	-	1610	-	-	893	796	1085	766	797	1085
Mov Cap-2 Maneuver	-	-	-	-	-	-	834	742	-	725	742	-
Stage 1	-	-	-	-	-	-	1023	896	-	809	818	-
Stage 2	-	-	-	-	-	-	918	817	-	882	896	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	6.27	8.41	9.95
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1085	1629	-	-	1435	-	-	731
HCM Lane V/C Ratio	0.026	-	-	-	0.022	-	-	0.005
HCM Ctrl Dly (s/v)	8.4	0	-	-	7.3	0	-	10
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	0	0	0
Future Vol, veh/h	0	1	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	100	0	0	0	0
Mvmt Flow	0	4	0	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	4	0	-	0	8	4
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	4	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1631	-	-	-	1018	1085
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	1024	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1631	-	-	-	1018	1085
Mov Cap-2 Maneuver	-	-	-	-	932	-
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	1024	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1631	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Capacity Analysis Summary Sheets

Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

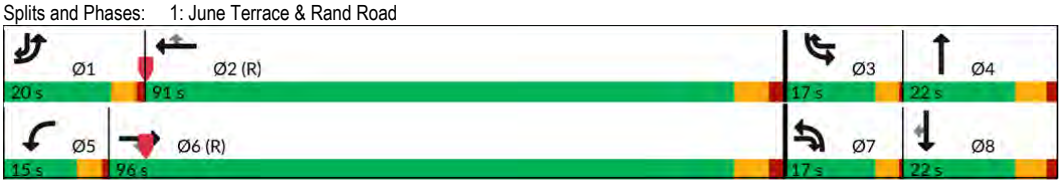
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	254	987	37	26	1451	230	30	25	24	172	16	177
Future Volume (vph)	254	987	37	26	1451	230	30	25	24	172	16	177
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.926				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3502	3619	1615	3502	3654	1615	3502	1759	0	3467	2000	1615
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3502	3619	1615	3502	3654	1615	3502	1759	0	3467	2000	1615
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			55			242		25				115
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		991			842			212			351	
Travel Time (s)		13.5			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	5%	0%	0%	4%	0%	0%	0%	0%	1%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	267	1039	39	27	1527	242	32	51	0	181	17	186
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.0		9.5	22.0	9.5
Total Split (s)	20.0	96.0	17.0	15.0	91.0	17.0	17.0	22.0		17.0	22.0	20.0
Total Split (%)	13.3%	64.0%	11.3%	10.0%	60.7%	11.3%	11.3%	14.7%		11.3%	14.7%	13.3%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	16.3	107.5	130.0	6.6	93.7	112.7	14.7	9.1		12.0	11.0	28.0
Actuated g/C Ratio	0.11	0.72	0.87	0.04	0.62	0.75	0.10	0.06		0.08	0.07	0.19

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.70	0.40	0.03	0.17	0.67	0.19	0.09	0.40		0.65	0.12	0.47
Control Delay (s/veh)	74.5	10.6	0.6	71.2	21.7	1.2	63.8	47.7		78.2	63.9	23.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	74.5	10.6	0.6	71.2	21.7	1.2	63.8	47.7		78.2	63.9	23.4
LOS	E	B	A	E	C	A	E	D		E	E	C
Approach Delay (s/veh)		23.0			19.6			53.9			51.0	
Approach LOS		C			B			D			D	
Queue Length 50th (ft)	131	233	0	13	515	0	13	25		89	16	66
Queue Length 95th (ft)	178	308	6	30	666	26	34	70		131	41	122
Internal Link Dist (ft)		911			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	397	2592	1443	245	2281	1282	426	209		300	216	403
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.67	0.40	0.03	0.11	0.67	0.19	0.08	0.24		0.60	0.08	0.46

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 25 (17%), Referenced to phase 2:WBT and 6:EBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay (s/veh): 25.0		Intersection LOS: C	
Intersection Capacity Utilization 71.5%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 06/09/2025

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	1	0	0	0	34	0	40	0	32	34	13
Future Vol, veh/h	5	1	0	0	0	34	0	40	0	32	34	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	64	64	64	64	64	64	64	64	64	64	64	64
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	8	2	0	0	0	53	0	63	0	50	53	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	226	226	37	190	236	63	73	0	0	63	0	0
Stage 1	163	163	-	63	63	-	-	-	-	-	-	-
Stage 2	63	63	-	127	173	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	734	683	1047	776	675	1008	1548	-	-	1553	-	-
Stage 1	837	772	-	954	847	-	-	-	-	-	-	-
Stage 2	954	847	-	878	764	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	672	661	1047	749	652	1008	1548	-	-	1553	-	-
Mov Cap-2 Maneuver	672	661	-	749	652	-	-	-	-	-	-	-
Stage 1	810	747	-	954	847	-	-	-	-	-	-	-
Stage 2	903	847	-	848	739	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.45	8.77	0	3.03
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1548	-	-	670	1008	1051	-	-
HCM Lane V/C Ratio	-	-	-	0.014	0.053	0.032	-	-
HCM Ctrl Dly (s/v)	0	-	-	10.4	8.8	7.4	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 06/09/2025

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	11	0	25	6	3	0	0	29	0	0	0
Future Vol, veh/h	0	11	0	25	6	3	0	0	29	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	62	62	62	62	62	62	62	62	62	62	62	62
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	18	0	40	10	5	0	0	47	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	18	0	0	108	113	18	110	110	12
Stage 1	-	-	-	-	-	-	18	18	-	93	93	-
Stage 2	-	-	-	-	-	-	90	95	-	18	18	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1617	-	-	1612	-	-	876	781	1067	872	783	1074
Stage 1	-	-	-	-	-	-	1007	885	-	919	822	-
Stage 2	-	-	-	-	-	-	922	820	-	1007	885	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1617	-	-	1612	-	-	853	761	1067	813	764	1074
Mov Cap-2 Maneuver	-	-	-	-	-	-	811	721	-	785	720	-
Stage 1	-	-	-	-	-	-	1007	885	-	896	801	-
Stage 2	-	-	-	-	-	-	899	799	-	963	885	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	5.36	8.53	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1067	1617	-	-	1241	-	-	-
HCM Lane V/C Ratio	0.044	-	-	-	0.025	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	-	7.3	0	-	0
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	-

HCM 7th TWSC
5: June Terrace & Self Service Access 06/09/2025

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	3	3	0	1	0
Future Vol, veh/h	0	3	3	0	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	35	35	35	35	35	35
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	9	9	0	3	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	17	9
Stage 1	-	-	-	-	9	-
Stage 2	-	-	-	-	9	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1625	-	-	-	1006	1079
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1020	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1625	-	-	-	1006	1079
Mov Cap-2 Maneuver	-	-	-	-	925	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1020	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	8.91
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1625	-	-	-	925
HCM Lane V/C Ratio	-	-	-	-	0.003
HCM Ctrl Dly (s/v)	0	-	-	-	8.9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Capacity Analysis Summary Sheets

Existing Saturday Midday Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	437	1093	44	30	1144	357	54	41	46	313	19	194
Future Volume (vph)	437	1093	44	30	1144	357	54	41	46	313	19	194
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.921				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3502	3725	1615	3502	3762	1615	3502	1750	0	3502	2000	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3502	3725	1615	3502	3762	1615	3502	1750	0	3502	2000	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			74			361		41				115
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		991			842			212			351	
Travel Time (s)		13.5			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	2%	0%	0%	1%	0%	0%	0%	0%	0%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	441	1104	44	30	1156	361	55	87	0	316	19	196
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.0		9.5	22.0	9.5
Total Split (s)	18.0	63.0	14.0	14.0	59.0	15.0	14.0	18.0		15.0	19.0	18.0
Total Split (%)	16.4%	57.3%	12.7%	12.7%	53.6%	13.6%	12.7%	16.4%		13.6%	17.3%	16.4%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	16.5	68.1	90.5	6.5	53.9	72.2	14.6	9.4		11.3	10.7	27.9
Actuated g/C Ratio	0.15	0.62	0.82	0.06	0.49	0.66	0.13	0.09		0.10	0.10	0.25

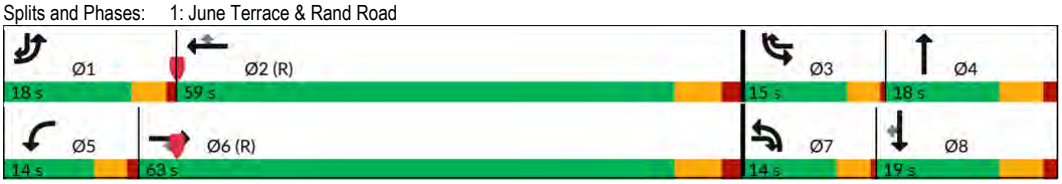
Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.84	0.48	0.03	0.15	0.63	0.30	0.12	0.47		0.88	0.10	0.40
Control Delay (s/veh)	61.6	14.1	0.5	50.4	23.0	1.5	43.8	35.4		74.7	44.9	16.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	61.6	14.1	0.5	50.4	23.0	1.5	43.8	35.4		74.7	44.9	16.7
LOS	E	B	A	D	C	A	D	D		E	D	B
Approach Delay (s/veh)		26.9			18.5			38.6			52.2	
Approach LOS		C			B			D			D	
Queue Length 50th (ft)	158	242	0	10	317	0	15	31		115	13	52
Queue Length 95th (ft)	#273	326	5	26	390	32	39	80		#197	35	102
Internal Link Dist (ft)		911			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	525	2304	1363	302	1844	1184	515	227		359	245	487
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.84	0.48	0.03	0.10	0.63	0.30	0.11	0.38		0.88	0.08	0.40

Intersection Summary

Area Type: Other
Cycle Length: 110
Actuated Cycle Length: 110
Offset: 79 (72%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.88
Intersection Signal Delay (s/veh): 27.5 Intersection LOS: C
Intersection Capacity Utilization 72.7% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 06/09/2025

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	52	1	0	1	0	55	0	34	1	59	20	14
Future Vol, veh/h	52	1	0	1	0	55	0	34	1	59	20	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	67	67	67	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	78	1	0	1	0	82	0	51	1	88	30	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	267	269	25	243	278	51	51	0	0	52	0	0
Stage 1	216	216	-	51	51	-	-	-	-	-	-	-
Stage 2	51	52	-	192	227	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	679	641	1051	705	633	1022	1569	-	-	1567	-	-
Stage 1	772	727	-	966	856	-	-	-	-	-	-	-
Stage 2	967	855	-	797	720	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	589	604	1051	663	597	1022	1569	-	-	1567	-	-
Mov Cap-2 Maneuver	589	604	-	663	597	-	-	-	-	-	-	-
Stage 1	728	686	-	966	856	-	-	-	-	-	-	-
Stage 2	890	855	-	750	679	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	12.05	8.88	0	4.73
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1569	-	-	589	1012	1449	-	-
HCM Lane V/C Ratio	-	-	-	0.134	0.083	0.056	-	-
HCM Ctrl Dly (s/v)	0	-	-	12.1	8.9	7.4	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.3	0.2	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 06/09/2025

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	26	0	0	19	2	0	0	0	9	0	0
Future Vol, veh/h	0	26	0	0	19	2	0	0	0	9	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	74	74	74	74	74	74	74	74	74	74	74	74
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	35	0	0	26	3	0	0	0	12	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	28	0	0	35	0	0	61	64	35	62	62	27
Stage 1	-	-	-	-	-	-	35	35	-	27	27	-
Stage 2	-	-	-	-	-	-	26	28	-	35	35	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1598	-	-	1589	-	-	940	831	1043	938	833	1054
Stage 1	-	-	-	-	-	-	986	870	-	995	877	-
Stage 2	-	-	-	-	-	-	997	875	-	986	870	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1598	-	-	1589	-	-	940	831	1043	938	833	1054
Mov Cap-2 Maneuver	-	-	-	-	-	-	881	777	-	880	778	-
Stage 1	-	-	-	-	-	-	986	870	-	995	877	-
Stage 2	-	-	-	-	-	-	997	875	-	986	870	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0	9.15
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1598	-	-	1589	-	-	880
HCM Lane V/C Ratio	-	-	-	-	-	-	-	0.014
HCM Ctrl Dly (s/v)	0	0	-	-	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

HCM 7th TWSC
5: June Terrace & Self Service Access 06/09/2025

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	6	2	4	2	1
Future Vol, veh/h	1	6	2	4	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	9	3	6	3	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	18	6
Stage 1	-	-	-	-	6	-
Stage 2	-	-	-	-	12	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1624	-	-	-	1005	1083
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1016	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1624	-	-	-	1004	1083
Mov Cap-2 Maneuver	-	-	-	-	923	-
Stage 1	-	-	-	-	1021	-
Stage 2	-	-	-	-	1016	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.03	0	8.73
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	257	-	-	-	971
HCM Lane V/C Ratio	0.001	-	-	-	0.005
HCM Ctrl Dly (s/v)	7.2	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Capacity Analysis Summary Sheets

Year 2031 No-Build Weekday Morning Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

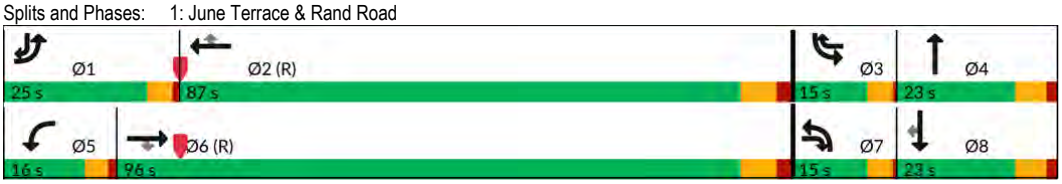
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	1437	60	34	743	97	25	24	51	82	26	34
Future Volume (vph)	101	1437	60	34	743	97	25	24	51	82	26	34
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.898				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3467	3619	1568	3502	3486	1583	3242	1706	0	3502	2000	1524
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3467	3619	1568	3502	3486	1583	3242	1706	0	3502	2000	1524
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			56			100		53				58
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		991			842			212			351	
Travel Time (s)		13.5			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	5%	3%	0%	9%	2%	8%	0%	0%	0%	0%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	104	1481	62	35	766	100	26	78	0	85	27	35
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.5		9.5	22.5	9.5
Total Split (s)	25.0	96.0	15.0	16.0	87.0	15.0	15.0	23.0		15.0	23.0	25.0
Total Split (%)	16.7%	64.0%	10.0%	10.7%	58.0%	10.0%	10.0%	15.3%		10.0%	15.3%	16.7%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	9.9	105.2	121.9	7.0	100.3	116.2	9.7	9.4		8.9	13.2	26.4
Actuated g/C Ratio	0.07	0.70	0.81	0.05	0.67	0.77	0.06	0.06		0.06	0.09	0.18

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.46	0.58	0.05	0.22	0.33	0.08	0.12	0.50		0.41	0.15	0.11
Control Delay (s/veh)	73.5	13.5	1.5	71.5	11.6	1.1	68.6	37.3		73.5	65.2	4.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	73.5	13.5	1.5	71.5	11.6	1.1	68.6	37.3		73.5	65.2	4.2
LOS	E	B	A	E	B	A	E	D		E	E	A
Approach Delay (s/veh)		16.9			12.8			45.1			55.5	
Approach LOS		B			B			D			E	
Queue Length 50th (ft)	51	367	1	17	154	0	12	24		42	25	0
Queue Length 95th (ft)	82	515	14	37	230	16	29	77		71	57	13
Internal Link Dist (ft)		911			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	473	2539	1318	268	2331	1269	280	240		256	228	419
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.22	0.58	0.05	0.13	0.33	0.08	0.09	0.33		0.33	0.12	0.08

Intersection Summary		
Area Type:	Other	
Cycle Length: 150		
Actuated Cycle Length: 150		
Offset: 59 (39%), Referenced to phase 2:WBT and 6:EBT, Start of Green		
Natural Cycle: 80		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.58		
Intersection Signal Delay (s/veh): 18.6	Intersection LOS: B	
Intersection Capacity Utilization 63.1%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 06/09/2025

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	0	0	0	1	67	0	27	4	70	36	14
Future Vol, veh/h	6	0	0	0	1	67	0	27	4	70	36	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	7	0	0	3	7
Mvmt Flow	6	0	0	0	1	71	0	29	4	74	38	15

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	224	228	27	199	233	31	53	0	0	33	0	0
Stage 1	195	195	-	31	31	-	-	-	-	-	-	-
Stage 2	29	33	-	168	202	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	736	682	1063	765	677	1049	1574	-	-	1592	-	-
Stage 1	803	748	-	991	873	-	-	-	-	-	-	-
Stage 2	993	872	-	832	743	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	652	649	1063	729	645	1049	1574	-	-	1592	-	-
Mov Cap-2 Maneuver	652	649	-	729	645	-	-	-	-	-	-	-
Stage 1	765	713	-	991	873	-	-	-	-	-	-	-
Stage 2	924	872	-	792	708	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.57	8.72	0	4.32
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1574	-	-	652	1040	1509	-	-
HCM Lane V/C Ratio	-	-	-	0.01	0.07	0.047	-	-
HCM Ctrl Dly (s/v)	0	-	-	10.6	8.7	7.4	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 06/09/2025

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	4	0	31	3	2	0	0	25	2	1	0
Future Vol, veh/h	0	4	0	31	3	2	0	0	25	2	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	33	0	3	0	0	0	0	0	50	0	0
Mvmt Flow	0	5	0	35	3	2	0	0	28	2	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	6	0	0	5	0	0	79	81	5	80	80	5
Stage 1	-	-	-	-	-	-	5	5	-	75	75	-
Stage 2	-	-	-	-	-	-	74	76	-	5	5	-
Critical Hdwy	4.1	-	-	4.13	-	-	7.1	6.5	6.2	7.6	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.6	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.6	5.5	-
Follow-up Hdwy	2.2	-	-	2.227	-	-	3.5	4	3.3	3.95	4	3.3
Pot Cap-1 Maneuver	1629	-	-	1610	-	-	914	813	1085	805	815	1085
Stage 1	-	-	-	-	-	-	1023	896	-	827	836	-
Stage 2	-	-	-	-	-	-	940	836	-	906	896	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1629	-	-	1610	-	-	893	796	1085	766	797	1085
Mov Cap-2 Maneuver	-	-	-	-	-	-	834	742	-	725	742	-
Stage 1	-	-	-	-	-	-	1023	896	-	809	818	-
Stage 2	-	-	-	-	-	-	918	817	-	882	896	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	6.27	8.41	9.95
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1085	1629	-	-	1435	-	-	731
HCM Lane V/C Ratio	0.026	-	-	-	0.022	-	-	0.005
HCM Ctrl Dly (s/v)	8.4	0	-	-	7.3	0	-	10
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	0	0	0	0
Future Vol, veh/h	0	1	0	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	100	0	0	0	0
Mvmt Flow	0	4	0	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	4	0	-	0	8	4
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	4	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1631	-	-	-	1018	1085
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	1024	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1631	-	-	-	1018	1085
Mov Cap-2 Maneuver	-	-	-	-	932	-
Stage 1	-	-	-	-	1024	-
Stage 2	-	-	-	-	1024	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1631	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-

Capacity Analysis Summary Sheets

Year 2031 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	254	997	37	26	1466	230	30	25	24	172	16	177
Future Volume (vph)	254	997	37	26	1466	230	30	25	24	172	16	177
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.926				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3502	3619	1615	3502	3654	1615	3502	1759	0	3467	2000	1615
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3502	3619	1615	3502	3654	1615	3502	1759	0	3467	2000	1615
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			55			242		25				114
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		991			842			212			351	
Travel Time (s)		13.5			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	5%	0%	0%	4%	0%	0%	0%	0%	1%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	267	1049	39	27	1543	242	32	51	0	181	17	186
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.0		9.5	22.0	9.5
Total Split (s)	20.0	96.0	17.0	15.0	91.0	17.0	17.0	22.0		17.0	22.0	20.0
Total Split (%)	13.3%	64.0%	11.3%	10.0%	60.7%	11.3%	11.3%	14.7%		11.3%	14.7%	13.3%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	16.3	107.5	130.0	6.6	93.7	112.7	14.7	9.1		12.0	11.0	28.0
Actuated g/C Ratio	0.11	0.72	0.87	0.04	0.62	0.75	0.10	0.06		0.08	0.07	0.19

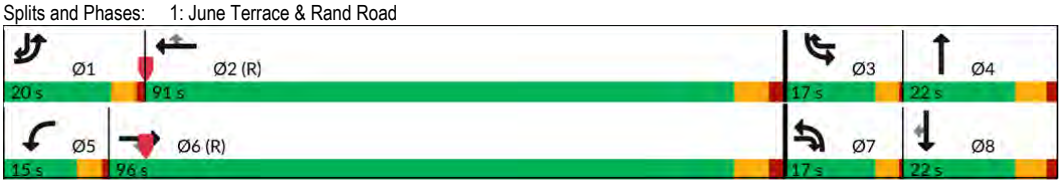
25-016 Mixed-Use Dev. - Lake Zurich Synchro 12 Report
Year 2031 No-Build Weekday Evening Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.70	0.40	0.03	0.17	0.68	0.19	0.09	0.40		0.65	0.12	0.47
Control Delay (s/veh)	74.5	10.6	0.6	71.2	21.9	1.2	63.8	47.7		78.2	63.9	23.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	74.5	10.6	0.6	71.2	21.9	1.2	63.8	47.7		78.2	63.9	23.6
LOS	E	B	A	E	C	A	E	D		E	E	C
Approach Delay (s/veh)		22.9			19.8			53.9			51.2	
Approach LOS		C			B			D			D	
Queue Length 50th (ft)	131	235	0	13	525	0	13	25		89	16	67
Queue Length 95th (ft)	178	312	6	30	678	26	34	70		131	41	123
Internal Link Dist (ft)		911			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	397	2592	1443	245	2281	1282	426	209		300	216	402
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.67	0.40	0.03	0.11	0.68	0.19	0.08	0.24		0.60	0.08	0.46

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 25 (17%), Referenced to phase 2:WBT and 6:EBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.70			
Intersection Signal Delay (s/veh): 25.1		Intersection LOS: C	
Intersection Capacity Utilization 71.9%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 06/09/2025

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	1	0	0	0	34	0	40	0	32	34	13
Future Vol, veh/h	5	1	0	0	0	34	0	40	0	32	34	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	64	64	64	64	64	64	64	64	64	64	64	64
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	8	2	0	0	0	53	0	63	0	50	53	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	226	226	37	190	236	63	73	0	0	63	0	0
Stage 1	163	163	-	63	63	-	-	-	-	-	-	-
Stage 2	63	63	-	127	173	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	734	683	1047	776	675	1008	1548	-	-	1553	-	-
Stage 1	837	772	-	954	847	-	-	-	-	-	-	-
Stage 2	954	847	-	878	764	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	672	661	1047	749	652	1008	1548	-	-	1553	-	-
Mov Cap-2 Maneuver	672	661	-	749	652	-	-	-	-	-	-	-
Stage 1	810	747	-	954	847	-	-	-	-	-	-	-
Stage 2	903	847	-	848	739	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	10.45	8.77	0	3.03
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1548	-	-	670	1008	1051	-	-
HCM Lane V/C Ratio	-	-	-	0.014	0.053	0.032	-	-
HCM Ctrl Dly (s/v)	0	-	-	10.4	8.8	7.4	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 06/09/2025

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	11	0	25	6	3	0	0	29	0	0	0
Future Vol, veh/h	0	11	0	25	6	3	0	0	29	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	62	62	62	62	62	62	62	62	62	62	62	62
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	18	0	40	10	5	0	0	47	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	15	0	0	18	0	0	108	113	18	110	110	12
Stage 1	-	-	-	-	-	-	18	18	-	93	93	-
Stage 2	-	-	-	-	-	-	90	95	-	18	18	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1617	-	-	1612	-	-	876	781	1067	872	783	1074
Stage 1	-	-	-	-	-	-	1007	885	-	919	822	-
Stage 2	-	-	-	-	-	-	922	820	-	1007	885	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1617	-	-	1612	-	-	853	761	1067	813	764	1074
Mov Cap-2 Maneuver	-	-	-	-	-	-	811	721	-	785	720	-
Stage 1	-	-	-	-	-	-	1007	885	-	896	801	-
Stage 2	-	-	-	-	-	-	899	799	-	963	885	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	5.36	8.53	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1067	1617	-	-	1241	-	-	-
HCM Lane V/C Ratio	0.044	-	-	-	0.025	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	-	7.3	0	-	0
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	-

HCM 7th TWSC
5: June Terrace & Self Service Access 06/09/2025

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	3	3	0	1	0
Future Vol, veh/h	0	3	3	0	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	35	35	35	35	35	35
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	9	9	0	3	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	17	9
Stage 1	-	-	-	-	9	-
Stage 2	-	-	-	-	9	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1625	-	-	-	1006	1079
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1020	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1625	-	-	-	1006	1079
Mov Cap-2 Maneuver	-	-	-	-	925	-
Stage 1	-	-	-	-	1020	-
Stage 2	-	-	-	-	1020	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0	0	8.91
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1625	-	-	-	925
HCM Lane V/C Ratio	-	-	-	-	0.003
HCM Ctrl Dly (s/v)	0	-	-	-	8.9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Capacity Analysis Summary Sheets

Year 2031 No-Build Saturday Midday Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	437	1104	44	30	1155	357	54	41	46	313	19	194
Future Volume (vph)	437	1104	44	30	1155	357	54	41	46	313	19	194
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.921				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3502	3725	1615	3502	3762	1615	3502	1750	0	3502	2000	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3502	3725	1615	3502	3762	1615	3502	1750	0	3502	2000	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			74			361		41				114
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		991			842			212			351	
Travel Time (s)		13.5			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	2%	0%	0%	1%	0%	0%	0%	0%	0%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	441	1115	44	30	1167	361	55	87	0	316	19	196
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.0		9.5	22.0	9.5
Total Split (s)	18.0	63.0	14.0	14.0	59.0	15.0	14.0	18.0		15.0	19.0	18.0
Total Split (%)	16.4%	57.3%	12.7%	12.7%	53.6%	13.6%	12.7%	16.4%		13.6%	17.3%	16.4%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	16.5	68.1	90.5	6.5	53.9	72.2	14.6	9.4		11.3	10.7	27.9
Actuated g/C Ratio	0.15	0.62	0.82	0.06	0.49	0.66	0.13	0.09		0.10	0.10	0.25

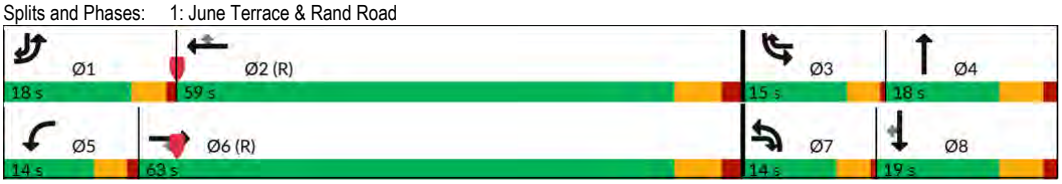
Lanes, Volumes, Timings
1: June Terrace & Rand Road 06/09/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.84	0.48	0.03	0.15	0.63	0.30	0.12	0.47		0.88	0.10	0.40
Control Delay (s/veh)	61.6	14.2	0.5	50.4	23.2	1.5	43.8	35.4		74.7	44.9	16.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	61.6	14.2	0.5	50.4	23.2	1.5	43.8	35.4		74.7	44.9	16.9
LOS	E	B	A	D	C	A	D	D		E	D	B
Approach Delay (s/veh)		26.9			18.7			38.6			52.3	
Approach LOS		C			B			D			D	
Queue Length 50th (ft)	158	245	0	10	321	0	15	31		115	13	53
Queue Length 95th (ft)	#273	331	5	26	395	32	39	80		#197	35	103
Internal Link Dist (ft)		911			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	525	2304	1363	302	1844	1184	515	227		359	245	486
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.84	0.48	0.03	0.10	0.63	0.30	0.11	0.38		0.88	0.08	0.40

Intersection Summary

Area Type: Other
Cycle Length: 110
Actuated Cycle Length: 110
Offset: 79 (72%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.88
Intersection Signal Delay (s/veh): 27.5 Intersection LOS: C
Intersection Capacity Utilization 73.0% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 06/09/2025

Intersection	
Int Delay, s/veh	6.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	52	1	0	1	0	55	0	34	1	59	20	14
Future Vol, veh/h	52	1	0	1	0	55	0	34	1	59	20	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	67	67	67	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	78	1	0	1	0	82	0	51	1	88	30	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	267	269	25	243	278	51	51	0	0	52	0	0
Stage 1	216	216	-	51	51	-	-	-	-	-	-	-
Stage 2	51	52	-	192	227	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	679	641	1051	705	633	1022	1569	-	-	1567	-	-
Stage 1	772	727	-	966	856	-	-	-	-	-	-	-
Stage 2	967	855	-	797	720	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	589	604	1051	663	597	1022	1569	-	-	1567	-	-
Mov Cap-2 Maneuver	589	604	-	663	597	-	-	-	-	-	-	-
Stage 1	728	686	-	966	856	-	-	-	-	-	-	-
Stage 2	890	855	-	750	679	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	12.05	8.88	0	4.73
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1569	-	-	589	1012	1449	-	-
HCM Lane V/C Ratio	-	-	-	0.134	0.083	0.056	-	-
HCM Ctrl Dly (s/v)	0	-	-	12.1	8.9	7.4	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.3	0.2	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 06/09/2025

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	26	0	0	19	2	0	0	0	9	0	0
Future Vol, veh/h	0	26	0	0	19	2	0	0	0	9	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	74	74	74	74	74	74	74	74	74	74	74	74
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	35	0	0	26	3	0	0	0	12	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	28	0	0	35	0	0	61	64	35	62	62	27
Stage 1	-	-	-	-	-	-	35	35	-	27	27	-
Stage 2	-	-	-	-	-	-	26	28	-	35	35	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1598	-	-	1589	-	-	940	831	1043	938	833	1054
Stage 1	-	-	-	-	-	-	986	870	-	995	877	-
Stage 2	-	-	-	-	-	-	997	875	-	986	870	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1598	-	-	1589	-	-	940	831	1043	938	833	1054
Mov Cap-2 Maneuver	-	-	-	-	-	-	881	777	-	880	778	-
Stage 1	-	-	-	-	-	-	986	870	-	995	877	-
Stage 2	-	-	-	-	-	-	997	875	-	986	870	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0	9.15
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1598	-	-	1589	-	-	880
HCM Lane V/C Ratio	-	-	-	-	-	-	-	0.014
HCM Ctrl Dly (s/v)	0	0	-	-	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

HCM 7th TWSC
5: June Terrace & Self Service Access 06/09/2025

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	6	2	4	2	1
Future Vol, veh/h	1	6	2	4	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	9	3	6	3	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	9	0	-	0	18	6
Stage 1	-	-	-	-	6	-
Stage 2	-	-	-	-	12	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1624	-	-	-	1005	1083
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	1016	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1624	-	-	-	1004	1083
Mov Cap-2 Maneuver	-	-	-	-	923	-
Stage 1	-	-	-	-	1021	-
Stage 2	-	-	-	-	1016	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	1.03	0	8.73
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	257	-	-	-	971
HCM Lane V/C Ratio	0.001	-	-	-	0.005
HCM Ctrl Dly (s/v)	7.2	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Capacity Analysis Summary Sheets

Year 2031 Total Projected Weekday Morning Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 10/06/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	1463	59	50	744	97	56	24	73	82	26	34
Future Volume (vph)	101	1463	59	50	744	97	56	24	73	82	26	34
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.887				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3467	3619	1568	3502	3486	1583	3367	1685	0	3502	2000	1524
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3467	3619	1568	3502	3486	1583	3367	1685	0	3502	2000	1524
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			55			100		75				58
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		821			842			212			351	
Travel Time (s)		11.2			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	1%	5%	3%	0%	9%	2%	4%	0%	0%	0%	0%	6%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	104	1508	61	52	767	100	58	100	0	85	27	35
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.5		9.5	22.5	9.5
Total Split (s)	25.0	96.0	15.0	16.0	87.0	15.0	15.0	23.0		15.0	23.0	25.0
Total Split (%)	16.7%	64.0%	10.0%	10.7%	58.0%	10.0%	10.0%	15.3%		10.0%	15.3%	16.7%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	9.9	104.4	125.7	7.6	100.1	116.0	13.5	9.6		8.9	10.3	20.9
Actuated g/C Ratio	0.07	0.70	0.84	0.05	0.67	0.77	0.09	0.06		0.06	0.07	0.14

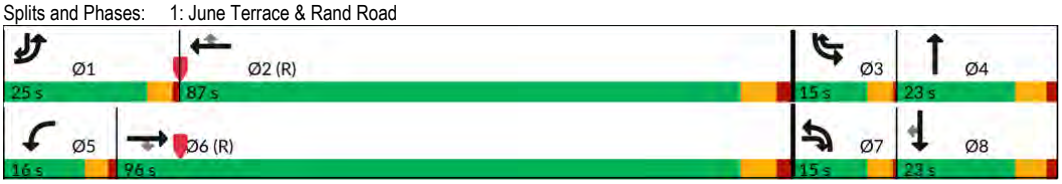
25-016 Mixed-Use Dev. - Lake Zurich Synchro 12 Report
Year 2031 Total Weekday Morning Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 10/06/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.46	0.60	0.05	0.29	0.33	0.08	0.19	0.56		0.41	0.20	0.13
Control Delay (s/veh)	73.5	14.4	1.5	72.4	11.8	1.1	67.3	33.7		73.5	67.5	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	73.5	14.4	1.5	72.4	11.8	1.1	67.3	33.7		73.5	67.5	4.6
LOS	E	B	A	E	B	A	E	C		E	E	A
Approach Delay (s/veh)		17.6			14.1			46.0			56.0	
Approach LOS		B			B			D			E	
Queue Length 50th (ft)	51	385	1	25	154	0	28	24		42	26	0
Queue Length 95th (ft)	82	552	14	48	234	16	53	84		71	57	13
Internal Link Dist (ft)		741			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	473	2518	1335	268	2325	1267	330	257		256	226	366
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.22	0.60	0.05	0.19	0.33	0.08	0.18	0.39		0.33	0.12	0.10

Intersection Summary		
Area Type:	Other	
Cycle Length: 150		
Actuated Cycle Length: 150		
Offset: 59 (39%), Referenced to phase 2:WBT and 6:EBT, Start of Green		
Natural Cycle: 90		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 0.60		
Intersection Signal Delay (s/veh): 20.0	Intersection LOS: B	
Intersection Capacity Utilization 63.1%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 10/06/2025

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	0	0	0	1	67	0	80	4	70	51	14
Future Vol, veh/h	6	0	0	0	1	67	0	80	4	70	51	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	7	0	0	3	7
Mvmt Flow	6	0	0	0	1	71	0	85	4	74	54	15

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	296	300	35	263	305	87	69	0	0	89	0	0
Stage 1	211	211	-	87	87	-	-	-	-	-	-	-
Stage 2	86	89	-	176	218	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	657	621	1050	692	617	977	1553	-	-	1519	-	-
Stage 1	786	737	-	925	826	-	-	-	-	-	-	-
Stage 2	927	825	-	823	731	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	578	590	1050	657	586	977	1553	-	-	1519	-	-
Mov Cap-2 Maneuver	578	590	-	657	586	-	-	-	-	-	-	-
Stage 1	746	700	-	925	826	-	-	-	-	-	-	-
Stage 2	858	825	-	782	695	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.3	9.02	0	3.92
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1553	-	-	578	967	1434	-	-
HCM Lane V/C Ratio	-	-	-	0.011	0.075	0.049	-	-
HCM Ctrl Dly (s/v)	0	-	-	11.3	9	7.5	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.2	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 10/06/2025

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	57	0	31	18	2	0	0	25	2	1	0
Future Vol, veh/h	0	57	0	31	18	2	0	0	25	2	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	2	0	3	0	0	0	0	0	50	0	0
Mvmt Flow	0	65	0	35	20	2	0	0	28	2	1	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	23	0	0	65	0	0	156	158	65	157	157	22
Stage 1	-	-	-	-	-	-	65	65	-	92	92	-
Stage 2	-	-	-	-	-	-	91	93	-	65	65	-
Critical Hdwy	4.1	-	-	4.13	-	-	7.1	6.5	6.2	7.6	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.6	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.6	5.5	-
Follow-up Hdwy	2.2	-	-	2.227	-	-	3.5	4	3.3	3.95	4	3.3
Pot Cap-1 Maneuver	1606	-	-	1531	-	-	815	738	1005	712	739	1062
Stage 1	-	-	-	-	-	-	951	845	-	809	823	-
Stage 2	-	-	-	-	-	-	921	822	-	838	845	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1606	-	-	1531	-	-	794	721	1005	676	722	1062
Mov Cap-2 Maneuver	-	-	-	-	-	-	782	703	-	667	697	-
Stage 1	-	-	-	-	-	-	951	845	-	791	803	-
Stage 2	-	-	-	-	-	-	898	803	-	815	845	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	4.5	8.69	10.35
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1005	1606	-	-	1073	-	-	677
HCM Lane V/C Ratio	0.028	-	-	-	0.023	-	-	0.005
HCM Ctrl Dly (s/v)	8.7	0	-	-	7.4	0	-	10.3
HCM Lane LOS	A	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0

HCM 7th TWSC
4: SE Res. Access & June Terrace & Beelow's Right-In 10/06/2025

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBR	SEL	SER
Lane Configurations										
Traffic Vol, veh/h	0	46	0	3	14	1	0	11	0	0
Future Vol, veh/h	0	46	0	3	14	1	0	11	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	None	-	-
Storage Length	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	1	-	0	-
Grade, %	-	0	-	-	0	-	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	0	0	0	0	0	0
Mvmt Flow	0	48	0	3	15	1	0	12	0	0

Major/Minor	Major1			Major2			Minor1		
Conflicting Flow All	-	0	0	48	0	0	69	48	
Stage 1	-	-	-	-	-	-	48	-	
Stage 2	-	-	-	-	-	-	21	-	
Critical Hdwy	-	-	-	4.1	-	-	6.4	6.2	
Critical Hdwy Stg 1	-	-	-	-	-	-	5.4	-	
Critical Hdwy Stg 2	-	-	-	-	-	-	5.4	-	
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	3.3	
Pot Cap-1 Maneuver	0	-	-	1572	-	-	943	1026	
Stage 1	0	-	-	-	-	-	979	-	
Stage 2	0	-	-	-	-	-	1009	-	
Platoon blocked, %		-	-		-	-	0		
Mov Cap-1 Maneuver	-	-	-	1572	-	-	941	1026	
Mov Cap-2 Maneuver	-	-	-	-	-	-	881	-	
Stage 1	-	-	-	-	-	-	979	-	
Stage 2	-	-	-	-	-	-	1007	-	

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1.22	8.55
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR
Capacity (veh/h)	1026	-	-	296	-	-
HCM Lane V/C Ratio	0.011	-	-	0.002	-	-
HCM Ctrl Dly (s/v)	8.5	-	-	7.3	0	-
HCM Lane LOS	A	-	-	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-	-

25-016 Mixed-Use Dev. - Lake Zurich Synchro 12 Report
Year 2031 Total Weekday Morning Peak Hour

HCM 7th TWSC
5: Residential Access/Self Service Access & June Terrace 10/06/2025

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	43	0	3	11	0	0	0	11	0	0	0
Future Vol, veh/h	0	43	0	3	11	0	0	0	11	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	2	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	45	0	3	12	0	0	0	12	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	12	0	0	45	0	0	63	63	45	63	63	12
Stage 1	-	-	-	-	-	-	45	45	-	18	18	-
Stage 2	-	-	-	-	-	-	18	18	-	45	45	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1621	-	-	1576	-	-	936	832	1030	936	832	1075
Stage 1	-	-	-	-	-	-	974	861	-	1007	884	-
Stage 2	-	-	-	-	-	-	1007	884	-	974	861	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1621	-	-	1576	-	-	934	830	1030	924	830	1075
Mov Cap-2 Maneuver	-	-	-	-	-	-	934	830	-	866	774	-
Stage 1	-	-	-	-	-	-	974	861	-	1005	883	-
Stage 2	-	-	-	-	-	-	1005	883	-	963	861	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	1.56	8.53	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1030	1621	-	-	386	-	-	-
HCM Lane V/C Ratio	0.011	-	-	-	0.002	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	-	7.3	0	-	0
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	-

HCM 7th TWSC
6: Right-In/Right-Out Access Road & Rand Road 10/06/2025

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1598	12	0	834	0	25
Future Vol, veh/h	1598	12	0	834	0	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	200	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	0	0	9	0	0
Mvmt Flow	1682	13	0	878	0	26

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	841
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	312
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	312
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	17.59
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	312	-	-
HCM Lane V/C Ratio	0.084	-	-
HCM Ctrl Dly (s/v)	17.6	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.3	-	-

Capacity Analysis Summary Sheets

Year 2031 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 10/06/2025

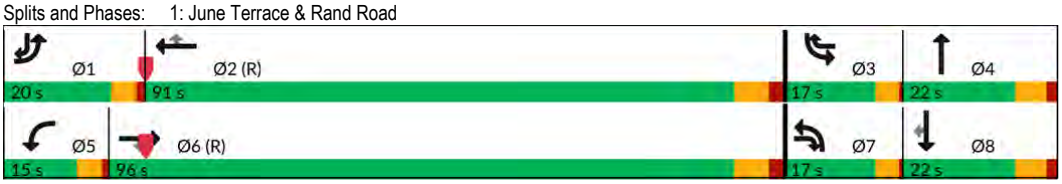
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	254	1039	35	150	1424	230	114	29	46	172	20	177
Future Volume (vph)	254	1039	35	150	1424	230	114	29	46	172	20	177
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.909				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3502	3654	1615	3502	3654	1615	3502	1727	0	3467	2000	1615
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3502	3654	1615	3502	3654	1615	3502	1727	0	3467	2000	1615
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			55			242		42				58
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		821			842			212			351	
Travel Time (s)		11.2			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	4%	0%	0%	4%	0%	0%	0%	0%	1%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	267	1094	37	158	1499	242	120	79	0	181	21	186
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.0		9.5	22.0	9.5
Total Split (s)	20.0	96.0	17.0	15.0	91.0	17.0	17.0	22.0		17.0	22.0	20.0
Total Split (%)	13.3%	64.0%	11.3%	10.0%	60.7%	11.3%	11.3%	14.7%		11.3%	14.7%	13.3%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	15.9	94.9	118.6	11.4	90.4	109.5	16.6	10.1		12.0	10.8	27.5
Actuated g/C Ratio	0.11	0.63	0.79	0.08	0.60	0.73	0.11	0.07		0.08	0.07	0.18

Lanes, Volumes, Timings
1: June Terrace & Rand Road 10/06/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.72	0.47	0.03	0.59	0.68	0.19	0.31	0.51		0.65	0.15	0.54
Control Delay (s/veh)	76.2	15.9	0.7	76.5	23.0	1.2	65.6	45.5		78.2	65.8	41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	76.2	15.9	0.7	76.5	23.0	1.2	65.6	45.5		78.2	65.8	41.6
LOS	E	B	A	E	C	A	E	D		E	E	D
Approach Delay (s/veh)		27.0			24.6			57.6			60.0	
Approach LOS		C			C			E			E	
Queue Length 50th (ft)	131	287	0	78	510	0	59	35		89	19	107
Queue Length 95th (ft)	181	370	5	118	645	26	92	90		131	48	181
Internal Link Dist (ft)		741			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	388	2312	1296	274	2202	1252	405	221		300	213	350
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.69	0.47	0.03	0.58	0.68	0.19	0.30	0.36		0.60	0.10	0.53

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 25 (17%), Referenced to phase 2:WBT and 6:EBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.72			
Intersection Signal Delay (s/veh): 30.7		Intersection LOS: C	
Intersection Capacity Utilization 70.8%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 10/06/2025

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	1	0	0	0	34	0	150	0	32	160	13
Future Vol, veh/h	5	1	0	0	0	34	0	150	0	32	160	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	64	64	64	64	64	64	64	64	64	64	64	64
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	8	2	0	0	0	53	0	234	0	50	250	20

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	595	595	135	460	605	234	270	0	0	234	0	0
Stage 1	360	360	-	234	234	-	-	-	-	-	-	-
Stage 2	234	234	-	226	370	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	439	447	979	546	441	810	1354	-	-	1345	-	-
Stage 1	684	660	-	773	715	-	-	-	-	-	-	-
Stage 2	773	715	-	822	653	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	394	429	979	522	423	810	1354	-	-	1345	-	-
Mov Cap-2 Maneuver	394	429	-	522	423	-	-	-	-	-	-	-
Stage 1	656	634	-	773	715	-	-	-	-	-	-	-
Stage 2	722	715	-	787	627	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	14.23	9.76	0	1.39
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1354	-	-	399	810	508	-	-
HCM Lane V/C Ratio	-	-	-	0.023	0.066	0.037	-	-
HCM Ctrl Dly (s/v)	0	-	-	14.2	9.8	7.8	0.2	-
HCM Lane LOS	A	-	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.1	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 10/06/2025

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	121	0	25	132	3	0	0	29	0	0	0
Future Vol, veh/h	0	121	0	25	132	3	0	0	29	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	62	62	62	62	62	62	62	62	62	62	62	62
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	195	0	40	213	5	0	0	47	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	218	0	0	195	0	0	489	494	195	491	491	215
Stage 1	-	-	-	-	-	-	195	195	-	296	296	-
Stage 2	-	-	-	-	-	-	294	298	-	195	195	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1364	-	-	1390	-	-	493	480	851	491	481	830
Stage 1	-	-	-	-	-	-	811	743	-	717	672	-
Stage 2	-	-	-	-	-	-	719	670	-	811	743	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1364	-	-	1390	-	-	477	464	851	449	465	830
Mov Cap-2 Maneuver	-	-	-	-	-	-	556	525	-	528	519	-
Stage 1	-	-	-	-	-	-	811	743	-	693	650	-
Stage 2	-	-	-	-	-	-	695	648	-	767	743	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	1.2	9.47	0
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	851	1364	-	-	280	-	-	-
HCM Lane V/C Ratio	0.055	-	-	-	0.029	-	-	-
HCM Ctrl Dly (s/v)	9.5	0	-	-	7.7	0	-	0
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	-

HCM 7th TWSC
4: SE Res. Access & June Terrace & Beelow's Right-In 10/06/2025

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBR	SEL	SER
Lane Configurations										
Traffic Vol, veh/h	0	115	0	10	122	0	0	6	0	0
Future Vol, veh/h	0	115	0	10	122	0	0	6	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	None	-	-
Storage Length	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	1	-	0	-
Grade, %	-	0	-	-	0	-	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	121	0	11	128	0	0	6	0	0

Major/Minor	Major1			Major2			Minor1		
Conflicting Flow All	-	0	0	121	0	0	271	121	
Stage 1	-	-	-	-	-	-	121	-	
Stage 2	-	-	-	-	-	-	149	-	
Critical Hdwy	-	-	-	4.1	-	-	6.4	6.2	
Critical Hdwy Stg 1	-	-	-	-	-	-	5.4	-	
Critical Hdwy Stg 2	-	-	-	-	-	-	5.4	-	
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	3.3	
Pot Cap-1 Maneuver	0	-	-	1479	-	-	751	936	
Stage 1	0	-	-	-	-	-	909	-	
Stage 2	0	-	-	-	-	-	905	-	
Platoon blocked, %		-	-		-	-	0		
Mov Cap-1 Maneuver	-	-	-	1479	-	-	745	936	
Mov Cap-2 Maneuver	-	-	-	-	-	-	753	-	
Stage 1	-	-	-	-	-	-	909	-	
Stage 2	-	-	-	-	-	-	898	-	

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.56	8.87
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR
Capacity (veh/h)	936	-	-	136	-	-
HCM Lane V/C Ratio	0.007	-	-	0.007	-	-
HCM Ctrl Dly (s/v)	8.9	-	-	7.5	0	-
HCM Lane LOS	A	-	-	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-	-

HCM 7th TWSC
5: Residential Access/Self Service Access & June Terrace 10/06/2025

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	27	0	10	36	0	0	0	6	1	0	0
Future Vol, veh/h	0	27	0	10	36	0	0	0	6	1	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	28	0	11	38	0	0	0	6	1	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	38	0	0	28	0	0	87	87	28	87	87	38
Stage 1	-	-	-	-	-	-	28	28	-	59	59	-
Stage 2	-	-	-	-	-	-	59	59	-	28	28	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1592	-	-	1598	-	-	921	818	1052	921	818	1055
Stage 1	-	-	-	-	-	-	994	875	-	970	856	-
Stage 2	-	-	-	-	-	-	970	856	-	994	875	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1592	-	-	1598	-	-	914	812	1052	909	812	1055
Mov Cap-2 Maneuver	-	-	-	-	-	-	914	812	-	857	761	-
Stage 1	-	-	-	-	-	-	994	875	-	964	850	-
Stage 2	-	-	-	-	-	-	964	850	-	988	875	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	1.58	8.44	9.2
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1052	1592	-	-	391	-	-	857
HCM Lane V/C Ratio	0.006	-	-	-	0.007	-	-	0.001
HCM Ctrl Dly (s/v)	8.4	0	-	-	7.3	0	-	9.2
HCM Lane LOS	A	A	-	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1259	85	0	1715	0	69
Future Vol, veh/h	1259	85	0	1715	0	69
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	200	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	3	0	0
Mvmt Flow	1325	89	0	1805	0	73

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	663
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	409
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	409
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	15.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	409	-	-
HCM Lane V/C Ratio	0.178	-	-
HCM Ctrl Dly (s/v)	15.7	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	0.6	-	-

Capacity Analysis Summary Sheets

Year 2031 Total Projected Saturday Midday Peak Hour

Lanes, Volumes, Timings
1: June Terrace & Rand Road 10/06/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	437	1164	39	148	1112	357	155	46	74	313	24	194
Future Volume (vph)	437	1164	39	148	1112	357	155	46	74	313	24	194
Ideal Flow (vphpl)	1900	2000	1900	1900	2000	1900	1900	1900	1900	1900	2000	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		185	200		265	0		0	55		50
Storage Lanes	2		1	2		1	2		0	2		1
Taper Length (ft)	300			300			25			160		
Lane Util. Factor	0.97	0.95	1.00	0.97	0.95	1.00	0.97	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt			0.850			0.850		0.907				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3502	3725	1615	3502	3762	1615	3502	1723	0	3502	2000	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3502	3725	1615	3502	3762	1615	3502	1723	0	3502	2000	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			74			357		60				79
Link Speed (mph)		50			50			30			30	
Link Distance (ft)		821			842			212			351	
Travel Time (s)		11.2			11.5			4.8			8.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	2%	0%	0%	1%	0%	0%	0%	0%	0%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	441	1176	39	149	1123	361	157	121	0	316	24	196
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	1	6	7	5	2	3	7	4		3	8	1
Permitted Phases			6			2						8
Detector Phase	1	6	7	5	2	3	7	4		3	8	1
Switch Phase												
Minimum Initial (s)	4.0	15.0	4.0	4.0	15.0	4.0	4.0	7.0		4.0	7.0	4.0
Minimum Split (s)	9.5	22.5	9.5	9.5	22.5	9.5	9.5	22.0		9.5	22.0	9.5
Total Split (s)	18.0	63.0	14.0	14.0	59.0	15.0	14.0	18.0		15.0	19.0	18.0
Total Split (%)	16.4%	57.3%	12.7%	12.7%	53.6%	13.6%	12.7%	16.4%		13.6%	17.3%	16.4%
Yellow Time (s)	3.5	5.0	3.5	3.5	5.0	3.5	3.5	4.5		3.5	4.5	3.5
All-Red Time (s)	1.0	2.0	0.5	1.0	2.0	0.5	0.5	1.5		0.5	1.5	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	4.5	7.0	4.0	4.5	7.0	4.0	4.0	6.0		4.0	6.0	4.5
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Recall Mode	None	C-Min	None	None	C-Min	None	None	None		None	None	None
Act Effct Green (s)	16.0	58.3	84.9	9.0	51.3	69.6	19.6	9.9		11.3	9.5	23.6
Actuated g/C Ratio	0.15	0.53	0.77	0.08	0.47	0.63	0.18	0.09		0.10	0.09	0.21

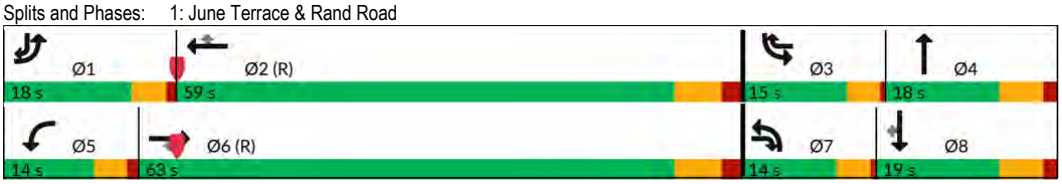
Lanes, Volumes, Timings
1: June Terrace & Rand Road 10/06/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.87	0.60	0.03	0.52	0.64	0.31	0.25	0.58		0.88	0.14	0.49
Control Delay (s/veh)	65.1	19.7	0.4	55.0	24.3	1.6	42.8	36.5		74.7	46.6	25.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay (s/veh)	65.1	19.7	0.4	55.0	24.3	1.6	42.8	36.5		74.7	46.6	25.3
LOS	E	B	A	E	C	A	D	D		E	D	C
Approach Delay (s/veh)		31.3			22.1			40.1			55.4	
Approach LOS		C			C			D			E	
Queue Length 50th (ft)	160	294	0	52	304	1	44	41		115	16	79
Queue Length 95th (ft)	#273	371	3	86	375	33	89	101		#197	41	128
Internal Link Dist (ft)		741			762			132			271	
Turn Bay Length (ft)	225		185	200		265				55		50
Base Capacity (vph)	509	1973	1262	305	1778	1152	623	241		359	236	401
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	0
Reduced v/c Ratio	0.87	0.60	0.03	0.49	0.63	0.31	0.25	0.50		0.88	0.10	0.49

Intersection Summary

Area Type: Other
Cycle Length: 110
Actuated Cycle Length: 110
Offset: 79 (72%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.88
Intersection Signal Delay (s/veh): 31.4 Intersection LOS: C
Intersection Capacity Utilization 71.8% ICU Level of Service C
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: June Terrace & Rand Road



HCM 7th TWSC
2: June Terrace & Walker Bros. Access/Starbucks Access 10/06/2025

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	52	1	0	1	0	55	0	168	1	59	138	14
Future Vol, veh/h	52	1	0	1	0	55	0	168	1	59	138	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	67	67	67	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	78	1	0	1	0	82	0	251	1	88	206	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	643	645	113	531	654	251	227	0	0	252	0	0
Stage 1	393	393	-	251	251	-	-	-	-	-	-	-
Stage 2	251	252	-	280	403	-	-	-	-	-	-	-
Critical Hdwy	7.3	6.5	6.9	7.3	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	398	412	991	478	407	792	1393	-	-	1325	-	-
Stage 1	643	632	-	757	702	-	-	-	-	-	-	-
Stage 2	758	702	-	751	625	-	-	-	-	-	-	-
Platoon blocked, %	0	0	0	0	0		0	-	-		-	-
Mov Cap-1 Maneuver	332	383	991	442	378	792	1393	-	-	1325	-	-
Mov Cap-2 Maneuver	332	383	-	442	378	-	-	-	-	-	-	-
Stage 1	598	587	-	757	702	-	-	-	-	-	-	-
Stage 2	679	702	-	696	581	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	19.17	10.16	0	2.41
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1393	-	-	333	781	892	-	-
HCM Lane V/C Ratio	-	-	-	0.238	0.107	0.066	-	-
HCM Ctrl Dly (s/v)	0	-	-	19.2	10.2	7.9	0.3	-
HCM Lane LOS	A	-	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.9	0.4	0.2	-	-

HCM 7th TWSC
3: Tutor Time Access/Beelow's Access & June Terrace 10/06/2025

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	160	0	0	137	2	0	0	0	9	0	0
Future Vol, veh/h	0	160	0	0	137	2	0	0	0	9	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	74	74	74	74	74	74	74	74	74	74	74	74
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	216	0	0	185	3	0	0	0	12	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	188	0	0	216	0	0	401	404	216	403	403	186
Stage 1	-	-	-	-	-	-	216	216	-	186	186	-
Stage 2	-	-	-	-	-	-	185	188	-	216	216	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1398	-	-	1366	-	-	563	539	829	562	540	861
Stage 1	-	-	-	-	-	-	791	728	-	820	749	-
Stage 2	-	-	-	-	-	-	821	748	-	791	728	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1398	-	-	1366	-	-	563	539	829	562	540	861
Mov Cap-2 Maneuver	-	-	-	-	-	-	624	582	-	624	583	-
Stage 1	-	-	-	-	-	-	791	728	-	820	749	-
Stage 2	-	-	-	-	-	-	821	748	-	791	728	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0	10.89
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1398	-	-	1366	-	-	624
HCM Lane V/C Ratio	-	-	-	-	-	-	-	0.02
HCM Ctrl Dly (s/v)	0	0	-	-	0	-	-	10.9
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBR	SEL	SER
Lane Configurations										
Traffic Vol, veh/h	0	150	0	6	126	5	0	10	0	0
Future Vol, veh/h	0	150	0	6	126	5	0	10	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	None	-	-
Storage Length	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	1	-	0	-
Grade, %	-	0	-	-	0	-	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	158	0	6	133	5	0	11	0	0

Major/Minor	Major1			Major2			Minor1		
Conflicting Flow All	-	0	0	158	0	0	303	158	
Stage 1	-	-	-	-	-	-	158	-	
Stage 2	-	-	-	-	-	-	145	-	
Critical Hdwy	-	-	-	4.1	-	-	6.4	6.2	
Critical Hdwy Stg 1	-	-	-	-	-	-	5.4	-	
Critical Hdwy Stg 2	-	-	-	-	-	-	5.4	-	
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	3.3	
Pot Cap-1 Maneuver	0	-	-	1434	-	-	719	893	
Stage 1	0	-	-	-	-	-	876	-	
Stage 2	0	-	-	-	-	-	910	-	
Platoon blocked, %		-	-		-	-	0		
Mov Cap-1 Maneuver	-	-	-	1434	-	-	716	893	
Mov Cap-2 Maneuver	-	-	-	-	-	-	733	-	
Stage 1	-	-	-	-	-	-	876	-	
Stage 2	-	-	-	-	-	-	906	-	

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.33	9.08
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR
Capacity (veh/h)	893	-	-	78	-	-
HCM Lane V/C Ratio	0.012	-	-	0.004	-	-
HCM Ctrl Dly (s/v)	9.1	-	-	7.5	0	-
HCM Lane LOS	A	-	-	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-	-

HCM 7th TWSC
5: Residential Access/Self Service Access & June Terrace 10/06/2025

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	45	0	6	21	4	0	0	10	2	0	1
Future Vol, veh/h	1	45	0	6	21	4	0	0	10	2	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	1	47	0	6	22	4	0	0	11	2	0	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	26	0	0	47	0	0	84	88	47	86	86	24
Stage 1	-	-	-	-	-	-	49	49	-	37	37	-
Stage 2	-	-	-	-	-	-	35	39	-	49	49	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1603	-	-	1573	-	-	913	809	1027	910	811	1063
Stage 1	-	-	-	-	-	-	969	858	-	988	870	-
Stage 2	-	-	-	-	-	-	990	868	-	969	858	-
Platoon blocked, %	0	-	-		-	-	0	0		0	0	0
Mov Cap-1 Maneuver	1603	-	-	1573	-	-	907	805	1027	896	807	1063
Mov Cap-2 Maneuver	-	-	-	-	-	-	907	805	-	849	760	-
Stage 1	-	-	-	-	-	-	968	857	-	984	867	-
Stage 2	-	-	-	-	-	-	985	865	-	958	857	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.16	1.41	8.54	8.97
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1027	39	-	-	338	-	-	910
HCM Lane V/C Ratio	0.01	0.001	-	-	0.004	-	-	0.003
HCM Ctrl Dly (s/v)	8.5	7.2	0	-	7.3	0	-	9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1540	98	0	1461	0	100
Future Vol, veh/h	1540	98	0	1461	0	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Stop
Storage Length	-	200	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	0	0	1	0	0
Mvmt Flow	1621	103	0	1538	0	105

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	811
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	0	0	-	0	327
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	327
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	21.15
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	327	-	-
HCM Lane V/C Ratio	0.322	-	-
HCM Ctrl Dly (s/v)	21.2	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	1.4	-	-

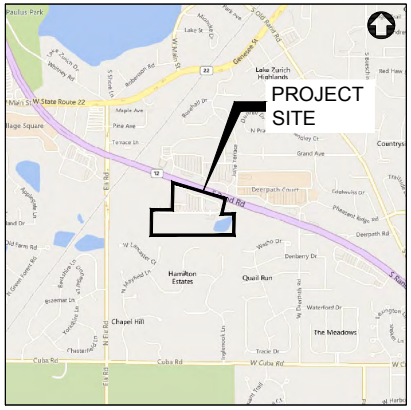
PROPOSED IMPROVEMENTS FOR

SPRINGS AT LAKE ZURICH

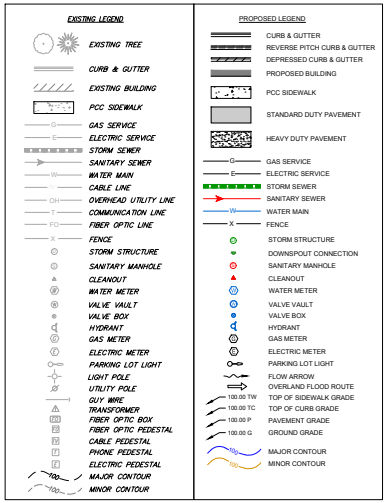
US 12 & JUNE TERRACE, LAKE ZURICH, IL

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMO PLAN - OVERALL
C2.0	SITE LAYOUT PLAN - OVERALL
C2.1	SITE LAYOUT PLAN - NORTH
C2.2	SITE LAYOUT PLAN - SOUTHEAST
C2.3	SITE LAYOUT PLAN - SOUTHWEST
C3.0	GRADING PLAN - OVERALL
C4.0	SOIL EROSION PLAN - OVERALL
C5.0	UTILITY PLAN - OVERALL

LOCATION MAP



SECTION 20, TOWNSHIP 43N, RANGE 10E



Know what's below. Call before you dig. 811 JULIE

CAGE
2200 CABOT DRIVE
SUITE 305
LISLE, IL 60532
PHONE 630.810.0107
WWW.CAGECIVIL.COM

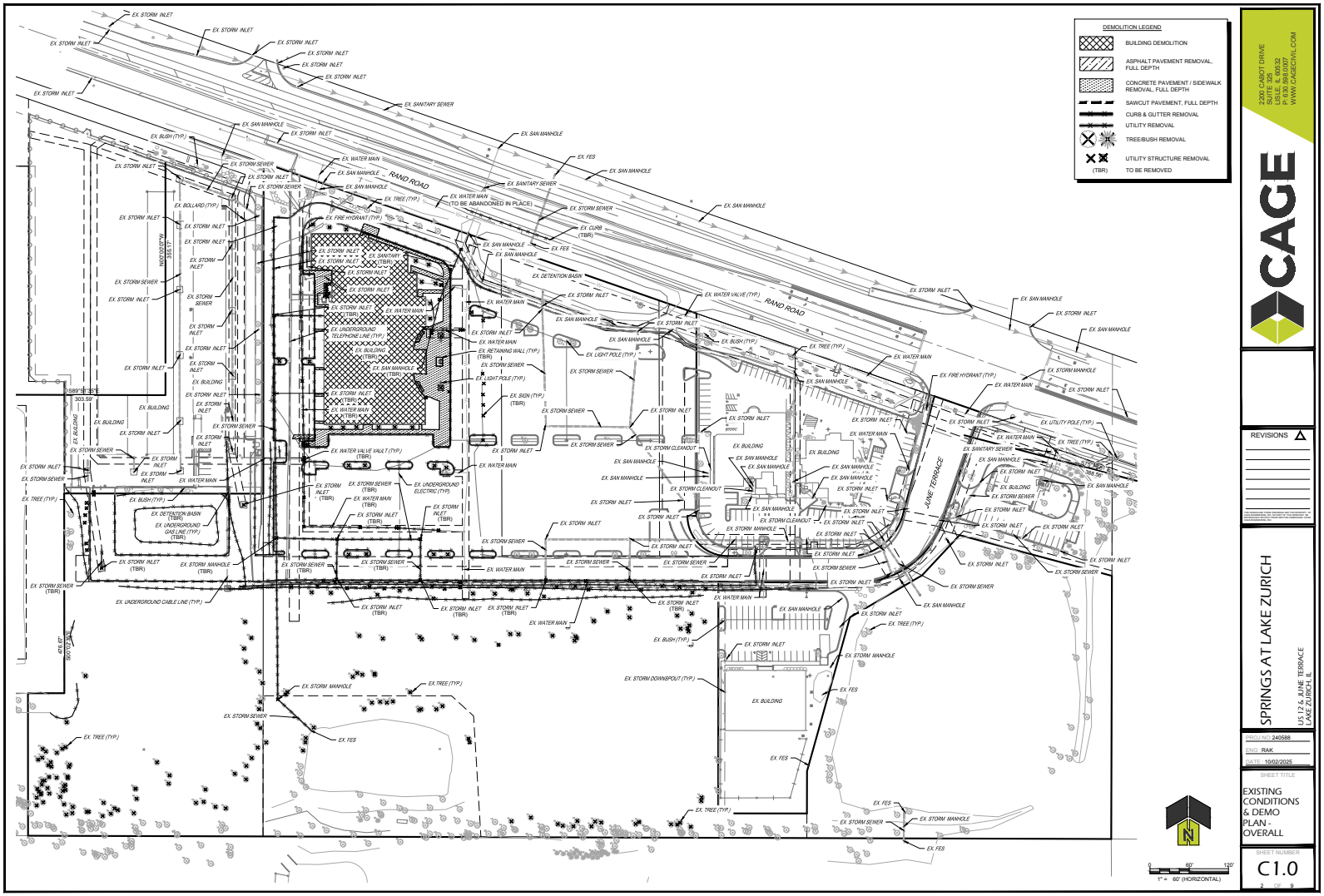
REVISIONS

SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL

PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.0
1 OF 9



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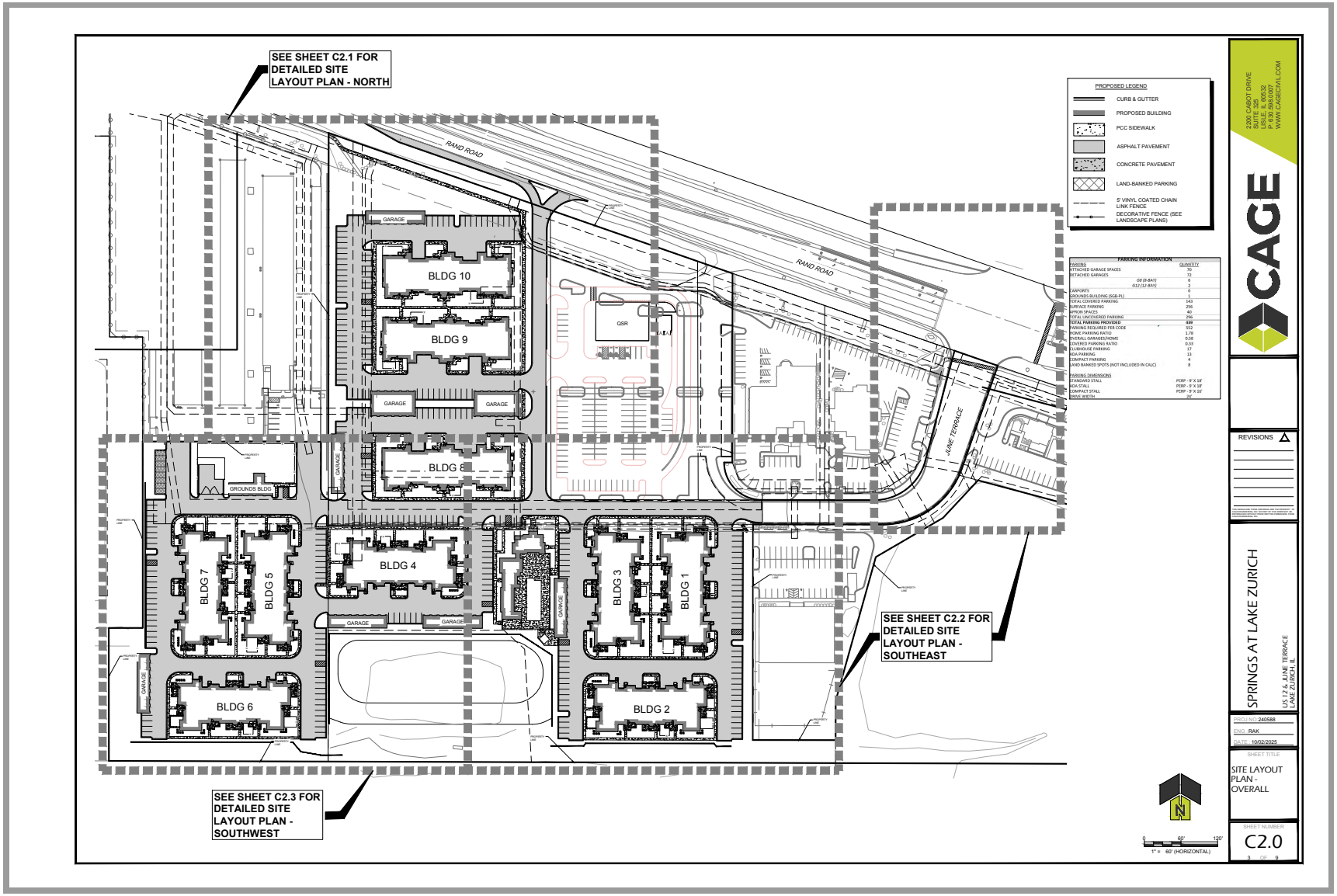
REVISIONS

SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL

PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025

SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN - OVERALL

SHEET NUMBER
C1.0
2 OF 9


SEE SHEET C2.1 FOR DETAILED SITE LAYOUT PLAN - NORTH
RAND ROAD
BLDG 10
BLDG 9
BLDG 8
BLDG 7
BLDG 5
BLDG 4
BLDG 3
BLDG 1
BLDG 6
BLDG 2
GARAGE
GROUNDS BLDG
QSR
JUNE TERRACE
SEE SHEET C2.2 FOR DETAILED SITE LAYOUT PLAN - SOUTHEAST
SEE SHEET C2.3 FOR DETAILED SITE LAYOUT PLAN - SOUTHWEST
PROPOSED LEGEND
CURB & GUTTER
PROPOSED BUILDING
PCC SIDEWALK
ASPHALT PAVEMENT
CONCRETE PAVEMENT
LAND-BANKED PARKING
5' VINYL COATED CHAIN LINK FENCE
DECORATIVE FENCE (SEE LANDSCAPE PLANS)
PARKING INFORMATION
1" = 60' (HORIZONTAL)
CAGE
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LISLE, IL 60532
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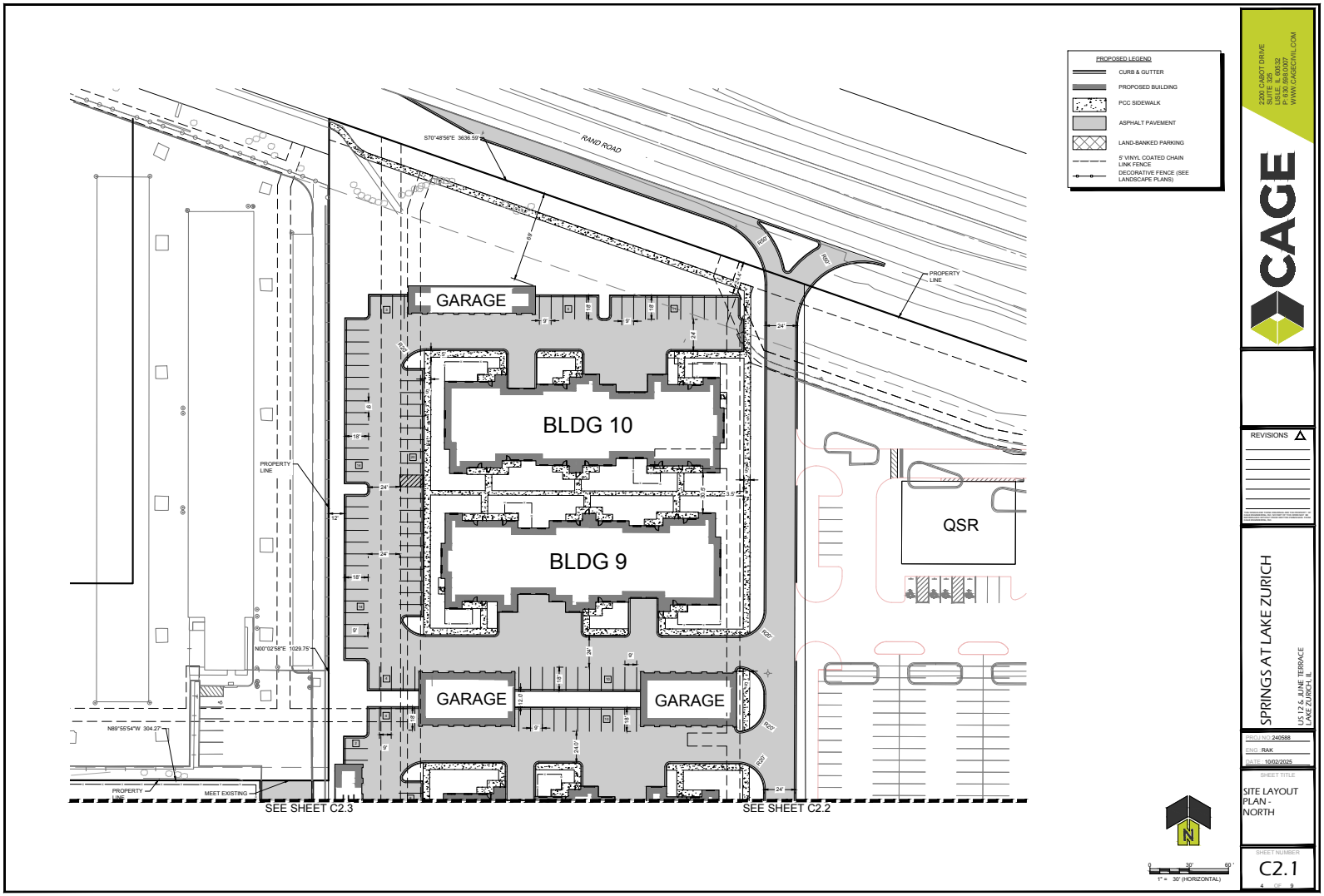
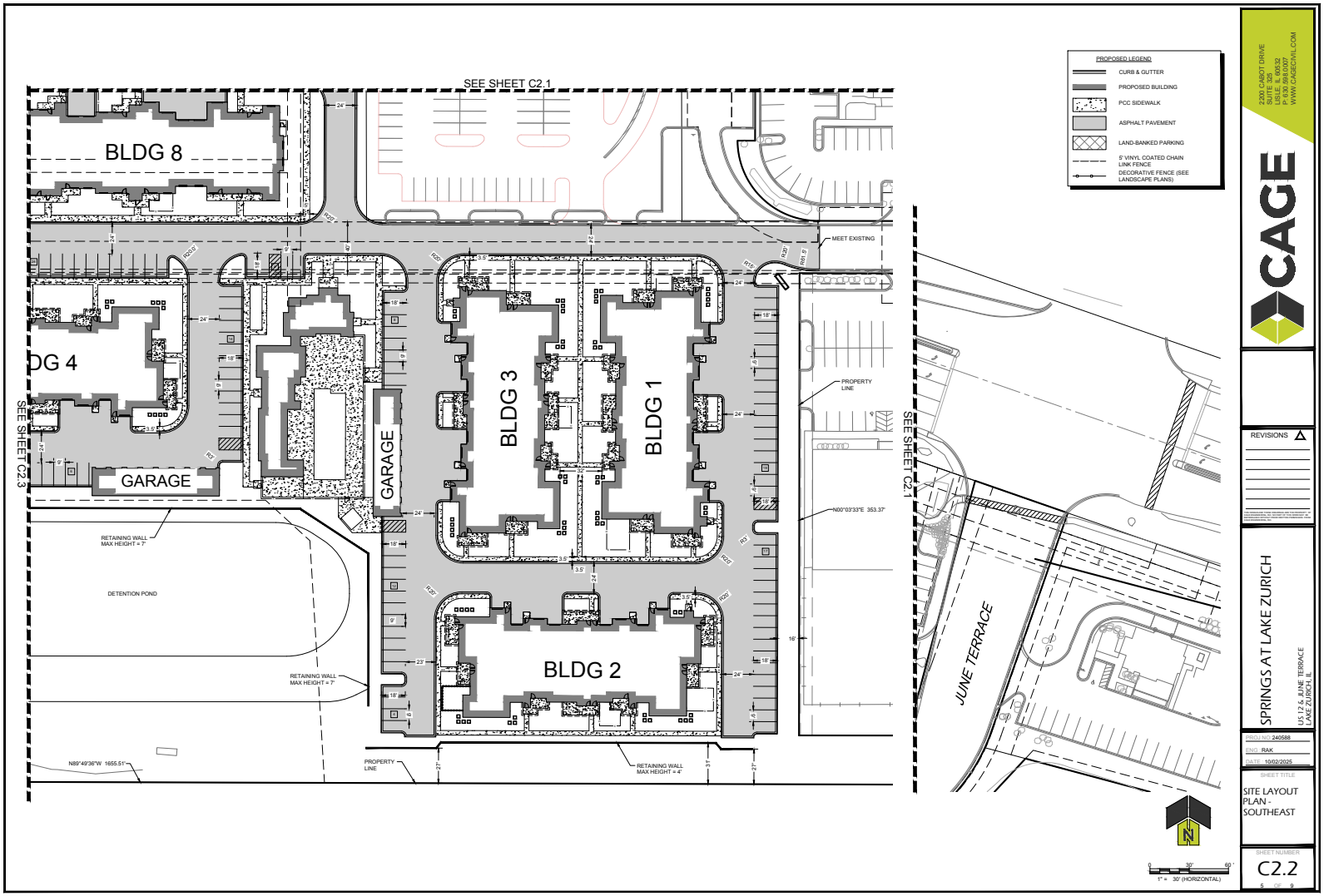
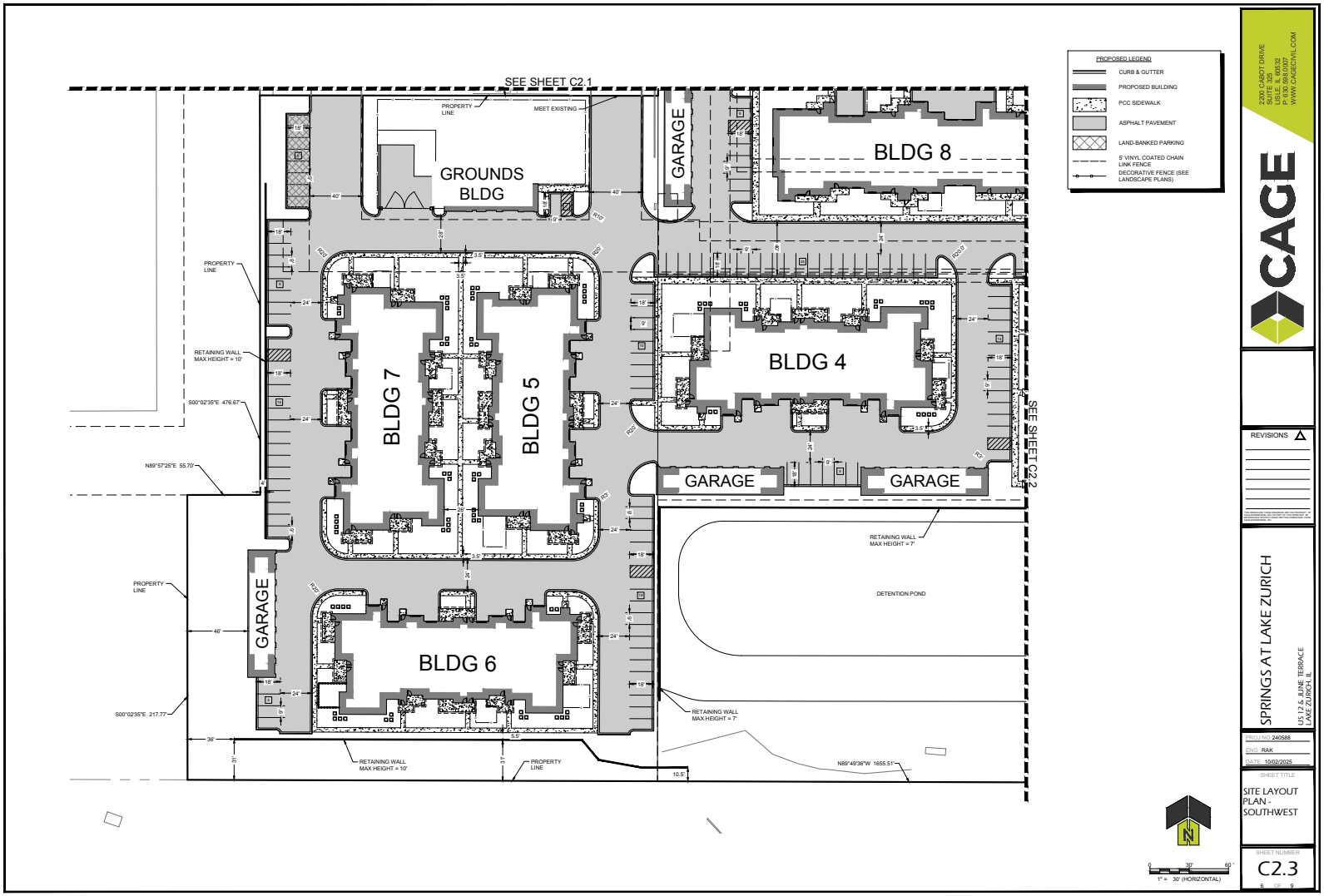
REVISIONS
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025
SHEET TITLE
SITE LAYOUT PLAN - OVERALL
SHEET NUMBER
C2.0
3 OF 9


PROPOSED LEGEND
CURB & GUTTER
PROPOSED BUILDING
PCC SIDEWALK
ASPHALT PAVEMENT
LAND-BANKED PARKING
5' VINYL COATED CHAIN LINK FENCE
DECORATIVE FENCE (SEE LANDSCAPE PLANS)
RAND ROAD
S70°48'56"E 3636.59'
PROPERTY LINE
GARAGE
BLDG 10
BLDG 9
QSR
GARAGE
GARAGE
N00°02'58"E 1029.75'
N89°55'54"W 304.27'
PROPERTY LINE
MEET EXISTING
SEE SHEET C2.3
SEE SHEET C2.2
0 30' 60'
1" = 30' (HORIZONTAL)
CAGE
2200 CABOT DRIVE
SUITE 305
LISLE, IL 60532
P: 630.355.0337
WWW.CAGECIVIL.COM
REVISIONS
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025
SHEET TITLE
SITE LAYOUT PLAN - NORTH
SHEET NUMBER
C2.1
4 OF 9


SEE SHEET C2.1
BLDG 8
BLDG 4
GARAGE
GARAGE
BLDG 3
BLDG 1
BLDG 2
SEE SHEET C2.3
SEE SHEET C2.1
MEET EXISTING
PROPERTY LINE
RETAINING WALL MAX HEIGHT = 7'
DETENTION POND
RETAINING WALL MAX HEIGHT = 7'
RETAINING WALL MAX HEIGHT = 4'
PROPERTY LINE
N89°49'36"W 1655.51'
N00°03'33"E 353.37'
JUNE TERRACE
PROPOSED LEGEND
CURB & GUTTER
PROPOSED BUILDING
PCC SIDEWALK
ASPHALT PAVEMENT
LAND-BANKED PARKING
5' VINYL COATED CHAIN LINK FENCE
DECORATIVE FENCE (SEE LANDSCAPE PLANS)
CAGE
2200 CABOT DRIVE
SUITE 305
LISLE, IL 60532
P: 630.955.1002
WWW.CAGECIVIL.COM
REVISIONS
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025
SHEET TITLE
SITE LAYOUT PLAN - SOUTHEAST
SHEET NUMBER
C2.2
5 OF 9
0 30' 60'
1" = 30' (HORIZONTAL)


SEE SHEET C2.1
PROPERTY LINE
MEET EXISTING
GROUNDS BLDG
GARAGE
BLDG 8
PROPERTY LINE
RETAINING WALL MAX HEIGHT = 10'
S00°02'35"E 476.67'
BLDG 7
BLDG 5
BLDG 4
SEE SHEET C2.2
N89°57'25"E 55.70'
GARAGE
GARAGE
RETAINING WALL MAX HEIGHT = 7'
DETENTION POND
PROPERTY LINE
GARAGE
BLDG 6
S00°02'35"E 217.77'
RETAINING WALL MAX HEIGHT = 7'
RETAINING WALL MAX HEIGHT = 10'
PROPERTY LINE
N89°49'36"W 1655.51'
PROPOSED LEGEND
CURB & GUTTER
PROPOSED BUILDING
PCC SIDEWALK
ASPHALT PAVEMENT
LAND-BANKED PARKING
5' VINYL COATED CHAIN LINK FENCE
DECORATIVE FENCE (SEE LANDSCAPE PLANS)
0 30' 60'
1" = 30' (HORIZONTAL)
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LISLE, IL 60532
PH: 630.810.0102
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CAGE
REVISIONS
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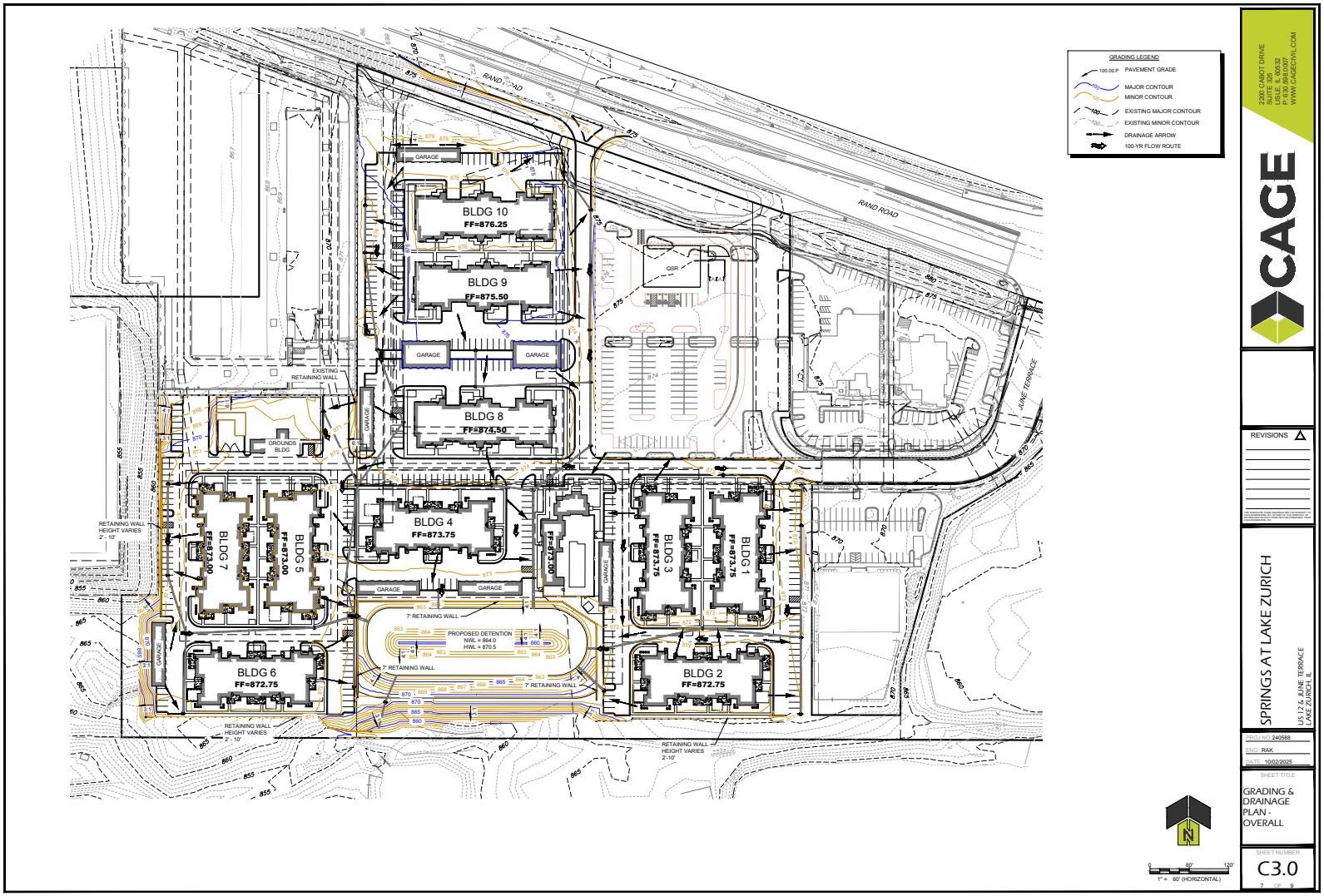
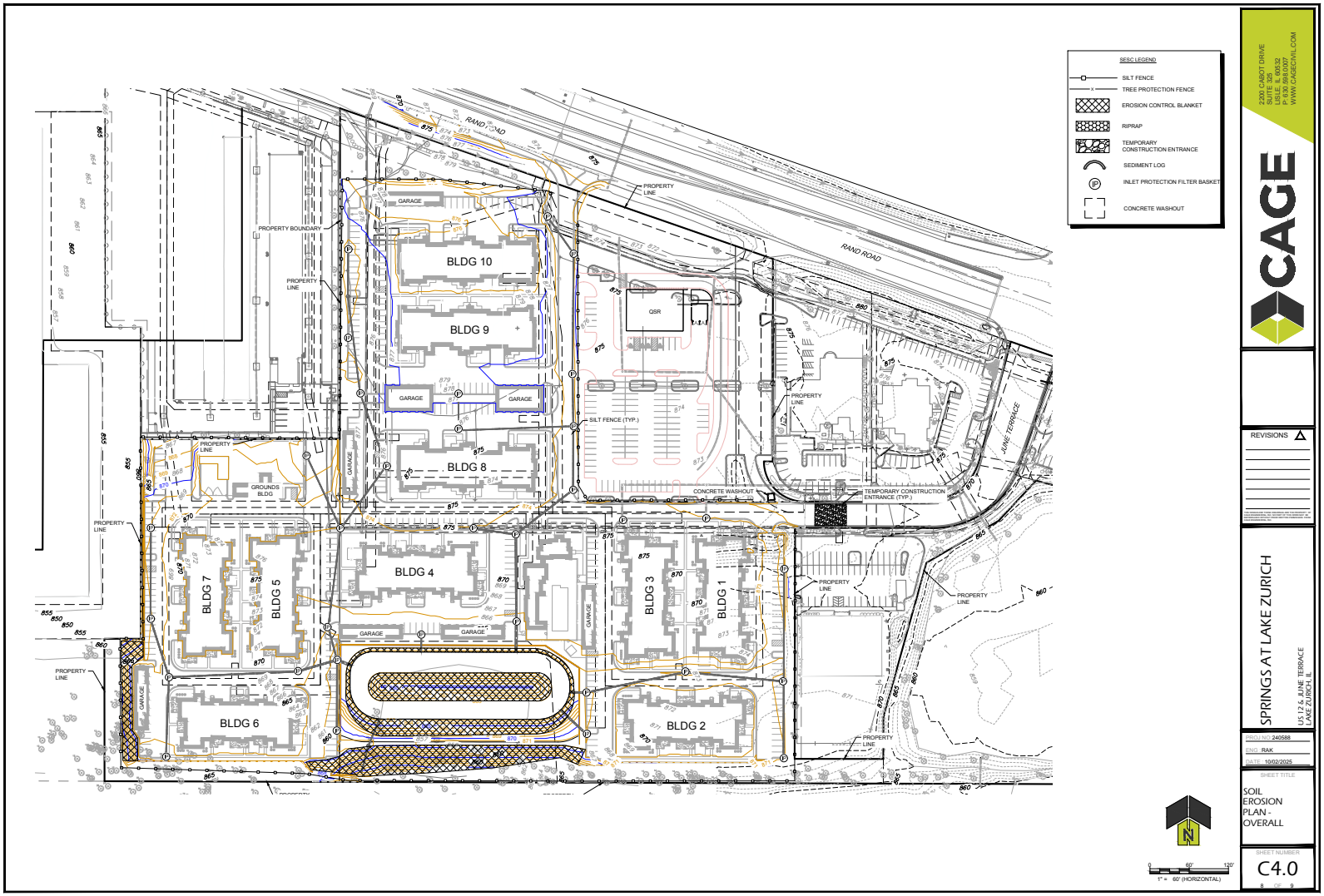
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025
SHEET TITLE
SITE LAYOUT PLAN - SOUTHWEST
SHEET NUMBER
C2.3
6 OF 9


