



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Planning and Zoning Commission Meeting

Wednesday, April 15, 2026, 7:00 pm

Planning and Zoning Commission



Wednesday, April 15, 2026, 7:00 pm
Village Hall, 70 East Main Street

AGENDA

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

Minutes of the Planning and Zoning Commission Meeting on February 18, 2026. Motion to approve the minutes.

Attachment: [3-28-26 - Minutes.pdf](#)

3. PUBLIC MEETING

A.

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

No items received for consideration

4. PUBLIC HEARING

(This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action.)

A. 20 & 30 Mischa Court -- Three Acorns Subdivision -- Zoning Map Amendment and Subdivision (2026-05)

Application for a Zoning Map Amendment and Plat of Subdivision to rezone two lots from the R-4 Single-Family Residential District to the R-5 Single-Family Residential District. The proposal would create three conforming R-5 lots to facilitate future development, to be known as Three Acorns Subdivision.

Applicant and Owner: Mr. Jan Jozwiak

Attachment: [4A - Three Acorns Subdivision -Packet.pdf](#)

B. 221 Sunrise Lane -- Zoning Map Amendment and Planned Unit Development (PUD) (2026-06)

Application for a Zoning Map Amendment to rezone the lot from the R-5 Single-Family Residential District to the R-6 Multiple-Family Residential District to redevelop the property with a two-unit residential building through a Planned Unit Development (PUD).

Applicant: Pawel Gibas, Owner: John Gusciara

Attachment: [4B - 221 Sunrise Lane -Packet.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 at (847) 540-1687 promptly to allow the Village to make reasonable accommodation.

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



Wednesday, March 18, 2026, 7:00 p.m.

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

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

- A. Minutes of the Planning and Zoning Commission Meeting on February 18, 2026.
 Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Muir.
 AYES: 4 Commissioners Glowacz, Morrison, Schultz, Chairperson Stratman.
 NAYS: 0
 ABSTAIN: 2 Commissioners Castillo, Muir.
 ABSENT: 2 Commissioners Kovacevic , Giannini.
 MOTION CARRIED.

3. PUBLIC MEETING

- A. **755 South Rand Road – The Springs at Lake Zurich – Final Plan (2026-03):**
 Application for Final Plan approval of a Planned Unit Development (PUD), for a project that includes nine multiple-family rental residential buildings, an outlot to accommodate a quick-service restaurant (QSR) to be developed in the future, associated parking areas, and stormwater detention facilities.
Applicant: Continental 904 Fund LLC and Continental Properties Company, Inc.
Owner: Regal Cinemas, Inc.
 Dir. Saher confirmed that proper notice was provided of this item and then introduced Ms. Jen Patten of Continental, who gave a brief presentation of the Final Plan.

On Application PZC 2026-03: 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 Final Plan for The Springs at Lake Zurich.

AYES: 6 Commissioners Castillo, Glowacz, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0

Village of Lake Zurich Planning and Zoning Commission Regular Meeting, Wednesday, March 18th, 2026.

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ABSTAIN: 0
 ABSENT: 2 Commissioners Kovacevic, Giannini.
 MOTION CARRIED.

4. PUBLIC HEARING

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

Application PZC 2026-04 for a Variation at 450 North Old Rand Road.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Kovacevic, Giannini.

MOTION CARRIED.

Public Hearing started at 7.15pm

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

A. 450 North Old Rand Road – Variation (2026-04):

Application for a Variation to allow for the construction of a detached garage that exceeds the maximum floor area within the rear yard setback in the R-5 Single-Family Residential District.

Applicant and Owner: Mr. Scott Floy

Village Planner McCauley confirmed that proper notice was provided of this item and then introduced Mr. Scott Floy who gave a brief presentation of the requested Variation.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2026-04 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Morrison.

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

NAYS: 0

ABSTAIN: 0

ABSENT: 2 Commissioners Kovacevic, Giannini.

MOTION CARRIED.

On Application PZC 2026-04: A Motion was made by Commissioner Castillo, seconded by Commissioner Schultz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by 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 the Variation at 450 North Old Rand Road.

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

NAYS: 0

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ABSTAIN: 0
ABSENT: 2 Commissioners Kovacevic, Giannini.
MOTION CARRIED.

5. OTHER BUSINESS

There were none.

6. STAFF REPORTS

Village Planner McCauley reported that Staff has received two applications for the April 15th meeting.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

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

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

Meeting adjourned at 7.50 pm

Respectfully submitted:
Colleen McCauley, Village Planner

Approved by:

Chairperson Orlando Stratman.

Date



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2026-05
PZC Hearing Date: April 15, 2026

AGENDA ITEM 4.A

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission
From: Sarosh Saher, Community Development Director
CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor
Date: April 15, 2026
Re: PZC 2026-05: Three Acorns Subdivision
Zoning Map Amendment & Plat of Subdivision

SUBJECT

Mr. Jan Jozwiak (the “Applicant” and “Owner”), requests a Map Amendment & Plat of Subdivision to rezone two of the eight lots within the Lake Zurich Oaks Subdivision (Lots 3 and 4) from the R-4 Single-Family Residential District to the R-5 Single-Family Residential District. The proposal would create three conforming R-5 lots to facilitate future development, to be known as Three Acorns Subdivision.

The remaining six lots in the Lake Zurich Oaks subdivision will remain as currently configured and will continue to be zoned within the R-4 Single-Family Residential District.

GENERAL INFORMATION

Requested Action: Zoning Map Amendment & Plat of Subdivision
Current Zoning: R-4 Single-Family Residential District
LP Lake Protection Overlay District
Proposed Zoning: R-5 Single-Family Residential District
LP Lake Protection Overlay District
Existing Use: Vacant Unimproved Property

**Staff Report
APPLICATION PZC 2026-05**

**Community Development Department
PZC Hearing Date: April 15, 2026**

Proposed Use: Single-Family Residences

Property Location: 20 & 30 Mischa Court

Applicant & Owner: Jan Jozwiak

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

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

BACKGROUND

Mr. Jan Jozwiak (the “Applicant” and “Owner”), is proposing a Zoning Map Amendment and Plat of Subdivision to allow for the construction of three single-family homes at the Subject Property, legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant has filed an application with the Village of Lake Zurich received on February 20, 2026 (the “Application”) seeking:

- Map Amendment to rezone the parcels comprising the Subject Property from R-4 Single-Family Residential District to R-5 Single-Family Residential District
- Plat of Subdivision

In 2009, the Lake Zurich Oaks Subdivision was recorded, creating eight lots zoned within the R-4 Single-Family Residential District on a total land area of 4.69 acres. Each lot complied with the bulk requirements of the R-4 District, including a minimum lot area of 15,000 square feet and a minimum lot width of 90 feet.

Of the eight lots, only one is currently developed. The property at 40 Mischa Court (Lot 2) contains a four-unit residential structure that was likely constructed as a single-family home prior to 1900. While multi-family dwellings are not permitted in the R-4 District, this structure is classified as a legal nonconforming use, as it predates the current zoning regulations.