GRADING LEGEND
100.00 P PAVEMENT GRADE
MAJOR CONTOUR
MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
DRAINAGE ARROW
100-YR FLOW ROUTE
RAND ROAD
BLDG 10
FF=876.25
BLDG 9
FF=875.50
BLDG 8
FF=874.50
BLDG 7
FF=873.00
BLDG 5
FF=873.00
BLDG 4
FF=873.75
BLDG 6
FF=872.75
BLDG 3
FF=872.75
BLDG 1
FF=872.75
BLDG 2
FF=872.75
QSR
GARAGE
GROUNDS BLDG
EXISTING RETAINING WALL
7' RETAINING WALL
PROPOSED DETENTION
NWL = 864.0
HWL = 870.5
RETAINING WALL HEIGHT VARIES 2' - 10'
JUNE TERRACE
CAGE
2200 CABOT DRIVE
SUITE 303
LISLE, IL 60532
P: 630.824.0000
WWW.CAGECIVIL.COM
REVISIONS
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025
SHEET TITLE
GRADING & DRAINAGE PLAN - OVERALL
SHEET NUMBER
C3.0
7 OF 9
1" = 60' (HORIZONTAL)



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CAGE

REVISIONS

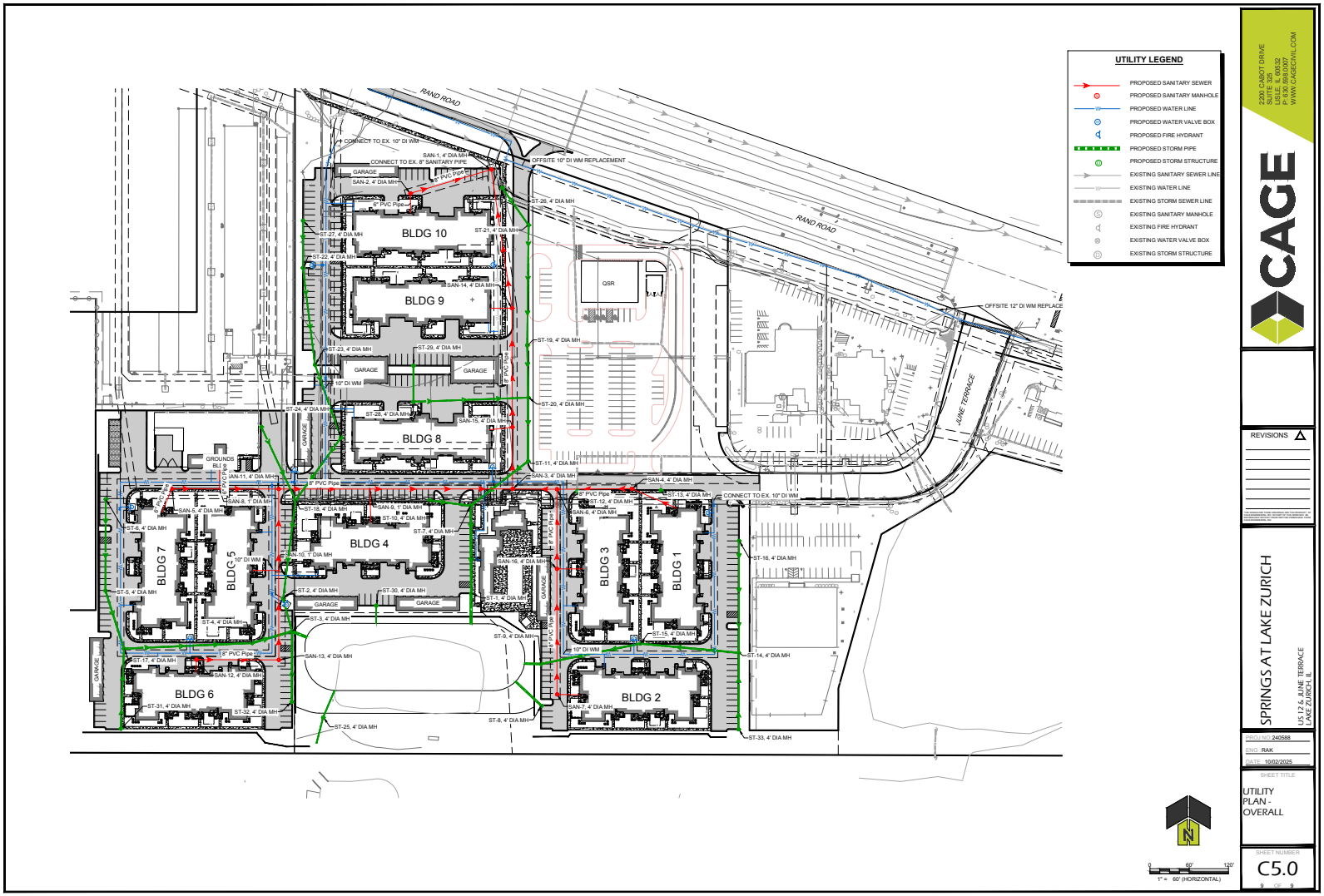
SPRINGS AT LAKE ZURICH

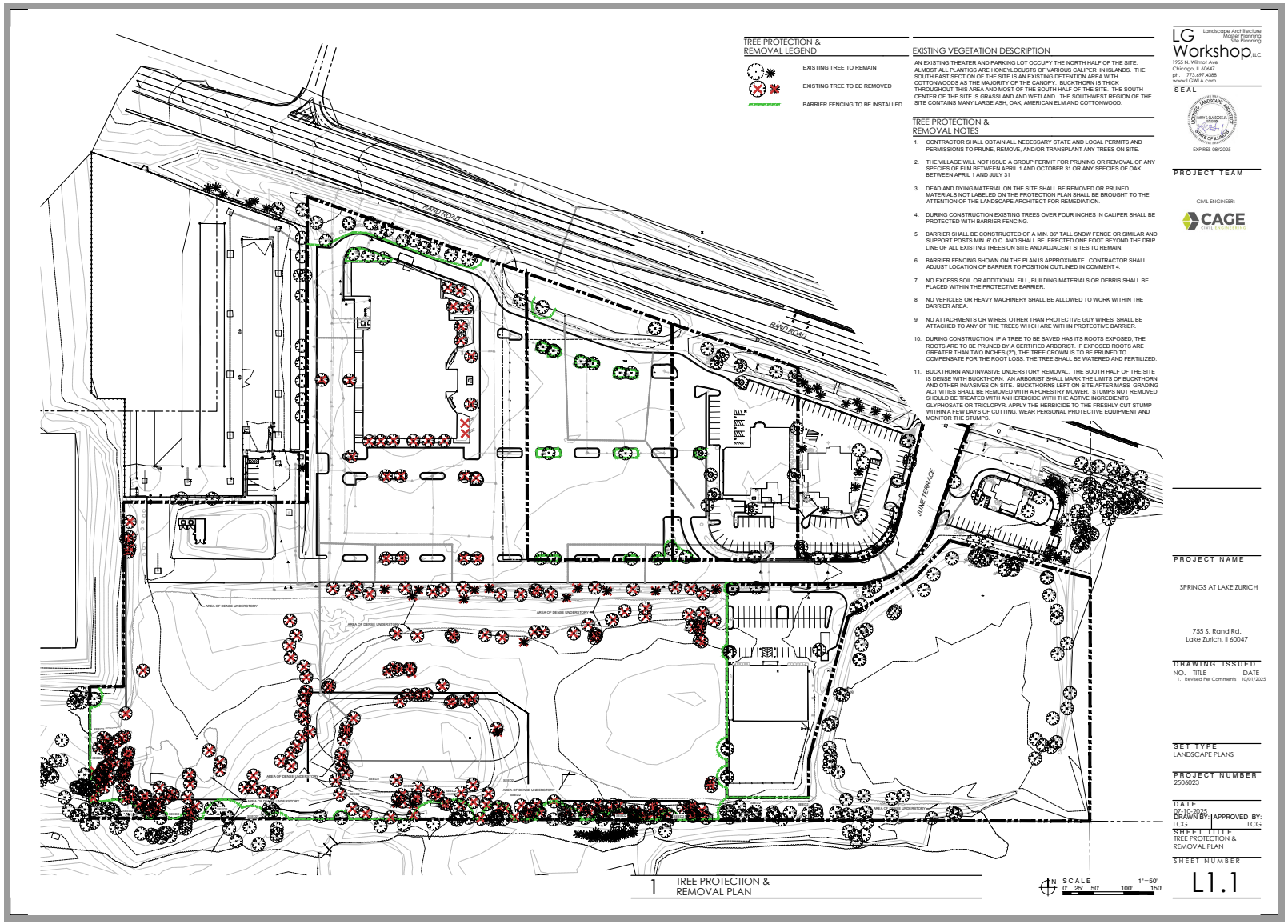
US 12 & JUNE TERRACE
LAKE ZURICH, IL

PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025

SHEET TITLE
SOIL EROSION PLAN - OVERALL

SHEET NUMBER
C4.0
8 OF 9


UTILITY LEGEND
PROPOSED SANITARY SEWER
PROPOSED SANITARY MANHOLE
PROPOSED WATER LINE
PROPOSED WATER VALVE BOX
PROPOSED FIRE HYDRANT
PROPOSED STORM PIPE
PROPOSED STORM STRUCTURE
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
EXISTING STORM SEWER LINE
EXISTING SANITARY MANHOLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE BOX
EXISTING STORM STRUCTURE
RAND ROAD
BLDG 10
BLDG 9
BLDG 8
BLDG 7
BLDG 5
BLDG 4
BLDG 6
BLDG 3
BLDG 1
BLDG 2
QSR
GARAGE
CONNECT TO EX. 10" DI WM
CONNECT TO EX. 8" SANITARY PIPE
OFFSITE 10" DI WM REPLACEMENT
OFFSITE 12" DI WM REPLACE
LAKE TERRACE
8" PVC Pipe
10" DI WM
1" = 60' (HORIZONTAL)
CAGE
2200 CABOT DRIVE
SUITE 305
LISLE, IL 60532
P: 630.810.0052
WWW.CAGECIVIL.COM
REVISIONS
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 10/02/2025
SHEET TITLE
UTILITY PLAN - OVERALL
SHEET NUMBER
C5.0
9 OF 9


TREE PROTECTION & REMOVAL LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
BARRIER FENCING TO BE INSTALLED
EXISTING VEGETATION DESCRIPTION
AN EXISTING THEATER AND PARKING LOT OCCUPY THE NORTH HALF OF THE SITE. ALMOST ALL PLANTIGS ARE HONEYLOCUSTS OF VARIOUS CALIPER IN ISLANDS. THE SOUTH EAST SECTION OF THE SITE IS AN EXISTING DETENTION AREA WITH COTTONWOODS AS THE MAJORITY OF THE CANOPY. BUCKTHORN IS THICK THROUGHOUT THIS AREA AND MOST OF THE SOUTH HALF OF THE SITE. THE SOUTH CENTER OF THE SITE IS GRASSLAND AND WETLAND. THE SOUTHWEST REGION OF THE SITE CONTAINS MANY LARGE ASH, OAK, AMERICAN ELM AND COTTONWOOD.
TREE PROTECTION & REMOVAL NOTES
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. THE VILLAGE WILL NOT ISSUE A GROUP PERMIT FOR PRUNING OR REMOVAL OF ANY SPECIES OF ELM BETWEEN APRIL 1 AND OCTOBER 31 OR ANY SPECIES OF OAK BETWEEN APRIL 1 AND JULY 31
3. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
4. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
5. BARRIER SHALL BE CONSTRUCTED OF A MIN. 36" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
6. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
7. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
8. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
9. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
10. DURING CONSTRUCTION: IF A TREE TO BE SAVED HAS ITS ROOTS EXPOSED, THE ROOTS ARE TO BE PRUNED BY A CERTIFIED ARBORIST. IF EXPOSED ROOTS ARE GREATER THAN TWO INCHES (2"), THE TREE CROWN IS TO BE PRUNED TO COMPENSATE FOR THE ROOT LOSS. THE TREE SHALL BE WATERED AND FERTILIZED.
11. BUCKTHORN AND INVASIVE UNDERSTORY REMOVAL. THE SOUTH HALF OF THE SITE IS DENSE WITH BUCKTHORN. AN ARBORIST SHALL MARK THE LIMITS OF BUCKTHORN AND OTHER INVASIVES ON SITE. BUCKTHORNS LEFT ON-SITE AFTER MASS GRADING ACTIVITIES SHALL BE REMOVED WITH A FORESTRY MOWER. STUMPS NOT REMOVED SHOULD BE TREATED WITH AN HERBICIDE WITH THE ACTIVE INGREDIENTS GLYPHOSATE OR TRICLOPYR. APPLY THE HERBICIDE TO THE FRESHLY CUT STUMP WITHIN A FEW DAYS OF CUTTING, WEAR PERSONAL PROTECTIVE EQUIPMENT AND MONITOR THE STUMPS.
RAND ROAD
JUNE TERRACE
AREA OF DENSE UNDERSTORY
1 TREE PROTECTION & REMOVAL PLAN
SCALE 1"=50'
0' 25' 50' 100' 150'
LG Workshop LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.497.4388
www.LGWLA.com
SEAL
EXPIRES 08/2025
PROJECT TEAM
CIVIL ENGINEER:
CAGE CIVIL ENGINEERING
PROJECT NAME
SPRINGS AT LAKE ZURICH
755 S. Rand Rd.
Lake Zurich, Il 60047
DRAWING ISSUED
NO. TITLE DATE
1. Revised Per Comments 10/01/2025
SET TYPE
LANDSCAPE PLANS
PROJECT NUMBER
2506023
DATE
07.10.2025
DRAWN BY: LCG
APPROVED BY: LCG
SHEET TITLE
TREE PROTECTION & REMOVAL PLAN
SHEET NUMBER
L1.1

SURVEY OF EXISTING TREES

Proj ID: Springs at Lake Zurich
Date: 7/10/2025
Address: 755 S. Rand Rd, Lake Zurich, 60047
*** =** not tagged

Best 4
0-4

Number	Size	Common Name	Scientific Name	Condition	Notes	Remove	Rating	Cal.	Percent	Replace Qty.
1	8"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
2	7"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
3	6"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
4	16"	Austrian Pine	Pinus nigra	4			Undesirable			
5	14"	Austrian Pine	Pinus nigra	4			Undesirable			
6	16"	Austrian Pine	Pinus nigra	4			Undesirable			
7	5"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
8	24"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
9	9"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
10	7"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
11	6"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
12	22" M.	Crabapple	Malus ssp.	4			Desirable			
13	24" M.	Crabapple	Malus ssp.	4			Desirable			
14	24" M.	Crabapple	Malus ssp.	4			Desirable			
15	7"	Norway Maple	Acer platanoides	4			Desirable			
16	14"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	14	75%	10.5
17	4"	Honeylocust	Gleditsia triacanthos v. inermis	2		X	Heritage	4	75%	3
18	22" M.	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	22	75%	16.5
19	22" M.	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	22	75%	16.5
20	24" M.	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	24	75%	18
21	25" M	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	25	75%	18.75
22	4"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	4	75%	3
23	3"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	3	75%	2.25
23B*	20"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	20	75%	15
23C*	22" M.	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	22	75%	16.5
24	24"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	24	75%	18
25	14"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	14	75%	10.5
26	22"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	22	75%	16.5
27	15"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	15	75%	11.25
28	22"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	22	75%	16.5
29	22"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	22	75%	16.5
30	8"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	8	75%	6
31	24"	Honeylocust	Gleditsia triacanthos v. inermis	4	Specimen	X	Heritage	24	75%	18
32	26"	Honeylocust	Gleditsia triacanthos v. inermis	4	Specimen	X	Heritage	26	75%	19.5
33*	12"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
34*	12"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
35*	8"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	8	33%	2.64
36*	8"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	8	33%	2.64
37*	8"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	8	33%	2.64
38	17"	Eastern Cottonwood	Populus deltoides	4		X	Desirable	17	33%	5.61
39	15"	European Buckthorn	Rhamnus cathartica	2		X	Undesirable	15	0%	0
40	12"	Boxelder	Acer negundo	3		X	Undesirable	12	0%	0
41	24"	European Buckthorn	Rhamnus cathartica	3		X	Undesirable	24	0%	0
42	22"	Boxelder	Acer negundo	4		X	Undesirable	22	0%	0
43	27"	Boxelder	Acer negundo	4		X	Undesirable	27	0%	0
44	10"	Boxelder	Acer negundo	1		X	Undesirable	10	0%	0
45	16"	Boxelder	Acer negundo	2		X	Undesirable	16	0%	0
46	16"	Crabapple	Malus ssp.	1		X	Desirable	16	33%	5.28
47	10"	American Elm	Ulmus americana	1		X	Landmark	10	50%	5
48	30"	American Elm	Ulmus americana	1		X	Landmark	30	50%	15
49	24"	White Pine	Pinus strobus	4		X	Landmark	24	50%	12
50	15"	DEAD	DEAD	0		X				
51	36" M.	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	36	75%	27
52	22"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	22	75%	16.5
53	24"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	24	75%	18
54	8"	Crabapple	Malus ssp.	2		X	Desirable	8	33%	2.64
55	13"	White Pine	Pinus strobus	3		X	Landmark	13	50%	6.5
56	5"	Elm Hybrid	Ulmus ssp.	4		X	Landmark	5	50%	
57	5"	Elm Hybrid	Ulmus ssp.	4			Landmark			
58	5"	Elm Hybrid	Ulmus ssp.	3			Landmark			
59	5"	Elm Hybrid	Ulmus ssp.	4		X	Landmark	5	50%	2.5
60	5"	Elm Hybrid	Ulmus ssp.	3		X	Landmark	5	50%	2.5
61	5"	Elm Hybrid	Ulmus ssp.	4		X	Landmark	5	50%	2.5
62	12"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	12	75%	9
63	12"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	12	75%	9
64	10"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	10	75%	7.5
65	10"	Honeylocust	Gleditsia triacanthos v. inermis	4		X	Heritage	10	75%	7.5
66	10"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
67	10"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
68	8"	Honeylocust	Gleditsia triacanthos v. inermis	2			Heritage			
69	12"	Norway Maple	Acer platanoides	4		X	Desirable	16	33%	5.28
70	12"	Norway Maple	Acer platanoides	4			Desirable			
71	5"	Norway Maple	Acer platanoides	4			Desirable			
72	12"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
73	10"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
74	10"	Honeylocust	Gleditsia triacanthos v. inermis	3			Heritage			
75	10"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
76	8"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
77	10"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
78	5"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
79	6"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
80	8"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
81	6"	Honeylocust	Gleditsia triacanthos v. inermis	4			Heritage			
82	Missing									
83	15"	Green Spruce	Picea pungens	3		X	Landmark	15	50%	7.5
84	32"	American Elm	Ulmus americana	4		X	Landmark	32	50%	16
85	24"	Green Spruce	Picea pungens	3		X	Landmark	24	50%	12
86	22"	Crabapple	Malus ssp.	3		X	Desirable	22	33%	7.26
87	24"	Green Spruce	Picea pungens	3		X	Landmark	24	50%	12
88	17"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	17	75%	12.75
89	10"	Crabapple	Malus ssp.	3		X	Desirable	10	33%	3.3
90	36"	American Elm	Ulmus americana	3		X	Landmark	36	50%	18
91	25"	White Pine	Pinus strobus	3		X	Landmark	25	50%	12.5
92	8"	Black cherry	Prunus serotina	2			Undesirable			
93	10"	Black Willow	Salix nigra	3			Desirable			
94	8"	Eastern Cottonwood	Populus deltoides	3			Desirable			
95	18"	Eastern Cottonwood	Populus deltoides	3			Desirable			
96	12"	Black Willow	Salix nigra	3			Desirable			
97	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
98	16"	Eastern Cottonwood	Populus deltoides	3			Desirable			
99	16"	Eastern Cottonwood	Populus deltoides	3			Desirable			
100	24"	Eastern Cottonwood	Populus deltoides	3			Desirable			
101	15"	Eastern Cottonwood	Populus deltoides	3			Desirable			
102	10"	Eastern Cottonwood	Populus deltoides	2			Desirable			
103	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
104	8"	Eastern Cottonwood	Populus deltoides	3	Leaning		Desirable			
105	10"	Eastern Cottonwood	Populus deltoides	2			Desirable			
106	12"	Boxelder	Acer negundo	2			Undesirable			
107	12"	Ulmus pumila	Siberian Elm	3			Undesirable			
108	8"	Eastern Cottonwood	Populus deltoides	1			Desirable			
109	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
110	7"	Eastern Cottonwood	Populus deltoides	3			Desirable			
111	20"	Eastern Cottonwood	Populus deltoides	3			Desirable			
112	8"	Eastern Cottonwood	Populus deltoides	3			Desirable			
113	24"	Eastern Cottonwood	Populus deltoides	3			Desirable			
114	24"	Black Willow	Salix nigra	1			Desirable			
115	13"	Black cherry	Prunus serotina	3			Undesirable			
116	20"	Eastern Cottonwood	Populus deltoides	3			Desirable			
117	8"	Eastern Cottonwood	Populus deltoides	2			Desirable			
118	10"	Eastern Cottonwood	Populus deltoides	2			Desirable			
119	10"	Black Willow	Salix nigra	2			Desirable			
120	10"	Black Willow	Salix nigra	2			Desirable			
121	10"	Eastern Cottonwood	Populus deltoides	3			Desirable			
122	12"	Eastern Cottonwood	Populus deltoides	2			Desirable			
123	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
124	10"	Eastern Cottonwood	Populus deltoides	3			Desirable			
125	12"	Black Willow	Salix nigra	3			Desirable			
126	12"	Black Willow	Salix nigra	2			Desirable			
127	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
128	9"	Eastern Cottonwood	Populus deltoides	3			Desirable			
129	13"	Eastern Cottonwood	Populus deltoides	3			Desirable			
130	13"	Eastern Cottonwood	Populus deltoides	3			Desirable			
131	10"	Black Willow	Salix nigra	3			Desirable			
132	9"	Black Willow	Salix nigra	2			Desirable			
133	12"	Black Willow	Salix nigra	3			Desirable			
134	24"	Eastern Cottonwood	Populus deltoides	2			Desirable			
135	16"	Eastern Cottonwood	Populus deltoides	3			Desirable			
136	20"	Eastern Cottonwood	Populus deltoides	2			Desirable			
137	11" M.	European Buckthorn	Rhamnus cathartica	1			Undesirable			
138	20"	Boxelder	Acer negundo	3			Undesirable			
139	15"	Eastern Cottonwood	Populus deltoides	3			Desirable			
140	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
141	8"	Black Willow	Salix nigra	3			Desirable			
142	14"	Siberian Elm	Ulmus pumila	3			Undesirable			
143	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
144	10"	Eastern Cottonwood	Populus deltoides	3			Desirable			
145	10"	Eastern Cottonwood	Populus deltoides	3			Desirable			
146	18"	Eastern Cottonwood	Populus deltoides	3			Desirable			
147	18"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	10	33%	3.3
148	14"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	10	33%	3.3
149	36" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	10	33%	3.3
150	13"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	10	33%	3.3
151	12"	Eastern Cottonwood	Populus deltoides	2	OFF-SITE		Desirable			
152	8"	European Buckthorn	Rhamnus cathartica	2		X	Undesirable	8	0%	0
153	18"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	8	0%	0
154	24"	White Ash	Fraxinus Americana	1	Leaning	X	Desirable	24	33%	7.92
155	14"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	14	33%	4.62
156	12" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
157	16"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	16	33%	5.28
158	24"	Siberian Elm	Ulmus pumila	3		X	Undesirable	24	0%	0
159	8"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	8	33%	2.64
160	6"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	6	33%	1.98
161	12"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
162	10"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	10	33%	3.3
162B*	8"	Boxelder	Acer negundo	2		X	Undesirable	8	0%	0
163	30"	Boxelder	Acer negundo	3		X	Undesirable	30	0%	0
164	10"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	10	33%	3.3
165B*	14"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	14	33%	4.62
164C*	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
165	15"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	15	33%	4.95
166	18" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	18	33%	5.94
167	10"	Boxelder	Acer	3		X	Undesirable	10	0%	0
168	8"	American Elm	Ulmus americana	3		X	Landmark	8	50%	4
169	14"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	14	33%	4.62
170	7"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	7	33%	2.31
171	9"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	9	33%	2.97
172	20" M.	Eastern Cottonwood	Populus deltoides	3	OFF-SITE		Desirable			
173	9"	Siberian Elm	Ulmus pumila	3		X	Undesirable	9	0%	0
174	10"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	10	33%	3.3
175	12"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
176	10"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	10	33%	3.3
177	36" M.	Boxelder	Acer negundo	3		X	Undesirable	36	0%	0
178	12"	DEAD	DEAD	0		X		12		
179	8"	DEAD	DEAD	0		X		8		
180	8"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	8	0%	0
181	7"	European Buckthorn	Rhamnus cathartica	2		X	Undesirable	7	0%	0
182	14"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	14	0%	0
183	12"	DEAD	DEAD	0		X		12		
184	10"	Hackberry	Celtis occidentalis	3		X	Heritage	10	75%	7.5
185	14"	DEAD	DEAD	0		X		14		
186	22"	Boxelder	Acer negundo	2		X	Undesirable	22	0%	0
187	20"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	20	33%	6.6
188	14"	DEAD	DEAD	0		X		14		
189	24" M.	Eastern Cottonwood	Populus deltoides	2		X	Desirable	24	33%	7.92
190	14"	American Elm	Ulmus americana	3		X	Landmark	14	50%	7
191	10"	Siberian Elm	Ulmus pumila	2	Leaning	X	Undesirable	10	0%	0
192	8"	DEAD	DEAD	0		X		8		
193	20" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	20	33%	6.6
194	8"	Siberian Elm	Ulmus pumila	3		X	Undesirable	8	0%	0
195	24"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	24	33%	7.92
196	8"	White Ash	Fraxinus americana	3		X	Undesirable	8	0%	0
197	13" M.	Siberian Elm	Ulmus pumila	2	Leaning	X	Undesirable	13	0%	0
198	16"	American Elm	Ulmus americana	2		X	Landmark	16	50%	8
199	12"	American Elm	Ulmus americana	3		X	Landmark	12	50%	6
200	10"	Siberian Elm	Ulmus pumila	2		X	Undesirable	10	0%	0
201	12"	Boxelder	Acer negundo	2		X	Undesirable	12	0%	0
202	14"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	14	33%	4.62
203	36"	American Elm	Ulmus americana	3	OFF-SITE		Landmark			
204	8"	American Elm	Ulmus americana	2	Leaning		Landmark			
205	20"	DEAD	DEAD	0		X		20		
206	8"	Siberian Elm	Ulmus pumila	2		X	Undesirable	8	0%	0
207	30"	Siberian Elm	Ulmus pumila	3	OFF-SITE		Undesirable			
208	12"	Eastern Cottonwood	Populus deltoides	1		X	Desirable	12	33%	3.96
209	12"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
210	12"	Boxelder	Acer negundo	2		X	Undesirable	12	0%	0
211	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
212	14"	Siberian Elm	Ulmus pumila	1		X	Undesirable	14	0%	0
213	24" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	24	33%	7.92
214	8" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	8	0%	0
215	14"	Siberian Elm	Ulmus pumila	2		X	Undesirable	14	0%	0
216	22" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	22	33%	7.26
217	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
218	14"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	14	33%	4.62
219	12"	Boxelder	Acer negundo	2		X	Undesirable	12	0%	0
220	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
221	10"	Eastern Cottonwood	Populus deltoides	2	OFF-SITE		Desirable			
222	24" M.	Eastern Cottonwood	Populus deltoides	2	OFF-SITE		Desirable			
223	12"	Eastern Cottonwood	Populus deltoides	3	OFF-SITE		Desirable			
224	12"	Boxelder	Acer negundo	2	OFF-SITE		Undesirable			
225	12"	Eastern Cottonwood	Populus deltoides	3			Desirable			
226	48"	Eastern Cottonwood	Populus deltoides	2	Bark Rot	X	Desirable	48	33%	15.84
227	7" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	7	0%	0
228	7" M.	European Buckthorn	Rhamnus cathartica	1	OFF-SITE		Undesirable			
229	30"	Eastern Cottonwood	Populus deltoides	2	OFF-SITE		Desirable			
230	5"	White Pine	Pinus strobus	1		X	Landmark	5	50%	2.5
231	9"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	9	33%	2.97
232	9" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	9	0%	0
233	5"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	5	0%	0
234	9"	Siberian Elm	Ulmus pumila	2		X	Undesirable	9	33%	2.97
235	24"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	24	33%	7.92
236	9"	Siberian Elm	Ulmus pumila	2		X	Undesirable	9	0%	0
237	8"	Eastern Cottonwood	Populus deltoides	3	Leaning	X	Desirable	8	33%	2.64
238	12"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	12	33%	3.96
239	14"	White ash	Fraxinus americana	3		X	Undesirable	14	0%	0
240	12"	Black Willow	Salix nigra	3		X	Landmark	12	50%	6
241	8"	Eastern Red Cedar	Juniperus virginiana	1		X	Desirable	8	33%	2.64
242	18" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	18	0%	0
243	24" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	24	0%	0
244	6"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	6	0%	0
245	5"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	5	0%	0
246	5"	Siberian Elm	Ulmus pumila	2		X	Undesirable	5	0%	0
247	18"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	18	0%	0
248	16"	Siberian Elm	Ulmus pumila	3		X	Undesirable	16	0%	0
249	12"	American Elm	Ulmus americana	3		X	Landmark	12	50%	6
250	14"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	14	33%	4.62
251	22" M.	Eastern Cottonwood	Populus deltoides	2		X	Desirable	22	33%	7.26
252	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
253	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
254	14"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	14	33%	4.62
255	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
256	32"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	32	33%	10.56
257	8"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	8	33%	2.64
258	14"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	14	33%	4.62
259	7"	Tree of Heaven	Ailanthus altissima	1		X	Undesirable	7	0%	0
260	7"	Tree of Heaven	Ailanthus altissima	1		X	Undesirable	7	0%	0
261	6"	Tree of Heaven	Ailanthus altissima	1		X	Undesirable	6	0%	0
262	4"	Honeylocust	Gleditsia triacanthos v. inermis	3		X	Heritage	4	75%	3
263	6"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	6	33%	1.98
264	12"	Siberian Elm	Ulmus pumila	3		X	Undesirable	12	0%	0
265	12"	Boxelder	Acer negundo	2		X	Undesirable	12	0%	0
266	20" M.	Boxelder	Acer negundo	3		X	Undesirable	20	0%	0
267	12"	American Elm	Ulmus americana	3		X	Landmark	12	50%	6
268	16"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	16	33%	5.28
269	20"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	20	33%	6.6
270	16"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	16	33%	5.28
271	18"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	18	33%	5.94
272	12"	Eastern Cottonwood	Populus deltoides	2	Leaning	X	Desirable	12	33%	3.96
273	12"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	12	33%	3.96
274	12"	Siberian Elm	Ulmus pumila	1		X	Undesirable	12	0%	0
275	18" M.	Eastern Cottonwood	Populus deltoides	2		X	Desirable	18	33%	5.94
276	6"	Black Willow	Salix nigra	2		X	Desirable	6	33%	1.98
277	12"	Black Willow	Salix nigra	3		X	Desirable	12	33%	3.96
278	15" M.	Black Willow	Salix nigra	3		X	Desirable	15	33%	4.95
279	24" M.	Black Willow	Salix nigra	3		X	Desirable	24	33%	7.92
280	18"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	18	33%	5.94
281	18"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	18	33%	5.94
282	18"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	18	33%	5.94
283	20" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	20	33%	6.6
284	18"	Black Willow	Salix nigra	3		X	Desirable	18	33%	5.94
285	18"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	18	33%	5.94
286	24" M.	Black Willow	Salix nigra	2		X	Desirable	24	33%	7.92
287	22" M.	Black Willow	Salix nigra	2		X	Desirable	22	33%	7.26
288	12"	DEAD	DEAD	0		X		12		
289	15"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	15	33%	4.95
290	26" M.	Eastern Cottonwood	Populus deltoides	3		X	Desirable	26	33%	8.58
291	15"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	15	33%	4.95
292	16"	Black Willow	Salix nigra	2		X	Desirable	16	33%	5.28
293	20"	Black Willow	Salix nigra	3	Leaning	X	Desirable	20	33%	6.6
294	9"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	9	33%	2.97
295	8"	White Mulberry	Morus Alba	2		X	Undesirable	8	0%	0
296	10"	White Mulberry	Morus Alba	2		X	Undesirable	10	0%	0
297	12"	DEAD	DEAD	0		X		12		
298	10"	Black Willow	Salix nigra	2		X	Desirable	10	33%	3.3
299	10"	Boxelder	Acer negundo	2		X	Undesirable	10	0%	0
300	12"	DEAD	DEAD	0		X		12		
301	30"	Black Willow	Salix nigra	2	Leaning	X	Desirable	30	33%	9.9
302	10"	Siberian Elm	Ulmus pumila	2		X	Undesirable	10	0%	0
303	14"	Boxelder	Acer negundo	2		X	Undesirable	14	0%	0
304	9"	Boxelder	Acer negundo	2		X	Undesirable	9	0%	0
305	36"	DEAD	DEAD	0		X		36		
306	12"	Black Willow	Salix nigra	2			Desirable	12	33%	3.96
307	48"	DEAD	DEAD	0		X		48		
308	36"	Black Willow	Salix nigra	2		X	Desirable	36	33%	11.88
309	22" M.	Black Willow	Salix nigra	1	Leaning	X	Desirable	22	33%	7.26
310	10"	White Ash	Fraxinus americana	3		X	Undesirable	10	0%	0
311	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
312	14"	White Ash	Fraxinus americana	2		X	Undesirable	14	0%	0
313	48"	Burr Oak	Quercus macrocarpa	2			Heritage	15		
314	12"	Burr Oak	Quercus macrocarpa	3			Heritage	42		
315	15"	Siberian Elm	Ulmus pumila	2	Leaning		Undesirable	8		
316	14" M.	Burr Oak	Quercus macrocarpa	2		X	Heritage	14	75%	10.5
316B*	14"	Burr Oak	Quercus macrocarpa	3		X	Heritage	14	75%	10.5
317	8"	White Ash	Fraxinus americana	2		X	Heritage	8	75%	6
318	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
319	14"	Burr Oak	Quercus macrocarpa	2		X	Heritage	14	75%	10.5
320	12"	Burr Oak	Quercus macrocarpa	3	OFF-SITE		Heritage	12		
321	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
322	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
323	14" M.	Burr Oak	Quercus macrocarpa	3		X	Heritage	14	75%	10.5
324	12"	Burr Oak	Quercus macrocarpa	2		X	Heritage	12	75%	9
325	16" M.	Burr Oak	Quercus macrocarpa	3		X	Heritage	16	75%	12
326	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
327	16" M.	Burr Oak	Quercus macrocarpa	3		X	Heritage	16	75%	12
328	16"	Burr Oak	Quercus macrocarpa	2		X	Heritage	16		
329	14"	Burr Oak	Quercus macrocarpa	3			Heritage	14		
330	36"	Red Oak	Quercus Rubra	3	OFF-SITE		Heritage	36		
331	8"	Burr Oak	Quercus macrocarpa	3			Heritage	8		
332	12" M.	Burr Oak	Quercus macrocarpa	3			Heritage	12		
333	10"	Burr Oak	Quercus macrocarpa	2			Heritage	10		
334	12"	Burr Oak	Quercus macrocarpa	3			Heritage	12		
335	10"	Burr Oak	Quercus macrocarpa	1			Heritage	10		
336	10"	Burr Oak	Quercus macrocarpa	3		X	Heritage	10	75%	12
337	14" M.	Burr Oak	Quercus macrocarpa	2		X	Heritage	14	75%	10.5
338	10"	Burr Oak	Quercus macrocarpa	2		X	Heritage	10	75%	27
339	8"	Burr Oak	Quercus macrocarpa	2		X	Heritage	8	75%	6
340	6"	Burr Oak	Quercus macrocarpa	3		X	Heritage	6	75%	9
341	6"	Burr Oak	Quercus macrocarpa	3		X	Heritage	6	75%	7.5
342	8"	Burr Oak	Quercus macrocarpa	3		X	Heritage	8	75%	9
343	10"	DEAD	DEAD	0		X		10		
344	10"	Burr Oak	Quercus macrocarpa	3		X	Heritage	10	75%	7.5
345	10"	Red Oak	Quercus Rubra	2		X	Heritage	10	75%	10.5
346	10"	Burr Oak	Quercus macrocarpa	3		X	Heritage	10	75%	7.5
347	10" M.	Black cherry	Prunus serotina	2		X	Undesirable	10	0%	0
348	12"	Siberian Elm	Ulmus pumila	2		X	Undesirable	12	0%	0
349	14"	Burr Oak	Quercus macrocarpa	2		X	Heritage	14	75%	4.5
350	10"	Burr Oak	Quercus macrocarpa	3		X	Heritage	10	75%	6
351	10"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	10	33%	3.3
352	10"	Eastern Cottonwood	Populus deltoides	2		X	Desirable	10	33%	3.3
353	10" M.	Black Cherry	Prunus serotina	2		X	Undesirable	10	0%	0
354	12"	Siberian Elm	Ulmus pumila	3		X	Undesirable	12	0%	0
355	16"	Burr Oak	Quercus macrocarpa	3		X	Heritage	16	75%	7.5
356	12"	Burr Oak	Quercus macrocarpa	2		X	Heritage	12	75%	9
357	24"	Burr Oak	Quercus macrocarpa	3		X	Heritage	24	75%	18
358	12"	Burr Oak	Quercus macrocarpa	4			Heritage	12		
359	18" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	18	0%	0
360	16"	Burr Oak	Quercus macrocarpa	2		X	Heritage	16	75%	12
361	14"	Burr Oak	Quercus macrocarpa	3		X	Heritage	14	75%	10.5
362	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
363	10"	Burr Oak	Quercus macrocarpa	3		X	Heritage	10	75%	7.5
364	12"	Burr Oak	Quercus macrocarpa	2		X	Heritage	12	75%	9
365	10" M.	Burr Oak	Quercus macrocarpa	2		X	Heritage	10	75%	7.5
366	24" M.	Burr Oak	Quercus macrocarpa	3		X	Heritage	24	75%	18
367	12" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	12	0%	0
368	10"	Burr Oak	Quercus macrocarpa	2		X	Heritage	10	75%	7.5
369	10" M.	European Buckthorn	Rhamnus cathartica	3		X	Undesirable	10	0%	0
370	12"	Burr Oak	Quercus macrocarpa	2		X	Heritage	12	75%	9
371	10"	Black Cherry	Prunus serotina	2		X	Undesirable	10	0%	0
372	12"	Burr Oak	Quercus macrocarpa	3		X	Heritage	12	75%	9
376	18"	Burr oak	Quercus macrocarpa	3		X	Heritage	18	75%	13.5
377	14"	Burr oak	Quercus macrocarpa	3		X	Heritage	14	75%	10.5
378	10"	Burr oak	Quercus macrocarpa	2		X	Heritage	10	75%	7.5
379	7"	Burr oak	Quercus macrocarpa	3		X	Heritage	7	75%	5.25
380	30"	Burr oak	Quercus macrocarpa	3		X	Heritage	30	75%	22.5
381	48"	Burr oak	Quercus macrocarpa	3		X	Heritage	48	75%	36
382	10"	Burr oak	Quercus macrocarpa	3		X	Heritage	10	75%	7.5
383	12" M.	Black Cherry	Prunus serotina	3		X	Undesirable	12	0%	0
384	18"	Burr Oak	Quercus macrocarpa	2		X	Heritage	18	75%	13.5
385	16"	Burr Oak	Quercus macrocarpa	3		X	Heritage	16	75%	7.5
386	18"	Burr Oak	Quercus macrocarpa	3		X	Heritage	18	75%	9
387	18"	Burr Oak	Quercus macrocarpa	3		X	Heritage	18	75%	13.5
388	20"	White Ash	Fraxinus americana	3		X	Undesirable	20	0%	0
389	16"	White Ash	Fraxinus americana	3		X	Undesirable	16	0%	0
390	28" M.	Black Willow	Salix nigra	2		X	Desirable	28	33%	
391	8"	Black Cherry	Prunus serotina	3		X	Undesirable	8	0%	0
392	10"	Boxelder	Acer negundo	2		X	Undesirable	10	0%	0
393	10"	Boxelder	Acer negundo	2		X	Undesirable	10	0%	0
394	8"	American Elm	Ulmus americana	2		X	Landmark	8	50%	
395	18"	Burr Oak	Quercus macrocarpa	3		X	Heritage	18	75%	7.5
396	16"	White Ash	Fraxinus americana	4	Specimen	X	Undesirable	16	0%	0
397	18"	Burr Oak	Quercus macrocarpa	3		X	Heritage	18	75%	13.5
398	20"	Burr Oak	Quercus macrocarpa	3		X	Heritage	20	75%	15
399	12"	Black Cherry	Prunus serotina	2		X	Undesirable	12	0%	0
400	14"	Black Cherry	Prunus serotina	2		X	Undesirable	14	0%	0
401	10"	Black Cherry	Prunus serotina	2	Leaning	X	Undesirable	10	0%	0
402	24" M.	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	24	0%	0
403	12"	Black Cherry	Prunus serotina	1	Leaning	X	Undesirable	12	0%	0
404	18"	Black Cherry	Prunus serotina	1	Bark Rot	X	Undesirable	18	0%	0
405	10"	European Buckthorn	Rhamnus cathartica	1		X	Undesirable	10	0%	0
406	14"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	14	33%	4.62
407	24"	Eastern Cottonwood	Populus deltoides	3		X	Desirable	24	33%	43.92
408	12"	Black Cherry	Prunus serotina	2		X	Undesirable	12	0%	0
409	24" M.	European Buckthorn	Rhamnus cathartica	3		X	Undesirable	24	0%	0
410	12"	Boxelder	Acer negundo	3		X	Undesirable	12	0%	0
411	15" M.	Black Cherry	Prunus serotina	3		X	Undesirable	15	0%	0
412	24" M.	Black Cherry	Prunus serotina	2		X	Undesirable	24	0%	0
413	20"	Black Cherry	Prunus serotina	3		X	Undesirable	20	0%	0
							Total Inches Cut	4507		
							Total Calliper Inches for Replacement			**1597.89**
						292	Total Trees Removed of 413 surveyed			

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR.
157-001000
STATE OF ILLINOIS
EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME

SPRINGS AT LAKE ZURICH

755 S. Rand Rd.
Lake Zurich, Il 60047

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised Per Comments	10/01/2025

SET TYPE
LANDSCAPE PLANS

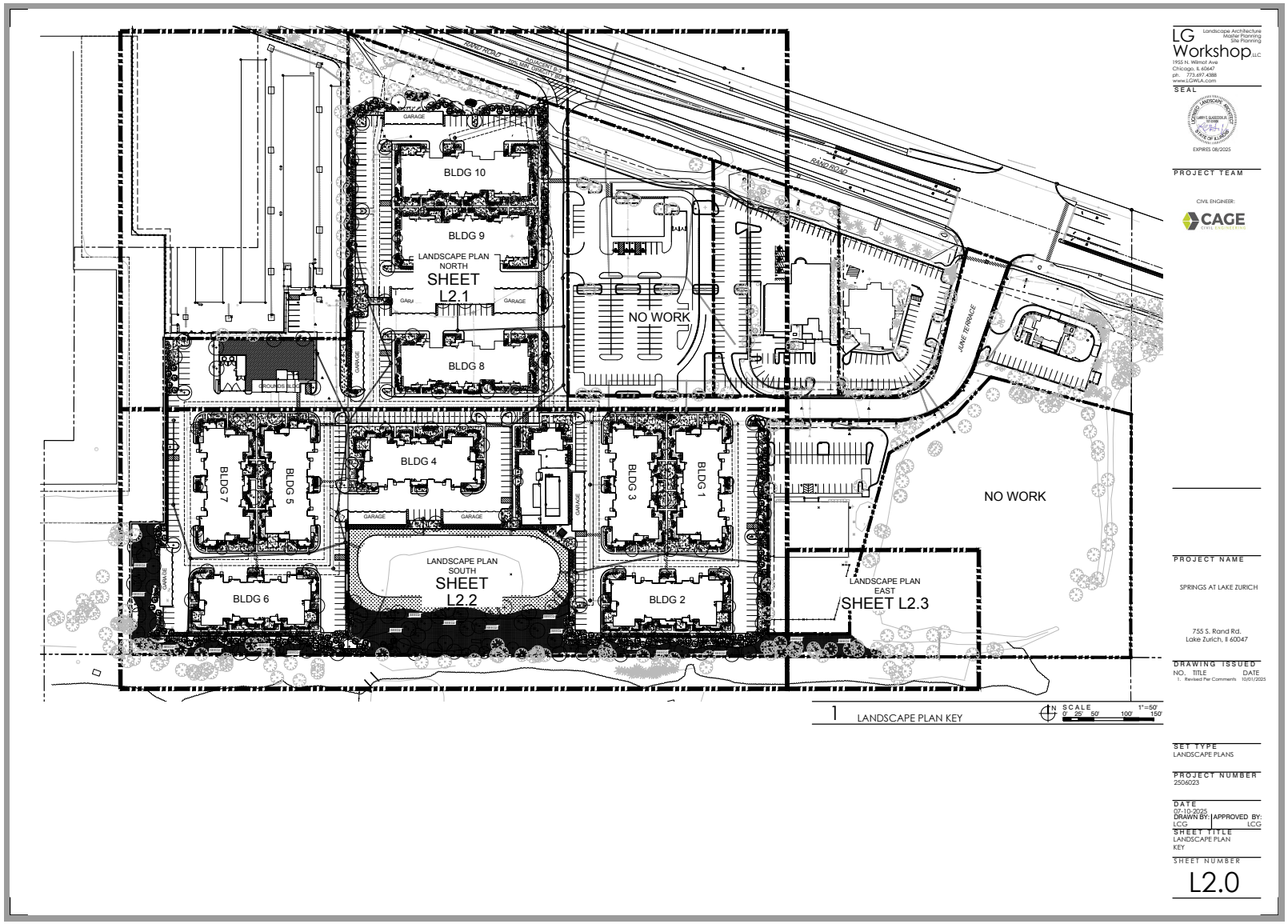
PROJECT NUMBER
2506023

DATE
07-10-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE SURVEY DATA

SHEET NUMBER
L1.2



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SHEET TITLE
LANDSCAPE PLAN KEY

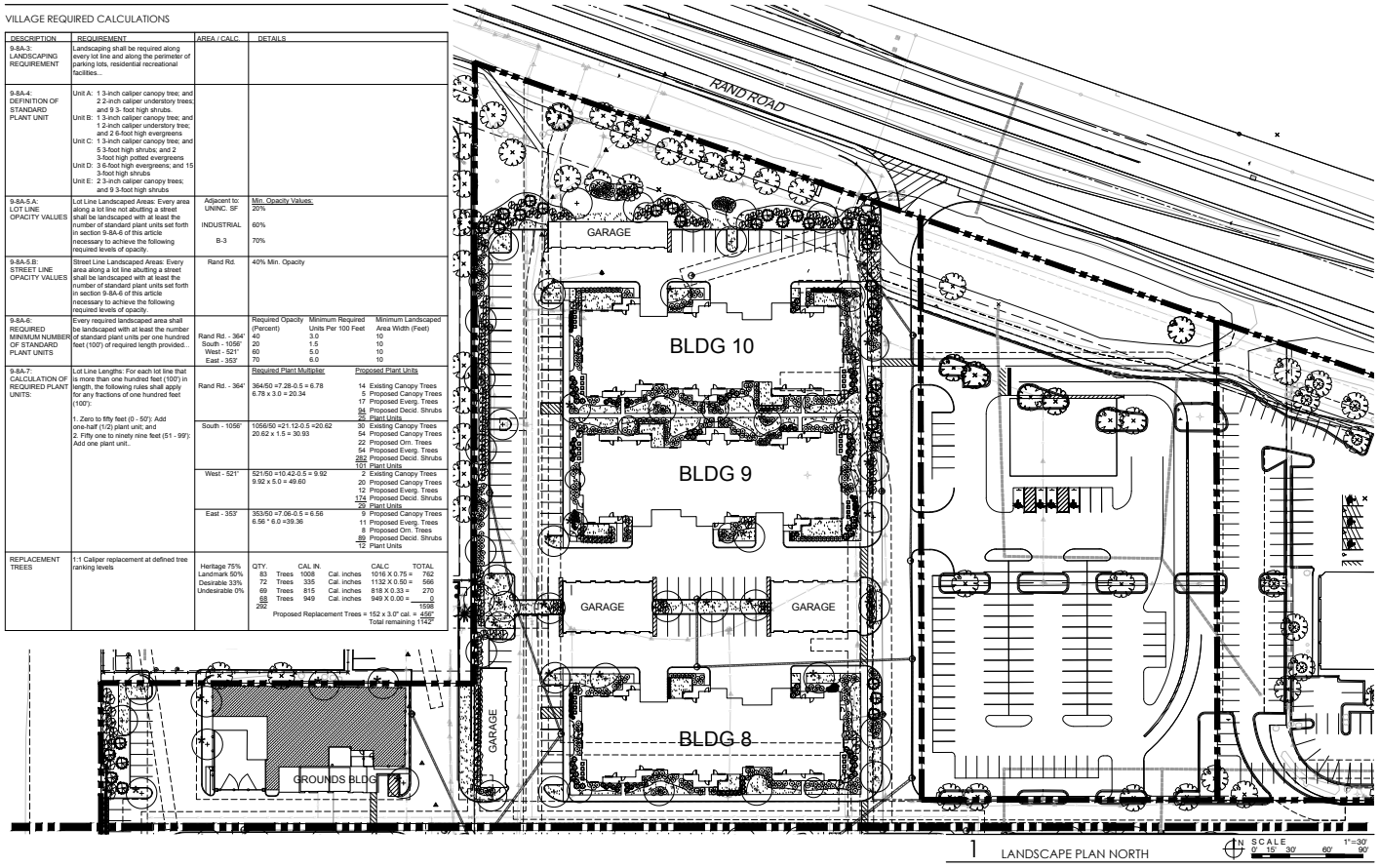
SHEET NUMBER
L2.0

VILLAGE REQUIRED CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	DETAILS
9-8A-3: LANDSCAPING REQUIREMENT	Landscaping shall be required along every lot line and along the perimeter of parking lots, residential recreational facilities...		
9-8A-4: DEFINITION OF STANDARD PLANT UNIT	Unit A: 1 3-inch caliper canopy tree; and 2 2-inch caliper understory trees; and 9 3- foot high shrubs. Unit B: 1 3-inch caliper canopy tree; and 1 2-inch caliper understory tree; and 2 6-foot high evergreens Unit C: 1 3-inch caliper canopy tree; and 5 3-foot high shrubs; and 2 3-foot high potted evergreens Unit D: 3 6-foot high evergreens; and 15 3-foot high shrubs Unit E: 2 3-inch caliper canopy trees; and 9 3-foot high shrubs		
9-8A-5.A: LOT LINE OPACITY VALUES	Lot Line Landscaped Areas: Every area along a lot line not abutting a street shall be landscaped with at least the number of standard plant units set forth in section 9-8A-6 of this article necessary to achieve the following required levels of opacity.	Adjacent to: UNINC. SF INDUSTRIAL B-3	Min. Opacity Values: 20% 60% 70%
9-8A-5.B: STREET LINE OPACITY VALUES	Street Line Landscaped Areas: Every area along a lot line abutting a street shall be landscaped with at least the number of standard plant units set forth in section 9-8A-6 of this article necessary to achieve the following required levels of opacity.	Rand Rd.	40% Min. Opacity
9-8A-6: REQUIRED MINIMUM NUMBER OF STANDARD PLANT UNITS	Every required landscaped area shall be landscaped with at least the number of standard plant units per one hundred feet (100') of required length provided...	Rand Rd. - 364' South - 1056' West - 521' East - 353'	Required Opacity (Percent): 40 / 20 / 60 / 70 Minimum Required Units Per 100 Feet: 3.0 / 1.5 / 5.0 / 6.0 Minimum Landscaped Area Width (Feet): 10 / 10 / 10 / 10
9-8A-7: CALCULATION OF REQUIRED PLANT UNITS:	Lot Line Lengths: For each lot line that is more than one hundred feet (100') in length, the following rules shall apply for any fractions of one hundred feet (100'): 1. Zero to fifty feet (0 - 50'): Add one-half (1/2) plant unit; and 2. Fifty one to ninety nine feet (51 - 99'): Add one plant unit..		Required Plant Multiplier / Proposed Plant Units
		Rand Rd. - 364'	364/50 =7.28-0.5 = 6.78 6.78 x 3.0 = 20.34 14 Existing Canopy Trees 5 Proposed Canopy Trees 17 Proposed Everg. Trees 94 Proposed Decid. Shrubs 26 Plant Units
		South - 1056'	1056/50 =21.12-0.5 =20.62 20.62 x 1.5 = 30.93 30 Existing Canopy Trees 54 Proposed Canopy Trees 22 Proposed Orn. Trees 54 Proposed Everg. Trees 282 Proposed Decid. Shrubs 101 Plant Units
		West - 521'	521/50 =10.42-0.5 = 9.92 9.92 x 5.0 = 49.60 2 Existing Canopy Trees 20 Proposed Canopy Trees 12 Proposed Everg. Trees 174 Proposed Decid. Shrubs 29 Plant Units
		East - 353'	353/50 =7.06-0.5 = 6.56 6.56 * 6.0 =39.36 9 Proposed Canopy Trees 11 Proposed Everg. Trees 8 Proposed Orn. Trees 89 Proposed Decid. Shrubs 12 Plant Units
REPLACEMENT TREES	1:1 Caliper replacement at defined tree ranking levels		

	QTY.	CAL IN.		CALC.	TOTAL
Heritage 75%	83	Trees 1008	Cal. inches	1016 X 0.75 =	762
Landmark 50%	72	Trees 335	Cal. inches	1132 X 0.50 =	566
Desirable 33%	69	Trees 815	Cal. inches	818 X 0.33 =	270
Undesirable 0%	68	Trees 949	Cal. inches	949 X 0.00 =	0
	292				1598

Proposed Replacement Trees = 152 x 3.0" cal. = 456"
Total remaining 1142"



1 LANDSCAPE PLAN NORTH

SCALE 1"=30'

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LAGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED SMALL SHRUB
- PROPOSED EVERGEEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN
- SYNTHETIC TURF LAWN
- SEED(2)ED NO-MOW LAWN
- SEED(3)ED WETLAND/DETENTION

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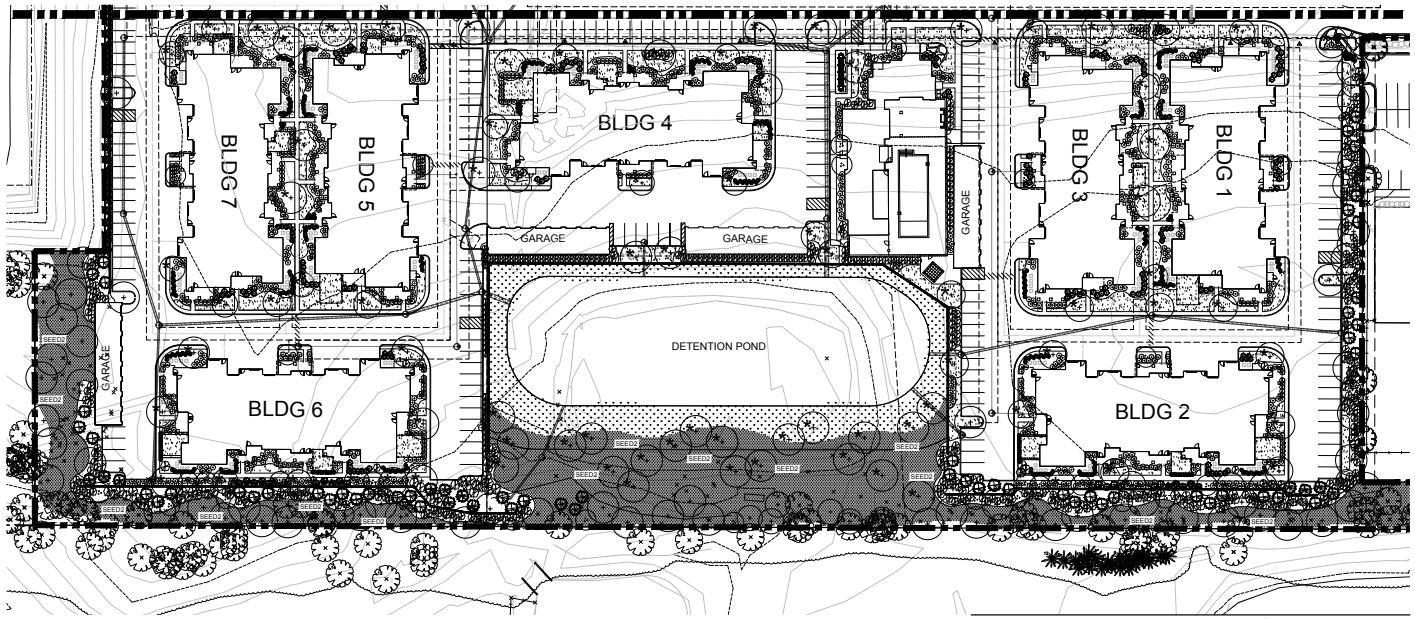
SHEET TITLE
LANDSCAPE PLAN NORTH

SHEET NUMBER
L2.1



1 LANDSCAPE PLAN SOUTH

SCALE 1"=30'
0' 15' 30' 60' 90'

LANDSCAPE LEGEND

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
CANOPY TREES					
AFA	3.0" cal.	11	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
ARF	3.0" cal.	23	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	B&B
CEO	3.0" cal.	25	Celtis occidentalis	Common Hackberry	B&B
GBA	3.0" cal.	14	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
GBP	3.0" cal.	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B
GDE	3.0" cal.	11	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	3.0" cal.	15	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
NYS	3.0" cal.	14	Nyssa sylvatica 'Forest Fire'	Forest Fire Black Tupelo	B&B
QUB	3.0" cal.	8	Quercus bicolor	Swamp White Oak	B&B
QUR	3.0" cal.	21	Quercus rubra	Red Oak	B&B
TAM	3.0" cal.	5	Tilia americana 'McSentry'	American Sentry Linden	B&B
TCO	3.0" cal.	19	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	3.0" cal.	22	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
ULH	3.0" cal.	9	Ulmus 'Heritage'	Heritage Elm	B&B
UNDERSTORY TREES					
AMG	6' multi.	19	Amelanchier x grandiflora	Shadblow Serviceberry	B&B
BEN	6' multi.	3	Betula nigra	River Birch	B&B
COF	6' multi.	16	Cornus florida	White Flowering Dogwood	B&B
COM	6' multi.	13	Cornus mas	Cornelian cherry Dogwood	B&B
EVERGREEN TREES					
ACO	6' ht.	27	Abies concolor	White Fir	B&B
JCF	6' ht.	27	Juniperus chinensis 'Fairview'	Fairview Juniper	B&B
PGD	6' ht.	25	Picea glauca 'Densata'	Black Hills Spruce	B&B
PRP	6' ht.	8	Picea pungens	Green Spruce	B&B
PIS	6' ht.	40	Pinus strobus	Eastern White Pine	B&B
DECIDUOUS SHRUBS					
AAB	30" ht.	87	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
AMA	24" ht.	108	Aronia melanocarpa	Black Chokeberry	
AML	24" ht.	36	Aronia melan. Low Scape Snowfire	PP34116 Black Chokeberry	
BUD	30" ht.	55	Buddleia 'Pugster Blue'	Pugster Blue Butterfly Bush	
CAE	30" ht.	112	Cornus alba 'Elegantissima'	Variegated Dogwood	
CEA	18" ht.	57	Ceanothus americanus	New Jersey Tea	
CEP	30" ht.	30	Cephalanthus occidentalis	Buttonbush	
CSF	24" ht.	126	Cornus sodonifera 'Farrow'	Arctic Fire Redtwig Dogwood	
CLA	30" ht.	18	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	
DKO	24" ht.	83	Diervilla Kodiak Orange	Orange Kodiak Honeysuckle	
FOS	24" ht.	130	Forsythia x 'spring'	Sunrise Forsythia	
FVB	18" w.	47	Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	
HYA	24" ht.	60	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	
HYB	24" ht.	101	Hydrangea macrophylla 'PIIHM-I'	Bloomstruck Endless Summer Hyd.	
HYL	24" ht.	42	Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	
HYP	30" ht.	33	Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHRUBS (CONT'D)					
HYO	30" ht.	58	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	
IVL	18" w.	35	Itea virginica 'Little Henry'	Little Henry Dwarf Sweetspire	
PUB	30" ht.	52	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	
RAG	18" w.	72	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	
SBT	18" w.	21	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	
SFB	24" ht.	100	Spiraea x 'Anthony Waterer'	Anthony Waterer Spirea	
STC	18" w.	70	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	
SYM	24" ht.	92	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	
VCC	24" ht.	84	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	
VIC	30" ht.	90	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	
VNB	30" ht.	40	Viburnum nudum 'Bulk'	Brandywine Smooth Wilhelm	
VTC	30" ht.	142	Viburnum tribdrum 'Alfredo'	Alfredo Compact Amer. Cran. Viburnum	
EVERGREEN SHRUBS					
BUW	18" w.	69	Buxus micro. x. B. sem. 'Wilson's Charm'	Wilson Northern Charm Boxwood	
JCS	18" ht.	57	Juniperus chinensis 'Sea Green'	Sea Green Juniper	
TME	18" w.	46	Taxus x media 'Everlow'	Everlow Dense Yew	
TMH	18" ht.	40	Taxus x media 'Hicksii'	Hick's Yew	
TMT	18" w.	41	Taxus x media 'Taunton'	Taunton's Yew	
ORNAMENTAL GRASSES					
CAK	#1 cont.	68	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	
ERS	#1 cont.	88	Eragrostis spectabilis	Purple Love Grass	
PAV	#1 cont.	72	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
SCS	#1 cont.	52	Schizachyrium scop. 'Standing Ovation'	Blue Stem Standing Ovation	
GROUNDCOVER / PERENNIALS					
ACH	#1 cont.		Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.		Allium 'Summer Beauty'	Summer Beauty Onion	18" O.C.
CVM	#1 cont.		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
ECP	#1 cont.		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.
HEM	#1 cont.		Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.
NFW	#1 cont.		Nepata fassen 'Walker's low'	Walkers Low Calmint	24" O.C.
PSD	#1 cont.		Phlox subulata 'Emerald blue'	Emerald Blue Creeping Phlox	12" O.C.
SAL	#1 cont.		Salvia nemerosa 'May Night'	May Night Sage	18" O.C.
SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SOD	sq. yd.		Sodded Lawn		
SEED	sq. yd.		Seeded Lawn - No Mow Seed	Prairie Nursery, Westfield, WI.	
SEED2	sq. yd.		Native Seeded Detention / Wetland	Prairie Nursery, Westfield, WI.	

APPLY AMERICAN EXCELSIOR PREMIER STRAW W/ BIO. FIBERNET EROSION CONTROL BLANKET OR EQUAL STAKED EVERY 9Q. YD. ON ALL SEEDED AREAS.

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LAGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED SMALL SHRUB
- PROPOSED EVERGEEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN
- SYNTHETIC TURF LAWN
- SEED(3)ED NO-MOW LAWN
- SEED(3)ED WETLAND/DETENTION

LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. CLEAN TOPSOIL SHALL BE UTILIZED IN ALL PLANT BED AREAS.
7. A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE PROVIDED ACROSS THE SURFACE OF ALL PLANTING BEDS AND/OR TREE PIT AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
8. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
9. DISTURBED AREAS TO RECEIVE REMEDIATION SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
10. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
11. BLACK PLASTIC EDGING SHALL BE USED AT ALL BED EDGES
12. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4" BLACK PLASTIC EDGING AND 2" DEPTH WASHED LIGHT GRAY/BROWN STONE MULCH (3/8"-3/4" SIZE). COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
14. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
15. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
16. A 48" DIAMETER MULCH RING WITH A SHOVEL |CUT EDGE SHALL BE SHOWN AROUND ALL TREES PLANTED IN LAWN AREAS.

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SEAL

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME
SPRINGS AT LAKE ZURICH

755 S. Rand Rd.
Lake Zurich, Il 60047

DRAWING ISSUED

NO.	TITLE	DATE
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PROJECT NUMBER
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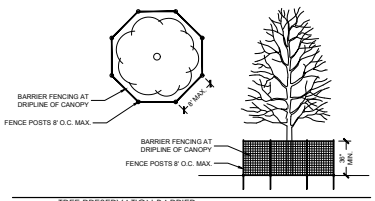
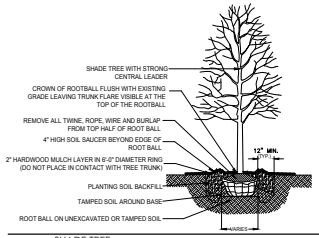
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN SOUTH

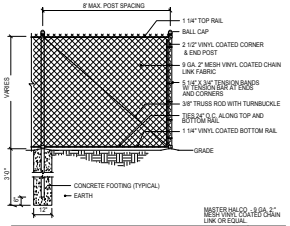
SHEET NUMBER
L2.2



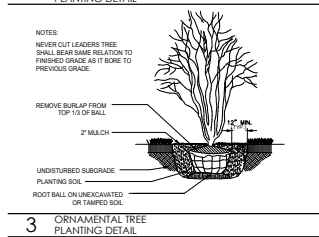
7 TREE PRESERVATION BARRIER FENCING DETAIL — NOT TO SCALE



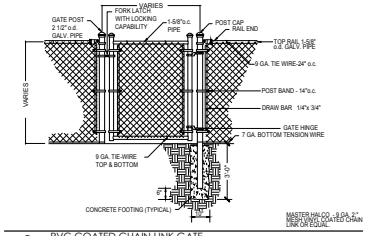
2 SHADE TREE PLANTING DETAIL — NOT TO SCALE



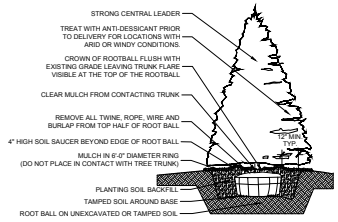
8 PVC COATED CHAIN LINK FENCE GATE INSTALLATION DETAIL — N.T.S.



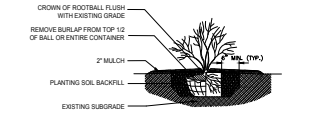
3 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



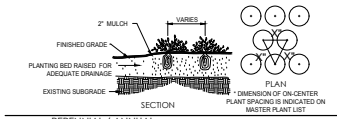
9 PVC COATED CHAIN LINK GATE INSTALLATION DETAIL — N.T.S.



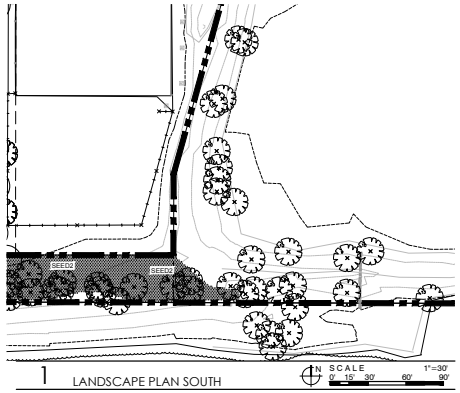
4 EVERGREEN TREE PLANTING DETAIL — NOT TO SCALE



5 SHRUB PLANTING DETAIL — NOT TO SCALE



6 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE



1 LANDSCAPE PLAN SOUTH

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LAGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED SMALL SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN
- SYNTHETIC TURF LAWN
- SEED(2)ED NO-MOW LAWN
- SEED(3)ED WETLAND/DETENTION

NATIVE SEEDING

ALL NATIVE PLANTS AVAILABLE THROUGH:
Prairie Nursery, P.O. Box 306, Westfield, WI 53964. WWW.PRAIRIENURSERY.COM 1-800-476-9453

NO-MOW SEED MIX
No Mow Lawn Seed Mix - 260 Lbs / Acre

SEEDED WETLAND/DETENTION MIX
Detention Basin - Bioswale - Clay Buster - 10 Lbs / Acre

COMPONENTS

Forbs (Wildflowers)
Allium cernuum - Nodding Pink Onion
Amoglossum atriplicifolium - Pale Indian Plantain
Asclepias incarnata - Red Milkweed
Aster novae-angliae - New England Aster
Baptisia alba - White False Indigo
Eupatorium maculatum - Joe Pye Weed
Eupatorium perfoliatum - Boneset
Helenium autumnale - Dogtooth Daisy
Heliopsis helianthoides - Ox Eye Sunflower
Iris shrevei - Wild Iris
Iris versicolor - Blue Flag Iris
Liatris pycnostachya - Prairie Blazing Star
Liatris spicata - Dense Blazing Star
Lobelia siphilitica - Great Blue Lobelia
Monarda fistulosa - Bergamot
Ratibida pinnata - Yellow Coneflower
Rudbeckia hirta - Black Eyed Susan
Rudbeckia subtomentosa - Sweet Black Eyed Susan
Rudbeckia triloba - Brown Eyed Susan
Senna hebecarpa - Wild Senna
Silphium integrifolium - Rosinweed
Silphium perfoliatum - Cupplant
Silphium terebinthinaceum - Prairie Dock
Solidago ohioensis - Ohio Goldenrod
Solidago rigida - Stiff Goldenrod
Verbena hastata - Blue Vervain
Vernonia fasciculata - Ironweed
Veronicastrum virginicum - Culver's Root
Zizia aurea - Golden Alexanders

Grasses, Sedges & Rushes
Andropogon gerardii - Big Bluestem
Carex comosa - Bottlebrush Sedge
Carex hystericina - Porcupine Sedge
Carex stipata - Awl Fruited Sedge
Carex vulpinoidea - Fox Sedge
Elymus canadensis - Canada Wild Rye
Elymus virginicus - Virginia Wild Rye
Panicum virgatum - Switchgrass
Scirpus atrowirens - Dark Green Bulrush
Sorghastrum nutans - Indiangrass
Spartina pectinata - Prairie Cordgrass
Lolium multiflorum - Annual Rye Nurse Crop Seed

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EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME
SPRINGS AT LAKE ZURICH
755 S. Rand Rd.
Lake Zurich, Il 60047

DRAWING ISSUED
NO. TITLE DATE
1. Revised Per Comments 10/01/2025

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LANDSCAPE PLANS

PROJECT NUMBER
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SHEET TITLE
LANDSCAPE PLAN EAST / NATIVE SEEDING / DETAILS

SHEET NUMBER
L2.3

MAINTENANCE / PERFORMANCE STANDARDS OF NATIVE PLANTINGS

THE CONTRACTOR SHALL INCLUDE AS PART OF THE LANDSCAPE BID, MAINTENANCE FOR A PERIOD OF 6 WEEKS AFTER FINAL ACCEPTANCE OF THE LANDSCAPING INSTALLATION. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE. THE CONTRACTOR SHALL INCLUDE INITIAL 6 WEEK WATERING PROGRAM AFTER INSTALLATION TO SUPPLEMENT RAINFALL. TEMPORARY IRRIGATION OR WATERING ON-SITE, WATER PROVIDED.

STANDARDS

1. ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
2. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN
3. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS. USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

1. ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

SOIL TESTING

1. THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS 750PPM/0.75 MMHOS/CM	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN SOIL; NOT TO EXCEED MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

1. DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.
2. UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS,CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTIVE AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS. SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. RENEWAL PRUNING REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

1. FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.
2. THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.
3. SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
4. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

1. THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.
2. FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.
3. PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED
4. THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT. IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

NATIVE PLANTING AND SEEDING INSTALLATION, MANAGEMENT AND MONITORING TO BE CONDUCTED BY A QUALIFIED, EXPERIENCED CONTRACTOR SPECIALIZING IN RESTORING AND MANAGING NATURAL LANDSCAPES IN THE MIDWEST. THE SELECTED CONTRACTOR IS TO BE HELD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MONITORING OF ALL NATIVE AREAS FOR A PERIOD OF 3 YEARS.

PLANT MATERIAL INSTALLATION - NATIVE SEEDING

1. PREPARE AREA FOR SEEDING - PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS, BEFORE DISTURBING ANY GROUND:
   1.1. CHECK FOR ANY BURIED UTILITIES
   1.2. CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
   1.3. MOW ANY EXCESS EXISTING VEGETATION GROWTH
   1.4. APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
   1.5. DE-COMPACT ANY AREAS OF SPECIAL CONCERN
   1.6. LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED.
   1.7. IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.
2. FOLLOW THE APPROPRIATE TIMING:
   2.1. THE OPTIMAL TIME TO INSTALL SEED IS FROM THE SEPTEMBER 1 - NOVEMBER 15. SECONDARY SEASON MARCH 1 - MAY 1

METHOD FOR SEEDING AND EROSION CONTROL:

1. BROADCASTING:
   1.1. USING A HAND-CRANK OR TOW-BEHIND BROADCASTER, START WITH HALF OF THE SEED AND TRY TO COVER THE ENTIRE AREA WITH THAT AMOUNT OF SEED. TAKE THE REMAINING HALF OF THE SEED, GO TO THE OPPOSITE END OF THE SITE AND COVER IT AGAIN. AFTER BROADCASTING IS COMPLETE, IT IS IMPORTANT TO USE A CULTIPACKER OR ROLLER OVER THE AREA TO MAKE GOOD SEED-TO-SOIL CONTACT. DO NOT COVER SEED MORE THAN 1/4-INCH DEEP.
2. EROSION CONTROL METHOD
   2.1. O INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GERMINATED.

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 3-YEAR PERIOD

1. TO HELP ENSURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOALS. WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING CONTROLS INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIONS.
   1.1. NATIVE AREAS NEED BETWEEN 3 TO 5 YEARS TO ESTABLISH.
   1.2. LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. DO NOT APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; DO NOT PULL WEEDS TO KEEP GROWTH DOWN. DO NOT ALLOW SEED HEADS TO FORM.
   1.3. MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12"-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED. MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
   1.4. SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR.
   1.5. IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY - PREFERABLY BEFORE APRIL 15.
   1.6. SECOND SEASON: MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT.
   1.7. 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PERFORMED THROUGHOUT ALL NATIVE PLAN COMMUNITIES STARTING ONCE THE SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

1. NATIVE PLANT MATERIALS
   1.1. PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE THREE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD WILL BE EXTENDED.
   1.2. NOTIFICATION - THE DEVELOPER SHALL NOTIFY MUNICIPALITY UPON COMPLETION OF PLANTINGS.
   1.2.1. THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY VILLAGE OF THE REMEDIAL ACTIONS TAKEN
   1.3. NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 3 (THREE) YEARS FROM DATE OF INSTALLATION .
   1.3.1. MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON.
   1.3.2. CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
   1.4. WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("SEED", "SLOPE", AND "BASIN" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 70% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD FOR THESE AREAS. THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
   1.5. THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT AT THE END OF THE THREE-YEAR PERIOD.
   1.6. AT THE END OF THE SECOND GROWING SEASON, 30% SEED MIX PRESENCE FOR THE "PRAIRIE SEED". AND "WETLAND" SEED MIXES SHALL BE ACHIEVED. AT THE END OF THE THIRD GROWING SEASON, 50% SEED MIX PRESENCE FOR THE LISTED SEED MIXES SHALL BE ACHIEVED.
   1.6.1. SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
   1.7. NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
   1.7.1. THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNIAL SPECIES (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION): YEAR 1 - 15%, YEAR 2 - 50%, YEAR 3 - 75%.
   1.7.1.1. THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
   1.8. AT THE END OF THE THIRD GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS WILL BE INVASIVE OR NON-NATIVE SPECIES AS INSPECTED ANNUALLY. THE PROJECT MANAGER WILL DETERMINE THE APPROPRIATE TARGET INVASIVE OR NON-NATIVE SPECIES. THEY WILL TYPICALLY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: RAGWEED (AMBROSIA SPP.), CATTAIL (TYPHA SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), CANADIAN THISTLE (CIRSIUM ARVENSE), SANDBAR WILLOW (SALIX INTERIOR), KENTUCKY BLUE GRASS (POA PRATENSIS), YELLOW SWEET-CLOVER (MELILOTUS OFFICINALIS), TEASEL (DIPSACUS SPP.), JAPANESE KNOTWEED (REYNOUTRIA JAPONICA), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS), BUCKTHORN (RHAMNUS SPP.).
   1.9. SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
   1.10. RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOOSESTRIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5%. THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD.
   1.10.1. THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE.
   1.11. NATIVE MEAN C VALUE > 3.0 AND NATIVE FQI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
   1.11.1. THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE.
   1.12. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNED CONDITION WITHIN 30 DAYS OF OBSERVATION.

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SEAL

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

PROJECT NAME

SPRINGS AT LAKE ZURICH

755 S. Rand Rd.
Lake Zurich, Il 60047

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised Per Comments	10/01/2025

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2506023

DATE
07-10-2025

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE MAINTENANCE

SHEET NUMBER
L4.0

SPRINGS AT LAKE ZURICH
US HIGHWAY 12 & JUNE TERRACE
LAKE ZURICH, IL

PRELIMINARY STORMWATER MANAGEMENT REPORT
PREPARED: OCTOBER 2025

3110 Woodcreek Drive
Downers Grove IL 60515
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Ph: 630.598.0007

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INTRODUCTION

The proposed multi-family residential development consists of 9 residential buildings with 21-33 units in each building (for a total of 237 units), 9 detached garages, 2 amenity buildings, +/- 231 surface parking spaces with associated drive aisles, 1 proposed stormwater basin, and +/- 5.9 acres of wetland areas consisting of previously permitted stormwater management infrastructure on a +/- 20.7-acre property, located at US Highway 12 and June Terrace in the Village of Lake Zurich, Illinois. The existing property was previously developed for a movie theater, with associated stormwater facilities, wet & dry infrastructure, and a parking lot. The property is tributary to the Flint Creek Watershed. The intent of this report is to provide supporting information that demonstrates the proposed improvements are in conformance with the requirements of the Village of Lake Zurich's Stormwater Management Regulations, which is a modification of the Lake County Watershed Development Ordinance (City modifications are noted in Section 10-6-5 of the Lake Zurich Village Code).

EXISTING CONDITIONS

The proposed improvements are expected to redevelop approximately 14.5 acres of the 27.9-acre total area of the subject property, The property is bounded to the north by US Highway 12 with access to the proposed development provided at the intersection of US Highway 12 and June Terrace. To the east, are 4 existing commercial outlots (restaurants and a daycare). Along the south property line is an existing detention pond within the subject property and residential properties with an associated existing detention pond bordering south adjacent. West of the property are exiting industrial facilities (self storage and manufacturing).

The existing site generally drains from north to south to existing stormwater facilities, ultimately discharging through outlet control structures at the south side of the site. The south and east sides of the property include 2 areas designated under "Natural Resource Protection Easements" ~5.9 acres parcel which include areas meeting wetland criteria. These two areas are comprised of the aforementioned existing stormwater facilities that were constructed and permitted through the Village. A site-specific wetland investigation was completed by DK Environmental Services (DKES) in December 2024 and is located in the Appendix of this report. DKES has engaged the Unites states Army Corps of Engineers for a Jurisdiction Determinate with plans to request an exclusion from regulation for both ponds from the Enforcement Officer of Lake Zurich.

The existing pond to the southeast includes a Flood Hazard Area (Zone X) with a 0.2% annual chance of flood hazard per FEMA FIRM Panels 17097C0236K and 17097C0237K.

PROPOSED CONDITIONS

As previously noted, the proposed improvements will consist of a new, multi-family residential development, with paving, parking, and amenities. Detailed area exhibits and supporting calculations are provided in the Appendix for reference. Please find provided a bullet-point summary of the conceptual stormwater analysis.

- The existing south and southeast stormwater basins were originally designed for overall subdivision and were required to provide 3.60 acre-ft and 10.16 acre-ft of storage (respectively) per 1993 permit requirements.

- As-built drawings from the basins' original buildout show the south pond at 3.61 acre-ft and the southeast pond at 12.66 acre-feet of volume constructed.
- As noted above, the proposed development will disturb a total of +/-14.5 acres of the +/- 27.9-acre detention service area, which must be re-analyzed with respect to modern-day rainfall standards.
    - The remaining +/-13.5 acres of the designed detention basin service area that will be relatively unimpacted will continue to drain to the existing southeast basin.
    - Record Drawings and Reports related to the existing southeast basin were requested from the Village, but not available. However, it should be noted that in the proposed condition, 1.6 acres will be rerouted from the existing southeast basin to a newly proposed south basin resulting in a significant reduction of runoff. Therefore, no negative impacts to the existing pond are expected with the proposed development.
    - For the 14.5 acres that will be redeveloped, it has been determined that 7.7 acre-ft of stormwater detention volume will be required using the Village's current stormwater management requirements and updated rainfall data (Bulletin 75).
- The total detention volume requirement for the proposed condition will be accommodated in a new stormwater detention facility in the same location as the existing south pond.
    - This storage volume was calculated based on the proposed grading design, which will include the installation of new retaining walls on the north, east and west sides of the proposed detention facility ensuring regulatory requirements for freeboard are met.

In addition to stormwater detention, WDO requires that developments comply with Runoff Volume Reduction (RVR) requirements in accordance with §503. The section states that green infrastructure techniques and best management practices shall be utilized to reduce runoff volume according to the following hierarchy, which has been revised to narratively describe how each element is addressed as part of the development:

A. Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site. ***The development site is not identified to have any existing natural resources of note that will be negatively impacted; the proposed stormwater management facility will significantly enhance the naturalized elements on-site and the existing ponds were previously permitted by the Village, and therefore should be exempt.***
B. Minimization or disconnection of impervious surfaces. ***The development is proposed to include the minimum amount of new impervious surfaces which are suitable for its use.***
C. Enhancement of infiltration and storage characteristics of the development site using appropriate best management practices. ***The wet bottom pond will include forebays provided to enhance infiltration and storage. Based on the proposed impervious area of 11.14 acres, the RVR storage volume required is 0.93 ac-ft (0.01"/ac of impervious). The forebays provided will have an additional storage volume of 0.99 ac-ft below the primary outfall.***
D. The use of open channels with native vegetation to convey stormwater runoff. ***All proposed runoff will be collected and conveyed via catch basins and storm sewers and routed to the proposed detention basin.***
E. Structural measures that provide water quality and volume reduction. ***The wet bottom basin and forebay provide significant water quality benefits, as any accumulated sediment/debris in runoff generated by the site will settle in the forebay before the pond discharges downstream.***
F. Structural measures that provide only volume reduction or other rainwater harvesting practices. ***See above for narrative description of proposed volume reduction/water quality/quantity controls.***
G. Measures that provide water quality and quantity control. ***See above for narrative description of proposed volume reduction/water quality/quantity controls.***

H. Measures that provide only quantity control. ***See above for narrative description of proposed volume reduction/water quality/quantity controls.***

Lastly, the detention facility will be constructed with an emergency overflow that is sized to convey the peak 100-year inflow (given a 10-minute event intensity) for their upstream drainage areas as calculated using the modified rational method without resulting in any flood risk to any building structures, existing or proposed. The proposed detention basin will include a 50'-wide emergency overflow weir on its south side that would bypass the outlet control structure and allow for runoff to flow freely to the drainage channel south of the property, matching existing drainage conditions. The weir will provide a maximum overflow capacity of 130.0 cfs at a weir crest elevation of 671.60, an elevation at which a minimum 12" of freeboard is provided from the lowest building top of foundation elevation (672.75) proposed at any of the new buildings. This capacity exceeds the calculated peak inflow rate of 116.25 cfs with the required freeboard, thereby ensuring that the openings to any occupied building spaces are sufficiently protected from emergency storm surcharge conditions.

It should be noted that the future development of the 2.5 acre adjacent outlot northeast portion of the proposed improvements will need to remain tributary to the existing southeast pond. Any additional modifications to this pond required for the future development of the outlot shall be the responsibility of the future developer of said outlot. With a reduction in total area going to the southeast pond in the proposed condition, there should be no negative impacts on existing stormwater infrastructure.

The project will be required to comply will the requirements of the ILR10 General Permit due to exceeding 1 acre in area; a Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the Illinois Environmental Protection Agency as part of the formal Notice of Intent (NOI) process for General Permit coverage a minimum of 30 days prior to the start of construction in accordance with National Pollutant Discharge Elimination System (NPDES) requirements.

SUMMARY

In our professional opinion, the proposed improvements are in accordance with the requirements of the Village of Lake Zurich, Lake County WDO, and any other applicable local regulations. Should you have any questions regarding the proposed improvements, please do not hesitate to contact us at 630-598-0007.

Sincerely,
CAGE ENGINEERING

Rick Katz, P.E.
Project Manager

APPENDICES

APPENDIX A - SITE SPECIFIC INFORMATION

1. SITE LOCATION MAP
2. HYDRAULIC SOILS MAP
3. FEMA FIRMETTE
4. WETLAND ASSESSMENT REPORT

APPENDIX B – EXISTING CONDITIONS & REFERENCED INFORMATION

1. EXISTING CONDITIONS DRAINAGE EXHIBIT
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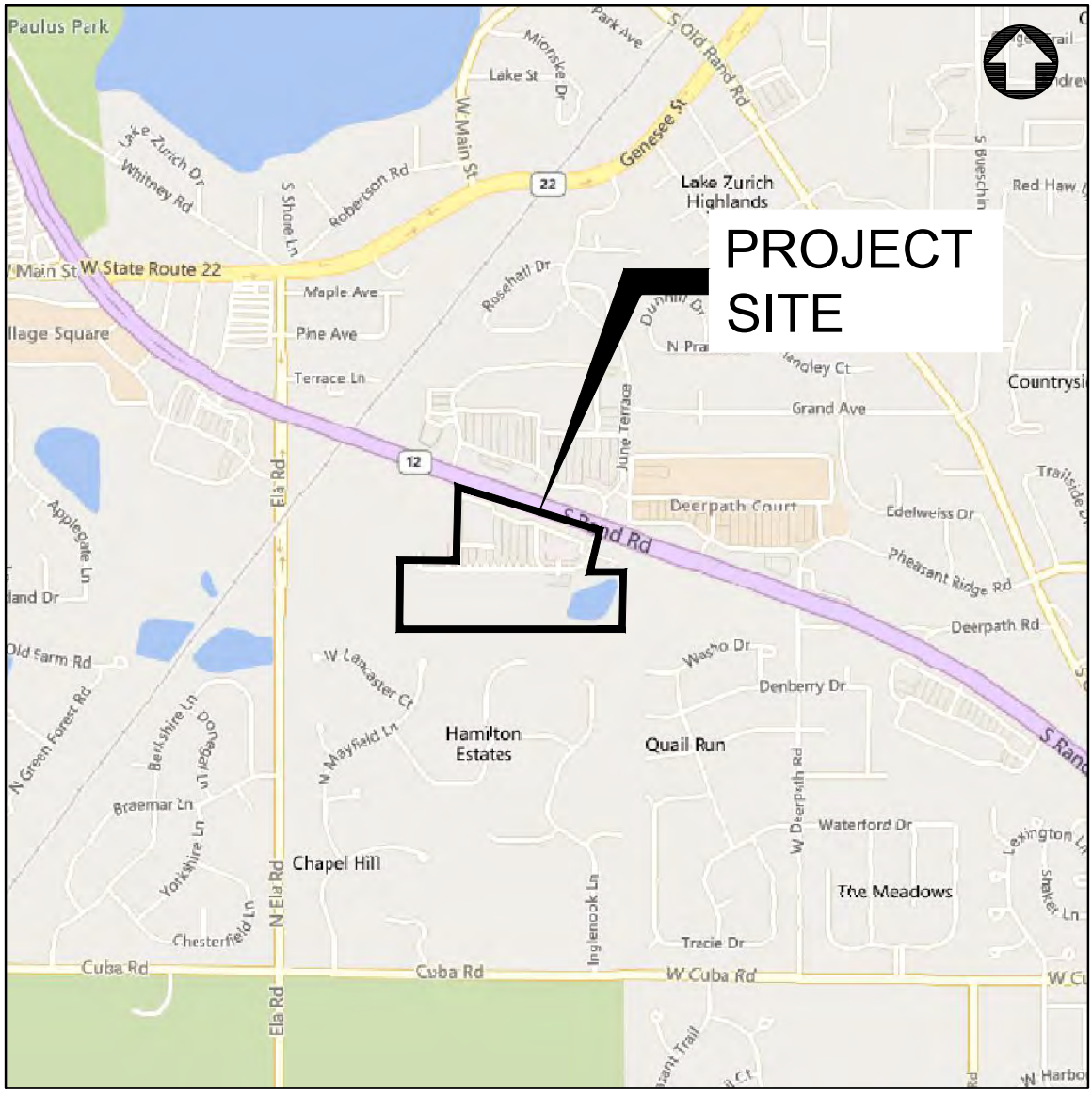
1. PROPOSED CONDITIONS DRAINAGE EXHIBIT
2. SITE INFORMATION AND CALCULATION SUMMARY
3. RUNOFF VOLUME REDUCTION CALCULATIONS
4. DETENTION BASIN EMERGENCY OVERFLOW WEIR CALCULATION
5. PROPOSED CONDITIONS HYDRAFLOW HYDROGRAHS

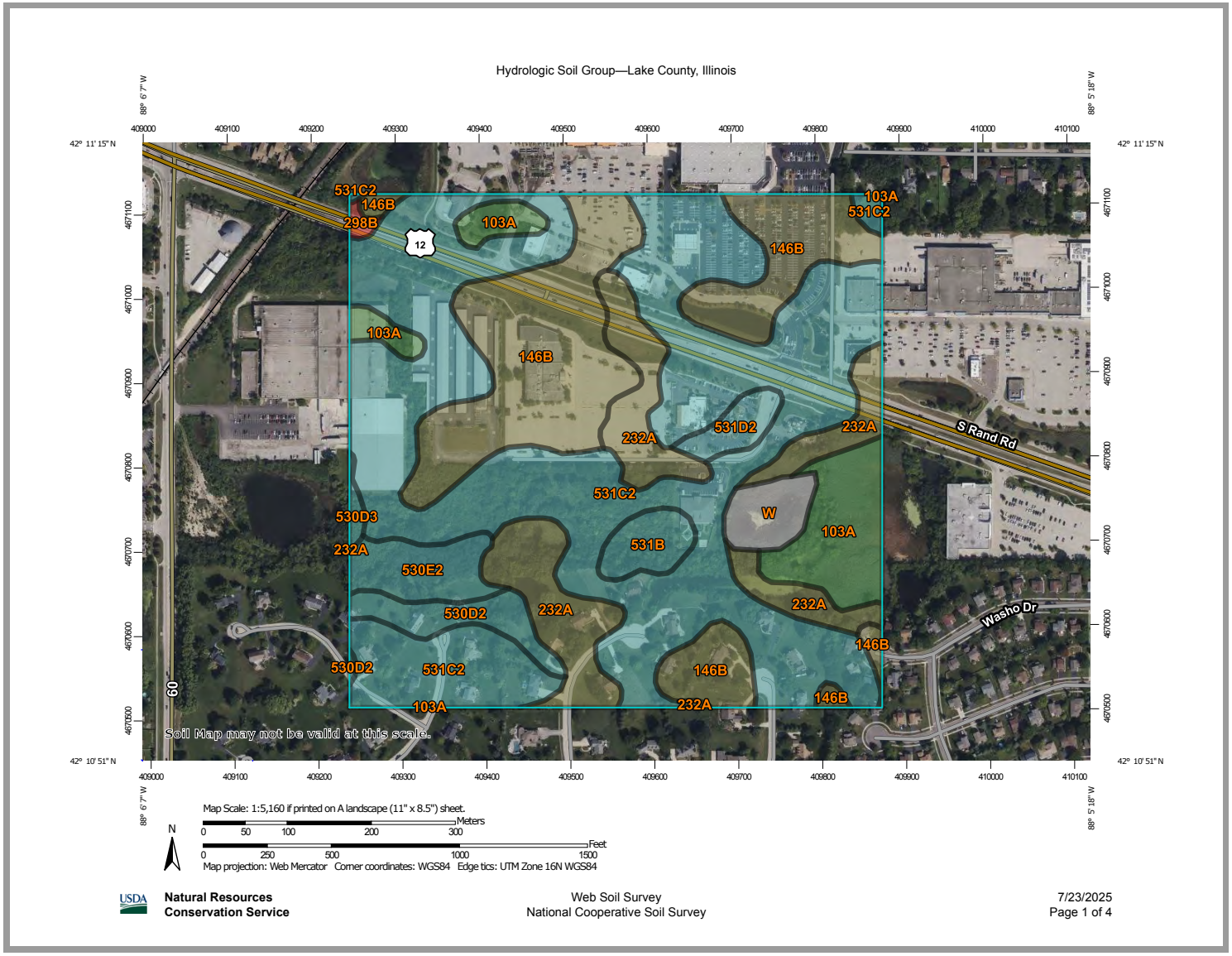
APPENDIX A

SITE SPECIFIC INFORMATION

LOCATION MAP



SECTION 20, TOWNSHIP 43N, RANGE 10E


Hydrologic Soil Group—Lake County, Illinois
88° 6' 7" W
88° 5' 18" W
42° 11' 15" N
42° 10' 51" N
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409100
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531C2
146B
298B
103A
12
146B
103A
146B
232A
531D2
232A
S Rand Rd
531C2
530D3
W
103A
232A
531B
530E2
530D2
232A
232A
Washo Dr
146B
530D2
531C2
146B
60
103A
232A
146B
Soil Map may not be valid at this scale.
Map Scale: 1:5,160 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 50 100 200 300
Feet
0 250 500 1000 1500
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84
USDA
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
7/23/2025
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
Survey Area Data: Version 19, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2022—Sep 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
103A	Houghton muck, 0 to 2 percent slopes	A/D	6.3	6.6%
146B	Elliott silt loam, 2 to 4 percent slopes	C/D	20.3	21.2%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	11.3	11.8%
298B	Beecher silt loam, 2 to 4 percent slopes	D	0.2	0.3%
530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	C	2.4	2.5%
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	C	0.3	0.3%
530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	C	2.8	2.9%
531B	Markham silt loam, 2 to 4 percent slopes	C	1.7	1.8%
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	C	47.2	49.2%
531D2	Markham silt loam, 6 to 12 percent slopes, eroded	C	1.3	1.4%
W	Water		1.9	2.0%
Totals for Area of Interest			**95.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

88°5'57"W 42°11'16"N

88°5'19"W 42°10'49"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) *Zone A, V, A99*
  - With BFE or Depth *Zone AE, AO, AH, VE, AR*
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone D*
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 Cross Sections with 1% Annual Chance
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/23/2025 at 6:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PRELIMINARY

WETLAND ASSESSMENT REPORT

Prepared for:

CONTINENTAL PROPERTIES
Lake Zurich Site

c/o Rick Katz, P.E.
Project Manager
CAGE Civil Engineering
2200 Cabot Dr. - Suite 325
Lisle, IL 60532
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Prepared by:

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110 Woodland Road
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December 27, 2024

DKES INC.

Rick Katz, P.E.
Project Manager
CAGE Civil Engineering
2200 Cabot Dr. - Suite 325
Lisle, IL 60532
rkatz@cagecivil.com

December 28, 2024

Subject: Preliminary Wetland Assessment of the Lake Zurich Apartments Site
US Route 12 and June Terrace in the Village of Lake Zurich
Lake County, Illinois Ref Pin#'s: 04-20-306-006 & -009

Dear Mr. Katz:

On December 27, 2024, DK Environmental Services, Inc. (DKES) completed a preliminary wetland field assessment of the ±23.15-acre subject property located above for the proposed future Lake Zurich Apartments project in the Village of Lake Zurich, Lake County, IL. A total of four (4) water features, were identified within the project area and are labeled **LZ Pond 2**, **LZ Pond 4/5, Roadside Ditch (RD-1)** and **Water Feature** (**WF-1)** on Exhibit 7 of this report.

Lake County Regulations

The four categories of wetland impact types regulated under the Lake County Watershed Development Ordinance (WDO) apply to Isolated Waters of Lake County only and are as follows:

A) Category-I: Wetland impacts less than or equal to 1 acre and does not impact high quality aquatic resources;
B) Category-II: Wetland impacts greater than 1 acre and less than 2 acres and does not impact high quality aquatic resources;
C) Category-III: Wetland impacts greater than or equal to 2 acres or impacts high aquatic resources; and
D) Category-IV: Wetland impacts for the restoration, creation and enhancement of wetlands provided that there are net gains in aquatic resource function. Category-IV activities include shoreline and streambank erosion restoration described in Article IV. Section C.2.d.3.

Additionally, Lake County SMC's General Permit #2 (GP2)**:** proposed minor impacts to less than 0.1 acre of non-High Quality Aquatic Resources (HQAR) or 1,000 square feet (0.023 ac) of HQAR may qualify for this general permit.

The WDO requires mitigation for wetland impacts greater than or equal to 0.10 acre of Isolated Waters of Lake County (IWLC). Mitigation shall provide replacement of the wetland environment lost to development at the following proportional rates (i.e., creation acreage to wetland impact acreage):

1) A minimum of 1.5:1 for wetland impacts under Categories I, II and III that are not high-quality aquatic resources, except 1:1 for approved and fully certified wetland migitgation bank credits;
2) A minimum of 3:1 for wetland impacts that are high quality aquatic resources;
3) A minimum of 6:1 for wetland impacts that are forested wetlands.

Mitigation credit may also be obtained for enhancement. For example, the enhancement of farmed wetlands meeting the size criteria of the WDO may be used for up to 80% of the mitigation requirement. Enhancement of existing non-farmed wetlands may be credited up to 25% of the enhanced wetland acreage completed, provided the wetland impacted acreage created on-site is a minimum 1:1 ratio. Buffer width requirements for water bodies are as follows:

- Total surface area greater than 1/3 acre and less than one acre; the minimum buffer width shall be 30 feet.
- Total surface area is greater than one acre and less than 2 ½ acres, the buffer shall be a minimum of 40 feet.
- Total surface area is greater than 2 ½ acres, the buffer shall be a minimum of 50 feet.
- For non-linear aquatic resources, the minimum buffer shall be 100 feet.

Linear buffers shall be designated along both sides of all channels meeting the definition of Waters of Lake County. The buffer width shall be determined as follows:

- When the channel has a watershed greater than 20-acres, but less than one square mile, the minimum buffer shall be 50 feet on each side of the channel;
- When the channel has a watershed greater than one square mile, the minimum buffer shall be 30 feet on each side of the channel; and
- Linear high quality aquatic resources and streams with an Index of Biotic Integrity (IBI) greater than 40 shall have a minimum buffer width of 100 feet on each side of the channel.

The following are excluded from Isolated Waters of Lake County:

1. Excavations and impoundments (including stormwater detention basins) that have received a permit from the appropriate jurisdictional authority;
2. Excavations and impoundments (including stormwater detention basins) permitted by right, prior to being a regulated activity, within 40% or more non-hydric soil;
3. Wetlands created incidental to construction grading on development sites;
4. Roadside ditches;

U.S. Army Corps of Engineers (USACE) Regulations

The USACE regulates the discharge of dredged or fill material into jurisdictional wetlands and "waters of the U.S. (WOTUS)" under Section 404 of the Clean Water Act (Act). Jurisdictional areas covered by the Act are navigable waterways, tributaries to navigable waterways, and wetlands adjacent thereto. Isolated wetlands are exempt from federal regulations following the January 2001 Supreme Court decision (SWANCC v. USACE).

On May 25, 2023, the Supreme Court ruled in Sackett v. EPA, delineating the appropriate standard to determine waters of the United States (WOTUS) under the federal Clean Water Act (CWA). The Supreme Court's opinion in Sackett establishes a new, stricter test for determining whether the Clean Water Act applies to a wetland. To assert federal jurisdiction over an adjacent wetland under the CWA, a party must establish that the wetland:

(1) is adjacent to a WOTUS, and
(2) has a continuous surface connection with the WOTUS

The decision clarifies that wetlands are only protected under the Clean Water Act when adjacent to a relatively permanent geographical water feature such as a lake, stream, ocean, or river that connects to a traditional interstate navigable water, and the wetland has a continuous surface connection with the adjacent water.

Under current USACE regulations (Chicago District, 2021 Nationwide Permit (NWP)), to prevent a net loss of wetland, any disturbance of wetlands/WOTUS area requires a permit application. Filling 0.10 acre or more of jurisdictional wetland/waters of the U.S. requires a permit with mitigation at a minimum 1.5:1 replacement ratio. Filling 0.03 acre or more of jurisdictional stream bed requires a permit and stream mitigation at a minimum of 1:1 replacement ratio.

The mitigation ratio increases if an area is considered a High-Quality Aquatic Resource (HQAR). Areas of wetland/WOTUS fill less than 0.10 acre also require a permit; however, mitigation may or may not be required depending on USACE discretion. This discretionary judgment is determined by the overall quality of the wetland and what impact the loss of the wetland would have on the surrounding area. Generally, the following three steps must be taken before authorization is issued:

(1) Avoid wetland and "waters of the U.S.";
(2) Minimize wetland and "waters of the U.S." fill; and
(3) Provide compensatory mitigation.

Typical Wetland Exclusions (USACE)

Wetland exclusions and exemptions may apply to some water features identified on the subject property. Examples include:

1. Stormwater Detention/Retention Basins / Ponds:

- Stormwater management control features constructed or excavated in upland, non-

hydric NRCS mapped soil areas (or in a non-jurisdictional waters) to convey, treat, infiltrate, or store stormwater runoff may be excluded from wetland regulation, if not historically or currently connected to traditionally navigable waters or their tributaries under USACE regulation;

- Wetlands created by excavation or by other unfinished development activities in upland areas (e.g., due to incidental construction activities);
- Wetlands created by artificial hydrology including, but not limited to, irrigation or detention facility outlets which would revert to upland areas if irrigation was to cease;
- Wetlands created by the construction of stormwater facilities in upland areas, Provided that the facility was not created for the purpose of wetland mitigation;
- Wetlands created by the construction of ponds in upland areas;

2. Roadside ditches:

- Wetlands in roadside ditches created by excavation in upland areas;
- Excavated drainage ditches along the roadsides that are not connected to regulated waters of the US or traditionally navigable waters;

The attached report describes the identified wetlands and provides the methodology and reference material used to assist in the wetland assessment. This assessment is based on field conditions at the time of the DKES site visit and our understanding of current federal, state and local regulations. An evaluation of historic site conditions was not performed.

Please contact our office should you have any additional questions or if we can be of further assistance.

Sincerely,

Daniel J. Krill CPESC, CWS #002
President
DK ENVIRONMENTAL SERVICES, INC.

Preliminary

WETLAND ASSESSMENT REPORT

LAKE ZURICH APARTMENTS
IL ROUTE 12 and JUNE TERRACE
VILLAGE OF LAKE ZURICH - LAKE COUNTY, ILLINOIS

INTRODUCTION

This preliminary report was prepared to document our findings to delineate water features on the site for planning and design purposes, and as a basis to request a Jurisdictional Determination (JD) and exclusions from regulation, a Letter of No Impact (LONI), or for future permitting of unavoidable impacts from regulatory authorities as needed.

During our field reconnaissance, no clear or easily traceable hydrologic connection from on-site water features identified to off-site traditionally navigable waters was evident. Therefore, the on-site water feature areas identified appear to be under local (Lake County) jurisdiction.

(Lake Zurich is a Certified Community w/o Independent IWLC Review)
Permitting note: Certified Communities have been delegated authority by SMC under the Lake County Watershed Development Ordinance (WDO) to administer all, or portions of, the WDO within their community limits. The Village of Lake Zurich is a partially certified community for standard engineering review only. However, the Lake Zurich enforcement officer (EO) reviews wetland buffers and wetland exclusion requests.

Wetland boundaries were delineated in accordance with methodology established by the U.S. Army Corps of Engineers (USACE). Appendices illustrate and provide supporting documentation, and include the following:

A) Exhibits

1) Location Map
2) 2022 Aerial Photograph with topography
3) Lake County Wetland Inventory
4) 2004 NRCS Soil Survey
5) USFWS National Wetlands Inventory (USFWS)
6) FEMA-Flood Insurance Rate Map (FIRM)
7) Approximate Wetland Boundaries and Data Point Locations

B) Site Photographs

The future Lake Zurich Apartments project site is generally located at June Terrace on the south side of S. Rand Road (US Route 12), east of Ela Road and west of Deerpath Road in the Village of Lake Zurich, Lake County, Illinois, 60047 (see Appendix A, Exhibit 1 for location map). Geographically, the study area is found in the southwest ¼ of Section 20, T43N, R10E, East of the Third Principal Meridian. The central portion of the site is located at approximately

42.183656° North Latitude and -88.095630° West Longitude. The site is within the Flint Creek subwatershed and within the Fox River Watershed Planning Area.

The study site is comprised of a mix of areas that are currently developed containing buildings and parking lots, and naturalized areas that remain vacant with vegetative cover. The site contains areas of both upland (UPL) designation and areas meeting wetland (WL) criteria. The upland areas of the landscape are generally located at the west and northern/central portions of the site. Two (2) water feature areas comprised of formerly excavated, constructed stormwater basins are located at the south (Lake Zurich Theater PUD Pond 2) and southeast (Lake Zurich PUD Theater Pond 4/5). One depressional water feature area was identified along the roadside of US Route 12 (S. Rand Road). These water feature areas appear to be part of a designed stormwater management system and are contained in existing easements.

The naturalized upland areas are dominated by a vegetative cover of juniper shrubs, dense stands of common buckthorn, mixed grasses, and tall goldenrod. The vacant portion of the site gently slopes from the north of the site to the south. Runoff from the improved areas of the site is collected by storm sewer that directs runoff to the constructed stormwater ponds at the south and southeast. The pipe outfall from LZ Pond 2 directs runoff through a wet swale (WF-1) for a short reach along the southern property line flowing to the southwest, then continues off-site. WF-1 also appears to be contained within an easement. A total of four (4) water features were identified on the project site as summarized below:

WETLAND	LIKELY JURISDICTIONAL STATUS*	DOMINANT VEGETATION	WETLAND TYPE	High Quality Aquatic Resource	Likely Excluded from Regulation?
LZ POND 2	Local Lake County WDO + Village of Lake Zurich	black willow *(Salix nigra)* sandbar willow *(Salix interior)* silky dogwood (*Cornus obliqua*) narrow-leaved cattail (*Typha angustifolia*) reed canary grass (*Phalaris arundinacea)*	Stormwater Detention Basin (excavated)	No	Yes
LZ POND 4/5	Local Lake County WDO + Village of Lake Zurich	narrow-leaved cattail (*Typha angustifolia*) reed canary grass (*Phalaris arundinacea)* common reed (*Phragmites australis*)	Stormwater Detention Basin (partially excavated) PEM1C	No	Yes
RD-1	Local Lake County WDO + Village of Lake Zurich	redtop grass (*Agrostis alba*) red-rooted spike rush (*Eleocharis eruthropoda*) Kentucky blue grass (*Poa pratensis)*	Roadside Ditch	No	Yes
WF-1	Local Lake County WDO + Village of Lake Zurich	silky dogwood (*Cornus obliqua*) common buckthorn (*Rhamnus cathartica*) fowl manna grass (*Glyceria striata*)	Emergent, Wet swale	No	Yes

*** Note: Jurisdiction must be formally requested by the USACE Chicago District and confirmed through the Approved Jurisdictional Determination (AJD) Process, or by agreement through the Lake County SMC Preliminary Jurisdictional Determination (PJD) Process.**

RESULTS

The following is a brief description of the water feature areas identified within the study site:

LZ POND 2

Located at the southern portion of the site, LZ POND 2 is an excavated stormwater basin (impoundment) that is permanently flooded and is contained wholly on site. The water feature is shown as a standard wetland type and is not depicted as a high-quality aquatic resource on the Lake County Wetland Inventory (ADID) map.

The basin water level fluctuates seasonally. Dominant vegetation within the wetland is non-native and/or invasive and includes reed canary grass, common buckthorn, and narrow-leaved cattail. The pond outlets at the south and runoff is received by a drainage swale (WF-1) that directs flow overland to the west along the south property line, then off-site toward a large pipe. The off-site storm sewer directs runoff further west.

Due to the lack of a clearly discernible hydrologic connection to off-site traditionally navigable waters under federal jurisdiction, our opinion is that the on-site water feature identified appears to be under local jurisdiction and is therefore regulated by the County of Lake under the Watershed Development Ordinance (WDO).

The pond was constructed in hydric soils in approximately the late 1980's and likely received a permit from the Village of Lake Zurich at that time as part of the Lake Zurich Theater PUD. Following the request for jurisdictional determination (JD), a request for exclusion from regulation of LZ Pond 2 can be submitted to the Enforcement Officer of Lake Zurich.

LZ POND 4/5

Located at the southeastern portion of the site, LZ POND 4/5 is an excavated stormwater basin (impoundment) that is permanently flooded and is part of a larger wetland and stormwater management complex that extends to off-site properties to the east and south. The water feature is shown as a standard wetland type and is not depicted as a high-quality aquatic resource on the Lake County Wetland Inventory (ADID) map.

The basin water level fluctuates seasonally. Dominant vegetation within the wetland is non-native and/or invasive and includes common reed and reed canary grass. Due to the lack of a clearly discernible hydrologic connection to off-site traditionally navigable waters under federal jurisdiction, our opinion is that the water feature identified appears to be under local jurisdiction and is therefore regulated by the County of Lake under the Watershed Development Ordinance (WDO).

The pond was constructed in hydric soils in approximately the late 1980's and likely received a permit from the Village of Lake Zurich at that time as part of the Lake Zurich Theater PUD. Following the request for jurisdictional determination (JD), a request for exclusion from regulation of LZ Pond 4/5 can be submitted to the Enforcement Officer of Lake Zurich.

Roadside Ditch (RD-1)

Located at the northern portion of the site along US Route 12 (S. Rand Road), RD-1 is a depressional area located along the roadside that appears to be saturated and frequently flooded, and is part of a stormwater management system that appears to extend to off-site properties. An existing culvert under US Route 12 directs runoff from the north of the road toward the depression located on site. The water feature is not shown on the Lake County Wetland Inventory (ADID) map.

The basin water level fluctuates seasonally. Dominant vegetation within the wetland is non-native and/or invasive and includes a mix of mowed grasses including Kentucky bluegrass, redtop, and reed canary grass. Due to the lack of a clearly discernible hydrologic connection to off-site traditionally navigable waters under federal jurisdiction, our opinion is that the water feature identified appears to be under local jurisdiction and is therefore regulated by the County of Lake under the Watershed Development Ordinance (WDO).

The depressional area was constructed in hydric soils in approximately the late 1980's and likely received a permit from the Village of Lake Zurich at that time as part of the Lake Zurich Theater PUD. Following the request for jurisdictional determination (JD), a request for exclusion from regulation of RD-1 can be submitted to the Enforcement Officer of Lake Zurich.

Water Feature 1 (WF-1)

Located near the southern property line, WF-1 is a wet swale that is saturated and temporarily flooded. The swale accepts runoff from the pipe discharge at the southwestern portion of LZ Pond 2 and directs overland flow to the off-site storm sewer system at the southwest. The storm sewer is located within the Chapel Hill North subdivision within the Village of Deer Park. The water feature is depicted as a standard wetland type and is not depicted as a high-quality aquatic resource on the Lake County Wetland Inventory (ADID) map.

Dominant vegetation within the wet swale includes a mix of native and non-native shrubs and herbaceous vegetation including common buckthorn, elderberry shrubs bordering the channel, and purple loosestrife and fowl manna grass within the understory. Due to the lack of a clearly discernible hydrologic connection to off-site traditionally navigable waters under federal jurisdiction, our opinion is that the water feature identified appears to be under local jurisdiction and is therefore regulated by the County of Lake under the Watershed Development Ordinance (WDO).

Along with the construction of LZ Pond 2, the swale was excavated in hydric soils in approximately the late 1980's and likely received a permit from the Village of Lake Zurich at that time as part of the Lake Zurich Theater PUD. Following the request for jurisdictional determination (JD), a request for exclusion from regulation of WF-1 can be submitted to the Enforcement Officer of Lake Zurich.

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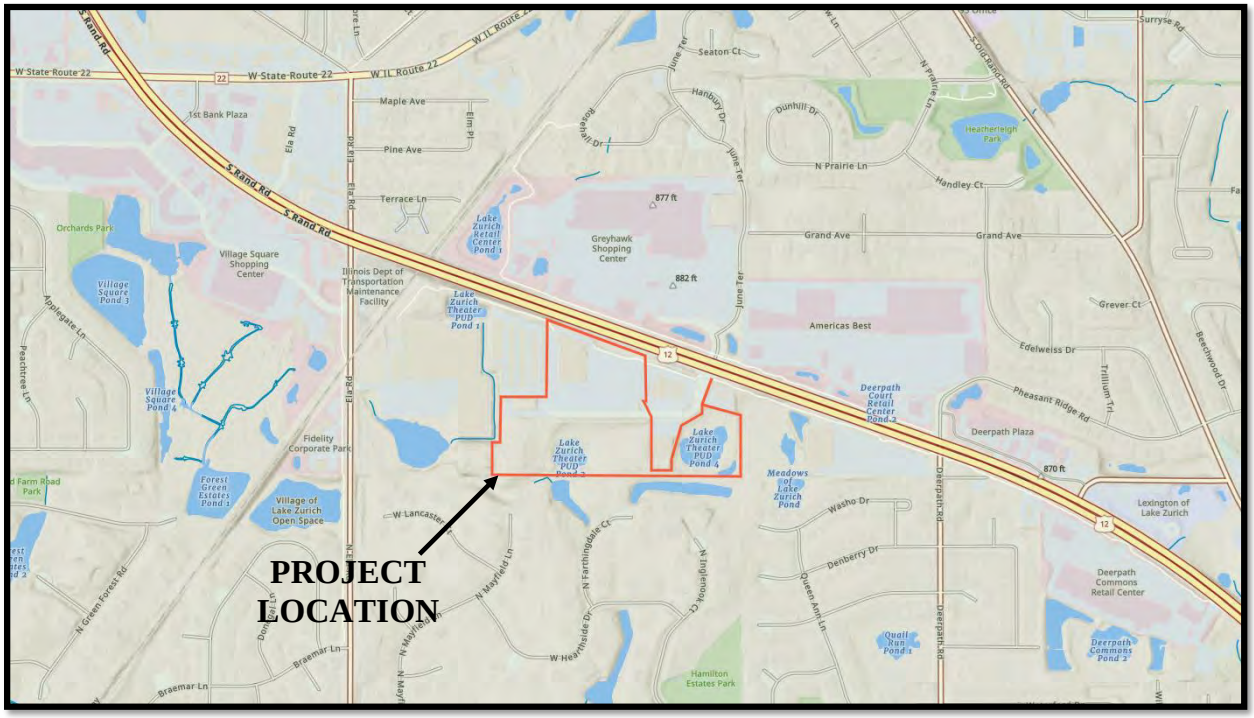
APPENDIX A

EXHIBITS 1-7

PROJECT LOCATION: LAKE ZURICH APARTMENTS SITE
US Route 12 and June Terrace in the Village of Lake Zurich
Lake County, Illinois Ref Pin#'s: 04-20-306-006 & -009

EXHIBIT 1: LOCATION MAP



The future Lake Zurich Apartments project site, outlined in red above, is generally located at June Terrace on the south side of S. Rand Road (US Route 12), east of Ela Road and west of Deerpath Road in the Village of Lake Zurich, Lake County, Illinois, 60047.

Geographically, the study area is found in the southwest ¼ of Section 20, T43N, R10E, East of the Third Principal Meridian. The central portion of the site is located at approximately 42.183656° North Latitude and -88.095630° West Longitude. The site is within the Flint Creek subwatershed and within the Fox River Watershed Planning Area.

AERIAL PHOTOGRAPH WITH TOPOGRAPHY (1-FT. CONTOUR INTERVALS)

The northern portion of the site contains an existing movie theater and an expansive parking lot. The project site, outlined in red below, generally slopes from north to south within the study area. As seen on the topographic map, the high point of the site is at the north along US Route 12 (approximate el. 880) and includes the developed area of the existing theater building.

At the southeast and southern portion of the site there are existing stormwater management basins: Lake Zurich Theater PUD Pond 2, Pond 4, and Pond 5. The low point is at the far south near the property line (approximate el. 855) at the outlet of Pond 2. There is approximately 25 feet of elevation change from the north of the site to the channel and depressional areas at the south along the property line.

EXHIBIT 2: 2022 AERIAL PHOTOGRAPH

LAKE COUNTY WETLAND INVENTORY

The Lake County Wetland Inventory Map (LCWI) was reviewed to identify the presence and general extent of mapped wetlands on the subject parcel and surrounding properties. Locations of wetlands and open water are shaded blue to indicate that wetlands are likely to be present.

Wetlands/Waters identified within the area of the study site are associated with three (3) existing, constructed stormwater facilities: Lake Zurich Theater PUD Pond 2, Pond 4, and Pond 5.
One additional depressional area is also identified on the map to the northeast of Pond 2.
There are no high-quality aquatic resources or advanced identification (ADID) wetlands identified on the map.

EXHIBIT 3: LAKE COUNTY WETLAND INVENTORY

[*Note: The map serves only as a large-scale guide and the actual locations of wetlands may vary.]*

Lake County Wetland Inventory (LCWI)

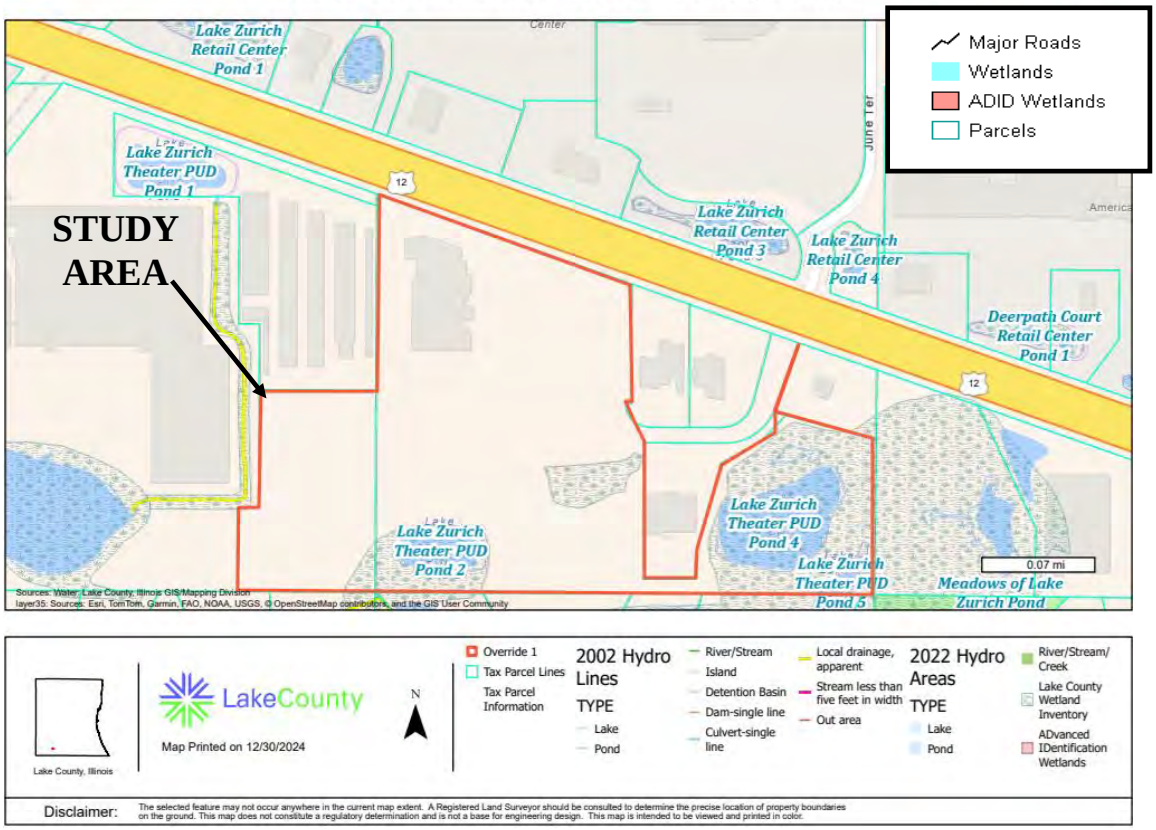


EXHIBIT 4: NRCS SOIL SURVEY

The Soil Survey for Lake County, Illinois, as shown on Exhibit 4, was studied to determine the presence and location of hydric soils and drainage patterns represented on the site. The following hydric soils are mapped within the area studied:

232A: Ashkum Silty Clay Loam, 0-2% slopes (**hydric**)

W: Open water (**inundated**)

103A: Houghton muck 0-2% slopes (**hydric**)

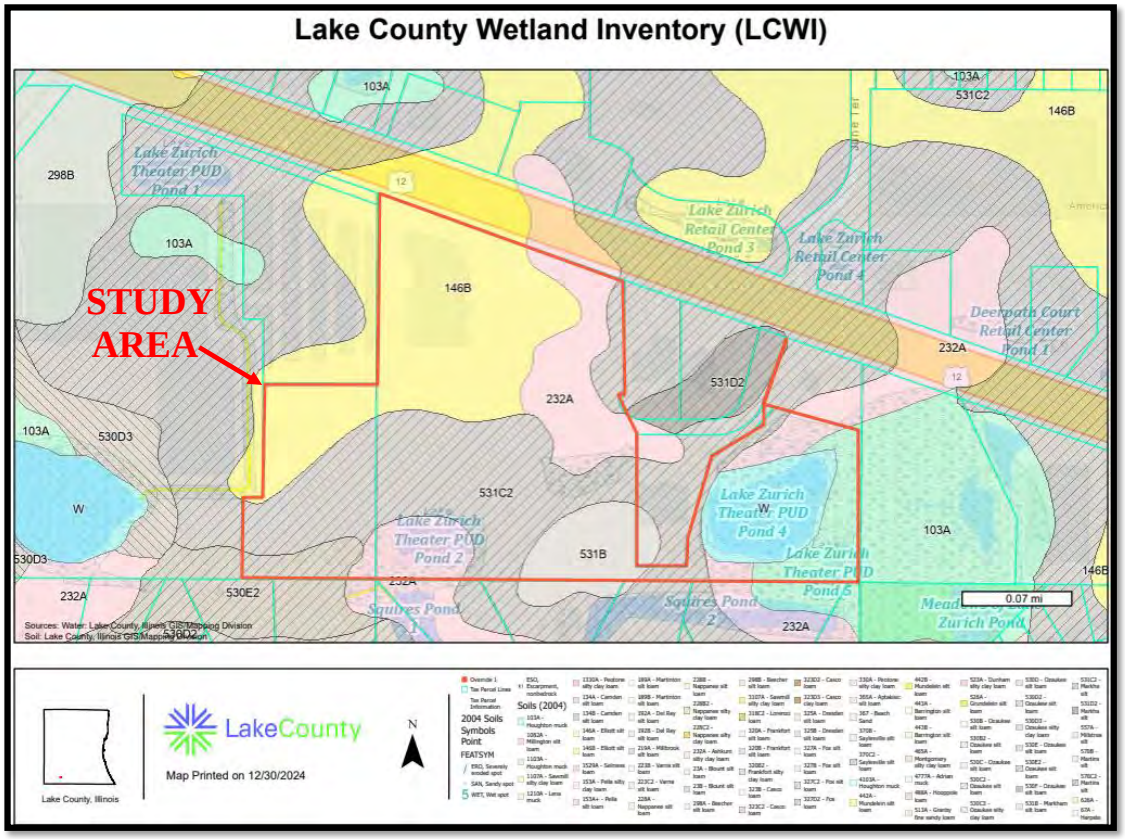


EXHIBIT 5: USFWS NATIONAL WETLAND INVENTORY (NWI)

The NWI for the study area (outlined in yellow below) depicts a single wetland located on the site at the southeast. The wetland area corresponds with the location of existing constructed stormwater basins Lake Zurich Theater PUD Pond 4 and Pond 5 and extends to off-site properties. The map classifies the wetland as a freshwater emergent wetland type.

Watershed: Fox River
Subwatershed: Flint Creek

FIRM MAP

FEMA Firm Panels: 17097C0236K 09/18/2033
Community Numbers: 170376 VILLAGE OF LAKE ZURICH

The FEMA Flood Insurance Rate Map (FIRM) was reviewed to determine the location of regulatory floodplain areas and floodways within the subject property. Mapped floodplains can be indicative of wetland hydrology.

The study area contains an area designated as a special flood hazard area (SFHA) at the southeastern portion of the site. No regulatory floodplain elevation is shown. The remainder of the site is shown as an area of minimal flood hazard (Zone X).

EXHIBIT 6: FEMA MAP

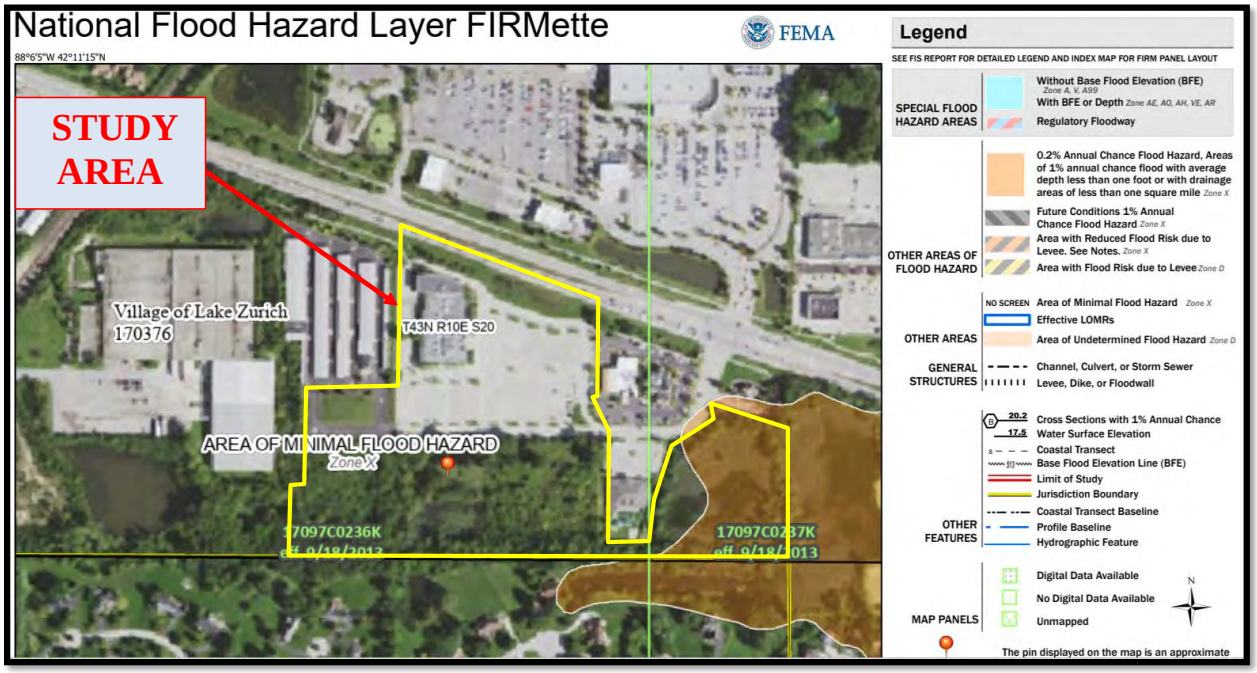


EXHIBIT 7: APPROXIMATE WATER FEATURE BOUNDARIES

Field Reconnaissance: 12/27/2024
REF. PIN#'s: 04-20-306-006 & -009 LZ APARTMENTS SITE

==========

APPENDIX B

SITE PHOTOGRAPHS

View of constructed **LZ Pond 2** - facing southwest

View of constructed **LZ Pond 4/5** - facing southeast

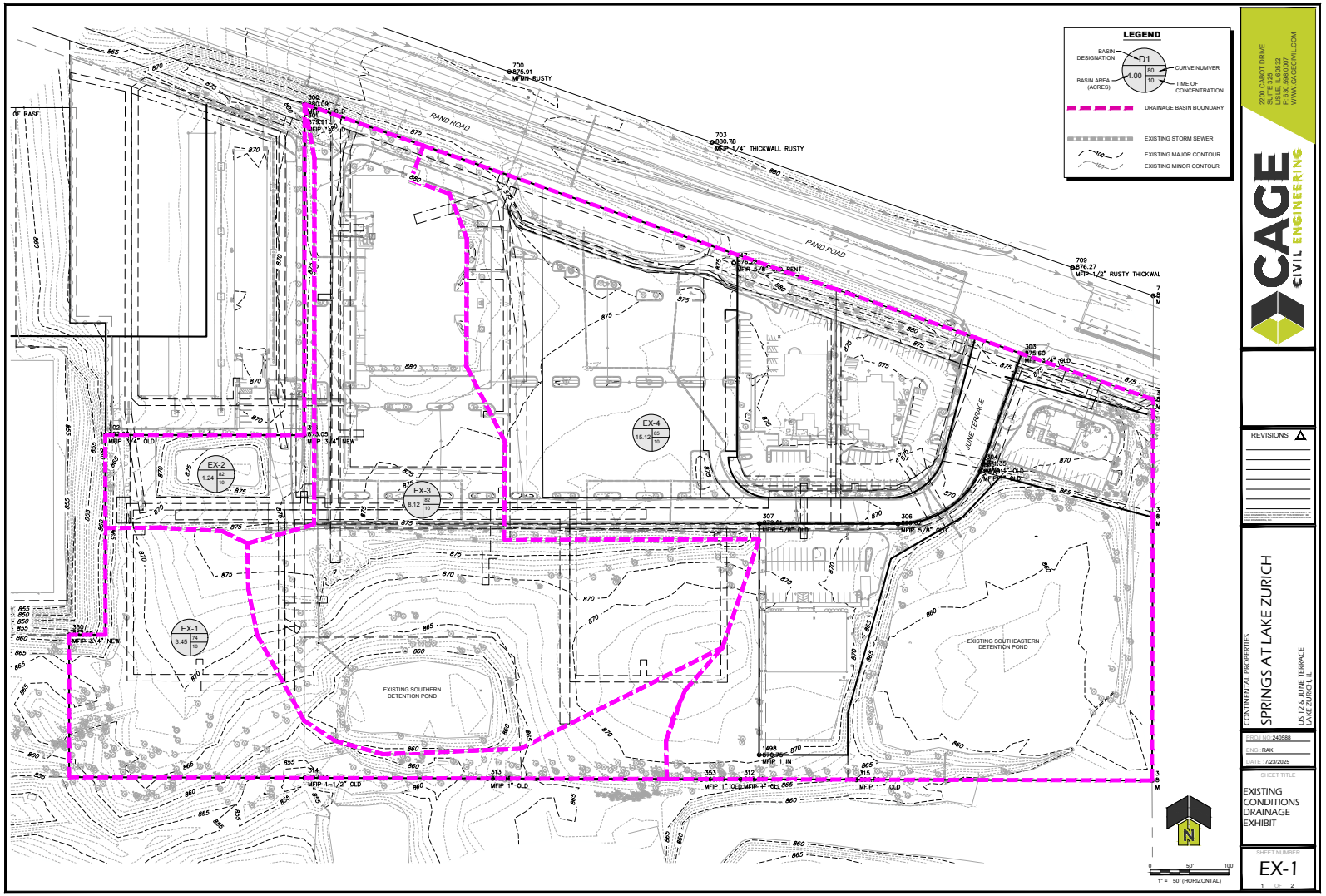
Flagged **WF-1** - facing east

Pipe outfall flowing from **LZ Pond 2** to **WF-1** – facing southwest

Google street view of Roadside Ditch (**RD-1**) – facing south from US Route 12

APPENDIX B

EXISTING CONDITIONS & REFERENCED INFORMATION


LEGEND
BASIN DESIGNATION
BASIN AREA (ACRES)
CURVE NUMVER
TIME OF CONCENTRATION
DRAINAGE BASIN BOUNDARY
EXISTING STORM SEWER
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
RAND ROAD
JUNE TERRACE
EXISTING SOUTHERN DETENTION POND
EXISTING SOUTHEASTERN DETENTION POND
EX-1
EX-2
EX-3
EX-4
CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 329
LISLE, IL 60532
P: 331.302.0002
WWW.CAGECIVIL.COM
REVISIONS
CONTINENTAL PROPERTIES
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 7/23/2025
SHEET TITLE
EXISTING CONDITIONS DRAINAGE EXHIBIT
SHEET NUMBER
EX-1
1 OF 2
1" = 50' (HORIZONTAL)

Hydraflow Table of Contents

Springs at Lake Zurich - Existing Conditions.gpw

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

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Summary Report **2**

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Hydrograph No. 2, SCS Runoff, EX-2 4

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Hydrograph No. 4, Reservoir, Ex. South Detention 6

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Hydrograph No. 3, SCS Runoff, EX-3 12

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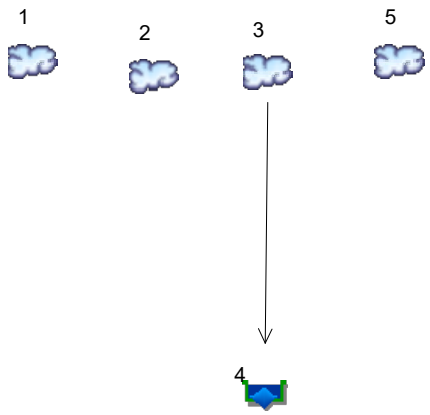
Hydrograph No. 5, SCS Runoff, EX-4 14

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024



Legend

Hyd.	Origin	Description
1	SCS Runoff	EX-1
2	SCS Runoff	EX-2
3	SCS Runoff	EX-3
4	Reservoir	Ex. South Detention
5	SCS Runoff	EX-4

Project: Springs at Lake Zurich - Existing Conditions.gpw	Friday, 10 / 3 / 2025

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.571	2	936	12,059	------	------	------	EX-1
2	SCS Runoff	0.285	2	936	6,548	------	------	------	EX-2
3	SCS Runoff	0.686	2	936	15,382	------	------	------	EX-3
4	Reservoir	0.104	2	1448	13,947	3	856.51	11,975	Ex. South Detention
5	SCS Runoff	3.854	2	936	91,800	------	------	------	EX-4

Springs at Lake Zurich - Existing Conditions.gpw | Return Period: 2 Year | Friday, 10 / 3 / 2025

Hydrograph Report

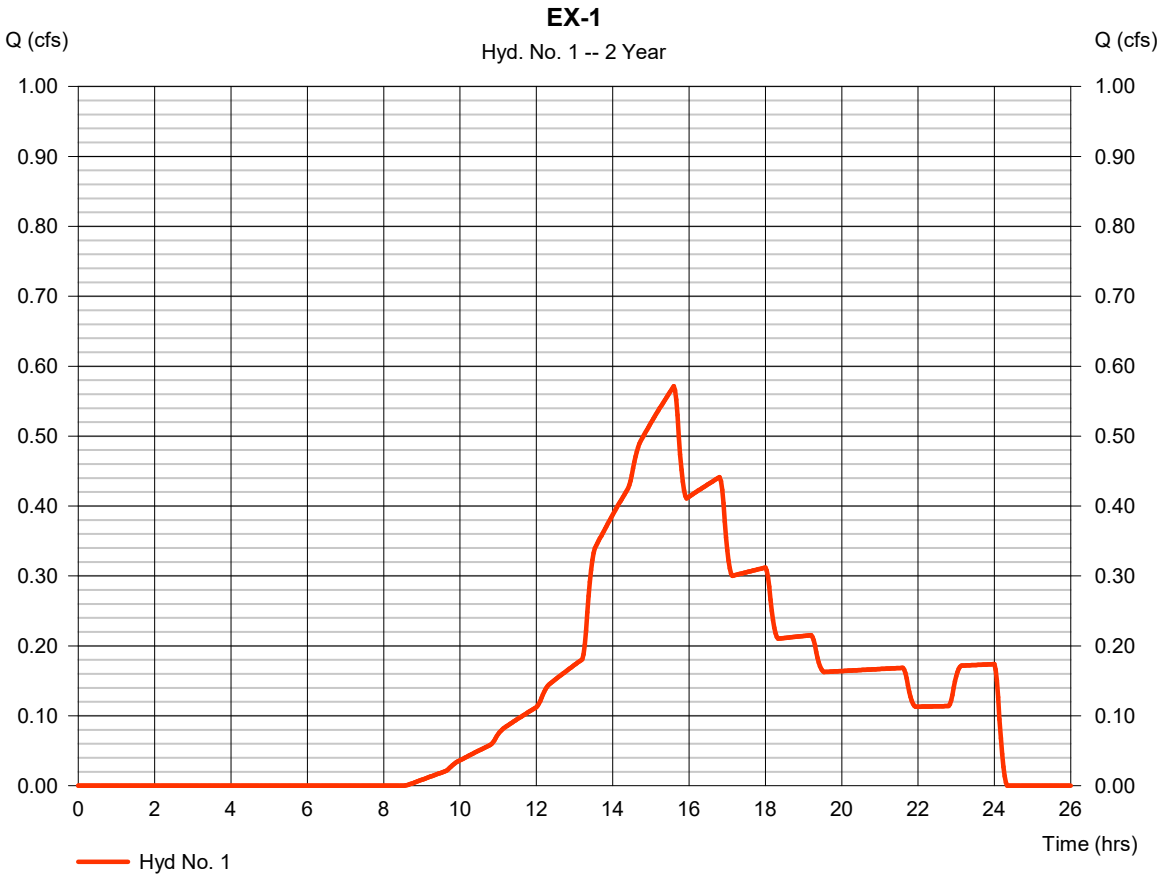
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 1

EX-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.571 cfs
Storm frequency	=	2 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	12,059 cuft
Drainage area	=	3.450 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.04 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484

* Composite (Area/CN) = + (2.990 x 80)] / 3.450



Hydrograph Report

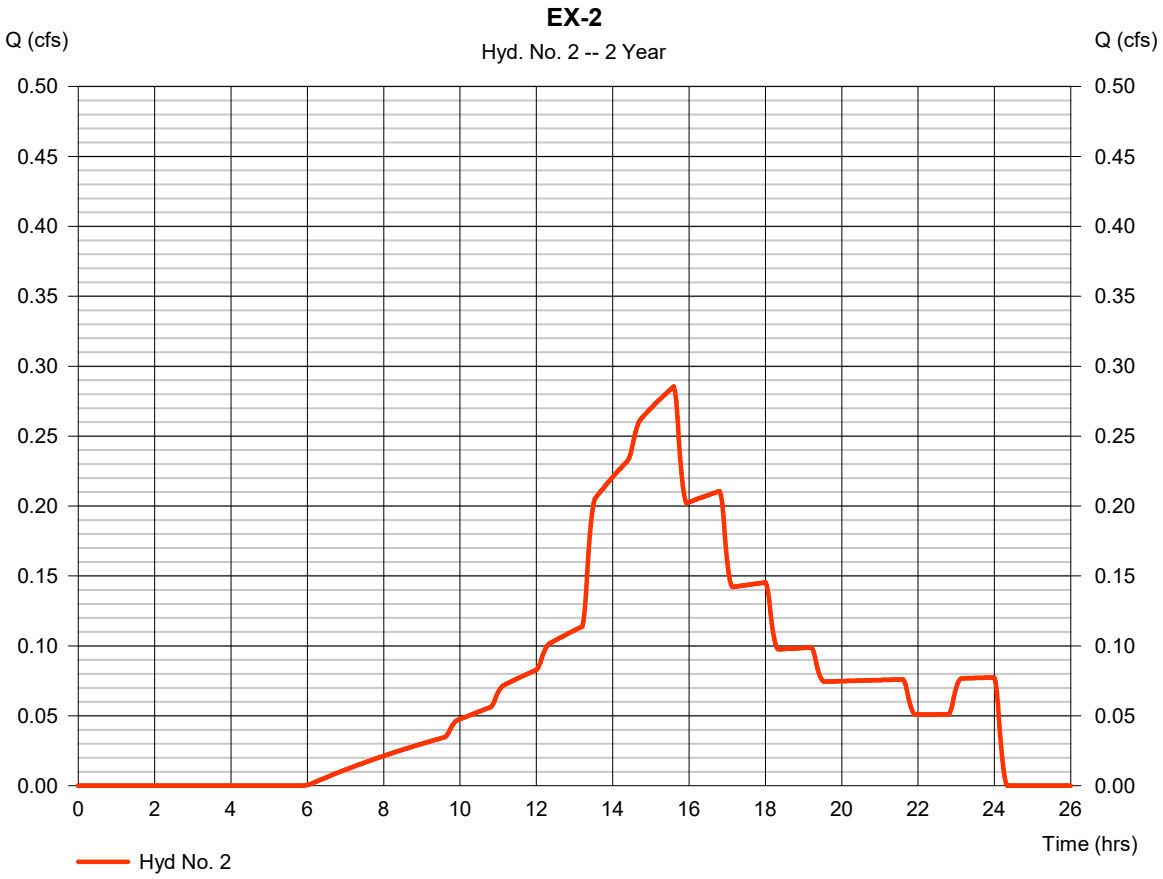
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 2

EX-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.285 cfs
Storm frequency	=	2 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	6,548 cuft
Drainage area	=	1.240 ac	Curve number	=	82*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.04 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484

* Composite (Area/CN) = [(4.300 x 98) + (3.150 x 80)] / 1.240



Hydrograph Report

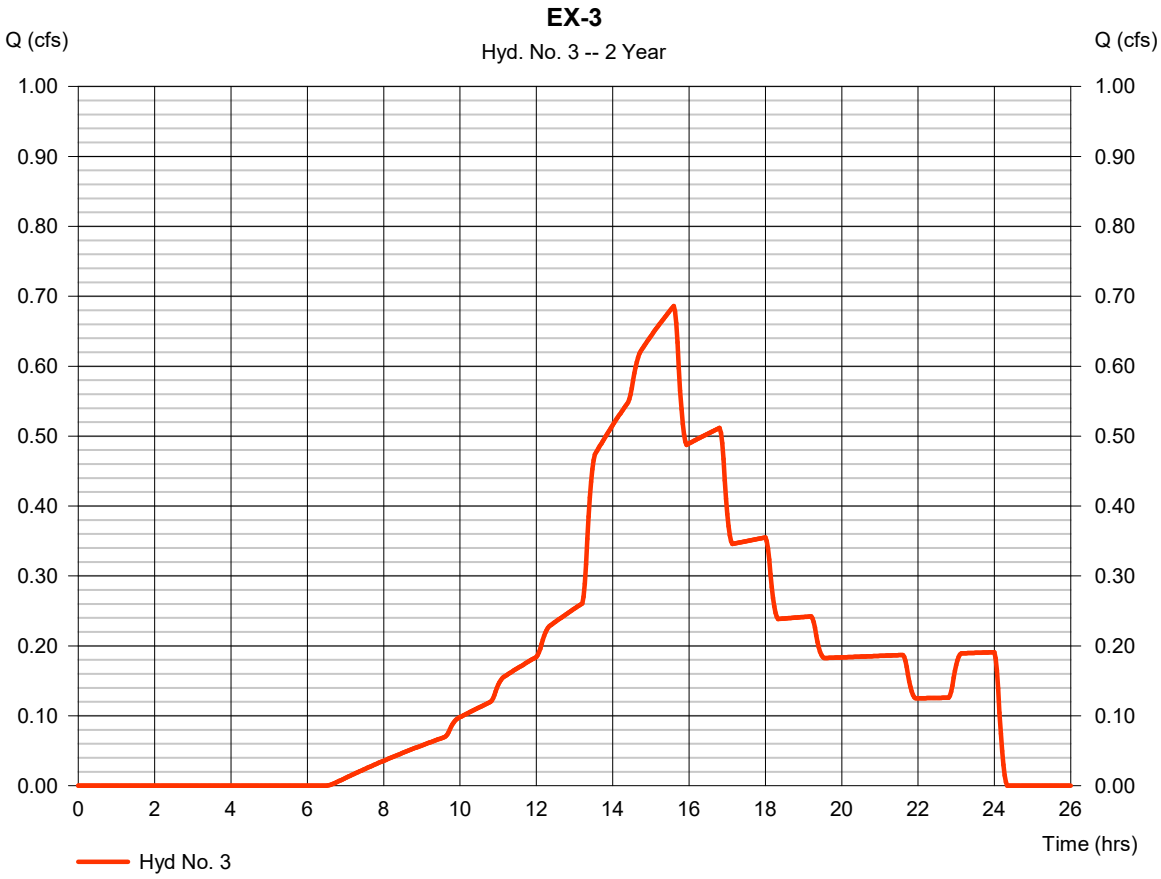
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 3

EX-3

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.686 cfs
Storm frequency	=	2 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	15,382 cuft
Drainage area	=	3.210 ac	Curve number	=	80*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.04 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484

* Composite (Area/CN) = + (3.210 x 80)] / 3.210



Hydrograph Report

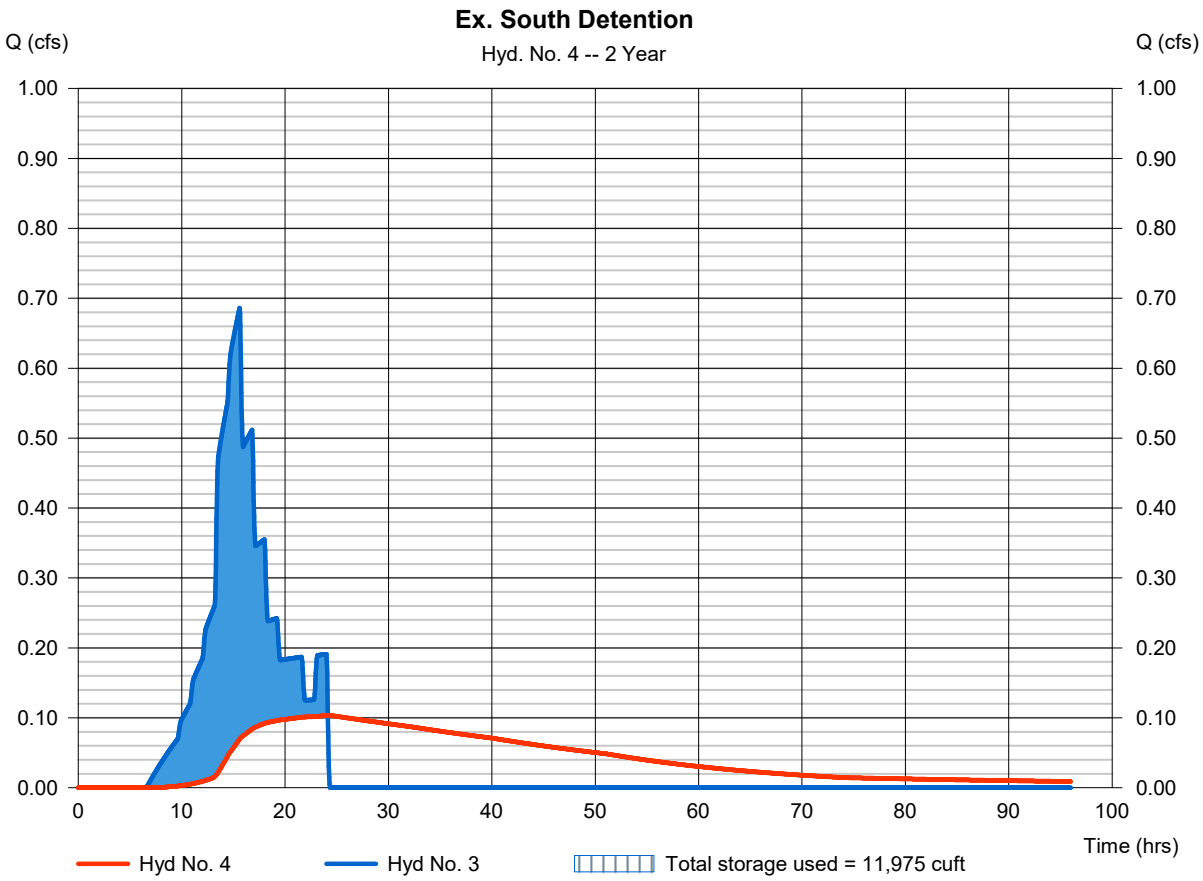
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 4

Ex. South Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.104 cfs
Storm frequency	=	2 yrs	Time to peak	=	24.13 hrs
Time interval	=	2 min	Hyd. volume	=	13,947 cuft
Inflow hyd. No.	=	3 - EX-3	Max. Elevation	=	856.51 ft
Reservoir name	=	Existing Detention	Max. Storage	=	11,975 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Pond No. 1 - Existing Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 856.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	856.00	22,061	0	0
1.00	857.00	24,576	23,305	23,305
2.00	858.00	28,154	26,342	49,647
3.00	859.00	31,799	29,955	79,602
4.00	860.00	37,068	34,396	113,998
5.00	861.00	42,378	39,689	153,688
6.00	862.00	46,391	44,365	198,053

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.50	0.00	0.00	0.00
Span (in)	= 2.50	0.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 856.01	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

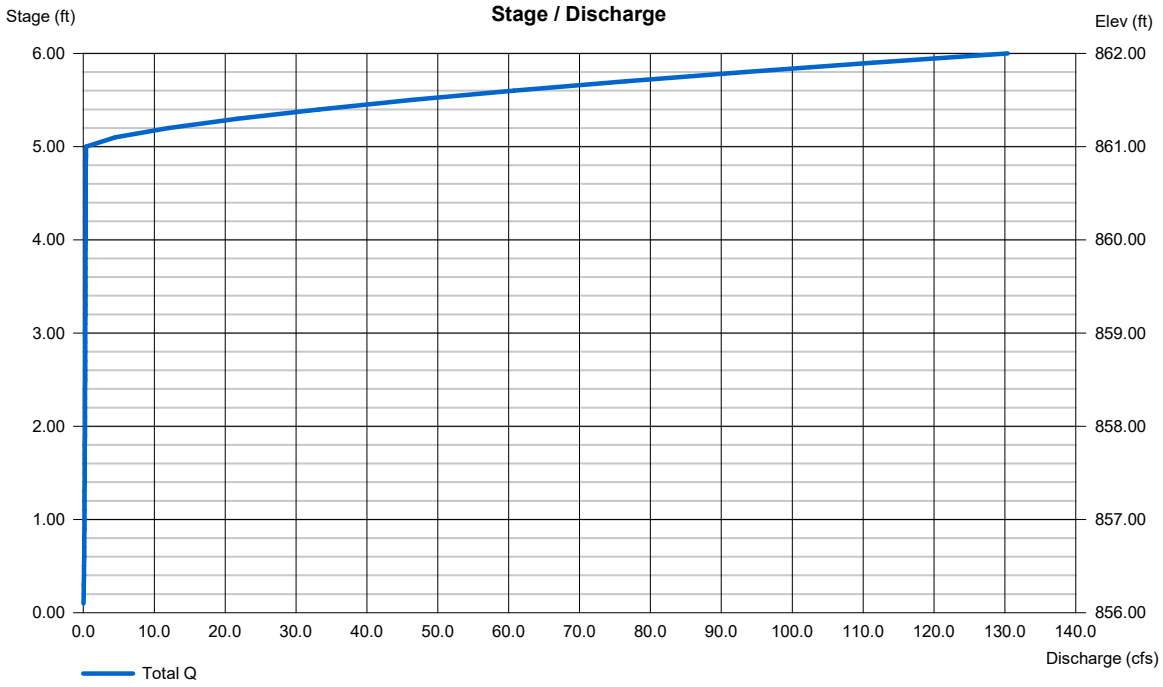
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 50.00	0.00	0.00	0.00
Crest El. (ft)	= 861.00	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



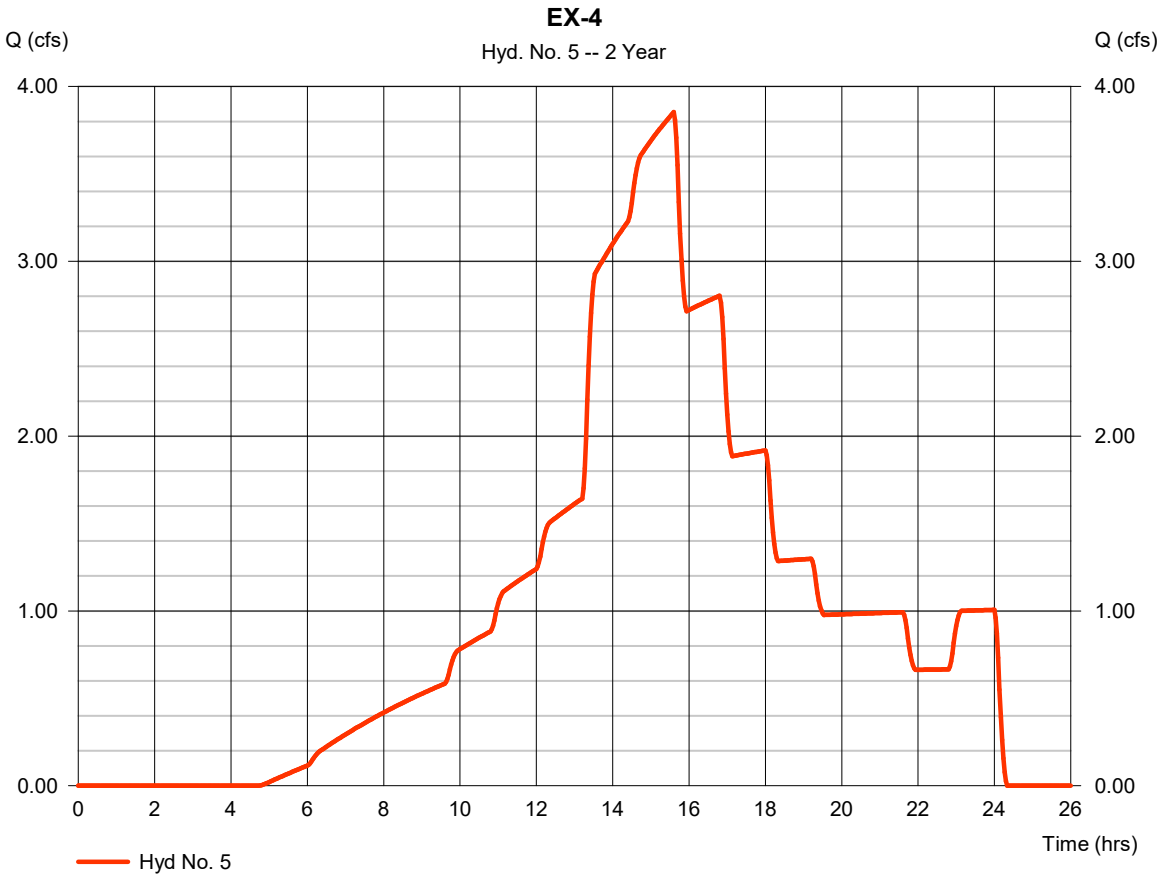
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 5

EX-4

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.854 cfs
Storm frequency	=	2 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	91,800 cuft
Drainage area	=	15.120 ac	Curve number	=	85
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.04 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.784	2	936	70,237	------	------	------	EX-1
2	SCS Runoff	1.098	2	936	29,719	------	------	------	EX-2
3	SCS Runoff	2.785	2	936	74,037	------	------	------	EX-3
4	Reservoir	0.251	2	1450	59,345	3	858.45	63,078	Ex. South Detention
5	SCS Runoff	13.74	2	936	382,866	------	------	------	EX-4

Springs at Lake Zurich - Existing Conditions.gpw | Return Period: 100 Year | Friday, 10 / 3 / 2025

Hydrograph Report

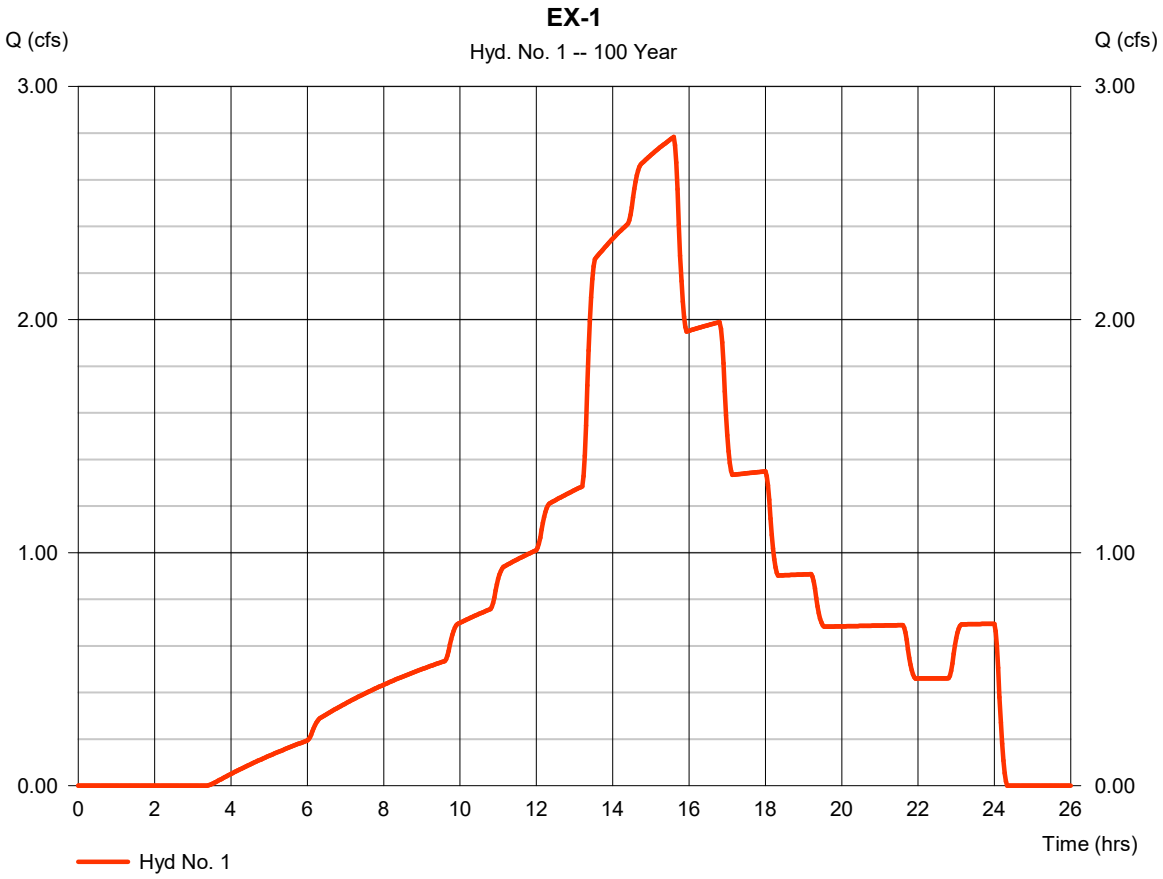
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 1

EX-1

Hydrograph type	= SCS Runoff	Peak discharge	= 2.784 cfs
Storm frequency	= 100 yrs	Time to peak	= 15.60 hrs
Time interval	= 2 min	Hyd. volume	= 70,237 cuft
Drainage area	= 3.450 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.57 in	Distribution	= Huff-3rd
Storm duration	= 24.00 hrs	Shape factor	= 484

* Composite (Area/CN) = + (2.990 x 80)] / 3.450



Hydrograph Report

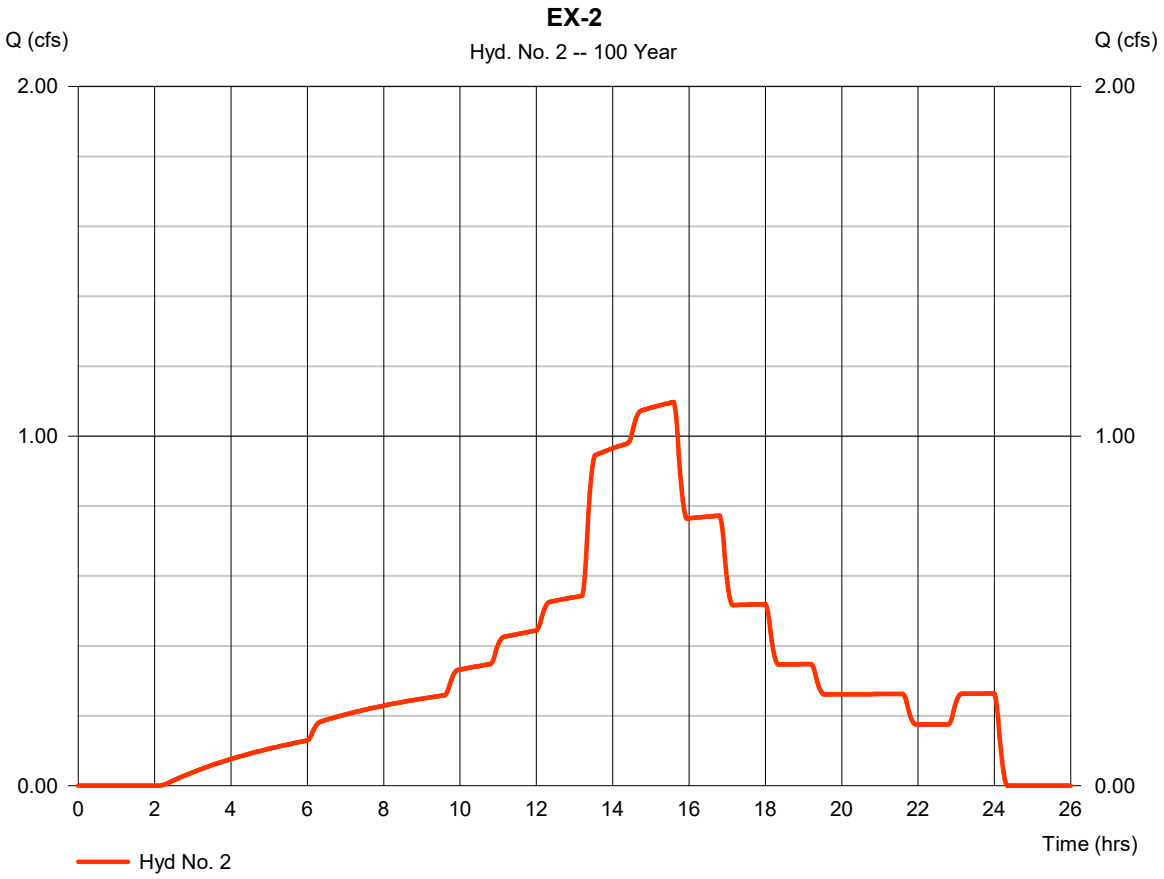
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 2

EX-2

Hydrograph type	= SCS Runoff	Peak discharge	= 1.098 cfs
Storm frequency	= 100 yrs	Time to peak	= 15.60 hrs
Time interval	= 2 min	Hyd. volume	= 29,719 cuft
Drainage area	= 1.240 ac	Curve number	= 82*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.57 in	Distribution	= Huff-3rd
Storm duration	= 24.00 hrs	Shape factor	= 484

* Composite (Area/CN) = [(4.300 x 98) + (3.150 x 80)] / 1.240



Hydrograph Report

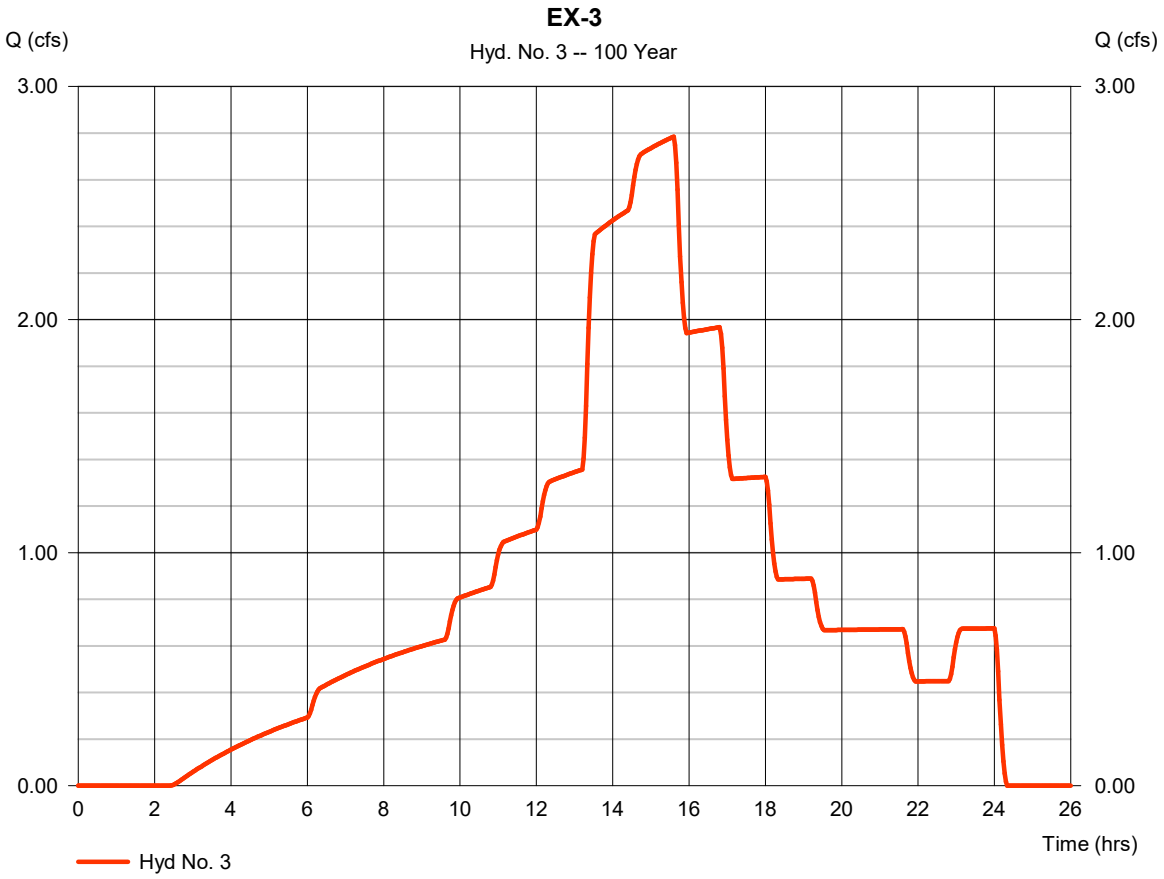
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 3

EX-3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.785 cfs
Storm frequency	= 100 yrs	Time to peak	= 15.60 hrs
Time interval	= 2 min	Hyd. volume	= 74,037 cuft
Drainage area	= 3.210 ac	Curve number	= 80*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.57 in	Distribution	= Huff-3rd
Storm duration	= 24.00 hrs	Shape factor	= 484

* Composite (Area/CN) = + (3.210 x 80)] / 3.210



Hydrograph Report

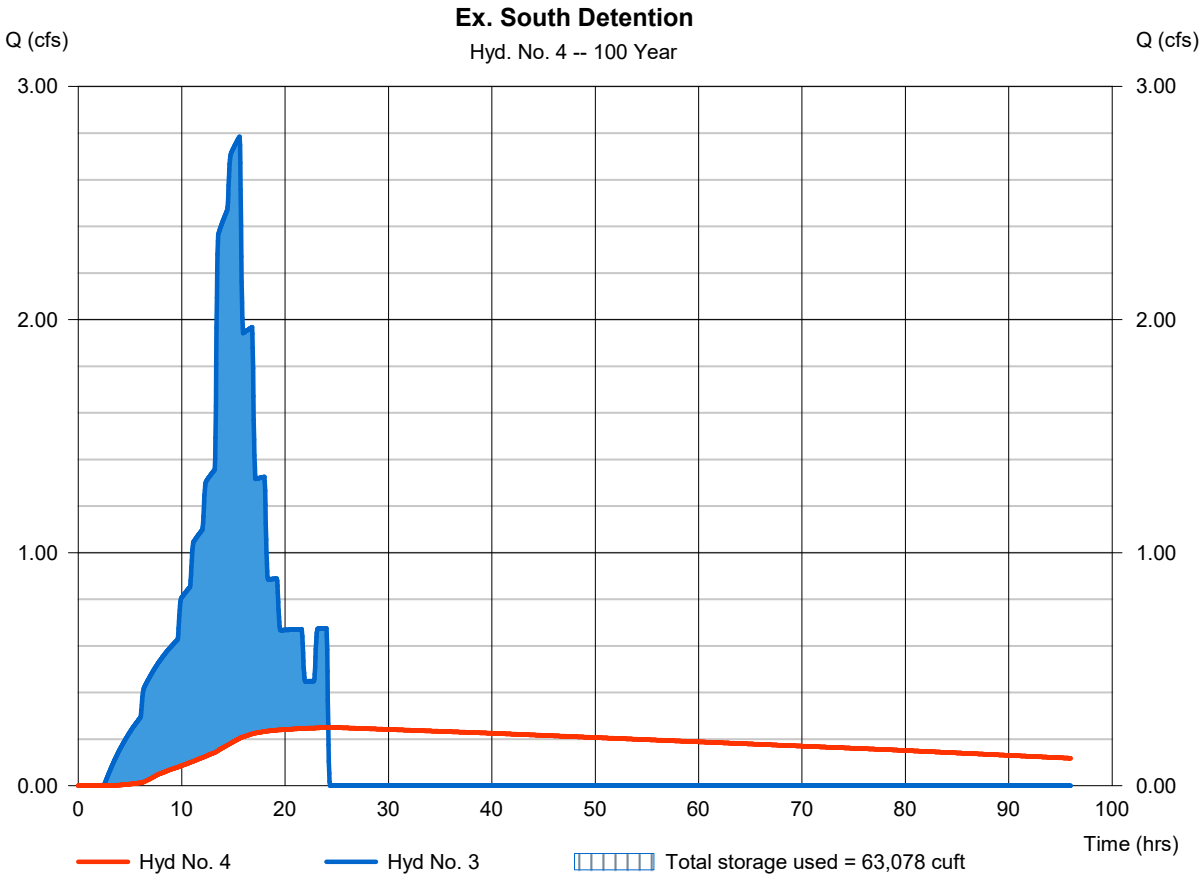
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 4

Ex. South Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.251 cfs
Storm frequency	=	100 yrs	Time to peak	=	24.17 hrs
Time interval	=	2 min	Hyd. volume	=	59,345 cuft
Inflow hyd. No.	=	3 - EX-3	Max. Elevation	=	858.45 ft
Reservoir name	=	Existing Detention	Max. Storage	=	63,078 cuft

Storage Indication method used.