The property located at 50 Mischa Court (Lot 1), northwest of 40 Mischa Court, is proposed to be developed with a single-family residence. A building permit application for this home was submitted in January 2026, and construction is anticipated to begin this year.

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The remaining four R-4 lots (Lots 5, 6, 7, and 8) located on the west side of Mischa Court are to remain within the R-4 district and be developed with single-family homes at a later time.

The remaining two lots (Lots 3 and 4) comprise the Subject Property.

The Subject Property is currently zoned R-4 Single-Family Residential, owned and maintained by Mr. Jan Jozwiak. The Applicant proposes to subdivide these two parcels into three lots under the R-5 Single-Family Residential District, to be known as the Three Acorns Subdivision. The proposed rezoning will meet the applicable bulk requirements of the R-5 District, including a minimum lot area of 10,000 square feet, a minimum lot width of 75 feet, 30-foot front and corner side yard setbacks, 10-foot interior side yard setbacks, and 30-foot rear yard setbacks. Two of the three lots will retain the current addressing of 20 and 30 Mischa Court. A new address, 110 Robertson Road, will be established for the third lot.

Public utility and drainage easements are proposed along all lot lines, consisting of 10-foot easements along the front and rear lot lines and 5-foot easements along the side lot lines.

Lot Details of the proposed Three Acorns Subdivision:

- **Lot 1** (20 Mischa Court): Corner lot with 90 feet of frontage along Mischa Court (to the west) and 110 feet along Robertson Road (to the south); depth of approximately 113 feet; total lot area of 10,045 square feet.
- **Lot 2** (30 Mischa Court): Located north of Lot 1, with approximately 90 feet of frontage along Mischa Court; depth of approximately 115 feet; total lot area of 10,345 square feet.
- **Lot 3** (110 Robertson Avenue): Located east of Lot 1 and 2, with approximately 75 feet of frontage along Robertson Road; depth of approximately 180 feet; total lot area of 12,148 square feet.

Staff has no objection to the proposed Three Acorns Subdivision. The plat will enable development of three new single-family homes that conform to Village bulk, space, and yard standards, ensuring compatibility with the single-family character of the surrounding residential neighborhoods.

Pursuant to public notice published on March 28, 2026, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 15, 2026, to consider the Application. On March 25, 2026 the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** Due to the low impact, courtesy review was not recommended.
- B. Zoning History.** Lake Zurich Oaks Subdivision was originally platted as a residential subdivision on October 26, 2009, providing for eight single-family lots. The Subject Property consists of Lot 3 and Lot 4 on the original plat.

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- C. Surrounding Land Use and Zoning.** The Subject Property is located within the R-4 Single-Family Residential District and consists of vacant open space. The land to the north, south, east, and west is similarly zoned within the R-4 District. The lot to the north is developed with a vintage multiple-family residential building, built prior to 1900, comprised of 4 units. Properties farther west, lie within the R-5 Single-Family Residential District and are improved with single-family residences within the South Shore Subdivision. The lake is situated two lots north of the Subject Property.
- D. Trend of Development.** The Subject Property is located in close proximity of the Main Street Area and falls within the Lake Protection Overlay District. The surrounding homes include a mix of older, vintage structures to the south and east that were constructed in the early 1960s, and newer residences to the west within the South Shore Subdivision that were constructed in the late 1990s. Several of the surrounding properties feature lake access, with the lake located to the north. Illinois Route 22 is further south of the Subject Property, which serves as a major arterial and commercial corridor in the Village.
- E. Zoning District.** The zoning code provides for four (4) zoning districts for single-family residential development. The single-family districts provide for a limited range of single-family detached housing densities consistent with the village's established single-family residential neighborhoods. The R-5 district allows for somewhat higher density residential use and smaller lot sizes.

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

GENERAL FINDINGS

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

9-18-3: STANDARDS FOR AMENDMENTS.

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

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

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

The requested map amendment to rezone the Subject Property to the R-5 Single-Family Residential district to allow for the development of three single-family homes as opposed to two is consistent with nearby zoning classifications and the established development pattern of the surrounding area.

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

Staff Response: Standard met. The property is currently vacant and underutilized. The proposed map amendment and subdivision would create an additional single-family lot, and would support appropriate infill development within the area without permitting a new land use.

- 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 within the R-4 and R-5 single-family residential districts. The proposed single-family homes will be compatible with the existing residential neighborhood and will blend appropriately with surrounding homes that are zoned within the same district. The use of the property will not change, as single-family homes are the only permitted use in these districts.

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

Staff Response: Standard met. The trend of development within the area is predominantly single-family residential.

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

Staff Response: Standard Met. The Subject Property’s current zoning of R-4 permits the development of two single-family homes. Rezoning the site will expand its potential for development of three single-family homes on

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smaller lots, while maintaining compatibility with nearby properties already zoned similarly.

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

Staff Response: Standard met. The diminution in value will be offset by a significant increase in the public health, safety, and welfare of the neighborhood with the construction of three new single-family homes built to modern-day codes and standards.

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

Staff Response: Standard met. The proposed R-5 single-family residential zoning is compatible with the R-4 single-family residential zoning of the adjacent residential properties.

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

Staff Response: Standard met. The proposed zoning map amendment is not expected to negatively impact the value of adjacent properties. Instead, it would support the development of an otherwise vacant property.

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

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

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

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

- 9. Ingress And Egress: The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions

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in the immediate vicinity of the subject property would be affected by the proposed amendment.

Staff Response: Standard met. Ingress and egress will be provided by code-compliant driveways of the required dimensions, with direct access from Robertson Road and Mischa Court. Access to the property from Robertson Road, which is a local street, is consistent with the pattern of access to existing properties located along Robertson Road.

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

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

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

Staff Response: Standard met. The Subject Property has remained vacant and undeveloped since the creation of the subdivision in 2009. The proposed rezoning would help facilitate the development of the property.

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

Staff Response: Standard met. The proposed map amendment will support growth in the area by allowing the development of three homes on smaller lots. The addition of a new single-family homes will blend well into the existing character of the area.

10-4-1: PLAN COMMISSION GUIDELINES (Standards for Subdivision Approval).

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.

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- 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 a 3-lot subdivision derived from 2 existing lots within the Lake Zurich Oaks Subdivision. 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 requested R-5 Single-family Residential 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 is currently designated within a conservancy district. The Subdivision is being proposed on a property that has been previously subdivided for single-family homes.

- 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 illustrates the three conforming single-family residential lots, using the strict application of the underlying bulk requirements of the R-5 District.

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- 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). Additionally, each home on the three resultant lots will need to conform to the "Minimum Landscaped Surface Area" requirements of the zoning code.

- 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.

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."