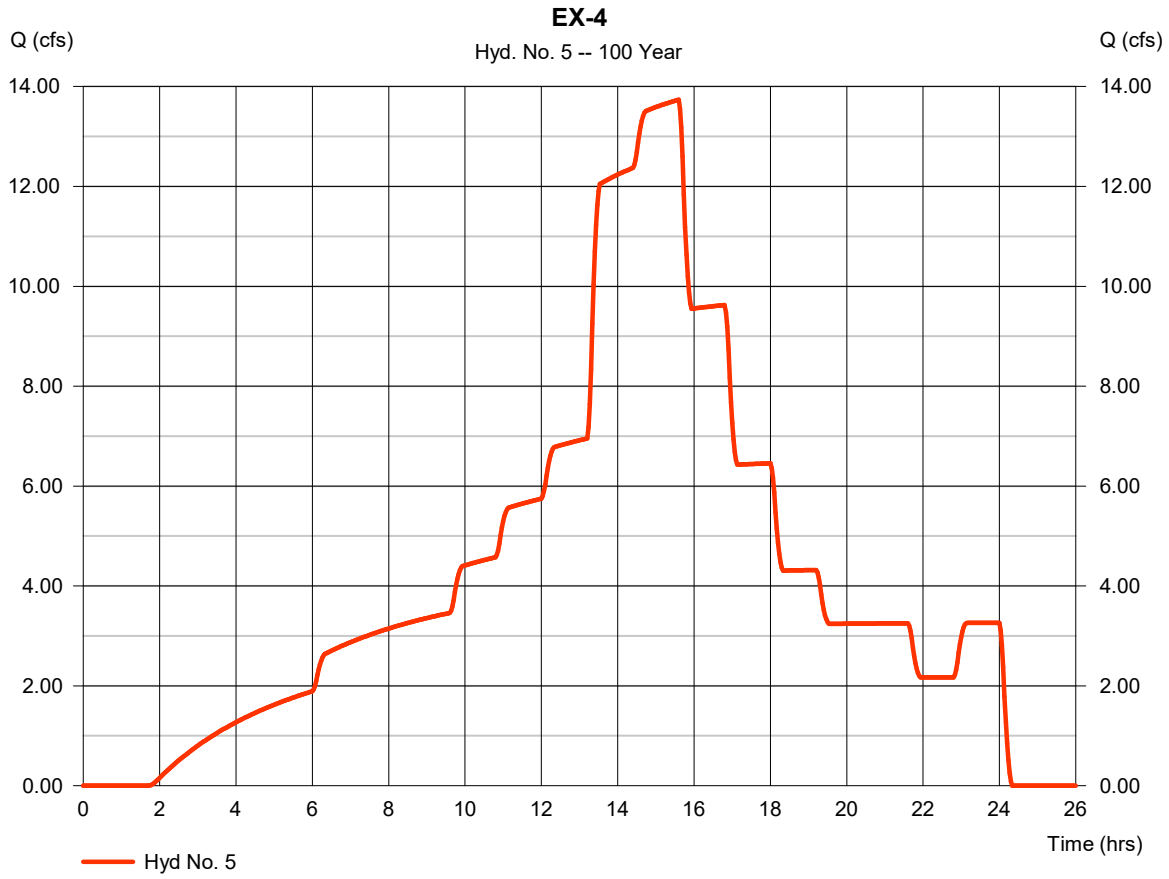
Hydrograph Report

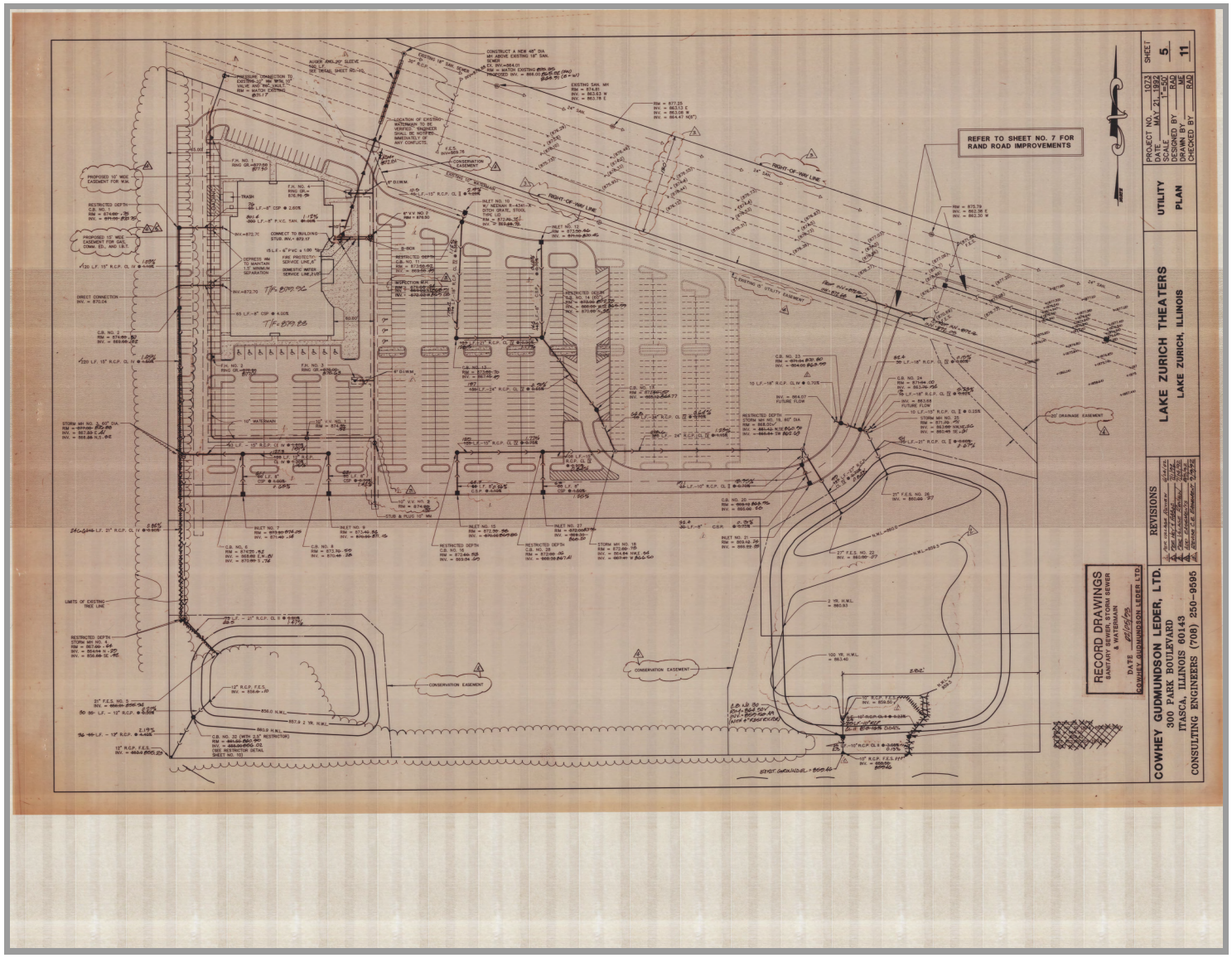
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 5

EX-4

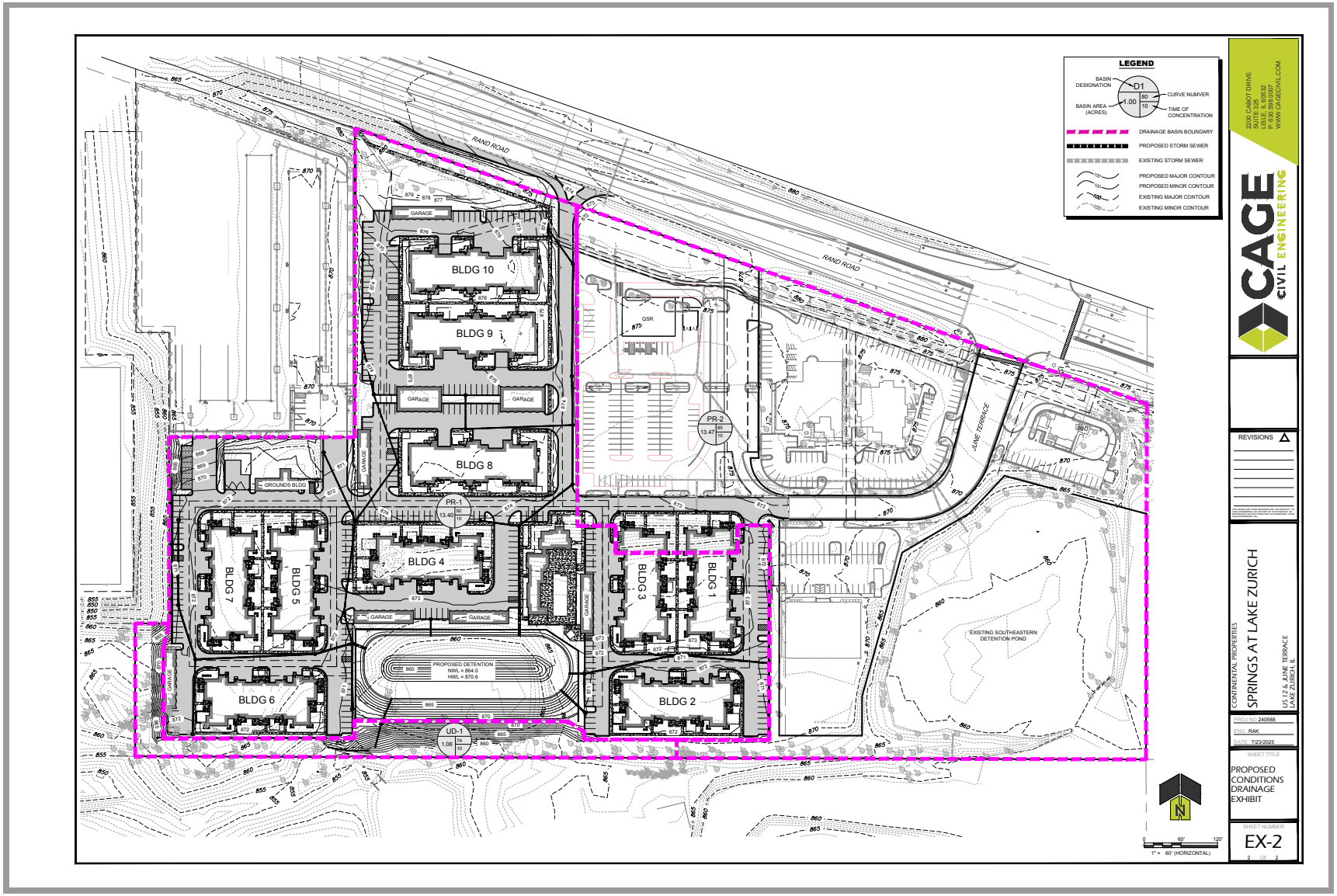
Hydrograph type	=	SCS Runoff	Peak discharge	=	13.74 cfs
Storm frequency	=	100 yrs	Time to peak	=	15.60 hrs
Time interval	=	2 min	Hyd. volume	=	382,866 cuft
Drainage area	=	15.120 ac	Curve number	=	85
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484




REFER TO SHEET NO. 7 FOR RAND ROAD IMPROVEMENTS
LAKE ZURICH THEATERS
LAKE ZURICH, ILLINOIS
UTILITY PLAN
SHEET 5 OF 11
PROJECT NO. 1024
DATE MAY 21, 2004
SCALE 1"=50'
DESIGNED BY RAD
DRAWN BY MC
CHECKED BY RAD
REVISIONS
RECORD DRAWINGS
SANITARY SEWER, STORM SEWER & WATERMAIN
DATE 6/15/05
COWHEY GUDMUNDSON LEDER, LTD.
300 PARK BOULEVARD
ITASCA, ILLINOIS 60143
CONSULTING ENGINEERS (708) 250-9595

APPENDIX C

PROPOSED CONDITIONS & DESIGN CALCULATIONS


LEGEND
BASIN DESIGNATION
BASIN AREA (ACRES)
CURVE NUMVER
TIME OF CONCENTRATION
DRAINAGE BASIN BOUNDARY
PROPOSED STORM SEWER
EXISTING STORM SEWER
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
RAND ROAD
BLDG 10
BLDG 9
BLDG 8
BLDG 7
BLDG 5
BLDG 4
BLDG 6
BLDG 3
BLDG 1
BLDG 2
GARAGE
GROUNDS BLDG
QSR
PR-1
PR-2
UD-1
PROPOSED DETENTION
NWL = 864.0
HWL = 870.6
EXISTING SOUTHEASTERN DETENTION POND
JUNE TERRACE
2200 CABOT DRIVE
SUITE 329
LISLE, IL 60532
PH: 630.810.0007
WWW.CAGECIVIL.COM
CAGE
CIVIL ENGINEERING
REVISIONS
CONTINENTAL PROPERTIES
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: RAK
DATE: 7/23/2025
SHEET TITLE
PROPOSED CONDITIONS DRAINAGE EXHIBIT
SHEET NUMBER
EX-2
2 OF 2
1" = 60' (HORIZONTAL)

CAGE CIVIL ENGINEERING

2200 Cabot Drive, Suite 325
Lisle, IL 60532
630-598-0007

SITE INFORMATION & CALCULATION SUMMARY

Springs at Lake Zurich 10/2/2025
Lake Zurich, IL
RAK

Total Property Area = 27.92 acres

EXISTING CONDITIONS

Development Area = 14.46 acres
Impervious Area = 4.30 acres — C_{imperv}= 0.90 — CN_{imperv}= 98
Pervious Area = 10.16 acres — C_{perv}= 0.45 — CN_{perv}= 74
C_{exst}= 0.58 — **CN_{exst}= 81.14**
% Imperv. = 29.7%

PROPOSED CONDITIONS

Development Area = 14.46 acres
Impervious Area = 9.46 acres — C_{imperv}= 0.90 — CN_{imperv}= 98
Pervious Area = 5.00 acres — C_{perv}= 0.45 — CN_{perv}= 80
C_{prop}= 0.74 — **CN_{prop}= 91.78**

% Imperv. = 65.4%

Allowable 2-Year Release Rate = 0.04 cfs/acre (*per Lake County WDO requirements*)
0.578 cfs

Allowable 100-Year Release Rate = 0.15 cfs/acre (*per Lake County WDO requirements*)
2.169 cfs

PROPOSED NEW IMPERVIOUS AREA = 412,078 SF
RUNOFF VOLUME REDUCTION REQUIREMENT = 34,340 CF *(Site Area * 0.1" per % Imperv.)*

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RUNOFF VOLUME REDUCTION CALCULATIONS

Springs at Lake Zurich 10/2/2025
Lake Zurich, IL
RAK

PROPOSED FOREBAY

Elevation (ft)	Contour Area (SF)	Increm. Volume (CF)	Total Volume (CF)
862.5	19,844	0	0
864	29,292	36,852	36,852

Proposed Impervious Percentage	=	65.4	%
Proposed Site Area	=	629,878	SF
Runoff Volume Reduction Requirement	=	**34,340**	**CF** ***(Site Area * 0.1" per % Imperv.)***
Total Volume Control Storage Provided	=	**36,852**	**CF**

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OVERFLOW SPILLWAY CALCULATIONS

Springs at Lake Zurich 10/2/2025
Lake Zurich, IL
RAK

Peak 100-Year Runoff Calculation

Peak Runoff Equation: Q = C*i*A (The Rational Formula)

On-Site Drainage Area =	14.46	acres
On-Site Impervious Area =	9.46	acres
On-Site Composite Runoff Coefficient =	0.74	
Time of Concentration, Tc =	0.17	
100-Yr Rainfall Depth (Bulletin 75) =	1.80	inches
100-Yr Rainfall Intensity (Bulletin 75) =	10.80	inches/hour
100-Year Peak Runoff Rate =	**116.25**	**cfs**

Detention Basin Overflow Weir Capacity Calculation

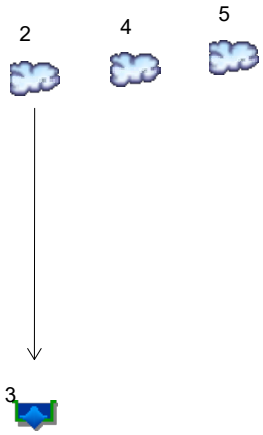
Weir Equation: $Q = 2.60\ L\ H^{(3/2)}$ *(Broad-Crested Weir)*

Where: L (length) = 50.0 ft. Crest Elev. = 871.60
H (head) = 1.00 ft. Weir Elev. = 870.60

Detention Basin Overflow Capacity =	**130.00**	**cfs**

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024



Legend

Hyd.	Origin	Description
2	SCS Runoff	Proposed Site
3	Reservoir	Proposed Detention
4	SCS Runoff	UD-1
5	SCS Runoff	PR-2

Project: Springs at Lake Zurich - Proposed Conditions.gpw	Friday, 10 / 3 / 2025

Hydraflow Table of Contents

Springs at Lake Zurich - Proposed Conditions.gpw

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

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Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
2	SCS Runoff	4.612	2	936	124,597	------	------	------	Proposed Site
3	Reservoir	0.269	2	1452	62,530	2	865.95	116,043	Proposed Detention
4	SCS Runoff	0.209	2	936	4,487	------	------	------	UD-1
5	SCS Runoff	3.967	2	936	96,018	------	------	------	PR-2

Springs at Lake Zurich - Proposed Conditions.gpw | Return Period: 2 Year | Friday, 10 / 3 / 2025

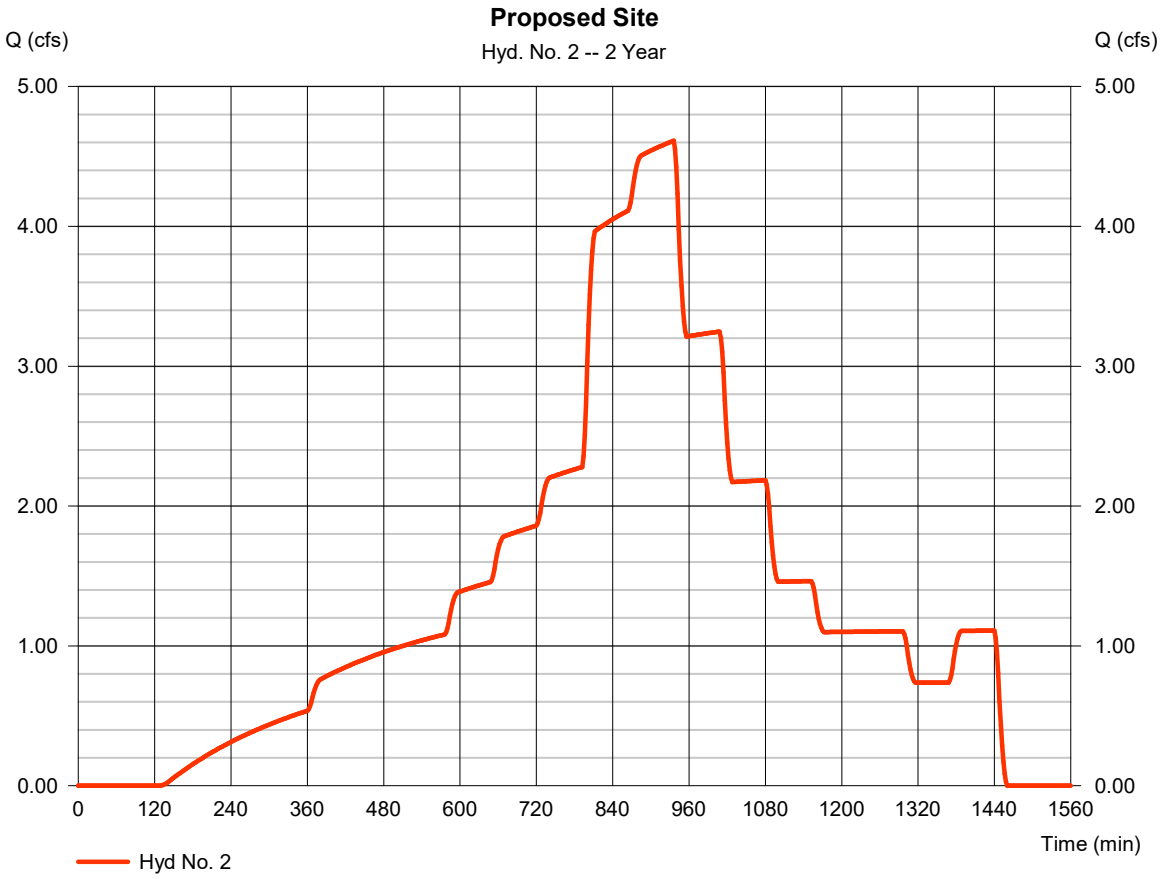
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 2

Proposed Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.612 cfs
Storm frequency	=	2 yrs	Time to peak	=	936 min
Time interval	=	2 min	Hyd. volume	=	124,597 cuft
Drainage area	=	13.400 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.34 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



Hydrograph Report

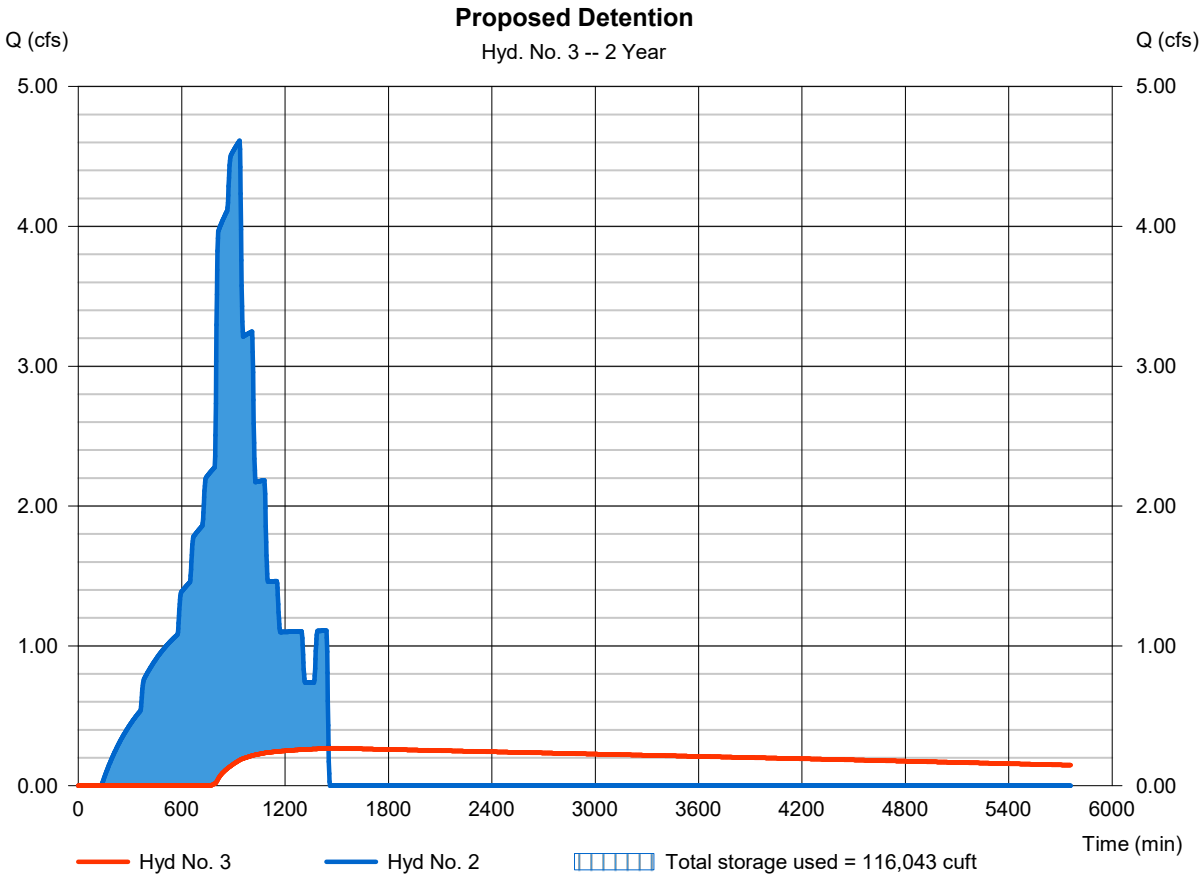
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 3

Proposed Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.269 cfs
Storm frequency	=	2 yrs	Time to peak	=	1452 min
Time interval	=	2 min	Hyd. volume	=	62,530 cuft
Inflow hyd. No.	=	2 - Proposed Site	Max. Elevation	=	865.95 ft
Reservoir name	=	Detention	Max. Storage	=	116,043 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Pond No. 1 - Detention

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 863.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	863.00	34,127	0	0
1.00	864.00	37,411	35,753	35,753
2.00	865.00	42,006	39,682	75,435
3.00	866.00	43,676	42,834	118,269
4.00	867.00	45,323	44,493	162,762
5.00	868.00	46,956	46,133	208,894
6.00	869.00	48,585	47,763	256,658
7.00	870.00	50,453	49,511	306,169
8.00	871.00	52,236	51,337	357,506
9.00	872.00	54,533	53,375	410,881
9.50	872.50	56,600	27,779	438,659

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 2.75	3.50	0.00	0.00
Span (in)	= 2.75	3.50	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 864.00	866.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

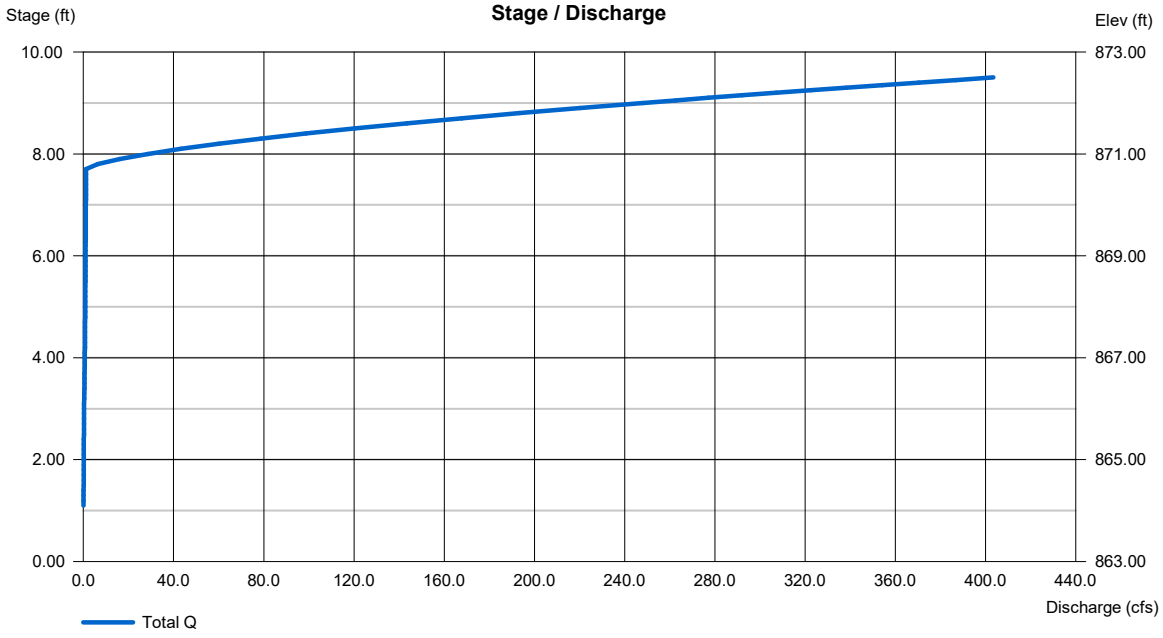
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 50.00	0.00	0.00	0.00
Crest El. (ft)	= 870.70	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Ciplti	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



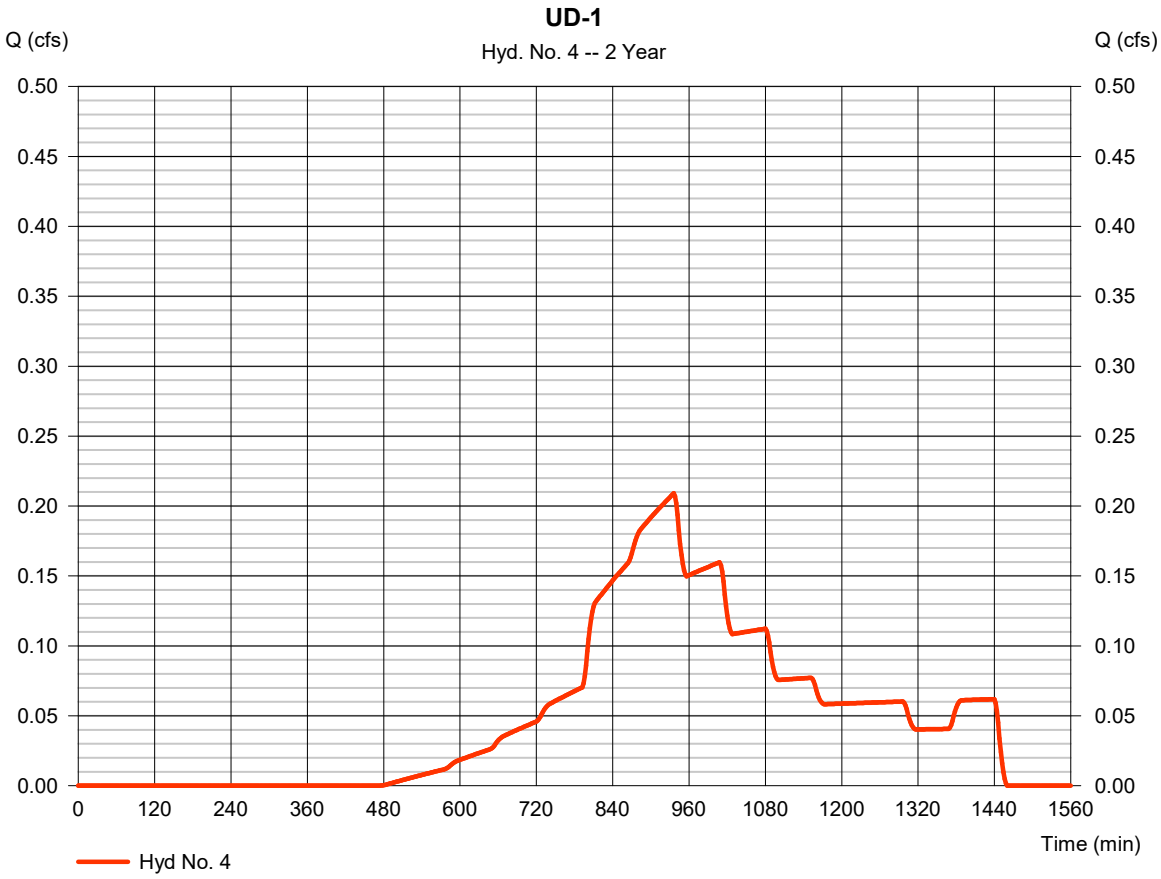
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 4

UD-1

Hydrograph type	= SCS Runoff	Peak discharge	= 0.209 cfs
Storm frequency	= 2 yrs	Time to peak	= 936 min
Time interval	= 2 min	Hyd. volume	= 4,487 cuft
Drainage area	= 1.060 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.34 in	Distribution	= Huff-3rd
Storm duration	= 24.00 hrs	Shape factor	= 484



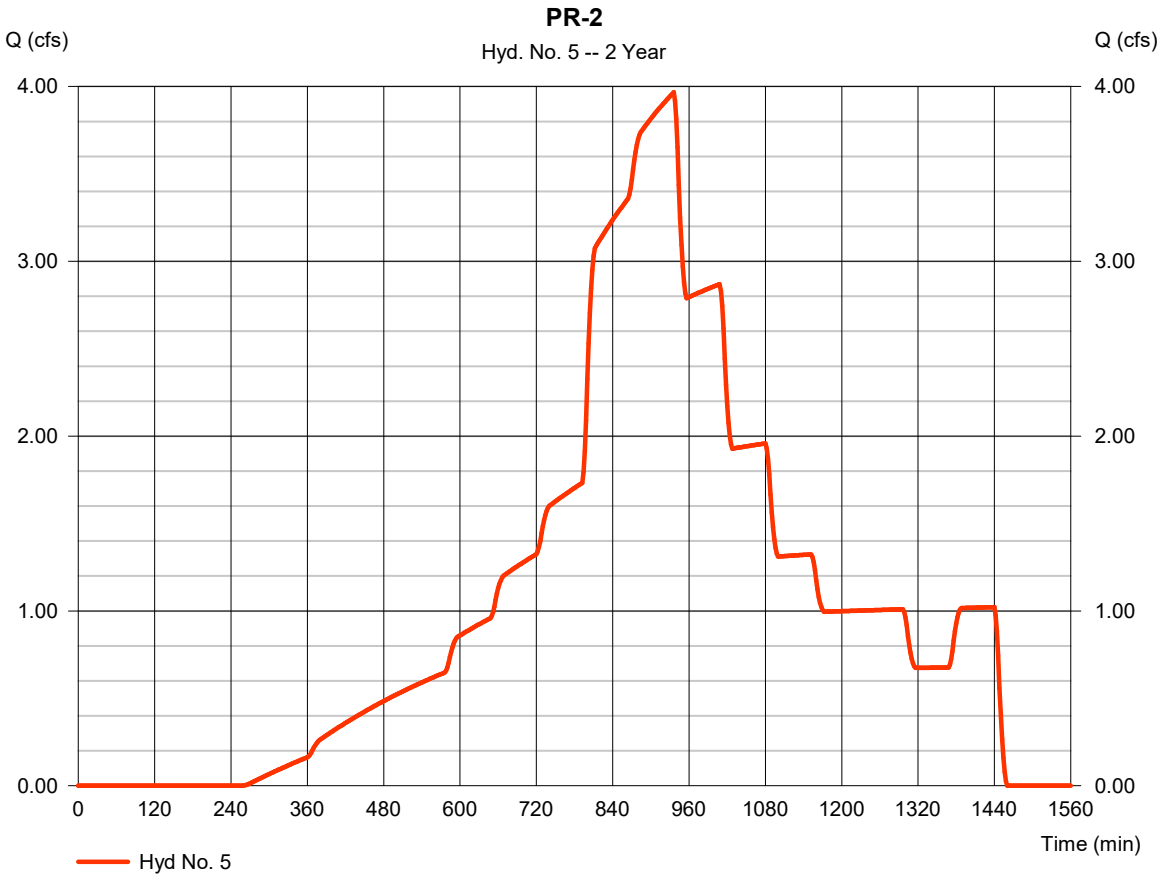
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 5

PR-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.967 cfs
Storm frequency	=	2 yrs	Time to peak	=	936 min
Time interval	=	2 min	Hyd. volume	=	96,018 cuft
Drainage area	=	13.660 ac	Curve number	=	85
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	3.34 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
2	SCS Runoff	12.71	2	936	381,639	------	------	------	Proposed Site
3	Reservoir	1.183	2	1450	254,250	2	870.58	336,195	Proposed Detention
4	SCS Runoff	0.855	2	936	21,580	------	------	------	UD-1
5	SCS Runoff	12.41	2	936	345,897	------	------	------	PR-2

Springs at Lake Zurich - Proposed Conditions.gpw | Return Period: 100 Year | Friday, 10 / 3 / 2025

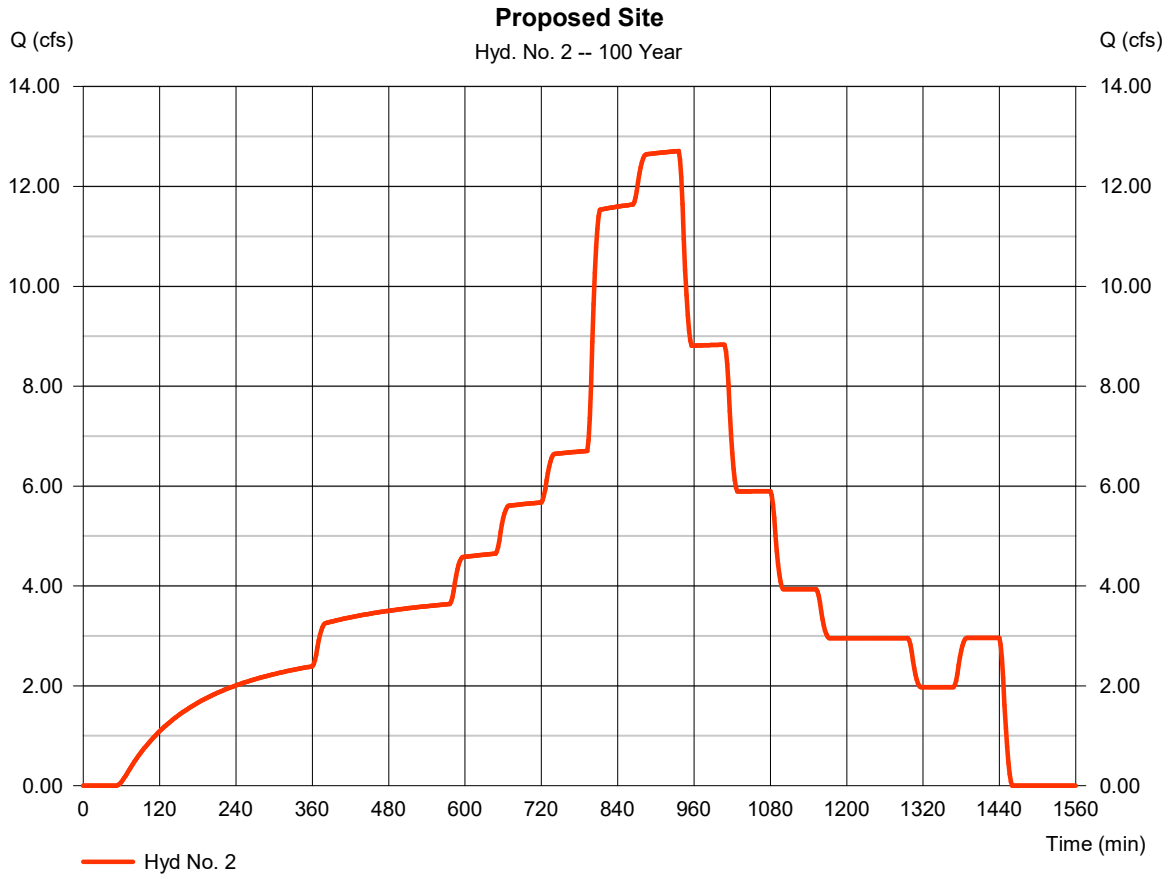
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 2

Proposed Site

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.71 cfs
Storm frequency	=	100 yrs	Time to peak	=	936 min
Time interval	=	2 min	Hyd. volume	=	381,639 cuft
Drainage area	=	13.400 ac	Curve number	=	92
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



Hydrograph Report

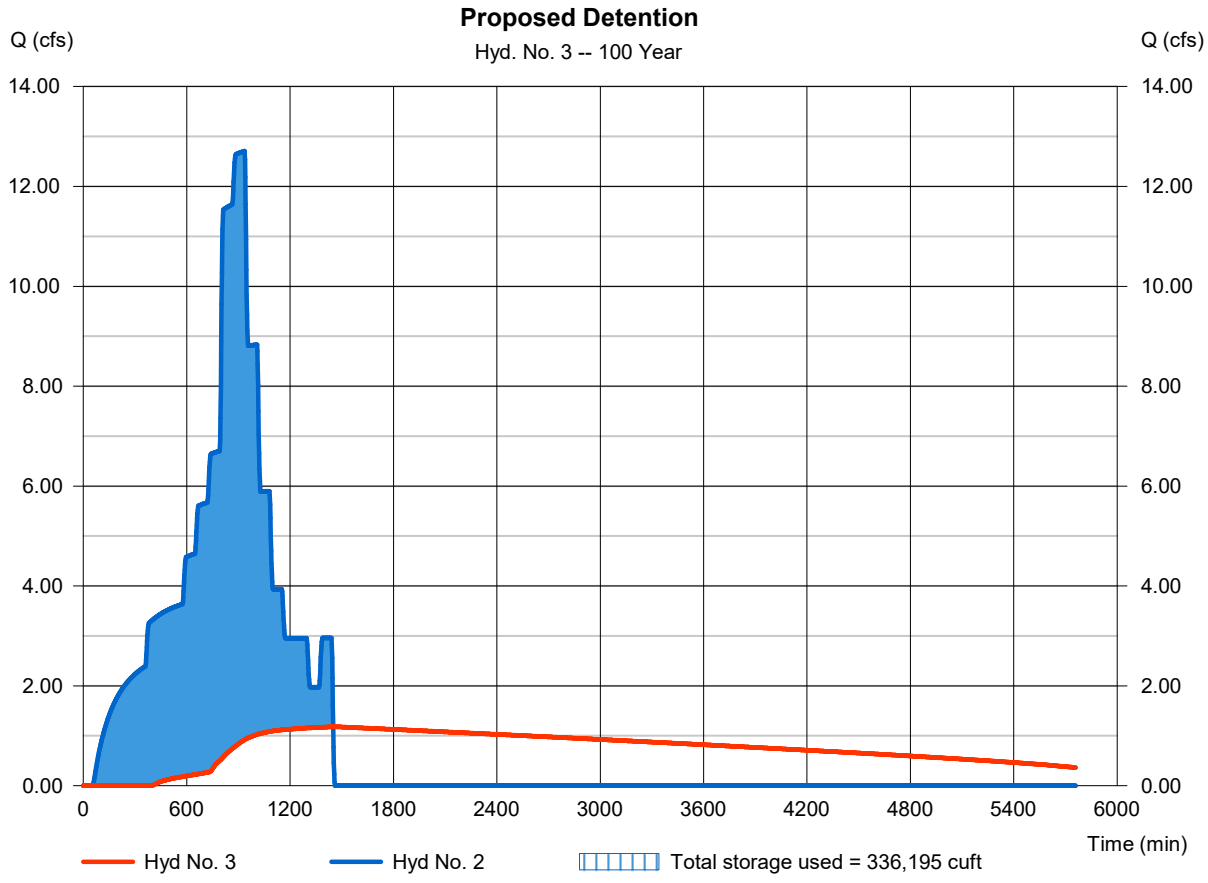
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 3

Proposed Detention

Hydrograph type	= Reservoir	Peak discharge	= 1.183 cfs
Storm frequency	= 100 yrs	Time to peak	= 1450 min
Time interval	= 2 min	Hyd. volume	= 254,250 cuft
Inflow hyd. No.	= 2 - Proposed Site	Max. Elevation	= 870.58 ft
Reservoir name	= Detention	Max. Storage	= 336,195 cuft

Storage Indication method used.



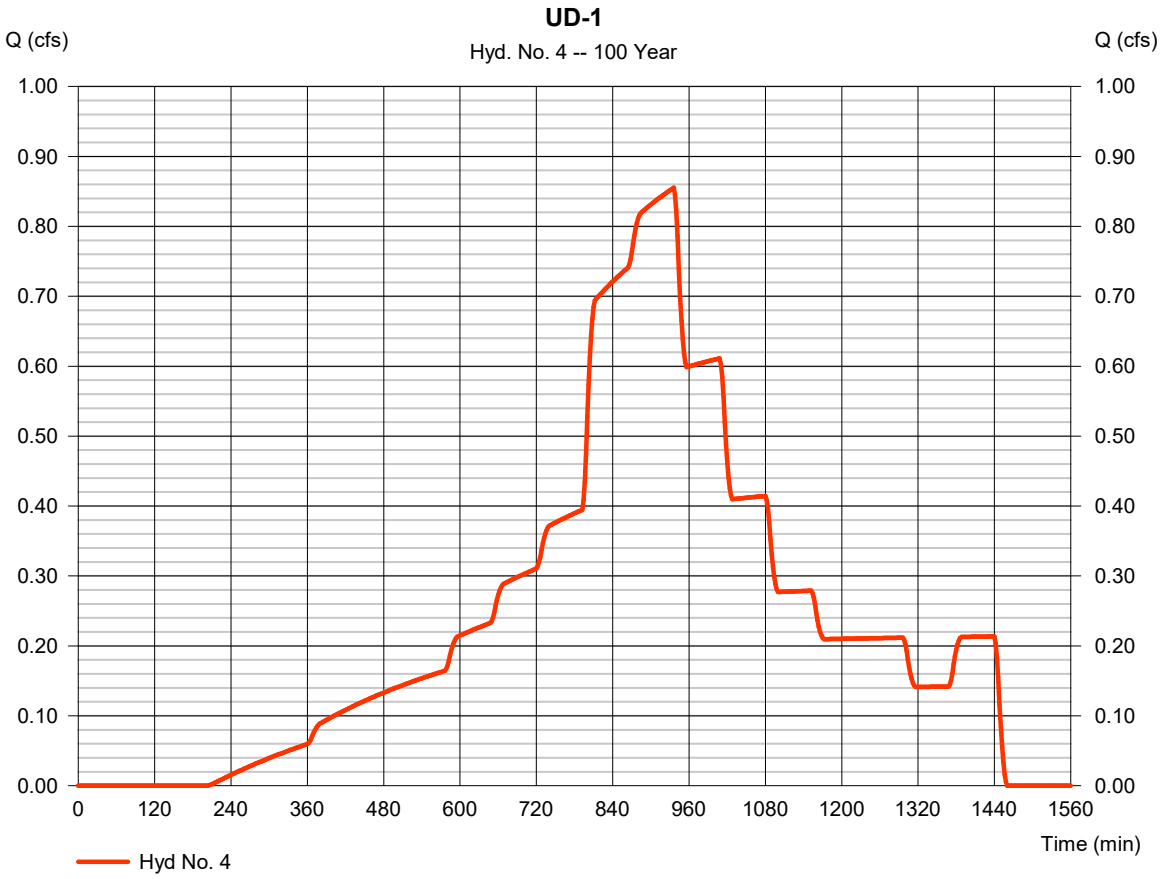
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 4

UD-1

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.855 cfs
Storm frequency	=	100 yrs	Time to peak	=	936 min
Time interval	=	2 min	Hyd. volume	=	21,580 cuft
Drainage area	=	1.060 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



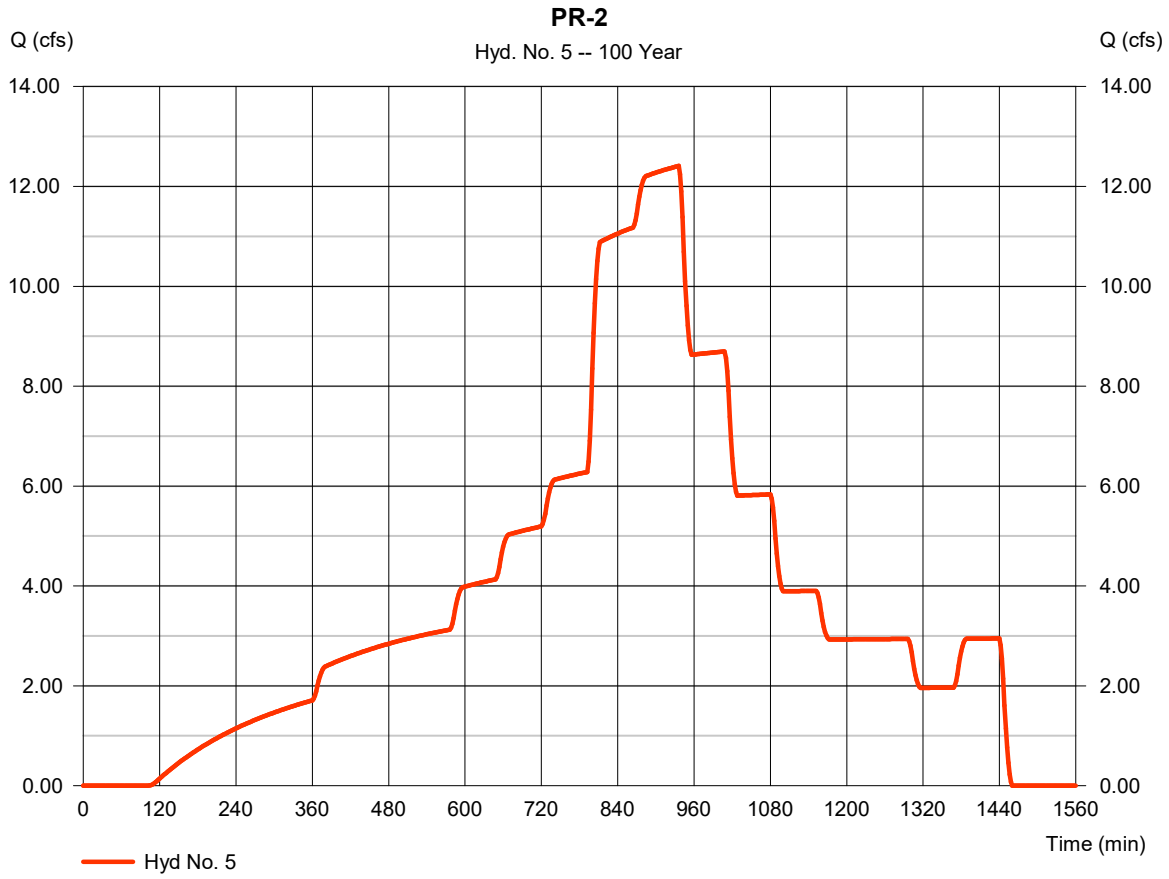
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 10 / 3 / 2025

Hyd. No. 5

PR-2

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.41 cfs
Storm frequency	=	100 yrs	Time to peak	=	936 min
Time interval	=	2 min	Hyd. volume	=	345,897 cuft
Drainage area	=	13.660 ac	Curve number	=	85
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



SPRINGS
apartments

Springs at Lake Zurich

Lake Zurich, IL

09.29.25

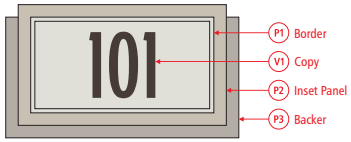
Sign Systems Inc.
www.signsystemsnc.com

Colors & Typography

MIDWEST

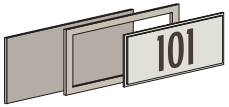
Paint

- P1 SW 9588 High Sierra
- P2 SW 7506 Reserved White
- P3 SW 9572 Warm Pewter
- P4 Shop Black
- P5 Shop White



Front View

Isometric View



Typical 3 Part Construction

Vinyl

- V1 3M 7725-69 Duranodic
- V2 3M 7725-20 Matte White

INTERIOR SIGNAGE

Paint

- P8 PPG 1023-4 Desert Dune
- P9 PPG 1023-1 Oatmeal

Vinyl

- V3 Mactac JX5796M Frosted Vinyl

Laminate

- L1 Laminart 5305 Fly Ash Concrete

Bodega Sans Light Old Style

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n o p q r s t u v w x y z

Bodega Sans Medium

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
a b c d e f g h i j k l m n o p q r s t u v w x y z

Clobber Grotesk Regular Semi Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Clobber Grotesk Regular Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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FILE

Sales Rep
CJ Hines
File Name
springs LAKE ZURICH
Design
TDH
Draft: 06.23.25
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

- ☐ Approved
- ☐ Approved as noted
- ☐ Revise and re-submit

Customer _____

Landlord _____

NOTES

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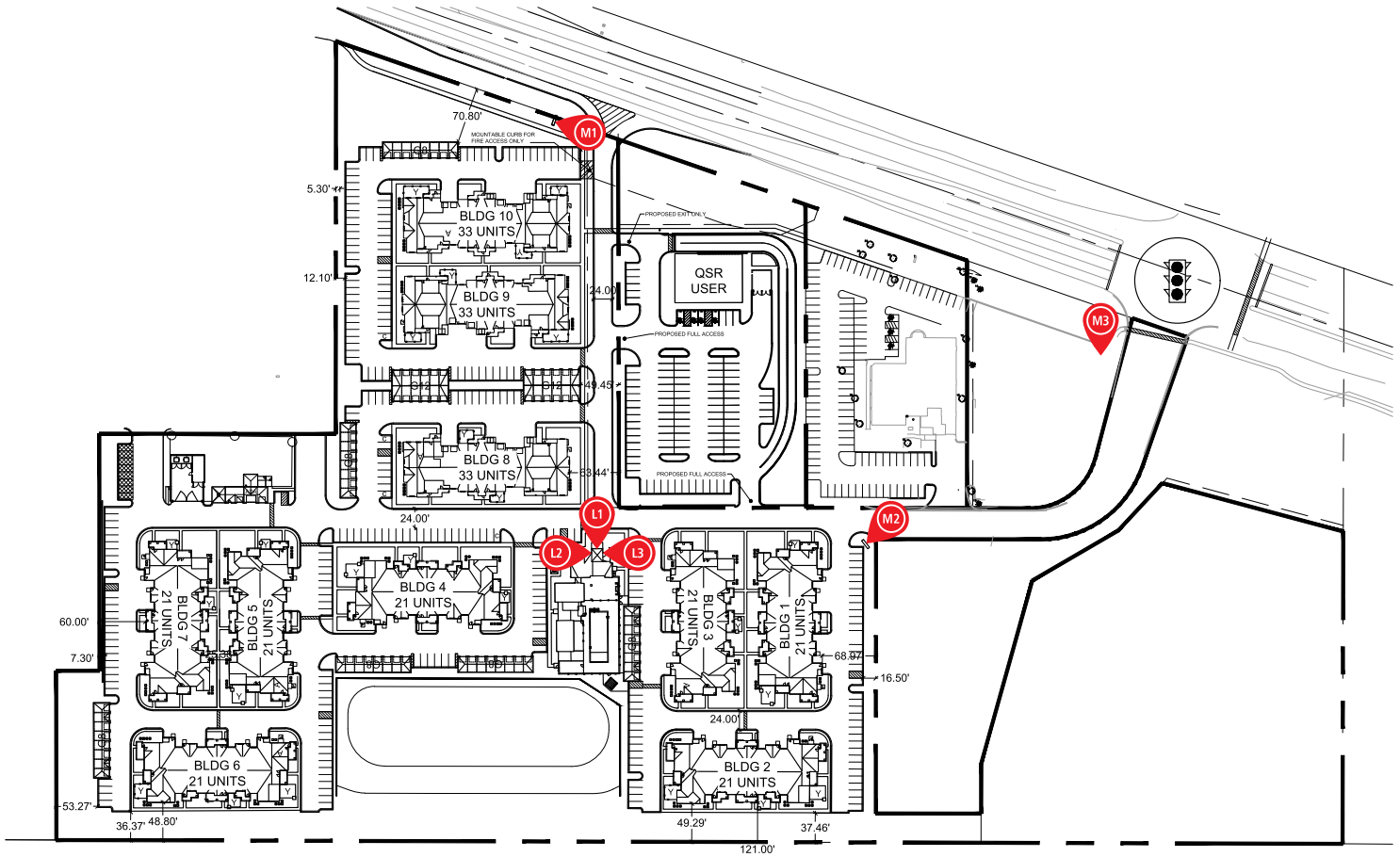
Site Plan



CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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FILE

Sales Rep
CJ Hines

File Name
springs LAKE ZURICH

Design
TDH

Draft: 06.23.25
Rev 1: 07.11.25
Rev 2: 07.21.25
Rev 3: 09.29.28
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

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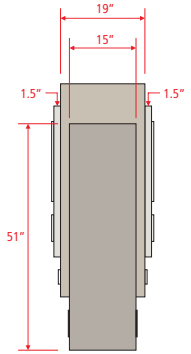
Sign Systems Inc.

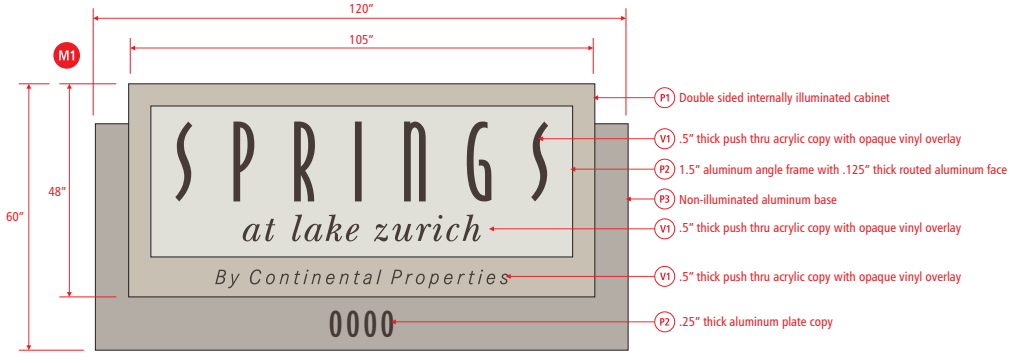
Illuminated Monument Sign

50 Sq Ft

Illuminated



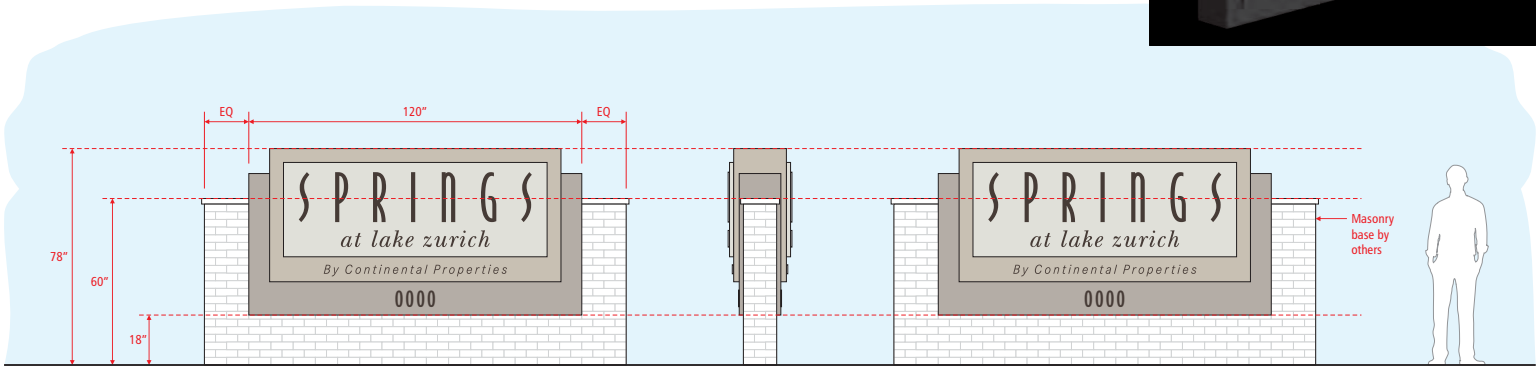
Side View



Front View

*Measurements TBD based on max allowed by municipal code

Simulated Illuminaiton



Front View | Side View | Back View

*Refer to Building Finish Schedule for masonry base material

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

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springs LAKE ZURICH

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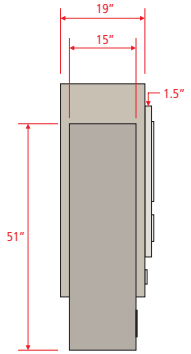
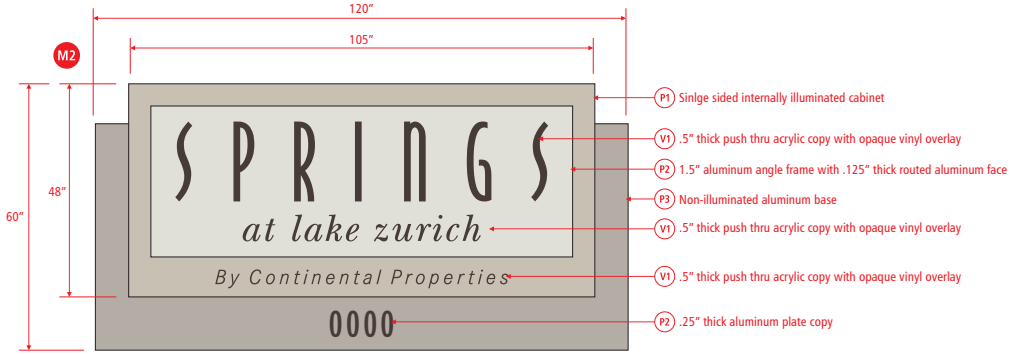
Illuminated Monument Sign

50 Sq Ft

Illuminated



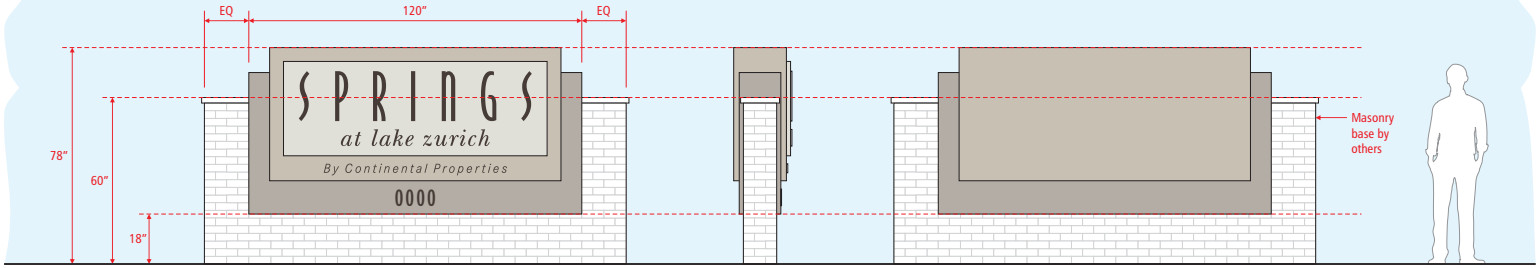
Side View



Front View

*Measurements TBD based on max allowed by municipal code

Simulated Illuminaiton



Front View | Side View | Back View

*Refer to Building Finish Schedule for masonry base material

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

Travor Stadler
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FILE

Sales Rep
CJ Hines

File Name
springs LAKE ZURICH

Design
TDH

Draft: 06.23.25
Rev 1: 07.11.25
Rev 2:
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APPROVALS

- ☐ Approved
- ☐ Approved as noted
- ☐ Revise and re-submit

Customer

Landlord

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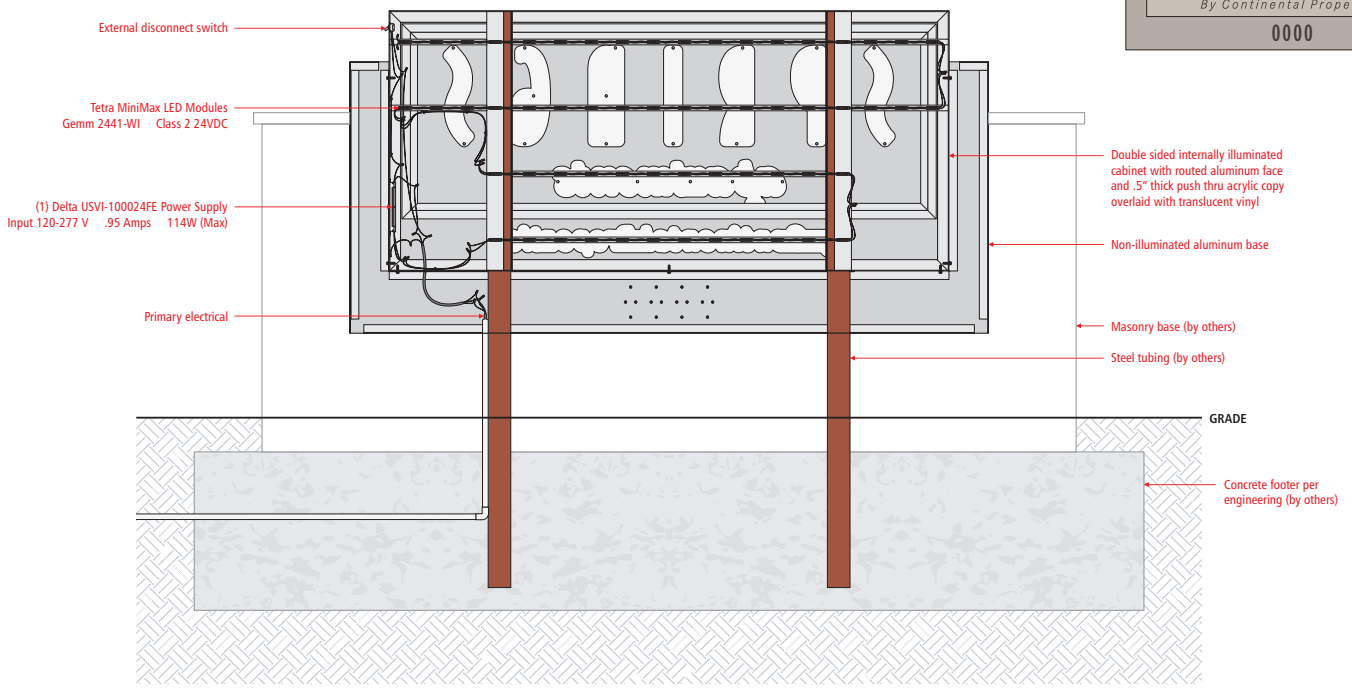
Sign Systems Inc.

Typical Monument Sign Electrical Detail



SPRINGS
at lake zurich
By Continental Properties
0000

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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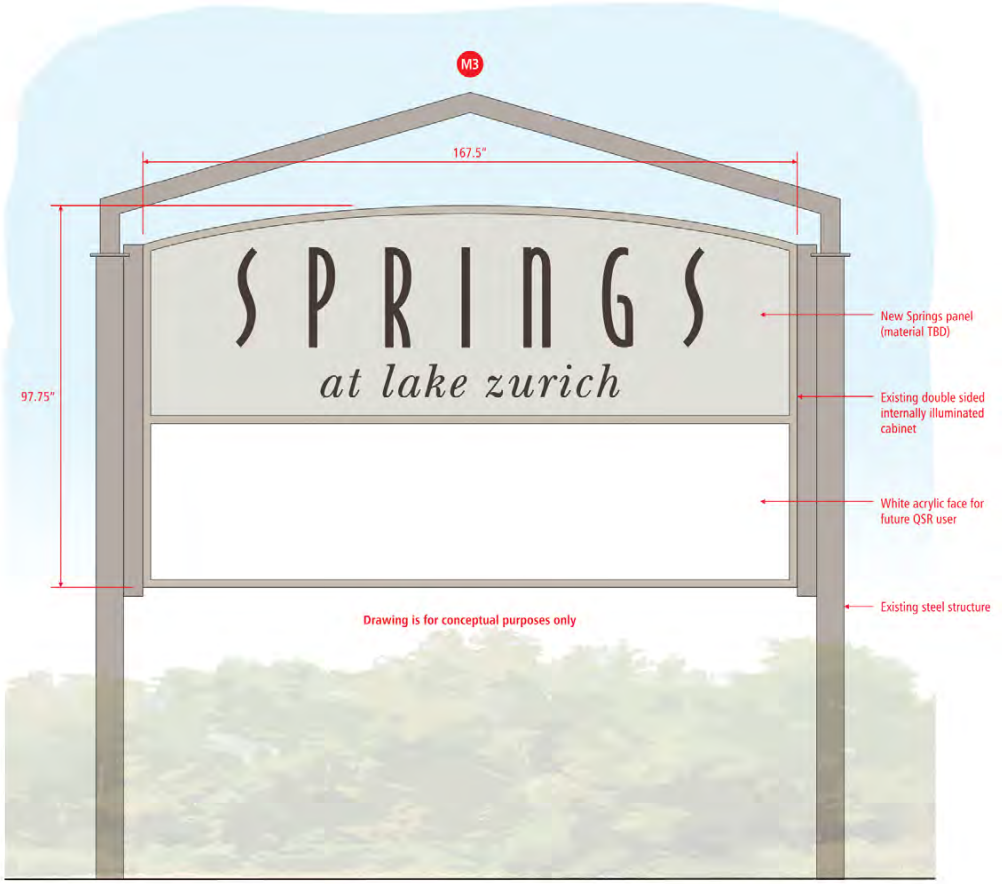
Sign Systems Inc.

Typical Monument Sign Electrical Detail

Illuminated



EXISTING

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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Sign Systems Inc.

Clubhouse Elevations

SCH-B

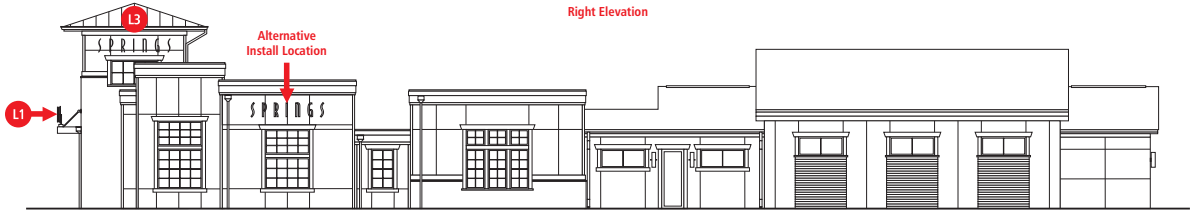
Front Elevation

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.

Left Elevation

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.

Right Elevation



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*Team to verify/confirm optimal tower sign quantity and location

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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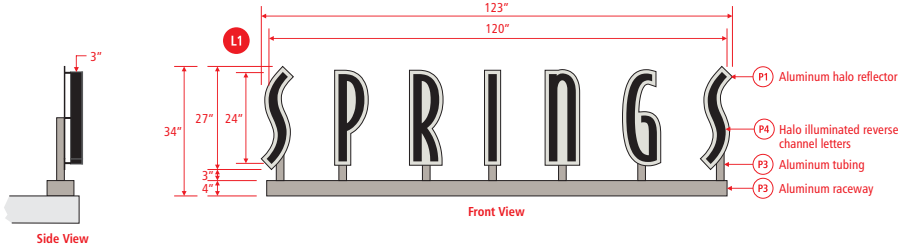
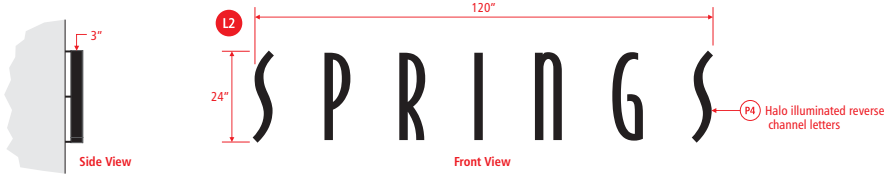
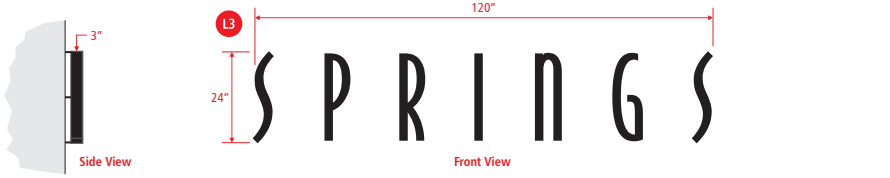
Clubhouse Halo Illuminated Letter Sets







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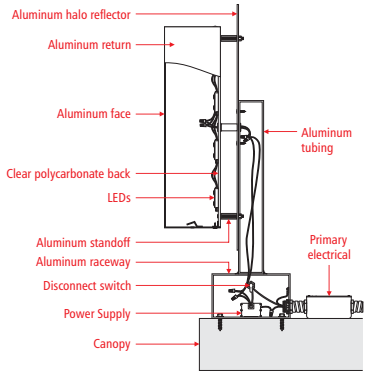
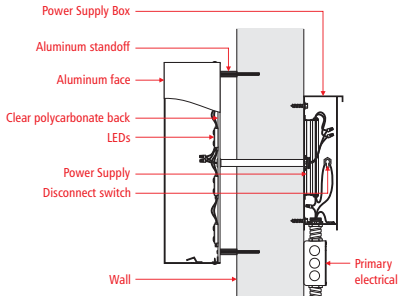


Electrical Detail
NTS

LEDs	Hanley LED Model 2080
Illumination	Halo
Power Supply Location	Remote or Raceway
Primary Circuit (120 VAC)	1.1 Amps
Total Module Watts	23.71 Watts
Total System Watts	28.22 Watts



Electrical Detail
NTS

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

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Customer

Landlord

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Clubhouse ID

SCH-B

Option 1

Quantity (1)

Front Elevation

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.

CUSTOMER

SPRINGS apartments

SITE

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Sign Systems Inc.

Clubhouse ID

SCH-B

Option 2

Quantity (1)

Front Elevation

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CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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Landlord _____

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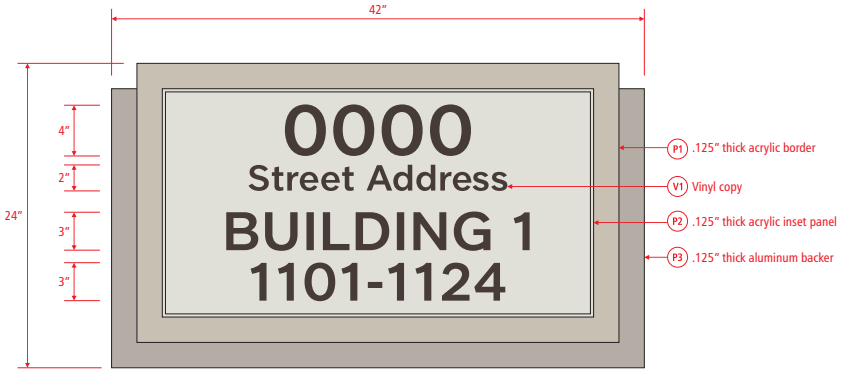
Building ID

Option 1

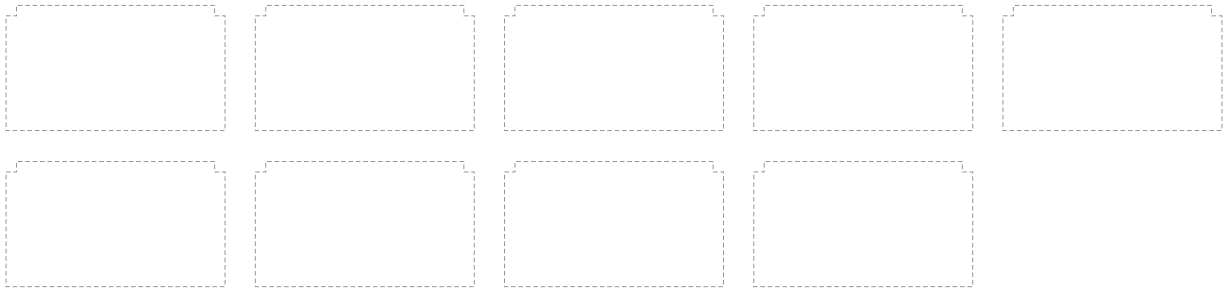


Total Quantity (TBD)

*Quantity typically (2) to (3) per building depending on site layout

*Quantity, size, and placement to be verified by Fire Marshal to meet compliance

Building ID Schedule



CUSTOMER

SPRINGS apartments

SITE

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Landlord

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Sign Systems Inc.

Building ID

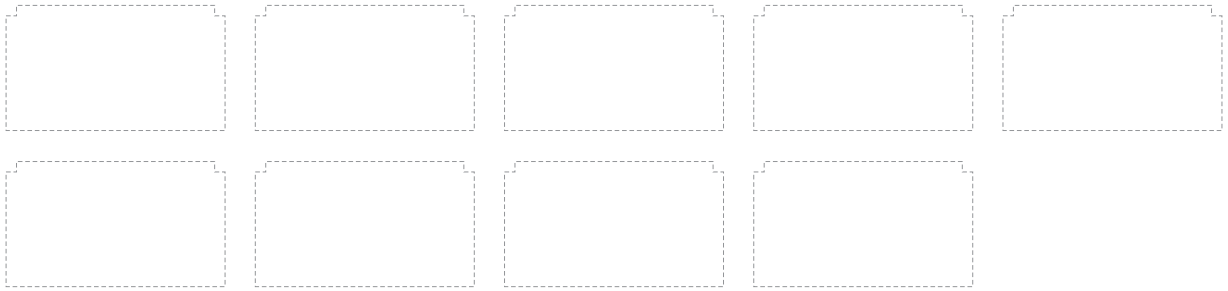
Option 2

Total Quantity (TBD)

*Quantity typically (2) to (3) per building depending on site layout

*Quantity, size, and placement to be verified by Fire Marshal to meet compliance

Building ID Schedule



CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

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Landlord _____

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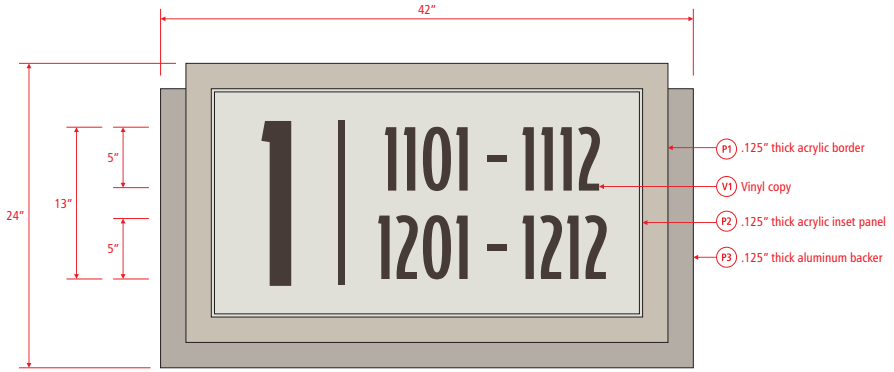
Sign Systems Inc.

Building ID

Option 3

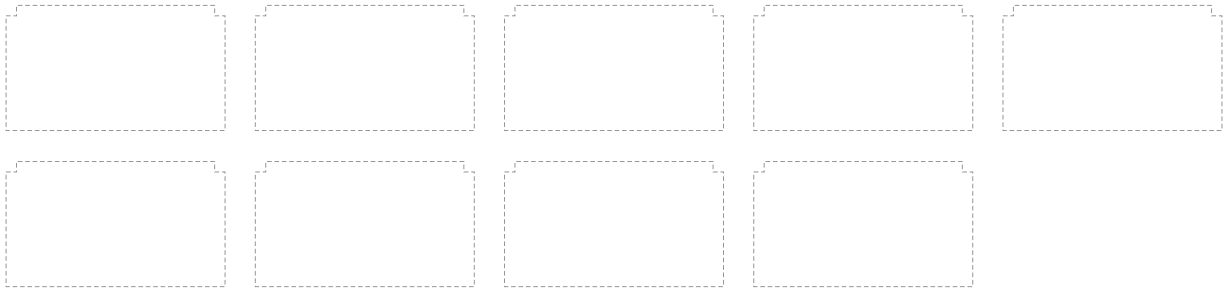


Total Quantity (TBD)

*Quantity typically (2) to (3) per building depending on site layout

*Quantity, size, and placement to be verified by Fire Marshal to meet compliance

Building ID Schedule



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Landlord _____

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Sign Systems Inc.

Building ID

Option 4

Total Quantity (TBD)

*Quantity typically (2) to (3) per building depending on site layout
*Quantity, size, and placement to be verified by Fire Marshal to meet compliance
*This options follows the IBC 2024 code requirements

Building ID Schedule

CUSTOMER

SPRINGS apartments

SITE

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Landlord

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Sign Systems Inc.

Building ID Install Location Options

Building Type S21

Front Elevation

Rear Elevation

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing, color, materials & perspective may vary from image.

CUSTOMER

SPRINGS apartments

SITE

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Building ID Install Location Options

Building Type S33-7

Front Elevation

Rear Elevation

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CUSTOMER

SPRINGS apartments

SITE

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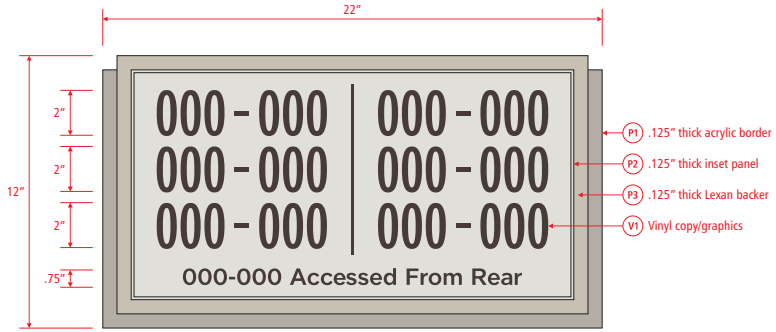
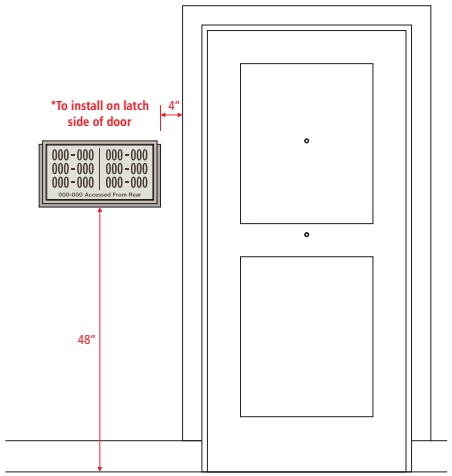
Corridor Wayfinding



Total Quantity (TBD)

*For 3 story building only



Corridor Wayfinding Schedule

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

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Corridor Wayfinding Install Location

Building Type S33-7

Front Elevation

Rear Elevation

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CUSTOMER

SPRINGS apartments

SITE

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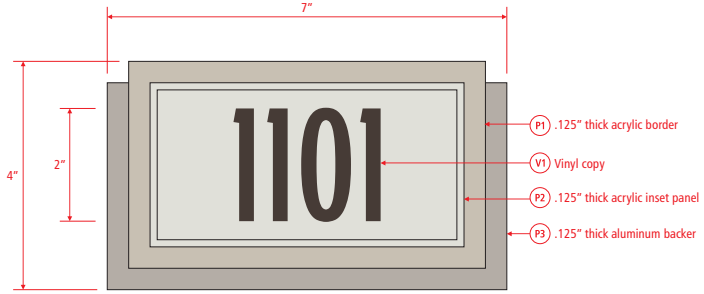
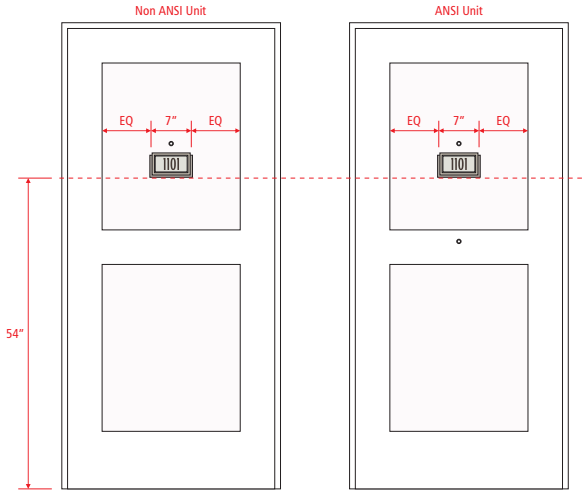
Unit ID

Option 1



Total Quantity (TBD)

Typical Install Location



CUSTOMER

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SITE

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- ☐ Approved as noted
- ☐ Revise and re-submit

Customer

Landlord

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Unit ID Scheudle

Building 1 Type	Building 2 Type	Building 3 Type	Building 4 Type	Building 5 Type	Building 6 Type	Building 7 Type	Building 8 Type	Building 9 Type

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

Travor Stadler
715.573.4605 cell
262.532.9465 direct
tstadler@cproperties.com

FILE

Sales Rep
CJ Hines

File Name
springs LAKE ZURICH

Design
TDH

Draft: 06.23.25
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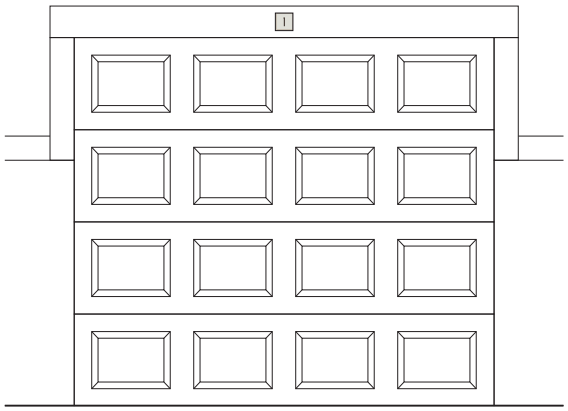
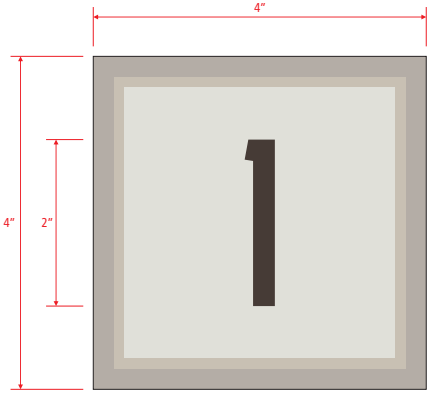
Garage ID

Typical Install Location





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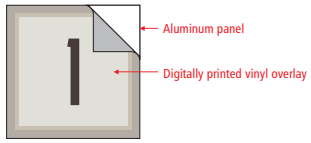

Garage ID Schedule

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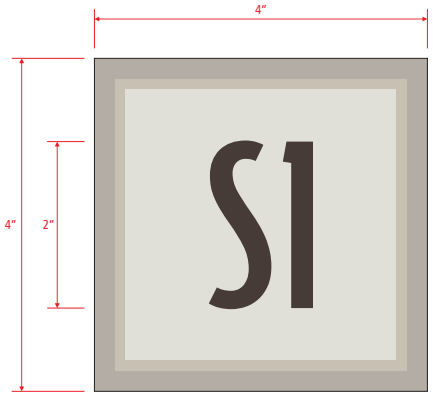
Storage Locker ID



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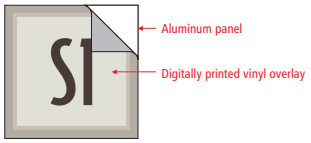

Storage Locker ID Scheudle

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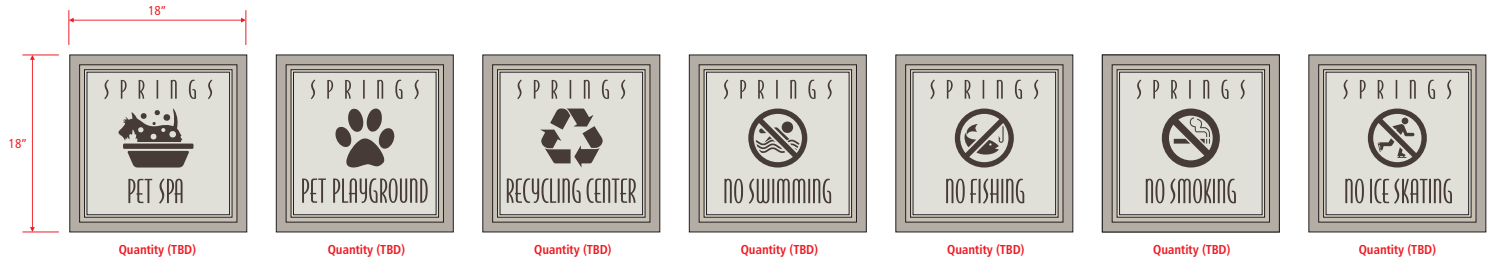
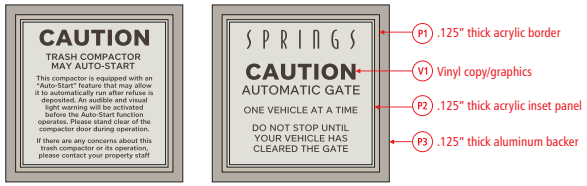
Miscellaneous



Quantity (TBD) | Quantity (TBD) | Quantity (TBD) | Quantity (TBD) | Quantity (TBD) | Quantity (TBD) | Quantity (TBD)



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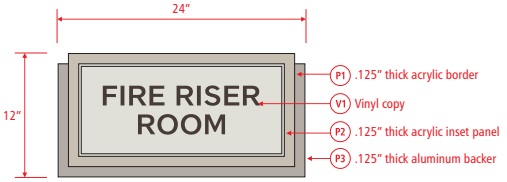

Quantity (10)

Quantity (1) | Quantity (1) | Quantity (1)

Quantity (TBD)

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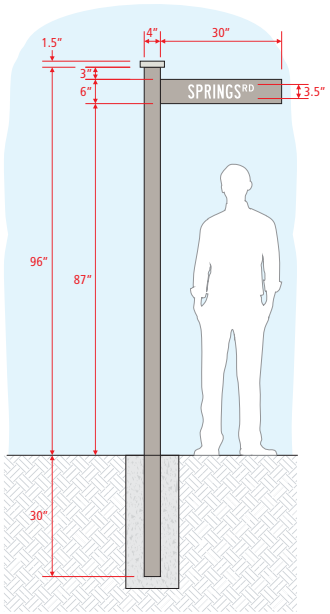
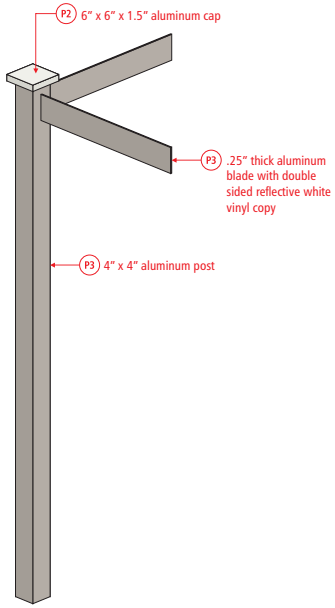
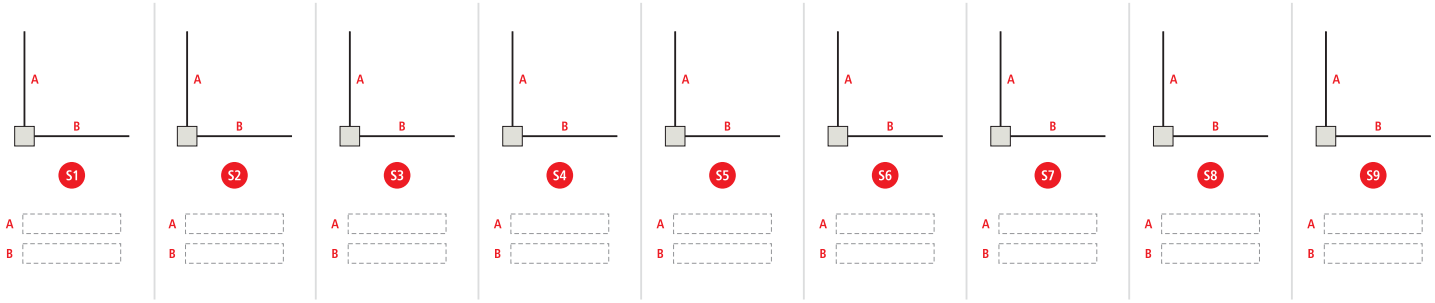
Street Sign





Street Name Blade Bank



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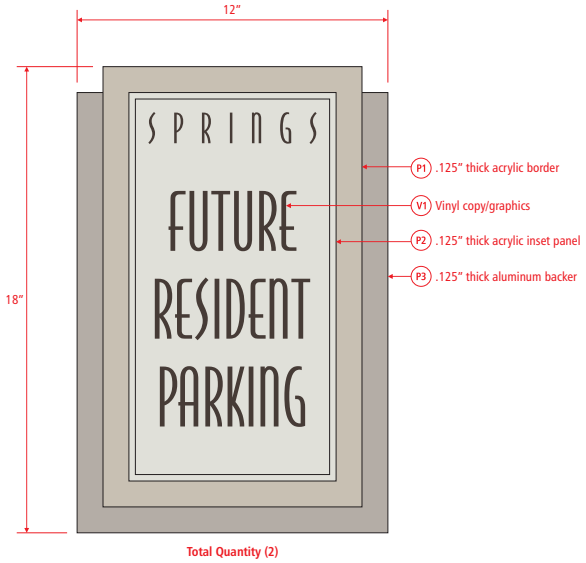
Future Resident Parking



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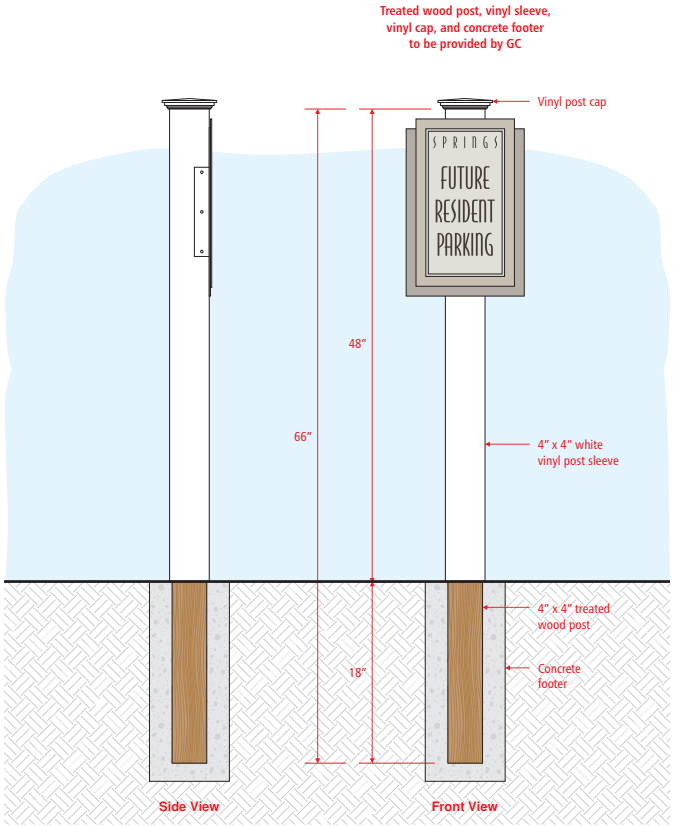

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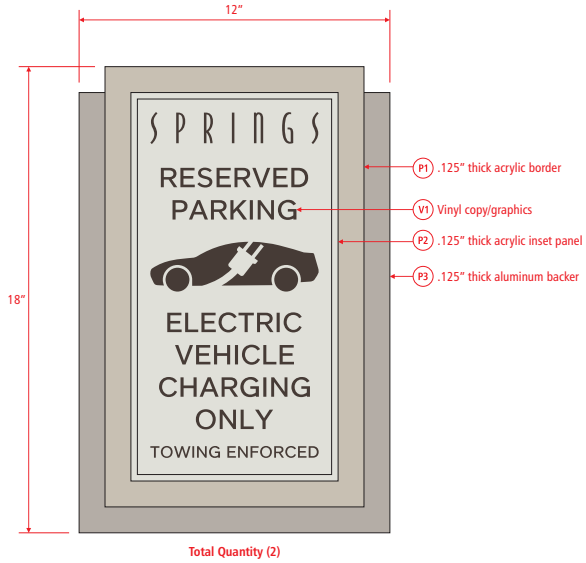
EV Parking



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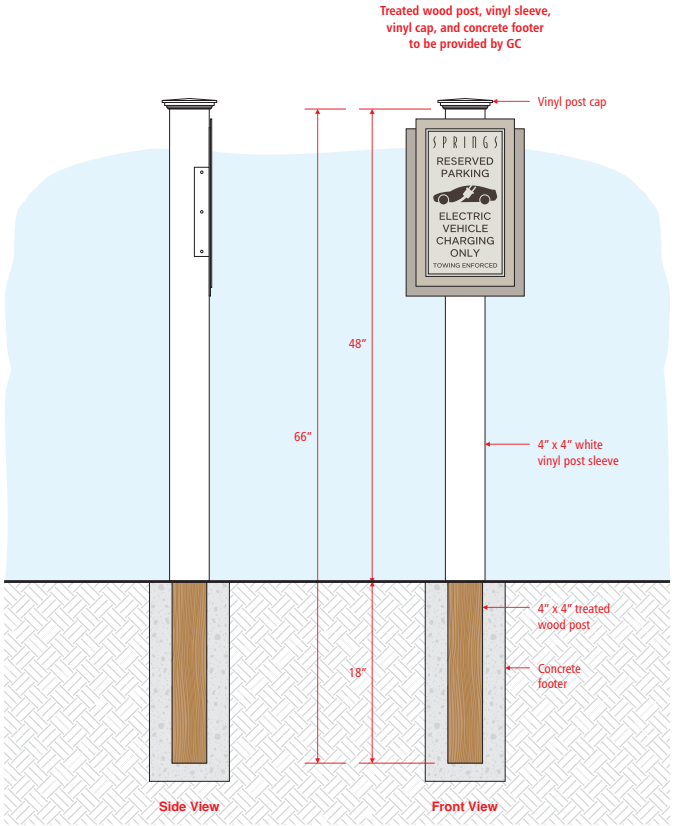

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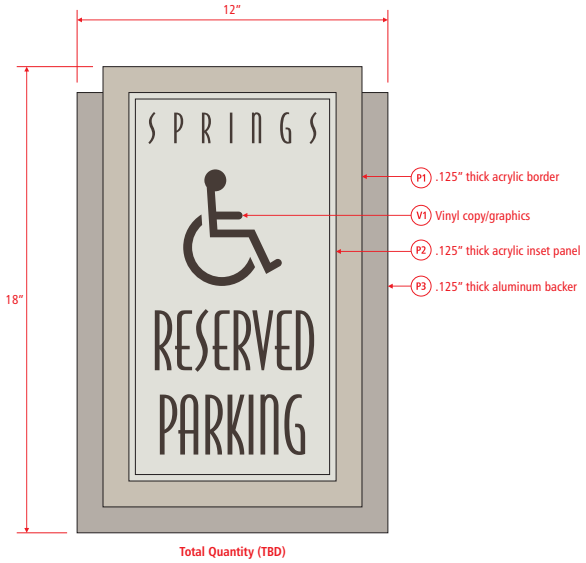
Reserved Parking



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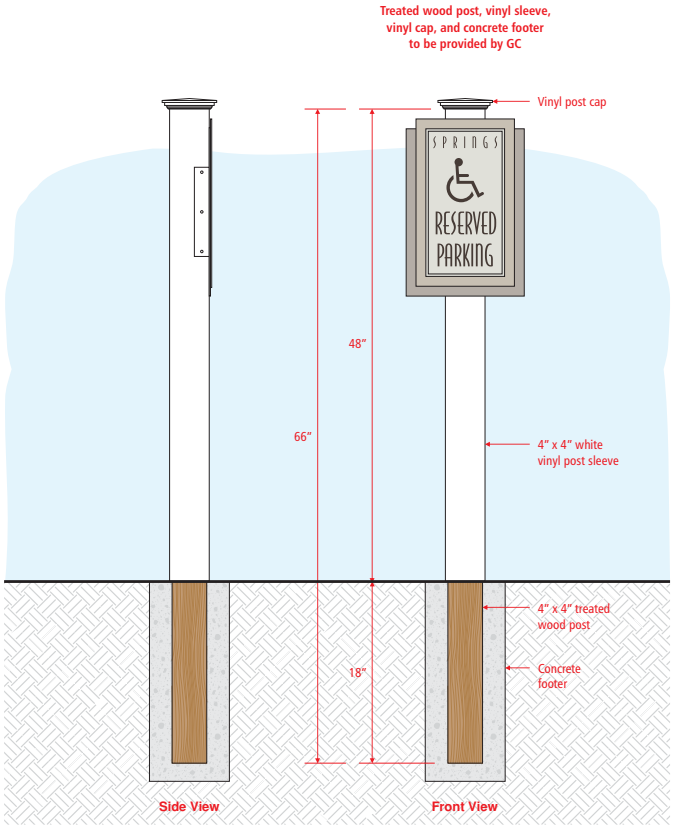

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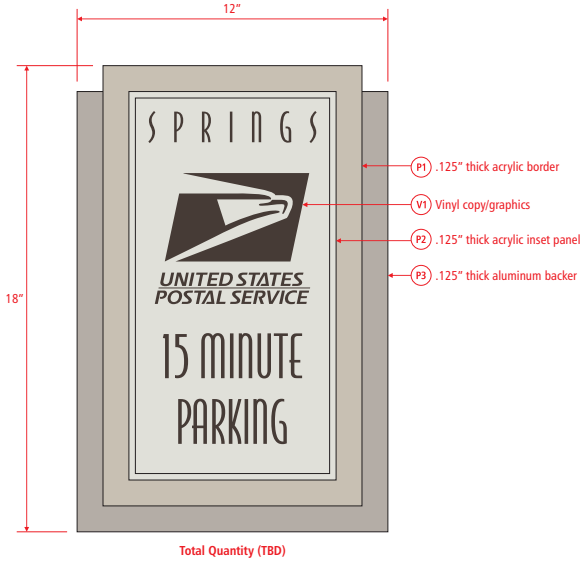
USPS Parking



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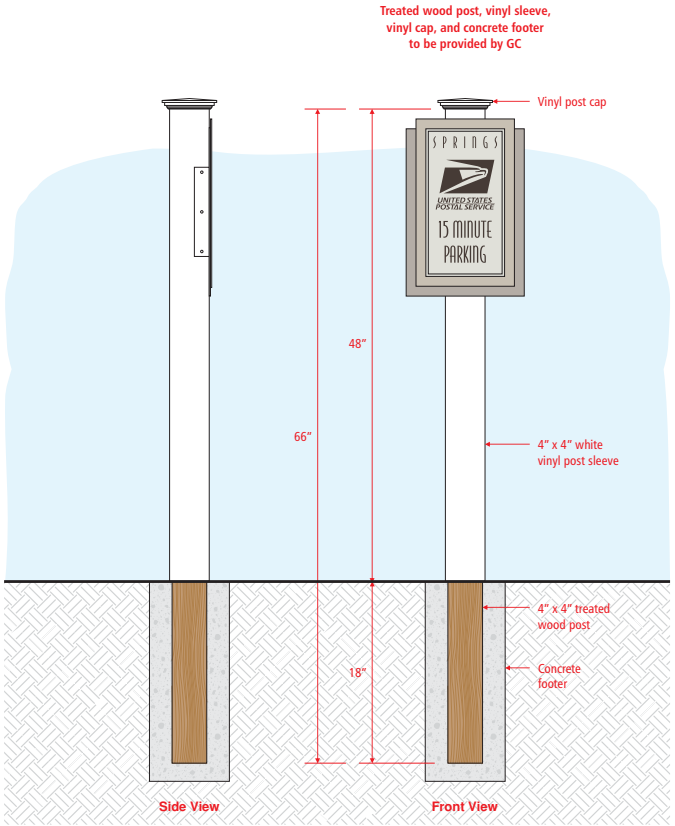

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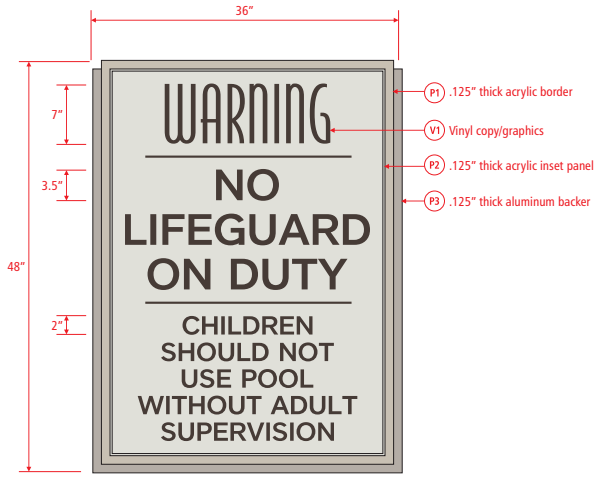
Pool Rules

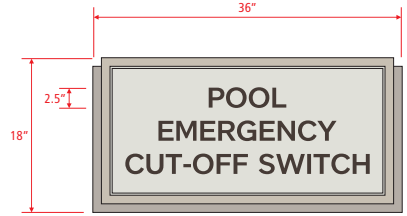
Quantity (2)



Quantity (2)

*Additional language required through local/state Health Department

Quantity (2)



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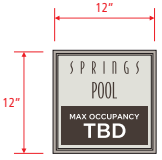

Quantity (1)

Quantity (1)

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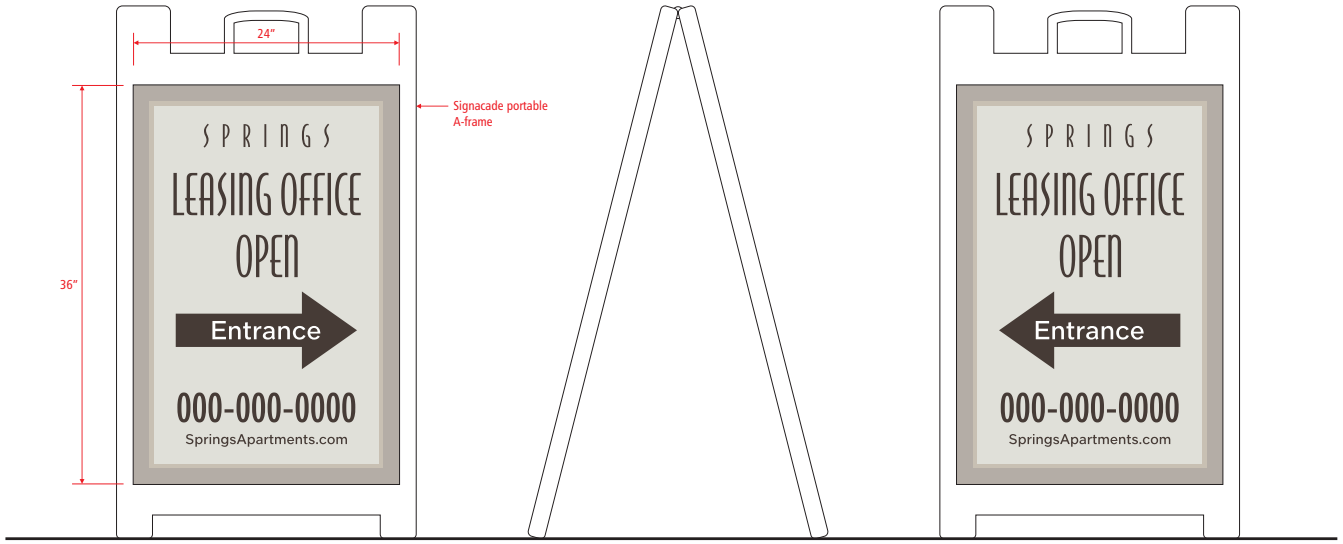
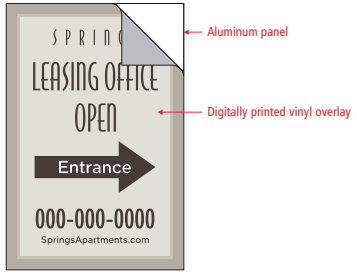
Leasing Office



Front View | **Side View** | **Reverse Side**

Description Signicade portable sign with (2) aluminum panels with digitally printed vinyl overlay

Quantity (1)



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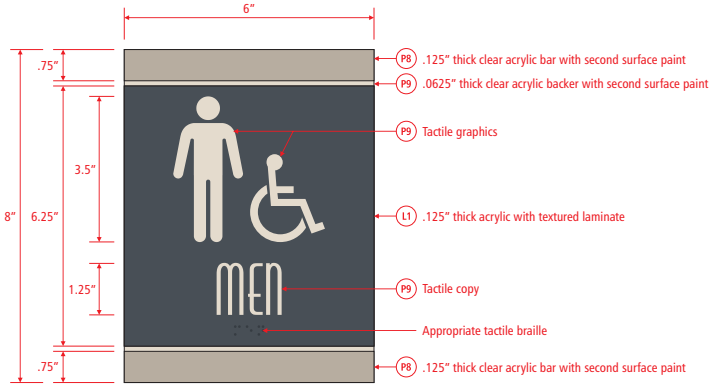
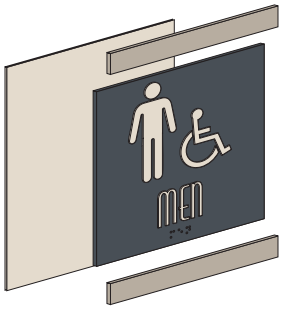
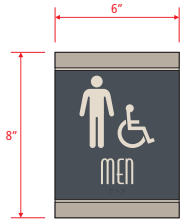
Interior ADA Signage

Side View



Front View





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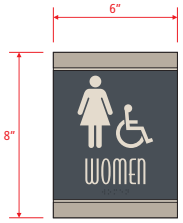

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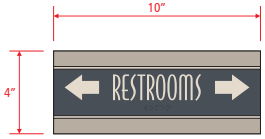

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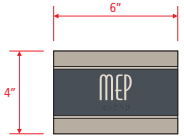

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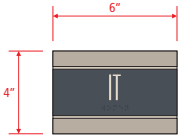

Quantity (1)

CUSTOMER

SPRINGS apartments

SITE

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Landlord _____

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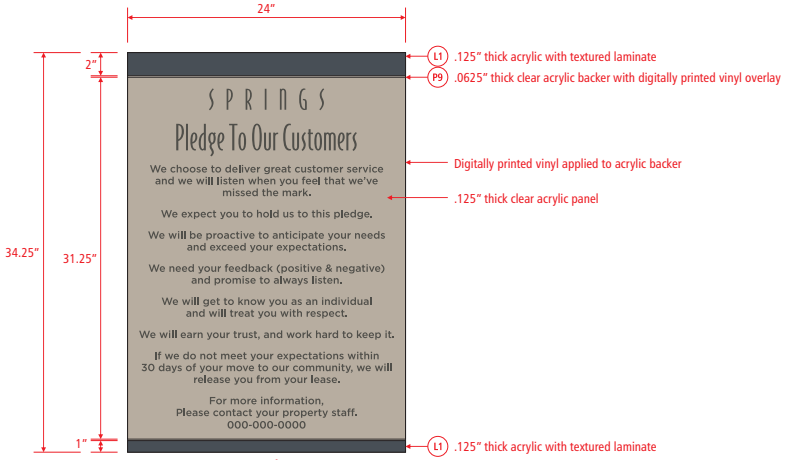
Sign Systems Inc.