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

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

Staff of the Community Development Department therefore recommends the approval of Application PZC 2026-05, 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. Jan Jozwiak, dated February 20, 2026.
 - b. Cover letter addressed to Chairperson Orlando Stratman dated February 19, 2026
 - c. Exhibit A: Legal Description of the Subject Property
 - d. Final Plat of Three Acorns Subdivision prepared by Polena Engineering, LLC, dated March 24, 2026.
2. The grant of approval of a Zoning Map Amendment and resubdivision shall pertain only to Lots 3 and 4 of the Lake Zurich Oaks Subdivision. The remaining six Lots 1, 2, 5, 6, 7, and 8 shall be developed under the requirements of the R-4 single-family residential district and as currently platted.
3. 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

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LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

Three Acorns Subdivision
April 15, 2026

The Planning & Zoning Commission recommends approval of Application **PZC 2026-05**, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **April 15, 2026** 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 Mr. Jan Jozwiak, dated February 20, 2026.
 - b. Cover letter addressed to Chairperson Orlando Stratman dated February 19, 2026
 - c. Exhibit A: Legal Description of the Subject Property
 - d. Final Plat of Three Acorns Subdivision prepared by Polena Engineering, LLC, dated March 24, 2026.
 2. The grant of approval of a Zoning Map Amendment and resubdivision shall pertain only to Lots 3 and 4 of the Lake Zurich Oaks Subdivision. The remaining six Lots 1, 2, 5, 6, 7, and 8 shall be developed under the requirements of the R-4 single-family residential district and as currently platted.
 3. 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.
- Without any further additions, changes, modifications and/or approval conditions.
- With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

Staff Report
APPLICATION PZC 2026-05

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EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 3 & LOT 4 OF THE LAKE ZURICH OAKS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 2009 AS DOCUMENT NUMBER 6553821 IN LAKE COUNTY, ILLINOIS.

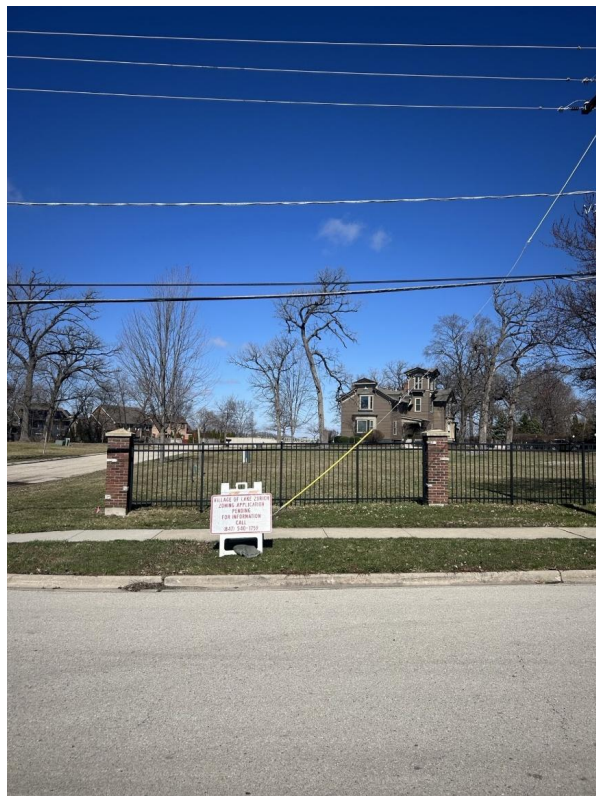
Common Street Addresses: 20 and 30 Mischa Court
Property Index Numbers (PIN): 14-20-106-027, 14-20-106-026

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EXHIBIT B

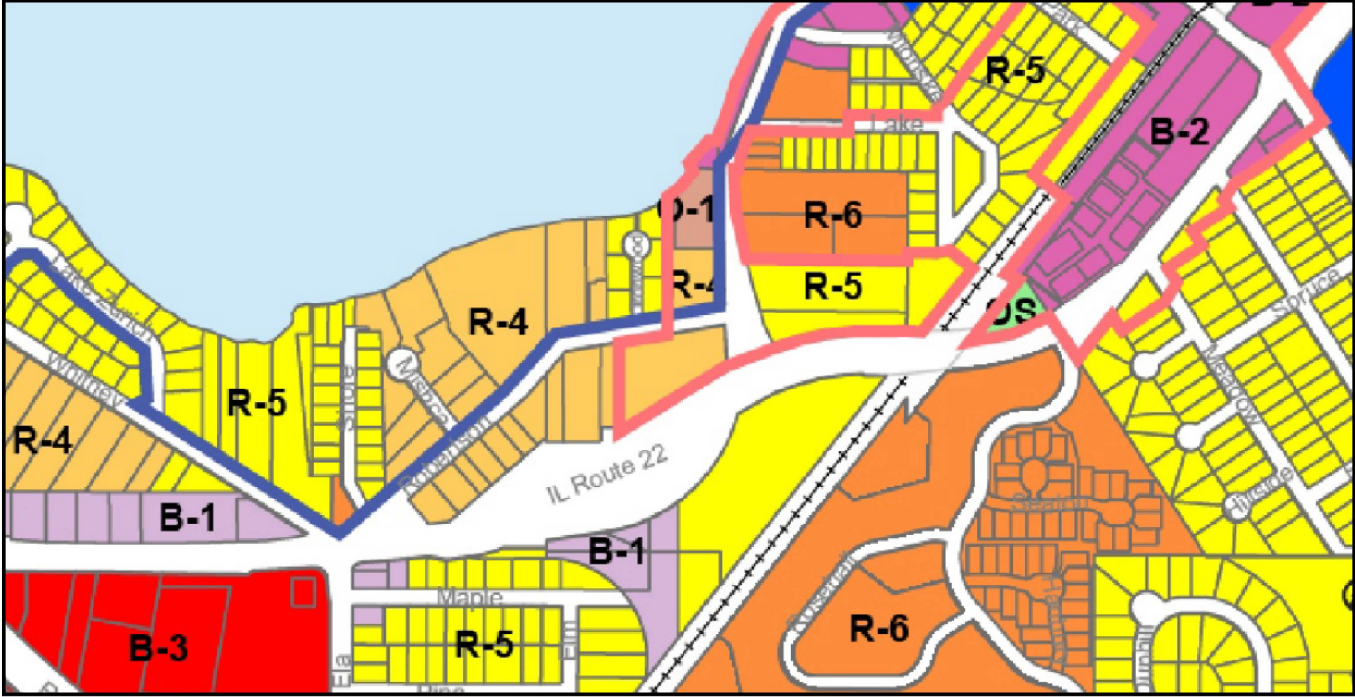
PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY



Three Acorns - Map Amendment & Plat of Subdivision



Three Acorns - Map Amendment & Plat of Subdivision

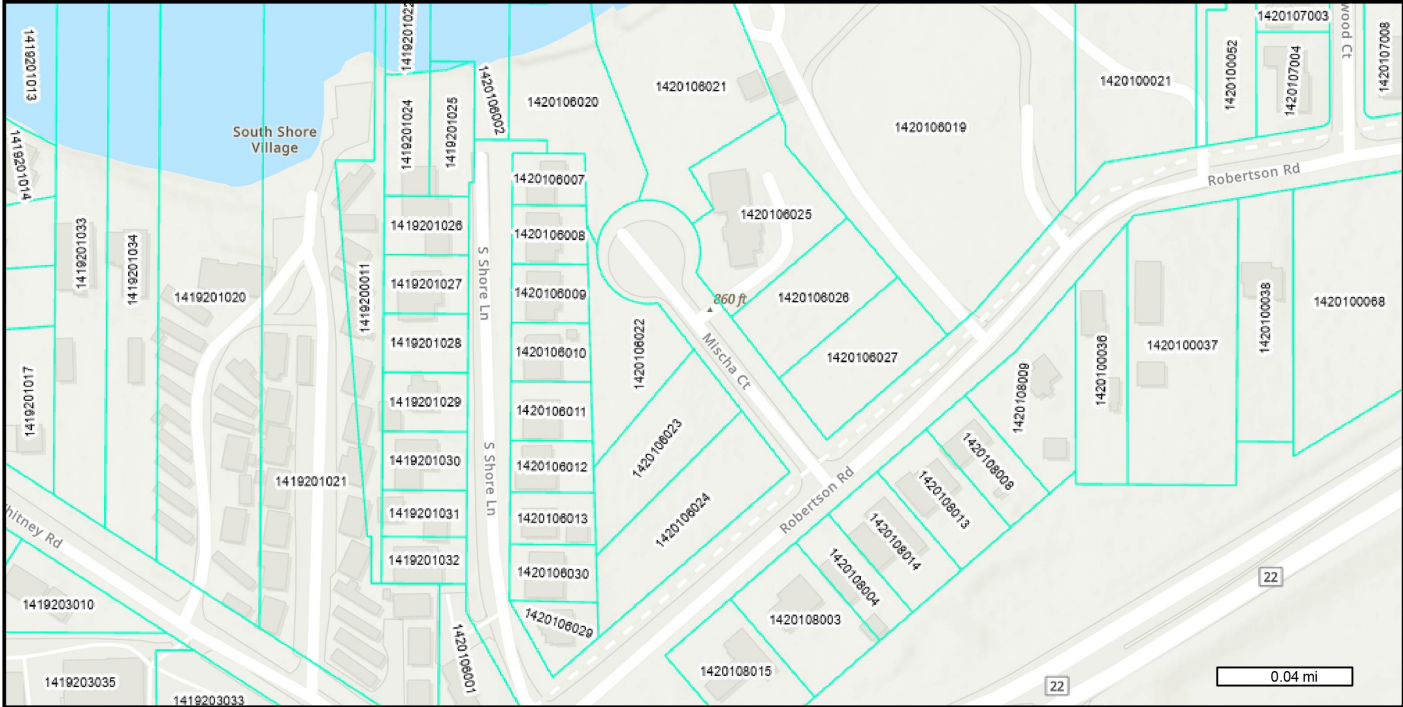


Zoning

| | |
|---------------------------------|--------------------------------|
| B-1: Local & Community Business | OS: Open Space |
| B-3: Regional Shopping | R-4: Single Family Residential |
| B-2: Central Business | R-5: Single Family Residential |
| IB: Institutional Buildings | R-6: Multi Family Residential |



Three Acorns - Map Amendment & Plat of Subdivision





ZONING APPLICATION

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

(Please Type or Print)

- Address of Subject Property: 20 MISCHA CT & 30 MISCHA CT
- Please attach complete legal description
- Property Identification number(s): 14-20-106-027 & 14-20-106-026
- Owner of record is: JAN JOZWIAK Phone: 847-710-0367
E-Mail JMLJCONSTRUCTION@GMAIL.COM Address: 30 BRIDGWOODS LN.
- Applicant is (if different from owner): SAME Phone: _____
E-Mail _____ Address: _____
- Applicant's interest in the property (owner, agent, realtor, etc.): OWNER
- All existing uses and improvements on the property are: RE-ZONING FROM R-4 TO R-5
- The proposed uses on the property are: R-5
- List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
NONE
- Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
NONE
- 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.

JAN JOZWIAK
(Name of applicant)

[Signature]
(Signature of applicant)

Subscribed and sworn to before me this 20th day of Feb, 2026.

[Signature]
(Notary Public)

My Commission Expires _____



(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2026.

(Notary Public)

My Commission Expires _____



At the Heart of Community

Zoning Application Guide

IF APPLICABLE

VILLAGE OF LAKE ZURICH

NOTIFICATION AFFIDAVIT

I, JAN JOZWIAK hereby certify as follows:

- 1. That on the 19th day of FEB, 2026, affiant caused to be mailed in the Post Office of LAKE COUNTY, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right of Way, of the subject property and to the owners or representatives of property listed as exempt.
2. That the parties to whom said notice was mailed are set forth on Page 15, Item #13 of this application.

Signature [Handwritten Signature]

Subscribed and sworn to before me this 20th day of Feb, 2026.

[Handwritten Signature] My Commission Expires

(Notary Public)



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

Jan Jozwiak
30 Brierwoods Ln
Lake Zurich, IL 60047
(847) 710-0367
jmljconstruction@gmail.com

February 19, 2026

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

Re: Three Acorns Subdivision – Final Plat and Zoning Map Amendment

Dear Mr. Stratman and Members of the Planning & Zoning Commission,

I am the owner of the property located at 20 Mischa Ct, Lake Zurich, Illinois (PIN: 14-20-106-027) and 30 Mischa Ct, Lake Zurich, Illinois (PIN: 14-20-106-026). I am submitting an application for approval of a Final Plat of Subdivision and a Zoning Map Amendment to create the proposed Three Acorns Subdivision.

The property is currently zoned R-4 Single-Family Residential District. The proposal seeks approval of a Final Plat and a Map Amendment to rezone the property to the R-5 Single-Family Residential District in order to accommodate the proposed single-family residential subdivision.

The proposed subdivision is designed to comply with the Village of Lake Zurich's zoning, subdivision, and engineering requirements. The layout, lot configuration, and utility planning are consistent with surrounding residential development and are intended to support orderly, low-density residential growth. Public infrastructure serving the property is adequate to support the proposed development.

All required application materials, including the Final Plat, engineering plans, legal description, proof of ownership, completed application forms, and applicable fees, are included with this submittal.

Thank you for your time and consideration. I look forward to presenting this request to the Planning & Zoning Commission and am happy to provide any additional information if needed.