Interior Signage

Side View



Front View

Table Top Signage

Quantity (1)

Quantity (1)

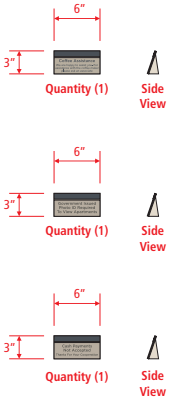
Quantity (1)

English

Quantity (1)

Spanish

Quantity (1)



CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

Travor Stadler
715.573.4605 cell
262.532.9465 direct
tstadler@cproperties.com

FILE

Sales Rep
CJ Hines

File Name
springs LAKE ZURICH

Design
TDH

Draft: 06.23.25
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

- ☐ Approved
- ☐ Approved as noted
- ☐ Revise and re-submit

Customer

Landlord

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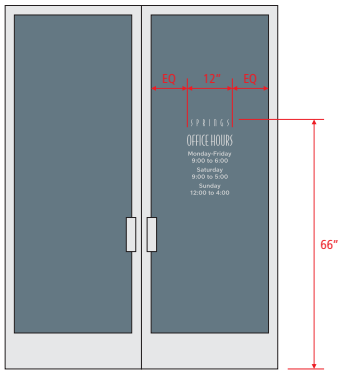
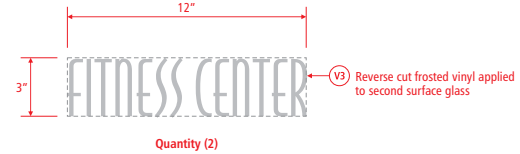
Sign Systems Inc.

Clubhouse Vinyl

Quantity (1)

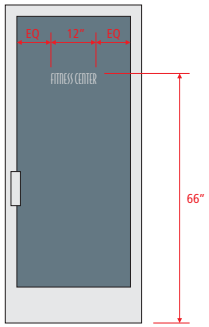
Typical Installation





Quantity (2)

Typical Installation



CUSTOMER

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Lake Zurich, IL

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Landlord _____

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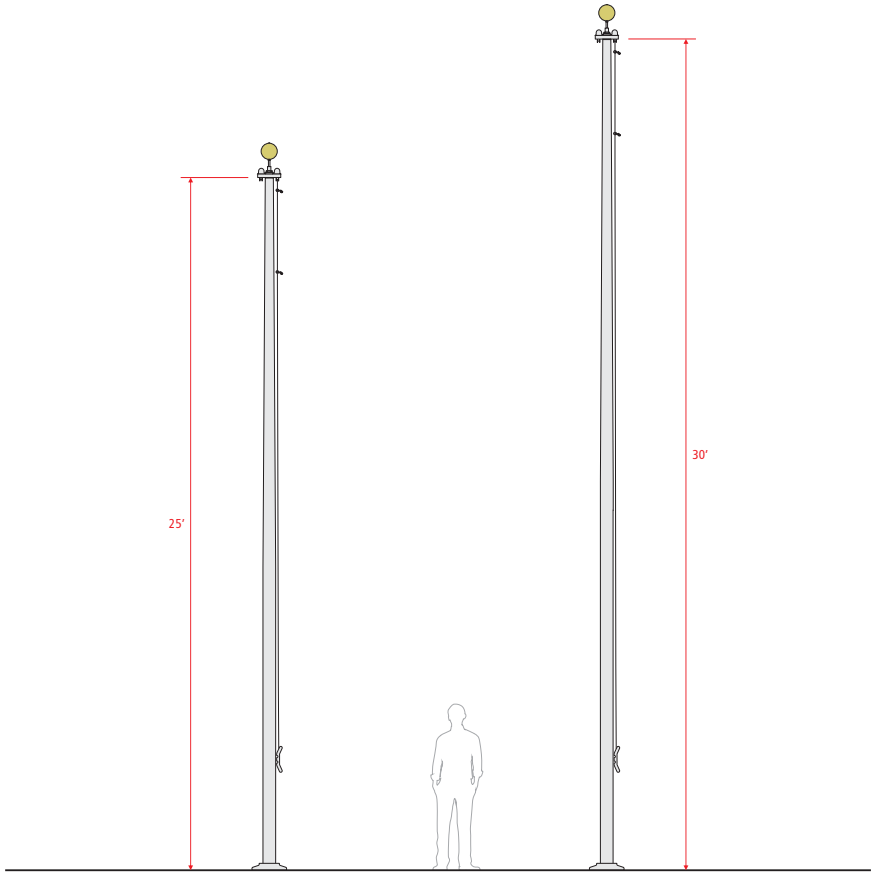
Sign Systems Inc.

Flagpoles



Description 25' tall commercial grade flagpole
Quantity (1)

Description 30' tall commercial grade flagpole
Quantity (1)

CUSTOMER

SPRINGS apartments

SITE

Lake Zurich, IL

CONTACT

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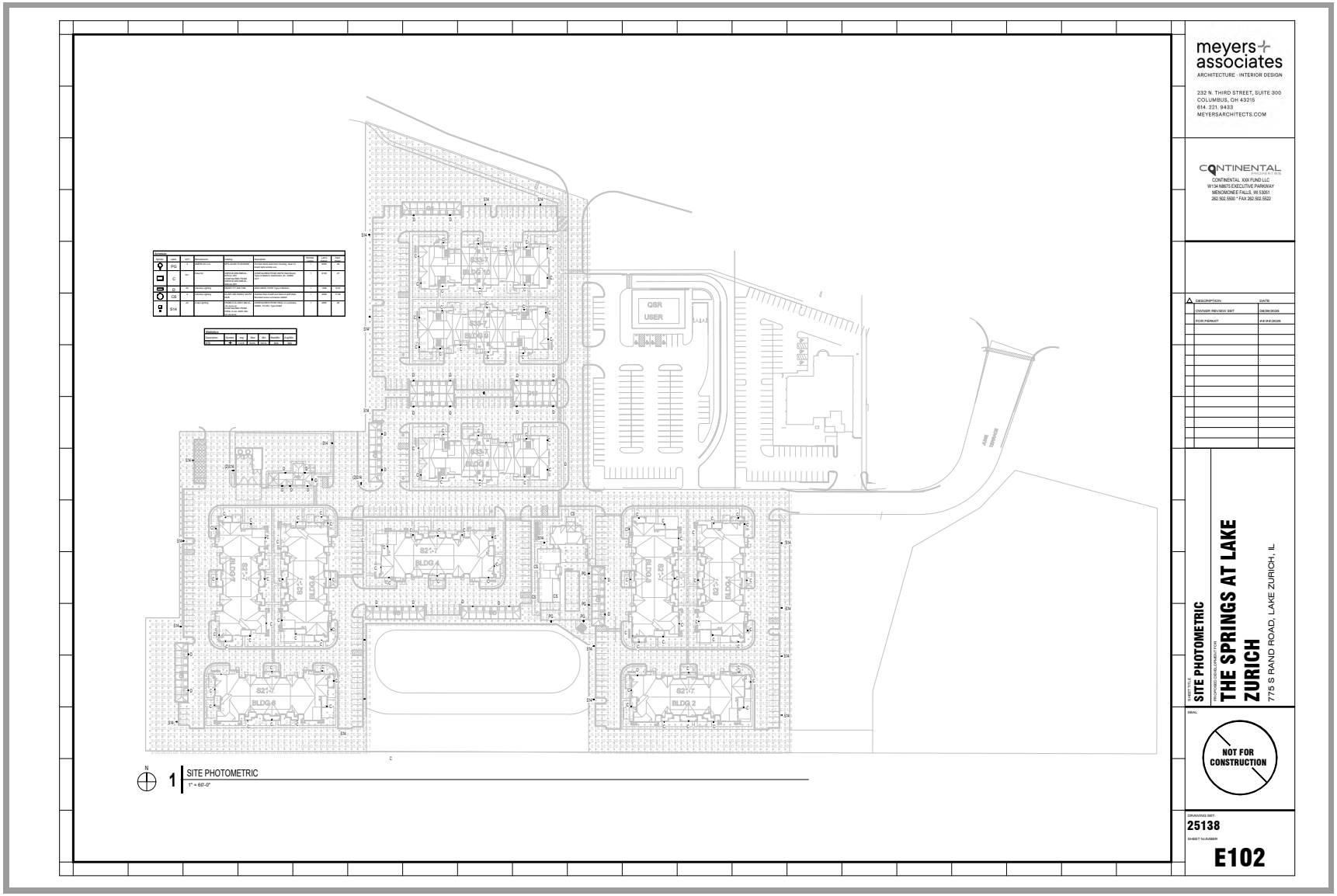
Sign Systems Inc.



meyers + associates
ARCHITECTURE · INTERIOR DESIGN
232 N. THIRD STREET, SUITE 300
COLUMBUS, OH 43215
614. 221. 9433
MEYERSARCHITECTS.COM

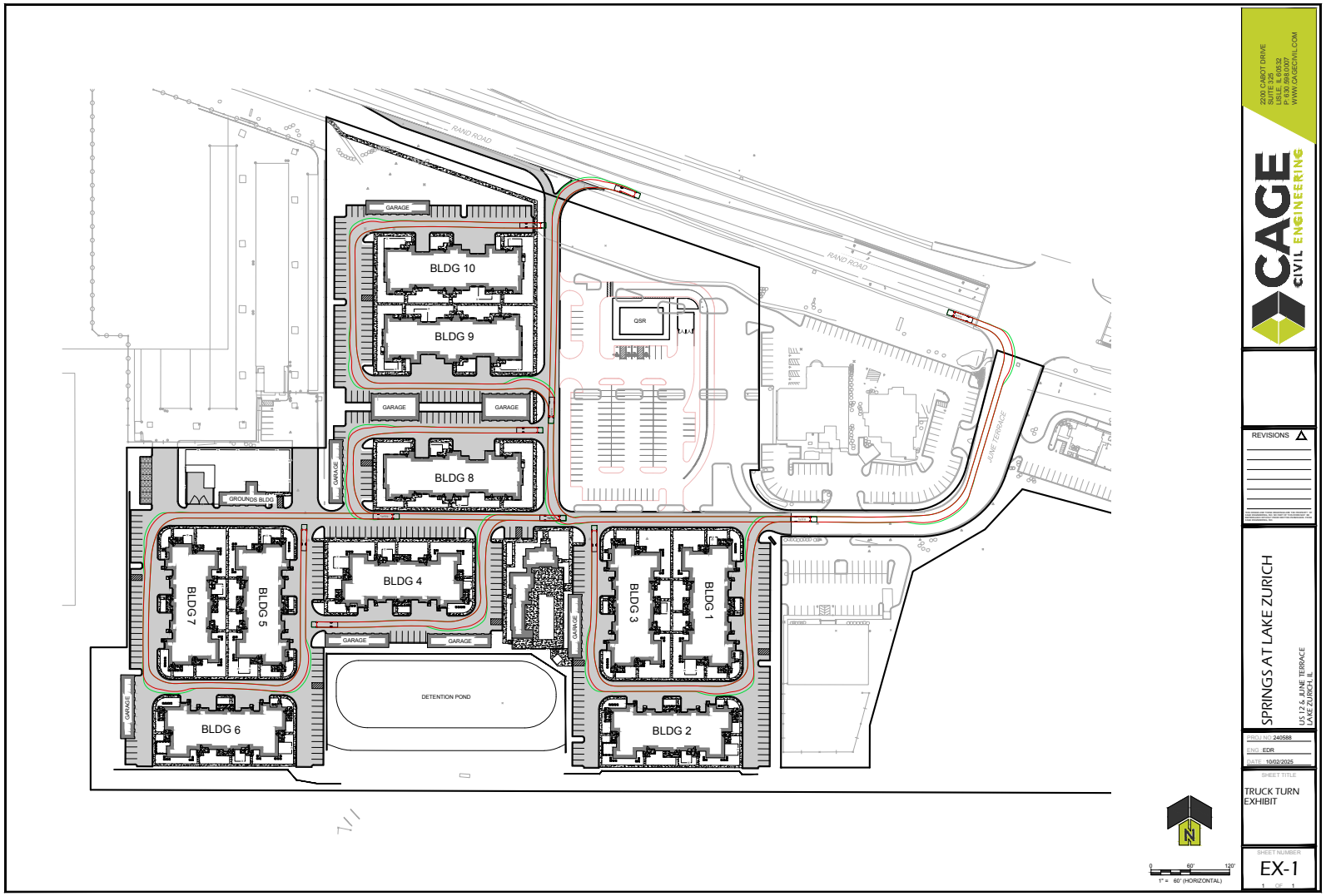
CONTINENTAL
CONTINENTAL XXX FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262 502 5500 * FAX 262 502 5522

DESCRIPTION	DATE
OWNER REVIEW SET	08/26/2025
FOR PERMIT	##/##/2025

SHEET TITLE: SITE PHOTOMETRIC
PROPOSED DEVELOPMENT FOR: THE SPRINGS AT LAKE ZURICH
775 S RAND ROAD, LAKE ZURICH, IL

SEAL
NOT FOR CONSTRUCTION

DRAWING SET: 25138
SHEET NUMBER: E102


RAND ROAD
RAND ROAD
JUNE TERRACE
GARAGE
BLDG 10
BLDG 9
BLDG 8
GROUNDS BLDG
QSR
BLDG 7
BLDG 5
BLDG 4
BLDG 3
BLDG 1
BLDG 6
BLDG 2
DETENTION POND
0 60' 120'
1" = 60' (HORIZONTAL)
2200 CABOT DRIVE
SUITE 329
LISLE, IL 60532
PH: 630.810.0007
WWW.CAGECIVIL.COM
CAGE
CIVIL ENGINEERING
REVISIONS
SPRINGS AT LAKE ZURICH
US 12 & JUNE TERRACE
LAKE ZURICH, IL
PROJ NO: 240588
ENG: EDR
DATE: 10/02/2025
SHEET TITLE
TRUCK TURN EXHIBIT
SHEET NUMBER
EX-1
1 OF 1

Evan Requardt

From: daniel krill <dkenvsrv@gmail.com>
Sent: Monday, July 21, 2025 11:06 PM
To: Evan Requardt
Cc: Rick Katz; Tom Petermann
Subject: Re: Springs at Lake Zurich - Wetland JD

Hi Evan,

The JD/letter of no permit required (NPR) is in process with the USACE.

Just today I received the response below from the USACE supervisor following my call requesting status:
==========

The U.S. Army Corps of Engineers, Chicago District has received your request and it has been assigned:

File Number: LRC-2025-255

Project Manager: Sophia Morgan

If additional information is requested during the review of your submittal, please email all documents directly to the assigned **Project Manager**, along with any inquiries regarding the status of this request. Please reference your **File Number** in all future correspondence.

****Note: Due to the volume of DA permit applications, this office is unable to provide approximate processing timeframes for Standalone JD requests. At this time, Standalone JD requests may have extended timelines based on the size and complexity of the site, the quality of information submitted, and other Branch priorities.****

Feel free to call me with any questions,

DK

Daniel J. Krill CWS, CPESC, DECI

Principal Ecologist
DK Environmental Services, Inc.
(847) 778-0993
dkenvserv@sbcglobal.net

On Mon, Jul 21, 2025 at 5:28 PM Evan Requardt <erequardt@cagecivil.com> wrote:

> Dan,

2200 Cabot Drive, Suite 325
Lisle, IL 60532
O: 630.598.0007

Project Name: Springs at Lake Zurich
Project Location: Lake Zurich, IL
Date Prepared: 7/23/2025
Engineer: EDR
Plan Date: 7/23/2025

ENGINEER'S OPINION OF PROBABLE COST

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					
1	Mobilization	1	LUMP SUM	$5,000.00	$5,000.00
2	Silt Fence	3,955	LF	$2.50	$9,887.50
5	Inlet Protection	25	EACH	$300.00	$7,500.00
6	Concrete Washout	1	EACH	$500.00	$500.00
7	Construction Entrance	1	LUMP SUM	$5,000.00	$5,000.00
8	Tree Removal - 6" to 15" Diameter		UN DIA	$10.00	$0.00
9	Tree Removal - over 15" Diameter		UN DIA	$12.00	$0.00
17	Backfill Curb	7,512	LF	$1.00	$7,512.00
20	Temporary Seeding	10	ACRE	$1,800.00	$18,000.00
23	Erosion Control Blanket (NAG DS-75)	4,466	SY	$2.00	$8,931.11
28	Gravity Retaining Wall	797	SF	$40.00	$31,888.89
TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS					$94,219.50
SCHEDULE II - UNDERGROUND IMPROVEMENTS					
A.	**SANITARY SEWER IMPROVEMENTS**				
2	6" PVC Sanitary Sewer Service (Long)	10	EACH	$1,750.00	$17,500.00
5	8" PVC Sanitary Sewer - 0'-12' Depth	1,670	LF	$35.00	$58,450.00
19	4' Diameter Manhole - 0'-8'	17	EACH	$2,750.00	$46,750.00
25	Trench Backfill - Mains 0'-12' Depth	1,670	LF	$35.00	$58,450.00
33	Connection to Existing Manhole	1	EACH	$1,500.00	$1,500.00
SUBTOTAL A - SANITARY SEWER IMPROVEMENTS					$182,650.00
B.	**WATER MAIN IMPROVEMENTS**				
9	6" DI Water Main	300	LF	$40.00	$12,000.00
10	8" DI Water Main	2,143	LF	$50.00	$107,150.00
17	8" Valve and Box	8	EACH	$1,800.00	$14,400.00
27	Fire Hydrant with Auxiliary Valve	9	EACH	$4,000.00	$36,000.00
39	Trench Backfill - Mains	2,143	LF	$35.00	$75,005.00
40	Trench Backfill - Services	300	LF	$28.00	$8,400.00
42	Pressure Connection	5	EACH	$3,000.00	$15,000.00
SUBTOTAL B - WATER MAIN IMPROVEMENTS					$267,955.00
C.	**STORM SEWER IMPROVEMENTS**				
13	24" HDPE Storm Sewer Pipe	3,038	LF	$52.00	$157,976.00
24	Precast Concrete Flared End Section w/Grate 24"	6	EACH	$2,000.00	$12,000.00
34	4'-0" Diameter Manhole	26	EACH	$2,500.00	$65,000.00
42	Trench Backfill	3,038	LF	$45.00	$136,710.00
54	Televise Storm Sewer Line	3,038	LF	$2.00	$6,076.00
SUBTOTAL C - STORM SEWER IMPROVEMENTS					$377,762.00
TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS					$828,367.00

Project Name: Springs at Lake Zurich
Project Location: Lake Zurich, IL
Date Prepared: 7/23/2025
Engineer: EDR
Plan Date: 7/23/2025

ENGINEER'S OPINION OF PROBABLE COST

NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					
13	Hot-Mix Asphalt Base Course - 6"	20,245	SY	$40.00	$809,817.78
19	Bituminous Material Prime Coat	7,086	GAL	$2.50	$17,714.76
25	PCC Pavement 7"	44	SY	$70.00	$3,111.11
28	Hot-Mix Asphalt Surface Course, N50 - 1.5"	20,245	SY	$10.00	$202,454.44
30	Concrete Curb Type B-6.12	7,512	LF	$20.00	$150,240.00
42	Pavement Markings	1	LS	$3,000.00	$3,000.00
43	Street Lights		EACH	$5,000.00	$0.00
TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS					$1,186,338.10
SUBTOTAL SCHEDULES I-III					$2,108,924.60
CONTINGENCY @ 10%					$210,892.46
TOTAL					$2,319,817.06

Note: The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1244415-MKE WITH AN EFFECTIVE DATE OF DECEMBER 13, 2024, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

1. SCHEDULE B, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
2. SCHEDULE B, ITEM 2: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
3. SCHEDULE B, ITEM 3: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND.
4. SCHEDULE B, ITEM 4: THE SURVEYED PROPERTY IS SUBJECT TO ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
5. SCHEDULE B, ITEM 5: NOT SURVEY RELATED.
6. SCHEDULE B, ITEM 6: THE SURVEYED PROPERTY IS SUBJECT TO ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I.
7. SCHEDULE B, ITEM 7: NOT SURVEY RELATED.
8. SCHEDULE B, ITEM 8: NOT SURVEY RELATED.
9. SCHEDULE B, ITEM 9: THE SURVEYED PROPERTY IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 6 AND 7 AS SHOWN ON THE PLAT OF LAKE ZURICH THEATER SUBDIVISION RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 4626385. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
10. SCHEDULE B, ITEM 10: THE SURVEYED PROPERTY IS SUBJECT TO THE PLAT OF SUBDIVISION OF LAKE ZURICH THEATER SUBDIVISION RECORDED JANUARY 2, 2001 AS DOCUMENT 4626385 CONTAINS THE FOLLOWING RECITAL: THE OWNER OF EACH LOT ON WHICH AN EASEMENT FOR INGRESS, EGRESS OR PARKING IS PROVIDED IN THIS PLAT OF SUBDIVISION SHALL MAINTAIN COMMERCIAL GENERAL LIABILITY INSURANCE COVERAGE IN REASONABLE AMOUNTS PROTECTING SUCH OWNER AND THE GRANTEES OF SUCH EASEMENTS. EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
11. SCHEDULE B, ITEM 11: NOT SURVEY RELATED. RESOLUTION ESTABLISHING FEDERAL AID ROUTE 60 ROAD AS FREEWAY. TERMS AND CONDITIONS OF INSTRUMENT RECORDED APRIL 21, 1969 AS DOCUMENT 1027587. DOES NOT AFFECT THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
12. SCHEDULE B, ITEM 12: THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE EASEMENT FOR WATER MAIN PURPOSES TO THE VILLAGE OF LAKE ZURICH RECORDED AS DOCUMENT 1919486 AND AS SHOWN ON THE PLAT OF RHYAN SUBDIVISION RECORDED AS DOCUMENT 3188900. EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
13. SCHEDULE B, ITEM 13: THE SURVEYED PROPERTY IS SUBJECT TO A NOTATION ON THE PLAT OF RHYAN SUBDIVISION RECORDED AS DOCUMENT 3188900 THAT THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS B AND C AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL NO. 170376 0005 B EFFECTIVE DATE OF JULY 5, 1983. INFORMATION BASED ON THE REVIEW OF THE CURRENT PANEL HAS BEEN SHOWN HEREON. NOT PLOTTABLE. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
14. SCHEDULE B, ITEM 14: THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND/OR THEIR SUCCESSORS IN INTEREST, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 3875424, AND THE TERMS AND CONDITIONS THEREOF. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
15. SCHEDULE B, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY AND THE VILLAGE OF LAKE ZURICH AND/OR THEIR SUCCESSORS IN INTEREST, FOR POLE LINES, CONDUITS, WATER MAINS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 3440854, AND THE TERMS AND CONDITIONS THEREOF. SAID PLOTTABLE EASEMENTS HAVE BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
16. SCHEDULE B, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO A 50 FOOT BUILDING SETBACK LINE AS SET FORTH ON THE PLAT OF RHYAN SUBDIVISION RECORDED AS DOCUMENT 3188900 AND AS SHOWN ON THE PLAT OF LAKE ZURICH THEATER SUBDIVISION RECORDED AS DOCUMENT 4626385. SAID BUILDING SETBACK LINES HAVE BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
17. SCHEDULE B, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT FOR SANITARY SEWER, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF LAKE ZURICH THEATER SUBDIVISION RECORDED AS DOCUMENT 4626385. (AFFECTS THE LAND AS DEPICTED ON PLAT). SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
18. SCHEDULE B, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT FOR STORM SEWER 10 FEET WIDE OVER THOSE PORTIONS OF LOT 7 AS SHOWN ON PLAT OF LAKE ZURICH THEATER SUBDIVISION RECORDED ON JANUARY 2, 2001 AS DOCUMENT 4626385. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
19. SCHEDULE B, ITEM 19: THE SURVEYED PROPERTY IS SUBJECT TO A SIGN EASEMENT 40.00 FEET BY 20.00 FEET FOR THE BENEFIT OF LOT 6 AND OVER THAT PORTION OF LOT 7 AS SHOWN ON PLAT OF LAKE ZURICH THEATER SUBDIVISION RECORDED ON JANUARY 2, 2001 AS DOCUMENT 4626385. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
20. SCHEDULE B, ITEM 20: THE SURVEYED PROPERTY IS SUBJECT TO NATURAL RESOURCES PROTECTION EASEMENTS, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF RHYAN SUBDIVISION RECORDED AS DOCUMENT 3188900 AND AS SHOWN ON THE PLAT OF LAKE ZURICH THEATER SUBDIVISION RECORDED AS DOCUMENT 4626385. (AFFECTS THE LAND AS DEPICTED ON PLAT). SAID EASEMENTS HAVE BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
21. SCHEDULE B, ITEM 21: THE SURVEYED PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS MADE BY RHYAN MANAGEMENT CO., INC., RECORDED JULY 9,1992 AS DOCUMENT 3183767, AND THE TERMS AND CONDITIONS THEREOF. NO PLOTTABLE RESTRICTIONS. MENTIONED EXHIBIT F IS NOT ATTACHED TO THE RECORDED DOCUMENT. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
22. SCHEDULE B, ITEM 22: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE VILLAGE OF LAKE ZURICH AND THE OWNER OF LOT 1 OF THE SUBDIVISION AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, A PERPETUAL EASEMENT AND RIGHT OF WAY OF ACCESS TO, USE OF, INGRESS TO AND EGRESS FROM THE SUBDIVISION IN, UPON, OVER, UNDER, ALONG AND ACROSS ANY AND ALL LOTS OF THE SUBDIVISION TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY TO SURVEY, INSTALL, LAY, CONSTRUCT, ETC., THE STORM WATER FACILITIES AND APPURTENANCES USED IN CONNECTION WITH SERVING THE SUBDIVISION WITH STORM WATER RETENTION AND DETENTION SERVICES, IN, UPON, ETC., ANY AND ALL LOTS WITHIN THE SUBDIVISION AS GRANTED BY THE INSTRUMENT RECORDED JULY 9, 1992 AS DOCUMENT 3183768, AND THE PROVISIONS THEREIN CONTAINED. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
23. SCHEDULE B, ITEM 23: THE SURVEYED PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RHYAN THEATER DEVELOPMENT RECORDED JULY 12, 1995 AS DOCUMENT 3694340, AND THE TERMS AND CONDITIONS THEREOF. NO PLOTTABLE RESTRICTIONS. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
24. SCHEDULE B, ITEM 24: THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 16, 1999 AS DOCUMENT 4371016, AS AMENDED BY DOCUMENT 4626914, MADE BY AND BETWEEN REGAL CINEMAS, INC., A TENNESSEE CORPORATION AND LAKE ZURICH THEATRES COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
25. SCHEDULE B, ITEM 25: THE SURVEYED PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE VILLAGE OF LAKE ZURICH FOR PUBLIC SIDEWALK PURPOSES, GRANTED BY INSTRUMENT RECORDED OCTOBER 24, 2003 AS DOCUMENT 5413612, AND THE TERMS AND CONDITIONS THEREOF. SAID EASEMENT HAS BEEN SHOWN HEREON. AFFECTS THE SURVEYED PROPERTY. SEE DOCUMENT FOR PARTICULARS.
26. SCHEDULE B, ITEM 26: THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE STORM WATER EASEMENT IN FAVOR OF LAKE ZURICH THEATERS COMPANY LLC RECORDED AUGUST 25, 2000 AS DOCUMENT NO. 4572508. SAID EASEMENT HAS BEEN SHOWN HEREON BASED ON THE EXHIBIT (GRAPHICAL REPRESENTATION) INCLUDED IN RECORDED DOCUMENT – NO LEGAL DESCRIPTION OR EXACT DIMENSIONS. EASEMENT IS LOCATED ON THE ADJACENT PROPERTY TO THE WEST AS SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
27. SCHEDULE B, ITEM 27: THE SURVEYED PROPERTY IS SUBJECT TO THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT DESCRIBED IN SCHEDULE A.
28. SCHEDULE B, ITEM 28: NOT SURVEYING RELATED.

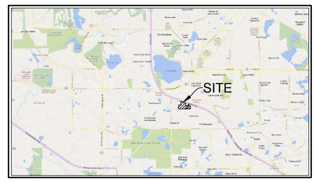
LEGAL DESCRIPTION

PARCEL 1:
LOTS 1 AND 7 IN LAKE ZURICH THEATER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND ALSO BEING A RESUBDIVISION OF PART OF LOTS 1 AND 2 IN RHYAN SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, ALL TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 4626385, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THAT PORTION OF LOT 1 IN LAKE ZURICH THEATER SUBDIVISION, DESIGNATED ON THE PLAT OF SUBDIVISION AS "INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5, 6 AND 7".

PARCEL 3:
EASEMENT FOR STORM WATER PURPOSES FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE INSTRUMENT DATED AUGUST 10, 2000 AND RECORDED AUGUST 25, 2000 AS DOCUMENT 4572508, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:
EASEMENTS FOR THE BENEFIT OF PARCEL 1, CREATED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 16, 1999 AS DOCUMENT NO. 4371016 AND AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NO. 4626914 MADE BY AND BETWEEN REGAL CINEMAS, INC. AND LAKE ZURICH THEATERS COMPANY, L.L.C.



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 9: LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYORS NOTES AND CERTIFICATIONS

SHEET 2 OF 9: BOUNDARY INFORMATION, EASEMENTS AND LABELS

SHEET 3 TO 9: BOUNDARY, TOPOGRAPHIC INFORMATION, EASEMENTS AND LABELS

BENCHMARKS

REFERENCE BENCHMARK: LAKE COUNTY: 6-23 BR
CUT SQUARE AT THE SOUTHERLY CORNER OF CONCRETE BASE FOR SIGNAL (TRAFFIC CONTROL BOX) AT THE NORTHWEST CORNER OF THE INTERSECTION OF CUBA ROAD AND ELA ROAD.
ELEVATION: 846.26 DATUM: NAVD88-GEOID18

SITE BENCHMARK 1:
NE FLANGE BOLT OF FIRE HYDRANT LOCATED SOUTHEASTERLY OF THEATER BUILDING
ELEVATION: 878.66 DATUM: NAVD88-GEOID18

SITE BENCHMARK 2:
FIRE HYDRANT LOCATED NORTHWESTERLY OF THEATER BUILDING
ELEVATION: 878.98 DATUM: NAVD88-GEOID18

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17097C0236K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X UNSHADED. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS. THESE LOCATIONS ARE SUBJECT TO SCALING AND MAP INTERPRETATION.

TOTAL SURVEYED AREA

1,008,423 SQUARE FEET
(23.150 AC±)

CURRENT P.I.N.:

14-20-306-006
14-20-306-009

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

OWNER/CLIENT

CONTINENTAL 834 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. PUBLIC AND/OR PRIVATE RECORDS BEYOND THE EXISTING ENGINEERING PLANS AND THE UTILITY LINES MARKED BY THE UNDERGROUND DETECTIVES, HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE OTHER THAN THOSE SHOWN HEREON AS OBSERVED ON THE SURFACE DURING THE FIELD PORTION OF THE SURVEY, INCLUDING THOSE UTILITY MARKINGS AS MARKED BY THE UNDERGROUND DETECTIVES.
9. THE SURVEYED PROPERTY IS LOCATED AT 755 SOUTH RAND RD, LAKE ZURICH, ILLINOIS 60047. (TABLE A, ITEM 2).
10. THE SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X UNSHADED AS SHOWN ON FEMA FLOOD MAPS 17097C0236K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013. (TABLE A, ITEM 3)
11. GROSS LAND AREA HAS BEEN SHOWN HEREON. (TABLE A, ITEM 4).
12. NO ZONING REPORT HAS BEEN PROVIDED. (TABLE A, ITEM 6A).
13. BUILDING INFORMATION HAS BEEN SHOWN HEREON. (TABLE A, ITEM 7(A), 7(B)(1), 7(C)).
14. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK HAVE BEEN SHOWN HEREON. (TABLE A, ITEM 8).
15. PARKING TABLE HAS BEEN SHOWN ON SHEET 1. (TABLE A, ITEM 9).
16. UTILITIES SHOWN HEREON WERE LOCATED AS PART OF THE SURVEY FOR THE SUBJECT PARCEL. (TABLE A ITEM 11A)
17. NAMES OF THE ADJOINING OWNERS ACCORDING TO THE CURRENT TAX RECORD HAVE BEEN SHOWN HEREON. (TABLE A, ITEM 13).
18. THE SURVEYED PROPERTY IS LOCATED AT THE SOUTHWEST INTERSECTION OF RAND RD AND JUNE TERRACE. (TABLE A, ITEM 14).
19. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 16)
19. NO ADDITIONAL DOCUMENTS HAVE BEEN PROVIDED TO THE OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 OF THE ALTA/NSPS LAND TITLE 2021 STANDARDS. ANY PLOTTABLE OFFSITE EASEMENTS LISTED IN THE TITLE COMMITMENT HAVE BEEN SHOWN. (TABLE A, ITEM 18)
20. THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT LISTED ABOVE.
21. NO CEMETERIES, GRAVESITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.
22. THE SUBJECT PREMISES IS INTERNALLY CONTIGUOUS WITH NO GAPS OR OVERLAPS.

PARKING SUMMARY

REGULAR STALLS:	524
HANDICAP STALLS:	10
TOTAL STALLS:	534

*PARKING COUNT IS BASED ON A HISTORICAL AERIAL IMAGE FROM 2015. SINCE THEN THE PARKING LOT STRIPING HAS FADED AND HAS NOT BEEN RE-STRIPED.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: REGAL CINEMAS, INC., A TENNESSEE CORPORATION;
TO: CONTINENTAL PROPERTIES COMPANY, INC., A WISCONSIN CORPORATION;
TO: CONTINENTAL 904 FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY;
TO: ----LENDER----
TO: CONTINENTAL REAL ESTATE HOLDING LLC, A DELAWARE LIMITED LIABILITY COMPANY, OR ITS ASSIGNS;
TO: FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6(A), 7(A)(1), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JUNE 19, 2025.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS ____ DAY OF ________________ A.D., 2025.

FOR REVIEW

BY: ____________________________________
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2027.

GABRIELA PTASINSKA 3893 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

2200 CABOT DRIVE, STE. 325 LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVIEWS

REVISIONS
1 07/23/2025 CLIENT COMMENTS

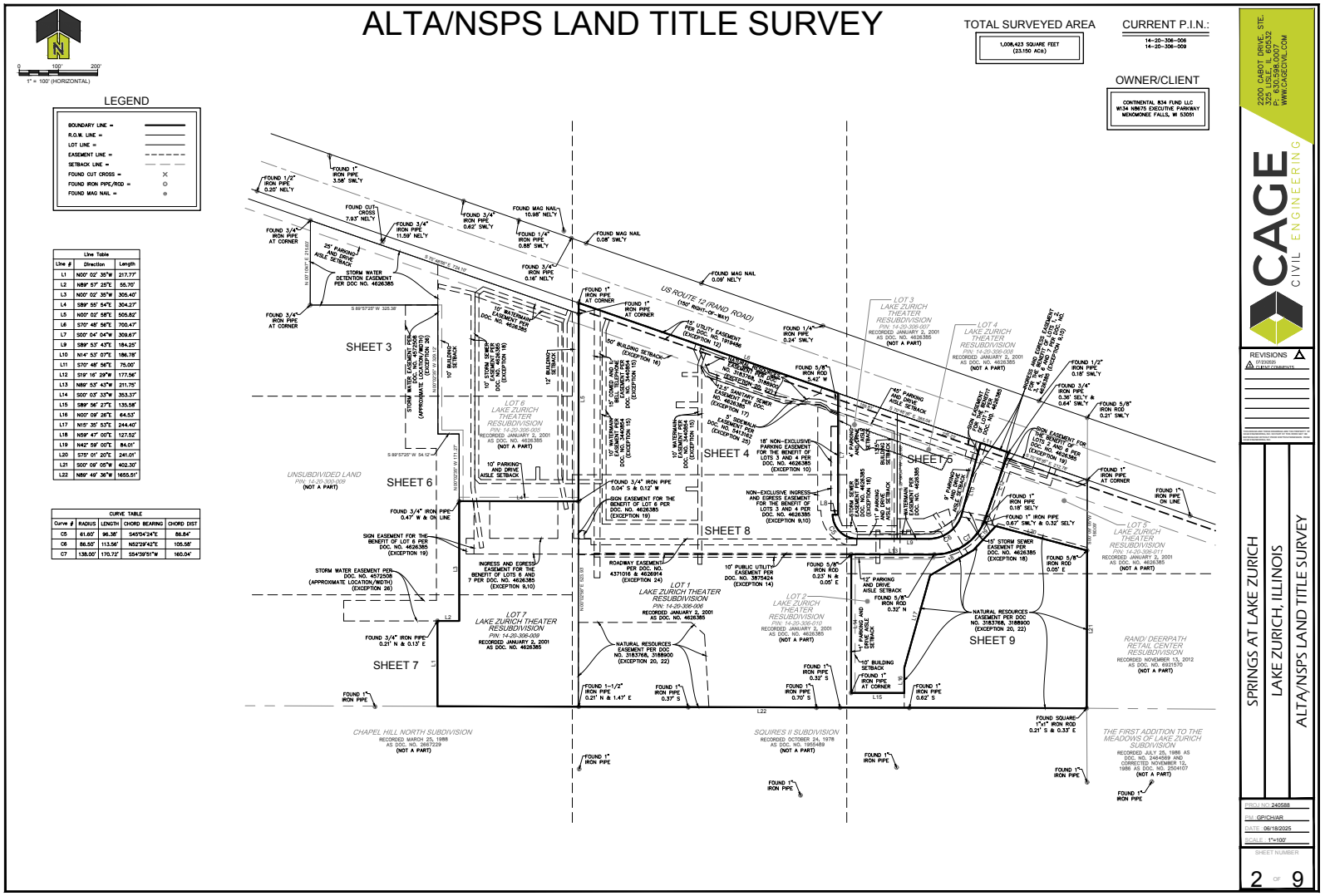
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

SPRINGS AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

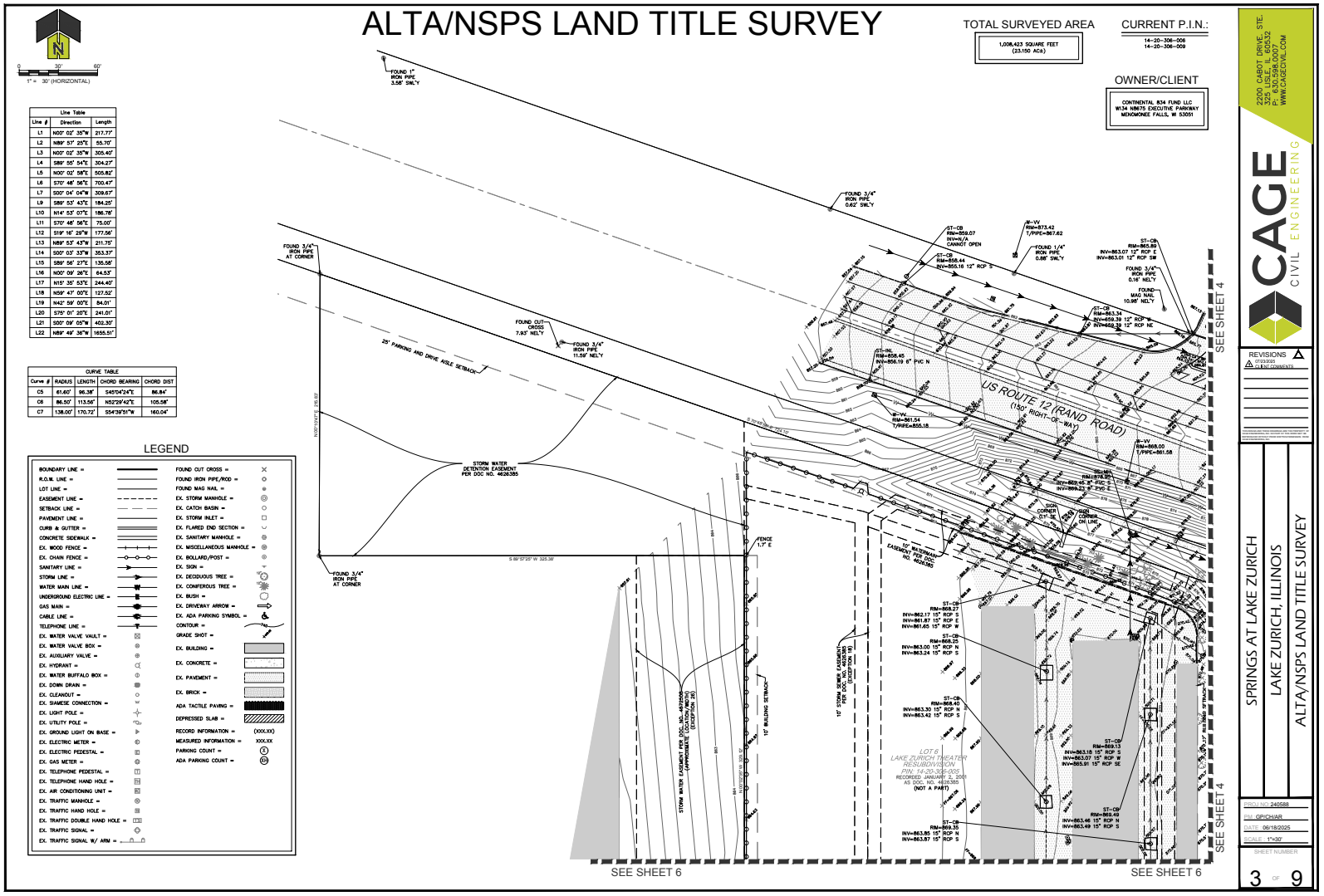
PROJ NO: 240588
PM: GP/CH/AR
DATE: 06/18/2025
SCALE: N/A

SHEET NUMBER
1 OF 9

ALTA/NSPS LAND TITLE SURVEY



ALTA/NSPS LAND TITLE SURVEY



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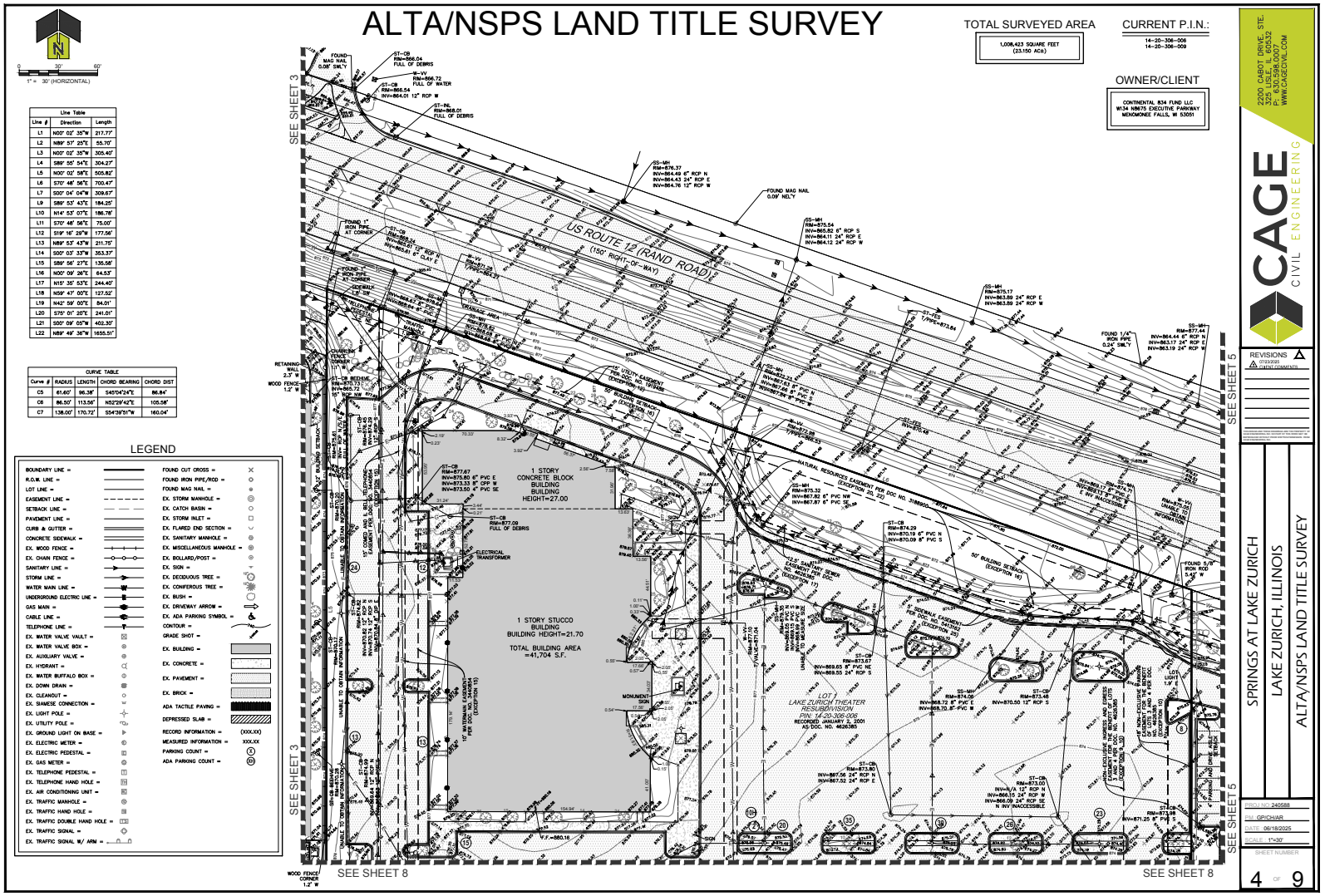

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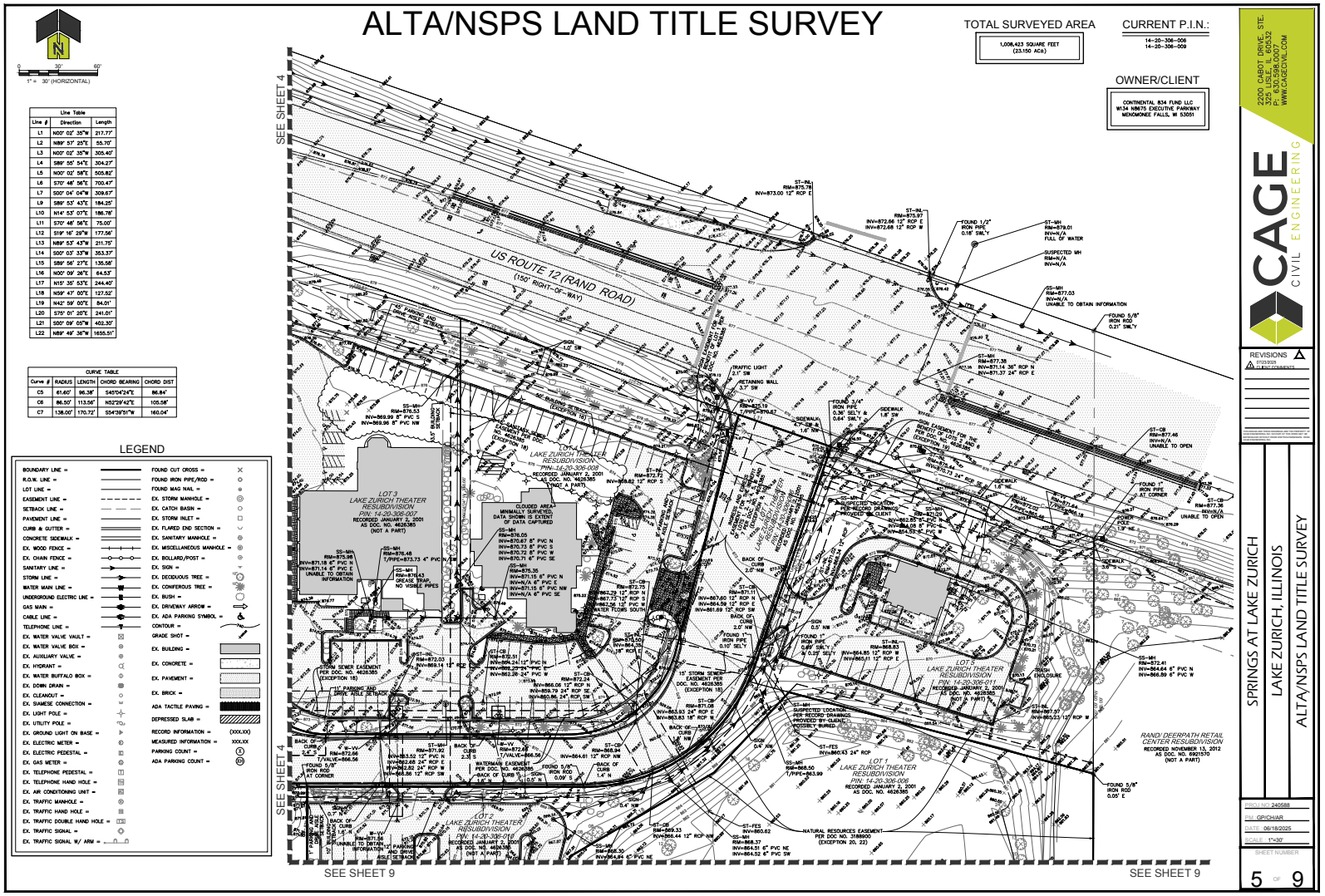
REVISIONS
07/23/2025 CLIENT COMMENTS

SPRINGS AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO. 240588
BY: GP/CH/AR
DATE: 06/18/2025
SCALE: 1"=30'
SHEET NUMBER
4 OF 9

ALTA/NSPS LAND TITLE SURVEY



ALTA/NSPS LAND TITLE SURVEY

TOTAL SURVEYED AREA

1,008,423 SQUARE FEET (23.150 Acs)

CURRENT P.I.N.:

14-20-306-006
14-20-306-009

OWNER/CLIENT

CONTINENTAL 834 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

0 30' 60'
1" = 30' (HORIZONTAL)

Line Table		
Line #	Direction	Length
L1	N00° 02' 35"W	217.77'
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L14	S00° 03' 33"W	353.37'
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L16	N00° 09' 26"E	64.53'
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LEGEND

BOUNDARY LINE =		FOUND CUT CROSS =	×
R.O.W. LINE =		FOUND IRON PIPE/ROD =	○
LOT LINE =		FOUND MAG NAIL =	⊕
EASEMENT LINE =		EX. STORM MANHOLE =	◎
SETBACK LINE =		EX. CATCH BASIN =	○
PAVEMENT LINE =		EX. STORM INLET =	□
CURB & GUTTER =		EX. FLARED END SECTION =	◡
CONCRETE SIDEWALK =		EX. SANITARY MANHOLE =	◎
EX. WOOD FENCE =		EX. MISCELLANEOUS MANHOLE =	◎
EX. CHAIN FENCE =		EX. BOLLARD/POST =	○
SANITARY LINE =		EX. SIGN =	⊤
STORM LINE =		EX. DECIDUOUS TREE =	
WATER MAIN LINE =	W	EX. CONIFEROUS TREE =	
UNDERGROUND ELECTRIC LINE =	E	EX. BUSH =	
GAS MAIN =	G	EX. DRIVEWAY ARROW =	
CABLE LINE =	C	EX. ADA PARKING SYMBOL =	
TELEPHONE LINE =	T	CONTOUR =	740 / 745
EX. WATER VALVE VAULT =		GRADE SHOT =	745.00
EX. WATER VALVE BOX =		EX. BUILDING =	
EX. AUXILIARY VALVE =		EX. CONCRETE =	
EX. HYDRANT =		EX. PAVEMENT =	
EX. WATER BUFFALO BOX =		EX. BRICK =	
EX. DOWN DRAIN =		ADA TACTILE PAVING =	
EX. CLEANOUT =		DEPRESSED SLAB =	
EX. SIAMESE CONNECTION =		RECORD INFORMATION =	(XXX.XX)
EX. LIGHT POLE =		MEASURED INFORMATION =	XXX.XX
EX. UTILITY POLE =		PARKING COUNT =	X
EX. GROUND LIGHT ON BASE =		ADA PARKING COUNT =	(X)
EX. ELECTRIC METER =			
EX. ELECTRIC PEDESTAL =			
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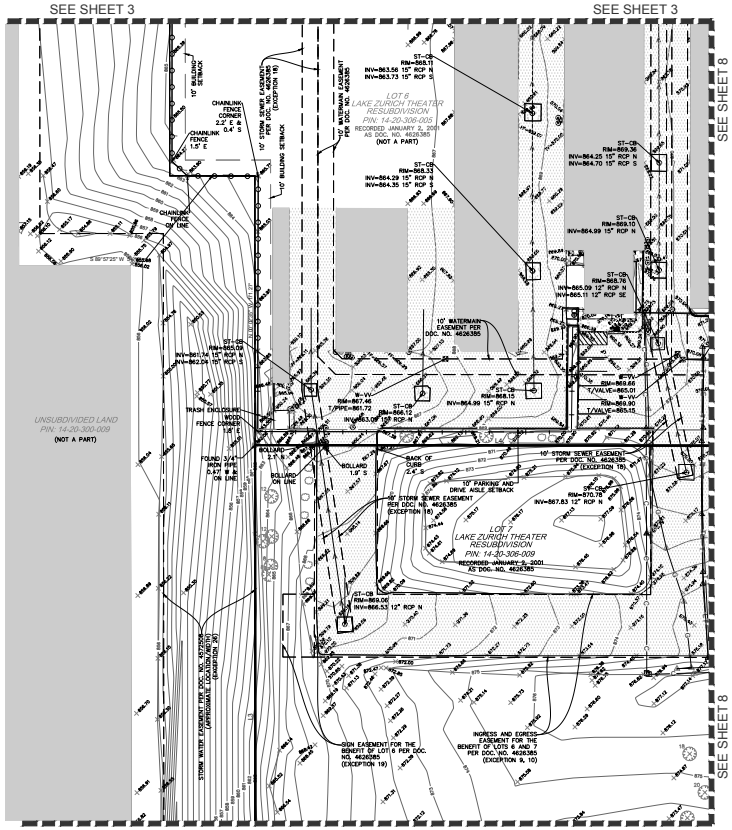

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REVISIONS
2/20/2025 CLIENT COMMENTS

SPRINGS AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 240588
FM: GP/CH/AR
DATE: 06/18/2025
SCALE: 1"=30'
SHEET NUMBER
6 OF 9

ALTA/NSPS LAND TITLE SURVEY

TOTAL SURVEYED AREA
1,008,423 SQUARE FEET (23.150 ACs)

CURRENT P.I.N.:
14-20-306-006
14-20-306-009

OWNER/CLIENT
CONTINENTAL 834 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

0 30' 60'
1" = 30' (HORIZONTAL)

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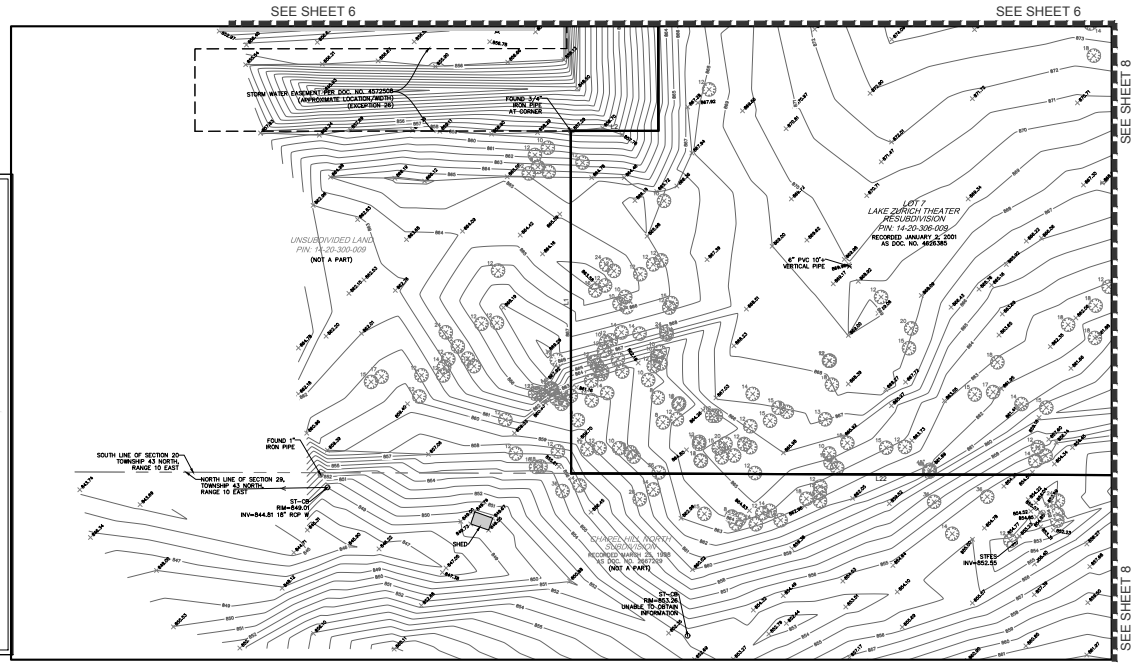

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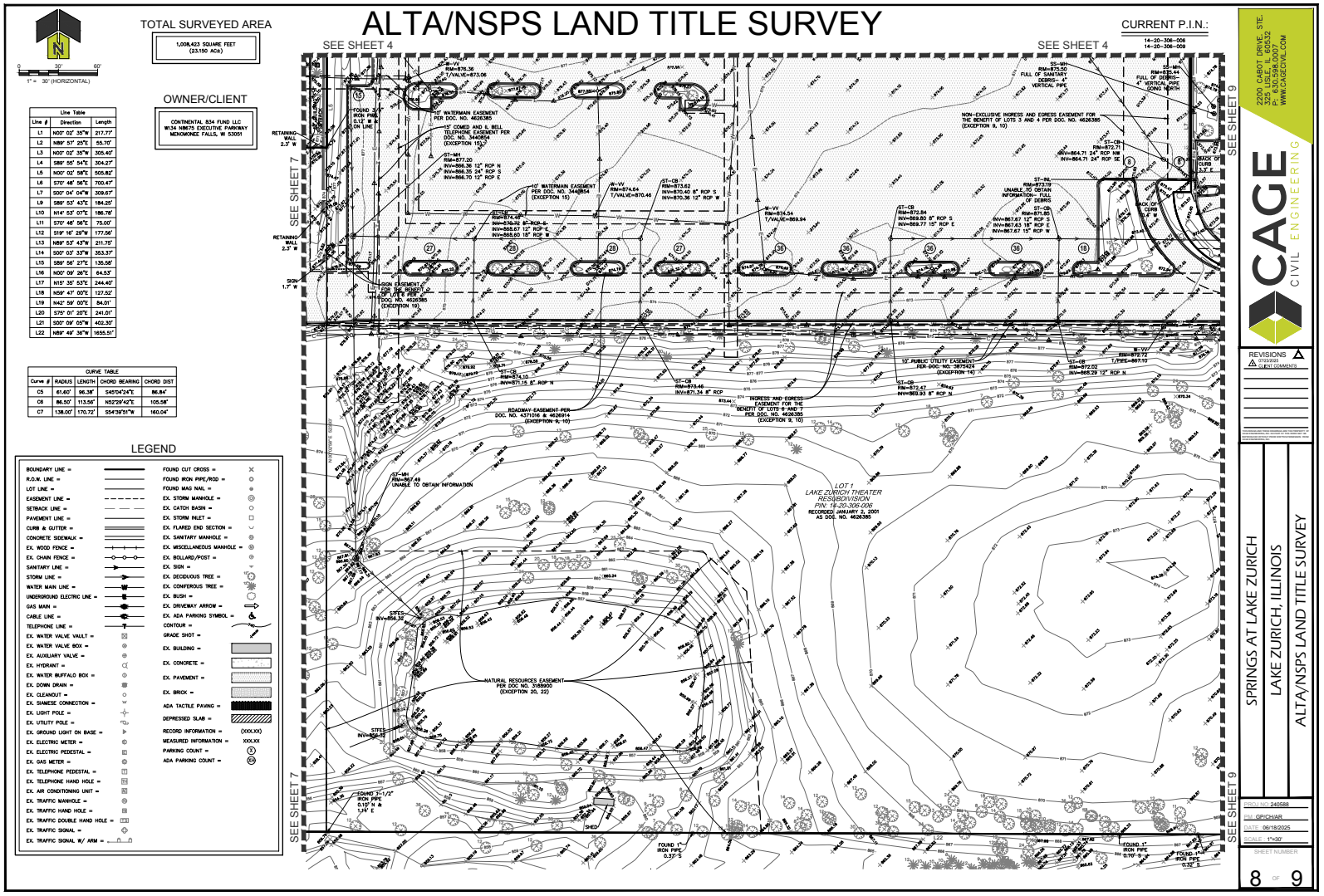
REVISIONS
1 07/29/2025 CLIENT COMMENTS

SPRINGS AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO. 240588
FILE GP/CH/AR
DATE 06/18/2025
SCALE 1"=30'
SHEET NUMBER
7 OF 9


ALTA/NSPS LAND TITLE SURVEY
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1,008,423 SQUARE FEET
(23.150 ACs)
OWNER/CLIENT
CONTINENTAL 834 FUND LLC
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MENOMONEE FALLS, WI 53051
CURRENT P.I.N.:
14-20-306-006
14-20-306-009
SEE SHEET 4
SEE SHEET 7
SEE SHEET 9
LEGEND
CURVE TABLE
Line Table
LOT 1
LAKE ZURICH THEATER
RESUBDIVISION
PIN: 14-20-306-006
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
CAGE
CIVIL ENGINEERING
2200 CABOT DRIVE STE
325 LISLE, IL 60532
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REVISIONS
SPRINGS AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY
PROJ NO: 240588
DWG: GP/CHAR
DATE: 06/18/2025
SCALE: 1"=30'
SHEET NUMBER
8 OF 9

ALTA/NSPS LAND TITLE SURVEY

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W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

1" = 30' (HORIZONTAL)

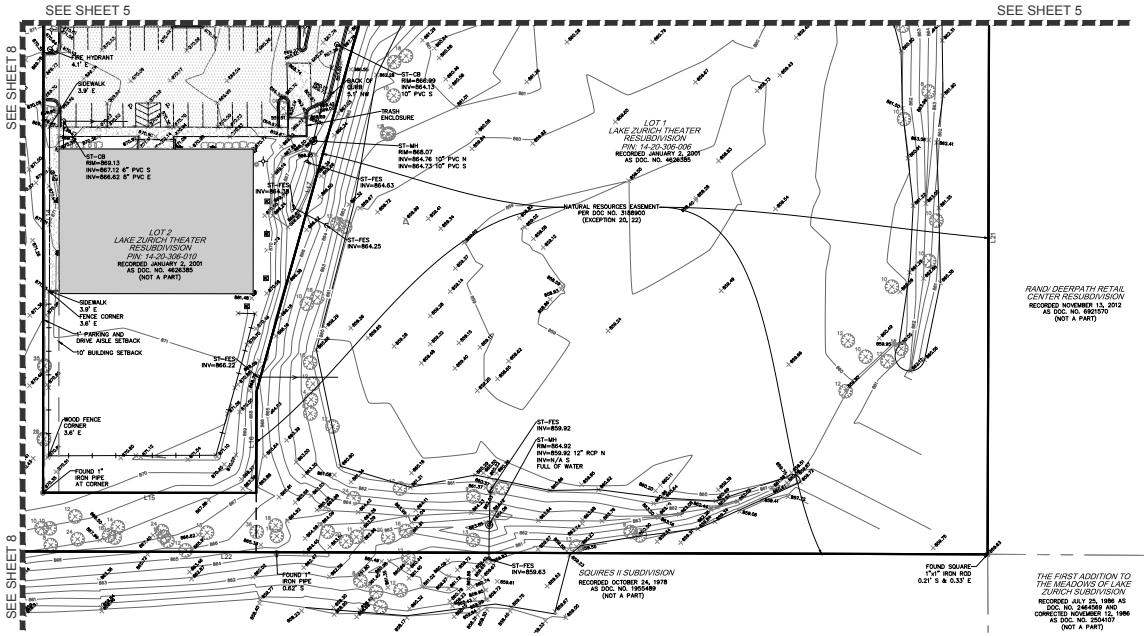
Line Table		
Line #	Direction	Length
L1	N00° 02' 35"W	217.77'
L2	N89° 57' 25"E	55.70'
L3	N00° 02' 35"W	305.40'
L4	S89° 55' 54"E	304.27'
L5	N00° 02' 58"E	505.82'
L6	S70° 48' 56"E	700.47'
L7	S00° 04' 04"W	309.67'
L9	S89° 53' 43"E	184.25'
L10	N14° 53' 07"E	186.78'
L11	S70° 48' 56"E	75.00'
L12	S19° 16' 29"W	177.56'
L13	N89° 53' 43"W	211.75'
L14	S00° 03' 33"W	353.37'
L15	S89° 56' 27"E	135.58'
L16	N00° 09' 26"E	64.53'
L17	N15° 35' 53"E	244.40'
L18	N59° 47' 00"E	127.52'
L19	N42° 59' 00"E	84.01'
L20	S75° 01' 20"E	241.01'
L21	S00° 09' 05"W	402.30'
L22	N89° 49' 36"W	1655.51'

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C5	61.40'	96.38'	S45°04'24"E	86.64'
C6	86.50'	113.56'	N52°29'42"E	105.58'
C7	138.00'	170.72'	S54°39'51"W	160.04'

LEGEND

BOUNDARY LINE =
R.O.W. LINE =
LOT LINE =
EASEMENT LINE =
SETBACK LINE =
PAVEMENT LINE =
CURB & GUTTER =
CONCRETE SIDEWALK =
EX. WOOD FENCE =
EX. CHAIN FENCE =
SANITARY LINE =
STORM LINE =
WATER MAIN LINE =
UNDERGROUND ELECTRIC LINE =
GAS MAIN =
CABLE LINE =
TELEPHONE LINE =
EX. WATER VALVE VAULT =
EX. WATER VALVE BOX =
EX. AUXILIARY VALVE =
EX. HYDRANT =
EX. WATER BUFFALO BOX =
EX. DOWN DRAIN =
EX. CLEANOUT =
EX. SIAMESE CONNECTION =
EX. LIGHT POLE =
EX. UTILITY POLE =
EX. GROUND LIGHT ON BASE =
EX. ELECTRIC METER =
EX. ELECTRIC PEDESTAL =
EX. GAS METER =
EX. TELEPHONE PEDESTAL =
EX. TELEPHONE HAND HOLE =
EX. AIR CONDITIONING UNIT =
EX. TRAFFIC MANHOLE =
EX. TRAFFIC HAND HOLE =
EX. TRAFFIC DOUBLE HAND HOLE =
EX. TRAFFIC SIGNAL =
EX. TRAFFIC SIGNAL W/ ARM =

FOUND CUT CROSS =
FOUND IRON PIPE/ROD =
FOUND MAG NAIL =
EX. STORM MANHOLE =
EX. CATCH BASIN =
EX. STORM INLET =
EX. FLARED END SECTION =
EX. SANITARY MANHOLE =
EX. MISCELLANEOUS MANHOLE =
EX. BOLLARD/POST =
EX. SIGN =
EX. DECIDUOUS TREE =
EX. CONIFEROUS TREE =
EX. BUSH =
EX. DRIVEWAY ARROW =
EX. ADA PARKING SYMBOL =
CONTOUR =
GRADE SHOT =
EX. BUILDING =
EX. CONCRETE =
EX. PAVEMENT =
EX. BRICK =
ADA TACTILE PAVING =
DEPRESSED SLAB =
RECORD INFORMATION = (XXX.XX)
MEASURED INFORMATION = XXX.XX
PARKING COUNT = (X)
ADA PARKING COUNT = (X)



CAGE CIVIL ENGINEERING
2200 CABOT DRIVE, STE. 325 LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

REVISIONS
07/24/25 CLIENT COMMENTS

SPRINGS AT LAKE ZURICH
LAKE ZURICH, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 240588
BY: GP/CH/AR
DATE: 06/18/2025
SCALE: 1"=30'
SHEET NUMBER
9 OF 9

PRELIMINARY PLAT
OF

SPRINGS AT LAKE ZURICH SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NUMBER 4626385, IN LAKE COUNTY, ILLINOIS

CURRENT P.I.N.:
14-20-306-008
14-20-306-009

OWNER/CLIENT
CONTINENTAL 904 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

SEND TAX BILL TO:
CONTINENTAL 904 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

RECORDER'S STAMP

UPON RECORDING MAIL TO:
VILLAGE OF LAKE ZURICH
505 TELSER ROAD
LAKE ZURICH, IL

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

AREA SUMMARY

LOT 1	833,998 SQUARE FEET (19.146 ACs)
LOT 7	171,248 SQUARE FEET (3.931 ACs)
TOTAL	1,005,246 SQUARE FEET (23.077 ACS)

SHEET INDEX

SHEET 1 OF 7: EXISTING BOUNDARY, RIGHT OF WAY, EXISTING LOTS & EASEMENTS
SHEET 2 OF 7: BOUNDARY, PROPOSED LOTS & EASEMENTS
SHEET 3 TO 6: BOUNDARY, PROPOSED LOTS & EASEMENTS IN LARGE SCALE
SHEET 7 OF 7: CERTIFICATES, EASEMENT PROVISIONS & LEGAL DESCRIPTION

LEGEND

EX. BOUNDARY LINE =
EX. R.O.W. LINE =
EX. LOT LINE =
EX. EASEMENT LINE =
EX. SETBACK LINE =
FOUND CUT CROSS =
FOUND IRON PIPE/ROD =
FOUND MAG NAIL =

1" = 100' (HORIZONTAL)

Line Table		
Line #	Direction	Length
L1	N00° 02' 35"W	217.77'
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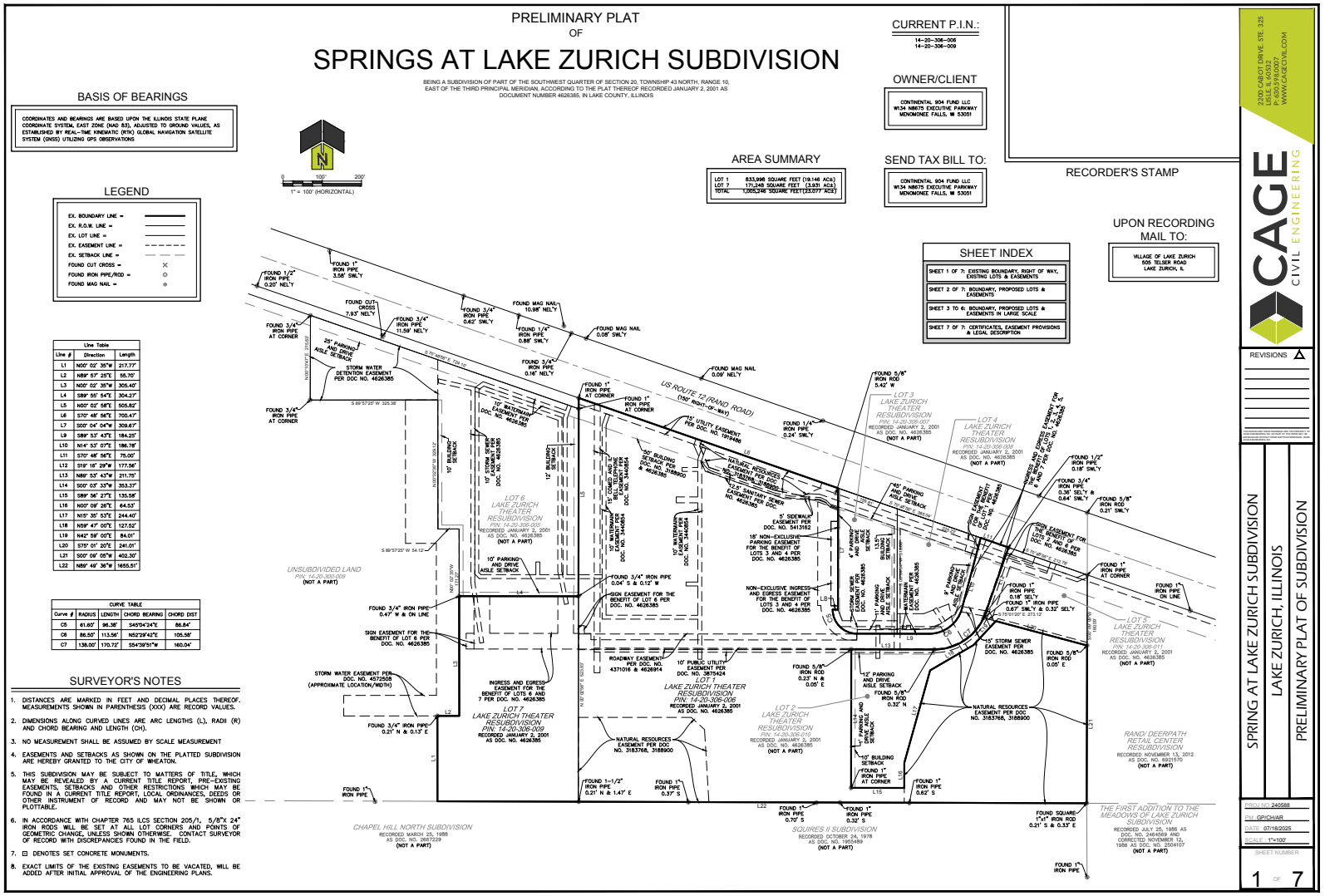
SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF WHEATON.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"x 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ⊡ DENOTES SET CONCRETE MONUMENTS.
8. EXACT LIMITS OF THE EXISTING EASEMENTS TO BE VACATED, WILL BE ADDED AFTER INITIAL APPROVAL OF THE ENGINEERING PLANS.



CAGE CIVIL ENGINEERING
2200 CABOT DRIVE, STE. 335
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

REVISIONS

SPRING AT LAKE ZURICH SUBDIVISION
LAKE ZURICH, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 240588
FILE: GP/CHAIR
DATE: 07/18/2025
SCALE: 1"=100'
SHEET NUMBER
1 OF 7

PRELIMINARY PLAT
OF

SPRINGS AT LAKE ZURICH SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NUMBER 4626385, IN LAKE COUNTY, ILLINOIS

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

LEGEND

- EX. BOUNDARY LINE =
- EX. R.O.W. LINE =
- EX. LOT LINE =
- PROPOSED LOT LINE =
- EX. EASEMENT LINE =
- PROPOSED EASEMENT LINE =
- EX. SETBACK LINE =
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- FOUND IRON PIPE/ROD =
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1" = 100' (HORIZONTAL)

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7. ⊡ DENOTES SET CONCRETE MONUMENTS.
8. DIMENSIONS OF THE PROPOSED EASEMENTS WILL BE ADDED AFTER FINAL APPROVAL OF THE ENGINEERING PLANS.