Sincerely,

Jan Jozwiak
Property Owner



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road
Lake Zurich, Illinois 60047

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

APPLICATION PZC 2026-06
PZC Hearing Date: April 15, 2026

AGENDA ITEM 4.B

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission
From: Sarosh Saher, Community Development Director
CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor
Date: April 15, 2026
Re: 2026-06 – 221 Sunrise Lane
Zoning Map Amendment & Special Use Permit for a Planned Unit Development (PUD)

SUBJECT

Mr. Pawel Gibas (the “Applicant” and “Architect”) and Mr. John Gusciara (the “Owner”) seek approval to redevelop the currently vacant property with a new multiple-family building containing two residential rental units. The Applicant requests a Map Amendment and a Special Use Permit for a Planned Unit Development (PUD) to rezone the property from the R-5 Single-Family Residential District to the R-6 Multiple-Family Residential District. The site is located immediately south of 211 Sunrise Lane, and will be assigned the address 221 Sunrise Lane (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Special Use Permit for a Planned Unit Development (PUD)
Zoning Map Amendment
Current Zoning: R-5 Single-family Residential District
LP Lake Protection Overlay District
Proposed Zoning: R-6 Multiple Family Residential District
LP Lake Protection Overlay District
Current Use: Vacant Property

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Proposed Use: Two-Unit Multiple-Family Residential Building

Property Location: 221 Sunrise Lane

Applicant: Pawel Gibas, Studio.g Architects

Owner: John Gusciara

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

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

BACKGROUND

Mr. Pawel Gibas, the Architect and Applicant for the project and Mr. John Gusciara are requesting a Zoning Map Amendment and a Special Use Permit for a Planned Unit Development (PUD) to allow for the construction of a multiple-family building with two residential rental units at the Subject Property, legally described in Exhibit A attached hereto (the "Subject Property"). The Applicant has filed an application with the Village of Lake Zurich received on March 11, 2026 (the "Application") seeking:

- Map Amendment to rezone the Subject Property from R-5 Single-Family Residential District to R-6 Multiple-Family Residential District
- A Special Use Permit for a Planned Unit Development (PUD) to develop the Subject Property with a multiple-family residential building

Mr. John Gusciara has owned the Subject Property, as well as the adjacent property immediately to the north at 211 Sunrise Lane, for over fifteen years. The Subject Property is approximately 0.15 acres and is zoned within the R-5 Single-Family Residential District. The property is currently vacant and appears to have remained this way based on available Lake County aerial imagery.

Despite being undeveloped with a building, the site contains four asphalt parking spaces and a dumpster. These parking spaces are utilized by tenants of the multi-family building immediately adjacent to the north at 211 Sunrise Lane. The property at 211 Sunrise Lane is improved with a

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six-unit multi-family residential building constructed in the late 1950s, that is owned and operated by Mr. Gusciara.

Immediately south of the Subject Property, at the northeast corner of the intersection of North Rand Road and Evanston Terrace, is a large vacant parcel addressed as 265 South Rand Road. This property was formerly occupied by Joe's Barbershop and was previously considered as a potential site for Andy's Deli in 2021, prior to the business relocating to its current Ela Road location.

Development Proposal

The Owner and Architect are proposing the construction of a two-story multiple-family residential building consisting of two dwelling units, an attached three-car garage, and guest parking along Sunrise Lane. As part of the proposed development, a map amendment from the R-5 Single-Family Residential District to the R-6 Multiple-Family Residential District is required.

The Subject Property measures approximately 50 feet in width and 125 feet in depth, for a total lot area of 6,500 square feet. Along Sunrise Lane, four guest parking spaces are proposed within their existing location. These spaces will be constructed with permeable pavers to maintain compliance with the R-6 requirement that a minimum of 60% of the lot remain landscaped, thereby limiting hardscape coverage to 40%.

The proposed parking spaces are situated approximately three feet from the interior side lot line adjacent to 211 Sunrise Lane and are accessed directly from the street, with a front setback of three feet. Departures from the Zoning and Land Development Code are being requested through the Planned Unit Development (PUD) process to accommodate the proposed parking configuration, as the layout, location, and surface material do not conform to code requirements.

An eight-foot-wide driveway is proposed to the south of the parking area, featuring a semi-circular design that widens to approximately 28 feet to align with the three-car garage. The two residential units will share the garage, with one unit allocated a single parking space and the other allocated two spaces.

The 616-square-foot, three-car garage is setback approximately 39.67 feet from the front lot line, which complies with the minimum 25-foot front yard setback required in the R-6 District. The 2.5-story, two-unit residential building with a basement and balconies is located immediately behind the garage.

The basement will be accessible to both units through separate staircases and will serve as a shared laundry area, including a powder room, two washers, two dryers, and a utility sink.

Each residential unit will contain two bedrooms and two bathrooms, with an open-concept kitchen and living area, as well as a private balcony. Both units are approximately 1,224 square feet in size, with one located on the ground floor and the other on the second floor, featuring a similar layout.

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The building has been designed to resemble a single-family home in order to remain compatible with the surrounding neighborhood character. Exterior materials will include stone veneer, cement board siding, and shake-style roofing, providing a high-quality and visually cohesive appearance.

Pursuant to public notice published on March 28, 2026, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 15, 2026, to consider the Application. On March 25, 2026 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 April 6, 2026. Information on the Courtesy Review is enclosed along with this report and the video stream of the meeting can be viewed at the following link:
[Courtesy Review - April 6, 2026](#)
- B. Zoning History.** The Subject Property is zoned within the R-5 Single-Family Residential District and falls within the LP lake protection district. The property was zoned to R-5 in 2003 as part of the comprehensive amendments to the Zoning Code. The property has been vacant through its history.
- C. Surrounding Land Use and Zoning.** The Subject Property is located within the R-5 Single-Family Residential District, consistent with the zoning of the surrounding properties. Although the adjacent property to the north is also zoned R-5, it is improved with a six-unit multi-family residential building. This structure predates the current zoning designation and is therefore considered a legal nonconforming use. The properties further to the north are also zoned within the R-6 multiple-family residential district and comprise the Sandy Point Medical Center and the Sandy Point duplex residential development.

Properties located across Sunrise Lane are primarily improved with single-family residences constructed in the late 1950s, with some properties to the south having undergone more recent redevelopment. Both the Subject Property and the surrounding homes are located within the LP Lake Protection District.

The property immediately to the south of the Subject Property is zoned B-1 Local and Community Business; however, it is currently vacant and undeveloped. To the west, the Subject Property is bounded by Rand Road, beyond which are additional R-5 single-family residential properties.

- D. Trend of Development.** The Subject Property is located within a residential area containing a mix of single and multiple family residential buildings characterized primarily by one- to one-and-a-half-story building, many of which feature scenic views of the lake. To the west (rear), North Rand Road, a major arterial roadway, serves as a key transportation corridor and is developed with a mix of commercial uses, including retail establishments, restaurants, and service-oriented businesses.

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The land use of the property immediately to the north is consistent with the proposed development, as it is currently improved with a multi-family residential building.

- E. **Zoning District.** 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. The existing multiple-family development in the village is mapped in the R-6 district.

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

- F. **Lake Protection District.** The LP Lake Protection District is designated as an *overlay district* on the Village's zoning map, applied in conjunction with the underlying zoning district. Properties within the LP district must adhere to both the regulations of the LP overlay district and those of the base zoning district in which they are situated. The lake is a defining natural feature of the Village, contributing significantly to its overall character and aesthetic appeal. Its unique environmental qualities and scenic beauty warrant special protection to maintain its integrity and preserve its positive impact on the community. The LP district was established to safeguard these distinctive characteristics, ensuring that development and use of lakefront properties are conducted in a manner that protects the lake and preserves the quality of its impact on the Village.

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 partially met. The proposed map amendment is generally consistent with the overall purpose of the Zoning Code, which is to maintain Lake Zurich as a community with thriving residential and business areas, particularly with

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respect to land use patterns, public infrastructure, community expectations, and property values.

A stated purpose of the Zoning Code is to implement and support the goals and policies of the Village’s Comprehensive Plan, adopted in March 2025. The “Lake Zurich Together” Comprehensive Plan designates the Subject Property for detached single-family residential use. While the proposed development consists of a two-unit building, it has been designed to resemble and function similarly to a single-family home, maintaining compatibility with the character of the surrounding neighborhood.

Accordingly, the requested map amendment to rezone the Subject Property from the R-5 Single-Family Residential District to the R-6 Multi-Family Residential District is considered to be in substantial conformance with the residential land use designation and generally consistent with the land use vision and development goals outlined in the Comprehensive Plan.

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

Staff Response: Standard met. The proposed use permitted by the zoning map amendment— multiple-family residential—is consistent with the purpose and intent of the zoning code, which encourages the development of Subject Property with these uses in appropriate locations. The amendment would allow for a new residential development which would provide additional housing to the area.

- 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. The immediately adjacent properties are zoned B-1 and R-5. The properties further to the north are zoned R-6. The proposed R-6 Multiple-Family Residential development will provide an appropriate and compatible transition between the commercial uses along Rand Road and the nearby single-family residences zoned R-5. Additionally, the proposed development is consistent with the existing 6-unit residential building located to the north, further supporting land use compatibility within the area.

- 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 arterial road corridor in the Village that supports commercial and

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retail uses for the community. The proposed development will provide an appropriate transitional buffer to the single-family homes located to the east.

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

Staff Response: Standard met. The subject property’s current zoning of R-5 limits the range of allowable uses. Rezoning the site to allow for the proposed development will expand its potential, while maintaining compatibility with adjacent properties.

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.

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

Staff Response. Standard met. The proposed development has been designed to minimize impacts on surrounding properties by complying with the setback, landscape surface area, height and bulk requirements of the R-6 District. These measures will help preserve the overall character of the area, particularly as the building is designed to resemble a single-family home.

In addition, the landscape plan will effectively screen adjacent residences and enhance the overall appearance of the development.

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 development of the existing vacant property with a residential building will enhance the Subject Property.

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.

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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. Ingress and egress to the site will be provided from Sunrise Lane. The four existing parking spaces will continue to function in their current configuration; however, they do not fully meet Village standards as currently constructed. To address this, the Applicant is proposing to upgrade the parking area with permeable pavers, which should improve the appearance and permeability of the lot. Sunrise Lane will continue to provide adequate access for emergency services to all properties within the area.

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. Village utilities are available along Sunrise Lane. The development will be served with new water, sanitary and storm water utilities in accordance with the standards provided in the land development code.

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

Staff Response: Standard met. The Subject Property has remained vacant and undeveloped. The proposed rezoning would help facilitate use of the Subject Property and align with residential properties in the vicinity.

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

Staff Response: Standard met. The proposed map amendment will support growth in the area by allowing the development of a currently vacant lot. The addition of two residential units will create additional housing in the area. The

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.

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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 partially met. The proposed map amendment is generally consistent with the Zoning Code and the 2025 Comprehensive Plan.

While the Plan designates the property for single-family use, the proposed two-unit building is designed to resemble a single-family home will remain compatible location and design characteristics of single-family uses. Additionally, the rezoning from R-5 to R-6 is considered to be in substantial conformance with the Plan's residential land use vision.

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 building and its associated parking area are proposed to be constructed in a manner to minimize any undue adverse effect upon any adjacent properties as it relates the character of the area, or the public health, safety, and general welfare.

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: The residential land use and its operation is proposed to be conducted entirely on the Subject Property. The new building's design and bulk resembles nearby 2-story single-family homes, and will not dominate or interfere with the street-facing character of the surrounding properties. Adequate parking will be provided on the premises for the future occupants and their guests.

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.

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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.

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

Staff Response: Standard met. The proposed building will function as a residential development with two-units which will generate traffic to the area that is not significantly greater than what a single-family residence would generate.

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

Staff Response: Standard met. The site is currently vacant and contains no features worthy of preservation. The proposed development will not result in the destruction, loss, or damage of any natural or historic features as the development is improving property that has remained vacant.

6. 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. Modifications to certain bulk, density, and parking standards are being requested. The requested relief includes reductions to minimum lot width and area per dwelling unit for multiple-family residential units. The subject lot was platted prior to 1991 when bulk requirements were lower than what is required with the current zoning bulk requirements.

A modification to the required parking configuration is also requested. The existing four parking spaces will remain; however, they do not conform to current design standards.

Standard met – The proposed design meets all required setbacks of the R-6 District and achieves the minimum 60% landscape surface area.

Landscaping requirement - The landscaping will be installed in accordance with code requirements, which establish a specific calculation of plant units based on adjacent zoning districts, street classifications, and lot line lengths. The proposed landscaping will effectively screen the development and enhance the overall appearance.

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Building Code requirements - The proposed development will comply with all applicable building code requirements for multi-family residences,

7. 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 has been vacant. Also, it will bring additional housing options to the community.

- 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 being requested. Staff will ensure that compliance is established before any additional permits are issued.

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

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

Staff Response: Standard met. The proposed development introduces an additional housing option within the Village and provides an appropriate transition from the commercial uses to the west to the lower-density residential area along Sunrise Lane. The two-unit building is designed to be compatible with the surrounding single-family neighborhood and is not expected to result in any significant impacts.

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 well-suited for a residential building. Its suitability is supported by the surrounding land uses, architecture, and design. No alternative locations are currently proposed as the Owner currently owns and controls the adjacent property.

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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, in particular – proposing a design with the characteristics of a single-family home - will be taken to minimize any substantial adverse effects of the proposed development.

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 owned by Mr. John Gusciara.

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.

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Staff Response: Standard partially met. The Subject Property is a regularly shaped legal non-conforming single-family residential lot with an area of 6,500 square feet. The minimum area per unit in the R-6 district is 5,000 square feet or 10,000 square feet for the proposed 2-unit building.

As such the Applicant is proposed a 2-unit building to be designed to resemble a single-family home with a floor area of approximately 3,064 square feet, along with the required number of parking spaces.

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. Easements for onsite improvements will be provided at the time of Final Plan consideration.

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 nature and scope of the development does not create a need for land for public purposes of the Village within the proposed planned unit development. The purpose and intent of such contributions are provided primarily for larger residential developments consisting of multiple properties with common areas to provide for or compensate for public amenities for the benefit of new residents that will move into the community to occupy such developments.

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

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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

Staff Report
APPLICATION PZC 2026-06

Community Development Department
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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. Based on the nature and scope of the development, and size of the Subject Property, the Village has determined that the development is not required to provide any public open space at this time. A fee in lieu of parkland contribution will be collected from the developer. Since the current sole owner will continue to maintain control of the property, no property owner's association is required.