CURRENT P.I.N.:
14-20-306-008
14-20-306-009

OWNER/CLIENT
CONTINENTAL 904 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

AREA SUMMARY

LOT 1	879,499	SQUARE FEET (20.191 ACs)
LOT 2	104,222	SQUARE FEET (2.392 ACs)
OUTLOT A	21,525	SQUARE FEET (0.494 ACs)
TOTAL	1,005,246	SQUARE FEET (23.077 ACS)

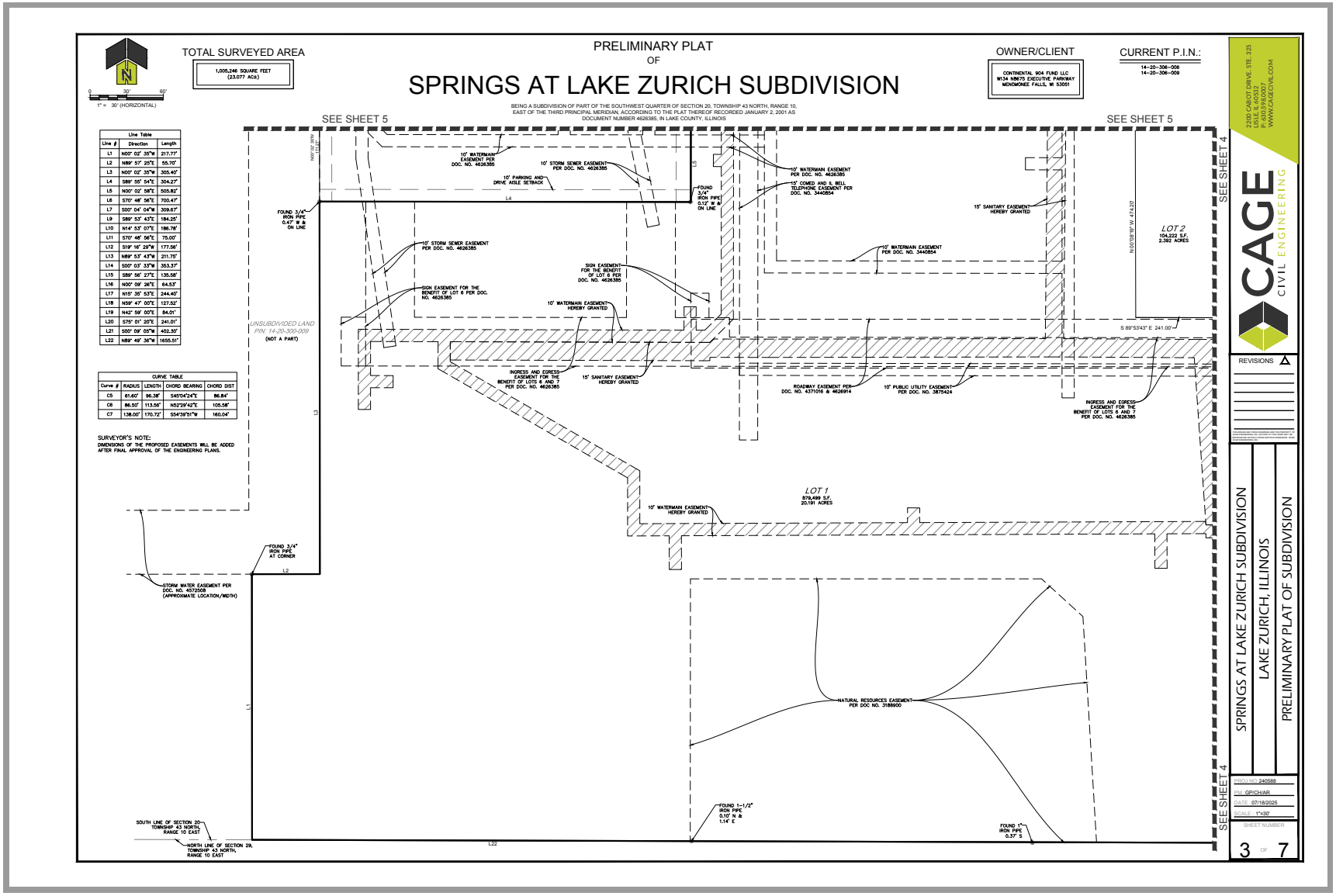
2120 CARLOT DRIVE, STE. 335
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

SPRING AT LAKE ZURICH SUBDIVISION
LAKE ZURICH, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 240588
FILE: GP/CHAIR
DATE: 07/18/2025
SCALE: 1"=100'
SHEET NUMBER
2 OF 7


PRELIMINARY PLAT
OF
SPRINGS AT LAKE ZURICH SUBDIVISION
BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NUMBER 4626385, IN LAKE COUNTY, ILLINOIS
TOTAL SURVEYED AREA
1,005,246 SQUARE FEET (23.077 ACs)
OWNER/CLIENT
CONTINENTAL 904 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
CURRENT P.I.N.:
14-20-308-006
14-20-308-009
1" = 30' (HORIZONTAL)
SEE SHEET 5
SEE SHEET 4
Line Table
Line # | Direction | Length
L1 | N00° 02' 35"W | 217.77'
L2 | N89° 57' 25"E | 55.70'
L3 | N00° 02' 35"W | 305.40'
L4 | S89° 55' 54"E | 304.27'
L5 | N00° 02' 58"E | 505.82'
L6 | S70° 48' 56"E | 700.47'
L7 | S00° 04' 04"W | 309.67'
L9 | S89° 53' 43"E | 184.25'
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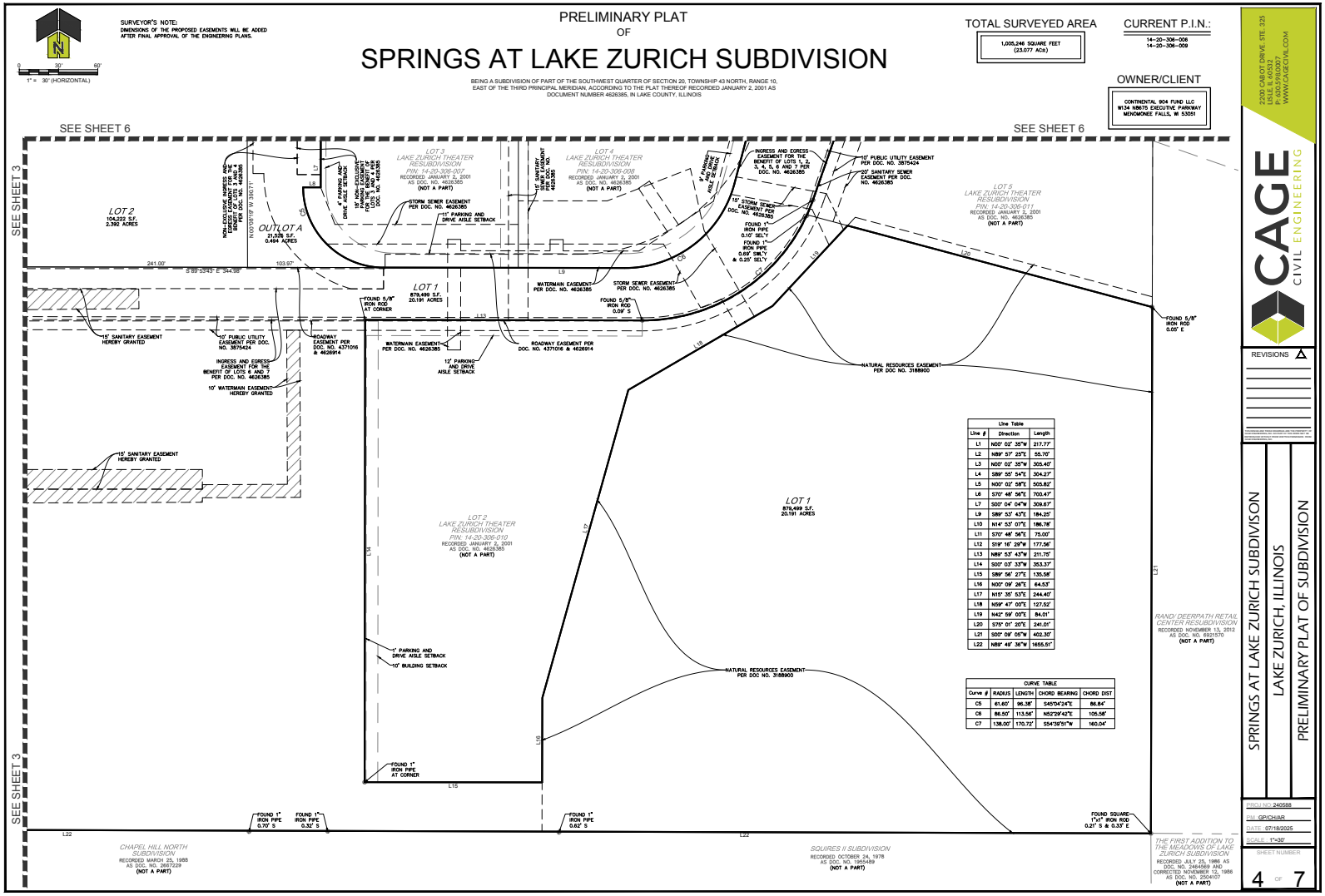
L21 | S00° 09' 05"W | 402.30'
L22 | N89° 49' 36"W | 1655.51'
CURVE TABLE
Curve # | RADIUS | LENGTH | CHORD BEARING | CHORD DIST
C5 | 61.40' | 96.38' | S45°04'24"E | 86.84'
C6 | 86.50' | 113.56' | N52°29'42"E | 105.58'
C7 | 138.00' | 170.72' | S54°39'51"W | 160.04'
SURVEYOR'S NOTE:
DIMENSIONS OF THE PROPOSED EASEMENTS WILL BE ADDED AFTER FINAL APPROVAL OF THE ENGINEERING PLANS.
UNSUBDIVIDED LAND
PIN: 14-20-300-009
(NOT A PART)
10' WATERMAIN EASEMENT PER DOC. NO. 4626385
10' STORM SEWER EASEMENT PER DOC. NO. 4626385
10' PARKING AND DRIVE AISLE SETBACK
FOUND 3/4" IRON PIPE 0.10' W & ON LINE
FOUND 3/4" IRON PIPE 0.47' W & ON LINE
10' WATERMAIN EASEMENT PER DOC. NO. 4626385
15' COMED AND IL BELL TELEPHONE EASEMENT PER DOC. NO. 3440854
15' SANITARY EASEMENT HEREBY GRANTED
10' STORM SEWER EASEMENT PER DOC. NO. 4626385
10' WATERMAIN EASEMENT PER DOC. NO. 3440854
SIGN EASEMENT FOR THE BENEFIT OF LOT 6 PER DOC. NO. 4626385
SIGN EASEMENT FOR THE BENEFIT OF LOT 6 PER DOC. NO. 4626385
10' WATERMAIN EASEMENT HEREBY GRANTED
LOT 2
104,222 S.F.
2.392 ACRES
S 89°53'43" E 241.00'
INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 6 AND 7 PER DOC. NO. 4626385
15' SANITARY EASEMENT HEREBY GRANTED
ROADWAY EASEMENT PER DOC. NO. 4371016 & 4626914
10' PUBLIC UTILITY EASEMENT PER DOC. NO. 3875424
INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF LOTS 6 AND 7 PER DOC. NO. 4626385
LOT 1
878,499 S.F.
20.191 ACRES
10' WATERMAIN EASEMENT HEREBY GRANTED
FOUND 3/4" IRON PIPE, AT CORNER
STORM WATER EASEMENT PER DOC. NO. 4572508 (APPROXIMATE LOCATION/WIDTH)
NATURAL RESOURCES EASEMENT PER DOC NO. 3188600
FOUND 1-1/2" IRON PIPE 0.10' N & 1.14' E
FOUND 1" IRON PIPE 0.37' S
SOUTH LINE OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST
NORTH LINE OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 10 EAST
2200 CABOT DRIVE, STE. 335
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM
CAGE CIVIL ENGINEERING
REVISIONS
SPRINGS AT LAKE ZURICH SUBDIVISION
LAKE ZURICH, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION
PROJ NO. 240588
BY GP/CH/AR
DATE 07/18/2025
SCALE 1"=30'
SHEET NUMBER
3 OF 7


PRELIMINARY PLAT
OF
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BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NUMBER 4626385, IN LAKE COUNTY, ILLINOIS
SURVEYOR'S NOTE:
DIMENSIONS OF THE PROPOSED EASEMENTS WILL BE ADDED AFTER FINAL APPROVAL OF THE ENGINEERING PLANS.
1" = 30' (HORIZONTAL)
TOTAL SURVEYED AREA
1,005,246 SQUARE FEET (23.077 ACR)
CURRENT P.I.N.:
14-20-306-006
14-20-306-009
OWNER/CLIENT
CONTINENTAL 904 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
SEE SHEET 6
SEE SHEET 3
LOT 1
879,499 S.F.
20.191 ACRES
LOT 2
104,222 S.F.
2.392 ACRES
OUTLOT A
21,526 S.F.
0.494 ACRES
LOT 3
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-007
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
LOT 4
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-008
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
LOT 5
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-011
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
LOT 2
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-010
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
RAND/ DEERPATH RETAIL CENTER RESUBDIVISION
RECORDED NOVEMBER 13, 2012
AS DOC. NO. R8215570
(NOT A PART)
CHAPEL HILL NORTH SUBDIVISION
RECORDED MARCH 25, 1988
AS DOC. NO. 3667229
(NOT A PART)
SQUIRES II SUBDIVISION
RECORDED OCTOBER 24, 1978
AS DOC. NO. 1955459
(NOT A PART)
THE FIRST ADDITION TO THE MEADOWS OF LAKE ZURICH SUBDIVISION
RECORDED JULY 25, 1986 AS DOC. NO. 2484669 AND CORRECTED BY DOC. NO. 2504157
AS DOC. NO. 2504157
(NOT A PART)
Line Table
Line # | Direction | Length
L1 | N00° 00' 35"W | 217.77'
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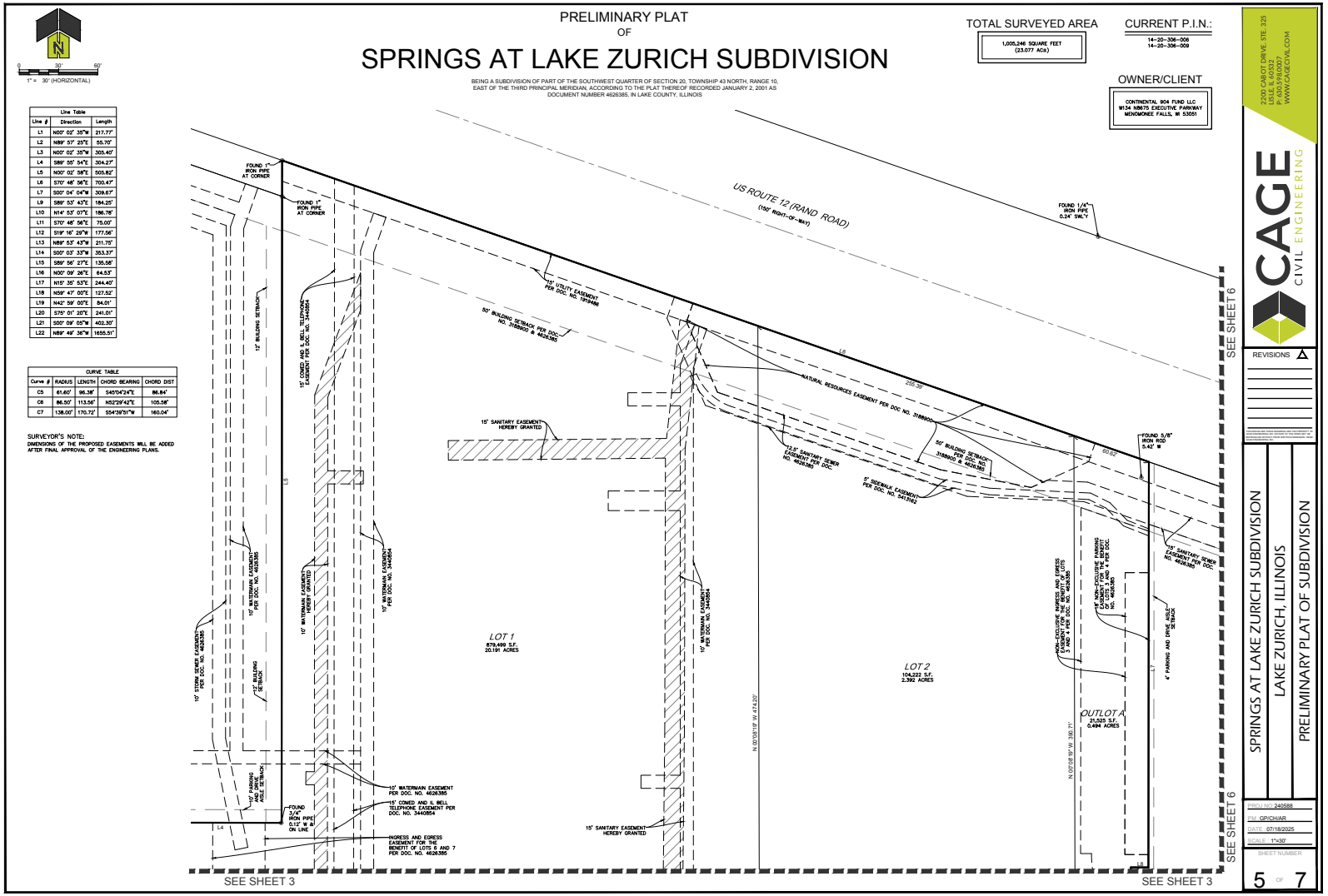
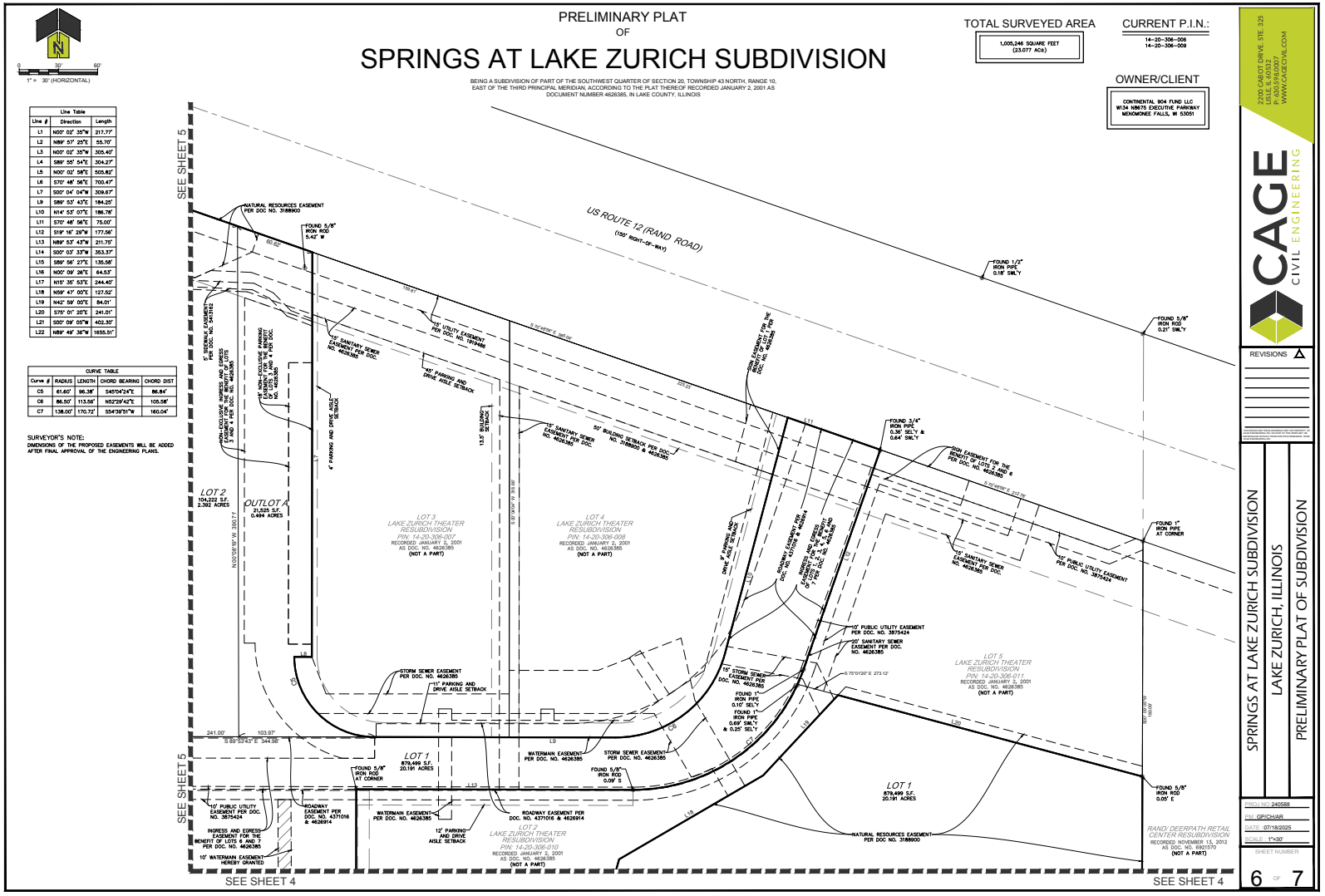
SPRINGS AT LAKE ZURICH SUBDIVISION
LAKE ZURICH, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION
PROJ NO: 240588
FM: GP/CH/AR
DATE: 07/18/2025
SCALE: 1"=30'
SHEET NUMBER
4 OF 7



Line Table		
Line #	Direction	Length
L1	N00° 02' 35"W	217.77'
L2	N89° 57' 25"E	55.70'
L3	N00° 02' 35"W	305.40'
L4	S89° 55' 54"E	304.27'
L5	N00° 02' 58"E	505.82'
L6	S70° 48' 56"E	700.47'
L7	S00° 04' 04"W	309.67'
L8	S89° 53' 43"E	184.25'
L10	N14° 53' 07"E	186.78'
L11	S70° 48' 56"E	75.00'
L12	S19° 16' 29"W	177.56'
L13	N89° 53' 43"W	211.75'
L14	S00° 03' 33"W	353.37'
L15	S89° 56' 27"E	135.58'
L16	N00° 09' 26"E	64.53'
L17	N15° 35' 53"E	244.40'
L18	N59° 47' 00"E	127.52'
L19	N42° 59' 00"E	84.01'
L20	S75° 01' 20"E	241.01'
L21	S00° 09' 05"W	402.30'
L22	N89° 49' 36"W	1655.51'

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C5	61.40'	96.38'	S45°04'24"E	86.84'
C6	86.50'	113.56'	N52°29'42"E	105.58'
C7	138.00'	170.72'	S54°39'51"W	160.04'

SURVEYOR'S NOTE:
DIMENSIONS OF THE PROPOSED EASEMENTS WILL BE ADDED AFTER FINAL APPROVAL OF THE ENGINEERING PLANS.


PRELIMINARY PLAT
OF
SPRINGS AT LAKE ZURICH SUBDIVISION
BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NUMBER 4626385, IN LAKE COUNTY, ILLINOIS
TOTAL SURVEYED AREA
1,005,246 SQUARE FEET (23.077 ACS)
CURRENT P.I.N.:
14-20-306-006
14-20-306-009
OWNER/CLIENT
CONTINENTAL 904 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
US ROUTE 12 (RAND ROAD)
(150' RIGHT-OF-WAY)
LOT 1
879,499 S.F.
20.191 ACRES
LOT 2
104,222 S.F.
2.392 ACRES
OUTLOT A
31,525 S.F.
0.494 ACRES
LOT 3
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-007
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
LOT 4
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-008
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
LOT 5
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-011
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
LOT 2
LAKE ZURICH THEATER RESUBDIVISION
PIN: 14-20-306-010
RECORDED JANUARY 2, 2001
AS DOC. NO. 4626385
(NOT A PART)
RAND/ DEERPATH RETAIL CENTER RESUBDIVISION
RECORDED NOVEMBER 13, 2012
AS DOC. NO. R2012070...
(NOT A PART)
SEE SHEET 5
SEE SHEET 4
SEE SHEET 4
SURVEYOR'S NOTE:
DIMENSIONS OF THE PROPOSED EASEMENTS WILL BE ADDED AFTER FINAL APPROVAL OF THE ENGINEERING PLANS.
Line Table
Line # | Direction | Length
L1 | N00° 02' 35"W | 217.77'
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L13 | N89° 53' 43"W | 211.75'
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L19 | N42° 59' 00"E | 84.01'
L20 | S75° 01' 20"E | 241.01'
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C7 | 138.00' | 170.72' | S54°39'51"W | 160.04'
REVISIONS
SPRINGS AT LAKE ZURICH SUBDIVISION
LAKE ZURICH, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION
PROJ NO: 240588
DWG: GP/CHAIR
DATE: 07/18/2025
SCALE: 1"=30'
SHEET NUMBER
6 OF 7

PRELIMINARY PLAT
OF

SPRINGS AT LAKE ZURICH SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NUMBER 4626385, IN LAKE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF __________)
) SS
COUNTY OF _________)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE COMPANY, DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO

DATED THIS ___ DAY OF___________________ A.D., 20__.

BY: ______________________________

PRINT: ___________________________

NOTARY CERTIFICATE

STATE OF ___________)
) SS
COUNTY OF __________)

I, _______________________, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _________________ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF_________________ A.D., 20__.

____
NOTARY PUBLIC SIGNATURE

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

THIS IS TO CERTIFY THAT I ___________________, AS OWNER OF THE PROPERTY DESCRIBED AS THE SUBDIVISION AND LEGALLY DESCRIBED ON THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

DATED THIS ___ DAY OF___________________ A.D., 20__.

____
SIGNATURE OF OWNER

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	COMMUNITY UNIT SCHOOL DISTRICT 95
ALL	COLLEGE OF LAKE ZURICH 532

I, ___________________, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT ___________________, OWNER OF THE PROPERTY COMMONLY KNOWN AS ___________________ SUBDIVISION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF___________________ A.D., 20__.

____
NOTARY PUBLIC

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF __________)
) SS
COUNTY OF _________)

THIS IS TO CERTIFY THAT ________________________ OWNER OF THE LAND HEREIN DESCRIBED OR DULY AUTHORIZED ATTORNEY CERTIFY THAT TO BE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF___________________ A.D., 20__.

BY: ______________________________

PRINT: ___________________________

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

VILLAGE ENGINEER OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE.

DATED AT LAKE ZURICH, ILLINOIS, THIS ___ DAY OF ____________, A.D. 20___.

____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, ______________________________, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT LAKE ZURICH, ILLINOIS,

THIS ___ DAY OF__________________ A.D., 20__.

____
COUNTY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION HAVE REVIEWED AND APPROVED THE ANNEXED PLAT.

DATED AT LAKE ZURICH, ILLINOIS, THIS ___ DAY OF ____________, A.D. 20___.

____
CHAIRMAN

____
SECRETARY

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, ______________________________, FINANCE DIRECTOR OF THE VILLAGE OF LAKE ZURICH, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT LAKE ZURICH, ILLINOIS, THIS ___ DAY OF__________________ A.D., 20__.

____
FINANCE DIRECTOR

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, ________________________, VILLAGE CLERK OF THE VILLAGE OF LAKE ZURICH, ILLINOIS DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY _________________, APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON ______________, 20__, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE LAKE ZURICH, ILLINOIS, THIS ___ DAY OF ____________, A.D. 20___.

____
VILLAGE CLERK

MAYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, ________________________, MAYOR OF THE VILLAGE OF LAKE ZURICH HAVE APPROVED AND ACCEPTED THIS PLAT BY THE BOARD OF TRUSTEES OF THE VILLAGE.

DATED AT LAKE ZURICH, ILLINOIS, THIS ___ DAY OF ____________, A.D. 20___.

____
VILLAGE MAYOR

PUBLIC UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF LAKE ZURICH, ILLINOIS AND OTHER PUBLIC SERVICE COMPANIES AS THE VILLAGE OF LAKE ZURICH MAY AUTHORIZE, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION SYSTEMS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE FACILITIES WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE OF LAKE ZURICH.

PUBLIC SERVICE AND UTILITY EASEMENT PROVISIONS

THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS IN, UPON, OVER, ALONG AND ACROSS ALL PROPERTY DESIGNATED ON THIS PLAT OF SUBDIVISION FOR EMERGENCY USE, SUBJECT TO ALL APPLICABLE LAWS FOR EMERGENCY ENFORCEMENT BY THE VILLAGE OF LAKE ZURICH PERSONNEL SERVICING EMERGENCY OCCURRENCES IN THE SUBDIVISION, AND FOR ANY AND ALL OTHER EQUIPMENT AND PERSONNEL AS MAY BE REASONABLE AND REQUIRED FOR THE USE OF SAID USES. THE VILLAGE OF LAKE ZURICH SHALL HAVE THE RIGHT TO COOPERATE OR CONTRACT WITH OTHER UNITS OF LOCAL GOVERNMENT OR OTHER GOVERNMENTAL AGENCIES FOR PURPOSES OF ENFORCING THIS PARAGRAPH, INCLUDING BUT NOT LIMITED TO, THE LAKE COUNTY SHERIFF'S DEPARTMENT. THE RIGHT TO DELEGATE SUCH ENFORCEMENT BY AND THROUGH OTHER GOVERNMENTAL AGENCIES IS GRANTED TO THE VILLAGE OF LAKE ZURICH IN THIS PARAGRAPH.

FURTHER PERPETUAL EASEMENTS AND RIGHTS-OF-WAY FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH PUBLIC SERVICE, INCLUDING BUT NOT LIMITED TO, COMMUNICATION AND TRANSMISSION OF ELECTRICITY, TELEPHONE, NATURAL GAS, WATER AND SEWER SERVICE, ARE HEREBY RESERVED TO THE VILLAGE OF LAKE ZURICH AND ALL PUBLIC SERVICE COMPANIES AND OTHER PUBLIC UTILITIES AND PUBLIC SERVICE ORGANIZATIONS INCLUDING CABLE TELEVISION, WHETHER PUBLICLY OR PRIVATELY OWNED, TO INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPAIR, REMOVE, INSPECT, MAINTAIN AND OPERATE SUCH APPLIANCES, EQUIPMENT, CONDUITS, LINES AND STRUCTURES AS MAY BE REASONABLY REQUIRED FOR THE TRANSMISSION AND DISTRIBUTION OF SUCH SERVICE ON, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY DESIGNATED ON THIS PLAT OF SUBDIVISION AS EASEMENT AREAS, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, PAVEMENT OR OTHER OBSTRUCTIONS THEREON AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. THE RIGHTS HEREBY RESERVED SHALL INCLUDE THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. NO PERMANENT BUILDING, STRUCTURE, TREES OR SHRUBS SHALL BE PLACED, CONSTRUCTED OR PLANTED ON DESIGNATED EASEMENTS AND THE VILLAGE OF LAKE ZURICH AND THE OTHER GRANTEES HEREIN SHALL NOT BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SUCH BUILDING, STRUCTURE, TREES OR SHRUBS IF DAMAGED OR DESTROYED IN THE EXERCISE OF THE RIGHTS HEREIN GRANTED. NO RIGHTS SHALL BE GRANTED TO USERS OF THE EASEMENT AREAS, NOR RIGHTS OF INGRESS OR EGRESS TO SAID EASEMENT AREAS, TO OTHER THAN THE GRANTEES TO WHOM SUCH EASEMENT RIGHTS SHALL BE GRANTED WITHOUT PRIOR WRITTEN CONSENT OF THE VILLAGE OF LAKE ZURICH. THE RIGHTS HEREIN GRANTED SHALL BE SUBJECT TO THE RIGHTS AND INTERESTS HEREIN GRANTED.

USE OF EASEMENTS. HOWEVER, THAT NO GRANTEE SHALL MAKE ANY USE OF THE SAID EASEMENT PREMISES, CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS WITHOUT FIRST OBTAINING THE PRIOR WRITTEN CONSENT OF THE VILLAGE OF LAKE ZURICH, EXCEPT TO THE EXTENT NECESSARY FOR EMERGENCY MAINTENANCE AND PROVIDED FURTHER THAT NO CHANGES OR AMENDMENTS TO THE EASEMENTS SET FORTH HEREIN SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF THE VILLAGE OF LAKE ZURICH. IF A CONFLICT AMONG THE GRANTEES IN THE EXERCISE OF THE RIGHTS HEREBY GRANTED SHALL ARISE, THEN THE VILLAGE OF LAKE ZURICH IN THE EXERCISE OF ITS DISCRETION.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

THIS INSTRUMENT ____________________________, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, AFORESAID

ON THE ___________ DAY OF __________________, A.D., 20__ AT ____ O'CLOCK __M.

____
RECORDER OF DEEDS

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

APPROVED THIS ___ DAY OF__________________ A.D., 20__. AS TO ROADWAY ACCESS TO STATE HIGHWAY ALSO KNOWN AS ____________________________.

____
DISTRICT ENGINEER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, REGISTERED PROFESSIONAL ENGINEER, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ___ DAY OF ___________ A.D., 2025.

____
RICHARD KATZ
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-070176
LICENSE EXPIRES NOVEMBER 30, 2026

LICENSED PROFESSIONAL ENGINEER RICHARD KATZ 062-070176 OF ILLINOIS

DATED THIS ___ DAY OF ____________, 20__.

OWNER: ___________________________

OR

ATTORNEY: ___________________________

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, TO RECORD THIS PLAT WITH THE LAKE COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF ______________ A.D., 2025.

BY: ____________________________________
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

GABRIELA PTASINSKA 3893 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOTS 1 AND 7 IN LAKE ZURICH THEATER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND ALSO BEING A RESUBDIVISION OF PART OF LOTS 1 AND 2 IN RHYAN SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, ALL TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 2, 2001 AS DOCUMENT NO. 4626385, IN LAKE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 23.077 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17097C0236K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS ______ DAY OF _________________________ A.D., 2025.

BY: FOR REVIEW
GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2026

GABRIELA PTASINSKA 3893 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2027.

DATE OF FIELD SURVEY: JULY 17, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

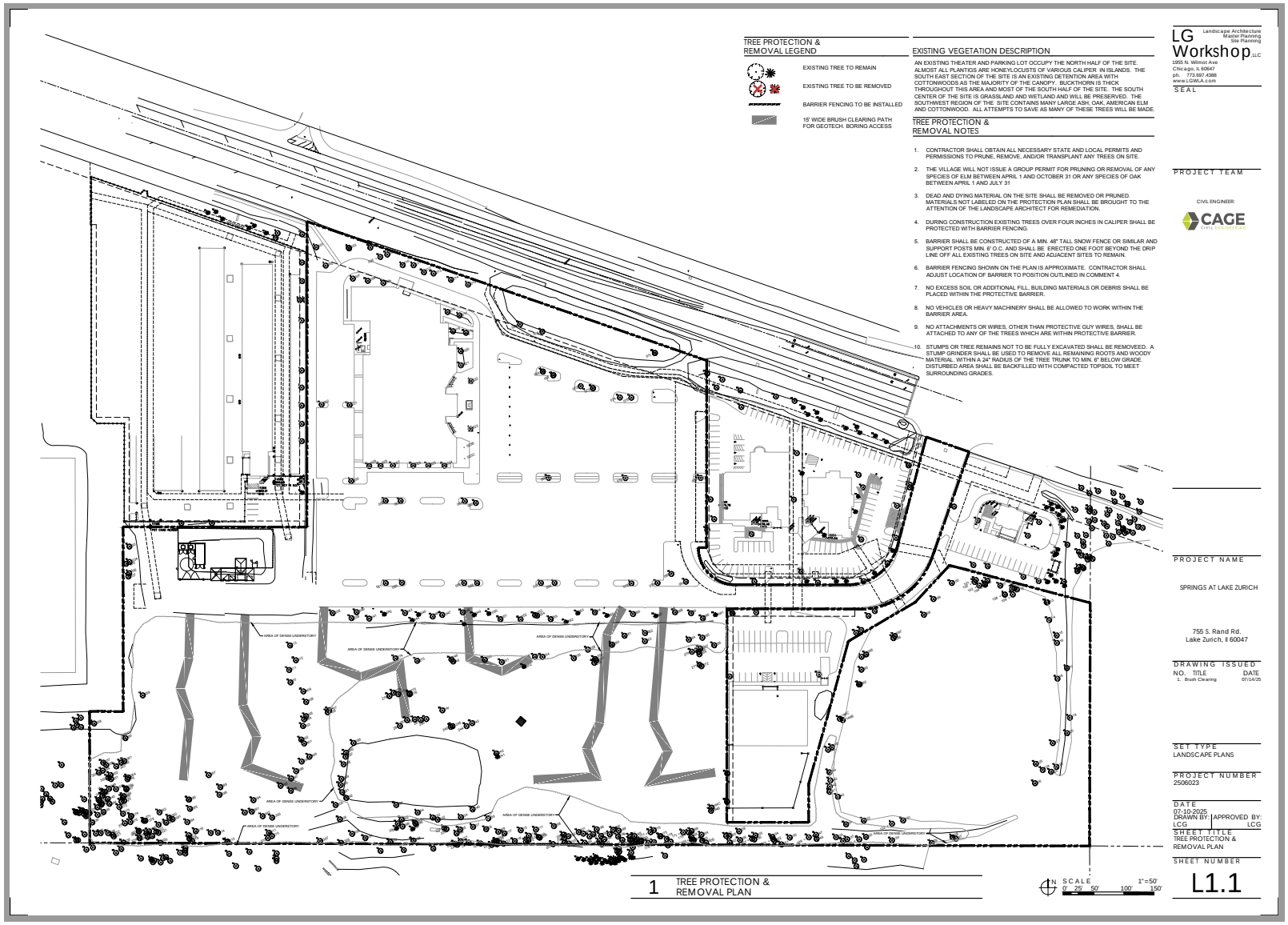
REVISIONS

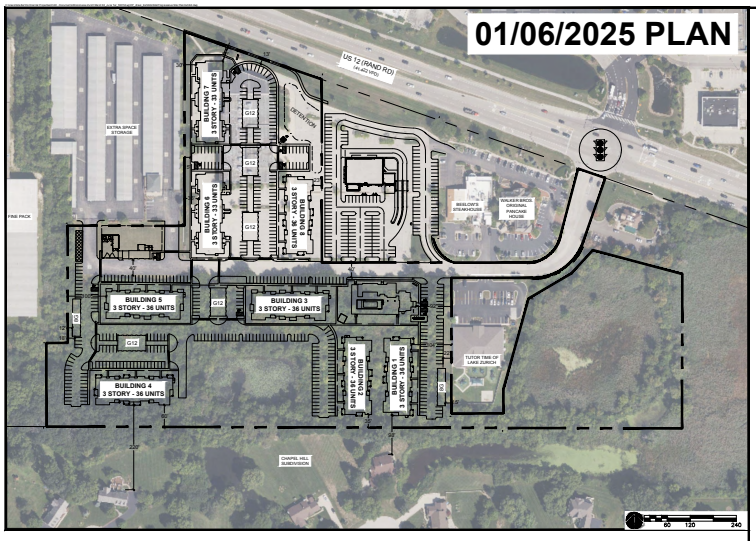
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

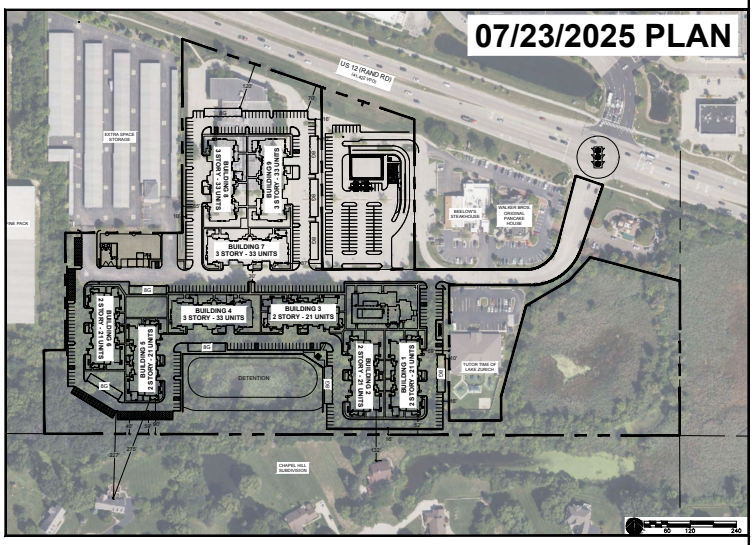
SPRING AT LAKE ZURICH SUBDIVISION
LAKE ZURICH, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

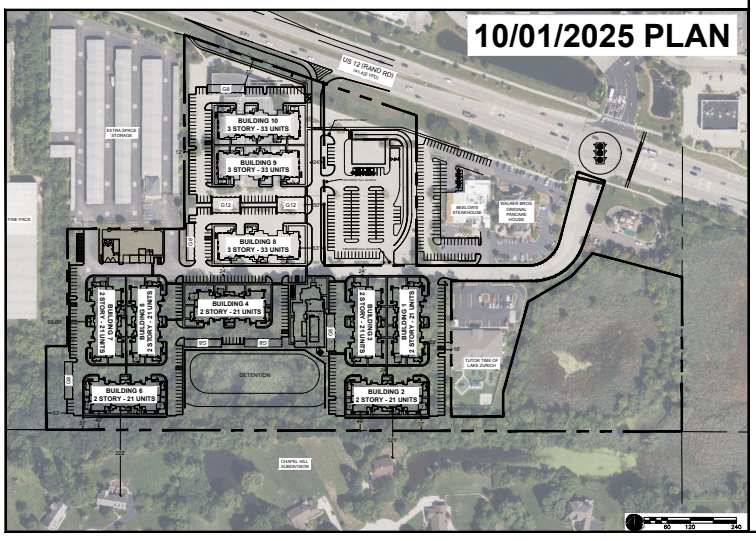
PROJ NO: 240588
PM: GP/CH/AR
DATE: 07/18/2025
SCALE: N/A

SHEET NUMBER
7 OF 7


TREE PROTECTION & REMOVAL LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
BARRIER FENCING TO BE INSTALLED
15' WIDE BRUSH CLEARING PATH FOR GEOTECH. BORING ACCESS
EXISTING VEGETATION DESCRIPTION
AN EXISTING THEATER AND PARKING LOT OCCUPY THE NORTH HALF OF THE SITE. ALMOST ALL PLANTIGS ARE HONEYLOCUSTS OF VARIOUS CALIPER IN ISLANDS. THE SOUTH EAST SECTION OF THE SITE IS AN EXISTING DETENTION AREA WITH COTTONWOODS AS THE MAJORITY OF THE CANOPY. BUCKTHORN IS THICK THROUGHOUT THIS AREA AND MOST OF THE SOUTH HALF OF THE SITE. THE SOUTH CENTER OF THE SITE IS GRASSLAND AND WETLAND AND WILL BE PRESERVED. THE SOUTHWEST REGION OF THE SITE CONTAINS MANY LARGE ASH, OAK, AMERICAN ELM AND COTTONWOOD. ALL ATTEMPTS TO SAVE AS MANY OF THESE TREES WILL BE MADE.
TREE PROTECTION & REMOVAL NOTES
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. THE VILLAGE WILL NOT ISSUE A GROUP PERMIT FOR PRUNING OR REMOVAL OF ANY SPECIES OF ELM BETWEEN APRIL 1 AND OCTOBER 31 OR ANY SPECIES OF OAK BETWEEN APRIL 1 AND JULY 31
3. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
4. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
5. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
6. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
7. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
8. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
9. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
10. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.
AREA OF DENSE UNDERSTORY
1 TREE PROTECTION & REMOVAL PLAN
N
SCALE 1"=50'
0' 25' 50' 100' 150'
LG Workshop LLC
Landscape Architecture Master Planning Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com
SEAL
PROJECT TEAM
CIVIL ENGINEER:
CAGE CIVIL ENGINEERING
PROJECT NAME
SPRINGS AT LAKE ZURICH
755 S. Rand Rd.
Lake Zurich, Il 60047
DRAWING ISSUED
NO. TITLE DATE
1. Brush Clearing 07/14/25
SET TYPE
LANDSCAPE PLANS
PROJECT NUMBER
2506023
DATE
07-10-2025
DRAWN BY: LCG
APPROVED BY: LCG
SHEET TITLE
TREE PROTECTION & REMOVAL PLAN
SHEET NUMBER
L1.1


01/06/2025 PLAN
US 12 (RAND RD)
BUILDING 5
3 STORY - 36 UNITS
BUILDING 3
3 STORY - 36 UNITS
BUILDING 4
3 STORY - 36 UNITS
BUILDING 1
3 STORY - 36 UNITS
BUILDING 7
3 STORY - 33 UNITS
BUILDING 8
3 STORY - 33 UNITS
SUNITE - A (HOUSE 8 FUNCTION)
BUILDING 2
3 STORY - 24 UNITS
DETENTION
CHAPEL HILL SUBDIVISION
TUTOR TIME OF LAKE ZURICH
BEELOW'S STRAWHOUSE
WALKER BROS. ORIGINAL PANCAKE HOUSE

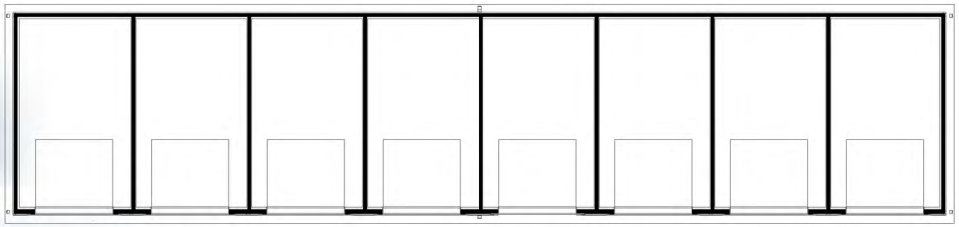

07/23/2025 PLAN
US 12 (RAND RD)
BUILDING 7
3 STORY - 33 UNITS
BUILDING 8
3 STORY - 33 UNITS
SUNITE - A (HOUSE 8 FUNCTION)
BUILDING 1
3 STORY - 33 UNITS
BUILDING 4
3 STORY - 33 UNITS
BUILDING 3
2 STORY - 21 UNITS
SUNITE - B (HOUSE 7 FUNCTION)
BUILDING 5
2 STORY - 21 UNITS
SUNITE - C (HOUSE 6 FUNCTION)
BUILDING 6
2 STORY - 21 UNITS
DETENTION
CHAPEL HILL SUBDIVISION
TUTOR TIME OF LAKE ZURICH
BEELOW'S STRAWHOUSE
WALKER BROS. ORIGINAL PANCAKE HOUSE


10/01/2025 PLAN
US 12 (RAND RD)
BUILDING 10
3 STORY - 33 UNITS
BUILDING 9
3 STORY - 33 UNITS
BUILDING 8
3 STORY - 33 UNITS
BUILDING 4
2 STORY - 21 UNITS
SUNITE - B (HOUSE 7 FUNCTION)
BUILDING 5
2 STORY - 21 UNITS
SUNITE - C (HOUSE 6 FUNCTION)
BUILDING 3
2 STORY - 21 UNITS
BUILDING 6
2 STORY - 21 UNITS
DETENTION
BUILDING 2
2 STORY - 21 UNITS
CHAPEL HILL SUBDIVISION
TUTOR TIME OF LAKE ZURICH
BEELOW'S STRAWHOUSE
WALKER BROS. ORIGINAL PANCAKE HOUSE

Front Elevation
SCALE: 3/32"=1'0"

Left Elevation
SCALE: 3/32"=1'0"

Right Elevation
SCALE: 3/32"=1'0"



Floor Plan Elevation
SCALE: 3/32"=1'0"

Rear Elevation
SCALE: 3/32"=1'0"

8 BAY GARAGE

CONTINENTAL PROPERTIES

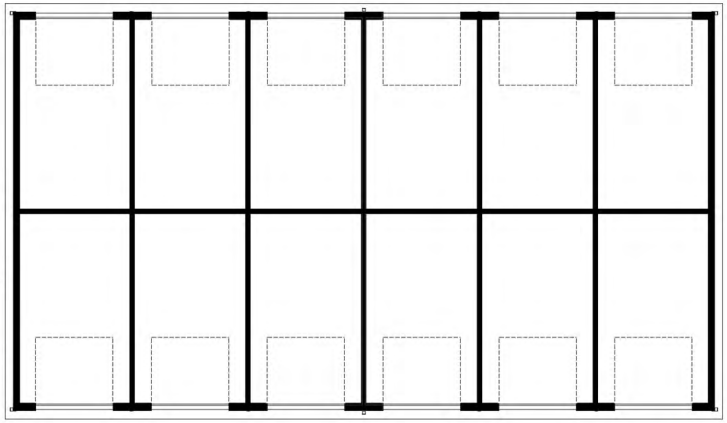
YOU ARE HERE

Front Elevation

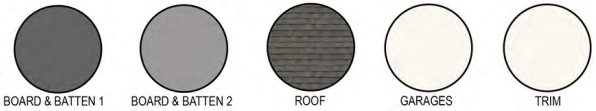
Left Elevation

Right Elevation

Rear Elevation



Floor Plan Elevation



12 BAY GARAGE

CONTINENTAL PROPERTIES

YOU ARE HERE

FLAT PANEL 1

FLAT PANEL 2

FLAT PANEL 3

ROOF

DOORS

TRIM

MASONRY

Front Elevation

Rear Elevation

CLUBHOUSE

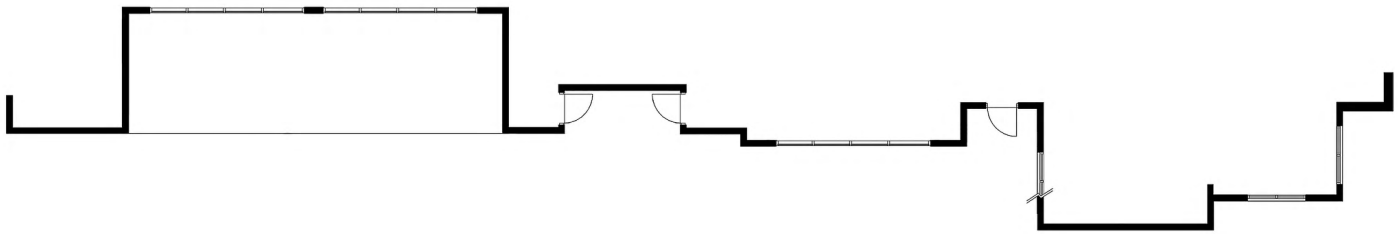
4630 SQ FT

CONTINENTAL PROPERTIES

YOU ARE HERE

FLAT PANEL 1
FLAT PANEL 2
FLAT PANEL 3
ROOF
DOORS
TRIM
MASONRY
SPRINGS
Right Elevation
CLUBHOUSE
4630 SQ FT
CONTINENTAL PROPERTIES
YOU ARE HERE

Left Elevation



CLUBHOUSE

4630 SQ FT

CONTINENTAL PROPERTIES

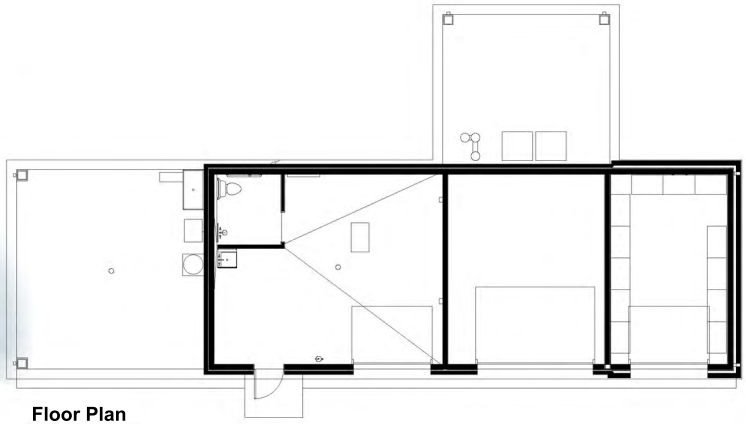
YOU ARE HERE

Front Elevation

Left Elevation

Right Elevation

Rear Elevation



Floor Plan

GROUNDS BUILDING-P

CONTINENTAL PROPERTIES

YOU ARE HERE

LAP SIDING

ROOF

TRIM

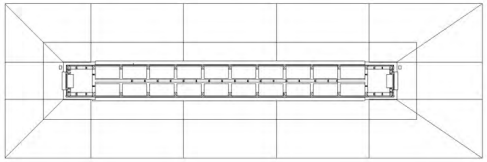
MASONRY

Front Elevation

Right Elevation

Rear Elevation

Left Elevation

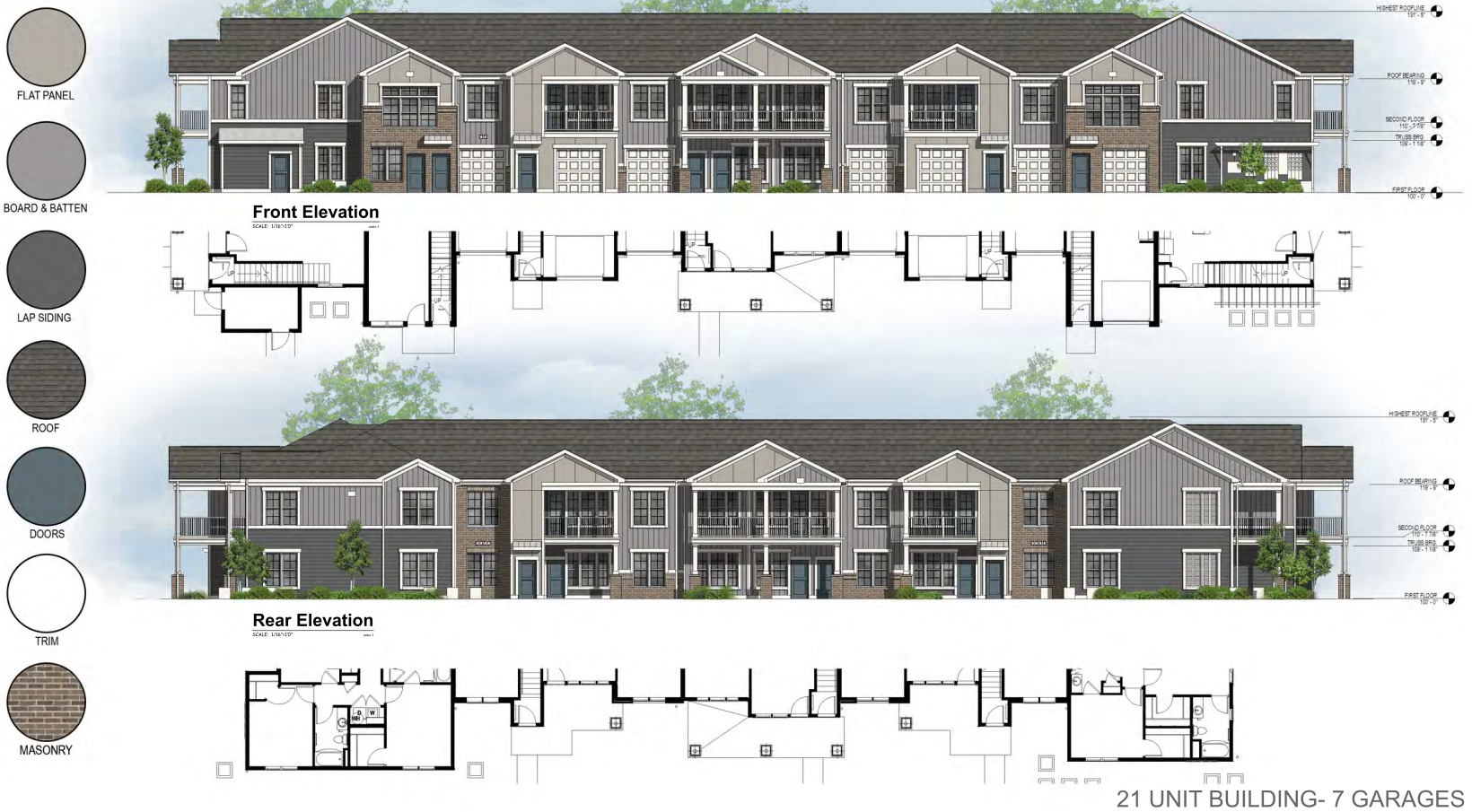


Floor Plan

MAIL KIOSK

CONTINENTAL PROPERTIES

YOU ARE HERE


FLAT PANEL
BOARD & BATTEN
LAP SIDING
ROOF
DOORS
TRIM
MASONRY
Front Elevation
Rear Elevation
21 UNIT BUILDING- 7 GARAGES
CONTINENTAL PROPERTIES
YOU ARE HERE

FLAT PANEL

BOARD & BATTEN

LAP SIDING

ROOF

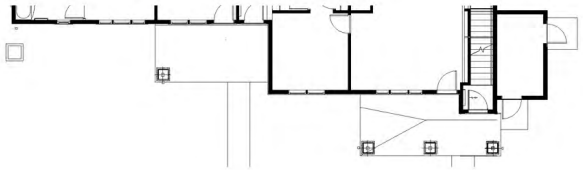
DOORS

TRIM

MASONRY

Right Elevation

Left Elevation



21 UNIT BUILDING- 7 GARAGEs

CONTINENTAL PROPERTIES

YOU ARE HERE

FLAT PANEL
BOARD & BATTEN
LAP SIDING
ROOF
DOORS
TRIM
MASONRY
Front Elevation
Rear Elevation
21 UNIT BUILDING- 7 GARAGES
CONTINENTAL PROPERTIES
YOU ARE HERE

FLAT PANEL

BOARD & BATTEN

LAP SIDING

ROOF

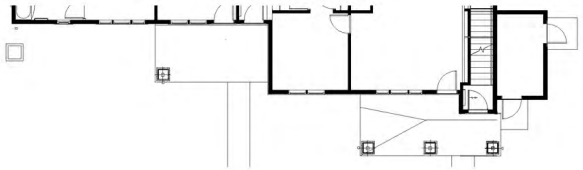
DOORS

TRIM

MASONRY

Right Elevation

Left Elevation



21 UNIT BUILDING- 7 GARAGEs

CONTINENTAL PROPERTIES

YOU ARE HERE

BOARD & BATTEN 1
FLAT PANEL 1
BOARD & BATTEN 2
FLAT PANEL 2
LAP SIDING 1
LAP SIDING 2
ROOF
DOOR
TRIM
ROOFLINE
42' - 2"
04 Roof Brg
31' - 4 7/8"
03 Third Floor
22' - 3 3/4"
02 Second Floor
11' - 1 7/8"
01 First Floor
0' - 0"
Front Elevation
ROOFLINE
42' - 2"
04 Roof Brg
31' - 4 7/8"
03 Third Floor
22' - 3 3/4"
02 Second Floor
11' - 1 7/8"
01 First Floor
0' - 0"
Rear Elevation
33 UNITS BUILDING - 7 GARAGES
CONTINENTAL
PROPERTIES
YOU ARE HERE

BOARD & BATTEN 1

FLAT PANEL 1

BOARD & BATTEN 2

FLAT PANEL 2

BOARD & BATTEN 3

FLAT PANEL 3

LAP SIDING

ROOF

DOOR

TRIM

Right Elevation

SCALE: 1/16"=1'0"

Left Elevation

SCALE: 1/16"=1'0"

33 UNITS BUILDING - 7 GARAGES

CONTINENTAL PROPERTIES

YOU ARE HERE

BOARD & BATTEN 1
FLAT PANEL 1
BOARD & BATTEN 2
FLAT PANEL 2
LAP SIDING 1
LAP SIDING 2
ROOF
DOOR
TRIM
ROOFLINE
42' - 2"
04 Roof Brg
31' - 4 7/8"
03 Third Floor
22' - 3 3/4"
02 Second Floor
11' - 1 7/8"
01 First Floor
0' - 0"
Front Elevation
ROOFLINE
42' - 2"
04 Roof Brg
31' - 4 7/8"
03 Third Floor
22' - 3 3/4"
02 Second Floor
11' - 1 7/8"
01 First Floor
0' - 0"
Rear Elevation
33 UNITS BUILDING - 7 GARAGES
CONTINENTAL
PROPERTIES
YOU ARE HERE

BOARD & BATTEN 1

FLAT PANEL 1

BOARD & BATTEN 2

FLAT PANEL 2

BOARD & BATTEN 3

FLAT PANEL 3

LAP SIDING

ROOF

DOOR

TRIM

Right Elevation

SCALE: 1/16"=1'0"

Left Elevation

SCALE: 1/16"=1'0"

33 UNITS BUILDING - 7 GARAGES

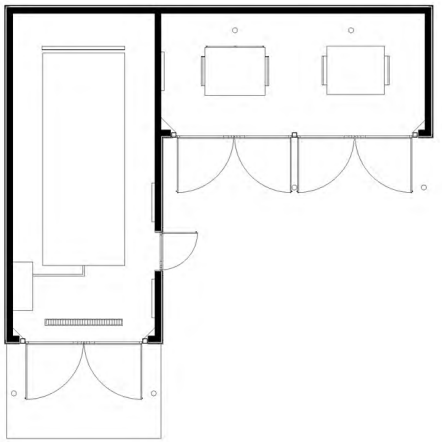
CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

Right Elevation

Left Elevation



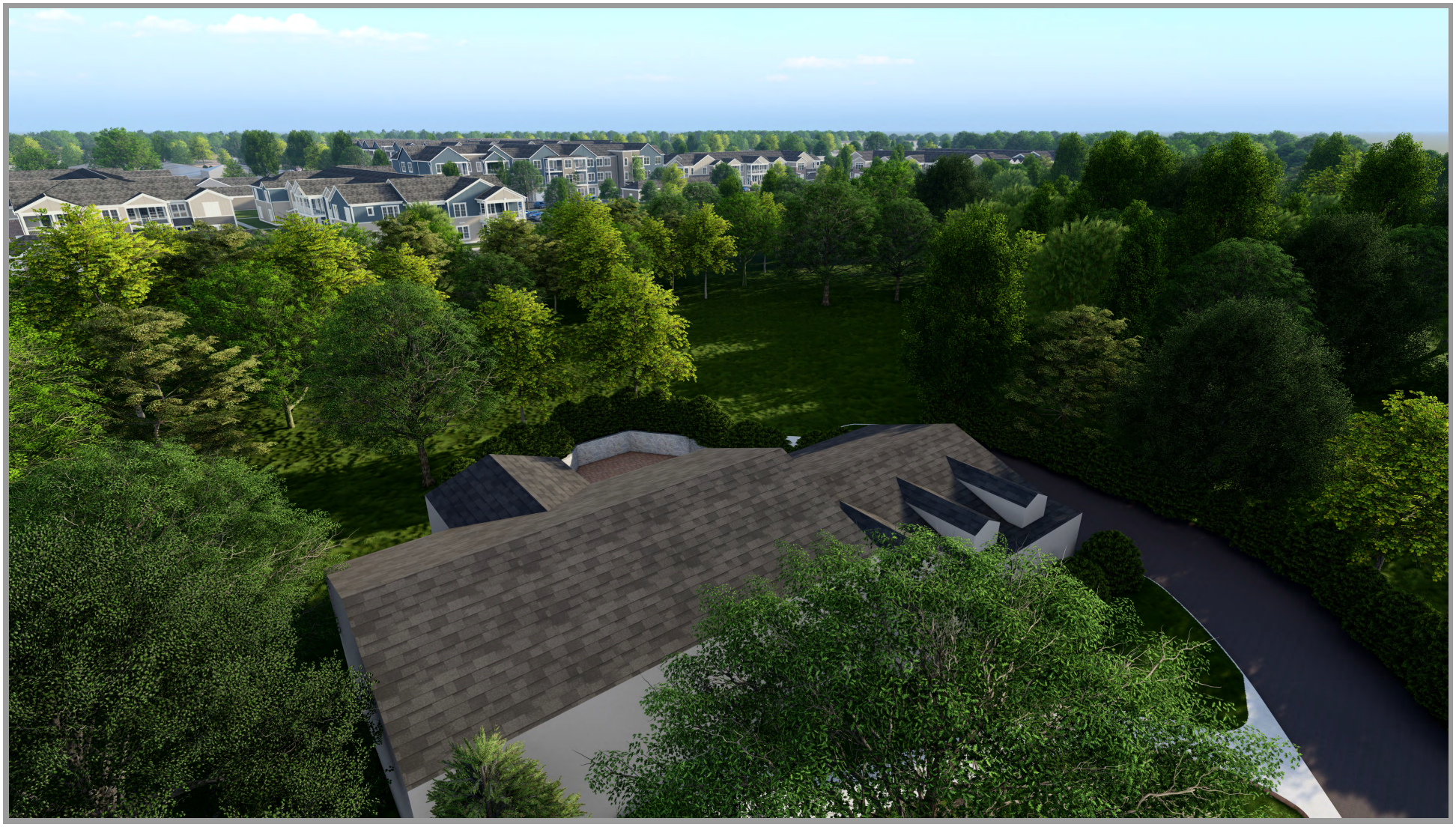
Floor Plan Elevation

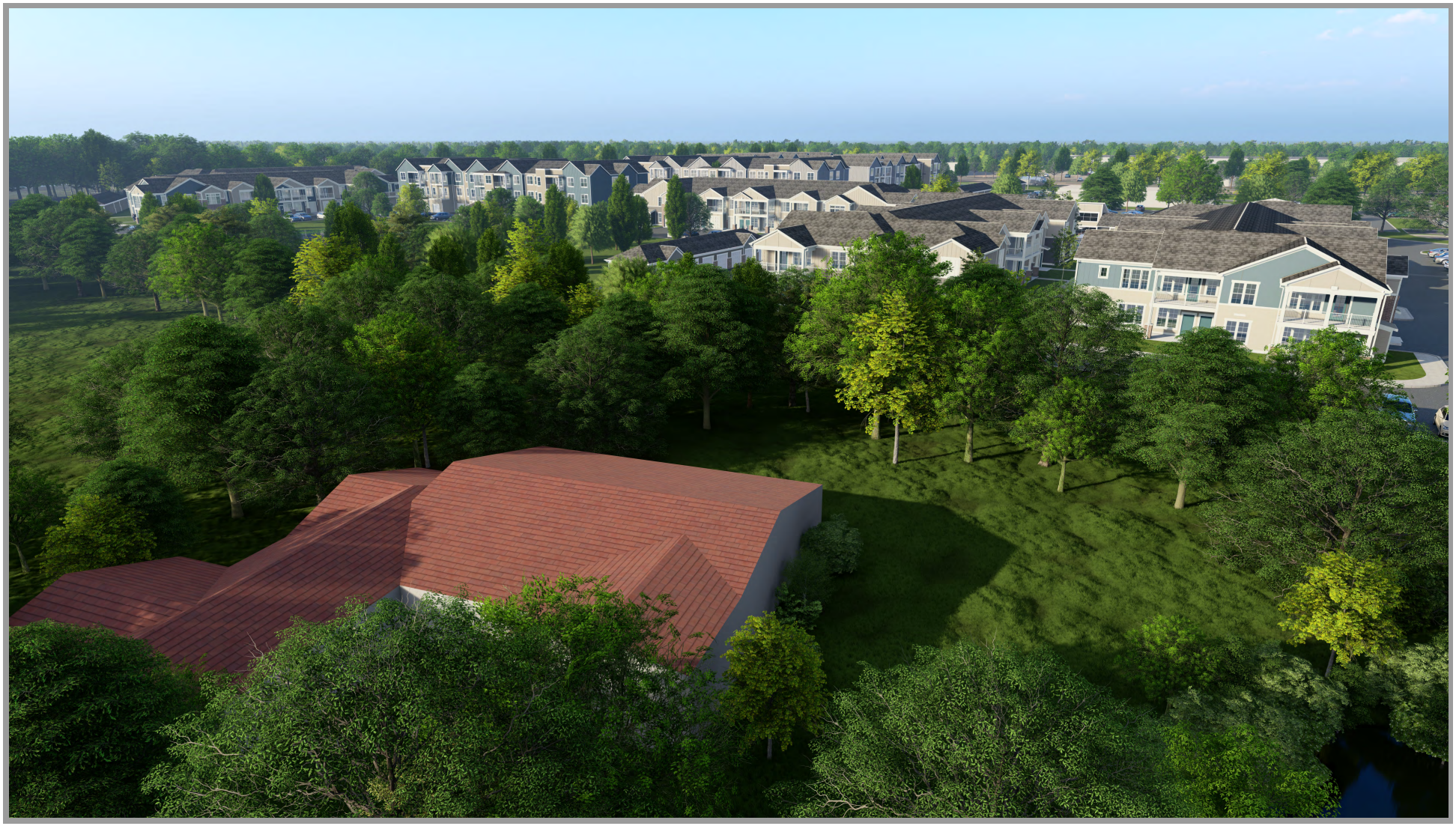
Rear Elevation

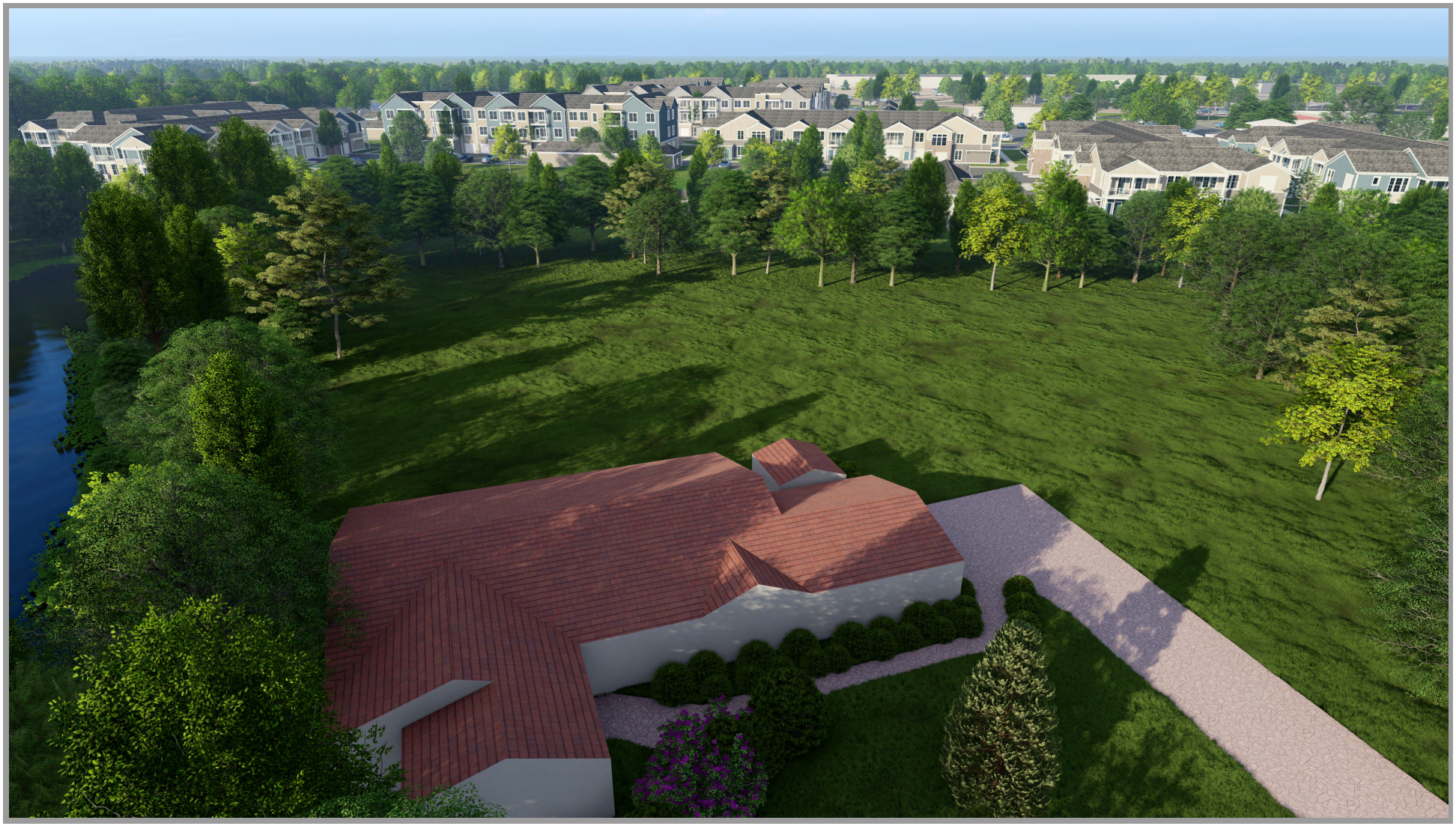
TRASH B

CONTINENTAL PROPERTIES

YOU ARE HERE







3183767

DECLARATION OF RESTRICTIVE COVENANTS

RECORDED
LAKE COUNTY, ILLINOIS
92-JUL-9 PM 3:51

THIS DECLARATION, made as of this 21st day of MAY 1992, by RHYAN MANAGEMENT CO., INC. (the "Declarant"),

JUL 9 1992

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of certain property located in the Village of Lake Zurich, Lake County, Illinois, legally described on Exhibit A attached this Declaration (the "Subject Property"); and

WHEREAS, the Declarant has applied for and received from the Village of Lake Zurich (the "Village") certain approvals, including rezoning of Lot 1 of the Subject Property from the R-5 Single Family Residential District classification to the B-3 Regional Shopping District classification of the Lake Zurich Zoning Code, and a special use permit authorizing development of a movie theater on Lot 1 of the Subject Property, pursuant to Ordinance No. 92-05-521 of the Village of Lake Zurich, a copy of which Ordinance, without its exhibits, is attached to this Declaration as Exhibit B and by this reference incorporated into this Declaration; and

WHEREAS, the Declarant has determined that it is reasonable and necessary to limit the development and use of Lot 1 of the Subject Property to that development and use authorized by said Ordinance No. 92-05-521, and to restrict Lot 1 of the Subject Property so that it may not be developed in the B-3 Regional Shopping District classification of the Lake Zurich

$32.00
Statement

VILLAGE OF LAKE ZURICH
70 EAST MAIN ST.
LAKE ZURICH, IL. 60047

Zoning Code except as authorized by said Ordinance No. 92-05-521; and

WHEREAS, the Declarant hereby declares its intention to so restrict the development and use of Lot 1 of the Subject Property; and

WHEREAS, the Declarant believes it is appropriate that, if the Declarant or its heirs, successors, or assigns ever discontinue or abandon use of the Subject Property as a movie theater pursuant to said Ordinance No. 92-05-521, then the Village of Lake Zurich Board of Trustees shall have the right to cause the zoning classification of Lot 1 of the Subject Property to revert to the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code and to be developed and used only in conformance with the regulations of said R-5 District, as they may be amended from time to time.

NOW, THEREFORE, in consideration of the premises and and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged by the Declarant, the Declarant does hereby declare that:

Section 1. Recitals. The foregoing recitals are incorporated into this Declaration as substantive provisions hereof.

Section 2. Conditions for Development. A. The Subject Property may not be developed, constructed or maintained other than in strict accordance with Ordinance No. 92-05-521 unless approved by ordinance of the Village of Lake Zurich Board of Trustees.

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B. The Applicant shall, at its sole expense, install a traffic signal at the U.S. Route 12 entrance way to the Subject Property or, only if the Illinois Department of Transportation refuses to authorize the installation of said signal, then the Applicant shall restrict the U.S. Route 12 entrance way to the Subject Property solely to right-in and right-out maneuvers until such time as the Village shall otherwise approve by ordinance The Applicant shall install all signage and markings required by Village codes and ordinances to satisfy this condition, at its sole cost and expense, and to the satisfaction of the Village Police Chief.

Section 3. Reversion of Zoning. If the owner of Lot 1 of the Subject Property or any of the owner's heirs, successors, or assigns shall discontinue or abandon use of Lot 1 of the Subject Property as a movie theater, for any reason, for a period of three consecutive months, then the Village of Lake Zurich Board of Trustees shall have the right, to be exercised in its sole and absolute discretion, to take all necessary and required action to cause Lot 1 of the Subject Property to be rezoned into the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code, pursuant to and in accordance with Section 13-401 of the Lake Zurich Zoning Code. In such event, (a) neither the owner of Lot 1 of the Subject Property nor any of the owner's heirs, successors, or assigns shall challenge, contest, or object to such rezoning or any action of the Village taken to effect, confirm, or evidence such rezoning, and (b) Lot 1 of the Subject Property shall not be

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developed or used thereafter except in conformance with the provisions of the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code as they may be amended from time to time.

Section 4. Covenants Run With Land; Village Benefit. The restrictive covenants contained herein are expressly intended to run with the land and shall be binding on the Declarant and its heirs, successors, and assigns. These restrictive covenants are intended to, and shall, inure to the benefit of the Village.

Section 5. Covenants Declared Void. If any provision contained herein shall be declared unlawful, void, or voidable for violation of the rules against perpetuities or restraints on alienation, then such provision shall continue only until 21 years after the death of the survivor of the now living descendents of the President of the United States, George Herbert Walker Bush.

Section 6. Enforcement. This Declaration shall be construed and enforced pursuant to the laws of, but not the conflicts of laws rules of, the State of Illinois.

Section 7. Modification, Amendment, or Release. This Declaration shall not be modified, amended, or released in any way except with the prior written consent of the Village of Lake Zurich Board of Trustees.

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IN WITNESS WHEREOF, the Declarant has executed this instrument as of the date and year first above written.

RHYAN MANAGEMENT CO., INC.

By: Thomas Rhyan
Thomas Rhyan

Title: Vice Pres.

ATTEST:

Name: GERALD R. WHITE
Title: Secretary

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EXHIBIT A

LEGAL DESCRIPTIONS FOR LOTS 1 AND 2

3183767

LOT 1

That part of the East 1/2 of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 20; thence North 00°00'00" East, along the West line thereof, 355.80 feet to the point of beginning of the parcel to be described; thence continuing North 00°00'00" East, along said West line, 674.02 feet to a point in the Southerly Right-of-Way line of Rand Road (U.S. Route 12), per Document Numbers 456790 and 456791; thence South 70°53'00" East, along said Right-of-Way line, 1373.15 feet to its intersection with the East line of the Southwest 1/4 of said Section 20; thence South 00°06'12" West, along said East line, 404.39 feet; thence North 89°54'31" West, parallel with the South line of said Southwet 1/4 Section, 413.99 feet; thence North 00°05'29" East, 177.99 feet; thence North 89°54'31" West, parallel with the last mentioned South line, 883.00 feet to the point of beginning, containing 15.100 Acres, more or less, in Lake County, Illinois.

LOT 2

That part of the East 1/2 of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 20; thence South 89°54'31" East, along the South line of said Southwest 1/4 Section, 1296.38 feet to the Southeast corner thereof; thence North 00°06'12" East, along the East line of said Southwest 1/4 Section, 177.81 feet; thence North 89°54'31" West, parallel with the South line thereof, 413.99 feet; thence North 00°05'29" East, 177.99 feet; thence North 89°54'31" West, parallel with the last mentioned South line, 883.00 feet to a point in the West line of the East 1/2 of the Southwest 1/4 of said Section 20; thence South 00°00'00" West, along said West line, 355.80 feet to the place of beginning, containing 8.8998 Acres, more or less, in Lake County, Illinois.

DESCRIPTION FOR INGRESS / EGRESS EASEMENT

An easement for Ingress and Egress, 40 feet in width, lying 20 feet on each side of the following described center line: Commencing at the intersection of the East line of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, with the Southerly Right-of-Way line of Rand Road (U.S. Route 12), per Document Numbers 456790 and 456791; thence North 70°53'00" West, along said Southerly Right-of-Way line, 233.00 feet to the point of beginning of the center line of easement to be described; thence South 19°07'00" West, 177.59 feet to a point of curvature; thence Southwesterly, along a curved line, being the arc of a circle convex Southeasterly, tangent to the last described course and having a radius of 118.00 feet, an arc distance of 145.98 feet (the chord of which arc bears South 54°23'30" West and measures 136.65 feet) to a point of tangency; thence South 90°00'00" West, tangent to the last described curved line, 892.63 feet to the terminus of said center line, in Lake County, Illinois.

3183767

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
763 S. Eighth St.
Dundee, Illinois 60118
Phone: (708) 426-5775
035-003604 PS

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EXHIBIT B

STATE OF ILLINOIS)
) SS.
COUNTY OF L A K E)

CERTIFICATE

I, SUSAN T. SANTIAGO, certify that I am the duly appointed Deputy Village Clerk for the Village of Lake Zurich, Lake County, Illinois.

I DO HEREBY CERTIFY that as such Deputy Village Clerk, I am keeper of Ordinances, Resolutions, Minutes, Entries, Orders, Books, Papers, Records and Seal of said Village.

I DO HEREBY CERTIFY that the attached is a true, correct and complete copy of

ORDINANCE NO. 92-05-521 entitled:

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.

WITNESS my Hand and Corporate Seal of said Village of Lake Zurich, Illinois, this 8th day of June, 1992.

Susan T. Santiago
Deputy Village Clerk

(SEAL)

3183767

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STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Thomas Rhyan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal this 21st day of May 1992.

Susan T. Santiago
Notary Public

"OFFICIAL SEAL"
SUSAN T SANTIAGO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 2/26/95

3183767

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3183767

ORDINANCE NO. 92-05-521

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

Published in pamphlet form
by authority of the President and Board of Trustees
of the
Village of Lake Zurich
Lake County, Illinois

Date of Publication: June 4, 1992

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3183767

VILLAGE OF LAKE ZURICH

ORDINANCE NO. 92-05-521

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

WHEREAS, Rhyan Management Co., Inc. (the "Applicant"), the beneficial owner of the property located at Route 12 south of Ela Road and north of Deerpath Road and legally described in Exhibit A to this Ordinance (the "Subject Property"), submitted an application with the Village of Lake Zurich on April 23, 1991, and revised applications from time to time thereafter (the final revised documents submitted to the Village shall be referred to collectively as the "Application") requesting, among other things, rezoning of Lot 1 of the Subject Property from the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code into the B-3 Regional Shopping District classification of the Zoning Code, a special use permit for development of a movie theater complex and other facilities on Lot 1 of the Subject Property, site plan approval, exterior appearance approval, certain variations from applicable zoning regulations, and subdivision approval; and

WHEREAS, the Lake Zurich Plan Commission conducted a public hearing commencing on August 8 and continuing on September 4, 1991, to consider the Application, a copy of which Application is attached to this Ordinance as Exhibit B, and, after the conclusion of the public hearing and consideration of all of the documents, testimony, and other matters presented at

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the public hearing, the Plan Commission recommended approval of the Application as presented by the Applicant, subject to certain conditions stated in its Findings and Recommendations, a copy of which is attached to this Ordinance as Exhibit C; and

WHEREAS, the Lake Zurich Zoning Board of Appeals conducted public hearings on August 15, 1991, and March 19 and April 16, 1992, to consider variation requests by the Applicant to allow certain construction in a drainageway protection area established by Section 8-303 of the Zoning Code, to reduce the minimum required front yard on the Subject Property solely to allow certain parking and related circulation facilities within the required front yard, and to allow a reduction of the minimum required peripheral landscaped area along the west property line, and, after the conclusion of the public hearings and consideration of all of the documents, testimony, and other matters presented at the public hearings, the Zoning Board of Appeals recommended approval of the Application, subject to certain conditions stated in their Findings and Recommendations, copies of which are attached to this Ordinance as Exhibit D; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich considered the Application at several committee and Board meetings and approved the Application subject to numerous conditions including return by the Applicant to the Plan Commission and to the Board of Trustees for final site plan, exterior appearance, and subdivision review and approval; and

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WHEREAS, the Applicant returned to the Plan Commission for such final reviews and approvals, and the Plan Commission, on April 1, 1992, recommended approval of the Application in its entirety subject to various conditions stated in its Findings and Recommendations, a copy of which is attached to this Ordinance as Exhibit E; and

WHEREAS, the President and Board of Trustees have reviewed and considered all of the matters relating to the Application and have determined that the Application satisfies the standards established in Sections 13-303, 13-401, 13-402, 13-403, and 13-405 of the Lake Zurich Zoning Code for the approval of certain variations, an amendment to the Zoning Map, a special use permit, a site plan, and exterior appearance, and satisfies the standards established in the Village's Land Development Code for final subdivision approval, all subject to the terms and conditions set forth in this Ordinance including the condition that, if the Applicant or its heirs, successors, or assigns ever discontinue or abandon use of Lot 1 of the Subject Property as a movie theater, then the Village of Lake Zurich Board of Trustees shall have the right to cause the zoning classification of said Lot 1 to revert to the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code, as it may be amended from time to time;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County and State of Illinois, as follows:

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Section 1. Recitals. The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

Section 2. Amendment of Zoning Map. The Board of Trustees, acting under and by virtue of the authority conferred on it by the laws of the State of Illinois and by Section 13-401 of the Lake Zurich Zoning Code, does hereby amend the Zoning Map of the Village of Lake Zurich, incorporated into the Lake Zurich Zoning Code pursuant to Section 2-104 of the Zoning Code, to reclassify Lot 1 of the Subject Property into the B-3 Regional Shopping District, subject to the conditions stated in Section 8 of this Ordinance. Lot 2 of the Subject Property shall remain zoned in the R-5 Single Family Residential District.

Section 3. Grant of Special Use Permit. The Board of Trustees, acting under and by virtue of the authority conferred on it by the laws of the State of Illinois and by Section 13-402 of the Lake Zurich Zoning Code, does hereby grant to the Applicant a special use permit to allow development of a movie theater complex on Lot 1 of the Subject Property, subject to the conditions stated in Section 8 of this Ordinance and subject further to construction and maintenance of the Subject Property in strict accordance with all finally approved plans and specifications therefor.

Section 4. Grant of Site Plan Approval. The Board of Trustees, acting under and by virtue of the authority conferred upon it by the laws of the State of Illinois and by Section 13-403 of the Lake Zurich Zoning Code, does hereby grant to the

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Applicant site plan approval to allow development of a movie theater complex on Lot 1 of the Subject Property, subject to the conditions stated in Section 8 of th s Ordinance and subject further to construction and maintenance of the Subject Property in strict accordance with all fina'ly approved plans and specifications therefor.

Section 5. Grant of Exterior Appearance Approval. The Board of Trustees, acting under and by virtue of the authority conferred on it by the laws of the State of Illinois and by Section 13-405 of the Lake Zurich Zoning Code, does hereby grant to the Applicant exterior appearance approval to allow development of a movie theater complex on Lot 1 of the Subject Property, subject to the conditions stated in Section 8 of this Ordinance and subject further to construction and maintenance of the Subject Property in strict accordance with all finally approved plans and specifications therefor.

Section 6. Grant of Variations. The Board of Trustees, acting under and by virtue of the authority conferred on it by the laws of the State of Illinois and by Section 13-303 of the Lake Zurich Zoning Code, does hereby grant a variation from the drainageway protection requirements established in Section 8-303 of the Zoning Code to authorize certain construction in certain drainageway areas pursuant to Village-approved plans therefor, and a variation from the minimum front yard requirement established in Section 4-110 of the Zoning Code to authorize development of certain parking and a vehicle circulation drive in the location depicted on the approved site plan

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attached hereto as part of Exhibit B, and a variation from Section 8-106 of the Zoning Code to authorize development of landscaping for the Subject Property along the west property line of at least 15 feet in width in accordance with Subsection 8M of this Ordinance, all subject to the conditions stated in Section 8 of this Ordinance and subject further to construction and maintenance of the Subject Property in strict accordance with all finally approved plans and specifications therefor.

Section 7. Grant of Final Subdivision Plat Approval. The Board of Trustees, acting under and by virtue of the authority conferred on it by the laws of the State of Illinois and by Section 10-5-9 of the Lake Zurich Municipal Code, does hereby grant to the Applicant approval of its final plat of subdivision.

Section 8. Conditions on Approvals and Grants. The approvals given and grants made in Sections 2, 3, 4, 5, 6, and 7 of this Ordinance are subject to the following conditions:

A. The Zoning Map amendment granted pursuant to Section 2 of this Ordinance shall be subject to actual use of Lot 1 of the Subject Property for a movie theater in accordance with the terms and conditions of this Ordinance. If at any time such use of Lot 1 of the Subject Property shall be discontinued or abandoned for any reason for a period of three consecutive months, or if at any time such use of Lot 1 of the Subject Property shall be conducted or maintained in violation of the terms and conditions of this Ordinance, then, in addition to all other rights it may have, the Village of Lake Zurich Board of

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Trustees shall have the right, to be exercised in its sole and absolute discretion, to take all necessary and required action to cause Lot 1 of the Subject Property to be rezoned into the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code, pursuant to and in accordance with Section 13-401 of the Lake Zurich Zoning Code. In such event, (a) neither the owner of Lot 1 of the Subject Property nor any of the owner's heirs, successors, or assigns shall challenge, contest, or object to such rezoning or any action of the Village taken to effect, confirm, or evidence such rezoning, and (b) Lot 1 of the Subject Property shall not be developed or used thereafter except in conformance with the provisions of the R-5 Single Family Residential District classification of the Lake Zurich Zoning Code as they may be amended from time to time. The Zoning Map amendment is expressly conditioned on the Applicant's acknowledgment, and the Applicant does hereby acknowledge by executing Exhibit F attached to this Ordinance, that all hearings necessary to be had with respect to this Ordinance have been properly noticed and held.

B. The Applicant agrees to, and shall, properly execute and record with the Lake County Recorder of Deeds a Declaration of Covenants against Lot 1 of the Subject Property in substantially the form as the Declaration of Covenants attached to this Ordinance as Exhibit G and by this reference incorporated into this Ordinance (the "Declaration"), which shall be in form and substance satisfactory to the Village Attorney and which shall provide, among other things, that Lot 1

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of the Subject Property may, in the sole and absolute discretion of the Lake Zurich Board of Trustees, be rezoned into the R-5 Single Family Residential District upon failure of the Applicant to abide by any condition imposed in the Declaration or by any Village code or ordinance or to develop Lot 1 of the Subject Property as a movie theater complex in accordance with the terms of this Ordinance.

C. The Applicant shall promptly cause the Final Plat of Subdivision, in a form substantially similar to the form attached to this Ordinance as Exhibit H, to be properly executed and submitted to the Village, properly subdividing the Subject Property into two lots designated as Lot 1 and Lot 2. No development of any kind shall commence on any portion of the Subject Property until after the Applicant shall have submitted to the Village the Final Plat of Subdivision properly executed and fully prepared for recording in accordance with all applicable Village standards and procedures, and until after such Final Plat of Subdivision has been recorded with the Lake County Recorder of Deeds.

D. The Applicant shall file with the Village final written confirmation from the Illinois Environmental Protection Agency that the Subject Property does not require a permit from that Agency for the proposed sanitary sewer connection.

E. The Applicant shall file with the Village final written approval from the Illinois Department of Transportation of a proper median crossing for U.S. Route 12.

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F. The Applicant shall, at its sole expense, install a traffic signal on Route 12 or, only if the Illinois Department of Transportation refuses to authorize the installation of said signal, then the Applicant shall restrict the U.S. Route 12 entrance way to the Subject Property solely to right-in and right-out maneuvers until such time as the Village shall otherwise approve by ordinance. The Applicant shall install all signage and markings required by Village codes and ordinances to satisfy this condition, at its sole cost and expense and to the satisfaction of the Village Police Chief.

G. The Applicant shall construct all parking and circulation facilities in accordance with the plan dated March 11, 1992, and attached hereto as Exhibit I, as modified by the Traffic Engineer's recommendations and the revised plan dated March 23, 1992, both also attached hereto as Exhibit I.

H. The Applicant shall install informational signage in accordance with the plan dated May 4, 1992, attached hereto as Exhibit J, which signage shall be designed using materials, lettering, and general aesthetics compatible with other signage approved for the project. The Applicant has submitted plans for additional signage, including a clock tower, a street sign, and a "placard" sign. That signage is depicted generally in the plans attached hereto as Exhibit K. That signage is not approved by this Ordinance, because it exceeds limitations set by the Village's sign regulations. Accordingly, the Applicant either shall conform its signage to such regulations or shall

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seek a variation for its signage in the manner provided by such sign regulations.

I. The Applicant shall construct and maintain in perpetuity a storm water detention and retention system on Lot 2 of the Subject Property capable of handling a 100-year storm or the highest storm of record, whichever is greater. The Applicant shall properly execute and record with the Lake County Recorder of Deeds a Grant of Easement and Declaration of Restrictive Covenants (the "Grant of Easement") in substantially the form attached to this Ordinance as Exhibit L and by this reference incorporated into this Ordinance, which Grant of Easement shall not be released, amended, or modified without the prior express written approval of the Board of Trustees.

J. The Applicant shall construct a storm water drainage system on the Subject Property, which system shall restrict silting, prevent contamination from entering waterways downstream of the Subject Property, and reroute and reconnect all existing farm drainage tiles, and which system shall be satisfactory to the Village Engineer.

K. The Applicant shall construct 568 parking spaces on Lot 1 of the Subject Property, as required by and in accordance with Village codes and ordinances. The Applicant shall provide for landbanking of 166 additional parking spaces on Lot 1 in accordance with Subsection 10-101E of the Lake Zurich Zoning Code and in a form satisfactory to the Village Attorney, and a special use permit is hereby granted by the Board of Trustees for such landbanking, subject to completion of an

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agreement, a covenant, and alternate plans in accordance with said Subsection 10-101E in a form satisfactory to the Village Attorney.

L. The Applicant shall construct parking lot and circulation road lighting on Lot 1 of the Subject Property, which lighting shall be focused downward and away from residential areas with intensities no greater than those as depicted on the photometric report dated April 1, 1992, by Lighting By Design, Inc. and the diagram dated March 31, 1992, both attached to this Ordinance as Exhibit M. Sodium vapor lighting shall not be used on the Subject Property. All light fixtures along the west and south areas of Lot 1 of the Subject Property shall be equipped with luminaire cutoffs or other screening devices to screen bulbs from the direct view of adjacent residences.

M. The Applicant shall install all parking, loading, and circulation facilities, and shall install and maintain forever in good condition landscaping, including trees, in conformance with the Rolf C. Campbell & Associates memorandum dated March 23, 1992, and with the approved Landscaping Plan dated March 23, 1992, both attached to this Ordinance as Exhibit N The Applicant shall so maintain such landscaping in good condition for so long as any structure is located on Lot 1 of the Subject Property.

N. The movie theater building shall be constructed using brick for the radius walls and dryvet, stucco, or equivalent for the remaining walls, with a monochromatic color scheme.

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O. The Final Plat of Subdivision shall be revised to include language indicating the grant of a permanent easement for access to Lot 2 in a form satisfactory to the Village Attorney.

P. The trash receptacle enclosure shall be of masonry construction with cedar doors and shall be constructed in accordance with the plan therefor dated April 1, 1992, and attached to this Ordinance as Exhibit O.

Q. The Applicant shall set aside and reserve approximately six acres of the Subject Property to be used to establish a lowland conservancy area, which area is depicted on the Landscaping Plan dated March 23, 1992, and attached to this Ordinance as Exhibit N. The Applicant shall obtain all necessary and applicable U.S. Army Corps of Engineers and Illinois Environmental Protection Agency permits required to perform any work in the designated lowland conservancy area. The Applicant shall record a Conservation Easement protecting such "restricted property" in a form satisfactory to the U.S. Army Corps of Engineers and the Village Attorney.

R. The movie theater building located on Lot 1 of the Subject Property shall contain no more than 8 separate movie screens.

Section 9. Revocation. The approvals granted in Sections 2, 3, 4, 5, 6, and 7 of this Ordinance may be revoked by the Board of Trustees upon the violation of any term, restriction, or condition of this Ordinance or of any applicable Village code or regulation.

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Section 10. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until (A) the Applicant has properly executed and recorded a Declaration of Covenants in substantially the form attached to this Ordinance as Exhibit G, pursuant to Section 8 of this Ordinance, and delivered a copy of such Declaration, as recorded, to the Village Clerk, and (B) the Applicant has submitted to the Village Administrator recordable copies of the Final Plat of Subdivision, pursuant to Section 8 of this Ordinance, and such plat has been recorded, and (D) the Applicant, within 30 days after passage of this Ordinance, has properly executed and delivered to the Village Clerk the Unconditional Agreement and Consent attached to this Ordinance as Exhibit F and by this reference incorporated into this ordinance.

PASSED this 4th day of May, 1992.

AYES: 4 - Trustees Blum, Coffey, Campbell and Vasels

NAYS: 2 - Trustees Winchester and Demos

ABSENT: 0

APPROVED this 4th day of May, 1992.

James W. Kacy
Village President

ATTEST:
Kenneth D. Grooms Jr.
Village Clerk

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Exhibit C

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DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
RHYAN THEATER DEVELOPMENT
Lake Zurich, Lake County, Illinois

THIS DECLARATION is made and entered into this 24th day of May, 1995, by RHYAN MANAGEMENT, INC., an Illinois Corporation, hereinafter referred to as "declarant";

W I T N E S S E T H

WHEREAS, the Declarant is the titleholder of record of

Lot 2

Being that part of the East 1/2 of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 20; thence South 89° 54' 31" East, along the South line of said Southwest 1/4 Section, 1296.38 feet to the Southeast corner thereof; thence North 00° 05' 29" East, 177.99 feet; thence North 89° 54' 31" West, parallel with the last mentioned South line, 883.00 feet to a point in the West line of the East 1/2 of the Southwest 1/4 of Said Section 20; thence South 00° 00' 00" West, along said West line, 355.80 feet to the place of beginning, containing 8.8998 Acres, more or less, in Lake County, Illinois.

WHEREAS, these covenants, each and all of which is and are for the benefit of the property and for the benefit of the Village of Lake Zurich, shall enure to the benefit of and pass with the property and each and every parcel thereof and shall apply to and bind the successors in interest, and any owner thereof,

WHEREAS, the Declarant intends to subject the property to certain covenants and restrictions hereinafter set forth, each and all of which is and are for the benefit of the owner and for the

Village of Lake Zurich
70 East Main St.
Lake Zurich, Ill. 60047

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public welfare and, more specifically, for the purpose of limiting the existing and future use and uses of the subject property and,

WHEREAS, the covenants, restrictions and conditions and all other terms and provisions hereof shall enure directly to the benefit of the Village of Lake Zurich, a body politic, and shall be enforceable by the said Village of Lake Zurich;

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed subject to the following covenants, conditions, restrictions and easements which are intended to constitute a general plan for the benefit of and enforcement by all present and future owners in the Subdivision (or other governmental authority having jurisdiction of the matters to which these restrictions apply) and the Village of Lake Zurich, so as to protect the value and desirability of the Property and be binding upon and inure to the benefit of all parties having any right, title or interest in the Property or any part thereof, and their heirs, successors and assigns.

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ARTICLE I

General Restrictions

Section 1. All building, zoning, sign, fence, and other Lake Zurich codes, ordinances and regulations shall apply to all lots and shall be observed. In case of any inconsistency between such codes, ordinances and regulations and the covenants herein, the most restrictive provision shall prevail and apply.

ARTICLE II

Specific Restrictions

Section 1. Lot 2 of the subject property shall never be developed in any manner other than with parking and circulation facilities in compliance with this Lake Zurich Ordinance No. 95-04-728, except only after a properly noticed public hearing before the Lake Zurich Plan Commission and prior written approval and consent of the Lake Zurich Board of Trustees in the form of an ordinance duly passed and approved.

Section 2. No Owner of said Lot 2, or any heir, successor, or assign shall challenge, contest, or object to such a covenant or to the authority of the Lake Zurich Board of Trustees to review and approve or disapprove any such other development.

ARTICLE III

Governmental Easements

Section 1. Declarant hereby grants to the Village of Lake Zurich a perpetual easement to enter upon any part of or all of the Property to (1) maintain, repair, reconstruct, or replace any Village water, sanitary sewer or storm sewer line or main or

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appurtenant structures and facilities, or any lift station or force main or any retention or detention facilities or any other village utilities and pipes, cables and appurtenant structures of any cable TV or other utility licensed or designated by the Village to provide utility or cable television services, and to (2) maintain the Village streets and sidewalks and to (3) provide governmental services including, but not limited to, fire protection and police protection and (4) for the enforcement of all Village ordinances, state statutes and other laws, including but not limited to reading meters and ticketing vehicles in violation of village rules and regulations, and to (5) abate, correct or eliminate any nuisances or any violation of any village ordinance, state statute or other law or any provisions of this Declaration.