- 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 landscape plan conforms to the applicable screening and buffering requirements, and as submitted, satisfies these standards.

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: Not Applicable. The development is being proposed on a single site and therefore no internal private streets are proposed.

- 7. 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

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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. a sidewalk currently extends along Rand Road at the rear of the property. this sidewalk is part of the regional sidewalk established by the Village. No additional sidewalk along the front of the property is proposed along Sunrise Lane due to restricted right-of-way dimensions. However, a fee in lieu of sidewalk will be collected.

- 8. 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. There are no additional standards imposed through the establishment of the development within such district other than what are currently being requested for approval.

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. Bulk Regulations.

The proposed development consists of a two-story multiple-family building, which is permitted only within the R-6 district, and therefore the applicable bulk, space, and yard requirements will follow those of the R-6 Residential District. The proposal will require certain modifications to the code’s bulk requirements, which are outlined below:

Section 9-3-11. Bulk, Space and Yard Requirements.

**Staff Report
APPLICATION PZC 2026-06**

**Community Development Department
PZC Hearing Date: April 15, 2026**

| Standard | Required | Proposed |
|---|-----------------|-----------------|
| Minimum Lot Area (square feet) | 10,000 | 6,500 |
| Minimum Lot Area per Unit (square feet) | 5,000 | 3,250 |
| Minimum Lot Width (feet) | 75 | 50.04 |

These reductions are attributable to the size of the existing lot plated prior to 1991. Despite these constraints, the proposed development complies with required setbacks and landscape surface area standards.

2. Off Street Parking Regulations.

The Village’s parking requirements for multiple-family dwellings specify 2 spaces for each two-bedroom unit. At least two (2) of the parking spaces required by this section for each residential dwelling unit shall be located in an enclosed garage. Three enclosed parking spaces are being requested, with four uncovered spaces located along Sunrise Lane, thereby seeking relief from the code’s garage requirement.

Section 9-10-1. Off Street Parking.

| Standard | Required | Proposed |
|---|----------------------------------|----------------------------------|
| Multiple-Family Dwellings 2 for each 2-bedroom dwelling unit | 4 enclosed garage parking spaces | 3 enclosed garage parking spaces |

Additional modifications are requested related to parking design and placement:

Parking Area Layout, Location, and Surface

| Standard | Required | Proposed |
|---|-------------------------------------|------------------------------------|
| Off Street Parking Space shall be a minimum nine feet (9') wide by eighteen feet (18') long | 9' X 18' | 8' X 18' |
| Off Street Parking Spaces shall comply with the yard requirements made applicable to | 30 feet setback from front lot line | 3 feet setback from front lot line |

**Staff Report
APPLICATION PZC 2026-06**

**Community Development Department
PZC Hearing Date: April 15, 2026**

| | | |
|--|---|---|
| them by the regulations of the district in which they are located | | |
| Surface: All vehicles shall be parked on an asphaltic or cement pavement surface. | Asphaltic or cement pavement surface | Permeable tiles |
| Location Of Parking in a Parking Area: No vehicle shall be parked in a parking area located in the required front and side yards unless on a driveway. | Parking area is not permitted in the required front yard. | Existing parking area to remain in the required front yard. |

The proposed parking area, containing four spaces, requires relief with respect to layout, location, and surface. The proposed parking spaces are 8 feet in width, whereas the Code requires a minimum width of 9 feet. Additionally, the parking area would need to conform to applicable yard requirements and is not permitted within the front yard under current standards. The proposed surface of permeable pavers also deviates from the Code requirement of asphalt or concrete.

However, this is an existing parking area that has been in use and operation. The use of permeable pavers is expected to enhance the overall appearance of the site while also contributing to compliance with required landscape surface area standards by reducing impervious coverage.

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

Staff Report
APPLICATION PZC 2026-06

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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 met 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 2026-06, 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 March 11, 2026, and prepared by Mr. Pawel Gibas and Mr. John Gusciara.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Design Package, dated March 27, 2026, prepared by Studio.G Architects LLC, containing the site plan, floor plans, elevations, and colored 3D renderings of the proposed development
 - d. Landscape Plan, Sheet Number L1 dated March 27, 2026, and prepared by Studio.G Architects LLC
2. The existing dumpster on the Subject Property shall be relocated and reconstructed in compliance with the requirements for location, design and operations of such trash removal structures.
3. The maximum number of dwelling units allowed by this ordinance shall not exceed two (2). No changes to the exterior and interior of the proposed structures shall be allowed without express approval of Village staff. Substantial changes to the approvals granted by this ordinance shall require the approval of the Lake Zurich Village Board.
4. The pervious nature of the permeable tiles proposed for the outdoor parking spaces on the Subject Property shall be maintained under the guidance of a maintenance plan. such permeable tiles shall not be altered through the installation of concrete or asphaltic surfaces that would alter the permeability of such tile.
5. The Developer shall be responsible for payment of all Development Impact Fees and utility connection fees 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

Staff Report
APPLICATION PZC 2026-06

Community Development Department
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building permit is issued for the applicable building and shall include the fees for all units contained within each residential building. The amount of the fees shall be determined prior to obtaining Final Plan approval by the Village Board.

6. 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 2026-06

Community Development Department
PZC Hearing Date: April 15, 2026

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

**221 Sunrise Lane
April 15, 2026**

The Planning & Zoning Commission recommends approval of Application [PZC 2026-06](#), and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated [April 15, 2026](#) for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated March 11, 2026, and prepared by Mr. Pawel Gibas and Mr. John Gusciara.
 - b. Exhibit A: Legal Description of the Subject Property
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 - d. Landscape Plan, Sheet Number L1 dated March 27, 2026, and prepared by Studio.G Architects LLC
2. The existing dumpster on the Subject Property shall be relocated and reconstructed in compliance with the requirements for location, design and operations of such trash removal structures.
3. The maximum number of dwelling units allowed by this ordinance shall not exceed two (2). No changes to the exterior and interior of the proposed structures shall be allowed without express approval of Village staff. Substantial changes to the approvals granted by this ordinance shall require the approval of the Lake Zurich Village Board.
4. The pervious nature of the permeable tiles proposed for the outdoor parking spaces on the Subject Property shall be maintained under the guidance of a maintenance plan. such permeable tiles shall not be altered through the installation of concrete or asphaltic surfaces that would alter the permeability of such tile.
5. The Developer shall be responsible for payment of all Development Impact Fees and utility connection fees 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. The amount of the fees shall be determined prior to obtaining Final Plan approval by the Village Board.