Section 2. All easements and rights described and granted in this Declaration are easements appurtenant to and run with the land, perpetually in full force and effect, and at all times shall inure to the benefit of the Village of Lake Zurich and shall further inure to the benefit of and be binding upon Declarant, its successors and assigns, and any owner, purchaser, mortgagee and other parson having an interest in the Property or any part or portion thereof.

Section 3. Reference in any deed of conveyance, or in any mortgage or trust deed or other evidence of obligation to the easements and rights described in this Declaration shall be sufficient to create and reserve such easements and rights to the respective grantee, mortgagee or trustee of Declarant and the owner

as fully and completely as though such easements and rights were set forth and recited in their entirety in such document. However, the violation of any covenant, restriction or condition contained herein shall not result in a reversion of title.

ARTICLE IV

Remedies for Breach of Covenants, Restrictions and Regulations

Section 1. These covenants and restrictions may be enforced by any proceeding at law or in equity, either to restrain violation or to recover damages, by the Village of Lake Zurich against any person or persons violating, causing the violation of, or attempting to violate any covenant, condition or restriction contained herein.

Section 2. In the event of any violation by any owner under the provision of this Declaration or of any amendment hereto, the Village of Lake Zurich shall have each and all of the rights which may be provided for in this Declaration or which may be available at law or in equity and may prosecute any action or other proceeding for enforcement of any lien or for damages or injunctive relief or specific performance or judgment for payment of money and collection thereof or for any combination of remedies or for any other and further relief deemed legally available. All expenses of the Village of Lake Zurich bringing said action in connection with such actions or proceeding, including court costs and reasonable attorney's fees and other fees and expenses, shall be charged to and assessed against such defaulting owner.

Section 3. The failure to enforce any right, provision,

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covenant or condition which may be granted by this Declaration shall not constitute a waiver of the continuing right to enforce such a provision or covenant or condition in the future irrespective of the number of violations, defaults or breaches which may occur.

Section 4. All rights, remedies and privileges granted herein pursuant to any terms, provisions, covenants or conditions of this Declaration shall be deemed to be accumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the Village from exercising such other and additional right, remedies or privileges as may be granted at law or in equity.

Section 5. Any notice required herein to be given shall be in writing and addressed to the Property address or to the address shown by the County of Lake Treasurer for the mailing of tax bills and shall be posted certified mail, return receipt requested.

Section 6. The invalidation of any one or more of the covenants herein by any judgment or court order shall in no way affect any of the other provisions contained herein which shall then thereafter remain in full force and effect.

Section 7. In the event that title to any Lot ownership is conveyed to a title holding trust under the terms of which all powers of management, operation and control of the Lot remain vested in the trust beneficiary or beneficiaries thereunder, the beneficiary or beneficiaries shall be responsible for the payment of all obligations, liens, debts and for the performance of all

Section 8. This Declaration may be amended only after the written consent thereto by the Village of Lake Zurich and only by recording a Certificate of Amendment with the Recorder of Deeds of Lake County containing the Village's written consent, provided, however, that amendments to the covenants and restrictions applicable to the storm water detention facilities and associated improvements are expressly prohibited if the result would in any manner diminish their function of ensuring compliance with all ordinance requirements concerning these improvements.

Bank of Waukegan as Trustee under Trust Agreement dated May 31, 1990 and known as Trust #3542.

FOR THE TRUST:

Beneficiary
Thomas Rhyan

Beneficiary
Jeffrey Rhyan

This Agreement is signed by BANK OF WAUKEGAN not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 3542 Said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder and said Trustee shall not be personally liable for the performance of any of the terms and conditions of this agreement or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of BANK OF WAUKEGAN is hereby expressly waived by the parties hereto and their respective successors and assigns.

This statement is based solely upon information and belief from information furnished by the beneficiary or beneficiaries of the aforesaid trust. The undersigned has no personal knowledge of any of the facts or statements herein contained.

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RECORDER
LAKE COUNTY, ILLINOIS
95 JUL 12 AM 9:51

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Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jun 16 1999
At 8:44am
Receipt #: 176066
Doc/Type : AGR
Deputy - Cashier #7

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RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is dated as of the 21st day of May, 1999, by and between REGAL CINEMAS, INC., a Tennessee corporation, with an address of 7132 Commercial Park Drive, Knoxville, Tennessee 37918 ("Regal"), and LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company, with an address of 755 South Rand Road, Lake Zurich, Illinois 60047 ("Zurich LLC").

RECITALS

A. Regal owns certain real estate legally described on Exhibit "A" attached hereto ("Regal's Property"), a portion of which property is improved with a 12-screen motion picture theater with a common address of 755 South Rand Road, Lake Zurich, Illinois and is identified as the Regal's Property on the Site Plan attached hereto as Exhibit "B" ("Site Plan").

PREPARED BY AND AFTER RECORDING RETURN TO:

Bernard A. Schlifke
Miller, Shakman, Hamilton, Kurtzon & Schlifke
208 South LaSalle Street
Suite 1100
Chicago, Illinois 60604

H:\WPFILES\2707\307REAS.WPD

PERMANENT INDEX NOS.:

See Exhibit "A"

ADDRESS OF PROPERTY:

755-775 South Rand Road
Lake Zurich, Illinois

B. Zurich LLC owns certain real estate legally described on Exhibit "C" attached hereto ("Zurich LLC's Property"), a portion of which property is improved with a one-story frame and stucco building commonly known as 775 South Rand Road, Lake Zurich, Illinois and is identified as the "Zurich LLC's Property" on the Site Plan. Regal's Property and Zurich LLC's Property are contiguous to each other and are hereinafter collectively referred to as the "Property."

C. A portion of Regal's Property contains detention ponds for a surface water and related storm water drainage system, which ponds are identified on the Site Plan as "Detention Area" (such ponds and surface water and related storm water drainage system are hereafter collectively referred to as the "Detention System"). The Detention System provides surface and storm water drainage and detention for a portion of Zurich LLC's Property and a portion of Regal's Property.

D. A portion of Regal's Property contains a parking lot containing 545 parking spaces, which area is described on the Site Plan as "Parking Lot" ("Parking Lot").

E. There are multiple light standards ("Light Standards") owned by Regal and located on Regal's Property. The Light Standards provide lighting for a portion of Regal's Property and a portion of Zurich LLC's Property.

F. There is a private roadway located on a portion of Regal's Property and legally described as Exhibit "D" attached hereto ("Roadway"). The Roadway provides the principal means of access to and from the Property and a public road known as Rand Road (Illinois Route 12) ("Rand Road").

G. A portion of Regal's Property and a portion of Zurich LLC's Property is currently landscaped with grass, shrubs and trees (collectively, "Landscaping").

H. Regal and Zurich LLC desire to provide for the granting of an access easement for the benefit of Zurich LLC's Property over the Roadway, the allocation of certain maintenance and operation obligations and the use, enjoyment, maintenance and operation of certain facilities located on the Property, including the Roadway, Parking Lot, Landscaping, Detention System, and the Light Standards, and in that regard to create certain rights, privileges, obligations, and easements and to impose certain restrictions and covenants on the owners of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Access Easement. Subject to the terms and provisions of this Agreement, Regal hereby grants, gives and conveys to Zurich LLC for the benefit of Zurich LLC's Property, a non-exclusive and perpetual easement appurtenant to Zurich LLC's Property over, upon and across the Roadway for vehicular and pedestrian access and ingress and egress to and from Zurich LLC's Property and Rand Road ("Access Easement").

2. Zurich LLC's Maintenance Obligations. Beginning on the date this Agreement is recorded with the Lake County Recorder of Deeds ("Recording Date"), and continuing until that certain Lease Agreement dated of even date herewith between Regal and Rhyan Management Co., Inc. ("Rhyan") has terminated ("Termination Date"), Zurich LLC agrees to cause Rhyan to supervise and perform the maintenance and operation of the following for the benefit of the owners of the Property:

a. Light Standards;

b. Parking Lot;

c. Roadway;

d. Landscaping; and

e. Detention System

Regal agrees to reimburse Zurich LLC, no later than five (5) days after receipt from Zurich LLC of an invoice therefor, for ninety-five percent (95 %) of the costs and expenses from time to time incurred by Zurich LLC in supervising and performing the maintenance and operation of the facilities listed above in this Section 2 (collectively, the "Facilities"), except that the supervising and performing of the maintenance and operation of the Detention System shall be at the sole cost and expense of Zurich LLC and Regal will not be obligated to reimburse Zurich LLC for any cost or expense of the supervision and performance of such maintenance and operation of the Detention System. From and after the Termination Date, Zurich LLC shall no longer be responsible hereunder for supervising and performing the maintenance and operation of the Facilities

3. Regal's Maintenance Obligations. Beginning on the Termination Date, Regal agrees to supervise and perform the maintenance operation of the Facilities for the benefit of the owners of the Property. Zurich LLC agrees to reimburse Regal, no later than five (5) days after receipt from Regal of an invoice therefor, for five percent (5 %) of the costs and expenses from time to time incurred by Regal in supervising and performing the maintenance and operation of the Facilities, including the Detention System.

4. Conduct and Coordination of Construction, Maintenance, Repair and Replacement. All construction maintenance, repair and replacement of the easements and facilities provided for herein shall be made so as to interfere as little as practicable with the operations on the Property of any of the owners thereof or their employees, agents, tenants, invitees or licensees.

5. Indemnity. Each party hereto hereby expressly agrees to defend, hold harmless and indemnify the other party from and against any and all claims, costs, losses, damages, expenses (including, without limitation, reasonable attorneys' fees), judgments and liability arising in whole or in part from or in any way connected with such party's use of the easements granted herein or

resulting from the acts and work performed by or under such party pursuant to this Agreement. Any party seeking indemnification under this paragraph ("Indemnified Party") shall give the other party ("Indemnitor") notice of any suit or proceedings arising out of the matters covered by the foregoing agreement of indemnification and the Indemnitor shall have the obligation to defend the Indemnified Party at such suit or proceeding with counsel acceptable to the Indemnified Party.

6. Default. In the event any party hereto breaches any of its obligations hereunder, the other party may pursue any and all rights and remedies provided herein or by law, including, without limitation, to apply to a court of competent jurisdiction for a money judgment for damages resulting from such default or specific performance of such defaulting party's obligations hereunder. In addition, if by reason of a party's breach of any of its obligations hereunder, the other party is compelled (or elects, if such breach shall continue for a period of thirty (30) days after notice specifying such breach (or such longer period as may be required to cure such breach in the case of a breach not capable of being cured within thirty (30) days, provided that the breaching party has commenced the curing of such breach within such period and thereafter proceeds diligently with such curing) to pay any sum of money or do any acts that require the payment of money, the breaching party shall promptly, upon demand, reimburse the paying party for such sums, and all such sums shall bear interest at the rate of one percent (1%) per annum over the then existing prime rate per annum as specified in the Wall Street Journal under the heading of "Money Rates" (but in no event exceeding the maximum non-usurious rate per annum permitted by Illinois law) from the date of expenditure until the date of such reimbursement. Any other sums payable by any party to the other party under this Agreement that shall not be paid within thirty (30) days after receipt of notice that such sums are due and owing shall bear interest at the default rate specified above from the thirtieth (30th) day after the date of receipt of such notice.

7. No Partnership, Joint Venture or Principal-Agent Relationship. Neither anything in this Agreement nor any acts of the parties hereto shall be deemed by the parties, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between the parties, and no provisions of this Agreement are intended to create or constitute any person a third party beneficiary hereof.

8. Severability. If any provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such provisions to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

9. Governing Law. This Agreement shall be construed and governed in accordance with the laws of Illinois.

10. Rights, Privileges, and Easements with Respect to Liens. This Agreement and the rights, privileges and easements of the parties with respect to each other shall in all events be superior and senior to any lien placed upon any party's property including the lien of any mortgages or trust

deeds. Any amendment or modification hereof, whenever made, shall be deemed superior and senior to any and all liens, including the lien of mortgages and trust deeds, the same as if the same had been executed concurrently herewith; provided, however, that any mortgage may (as a matter of contract between itself and its mortgagor and not as a matter of title [or priority of title] to the affected property) reserve the right to approve any such amendments or modifications.

11. Covenants Running with the Land. It is intended that the covenants, easements, agreements, promises and duties of each party provided for herein shall be construed as covenants and not as conditions, and that, to the fullest extent legally possible, they shall run with the land and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto and the successor owners of the Regal Property and Zurich LLC's Property, or portions thereof, as the case may be.

12. Transfer of Ownership. Whenever a transfer of ownership of either Regal's Property or Zurich's Property, or any part thereof, occurs, the obligations hereunder of such transferor and any liability of the transferor for any breach of any covenant or obligation hereunder occurring thereafter shall automatically terminate with respect to such transferor. Any transferee shall automatically assume and be bound by the burdens and obligations hereunder running with the land to the owner of the Property or portion thereof being transferred.

13. Notices. All notices and other communications given pursuant to this Agreement shall be in writing and shall be given by prepaid telex or telecopy or delivered marked registered or certified mail, postage prepaid, with return receipt requested, or delivered by Federal Express or similar overnight express delivery served to the following addresses:

(a) If to Regal:

R. Keith Thompson
Senior Vice President
Real Estate and Development
Regal Cinemas, Inc.
7132 Commercial Park Drive
Knoxville, TN 37918
Telecopy: (423) 922-6085

With a copy to:

Herbert S. Sanger, Jr., Esq.
Wagner, Myers & Sanger, P.C.
1801 First Tennessee Plaza
800 South Gay Street
(or P. O. Box 1308)
Knoxville, TN 37929 (or 37901-1308)
Telecopy: (423) 524-5731

(b) If to Zurich LLC: Rhyan Management Company
755 South Rand Road
Lake Zurich, IL 60047
Attention: Tom Rhyan
Telecopy:

With a copy to: Miller, Shakman, Hamilton, Kurtzon & Schlifke
Suite 1100
208 South LaSalle Street
Chicago, IL 60604
Attention: Bernard A. Schlifke
Telecopy: (312) 263-3270

The term "in writing" shall include, in addition to the U. S. Postal Service, telegraphic, private courier, telecopier, telex, fax, electronic mail, or other similar means of transmitting writings.

Either party may change the name of the person or address to which notices and other communications are to be given by so notifying the other party.

14. Amendments. This Agreement shall not be amended except in writing executed by each and every owner of the Property.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

REGAL CINEMAS, INC., a Tennessee corporation

By: _____

Its: PRESIDENT AND CHIEF EXECUTIVE OFFICER

LAKE ZURICH THEATRES COMPANY, LLC,
an Illinois limited liability company

By: _____
Thomas M. Rhyan, Member

By: _____
Jeffrey P. Rhyan, Member

H:\WPFILES\2707307\REA3.WPD

4371016

STATE OF TENNESSEE)
) SS
COUNTY OF KNOX)

Before me, a Notary Public of the County and State aforesaid, personally appeared MICHAEL L. CAMPBELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the PRESIDENT AND CHIEF EXECUTIVE OFFICER of REGAL CINEMAS, INC., a Tennessee corporation, that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself/herself as such officer and that he/she was duly authorized thereunto by the board of directors of Regal Cinemas, Inc.

Witness my hand and official seal at office in KNOX County, TENNESSEE this 20th day of May, 1999.

Bonnie L. Langley
Notary Public

My Commission Expires: 8-30-2000

[NOTARY SEAL]

H:\WPFILES\2707307\REAS.WPD -7-

4371016

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas M. Rhyan and Jeffrey P. Rhyan the sole members of LAKE ZURICH THEATRES COMPANY, LLC, an Illinois liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as members of such Company appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of May, 1999.

"OFFICIAL SEAL"
ELIZABETH A. CZAJKOWSKI
Notary Public, State of Illinois
My Commission Expires 07/09/2001

Notary Public

My Commission Expires: 7/9/2001

[NOTARY SEAL]

H:\WPFILES\2707307\REAS.WPD -8-

4371016

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 AND 2 IN RHYAN SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF U.S. ROUTE 12, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT NO. 3188900, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF LOT 1 IN RHYAN SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 70°53'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 12, A DISTANCE OF 213.00 FEET; THENCE SOUTH 19°07'00" WEST, A DISTANCE OF 177.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 138.00 FEET, AN ARC LENGTH OF 26.79 FEET; THENCE SOUTH 75°05'27" EAST, A DISTANCE OF 279.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00°06'12" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

Tax Identification Nos.

14-20-306-002
14-20-306-003

4371016

3

EXHIBIT "B"

SITE PLAN

4371016

10

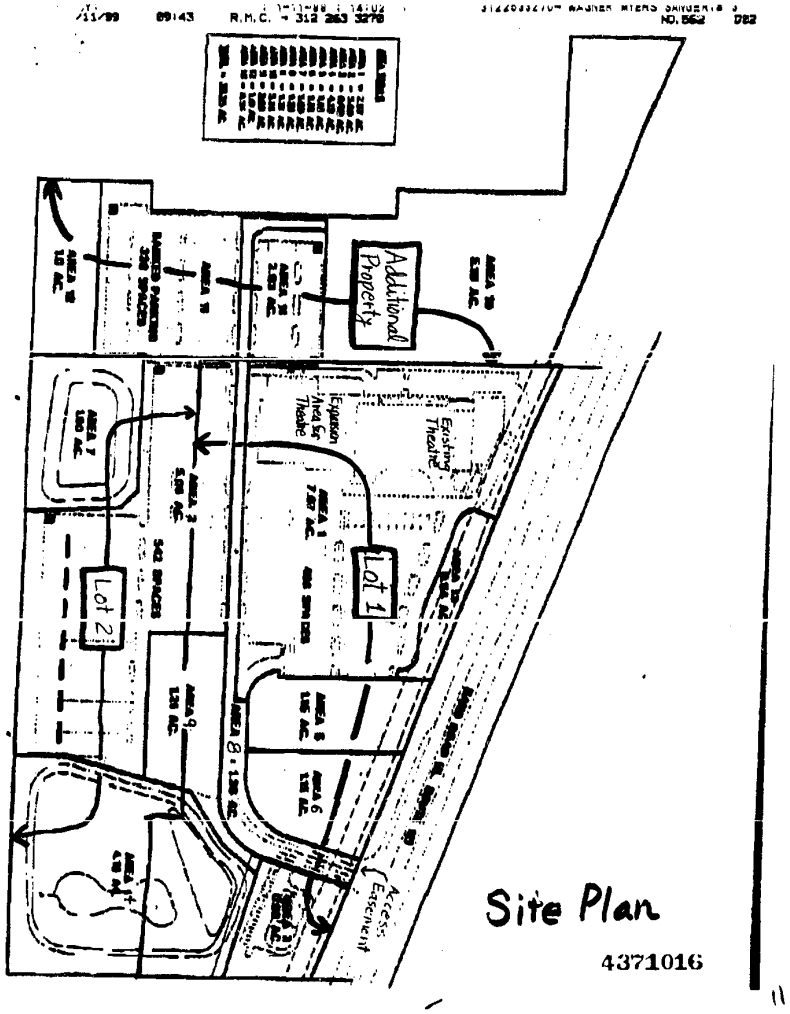
Additional Property
Lot 1
Lot 2
Existing Theatre
Expansion Area for Theatre
Access Easement
Site Plan
4371016

EXHIBIT "C"

ZURICH LLC'S PROPERTY

THAT PART OF LOT 1 IN REYAN SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF U.S. ROUTE 12, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT 3188900, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 70 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 12, A DISTANCE OF 212.00 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 177.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 26.79 FEET; THENCE SOUTH 75 DEGREES 05 MINTUES 27 SECONDS EAST, A DISTANCE OF 279.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.29 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

4371016

12

EXHIBIT "D"

ROADWAY

That part of Lot 1 in RHYAN SUBDIVISION, being a subdivision of part of the East 1/2 of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the third Principal Meridian, lying southwesterly of the centerline of U.S. Route 12, according to the plat thereof recorded July 21, 1992 as Document 3188900, bounded by a line described as follows: Commencing at the Northwest Corner of said Lot 1; thence South 70°53'00" East along the southerly line of U.S. Route 12 (Rand Road), 1099.63 feet to the Point of Beginning; thence continuing South 70°53'00" East along said southerly line of U.S. Route 12 (Rand Road), 10.50 feet; thence South 19°07'00" West, 177.59 feet, thence Southwesterly along the arc of a curve right; having a radius of 138.00 feet, tangent to the last described course, an arc distance of 160.04 feet, thence South 90°00'00" West, tangent to the last described course, 907.63 feet; thence North 0°00'00" East, perpendicular to the last described course, 40.00 feet; thence North 90°00'00"West, perpendicular to the last described course, 710.50 feet; thence North 0°00'00" East, perpendicular to the last described course, 11.00 feet; thence North 90°00'00" East, perpendicular to the last described course, 147.21 feet; thence Easterly and Northeasterly along the arc of a curve left, tangent to the last described course, having a radius of 143.00 feet, an arc distance of 176.91 feet, thence North 19°07'00" East, tangent to the last described curve, 141.03 feet to the Point of Beginning, all in Lake County, Illinois.

Area=58,120 square feet (1.334 Acres) of land, more or less.

4371016

#638943

AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT

THIS AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT is dated as of December 27, 2000, between REGAL CINEMAS, INC., a Tennessee corporation, with an address of 7132 Commercial Park Drive, Knoxville, Tennessee 37918 ("Regal"), and LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company, with an address of 755 South Rand Road, Lake Zurich, Illinois 60047 ("Zurich LLC").

4626914

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jan 03 2001
At 2:07pm
Receipt #: 265804
Doc/Type : AMD
Deputy - Cashier #1

This space reserved for Recorder's use only

RECITALS:

A. Regal owns certain property, a portion of which is improved with a 12-screen motion picture theatre with a common address of 755 South Rand Road, Lake Zurich, Illinois.

B. Zurich LLC owns certain property, a portion of which is improved with a one-story frame and stucco building commonly known as 775 South Rand Road, Lake Zurich, Illinois.

C. Regal and Zurich LLC are parties to a certain Reciprocal Easement Agreement dated as of May 21, 1999 and recorded in the office of the Recorder of Deeds Lake County Illinois ("Recorder") on June 16, 1999 as Document No. 4371016 (the "REA"). The property covered by the REA is legally described on Exhibit "A" attached hereto ("Original REA Property"). The REA granted a certain access easement for the benefit of the property owned by Zurich LLC, allocated between Regal and Zurich LLC certain maintenance and operation obligations concerning certain facilities located on the Original REA Property and imposed certain restrictions and covenants.

PREPARED BY AND AFTER RECORDING RETURN TO:

Edward W. Malstrom
Schwartz, Cooper, Greenberger & Krauss, Chtd.
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

PERMANENT INDEX NOS.:

See Exhibit "C"

ADDRESS OF PROPERTY:

755 South Rand Road
Lake Zurich, Illinois 60047

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D. Zurich LLC acquired title to certain property immediately adjacent to the property owned by Regal and legally described on Exhibit "B" attached hereto ("Additional Property") and has conveyed to Regal title to a portion of the Additional Property in exchange for Regal conveying to Zurich LLC title to a portion of the Original REA Property held by Regal.

E. The parties hereto have caused the Original REA Property and the Additional Property to be platted by a certain plat recorded with the Recorder on _____, 2000 as Document No. _____ (the "Plat"). The Plat vacated the Access Easement granted by the REA and granted a new easement for ingress and egress as more fully depicted in the Plat.

F. The parties desire to amend the REA to add the Additional Property to the property covered by the REA, to redefine the "Regal Property" and the "Zurich LLC's Property," as such terms are defined in the REA and to reallocate certain maintenance costs and expenses among the owners of the property covered by the REA all as more fully described herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The "Property" as defined in the REA shall be amended to be the property legally described on Exhibit "C" attached hereto. "Regal Property" as defined in the REA shall be amended to be the property legally described on Exhibit "D" attached hereto. The "Zurich LLC's Property" shall be amended to be the property legally described on Exhibit "E" attached hereto.

2. The allocable share of the costs and expenses incurred by Zurich LLC under Section 2 of the REA or incurred by Regal under Section 3 of the REA shall be borne by the owners of the property covered by this REA shall be as follows:

Lot 1	57.5%
Lot 2	4.5%
Lot 3	3.5%
Lot 4	3.5%
Lot 5	3.0%
Lot 6	16.0%
Lot 7	12.0%

3. The parties acknowledge and agree that the REA remains in full force and effect and, except as expressly set forth herein, unchanged.

4626914

IN WITNESS WHEREOF, the parties here have executed this Agreement as of the day and year first above written.

REGAL CINEMAS, INC., a Tennessee corporation

By:_____

Its:_____

LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company

By:_____
Thomas M. Rhyan, Member

By:_____
Jeffrey P. Rhyan, Member

H:\USERS\EWM\wp\REAAMEND v2 wpd

4626914

IN WITNESS WHEREOF, the parties here have executed this Agreement as of the day and year first above written.

REGAL CINEMAS, INC., a Tennessee corporation

By: _____

Its: President and Chief Executive Officer

LAKE ZURICH THEATRES COMPANY, LLC, an Illinois limited liability company

By: _____
Thomas M. Rhyan, Member

By: _____
Jeffrey P. Rhyan, Member

[illegible] wpd

4626914

STATE OF TENNESSEE)
) SS.
COUNTY OF KNOX)

Before me, a Notary Public of the county and State aforesaid, personally appeared MICHAEL L. LANGLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the PRESIDENT and CHIEF EXECUTIVE OFFICER of REGAL CINEMAS, INC., a Tennessee corporation, that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of corporation by himself/herself as such officer and that he/she was duly authorized thereunto by the board of directors or Regal Cinemas, Inc.

Witness my hand and official seal at office in KNOX County, TENNESSEE this 27th day of DECEMBER, 2000.

Bonnie L. Langley
Notary Public

My Commission Expires: 9-29-2004

[NOTARY SEAL]

4626914

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STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas M. Rhyan and Jeffrey P. Rhyan the sole members of LAKE ZURICH THEATRES COMPANY, LLC, an Illinois liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as members of such Company appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22d day December, 2000.

"OFFICIAL SEAL"
LORETTA GANTZ-SCHEVIKHOVEN
Notary Public, State of Illinois
My Commission Expires 07/09/2001

Loretta Gantz-Schevikhoven
Notary Public

My Commission Expires: 7-9-2001

[NOTARY SEAL]

4626914

EXHIBIT "A"

LEGAL DESCRIPTION OF "ORIGINAL REA PROPERTY"

LOTS 1 AND 2 IN RHYAN SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF U.S. ROUTE 12, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT NO. 3188900, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF LOT 1 IN RHYAN SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 70°53'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 12, A DISTANCE OF 213.00 FEET; THENCE SOUTH 19°07'00" WEST, A DISTANCE OF 177.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 138.00 FEET, AN ARC LENGTH OF 26.79 FEET; THENCE SOUTH 75°05'27" EAST, A DISTANCE OF 279.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00°06'12" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

Tax Identification Nos.

14-20-306-002
14-20-306-003

THAT PART OF LOT 1 IN RHYAN SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF THE CENTER LINE OF U.S. ROUTE 12, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT 3188900, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 70 DEGREES 53 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 12, A DISTANCE OF 213.00 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 177.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 138.00 FEET, AN ARC LENGTH OF 26.79 FEET; THENCE SOUTH 75 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 279.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.29 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

462691-1

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EXHIBIT "B"

LEGAL DESCRIPTION OF "ADDITIONAL PROPERTY"

PARCEL 1: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 20; THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST ON AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 936.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 217.74 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 55.70 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, 476.67 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 54.12 FEET; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 328.53 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 326.48 FEET; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 216.07 FEET TO A POINT IN A LINE BEING 25.91 FEET SOUTHWESTERLY FROM AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES THERETO, THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 12 (RAND ROAD) (STATE BOND ISSUE ROUTE #60) AS DEDICATED BY DOCUMENT NO. 456788, RECORDED DECEMBER 9, 1930 IN BOOK 624, PAGES 185 THROUGH 187, THENCE SOUTH 70 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 724.19 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID SOUTHWEST 1/4 OF SAID SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF RHYAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT 3188900; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE OF SAID WEST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 1002.40 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 20; THENCE NORTH 89 DEGREES 54 MINUTES 43 SECONDS WEST, ALONG SAID SOUTH LINE, 359.35 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2: THAT PART OF LOT 1 IN RHYAN SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE CENTER LINE OF U.S ROUTE 12 (RAND ROAD), RECORDED AS DOCUMENT NUMBER 3188900 IN LAKE COUNTY, ILLINOIS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 70 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S ROUTE 12 A DISTANCE OF 213.00 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 177.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 138.00 FEET, AN ARC LENGTH OF 26.79 FEET; THENCE SOUTH 75 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 279.65 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.29 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS

4626914

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EXHIBIT "C"

LEGAL DESCRIPTION OF "PROPERTY"

Lots 1 through 7, inclusive, in the Lake Zurich Theater, a Planned Unit Development, being a subdivision of part of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois according to the plat thereof recorded on January 2, 2004 as Document No. 4626385 in Lake County, Illinois.

4626924

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EXHIBIT "D"

LEGAL DESCRIPTION OF "REGAL PROPERTY"

Lots 1, 2, 3, and 4 in the Lake Zurich Theater, a Planned Unit Development, being a subdivision of part of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois according to the plat thereof recorded on January 2, 2000 as Document No. 4626385 in Lake County, Illinois.

4626914

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EXHIBIT "E"

LEGAL DESCRIPTION OF "ZURICH LLC'S PROPERTY"

Lots 5, 6 and 7 in the Lake Zurich Theater, a Planned Unit Development, being a subdivision of part of the Southwest 1/4 of Section 20, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois according to the plat thereof recorded on January 2, 2008 as Document No. 4626385 in Lake County, Illinois.

4626914

//

From: Erik Hahn
To: Michael Duebner; Sarosh Saher
Cc: Jen Patton; Ricky Silverman; Brian Wustmann; Bridget Weasler; Colleen McCauley; Ray Keller
Subject: [External Sender] Lake Zurich - Regal
Date: Thursday, December 19, 2024 12:09:33 PM
Attachments: image001.png
Lake Zurich 12 - letter to Village - property sale.pdf

Good morning, Michael and Sarosh,

I am pleased to report that Regal's committee approved Continental/MJK to proceed with the purchase agreement yesterday afternoon, and everything is progressing well. So much so, in fact, that they took the liberty of preparing this letter to the Village to accompany our upcoming courtesy review submittal. Please let us know if this will suffice.

Meanwhile, we at Continental are submitting our Investment Committee package at the end of the day for our internal review on Monday, December 23rd, after which we will proceed with preparing the Courtesy Review submission to the Village.

Thanks for working with us on the tight timeline, and we will be in touch.

Sincerely,

Erik Hahn
Mobile: 414-708-8249 Direct: 262-532-9323
CONTINENTAL PROPERTIES

REGAL

Regal Corporate Headquarters
(865) 922-1123 office
(865) 922-3188 fax
101 E. Blount Avenue
Knoxville, TN 37920-1605
REGmovies.com

December 20, 2024

Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

Re: Lake Zurich 12; Located at 755 South Rand Road, Lake Zurich, Illinois 60047; Consisting of +/- 23 acres; Improved with +/- 43,000 sf of building space

To Whom It May Concern:

Please accept this letter as the property owner's intent to sell the above-described property to Continental Properties Company Inc. ("Purchaser"). Over the past several weeks Regal Cinemas, Inc. ("Seller") has been in discussions with Continental Properties Company Inc. concerning the sale/purchase of the subject property. The parties have now mutually agreed on terms and are diligently working toward finalizing a definitive sales contract.

We appreciate your consideration of this proposal and look forward to working with the Village of Lake Zurich in 2025.

Sincerely,

REGAL CINEMAS, INC.

Steve Brummerstedt
Director of Real Estate

From: Sarosh Saher
To: Colleen McCauley
Subject: FW: [External Sender] Opposition Letter - Regal Cinema Redevelopment
Date: Monday, January 6, 2025 7:47:00 AM
Attachments: Opposition Letter - Regal Cinema Redevelopment 2025-01-05.pdf
External Sender Petition to STOP the Development at the Regal Cinema Property.msg

FYI -

From: Craig Dannegger [redacted]
Sent: Sunday, January 5, 2025 12:28 PM
To: Tom Poynton <tom.poynton@lakezurich.org>; Mary Beth Euker <marybeth.euker@lakezurich.org>; Jake Marx <jake.marx@lakezurich.org>; Marc Spacone <marc.spacone@lakezurich.org>; Roger Sugrue <roger.sugrue@lakezurich.org>; William Riley <william.riley@lakezurich.org>; Greg Weider <greg.weider@lakezurich.org>
Cc: Ray Keller <Ray.Keller@lakezurich.org>; Sarosh Saher <Sarosh.Saher@lakezurich.org>; grusteberg@vodp.net; bmcandrews@vodp.net; jdoniec@vodp.net
Subject: [External Sender] Opposition Letter - Regal Cinema Redevelopment

All:
Ahead of tomorrow's Village Board Meeting wherein a courtesy review will be conducted for the potential redevelopment of the Regal Cinema property at June Terrace Road for a mixed use development substantially consisting of high-density, multi-building, multi-story, intro-level quality apartment complex, please accept and review the attached Opposition Letter authored by 87 individuals representing 45 properties immediately adjacent to the subject property.

The Opposition Letter is an objective review of the proposed development, taking into consideration the same factors that the Village is expected to analyze. Ultimately, we oppose this proposed development for the multitude of reasons detailed within the Opposition Letter as it clearly is not the highest and best use of the property, does not reflect the high quality and character expected by the community, and fails to have the decency to respect the immediate neighbors and community at large.

Thank you for your consideration.

Best,
Craig Dannegger
[redacted]

January 5, 2025 **Via Email Delivery**

Mayor Thomas Poynton
Village Board of Trustees
Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

RE: Opposition Letter
June Terrace Mixed-Use Proposed Development (Regal Cinema Redevelopment)

Mayor Poynton & Village Board of Trustees:

As concerned members of the community, a collection of immediately neighboring property owners have co-authored this Opposition Letter to express our deep concerns regarding the proposed redevelopment of the Regal Cinema Property at June Terrace and Route 12 / Rand Road. The authors of this Opposition Letter as signed below are the single-family residential homeowners of the properties along the southern boundary of the Regal Cinema parcel as identified in Figure 1 attached. In total this Opposition Letter has 87 individual signatures representing 45 total properties as well as the Chapel Hill Homeowners Association.

We challenge the Village of Lake Zurich to think critically about the proposed redevelopment. Does the proposed redevelopment respect the surrounding community? Does it align with recent precedent in the community? Is this the highest and best use of the property? Is the proposed development of a quality representative of what the Village of Lake Zurich strives to be?

The proposed development includes obtrusive, large, high-density and intro-level, mediocre quality apartment buildings with 282 units as well as quick-serve retail restaurant buildings of which Lake Zurich is already at capacity, all crammed into just 20 acres of property that currently inhabit two endangered species. Our understanding is that, if approved, this would be the largest development Lake Zurich has ever experienced, making such an approval an egregious mistake that would negatively impact the community for years to come. The Village should think bigger, require better, and raise the bar for its constituents.

This Opposition Letter contains three main sections including: i) Desires of Lake Zurich Residents as expressed through polls in the current draft of the comprehensive plan, ii) Objective Analysis of the Proposed Development and iii) review of the Standards for Zoning Map Amendments.

Desires of Lake Zurich Residents – Poll Results

The Village of Lake Zurich is in the process of updating its comprehensive plan. The current draft of this plan contemplates mixed-use development for this property without any detailed rationale or consideration for the surrounding property owners as expressed in this Opposition Letter. More importantly, the draft comprehensive plan highlights the voices of the community, listing the results of a community poll about what it wants most out of the comprehensive plan. These include:

- Keep small town feel
- Preserve natural spaces and improve lake access
- Continuation of great schools
- More restaurants and entertainment

The proposed development clearly does not align with the voices of the community as expressed in the draft comprehensive plan.

- Keep small town feel?
  - *Not met. High density apartment units, multiple stories tall work against a small town feel.*
- Preserve natural spaces and improve lake access?
  - *Not met. This proposal turns substantially ALL of the existing natural space on the property into an impervious, developed building or parking lot.*
  - *Green spaces are essential for the health and well-being of a community. The proposed development would reduce the amount of available green space in the area, depriving residents of areas for recreation, relaxation, and wildlife preservation. Green spaces are also important for managing air quality and mitigating the urban heat island effect.*
  - *Experts in the community have had firsthand visibility of two species identified by the Illinois Department of Natural Resources as Threatened and Endangered Species, inclusive of the Pandion Haliaetus (Osprey) and the Alligator Snapping Turtle that inhabit the undeveloped portion of the Regal Cinema property. Preserving these habitats are paramount to respecting our natural environment. Click here for the IDNR link.*
- Continuation of great schools?
  - *Not met. If anything, suddenly introducing more population into the community will create a burden on the academic and facility resources of District 95.*
  - *A new apartment complex in this area would add many families with children to our community. Our schools are already experiencing high enrollment numbers, and an increase in students would place additional strain on our educational resources, potentially reducing the quality of education for all students.*
  - *The comprehensive plan calls for the Village to communicate housing projects to the School Board to understand its needs relative to a new housing development.*
- More restaurants and entertainment?
  - *Not met. Lake Zurich does not need another quick-serve restaurant. For commercial development, Lake Zurich should require better quality to meet the expectations of its constituents. Furthermore, if approved, this development trades current B-3 Regional Shopping zoning for mostly residential uses, the exact opposite of this community desire for more restaurants and entertainment.*

Objective Analysis of Proposed Development

The Village Board of Trustees is responsible for making decisions that are in the best interest of the community. The following will i) address the land use inconsistency of this proposed development with the existing zoning, ii) demonstrate the burden that the development as proposed places on its neighbors due to the excessive height of the buildings, and iii) identify recent examples in which the Village has appropriately required developments to be respectful of its neighbors.

Route 12 / Rand Road Corridor Zoning

As portrayed in the Zoning Map included in Figure 2.1 and as further zoomed to the Route 12 / Rand Rd. corridor in Figure 2.2, existing zoning along substantially *ALL* of the frontage along Route 12 / Rand Rd. from Old Rand Rd. to Honey Lake Rd. is zoned for Business District use or Open Space. Basically, Rand Rd. is appropriately expected to be for commercial and retail uses. This has

occurred both intentionally and rationally over time because it is the highest and best use for this particular portion of this corridor.

Introducing a high-density residential development and replacing the current business district zoning designation is of faulty logic. This particular location is not close to downtown Lake Zurich where high density developments and, particularly, high density pedestrian-friendly apartment buildings should be situated. In addition to its lack of proximity, it is not a pedestrian-friendly location as it would necessitate the addition of a crosswalk over 7 busy lanes on Rand Rd. at June Terrace.

Bottom line is that there is no precedent for mixed use or high-density residential (or any residential for that matter) along this corridor, and this property falls right in the middle of this commercial corridor.

Massing & Building Height

While the proposed master plan over-develops the property with inappropriate density, quality, character and a lack of respect for the natural environment as certain developers are prone to do, regardless of the use of the property, the buildings proposed by the developer are too massive and tall, especially after consideration of the proposed proximity to the property line and the changes in elevation across the property's southern border at the existing single-family residences.

The existing topography elevations and estimated proposed multi-story apartment development finished floor elevations are identified in Figure 3.1 attached. The proposed development is on land elevated relative to this adjacent single-family residential area to the south. In fact, the estimated finished floor elevation ranges from ±8 feet to ±31 feet higher than the adjacent existing home properties, accentuating the already excessive height of the proposed multi-story buildings.

As noted in Figure 3.2, the proposed height of the multi-story apartment buildings is ±42 feet. This is already higher than zoning standards, but the actual heigh of the proposed apartment buildings will feel much higher than the building height itself because of the aforementioned grade differences relative to the existing homes immediately to the south. In fact, as portrayed in Figure 3.3, the apartment buildings will feel up to ±73 feet tall, the equivalent of a 6-story building.

In summary, the tall, multi-story apartment buildings will be a monstrosity, hovering over and invading the existing residential neighborhood. Not only is this a visual blight, but it also negatively impacts the aesthetic appeal of the neighborhood at large and decreases home values in that neighborhood.

Precedent Developments

Thankfully, the Village Board of Trustees has been a good steward to the community in recent history and has appropriately required developments to be respectful of its neighbors. With this continued expectation in mind, we would like to remind the Village of the recent and existing precedent.

LIFETIME FITNESS

Lifetime Fitness is situated at Rand Rd. and N. Old Rand Rd. When Lifetime Fitness petitioned the Planning Commission and Board of Trustees, feedback from the community was taken strongly into consideration to best address their concerns, which included adjustments to the building's location in the property, the height of the building and the access to the building to minimize traffic on N. Old Rand Rd.

As portrayed in Figure 4.2 attached, the Village required Lifetime Fitness to situate the building as far to the west and south as possible on the property in order to stay situated in the portion of the property previously designated as commercial and to prevent building adjacency to the residential neighbors, resulting in setbacks up to 570'. Additionally, the Village required Lifetime Fitness to reduce the building from 3 stories to 2 stories out of respect to the surrounding community.

THE LANDINGS OF LAKE ZURICH
The Landings of Lake Zurich is a multi-family development planned with respect for the surrounding community. First, it is situated close to downtown Lake Zurich where high density housing is appropriate. Second, even though the neighboring single-family residential properties are generally located in downtown Lake Zurich where higher density is more expected, as shown in Figure 4.3 attached, these single-family homes were provided a full ±310-foot setback from these multi-story buildings.

ACTUAL SETBACKS OF ADJACENT PROPERTIES
In addition to new developments, it is appropriate to look at the precedent set forth by the existing buildings immediately adjacent to the existing single-family homes south of the proposed property. As shown in Figure 4.3 attached, D&W Fine Pack is set back ±275 feet from the property line and Tutor Time is set back ±115 feet from the property line.

PRECEDENT COMPARED TO PROPOSED REGAL CINEMA REDEVLEOPMENT
The proposed Regal Cinema Redevelopment egregiously does not respect its neighboring single-family residents compared to the precedent set forth by other recent new developments and existing adjacent buildings alike. Not only are the proposed buildings dramatically taller than precedent expectations, but they are also dramatically closer to the adjacent single-family residential properties. Please see the summary table below.

	Lifetime Fitness	Landings of Lake Zurich	A&W Fine Pack	Tutor Time	Proposed
Stories	**2**	**3**	**1**	**1**	**4 - 6 (Equivalent)**
Setback to Single-Family Residential	**140' - 570'**	**310'**	**275'**	**115'**	**35' - 60'**

Standards for Zoning Map Amendments
As previously mentioned, the existing zoning/use of the property is B-3 Regional Shopping as identified in the Zoning Map included in Figure 2.1. This proposed redevelopment requires a zoning map amendment, and the Village ordinance contains its own guidelines for evaluating such amendments. These guidelines are listed and discussed below.

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

Not met. See discussion above regarding Route 12 / Rand Rd. corridor consistent B-3 Business District zoning, which the subject property is situated directly in the middle of.

Factor #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.

Not met. See Factor #1 commentary above. Additionally, the immediate vicinity has not recently experienced any mixed-use or high-density multi-family, multi-story developments.

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

Not met. Due to its impact on the adjacent residential neighborhood as outlined herein, the rezoning is expected to have a direct negative impact on the value of those properties. Furthermore, the anticipated traffic impacts resulting from the rezoning should be expected to have a direct negative impact on the value of community at large.

Factor #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.

Not met. The proposed rezoning does not have any positive impact on the health, safety and welfare of the community at large. In fact, there are real concerns that the new high-density development will have a negative effect on the groundwater quality in the residential areas to the south of the subject property whose homes are serviced by well water.

Furthermore, the single-family residential properties immediately south of the subject property have already experienced flooding issues during heavy rainfalls, and further development could overwhelm the current stormwater management system (despite best efforts and intentions in engineering the new development), resulting in property damage and environmental harm.

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

Not met. Traffic is of major concern at the Rand Rd. and June Terrace intersection already. In fact, it's not uncommon for Starbucks traffic to interfere with the relatively small amount of traffic through that intersection already. The proposed development will exacerbate this challenge and also require longer thru-traffic stops along Rand Rd. to accommodate turns from the 282-unit apartment complex and additional retail, creating even more traffic on this congested portion of Rand Rd.

The development would also increase traffic through the residential neighborhood north of Costco and stress the Rand Rd. / June Terrace intersection from that direction as well. Near the Costco entrance, driving along June Terrace is already a dangerous collection of traffic counts and turns in a confined area.

Additionally, as discussed herein, the proposed development is obtrusive with its mass, density, height and proximity to the adjacent single-family residences to the south. See also Factor #4 above.

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

Not met. See Factor #3 above.

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

Not applicable.

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

Not applicable.

Factor #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.

Not met. See Factor #5 above.

Factor #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.

Not met. The present zoning classification places dramatically less stress on all major utilities compared to a high-density residential development including domestic water, sewer, power and natural gas.

Factor #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.

Not met. Regal Cinema owns the property where it currently operates. To that end, the length of time that the subject property has been vacant is ZERO. There is no reason for the Village of Lake Zurich to settle on the first proposal it sees from a developer and sacrifice the integrity of its long-term goals, its high standards for quality, and respect toward its constituents.

Factor #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.

Not met, as expressed throughout this Opposition Letter. There should be no sense of obligation to sacrifice the highest and best use of a property or add burden to neighbors just because a developer has shown interest or made such a request to change the current zoning.

Other Community Feedback

Despite the co-authors of this Opposition Letter being among those most dramatically impacted by this egregious development, there is significant opposition as demonstrated by petitions and in

social media as the Board of Trustees and staff may have already seen. The concerned voices similarly state many of the concerns outlined herein, which include:

- June Terrace & Rand Rd. intersection safety, traffic and exacerbation of current traffic backups. Already a strange intersection with the double left turns and straight through lane, leading to a lot of accidents already in that general area.
- Rand Rd. traffic and additional strain to major current congestion, especially from June Terrace to Ela Rd.
- Housing on a busy road does not make sense.
- Lake Zurich does not need more apartments or rentals.
- Potential for a huge addition to an overcrowded buildings and school system
- It is not a pedestrian friendly area.
- It makes more sense to put something like this in the Kmart property.
- Profit over community
- Lake Zurich is losing its character.

Conclusion

While we understand that there may be a desire to introduce mixed-use developments into the community or provide more housing to the community, we believe the proposed Regal Cinema redevelopment is the wrong location and the entirely wrong approach. The proposed development:

1. Requires rezoning inconsistent with surrounding areas.
2. Has density that will exacerbate already stressed:
    a. Traffic and safety
    b. School District 95 resources
3. Contradicts expressed desires from Lake Zurich residents per polling in the draft Comprehensive Plan:
    a. High floor-area-ratio and impervious parking areas replacing natural green space and open areas due to the ultra-high density of the master plan.
    b. Desire for small town feel replaced with multi-story, high density buildings.
    c. High-density residential in lieu of desired restaurants and entertainment
4. Breaks precedent for multi-story building height and setbacks to single-family residential.
5. Sets a dangerous precedent for the future character and quality of the greater Lake Zurich community.
6. Diminishes property value of immediately neighboring properties.
7. Does not improve the health, safety or welfare of the community or its residents.
8. Adds stress to utility infrastructure with dramatically increased water, sewer, power and natural gas demands.
9. Increases the already problematic flooding on adjacent properties created by existing developments.
10. Risks adjacent residential well water / groundwater contamination.
11. Illegally impacts two threatened and endangered species identified by the IDNR, including the Osprey and Alligator Snapping Turtle.

Clearly the proposed redevelopment would negatively impact Lake Zurich in several critical areas as outlined throughout this Opposition Letter. The Village of Lake Zurich Board of Trustees and all community stakeholders need to push back on this egregious development plan for the multitude of reasons outlined herein and as further expressed by other members of the community. To that end, we respectfully request that the merit and contents of this Opposition Letter be strongly considered.

Ultimately, we urge the Board of Trustees to deny the proposed planned development and further challenge the Board to require the highest of quality and use standards for other future redevelopments throughout Lake Zurich to meet the values and expectations of this increasingly prosperous community and its neighbors.

Thank you for your time and consideration.

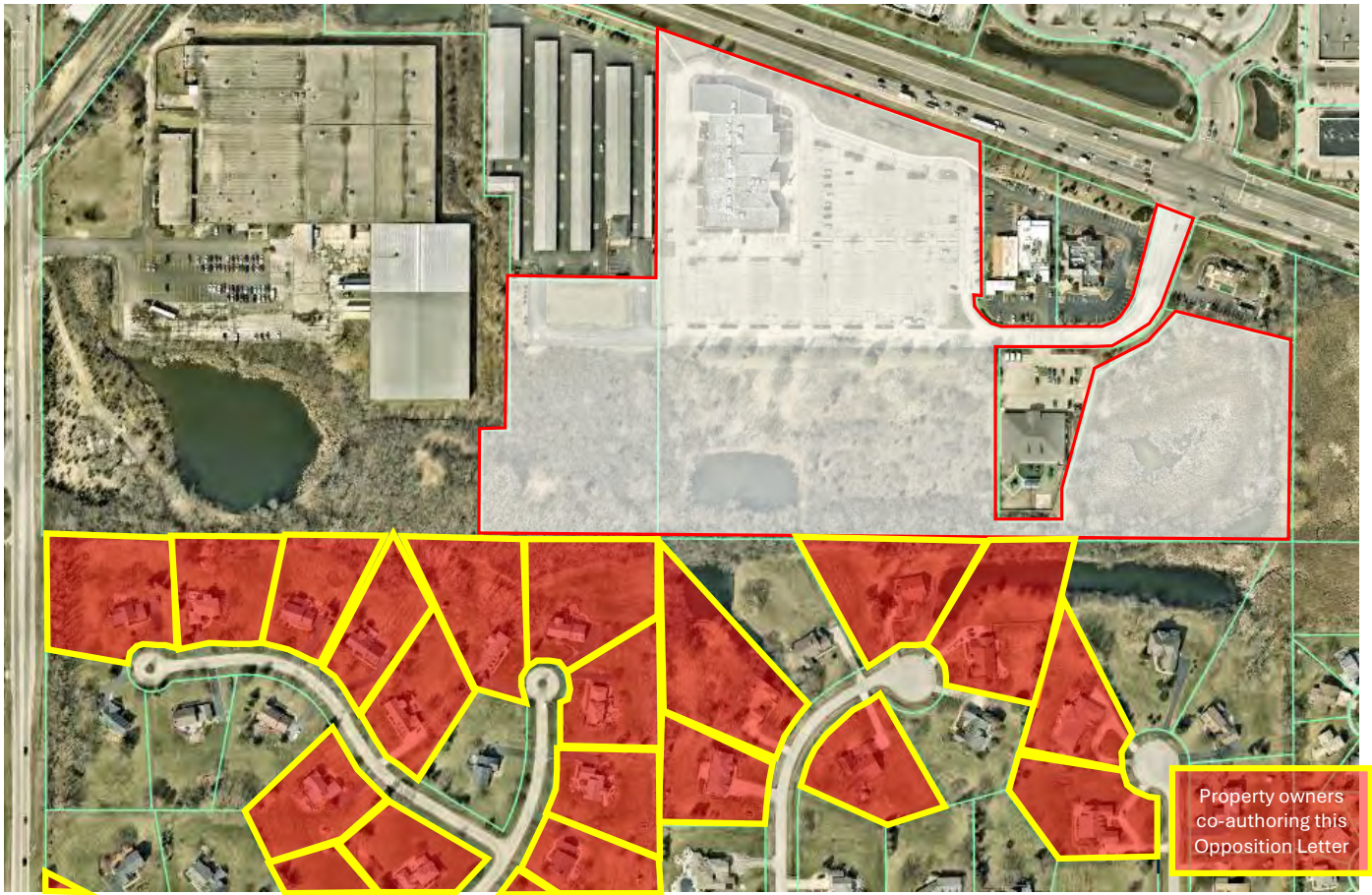
Sincerely,

Craig & Natashia Dannegger
Jennifer Sendeski-Ferreira & Diego Ferreira
Mike & Vicki Rodrigo
Andrew & Paige Pesko
Brenda Czabaj
Jim & Janet VanZant
Raina & Blake Consdorf
Tina & Nick Nowicki
Mike & Sandra Cukierski
Glen & Rebecca Miller
Lauren & Scott Paustek
Suzanne & Greg Lindsay
Mark & Lidia Freemott
Marcia Lesniak
Paul & Erin Ferracane
Paul & Wendy Lang
Kelly & Eric Green
Allison & Tom Jaskula
Kimberley & Pete Densmore
Curt & Patti Schumacher
Rich & Sue Gaudio
Ronit Binder & Cory Campagna
Andrea & Dan Heffernan
Curtis & Erica Slack
Hannah & Aaron Self
Joel & Sara Schroeder
Frank DeFalco
Thomas & Debra Oltman
James & Erin Hennessey
Iwona & Marcin Klimecki
Marissa Pollmann & Scott Deike
Kate & James Habel
Marek Chmiel
Gerald & Suzanne Nagel
Mary & David Fox
Todd & Elizabeth Miller
Mike & Corrie Taylor
Kerry Harrison
Brian & Linda Sinclair

Rob & Megan Butterfield
Emily Sinclair & Luke Spoerlein
James & Janet Bluhm
Katherine & Robert Diebold
Jamie Condo & Kevin Kroll
Robert & Betsy Glorch
Michael & Nora Reinhofer
Mike Cukierski, President, Chapel Hill Homeowners Association
Raina Consdorf, Secretary, Chapel Hill Homeowners Association
Mike Taylor, Treasurer, Chapel Hill Homeowners Association

Cc: Mr. Ray Keller, Village Manager, Village of Lake Zurich, Illinois
Mr. Sarosh Saher, Community Development Director, Village of Lake Zurich, Illinois
Mr. Greg Rusterberg, Village President, Village of Deer Park, Illinois
Ms. Beth McAndrews, Village Administrator, Village of Deer Park, Illinois
Ms. Josie Doniec, Building, Zoning and Development Coordinator, Village of Deer Park, IL

Figure 1
Opposition Letter Authors



The overwhelming majority of residential neighbors adjacent to the proposed redevelopment, as co-authors to this Opposition Letter, are opposed to the proposed redevelopment of the Regal Cinema property to high density, multi-story, starter-level-quality, multi-family development and rezoning.

In addition to the 22 properties highlighted above immediately adjacent to the development, an additional 27 properties in these neighborhoods have co-authored this letter, representing 45 total properties and 87 individual signatures plus the Chapel Hill Homeowners Association.

Figure 2.1
Existing Zoning

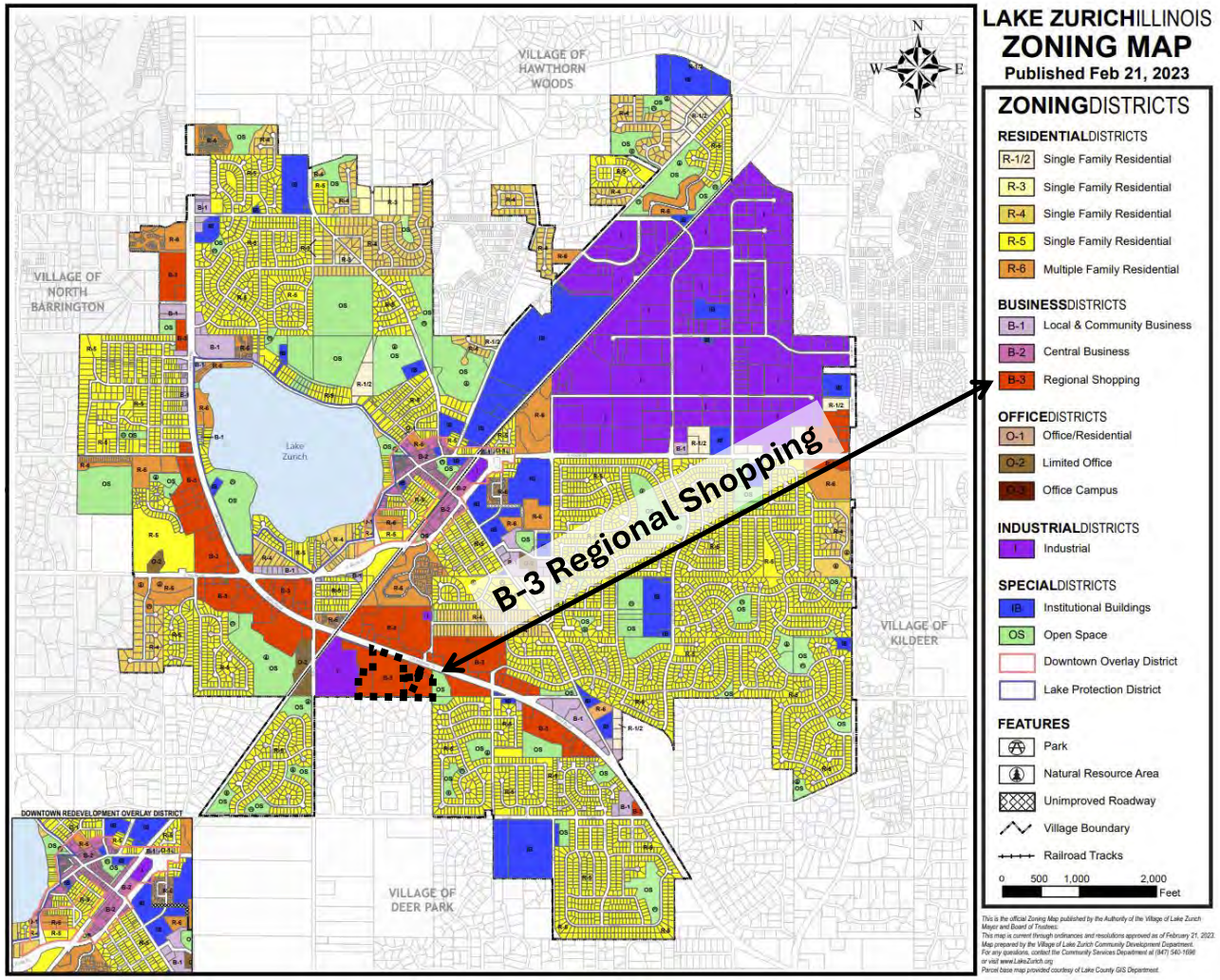
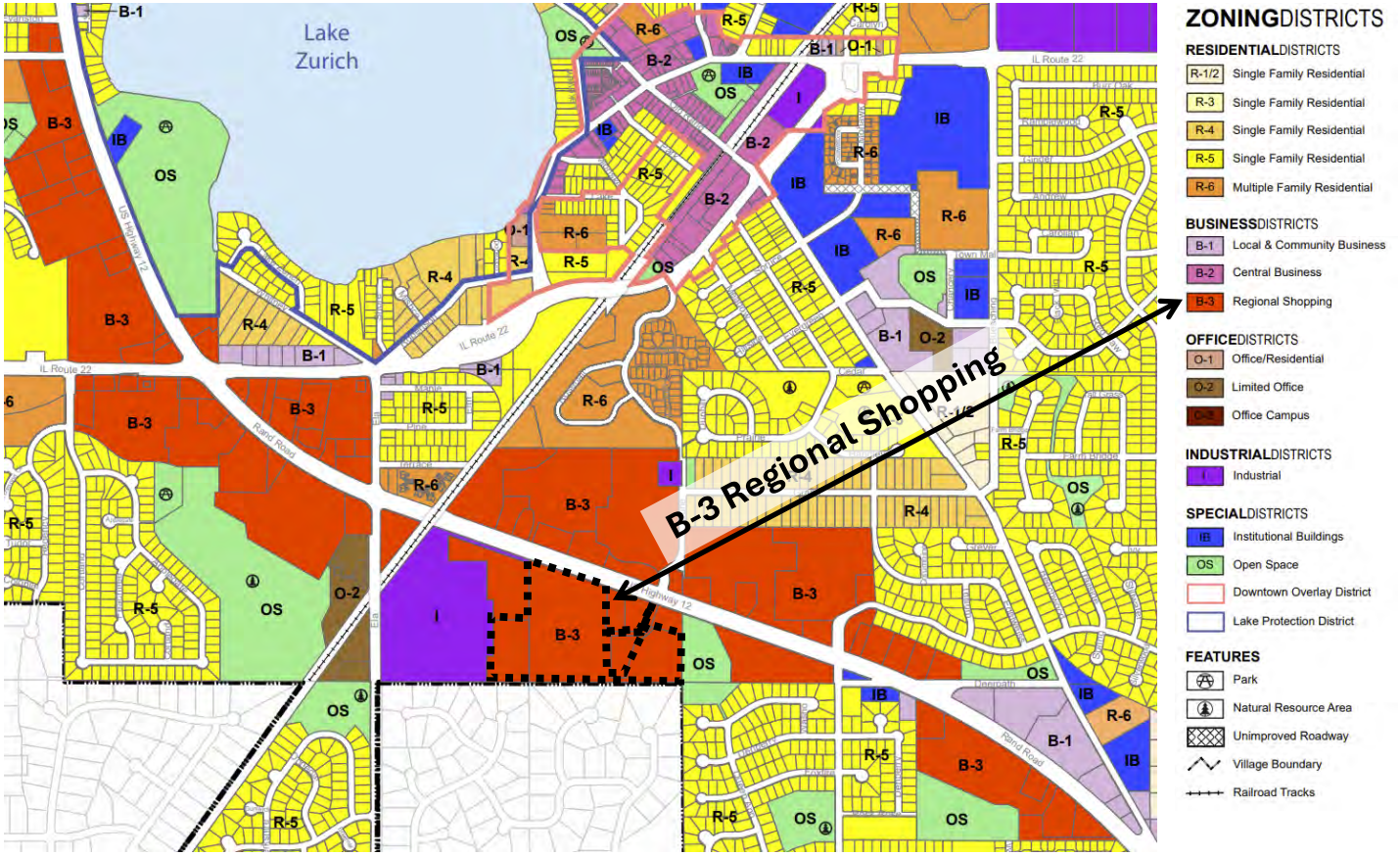


Figure 2.2
Existing Zoning – Route 12 / Rand Rd. Corridor



The Route 12 / Rand Rd. corridor from Old Rand Rd. to Honey Lake Rd. is consistently zoned as a business district or open space. There is no precedent for mixed use or high-density residential development along this corridor.

Figure 3.1
Topography

The proposed development is on land elevated relative to the adjacent single-family residential area. In fact, the estimated finished floor elevation ranges from 8 feet to 31 feet higher than the adjacent home properties, accentuating the already excessive height of the proposed multi-story buildings.

Figure 3.2
Proposed Building Height

Figure 3.3
Actual Building Height Proposed Relative to Adjacent Property

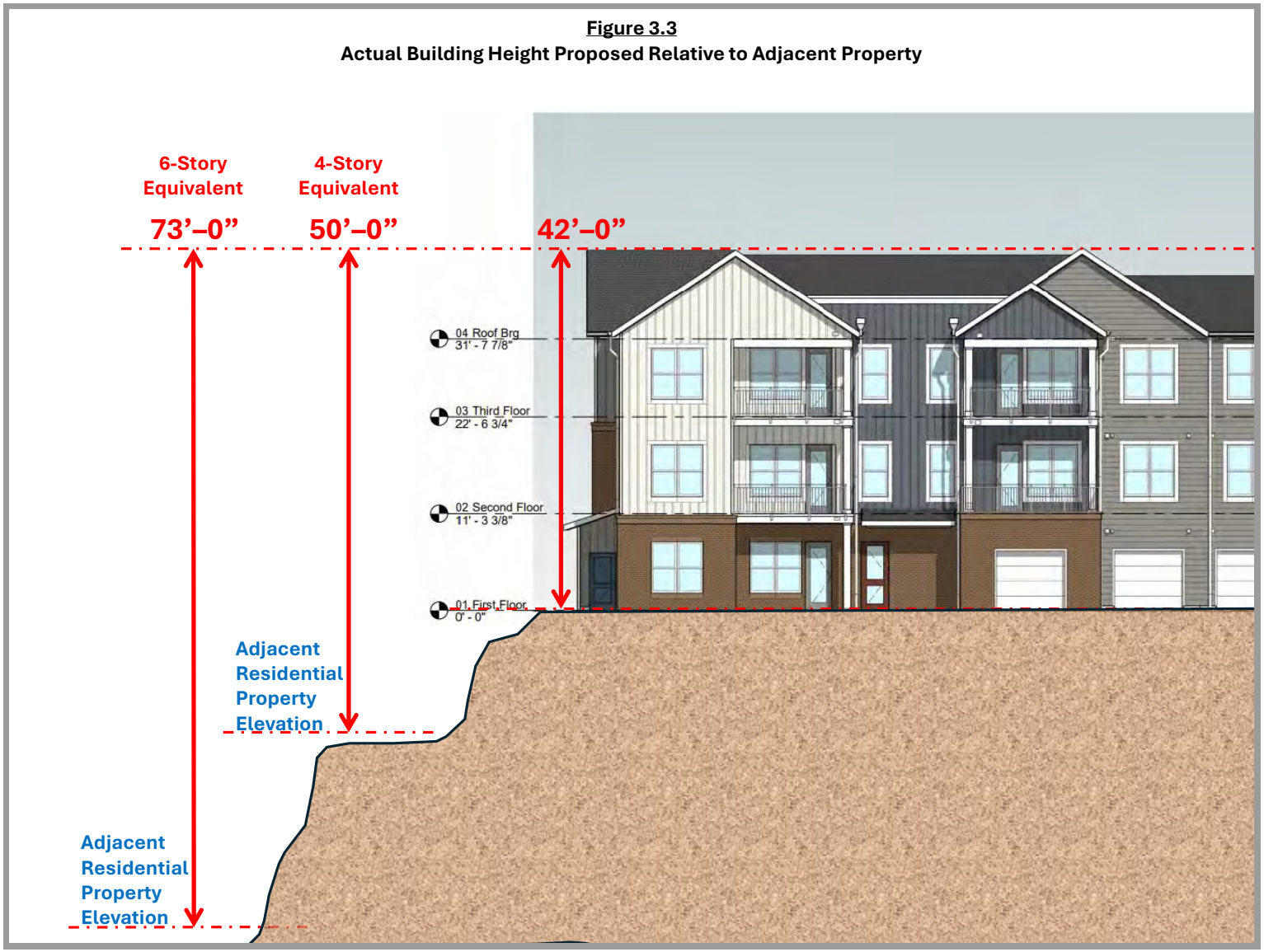
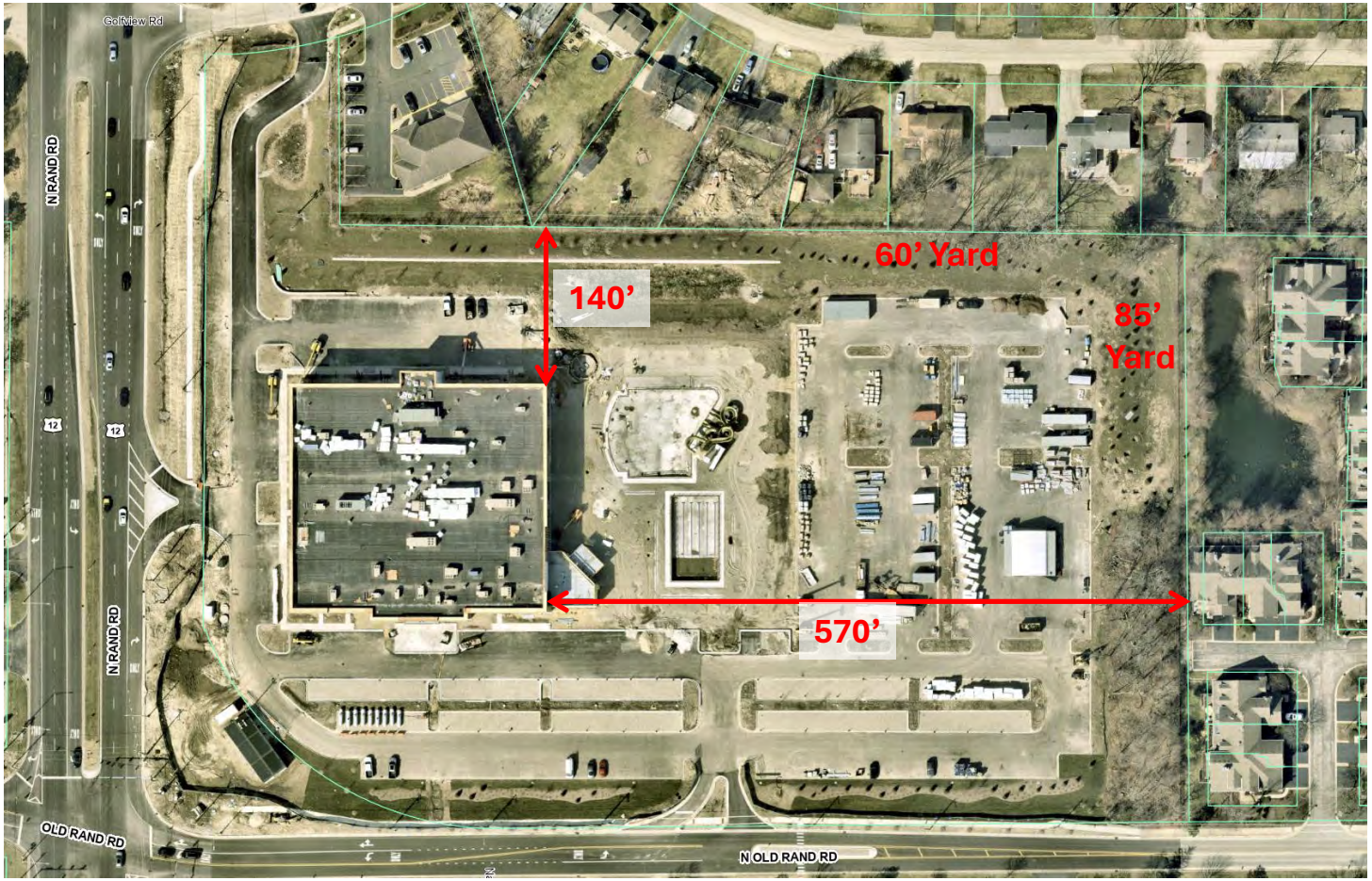


Figure 4.1
Precedent – Lifetime Fitness



The Village required Lifetime Fitness to situate the building as far to the west and south as possible on the property in order to stay situated in the portion of the property previously designated as commercial and to prevent building adjacency to the residential neighbors, resulting in setbacks up to 570'. Additionally, the Village required Lifetime Fitness to reduce the building from 3 stories to 2 stories out of respect to the surrounding community.

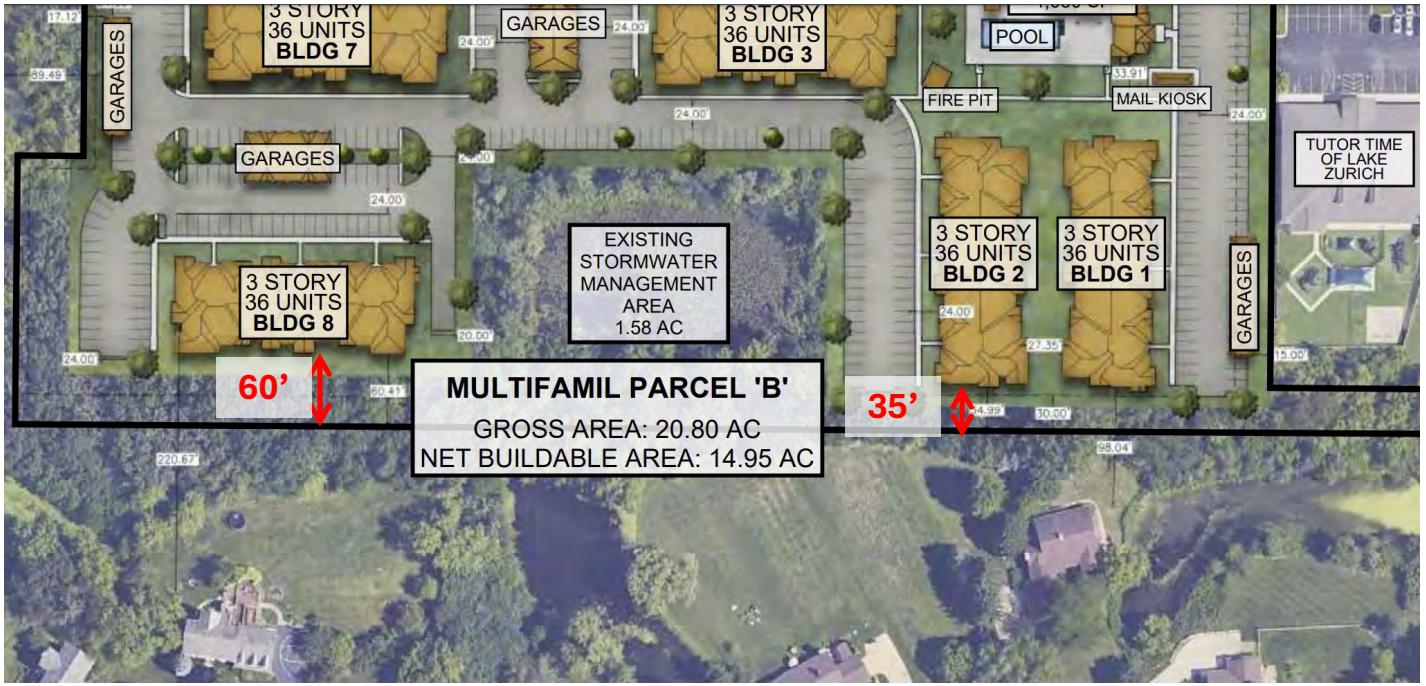
Figure 4.2
Precedent – Landings of Lake Zurich

The Landings of Lake Zurich is a multi-family development planned with respect for the surrounding community:

- Situated close to downtown Lake Zurich where high density housing is appropriate.
- Single-family residents, which are generally located in downtown Lake Zurich where higher density is more expected, still enjoy a full 310-foot setback.

Figure 4.3
Precedent - Actual Setbacks of Adjacent Properties

Figure 4.4
Proposed Development vs. Precedent



	Lifetime Fitness	Landings of Lake Zurich	A&W Fine Pack	Tutor Time	Proposed
Stories	**2**	**3**	**1**	**1**	**4 - 6 (Equivalent)**
Setback to Single-Family Residential	**140' - 570'**	**310'**	**275'**	**115'**	**35' - 60'**

From: [redacted]
To: Tom Poynton; Mary Beth Euker; Jake Marx; Marc Spacone; Roger Sugrue; William Riley; Greg Weider
Cc: Ray Keller; Sarosh Saher; grusteberg@vodp.net; bmcandrews@vodp.net; jdoniec@vodp.net
Subject: [External Sender] Petition to STOP the Development at the Regal Cinema Property
Date: Sunday, January 5, 2025 12:46:52 PM
Attachments: Petition Petition to STOP Development at the Regal Cinema Property.pdf

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To Whom it May Concern,

You will find both a link and a PDF attachment to a petition to stop the development at the Regal Cinema Property. You have some very concerned neighbors in Deer Park who are strongly against this development. We encourage you to read through our reasoning as well as the comments. We urge you to consider our perspective as this will cause a huge negative impact on our community and neighborhood.

Petition Link

Sincerely,
Kelly Green
[redacted]

KELLY GREEN CONTRIBUTE

× Please activate your account by clicking the link you received via email. Didn't get the email? Check your Spam folder or click here to resend.

Kelly Green 0

Petition to STOP Development at the Regal Cinema Property

97 people have signed this petition. **Add your name now!**

97 people have signed.

10%

Corrie signed 1 day ago

Dear Village of Lake Zurich,

We, the undersigned residents of Deer Park, are writing to express our strong opposition to the proposed construction of the Development at the Regal Cinema Property at June Terrace and Rand Road. While we recognize the need for responsible development, we have significant concerns about the negative impacts this project would have on our community, the environment, and local infrastructure.

First and foremost, the proposed development would result in the destruction of a valuable forested area that is not only a haven for local wildlife but also an integral part of our community's character and ecosystem. This area provides a critical habitat for numerous species and acts as a natural buffer against noise and air pollution. Its removal would have irreversible environmental consequences, diminishing biodiversity and contributing to the urban heat island effect. Additionally, removing this forested area would disrupt natural water drainage patterns, increasing the risk of flooding in the surrounding neighborhoods. The loss of tree cover would also exacerbate soil erosion, potentially leading to long-term degradation of the land and adverse effects on nearby properties.

Additionally, we are deeply concerned about the strain this development would place on our local infrastructure, particularly our school district. Our schools are already

SIGN PETITION

The proposed apartment complex would also significantly increase traffic congestion in the area. Our neighborhood roads are not designed to handle the additional volume of vehicles that such a development would generate. This would lead to longer commute times, increased safety risks for pedestrians and cyclists, and diminished quality of life for all residents.
Finally, the project would fundamentally alter the character and landscape of our backyards and neighborhood. Many of us chose to live in this area specifically for its peaceful, natural surroundings. The addition of a large apartment complex would overshadow our homes, diminish property values, and disrupt the sense of community that we have worked so hard to foster.
We urge you to reconsider this proposal and explore alternative locations for development that do not involve the destruction of irreplaceable natural areas or impose such significant burdens on our community. We believe that sustainable and community-centered planning is essential for the long-term well-being of our town. Thank you for considering our concerns. We hope to engage in further dialogue to ensure that the best interests of our community and environment are upheld.

Share for Success

Start your own petition

COMMENT

Mark Freemott United States
Jan 04, 2025

upvote reply show Jan 04, 2025

Dear Village Leadership - Deer Park and Lake Zurich

I am writing to formally express my opposition to the proposed development project in our community. As a resident of Deer Park, I believe this project contradicts the Village of Lake Zurich's mission statement, which emphasizes exceptional municipal services, strategic planning, fiscal responsibility, transparency, and improving the quality of life for all stakeholders.

Environmental Impact: The destruction of valuable green space not only undermines our community's commitment to sustainability but also poses long-term risks to our environmental health. The current retention pond and wooded area are already inadequate for managing stormwater runoff, and the proposal to add more concrete and asphalt will exacerbate this issue. Increased runoff during heavy rains will lead to localized flooding, damaging properties and reducing the usability of land for all nearby residents, including those in Chapel Hill.

Infrastructure Strain: Our stormwater systems are currently overburdened and ill-equipped to handle additional runoff. This will lead to further flooding in our backyards, posing a risk of property damage and a decrease in home values. The potential for increased traffic congestion and overcrowding in our schools threatens to undermine the very municipal services that define our community's quality of life.

Community Character: The scale and design of the proposed development would disrupt the peaceful residential nature of our neighborhoods, prioritizing short-term financial gains over the long-term health and integrity of our community.

Given these concerns, I urge Village leadership to honor its mission by prioritizing strategic, transparent, and community-centered development that genuinely enhances our quality of life. A full environmental impact and hydraulic engineering study must be conducted to fully understand the implications of this project before any decisions are made.

Thank you for your attention to this critical matter.

SIGN PETITION

Mark Freemott
21844 N Vesper Court
Deer Park, IL

James Stanko United States
Jan 04, 2025
Jan 04, 2025
upvote reply show

It will be great to see this area continue to support the community with recreational and entrainment use.
A multipurpose of business and residential may be more appropriate.
Overall a development plan that includes more businesses that provide for the community is what current residents need.
Let's work on more solutions to keep our residents close to home.

Nicole Koziol United States
Jan 04, 2025
Jan 04, 2025
upvote reply show

This multi-use housing units will completely destroy the community's character. Homes surround this area are beautiful homes sitting on 1 acre lots. We should not be surround by essentially apartment buildings in an area that was zoned for commercial use. Strongly oppose!!

Dave Koziol United States
Jan 04, 2025
Jan 04, 2025
upvote reply show

Oppose the destuction of valuable forested area. This is a commercial area and should stay commercial. Also will increase traffic congestion and put strain on our schools which are already at capacity.

Brian Sinclair United States
Jan 04, 2025
Jan 04, 2025
upvote reply show

The proposal says the development will be "consistent with the aesthetic of the surrounding community." Deer Park is literally the surrounding community, and this proposal (eight 3-story buildings and a fast-food restaurant) is not at all consistent with that aesthetic. This matters because the majority of the proposed buildings are much closer to the Deer Park community than to Rand Road. It's simply too much development to squeeze into a 20-acre site.

Anonymous United States
Jan 04, 2025
upvote reply show
Jan 04, 2025

Don't want

Greg Lindsay United States
Jan 03, 2025
Jan 03, 2025
upvote reply show

The =retention pond and wooded area currently in place cannot safely handle rain water and runoff several times a year, with significant land flooding and damage occurring on a regular basis. Removing that and adding more concrete, asphalt and structure will only aggravate an already dangerous situation. This should not be done, and anything similar to the proposed changes in this plan should have a full environmental impact and hydraulic engineering study performed and presented.

Cheri Pinchot United States
Jan 03, 2025
Jan 03, 2025
upvote reply show

SIGN PETITION

Sergii Pluzhnyk United States
Jan 03, 2025

Jan 03, 2025
upvote reply show

Chapel hill resident and against such developments

Khan Tran United States
Jan 03, 2025

Jan 03, 2025
upvote reply show

Concern about additional noise and traffic level & potential crime as well as additional environmental pollution into the storm water management ponds that our subdivisions directly depend on for underground well water. Also, this will significantly disrupt the local habitat of the unique owls and hawks as well as other wild animals in the ponds area.

Paul Lang United States
Jan 03, 2025

Jan 03, 2025
upvote reply show

Really concerned about flooding. Some of the area they are building over is designated as wetlands.

Pete Densmore United States
Jan 03, 2025

Jan 03, 2025
upvote reply show

Low income housing, increased crime, increased education burden, increased stormwater run off to name a few... I think we've been warned about this for the past 6 months?!??!!

Janet VanZant zUnited States
Jan 03, 2025

Jan 03, 2025
upvote reply show

I am against this project because of these reasons: Increased runoff of stormwater during heavy rains.
Overburdened stormwater systems: the current stormwater infrastructure is not equipped to handle the current runoff so additional runoff water will accumulate and cause more localized flooding in our backyards.
Increased flooding could negatively affect all nearby properties, including Chapel Hill, leading to property damage, loss of useable land, and reduced home values. Please reconsider. thanks

Michael S Cukierski United States
Jan 03, 2025

Jan 03, 2025
upvote reply show

This proposal falls short of aligning with the Village of Lake Zurich's mission statement, which emphasizes exceptional municipal services, strategic planning, fiscal responsibility, transparency, and improving quality of life for all stakeholders.

Environmental Impact: The destruction of valuable green space contradicts principles of sustainability and long-term environmental health.

Infrastructure Strain: Increased traffic congestion and overcrowded schools will undermine municipal services and community well-being.

Community Character: The scale and design of the development will disrupt the peaceful residential nature of our neighborhoods.

This project prioritizes short-term financial gains over the long-term health and integrity of our community. We urge the Village leadership to honor its mission statement by prioritizing strategic, transparent, and community-centered development that genuinely improves our quality of life.

Victoria Rodrigo United States
Jan 03, 2025

SIGN PETITION

I am against this proposal as it would result in significant impact to natural forested area and wildlife, school operations and performance, traffic safety, and other community resources that would be better utilized elsewhere. I am concerned the Village does not have solutions prepared for these impact, therefore the board should not approved this proposal and rezone.

Brenda Czabaj United States
Jan 03, 2025
upvote reply show Jan 03, 2025

Please to do not let this pass.

Michael Rodrigo United States
Jan 03, 2025
upvote reply show Jan 03, 2025

We do not support this proposed project for a variety of reasons. Traffic, school crowding, and lack of desire for this proposed complex.

Lisa Mosack United States
Jan 03, 2025
upvote reply show Jan 03, 2025

I couldn't be more against the project!!

Magdalena Bala United States
Jan 03, 2025
upvote reply show Jan 03, 2025

Traffic in LZ is already unbearable. Adding more is irresponsible.

dennis stabile United States
Jan 03, 2025
upvote reply show Jan 03, 2025

We don't want this development to move forward.

Kate Habel United States
Jan 03, 2025
upvote reply show Jan 03, 2025

I do not agree to the development

Add a comment

97 SIGNATURES

4 hours ago
Steve Mosack
4 hours ago
6 hours ago
Dennis O'Connell
6 hours ago
18 hours ago
Daniel Heffernan
18 hours ago
1 day ago
Pam OConnell
1 day ago
1 day ago

SIGN PETITION

1 day ago

1 day ago
David and Mary Fox
1 day ago
1 day ago
Frank De Falco
1 day ago
1 day ago
Mark Freemott
1 day ago
1 day ago
Lucia Feczko
1 day ago
1 day ago
James Stanko
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1 day ago
Jennifer Stanko
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Nicole Koziol
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Dave Koziol
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Tina Nowicki
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Curtis Slack
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Brian Sinclair
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Susan Gaudio
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Norman Feczko
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Jackie Collier
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Dan Czabaj
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Deborah Golota
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Timothy Golota
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Thom Oltman
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2 days ago
Garrett Nissenbaum
2 days ago
2 days ago
Kaitlyn Nissenbaum
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SIGN PETITION

2 days ago

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Cheri Pinchot
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Kerry Harrison
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Tom Jaskula
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Pat Winkelman
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Lyuboslava Manova
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Kimberley Latour
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Betsy Glorch
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Janet VanZant
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Michael S Cukierski
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Patricia Schumacher
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Brenda Czabaj
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Andrew Pesko
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Lana Jo Barringer
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SIGN PETITION

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Tiffani Floros
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Joseph Rabito
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Lisa Nardiello
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James Hennessey
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Wendy Lang
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Sandra Cukierski
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Ronit Binder
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Agnes Chilinski
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James Habel
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Kate Habel
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Hannah Self
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2 days ago
Allison Jaskula
2 days ago
2 days ago
Aaron and Hannah Self
2 days ago
2 days ago

SIGN PETITION

SIGN PETITION

From: [redacted]
To: Tom Poynton; Mary Beth Euker; Jake Marx; Marc Spacone; Roger Sugrue; William Riley; Greg Weider; Sarosh Saher; Ray Keller
Subject: [External Sender] Follow-up to Courtesy Review of Regal Cinema Redevelopment
Date: Tuesday, January 7, 2025 10:16:32 PM
Attachments: Preservation Buffer & Single-Story Zone.pdf

All:
As follow-up to yesterday evening's Village Board meeting, I wanted to reach out to express my gratitude for receiving our community's feedback with an open mind. Sarosh, I also wanted to get this follow-up to you quickly under the assumption the developer will be in touch with you this week to continue their diligence. Based on the commentary from the trustees, it seems that we are all generally on the same page on big picture concerns including:

- Density Concerns
- Traffic Concerns
- Respect for Neighbors
- Respect for Precedent
- District 95 Impacts

While I genuinely believe that this particular development is not appropriate for this location because, in my opinion, high density housing is most appropriate in locations that are accessible to downtown with feasibility to be pedestrian friendly, which also aligns with all other higher density housing options in Lake Zurich. That said, if the Village ultimately believes that this particular developer is providing a use and a product that it thinks is the highest and best use for the Regal Cinema property in the long run, then we have two simple requests that will resolve the main big picture concerns listed above.

As depicted in the attached, we are requesting the following:

1. 285' Preservation Buffer from the South Property Line
2. 105' Single-Story Zone (North of the 285' Preservation Buffer, or 390' from the South Property Line)

These two simple requirements achieve the following:

- Reduces density
- Reduces traffic concerns
- Respects the neighbors by locating the massively long and tall buildings on the north part of the property in lieu of them hovering over the home to the south
- Respects precedent by having the Preservation Buffer match the same buffer provided by D&W Fine Pack (and maintaining about 73% of the buffer provided by Regal Cinema when it was built several years after the homes to its south were constructed).
- Minimizes the impact to District 95 resources
- Safely accommodates thru-traffic to the self-storage facility

The developers gave a professional and candid presentation, which we can appreciate. Additionally, they appear to be qualified and capable for this type of project. However, like some developers tend to do, for their initial master plan, they jammed as much rentable square feet onto the property as possible. In order to achieve this density, they i) made the buildings 3 stories tall, ii) covered the land as much as possible, iii) and even went so far as to put the stormwater detention in underground vaults in order to absolutely maximize the density. Again, this aligns with the general sentiment of the residents to the south that the site plan was all meant to the developer's benefit without any consideration for the neighbors or existing precedent in the community.

The developer candidly claimed that they did this because they needed to achieve a certain yield on cost for their investment to underwrite appropriately. This may be rational from their perspective, but it is not the Village's responsibility to make sure the project underwrites, especially at the sacrifice of being respectful to the neighboring properties and stakeholders in the community. The Village at large is not desperate for an apartment complex, nor is the property even vacant at this point in time, underscoring that there is no need sacrifice values for the sake of any developer. More than anything else, if the project doesn't underwrite, then it suggests that the property isn't priced correctly, something they'll need to resolve with Regal Cinema. Also, if it helps the developer with its underwriting, while not ideal from my perspective, perhaps the developer could replace the quick service restaurant with another apartment tower so long as the two requests outlined above are respected.

The developer also candidly noted that it is one of the few multi-family apartment developers able to execute on potential projects in today's environment. As a developer of Class A industrial assets across the country in partnership with institutional investors, I can confirm personally that real estate development construction starts in any asset type are very few at the moment. This is in part because the cost of capital (particularly borrowing costs) are very high right now, but it's also because there remains significant volatility and uncertainty in the state of the economy as it relates to inflation, wage growth, unemployment trends and consumer spending. It's not my position to question their investment thesis, but these market conditions suggest that there is also added risk to the Village and community at large to make any sacrifices. Just as investors realize that sometimes the best thing to do is be patient and, perhaps, do nothing, the same can be said for such Village decisions.

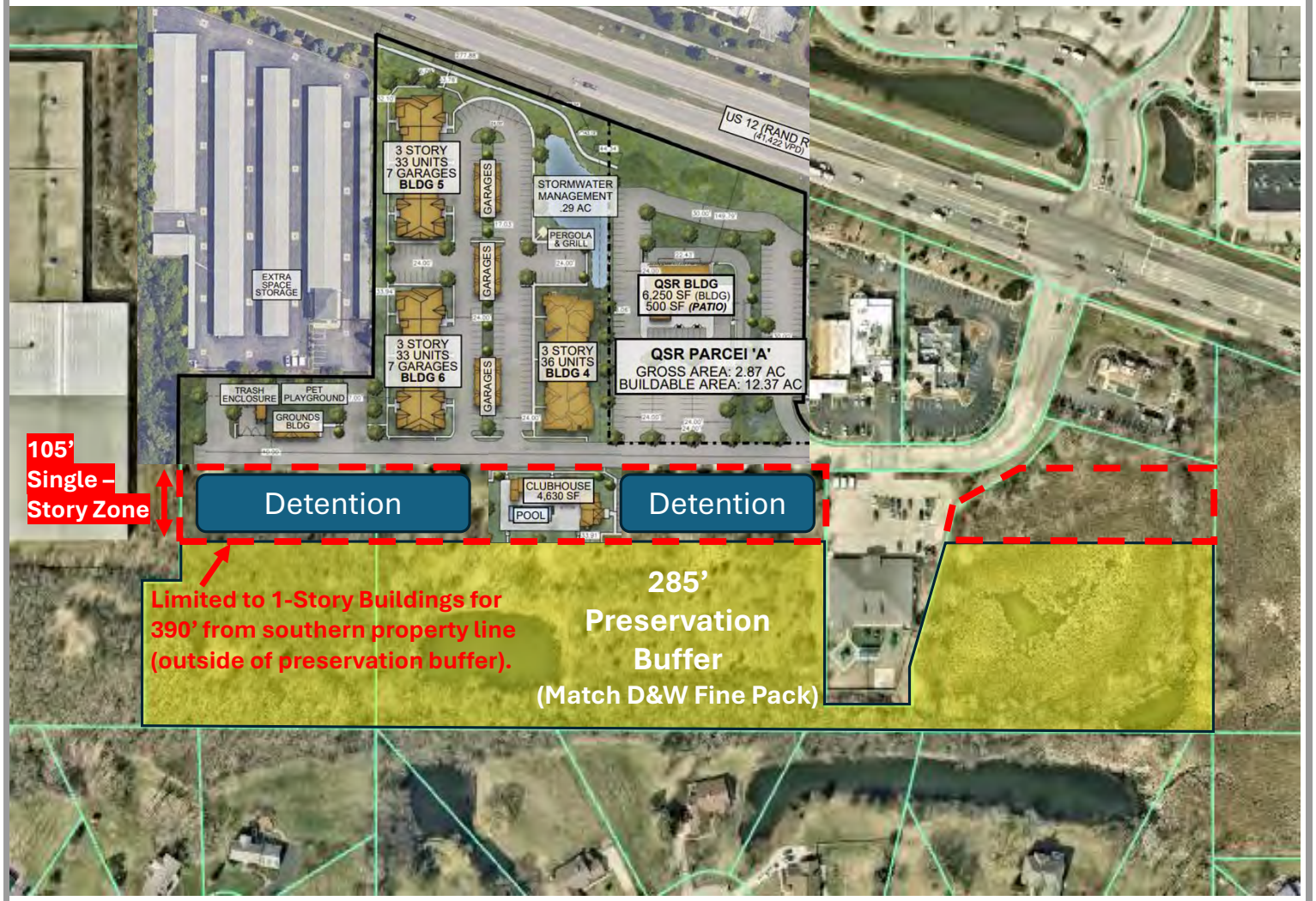
To reiterate, we are not necessarily opposed to an apartment complex or a mixed-use on the Regal Cinema property so long as the general big picture concerns and requests are addressed. Nor are we necessarily opposed to this particular developer or the specific brand of apartments and restaurant it's offering if this is what the Village of Lake Zurich truly believes is best for the community. However, this property does represent an opportunity to provide a truly modern mixed-use development that the community at large can get excited about rather than a run-of-the-mill apartment complex. One of trustees mentioned that even though Lake Zurich citizens want more quality retail and entertainment options, he believes that there is no real

demand for this because of increased online shopping and a perception of vacant storefronts. As a real estate professional and investor myself, I can firmly note that the retail asset class is actually one of the strongest assets right now. The one caveat, however, is that the retail assets need to be of a modern design, best in class quality, and experiential. There are a number of great examples out there, but one of the best local examples is Mellody Farms in Vernon Hills. Mellody Farms combines apartments and retail in a modern design, creating a beautiful, attractive destination for consumers and residents alike that the community can be proud of. There's nothing wrong with the brand of apartments current proposed for the Regal Cinema property, but there's also nothing wrong with aiming for something of a more unique and exciting quality that the community at large can rally behind.

In summary, if the developer intends to still pursue the redevelopment of the Regal Cinema property, we respectfully request that the Village staff, elected officials, and appointed officials stress the two requests for the specific Preservation Buffer and Single-Story Zone noted above, which would certainly give their effort a better chance of success through the public process. Sarosh, if you could please confirm receipt, I would enjoy the opportunity to discuss this further with you to ensure that these requests are strongly reiterated to the developer.

Best,
Craig Dannegger
[redacted]

Preservation Buffer & Single-Story Zone



From: [redacted]
To: Tom Poynton
Cc: Ray Keller; Michael Duebner; OU - Village Elected Officials; Sarosh Saher
Subject: Re: [External Sender] Proposed Development on Regal Property
Date: Tuesday, August 26, 2025 1:18:39 PM

Tom,

Thanks so much for your response. We are happy to meet with Sarosh the week of September 8 and will reach out to him for an appointment. We can adjust our schedule to meet any time that week, in case your availability changes and you are able to join the meeting.

We understand that the plans to develop the old Regal site at 755 S. Rand Road are not final, but we want to make you and the Village staff, trustees, and committee members aware that our primary concerns with the original plan was that there was not enough setback from our property and the existing mature trees adjacent to our property would be cleared, resulting in stormwater runoff issues as well as other issues. We had hoped that the new plan would have increased setbacks from our property line to the parking lot and buildings, however, the new plan is worse in that the **SETBACKS HAVE DECREASED**. Currently, the setback from our property line is **ONLY 15 feet** to the parking lot and **ONLY about 45 feet** to the buildings. To our knowledge, this is way out of line with setbacks of 200 feet to 300 feet in previous similar projects in the village. In addition, it is our understanding that **ALL** existing mature trees adjacent to our property will be removed.

We really appreciate your time and look forward to meeting with Sarosh. We will provide Sarosh with a more detailed written description of our concerns at the meeting.

Respectfully,

Paul and Wendy Lang

On Tue, Aug 26, 2025 at 10:11 AM Tom Poynton <tom.poynton@lakezurich.org> wrote:

> Good morning Mr. and Mrs. Lang,
>
> I am aware that you reached out to Village Hall requesting an appointment with me identifying Sept 8-9-10 as possible dates.
> None of those dates work for me as I will be out of town returning late on the 8th. Additionally, my schedule is jammed that week with additional preparations for Rock the Block.
>
> Be that as it may, I am aware that you have had some conversations with Village Community Services Director Sarosh Saher who has shared some of what is occurring at the Regal property with your neighbor Craig Dannegar. For example, some building heights have been reduced and there has been a reduction in the number of units, and landscaping has been increased.
>
> I have seen some of the actual changes.
>
> I have spoken to Mr. Saher this morning and **he** is amenable to meeting with you prior to

the PZC meeting.

The project is expected to be vetted by the Village's Planning and Zoning Commission on September 17th at which time you will have ample opportunity to present you issues.

Please see my last email to you as follows and please note the **bold face** items in particular, you haven't responded to them:
"But, a few points:

- *It is my understanding that the Regal Theater is now fully closed for business.*
- ***I am aware that the plan is no where near final.***
- ***I am also aware that significant changes have been made but I haven't actually seen them yet.***
- ***I am fully aware of where your property lines are with respect to the propose project.***
- ***At this point ... knowing what we know ... I would appreciate that you follow up, in writing, with what might be your specific concerns; that way I don't have to rely on my memory and note taking to communicate your concerns to my staff and project management. This will hopefully eliminate any misunderstandings and make sure that your issues regarding this development are fully recognized and addressed as best as possible.***
- *I want to keep this project as transparent as possible knowing that it will have significant implications for the Village of Lake Zurich and some others outside the Village."*

If you would please " ***communicate your concerns"*** to me in writing I will make sure that they are seen and **possibly** addressed before the PZC meeting on the 17th. That is the best way to ensure that your particular issues for this development can be discussed and communicated.

Understand though, it doesn't mean that they will all be accepted by the project petitioner.

Tom Poynton

Mayor, Village of Lake Zurich, IL

Cell: 847-207-1745

From: Wendy Lang <[redacted]>
Sent: Sunday, August 24, 2025 4:23 PM
To: Tom Poynton <tom.poynton@lakezurich.org>

Cc: Ray Keller <Ray.Keller@lakezurich.org>; Michael Duebner <michael.duebner@lakezurich.org>; OU - Village Elected Officials <Village-Elected-Officials@lakezurich.org>; Sarosh Saher <Sarosh.Saher@lakezurich.org>
Subject: Re: [External Sender] Proposed Development on Regal Property

Tom,
Thanks so much for your quick response. We will call your office tomorrow and set up an appointment. We'd like to meet with you before the zoning meeting concerning this development. We will prepare a written list of concerns and bring it with us.

Respectfully,
Paul and Wendy Lang

On Sat, Aug 23, 2025 at 8:26 AM Tom Poynton <tom.poynton@lakezurich.org> wrote:

> Good morning Mr. and Mrs. Lang,
>
> Thanks for reaching out.
>
> First off, I don't keep regular office hours at Village Hall so an appointment would be best.
>
> But, a few points:
>
> - It is my understanding that the Regal Theater is now fully closed for business.
> - I am aware that the plan is no where near final.
> - I am also aware that significant changes have been made but I haven't actually seen them yet.
> - I am fully aware of where your property lines are with respect to the propose project.
> - At this point ... knowing what we know ... I would appreciate that you follow up, in writing, with what might be **your** specific concerns; that way I don't have to rely on my memory and note taking to communicate your concerns to my staff and project management. This will hopefully eliminate any misunderstandings and make sure that your issues regarding this development are fully recognized and addressed as best as possible.
> - I want to keep this project as transparent as possible knowing that it will have significant implications for the Village of Lake Zurich and some others outside the Village.
>
> Thanks.
>
> Tom Poynton

Mayor, Village of Lake Zurich, IL

Cell: 847-207-1745

From: Wendy Lang [redacted]
Sent: Friday, August 22, 2025 6:51 AM
To: Tom Poynton <tom.poynton@lakezurich.org>
Subject: [External Sender] Proposed Development on Regal Property

Hi Tom,

We live next door to the planned Regal Cinema development by Continental Properties in Lake Zurich. We would like to set up an appointment with you in the next few weeks to have a short discussion about the proposed development. Can we stop by your office or do we need to set up an appointment? We just want to make sure our issues for this development can be discussed.

Thanks so much for your time.

Respectfully,

Paul & Wendy Lang

[redacted]

[redacted]

Email: [redacted]

Cell: 847-648-8001

Email: [redacted]

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Outlook

[External Sender] Regal Plaza theater proposa

From Daniel Haze [redacted]
Date Tue 9/2/2025 9:17 PM
To Colleen McCauley <colleen.mccauley@lakezurich.org>

Dear Ms. McCauley,

I am writing as a concerned resident regarding the proposed residential development at the former Regal Plaza theater property. I strongly oppose this project for the following reasons:

1. **Traffic and Infrastructure Burden**
   The location is already a congestion point, and additional residential density would exacerbate traffic on Rand Road and surrounding streets. Current infrastructure is not designed to support the influx of vehicles, and there is no clear plan to mitigate these impacts.

2. **Strain on Public Services**
   Schools, emergency services, and utilities in Lake Zurich are already stretched thin. Adding a high-density residential project will place further strain on these resources without any guarantee of offsetting benefits.

3. **Loss of Commercial Opportunity**
   This site represents one of the few large parcels available for commercial or mixed-use development that could strengthen the Village's tax base and attract businesses. Turning it into a residential project limits long-term economic potential and shifts the balance away from commercial growth.

4. **Neighborhood Character and Property Values**
   The scale and density of the proposed development are out of step

with the character of surrounding neighborhoods. Residents are rightly concerned about noise, parking overflow, and declining property values if the plan moves forward.

For these reasons, I respectfully urge the Village to reject the current proposal and instead pursue redevelopment that enhances Lake Zurich's commercial appeal, supports balanced growth, and preserves the quality of life for existing residents.

Thank you for considering the perspective of concerned community members.

Danny Haze and Nicole Barba
[redacted]
--
Daniel M. Haze, J.D.
Financial Markets Compliance Certificate
IIT Chicago-Kent College of Law
[redacted]

Outlook

[External Sender] Concern Regarding Proposed Development of 237 Units / 9 Buildings

From Jesse Moshi [redacted]
Date Tue 9/2/2025 10:49 PM
To Colleen McCauley <colleen.mccauley@lakezurich.org>

Dear [Village Board / Zoning Committee / Planning Commission],

I am writing as a concerned resident of [Lake Zurich] regarding the proposed development of 237 units across 9 buildings. While I understand the importance of growth and development in our community, I believe this project, in its current scale, raises serious concerns that will negatively affect the character and quality of life in our village.

My primary concerns include:

• Traffic & Safety: The addition of 237 new units will significantly increase traffic congestion on our local roads, raising safety risks for drivers, pedestrians, and children.

• Infrastructure Strain: Our current infrastructure—roads, water, sewer, and emergency services—was not designed to handle such a sharp population increase. This could lead to costly upgrades and long-term strain on resources.

• Impact on Schools & Community Services: A development of this size will put pressure on our schools, parks, and other community services, potentially lowering the quality of education and resources available to current residents.

• Preserving Village Character: Part of what makes our village special is its scale, charm, and balance of open space. Nine large buildings and 237 units would drastically alter the character of our community.

I urge the board to carefully reconsider this proposal. Growth should be balanced, sustainable, and aligned with the needs and desires of the community. I respectfully request that alternative plans be considered that maintain the integrity, safety, and livability of our village.

Thank you for your time and for listening to the concerns of your residents.

Sincerely,

Jesse Moshi

[redacted]

From: [redacted]
To: Sarosh Saher
Subject: [External Sender] Re: Regal Theater land development project
Date: Thursday, September 4, 2025 1:39:29 PM

Hello, Deb Oltman again.
I just spoke with Erin at the Lake Zurich office. She informed me that I would not be able to contact others members of your committee directly. She said that you would be able to pass along more concerns. I appreciate your attention, and do pass on the concerns.
Thank you!

On Thu, Sep 4, 2025 at 10:56 AM Deb Oltman [redacted] > wrote:

> Hello, Planning Director Saher,
> As a long time Deer Park resident, I wanted to take a moment of your time to talk about the development proposed for the Lake Zurich Regal Theater piece of land. As you can imagine I spend most of my dollars at Lake Zurich businesses. After all, one goes to Jewel, Target and Home Depot far more often than Barnes and Noble. This proposed development butts right up against Deer Park. I live in the Chapel Hill subdivision. Although I am closer to the Cuba and Ela intersection, I have some concerns.
>
> 1. Are our roadways really prepared for that much more traffic? With 237 residents proposed, I can't imagine less than 400 new vehicles to hit our area. He traffic on Ela and Rand is overwhelming now.
> 2. The loss of green space will mean increased noise and a general loss of all the health benefits of trees. Has adequate study been done on the ecological implications?
> 3. I do not have children in the schools, but the elementary schools in this area are of high quality. I was a teacher for 38 years. This means a great deal to me personally, and my property values. Are the schools ready for the influx and the variability that rental housing brings? Would a small development be easier to work within the school system?
> 4. I have many neighbors who have experienced flooding. This was once a wetland. Will our current storm management system be able to tolerate more concrete?
> 5. Engineering drawings do not reflect any park or playgrounds for these hundreds of families. Is it ethical to build a complex and not have a play place?
> 6. The current renderings show parking lot within 15 feet of property lines. How would this work? Won't lights and motors be intrusive?

You have a big job ahead of you. New growth is exciting and I know something will be done with that land parcel. It is my great hope that these concerns can be addressed. Please let me know what else I can do.
Regards,
Deb Oltman
[redacted]

From: [redacted]
To: Tom Poynton; village-elected-official@lakezurich.org; Ray Keller; Michael Duebner; Sarosh Saher
Subject: [External Sender] New Development Opposition Letter
Date: Saturday, September 6, 2025 10:54:43 AM

September 6, 2025

Mayor Thomas Poynton
Village Board of Trustees
Village Planning & Zoning Commission
Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047
RE: Opposition to June Terrace Mixed-Use Proposed Development (Regal Cinema Redevelopment)

As a concerned resident of Lake Zurich [or member of the community], I am expressing my opposition to the current proposed redevelopment of the Regal Cinema Property at JuneTerrace and Rand Road.

- Building high density apartments on an already very busy road that is surrounded by commercial development . . .
- Density of the apartments and a large fast-food restaurant would result in increased traffic congestion at an already busy and dangerous intersection. . .
- Major traffic flow issues entering/exiting the Starbucks and Costco at this intersection . .
- Clearing all existing greenspace (we need more greenspace not less; need less concrete not more) . . .
- Need to preserve the small-town character of our village . . .
- Please do not allow high density apartments on this property . . .
- Please do not vote to rezone for this proposed development . . .

Thank you for your consideration.
Name: Mike Saam
Address: 60 Meadowbrook Lane Lake Zurich, Illinois 60047

Cc: Ray Keller, Village Manager, Village of Lake Zurich, Illinois

Sarosh Saher, Community Development Director, Village of Lake Zurich, Illinois

Sincerely,
Mike Saam
Sr Systems/Business Analyst
[redacted]

A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

September 8, 2025 **Via Email Delivery**

Mr. Sarosh Saher
Community Development Director
Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

RE: Proposed Redevelopment of the Regal Cinema Property

Mr. Saher:

We, the undersigned 101 residents from 54 homes adjacent to the Regal Cinema property (see Figure 1) as residents of the greater Lake Zurich community, along with the Chapel Hill Homeowners Association, submit this letter opposing the Regal Cinema redevelopment as currently presented and offer amenable revisions to the proposal as outlined herein.

The Core Issue

The applicant first presented the proposed development to the Village Board on January 6, 2025. Despite common feedback from the Trustees and public, the revised plan proposed remains **too dense, too aggressive and largely unresponsive to concerns**. The current plan threatens to worsen:

- **Density & Overcrowding** – 9 large buildings, no green/open space, no preservation of existing vegetation
- **Traffic & Safety** – more congestion at already problematic intersections and corridors
- **Respect for Neighbors & Respect for Precedent** – loss of all natural buffers, no reasonable setbacks
- **Stormwater & Flooding** – higher impervious surface, removal of vegetation, negligible open space
- **School Impacts** – strain on District 95 without resources to offset

The Simple Solution

Ultimately, if the Village believes that this developer is providing the highest and best use for the Regal Cinema property in the long run, then we simply ask the Village to require the developer to do the right thing and be a good neighbor. To that end, we believe that ***a real reduction in density applied to a responsible site plan is the key to alleviating all concerns*** as detailed within this letter.

To that end, we ask the Village to require the developer to achieve this by following these four straightforward requirements:

- **Minimum 175' Preservation Buffer at south property line (non-impacted existing mature foliage)**
- **Minimum 190' building and parking/hardscape setback at south property line to accommodate grade transition from Preservation Buffer**
- **Maximum of 2 floors for any building footprints south of the current Regal Cinema parking lot**
- **Stormwater management detention facilities to be at grade in lieu of underground**

By rough estimation, **this would still allow a major development of 145 to 170 units across 6 or 7 apartment buildings** while preserving community values, respecting neighbors and protecting the environment. See Figure 2.3 and Figure 3 representing these suggested requirements compared to the current proposal.

Bottom line: this development should be done right or not done at all.

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A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

This letter is arranged into four primary Parts:

Part 1 – Aggressive Density & Site Plan
- Aggressive Impact on Land
- Aggressive Impact on Neighboring Properties
- Aggressive Approach to Entering a Community
- Indirect Effects of Aggressively High Density

Part 2 – Requirements of a Responsible Site Plan and Density
- Specific Requirements
- Developer Outcome

Part 3 – Desires of Lake Zurich Residents
- Poll Results

Part 4 – Standards for Zoning Map Amendments
- Land Use Consistency: Route 12 / Rand Road Corridor Zoning
- Evaluation of Standards of Zoning Map Amendments per Village Ordinance

We challenge the Village of Lake Zurich to think critically about the proposed redevelopment. Does the proposed redevelopment respect the surrounding community? Does it align with recent precedent in the community? Is the proposed development of a character representative of what the Village of Lake Zurich strives to be?

Part 1 – Aggressive Density & Site Plan

While there are numerous concerns regarding the developer's proposed site plan for the redevelopment of the Regal Cinema property, these concerns can simply be rolled up into one underlying root cause: Density.

A reduction in density in the right way is the path to alleviating all of the otherwise negative impacts that this redevelopment causes.

The developer may attempt to justify the currently proposed master plan by pointing to the reduced number of units from about 282 units to 237 units and lowered the height of some of the buildings. While this is incrementally in the right direction, it simply is not enough to address the concerns detailed herein. More importantly, this incremental change was made in a way that actually exacerbates the concerns that have been previously raised by the public and the Trustees.

The overtly aggressive approach by the developer is on full display with the proposed site plan and lack of responsiveness to public feedback.

Aggressive Impact on Land

The site plan as presented is a blatant attempt to jam as much onto the property as possible without any consideration to the impact it will have on the neighboring community.

- Reduction and near-elimination of green space and open space for the sake of maximizing density
  - 9 Buildings (8 Buildings previously) representing an *increase* in land impact density of at least 12.5%.
  - Retaining walls are utilized in lieu of at-grade transitions adjacent to parking lots and the existing stormwater facility.
  - Detention is provided in vaults under the car parking lots in lieu of at grade.
  - ±100% of the mature trees and existing vegetation along the entire southern property line are proposed to be cut down

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        - Note: The initial concept plan presented to the Village Board at least showed *some* minor amount existing vegetation to remain intact, but that is now gone.
    - Lake Zurich launched its Green Business Initiative in 2024, and the unnecessarily aggressive use of the land and elimination of some of the rare undisturbed green space in Lake Zurich is directly contrary to this initiative.

- Reduction in buffers and setbacks for the sake of maximizing density
    - Preservation Buffers that maintain separation to adjacent residences by keeping existing foliage and trees intact are non-existent.
    - Setbacks were initially significantly undersized at 35' to 60', but these are now *smaller* at 15'-40'
        - Parking lots are only 15' to 40' from the property line
        - Buildings are a meager ±60' to ±100' from the property line
    - Developer is proposing to clear mature trees and grade within these setbacks in lieu of maintaining any existing vegetative buffer or setback.
    - Ironically, the setbacks at Rand Road are ±60'-100' to the parking lot and ±150'-190' to the buildings, or about 250% to 400% larger than what they have proposed for the residential neighbors.
    - Furthermore, see section below that describes how these buffers are dramatically short of existing precedent in Lake Zurich.

Aggressive Impact on Neighboring Properties
The site plan as proposed has specific negative direct impacts on the neighboring residences due in large part to the simple fact that it does not match precedent established by other similar types of developments and similarly located developments.

In the past, the Village has thankfully been a good steward to the community and has appropriately required developments to be respectful of its neighbors. With this continued expectation in mind, we would like to remind the Village of this recent and existing precedent.

- Landings of Lake Zurich (See Figure 2.1)
    - 3-Story apartment complex located within walking distance to downtown
    - ±310' setback (building and horizontal) to single family residence property line.
    - *The full amount of this setback is undisturbed existing foliage.*
- D&W Fine Pack (See Figure 2.2)
    - 1-Story industrial property immediately to west of Regal Cinema
    - ±275' setback (building and horizontal) to single family residence property line.
    - *The vast majority of this is undisturbed existing foliage.*
- Tutor Time (See Figure 2.2)
    - 1-Story commercial property immediately to east of Regal Cinema
    - ±115' setback (building) and ±50-75' (horizontal) to single family residence property line.
    - *The full ±50-75' of this is undisturbed existing foliage.*

See also Figure 2.3 comparing these precedent developments with the current Regal Cinema redevelopment proposal together with the summary table below.

A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

	Landings of Lake Zurich	D&W Fine Pack	Tutor Time	Developer's Current Plan	Requirement Suggested Per This Letter
Stories	3	1	1	3 - 5 (Equivalent)	3 - 5 (Equivalent)
Hardscape/Parking Setback	310'	275'	60-75'	15'-40'	190'
Building Setback	310'	275'	115'	60'-100'	190'
Undisturbed Preservation Buffer within Setbacks	300'	250'	60'	0'	175'

(Dimensions are approximate)

Other specific negative direct impacts on the neighboring residences are discussed as follows.

- Unprecedented impact to well-being of adjacent residences
  - Buffers & Setbacks
    - Preservation Buffers of existing natural foliage and vegetation are completely removed (precedent noted above calls for ±60' minimum for a one-story building or ±250'-300' for taller buildings).
    - The previously too-small setbacks are actually now even smaller at 15' than what was initially proposed (precedent noted above calls for ±60' minimum for a one-story building or ±275'-310' for taller buildings).
  - Parking Lot Orientation
    - Parking spaces now facing the residential homes to the south, accompanied by headlights in the back of these homes without any solid fencing to block the light or noise.
  - Balconies
    - Now facing the residential homes to the south.
  - Noise
    - The noise caused by the collection of so many residential units in a condensed area is amplified by the lack of a preservation buffer, the unusually small setbacks, and the orientation of the parking lots, drive aisles and balconies.
  - Building Height
    - The proposed development is on land elevated relative to the adjacent single-family residential area to the south. In fact, the estimated finished floor elevation ranges from ±9 feet to ±34 feet higher than the adjacent existing home properties as noted in Figure 4.1, accentuating the height of the proposed buildings.
    - As noted in Figure 4.2, the proposed height of the 2-story apartment buildings is estimated at ±33 feet. Because of the noted grade differences, Figure 3.2 also shows that the apartment buildings will feel up to ±67 feet tall, the equivalent of a 5.5-story building.
    - That said, we do appreciate that the developer has committed to 2-story apartment buildings on the southern portion of the site and could potentially get comfortable with this if the Village requires the same buffers and setbacks as those requirements suggested herein.

- Flooding impacts
  - Existing conditions are already problematic for residential properties to the south
    - The Regal Cinema property and adjacent properties to the west altogether are already causal to real flooding issues for the existing residences on Lancaster Ct. as well as on Ela Rd. itself due to poor engineering and lack of maintenance of stormwater management facilities for the properties to the north.
  - Site plan as proposed will only exacerbate existing problems
    - Unnecessary high ratio of impervious area due to use of retaining walls for grading transitions and use of underground detention in lieu of at grade detention.

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A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

- Clearing of existing vegetation so aggressively will remove ability to use nature to assist in managing stormwater.
- The increased number of buildings and inappropriately small setbacks reduces green space that can naturally assist with stormwater management.
- The high floor area ratio and land impact density reduces the ability to appropriately plow snow.
- Finished floor elevation of proposed buildings is ±20' uphill relative to the yards of immediately adjacent residences to the south.

Aggressive Approach to Entering a Community

The developer has exemplified an aggressive mentality in its approach to site planning and seeking entitlements, akin to a bull entering a china shop.

- Lack of communication and outreach
  - No outreach to the neighboring residences despite expressed concerns about the proposed development.
  - No offering of a community meeting with neighboring residents or the greater Lake Zurich community despite expressed concerns.

- Inconsiderate plan modifications
  - Extremely minor adjustment to the extreme density concerns expressed by elected officials and the public alike.
  - Density adjustments completed in a manner that actually exacerbates the concerns raised by the neighboring residents in lieu of positively addressing those concerns.

- Deceptive practices
  - Aggressively indicated in January that the project would need to be fast-tracked, which clearly is not true given the nine months that have passed.
  - Deceptively providing renderings inaccurately identifying the density, size and maturity of trees along the south property line.

- Negative history in Lake Zurich
  - The same development team is responsible for 7-Brew, which has many unfortunate similarities to what is proposed here: crammed buildings into a parcel that is not properly sized or engineered for that specific use, caused massive traffic and safety problems, and did not consider impacts to neighbors or provide proper protections. See examples of 7-Brew traffic issues in Figure 5.

Indirect Effects of Aggressively High Density

Other indirect effects of this high-density proposal include:

- Traffic Impacts
  - Congestion already exists at Starbucks, and there is no ability to provide additional driveways/entrances on Rand Road for this development.
  - Congestion already exists at June Terrace Road by Costco/Oberweis intersection, etc.
  - Lake Zurich does not want another situation similar to that caused by 7-Brew, which is the same developer as this Regal Cinema property.
  - The developer's site plan also creates safety issues for their own potential residents. For example, the parking spots north of Buildings 3 and 4 back directly into the June Terrace roadway with

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minimal safety margin. Also there is tight two way turning around clusters of buildings instead of individual buildings.
  - See Figure 5 attached for links to examples of the regular traffic challenges noted above.

- School Impacts
  - District 95 was presented a demographic study for its facilities planning and school boundary map, but this study did not consider property not zoned for residential.
  - Impact fees are not sufficient to build new school classrooms, hire new teachers, etc.
  - District 95 schools are already experiencing high enrollment numbers, and an increase in students would place additional strain on the District 95 educational resources, potentially reducing the quality of education for all students.
  - Even less than 10 school aged kids living there could result in adding a school bus going in and out of the June Terrace Rd. trafficked intersection potentially 8 times a day, often at the morning rush near Starbucks.

- Neighboring Property Value Reduction
  - Due to its impact on the adjacent residential neighborhood as outlined herein, the rezoning is expected to have a direct negative impact on the value of those properties.
  - Furthermore, the anticipated traffic impacts resulting from the rezoning should be expected to have a direct negative impact on the value of community at large.

- Environmental Impacts
  - Lake Zurich Green Building Initiative
    - Lake Zurich launched its Green Business Initiative in 2024, and the unnecessarily aggressive use of the land and elimination of this rare undisturbed green space in Lake Zurich are directly contrary to this initiative.
  - Endangered species impacts
    - Experts in the community have had firsthand visibility of two species identified by the Illinois Department of Natural Resources as Threatened and Endangered Species, inclusive of the Pandion Haliaetus (Osprey) and the Alligator Snapping Turtle that inhabit the undeveloped portion of the Regal Cinema property. Preserving these habitats are paramount to respecting our natural environment.

Part 2 – Requirements of a Responsible Site Plan and Density

A real reduction in density applied to a responsible site plan is the key to alleviating all concerns. In fact, all of the issues raised in the outline above can be resolved with lower density when applied appropriately to the master development plan.

Done the right way, lower density can provide balance to among high density residential and community impact in the following ways:

- Maintaining natural buffers to residences
- Maintaining appropriately sized setbacks to residences
- Attempting to partially meet established buffer and setback precedent in Lake Zurich
- Preserving green space and open space
- Minimizing potential for exaggerating the existing stormwater management and flooding issues
- Reducing traffic impact
- Reducing school resource impact and maintaining education quality

Specific Requirements

Specifically, we believe that the following simple requirements must be implemented by the developer and required by Lake Zurich to achieve the above as represented also in the attached Figure 3:

A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

- Minimum 175' Preservation Buffer along south property, resulting in 175' of existing foliage to remain fully intact as-is.
- Minimum 190' building and hardscape/parking setbacks along the southern property line to accommodate grade transition from the Preservation Buffer noted above.
- Maximum of 2 floors for any building footprints south of the current Regal Cinema parking lot.
- Stormwater management detention facilities to be at grade in lieu of underground, further improving open green space.

Developer Outcome
By rough estimation, this will result in a total unit count in the range of 145 to 170 units across 6 or 7 apartment buildings. While this is still a very high and dense number of units, we do believe that this density together with this method of impact to the land itself would allow the developer to achieve its large apartment complex while providing alleviation to many of the concerns of the immediately adjacent residential neighbors and the community at large.

At the January 5, 2025 Village Board meeting, the developer candidly claimed that they needed to pack a certain density into the land because they needed to achieve a certain yield on cost for their investment to underwrite appropriately. This may be rational from their perspective, but it is not the Village's responsibility to make sure the project underwrites, especially at the sacrifice of being respectful to the neighboring properties and stakeholders in the community.

The Village at large is not desperate for an apartment complex, and the property is only just now being vacated by Regal Cinema while there remains existing operating businesses on either side, together underscoring that there is no need to sacrifice values for the sake of any developer. More than anything else, if the project does not underwrite, then it suggests that the property is not priced correctly (an issue that would need to be worked out between Regal Cinema and the developer), or this is not the best use for the property. Also, if it helps the developer with its underwriting, perhaps the developer could replace the quick service restaurant with another apartment building so long as the site plan and unit/density requirements outlined above are respected.

Part 3 – Desires of Lake Zurich Residents – Poll Results
The Village of Lake Zurich is in the process of updating its comprehensive plan. The current draft of this plan contemplates mixed-use development for this property without any detailed rationale or consideration for the surrounding property owners as expressed in this letter. More importantly, the draft comprehensive plan highlights the voices of the community, listing the results of a community poll about what it wants most out of the comprehensive plan. These include:

- Keep small town feel
- Preserve natural spaces and improve lake access
- Continuation of great schools
- More restaurants and entertainment

The proposed development clearly does not align with the voices of the community as expressed in the draft comprehensive plan.

- Keep small town feel?
  - *Not met. High density apartment units, multiple stories tall, all work against a small town feel.*
- Preserve natural spaces and improve lake access?
  - *Not met. This proposal demolishes substantially ALL of the existing natural vegetation and mature trees on the property into an impervious, developed building or parking lot.*
  - *Green spaces are essential for the health and well-being of a community. The proposed development would reduce the amount of available green space in the area, depriving residents of areas for recreation, relaxation, and wildlife preservation. Green spaces are also important for managing air quality and mitigating the urban heat island effect.*

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A Simple Solution:
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- *As previously noted, experts in the community have had firsthand visibility of two species identified by the Illinois Department of Natural Resources as Threatened and Endangered Species, inclusive of the Pandion Haliaetus (Osprey) and the Alligator Snapping Turtle that inhabit the undeveloped portion of the Regal Cinema property. Preserving these habitats are paramount to respecting our natural environment. Click here for the IDNR link.*

- Continuation of great schools?
  - *Not met. If anything, suddenly introducing more population into the community will create a burden on the academic and facility resources of District 95, which, as noted previously, are not offset by impact fees.*
  - *A new apartment complex in this area would add many families with children to our community. Our schools are already experiencing high enrollment numbers, and an increase in students would place additional strain on our educational resources, potentially reducing the quality of education for all students as properties not currently zoned residential are not included in the district's demographic study and related master planning.*
  - *The Village's comprehensive plan calls for the Village to communicate housing projects to the School Board to understand its needs relative to a new housing development.*

- More restaurants and entertainment?
  - *Not met. Lake Zurich does not need another quick-serve restaurant. For commercial development, Lake Zurich should require better quality to meet the expectations of its constituents. Furthermore, if approved, this development trades current B-3 Regional Shopping zoning for mostly residential uses, the exact opposite of this community desire for more restaurants and entertainment.*

Part 4 – Standards for Zoning Map Amendments
The primary purpose of this letter is to provide constructive guidance to a responsible site plan for the proposed rezoning to high density residential as discussed in the earlier Parts of this letter. If developed in accordance with the recommended requirements, we can find comfort with this land use.

With that said, it is still important to evaluate whether high density residential is the highest and best land use for this property as the Planning and Zoning Commission is responsible for making decisions and recommendations that are in the best interest of the community.

Land Use Consistency: Route 12 / Rand Road Corridor Zoning
As portrayed in the Zoning Map included in Figure 6.1 and as further zoomed to the Route 12 / Rand Rd. corridor in Figure 6.2, existing zoning along substantially *ALL* of the frontage along Route 12 / Rand Rd. from Old Rand Rd. to Honey Lake Rd. is zoned for Business District use or Open Space. Basically, Rand Rd. is appropriately expected to be for commercial and retail uses. This has occurred both intentionally and rationally over time because it is the highest and best use for this particular portion of this corridor.

Introducing a high-density residential development and replacing the current business district zoning designation is of questionable logic. This particular location is not close to downtown Lake Zurich where high density developments and, particularly, high density pedestrian-friendly apartment buildings should be situated. To our knowledge, all other higher density housing options in Lake Zurich have convenient walkable access to downtown.

In addition to its lack of proximity, it is not a pedestrian-friendly location as it would necessitate the addition of a crosswalk over 7 busy lanes on Rand Rd. at June Terrace. Of course, the current site plan does not include the addition of a cross walk. Of late, there has been at least one pedestrian fatality at Rand Rd. in this location (article).

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A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

Evaluation of Standards of Zoning Map Amendments per Village Ordinance
This proposed redevelopment requires a zoning map amendment, and the Village ordinance contains its own guidelines for evaluating such amendments. These guidelines are listed and discussed below.

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

Not met. See discussion above regarding Route 12 / Rand Rd. corridor consistent B-3 Business District zoning, which the subject property is situated directly in the middle of.

Factor #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.

Not met. See Factor #1 commentary above. Additionally, the immediate vicinity has not recently experienced any mixed-use or high-density multi-family, multi-story developments.

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

Not met. Due to its impact on the adjacent residential neighborhood as outlined herein, the rezoning is expected to have a direct negative impact on the value of those properties. Furthermore, the anticipated traffic impacts resulting from the rezoning should be expected to have a direct negative impact on the value of community at large.

Factor #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.

Not met. The proposed rezoning does not have any positive impact on the health, safety and welfare of the community at large. In fact, there are real concerns that the new high-density development will have a negative effect on the groundwater quality in the residential areas to the south of the subject property whose homes are serviced by well water.

Furthermore, the single-family residential properties immediately south of the subject property have already experienced flooding issues during heavy rainfalls, and further development could overwhelm the current stormwater management system (despite best efforts and intentions in engineering the new development), resulting in property damage and environmental harm.

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

Not met. Traffic is of major concern at the Rand Rd. and June Terrace intersection already. In fact, it's not uncommon for Starbucks traffic to interfere with the relatively small amount of traffic through that intersection already. The proposed development will exacerbate this challenge and also require longer thru-traffic stops along Rand Rd. to accommodate turns from the 237-unit apartment complex and additional retail, creating even more traffic on this congested portion of Rand Rd.

The development would also increase traffic through the residential neighborhood north of Costco and stress the Rand Rd. / June Terrace intersection from that direction as well. Near the Costco entrance, driving along June Terrace is already a dangerous collection of traffic counts and turns in a confined area.

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Additionally, as discussed herein, the proposed development is obtrusive with its mass, density, height and proximity to the adjacent single-family residences to the south. See also Factor #4 above.

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

Not met. See Factor #3 above.

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

Not applicable.

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

Not applicable.

Factor #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.

Not met. See Factor #5 above.

Factor #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.

Not met. The present zoning classification places dramatically less stress on all major utilities compared to a high-density residential development including domestic water, sewer, power and natural gas.

Factor #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.

Not met. Regal Cinema has only recently ceased its operations in the last few weeks, so there is no reason for the Village of Lake Zurich to settle on the first proposal it sees from a developer and sacrifice the integrity of its long-term goals, its high standards for quality, and respect toward its constituents. Furthermore, either side of the property is home to active businesses, generally helping keep a watchful eye over the property.

Factor #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.

Not met, as expressed throughout this letter. There should be no sense of obligation to sacrifice the highest and best use of a property or add burden to neighbors just because a developer has shown interest or made such a request to change the current zoning.

Conclusion

Should the Village of Lake Zurich deem the proposed high density residential use as the highest and best use for this property, then we simply ask that the Village require the developer to build this project with the best interest of the stakeholders and immediately adjacent neighbors in mind. There is precedent set by similar and adjacent uses that we ask the Village to uphold.

A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

As stated throughout this letter, if development is to occur here, then it should be done in the right way so that it is done right for the community, the environment and the neighboring properties.

Again, we believe that a real density reduction applied to a responsible site plan is the key to alleviating all concerns. This can be summarized by the following requirements:

- Minimum 175' Preservation Buffer at south property line (non-impacted existing mature foliage)
- Minimum 190' building and parking/hardscape setback at south property line to accommodate grade transition from Preservation Buffer
- Maximum of 2 floors for any building footprints south of the current Regal Cinema parking lot
- Stormwater management detention facilities to be at grade in lieu of underground

Ultimately, this leads to a maximum density of 170 units, which is still by all measures a very major development, but one that strikes an appropriate balance..

Thank you for your time and consideration and we respectfully urge the implementation of the requirements outlined above.
Sincerely,

Craig & Natashia Dannegger
Jennifer Sendeski-Ferreira & Diego Ferreira
Mike & Vicki Rodrigo
Andrew & Paige Pesko
Brenda Czabaj
Jim & Janet VanZant
Raina & Blake Consdorf
Tina & Nick Nowicki
Mike & Sandra Cukierski
Glen & Rebecca Miller
Lauren & Scott Paustek
Suzanne & Greg Lindsay
Mark & Lidia Freemott
Marcia Lesniak
Paul & Erin Ferracane
Paul & Wendy Lang
Kelly & Eric Green
Allison & Tom Jaskula
Kimberley & Pete Densmore
Curt & Patti Schumacher
Rich & Sue Gaudio
Ronit Binder & Cory Campagna
Andrea & Dan Heffernan
Curtis & Erica Slack
Hannah & Aaron Self
Joel & Sara Schroeder
Frank DeFalco
Thomas & Debra Oltman
James & Erin Hennessey
Iwona & Marcin Klimecki
Marissa Pollmann & Scott Deike
Kate & James Habel

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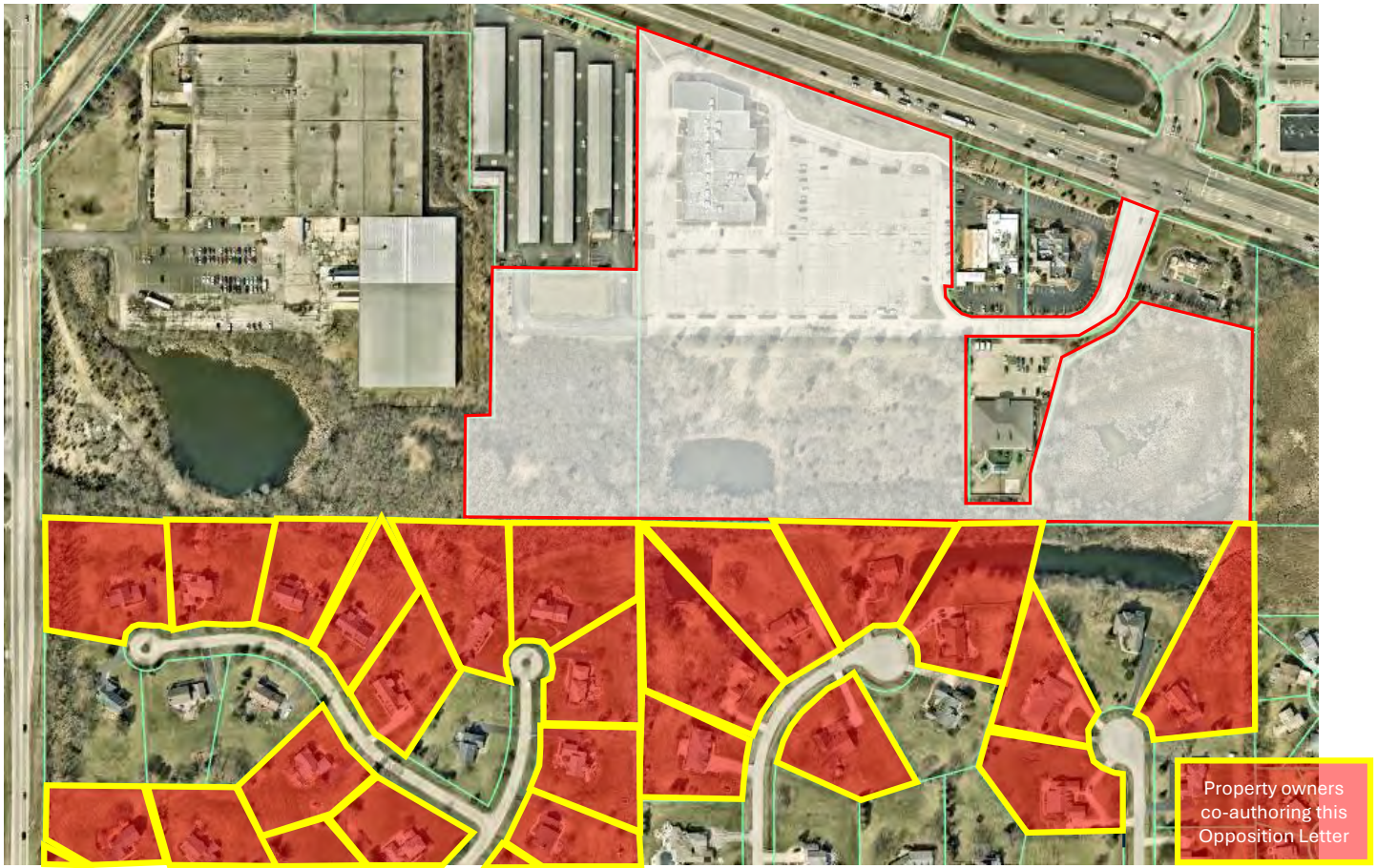
A Simple Solution:
Real Density Reduction Applied to a Responsible Site Plan

Marek Chmiel
Gerald & Suzanne Nagel
Mary & David Fox
Todd & Elizabeth Miller
Mike & Corrie Taylor
Kerry Harrison
Brian & Linda Sinclair
Rob & Megan Butterfield
Emily Sinclair & Luke Spoerlein
James & Janet Bluhm
Katherine & Robert Diebold
Jamie Condo & Kevin Kroll
Robert & Betsy Glorch
Michael & Nora Reinhofer
Alexander Roshko & Angelika Pashko
Marcia & Jeff Wood
Rick & Nadine Frison
Lisa & Steve Mosack
Michelle & Steven Furlan
Neda Juricic & Scott Penry
Alma Krzeminski
Jim Gavrilos
Mike Cukierski, President, Chapel Hill Homeowners Association
Raina Consdorf, Secretary, Chapel Hill Homeowners Association
Mike Taylor, Treasurer, Chapel Hill Homeowners Association

Cc: Mayor Thomas Poynton, Village of Lake Zurich, Illinois
Mr. Ray Keller, Village Manager, Village of Lake Zurich, Illinois
Mr. Greg Rusterberg, Village President, Village of Deer Park, Illinois
Ms. Beth McAndrews, Village Administrator, Village of Deer Park, Illinois
Ms. Josie Doniec, Building, Zoning and Development Coordinator, Village of Deer Park, IL

Do it Right:
Right By Your Community, Right By the Environment, Right By Your Neighbors

Figure 1
Opposition Letter Authors



The overwhelming majority of residential neighbors adjacent to the proposed redevelopment, as co-authors to this Opposition Letter, are opposed to the proposed redevelopment of the Regal Cinema property to high density, multi-story, starter-level-quality, multi-family development and rezoning.

In addition to the 26 properties highlighted above immediately adjacent to the development, an additional 28 properties in these neighborhoods have co-authored this letter, representing 54 total properties and 101 individual signatures plus the Chapel Hill Homeowners Association.

Figure 2.1
Precedent – Landings of Lake Zurich

The Landings of Lake Zurich is a multi-family development planned with respect for the surrounding community:

- ±300' Preservation Buffer (undisturbed existing foliage)
- ±310' Building and Hardscape/Parking Setback
- Single-family residents, which are generally located in downtown Lake Zurich where higher density is more expected, still enjoy a full ±310-foot setback.

Figure 2.2
Precedent - Actual Setbacks of Adjacent Properties

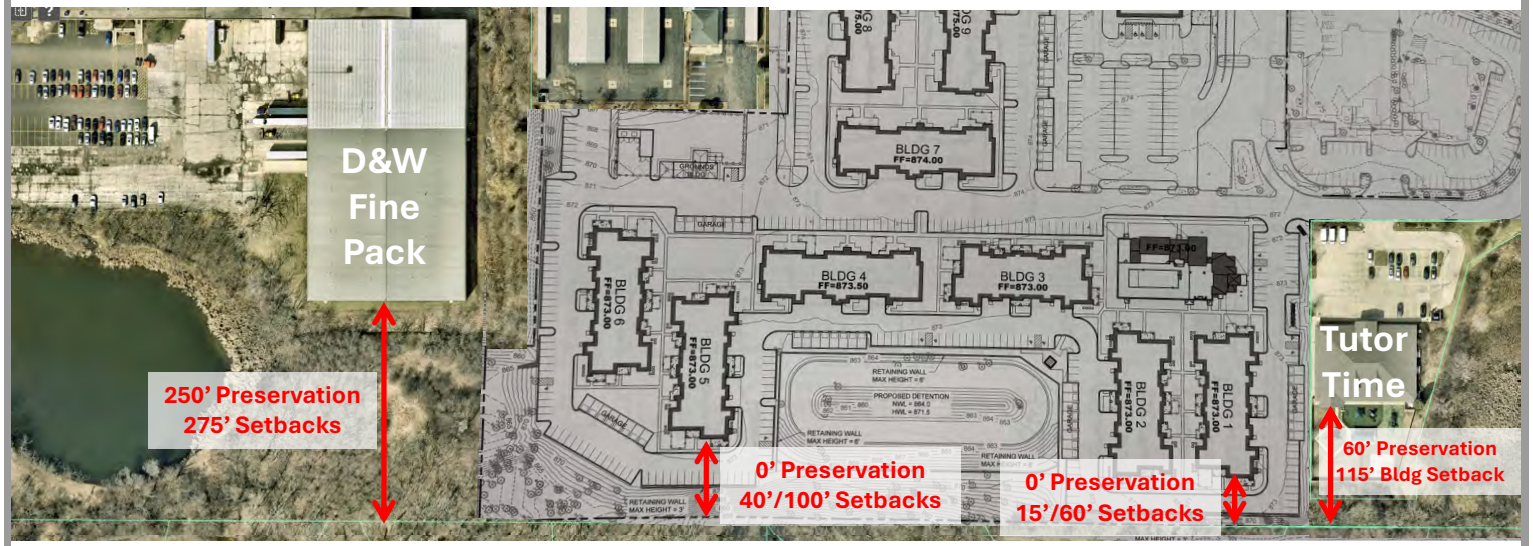
D&W Fine Pack is a single-story industrial facility immediately to the west of the proposed Regal Cinema redevelopment.

- ±250' Preservation Buffer (undisturbed existing foliage)
- ±275' Building and Hardscape/Parking Setback

Tutor Time is a single-story, small-footprint, daytime commercial building immediately to the east of the proposed Regal Cinema redevelopment.

- ±60' Preservation Buffer (undisturbed existing foliage)
- ±115' Building Setback

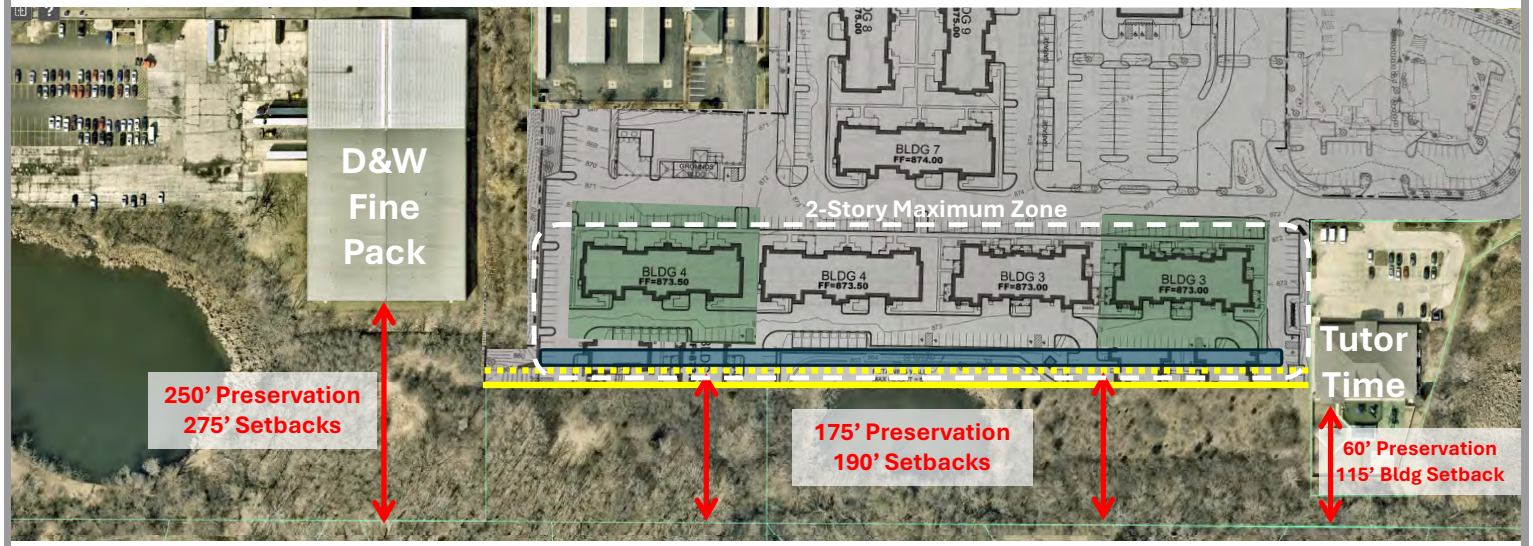
Figure 2.3
Precedent - Actual Setbacks of Adjacent Properties



	Landings of Lake Zurich	D&W Fine Pack	Tutor Time	Developer's Current Plan
Stories	3	1	1	3 - 5 (Equivalent)
Hardscape/Parking Setback	310'	275'	60-75'	15'-40'
Building Setback	310'	275'	115'	60'-100'
Undisturbed Preservation Buffer within Setbacks	300'	250'	60'	0'

(Dimensions are approximate)

Figure 3
Suggested Requirements for a Responsible Site Plan and Reasonable Density

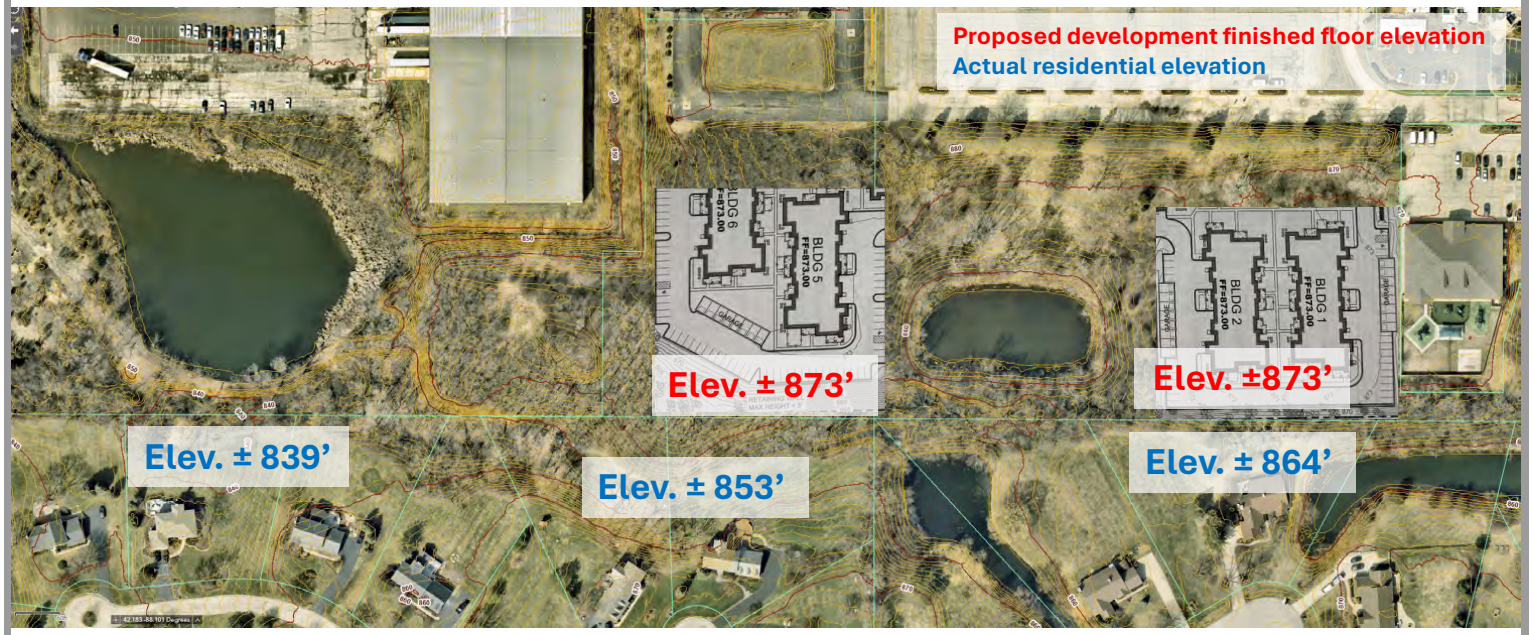


	Landings of Lake Zurich	D&W Fine Pack	Tutor Time	Developer's Current Plan	Requirement Suggested Per This Letter
Stories	3	1	1	3 - 5 (Equivalent)	3 - 5 (Equivalent)
Hardscape/Parking Setback	310'	275'	60-75'	15'-40'	190'
Building Setback	310'	275'	115'	60'-100'	190'
Undisturbed Preservation Buffer within Setbacks	300'	250'	60'	0'	175'

(Dimensions are approximate)

Estimated result is 145-170 units,
pending clubhouse vs. apartment building

Figure 4.1
Topography



The proposed development is on land elevated relative to the adjacent single-family residential area. In fact, the estimated finished floor elevation ranges from ±9 feet to ±34 feet higher than the adjacent home properties, accentuating the already excessive height of the proposed multi-story buildings.

Figure 4.2

Actual Building Height Proposed Relative to Adjacent Property

(Based on Adjusted Renderings Presented at the January Village Board Meeting)

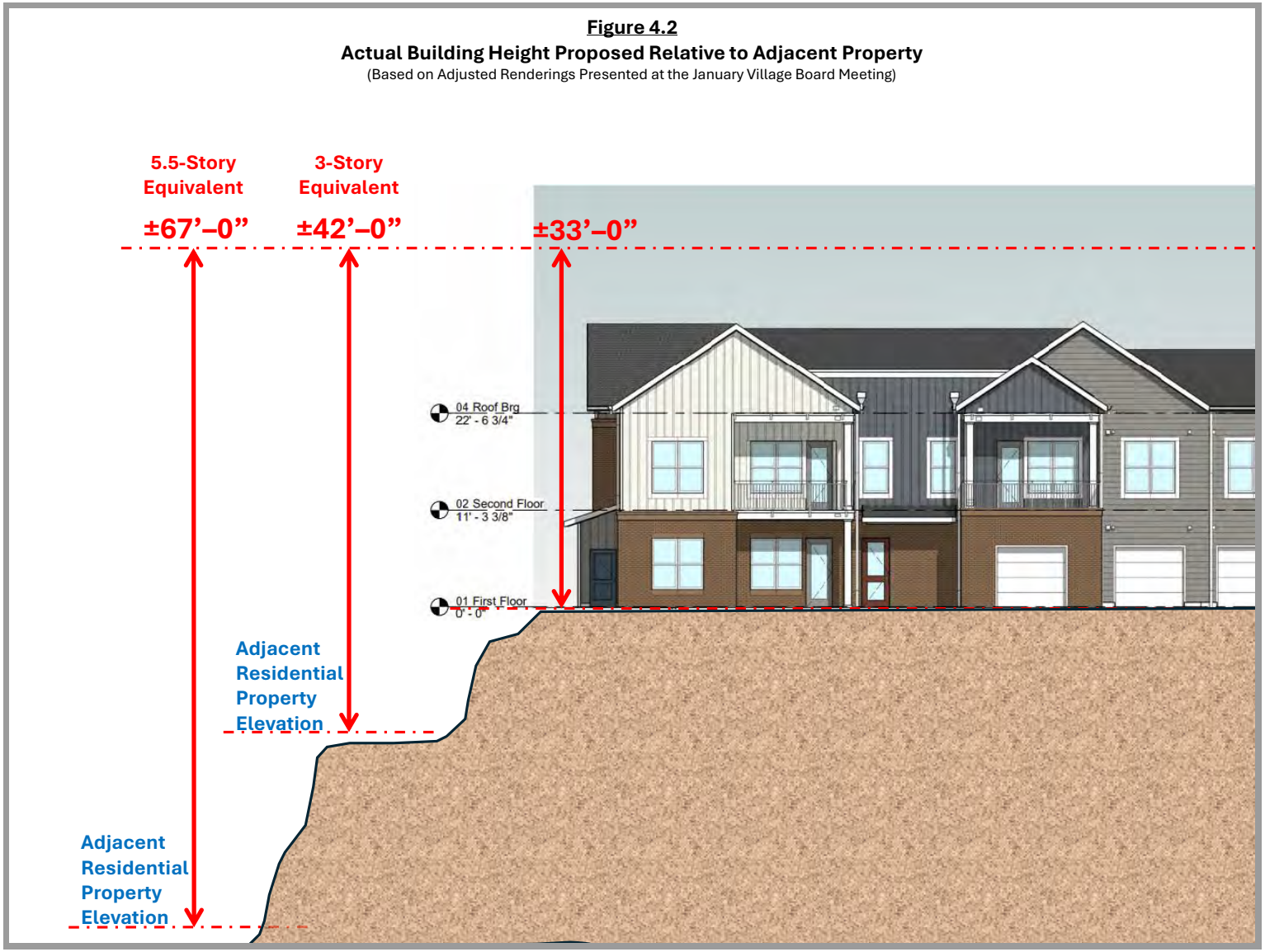
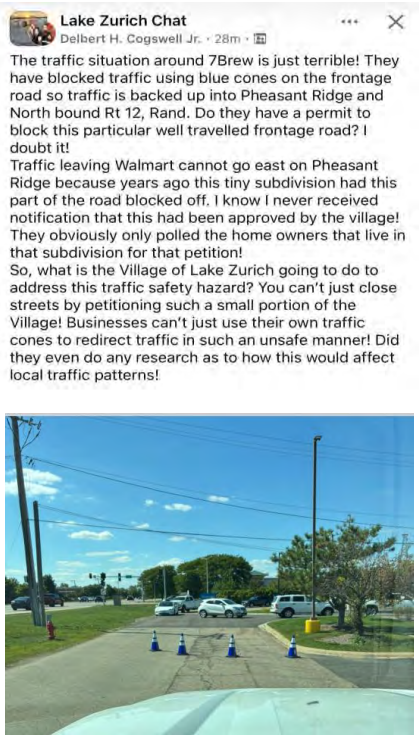
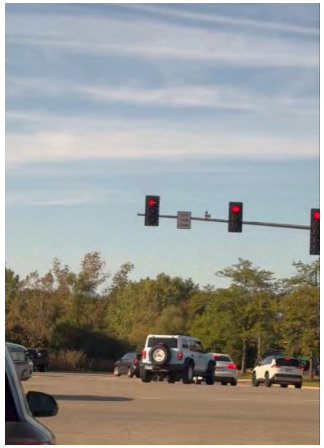


Figure 5
Existing Traffic Images & Videos



7-Brew
Band-aid Traffic Guidance
FB Post

7-Brew Back-up on Rand Rd. – Tik-Tok Post (Click)



June Terrace Road
Starbucks Back-up on Rand Rd.
Video (Click)

Figure 6.1
Existing Zoning

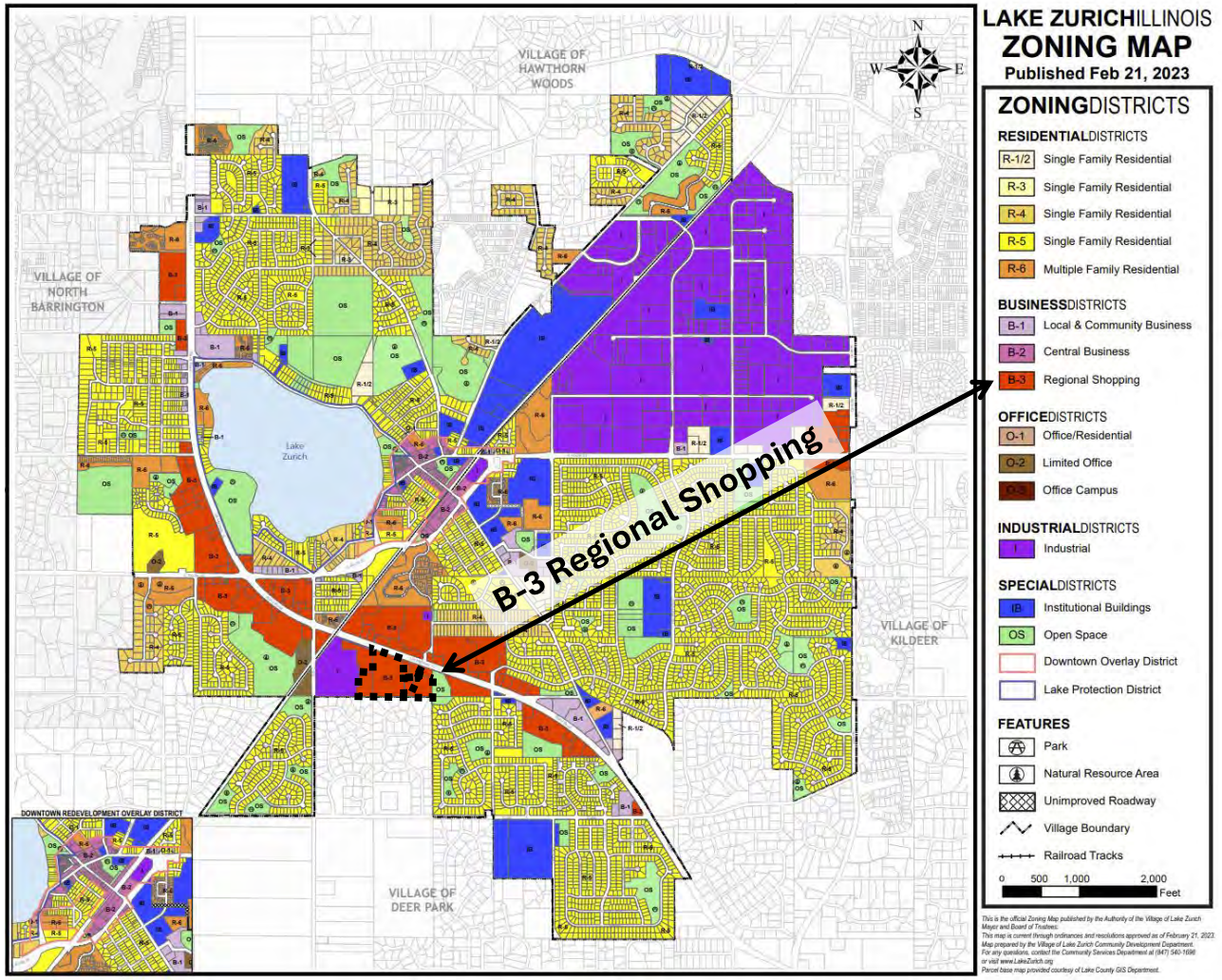
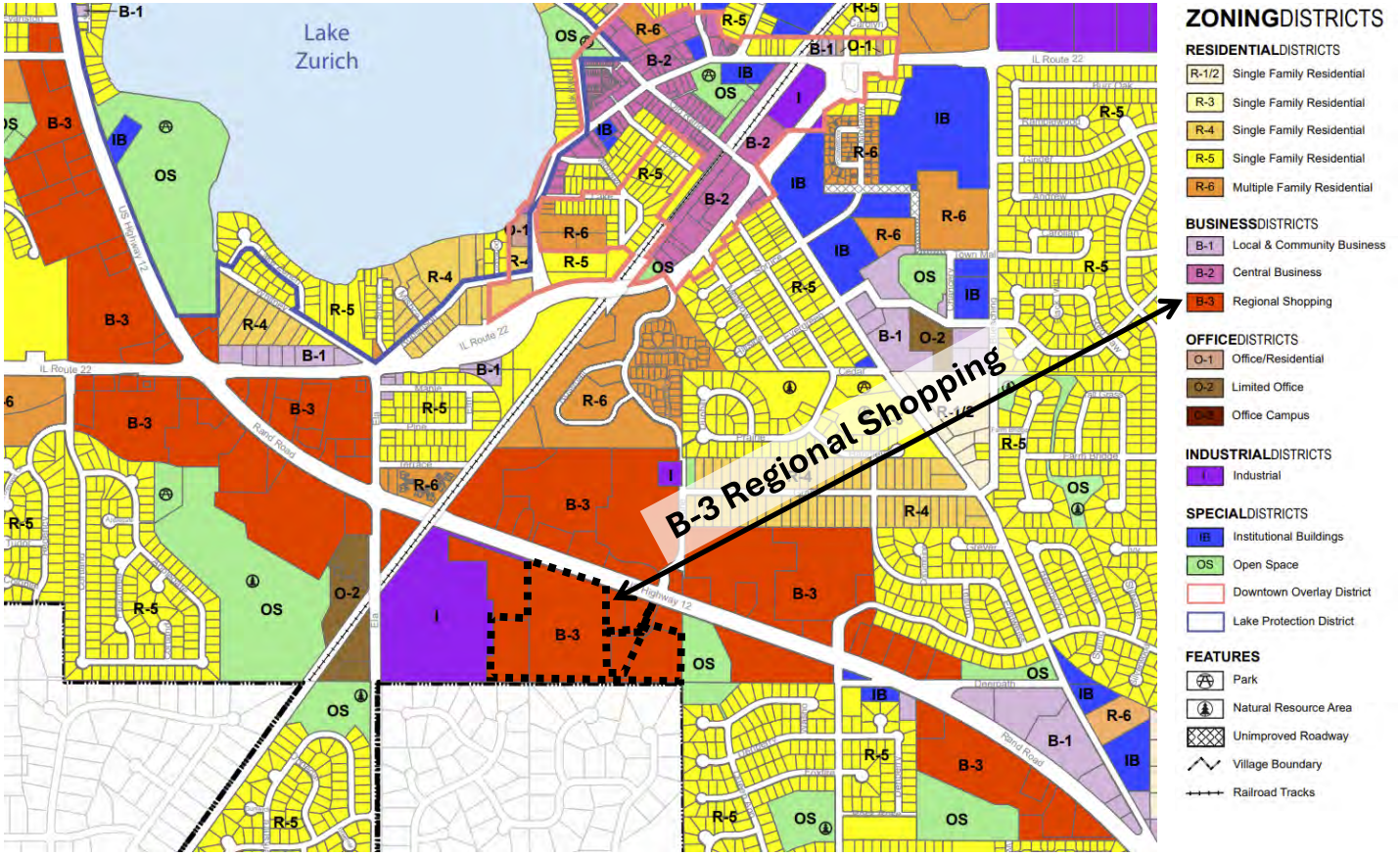


Figure 6.2
Existing Zoning – Route 12 / Rand Rd. Corridor



The Route 12 / Rand Rd. corridor from Old Rand Rd. to Honey Lake Rd. is consistently zoned as a business district or open space. There is no precedent for mixed use or high-density residential development along this corridor.

September 10, 2025 **Via Email Delivery**

Mr. Sarosh Saher

Community Development Director

Village of Lake Zurich

70 East Main Street

Lake Zurich, Illinois 60047

RE: Opposition to Proposed Development (Regal Cinema Redevelopment) on June Terrace

As homeowners that border the proposed development, we are **STRONGLY OPPOSED** to rezoning this property to allow the construction of high-density apartments and a quick-serve restaurant that have a huge impervious footprint. We have numerous concerns about the proposal with a primary concern being the insufficient setback between this development and our property. We are also deeply concerned about the elevation grade being proposed, privacy, snow removal issues, the proximity of traffic, and the clearing of all mature trees adjacent to our property.

Setback concerns: The setbacks to our property are completely insufficient and unprecedented in our community. There is a setback of **ONLY 15 feet** between our property line and the parking area. The distance from our property line to a building is **ONLY 60 feet**. This offset is especially concerning since our house is situated close to the property line adjacent to the proposed development. The setbacks to our house are **WAY OUT OF LINE** with what is typical for new development in Lake Zurich and do not meet the high standards the Village has maintained in the past.

Elevation grade concerns: The proposed plan includes an increased elevation grade adjacent to our property. The plan has a 3-foot retaining wall south of Buildings 1 & 2. At places along the wall, there is an elevation drop of about 9 feet to our property, which again is only 15 feet away. This is over a 50% elevation grade, which **EXCEEDS Lake Zurich Village code** of 3:1. Since the retaining wall behind Buildings 1 & 2 is critical to maintaining stormwater management, an elevation grade closer to 4:1 is warranted.

Privacy concerns and noise: Given the proximity of the two-story apartments to our home and the proposed elevation difference, we are deeply concerned about visibility, noise, and light issues. Occupants will be able to look down into our house and headlights will shine into our home. **Increased setbacks** and at least a **6-foot privacy fence** are needed.

Snow removal concerns: Existing plans do not clearly show how snow will be removed from the roadway behind Buildings 1 & 2 near our property line. There is a drainpipe in the southeast corner to direct water to the retention pond. There is a significant risk that snow piles in this area will clog up this drainpipe causing stormwater to run down the steep elevated grade towards our property. Existing snow removal plans are **insufficient.**

Traffic concerns: The proposed parking area that is 15-feet behind our property is essentially a roadway as it allows for two-lane traffic and is the primary way for residents to get to underground parking for Buildings 3 & 4. The **close proximity of a roadway** is very concerning in terms of headlights shining into our house, noise, and exhaust fumes.

Environmental concerns: It is our understanding that all mature trees on the adjacent property behind our home will be removed. The existing greenspace buffer is important to maintain privacy and the existing mature trees naturally help with stormwater management. The proposed meager landscaping is insufficient to replace the existing mature trees. Also, we are concerned about the **potential damage** to our property (existing trees etc.) **during the process** of moving massive amounts of dirt and clearing large trees along our property line.

In conclusion, the proposed plan does not meet the high standards that the Village of Lake Zurich has upheld in the past. The proposed setbacks to our property are extremely meager and do not provide enough buffer with our property. We respectfully ask you as fellow community members to consider our concerns and vote against rezoning the old Regal Cinema Property for this proposed development which is maximizing apartment units and profits over the concerns of our community. As a community, we can do better.

Thank you for your consideration.

Respectfully,

Paul and Wendy Lang

[redacted]

[redacted]

cc: Mayor Thomas Poynton

Village Board of Trustees

Village Planning & Zoning Commission

Mr. Ray Keller, Village Manager

Mr. Michael Duebner, Assistant Village Manager

From: [redacted]
To: Tom Poynton; OU - Village Elected Officials; Ray Keller; Michael Duebner; Sarosh Saher
Subject: [External Sender] Regal Cinema Redevelopment
Date: Thursday, September 11, 2025 12:14:31 PM

September 11, 2025

Mayor Thomas Poynton
Village Board of Trustees
Village Planning & Zoning Commission
Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

RE: Concern About Regal Cinema Redevelopment

I am concerned about the proposed redevelopment of the Regal Cinema Property at June Terrace and Rand Road.

High density apartments will no doubt add to traffic in an already congested area. The capacity of Rand Road is already a challenge.

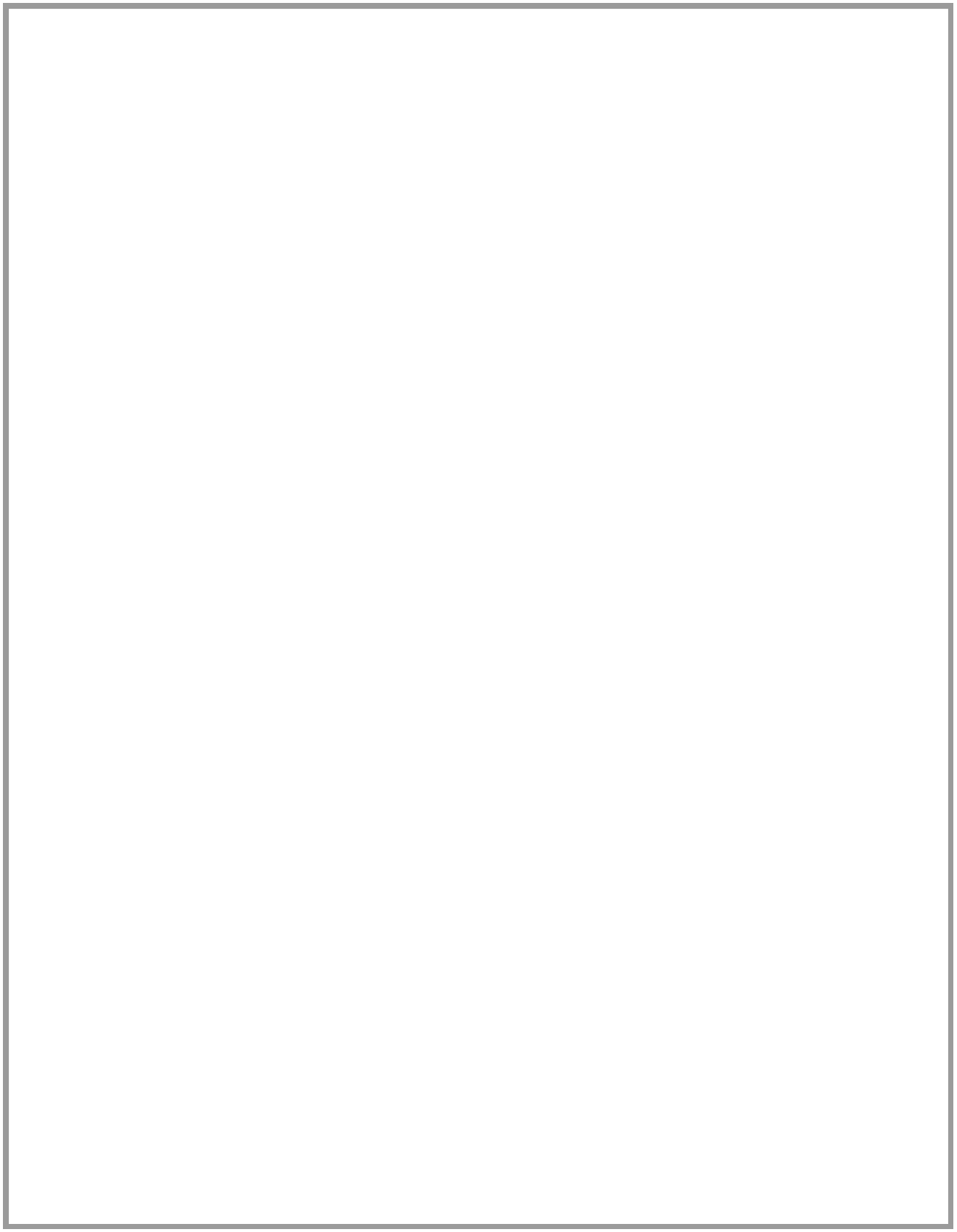
I hope the Village will be careful about reviewing traffic analysis and any predictive modeling to evaluate the impact of so many units on the flow of traffic throughout the Village.

Also, I appreciate the natural beauty of Lake Zurich and I certainly hope any development will prioritize trees as an important part of the infrastructure as a long-term investment.

Thank you for your consideration.

Cathy Danial
[redacted]

Cc: Ray Keller, Village Manager, Village of Lake Zurich, Illinois
Sarosh Saher, Community Development Director, Village of Lake Zurich, Illinois
Orlando Stratman, Planning & Zoning Commission
Antonio Castillo, Planning & Zoning Commission
Sean Glowacz, Planning & Zoning Commission
Ildiko Schultz, Planning & Zoning Commission
Joe Giannini, Planning & Zoning Commission
Mike Muir, Planning & Zoning Commission
Scott Morrison, Planning & Zoning Commission
Vladimir Kovacevic, Planning & Zoning Commission



Outlook

[External Sender] Regal Cinema Zoning Proposal

From Christina Mesker [redacted]
Date Mon 9/15/2025 1:38 PM
To Colleen McCauley <colleen.mccauley@lakezurich.org>

Hi Colleen,

Can you please pass my comments along to the zoning board? I am unable to make the zoning board in person.

Dear Zoning Board,
I see that the proposal for the Regal Cinema property has been postponed to the October meeting but we are against such high density homes on that property. I heard the developer's original proposal at the village board meeting and was appalled at how many units they were proposing. Our concerns are 1. traffic, 2. safety for emergency crews, and 3. impact on our schools. At almost every village meeting regarding developments, I ask about how this will impact schools and it seems to be heard on deaf ears. I BEG you to really consider this. Our schools are overflowing currently. Some of the grade schools have 25+ kids per class. All to one teacher. In the original proposal, the developer said that in their other units it's more for young professionals and not families. But people move here to raise a family. This seems like a very odd place to have housing in general.

PLEASE vote this as a strong no. This is not what our village needs.

Thank you,
Matt and Christina Mesker
[redacted]

From:	Ray Keller
To:	Sarosh Saher
Subject:	FW: [External Sender] Springs at Lake Zurich Resolution
Date:	Thursday, October 2, 2025 9:52:12 AM
Attachments:	image001.png R2025-26 Objecting to Proposed Development Springs Lake Zurich Rand - June Terrace Approved 09-18-2025.pdf

FYI – to include in the PZC packet. Thanks.

From: Beth McAndrews <bmcandrews@vodp.net>
Sent: Wednesday, October 1, 2025 1:59 PM
To: tom.paynton@lakezurich.org; Ray Keller <Ray.Keller@lakezurich.org>; Greg Rusteberg <GRusteberg@vodp.net>
Subject: [External Sender] Springs at Lake Zurich Resolution

Hello Tom and Ray,

On behalf of the Village of Deer Park, please find attached a certified copy of Resolution 2025-26 adopted by the Village Board on September 18, 2025. This resolution formally expresses the Village's objection to the Proposed Development, The Springs at Lake Zurich Rand Road and June Terrace.

The Village Board adopted this resolution after careful consideration of the potential impacts the project may have on traffic, safety, open space, stormwater management, and the overall character of our community. We respectfully request that the Village of Lake Zurich take these concerns into account as you deliberate on the proposed development.

We truly value our relationship and appreciate the opportunity to communicate our position on this matter.

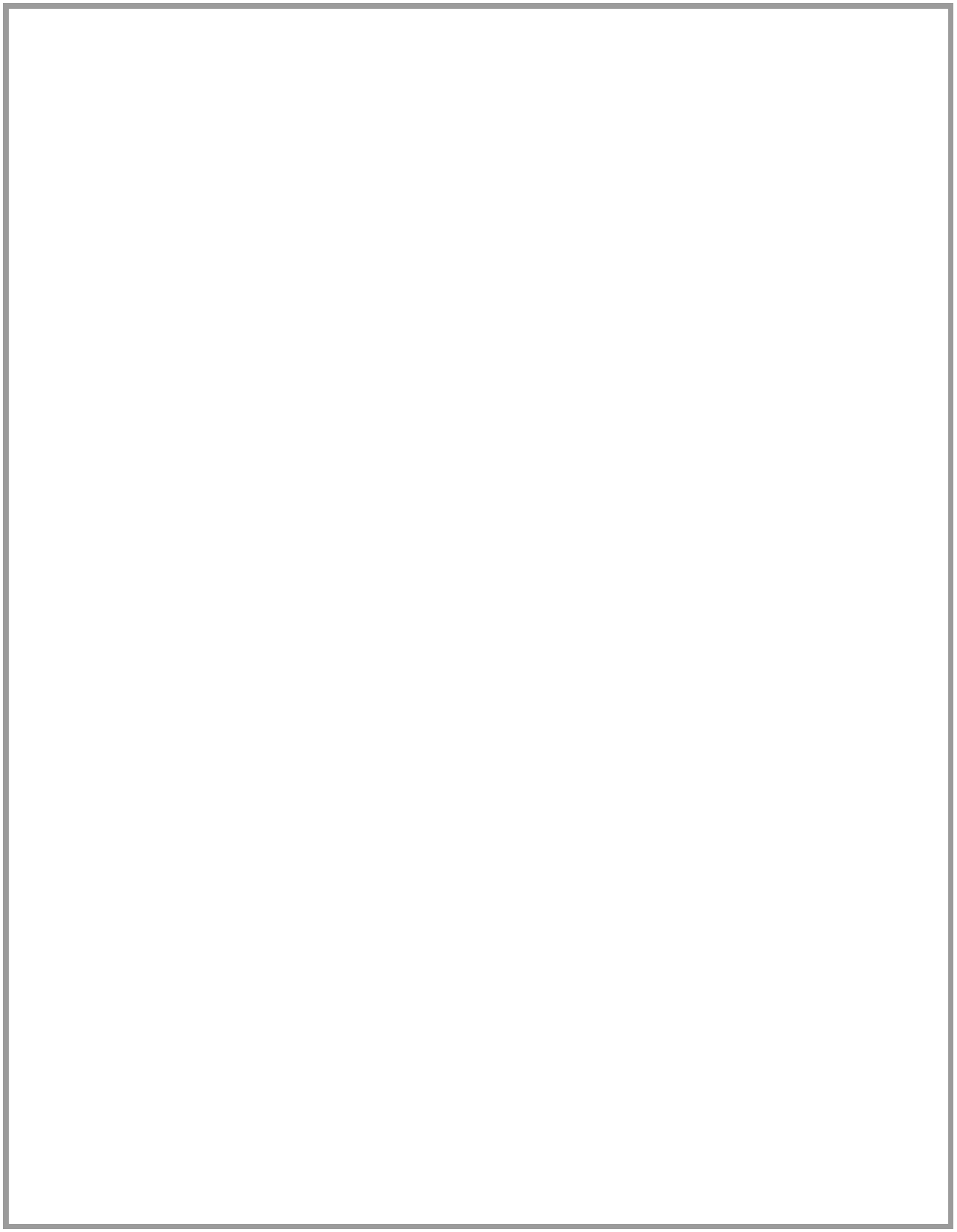
Thank you for hosting us for breakfast last week and please contact us anytime with any questions or assistance.

Best regards,

DEER PARK
VILLAGE OF DEER PARK
ILLINOIS

Beth McAndrews
Village Administrator

Village of Deer Park
23680 West Cuba Road
Deer Park, Illinois 60010-2490
(P) 847.726.1648 ext. 102
Email bmcandrews@vodp.net
www.villageofdeerpark.com



RESOLUTION NO. 2025-26

A Resolution Objecting to the Proposed Development by Continental Properties
The Springs at Lake Zurich Rand Road and June Terrace

WHEREAS, Continental Properties, has filed an application for a Development Concept Plan for Planned Unit Development (PUD) with the Village of Lake Zurich ("Lake Zurich") for Preliminary Plat and Site Plan to redevelop the Property with 9 multiple-family buildings and a total of 282 Units; and

WHEREAS, the property in question consists of 2 parcels totaling 19.86 acres located at the 755 S. Rand Road, Lake Zurich, IL 60047 (the "Property"); and

WHEREAS, this property is currently zoned B-3 Regional Shopping; and

WHEREAS, the Property is located within the Village of Deer Park's facilities planning area and is within the 1½ mile planning jurisdiction of the Village of Deer Park, an Illinois municipal corporation and is subject to the Village of Deer Park's Land Use Map.

WHEREAS, the Village of Deer Park adopted a Comprehensive Plan and Land Use Map in July 2023; and

WHEREAS, residents, business owners, and community leaders carefully considered land use designations for the Land Use Map; and

WHEREAS, the Property is labeled "Low Density Residential (R-1 Residential one acre)" within the Land Use Map; and

WHEREAS, approval of The Springs at Lake Zurich 9 multiple-family building with 282 Units for a High-Density Residential Complex conflicts with the Deer Park Land Use Map;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the VILLAGE OF DEER PARK, Lake and Cook Counties, Illinois, as follows:

1. That the application by Continental Properties for Preliminary Plat and Site Plan to redevelop the Property with 9 multiple-family buildings and a total of 282 Units is inconsistent with the Village of Deer Park's Land Use Map, and as follows:

   A. The project density is too high which results in overcrowding as it contains 9 large buildings with no green/open space and no preservation of existing vegetation.
   B. The development poses traffic and safety concerns with additional congestion at already problematic intersections and corridors.
   C. The development does not adequately address stormwater management and with the inclusion of a larger area of impervious surface, the removal of established vegetation and stormwater detention.
   D. The development negatively impacts School District 95 with the proposed zoning change to residential resulting in higher enrollment numbers.

E. There will be a negative impact on adjacent residential neighborhood property values due to the lack of preservation of natural buffers, land elevated related to adjacent single-family and no adequate setback from existing single-family residences.

2. That the Village Clerk file a copy of this Resolution with the Village of Lake Zurich Clerk and send a copy, by certified mail, to Village of Lake Zurich's Community Development Department.

PASSED this 18th day of September, 2025.

APPROVED:

Village President Greg Rusteberg

ATTEST:

Village Clerk Kimberly Kelly

VILLAGE OF DEER PARK CORPORATE SEAL 1957 ILLINOIS

CERTIFICATION

I, KIMBERLY KELLY, do hereby certify that I am the duly appointed Clerk of the Village of Deer Park, Lake and Cook Counties, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Deer Park.

I do hereby further certify that at a regular meeting of the President and Board of Trustees of the Village of Deer Park, held on the 18th day of September, 2025, the foregoing resolution entitled *A Resolution Objecting to the Proposed Development by Continental Properties The Springs at Lake Zurich Rand Road and June Terrace*, was duly passed by the President and Board of Trustees of the Village of Deer Park.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this 18th day of September, 2025.

Kimberly Kelly

Village Clerk Kimberly Kelly
Village of Deer Park,
Lake and Cook Counties, Illinois

(SEAL)

VILLAGE OF DEER PARK CORPORATE SEAL 1957 ILLINOIS

Concerns With Traffic Impact Study

Oct 9, 2025 **Via Email Delivery**

Mr. Sarosh Saher

Community Development Director

Village of Lake Zurich

70 East Main Street

Lake Zurich, Illinois 60047

RE: Issues with Traffic Impact Study for June Terrace Mixed-Use Proposed Development (Regal Cinema Redevelopment)

A cursory review was made of the "Traffic Impact Study Mixed-Used Development", dated Oct 6, 2025. This study estimated the impact on traffic by the development located by Regal Cinema in Lake Zurich, Illinois.

The intersection of Rand and June Terrace is very complex, and Rand Road carries a significant number of cars through Lake Zurich. Impacting the traffic at this intersection could have far ranging consequences. I have several concerns about this study that reduce the accuracy of the results. **I strongly suggest these issues be corrected, and the study updated, so an accurate assessment can be of the traffic impact from this new development.**

- **Pass-By Assumptions:** The analysis uses a pass-by reduction of 50% for restaurant traffic (see Table 2). This assumes 50% of the restaurant traffic is already traveling on the road and is just stopping for food and continuing on. But June Terrace is a dead-end street, there is no pass-by traffic on this street. A pass-by reduction should not be used for restaurant traffic coming in on June Terrace. The pass-by reduction should only be used for cars coming in through the new Rand Road entrance. This error in the study significantly underrepresents the new trips on the roads.

- **Restaurant Traffic:** The traffic going to Portillo's was estimated using the Trip Generation Manual, 12th Edition Land-Use Code 929 (High-Volume Fast-Food Restaurant). This estimate is based on average traffic data measured going to high-

volume restaurants. Since Portillo's is popular and may generate more traffic than average, the analysis should collect data from other existing Portillo's restaurants. If that is not possible, the analysis should use the Code 929 data with margin of error, perhaps the data average plus one sigma.

- **Existing Traffic Measurement:** The traffic analysis uses data collected in Feb 2025 as the basis for existing traffic (see Page 6). The summer months will have higher traffic loads, consider for example all the extra traffic going to Home Depot in May. This analysis should look at worse case traffic loads.

- **Pedestrian Impact:** The traffic analysis does not consider the delays and safety issues associated with pedestrians walking to restaurants. The traffic analysis (see page 11) reduces new trips by 10% to account for residential users mainly walking to restaurants. While walking to restaurants will reduce vehicle traffic, it will also delay traffic as cars will have to stop as street crossings occur. The model ignores this. The worst instance for this will be pedestrians crossing Rand Road because pushing a crosswalk button here will delay traffic flow at this intersection.

Thank you for your consideration.

Respectfully,

Paul Lang

[redacted]

[redacted]

cc: Mayor Thomas Poynton

Village Board of Trustees

Village Planning & Zoning Commission

Mr. Ray Keller, Village Manager

Mr. Michael Duebner, Assistant Village Manager