Staff Report
APPLICATION PZC 2026-06

Community Development Department
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6. 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

Staff Report
APPLICATION PZC 2026-06

Community Development Department
PZC Hearing Date: April 15, 2026

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTH WEST CORNER OF LOT 6 IN BLOCK 20 IN FRANK W. KINGSLEY'S ZURICH HEIGHTS GOLF CLUB ESTATES A SUBDIVISION OF A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 1928 AS DOCUMENT 315560, IN BOOK "S" OF PLATS, PAGE 63, 64 & 65; THENCE SOUTH 102.08 FEET; THENCE WEST 30 FEET TO THE NORTH EAST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 135 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF U.S. ROUTE NO. 12, KNOWN AS RAND ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF THE RAND ROAD; 50.04 FEET, MORE OR LESS; THENCE EAST 124.9 FEET, MORE OR LESS, TO THE WEST LINE OF PARK LANE, NOW VACATED; THENCE NORTH 50.04 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**Staff Report
APPLICATION PZC 2026-06**

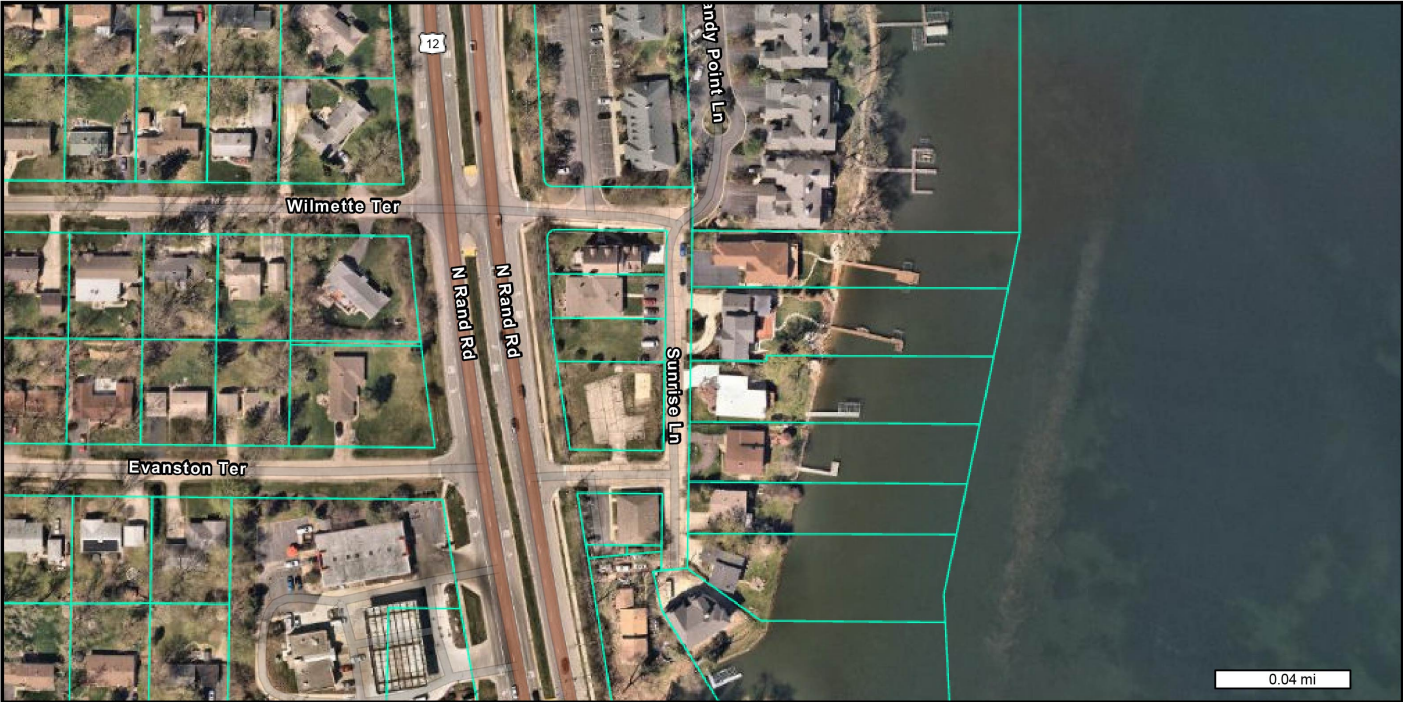
**Community Development Department
PZC Hearing Date: April 15, 2026**

EXHIBIT B

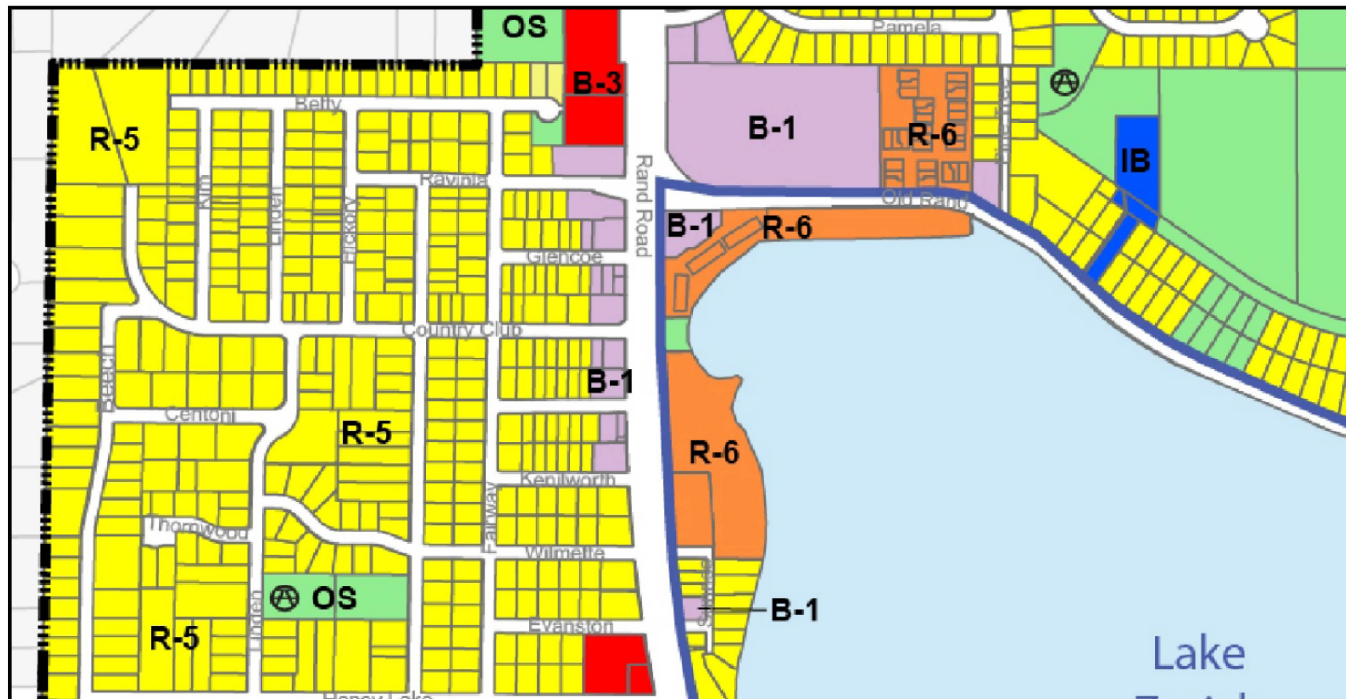
PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY











211 Sunrise - Map Amendment & PUD

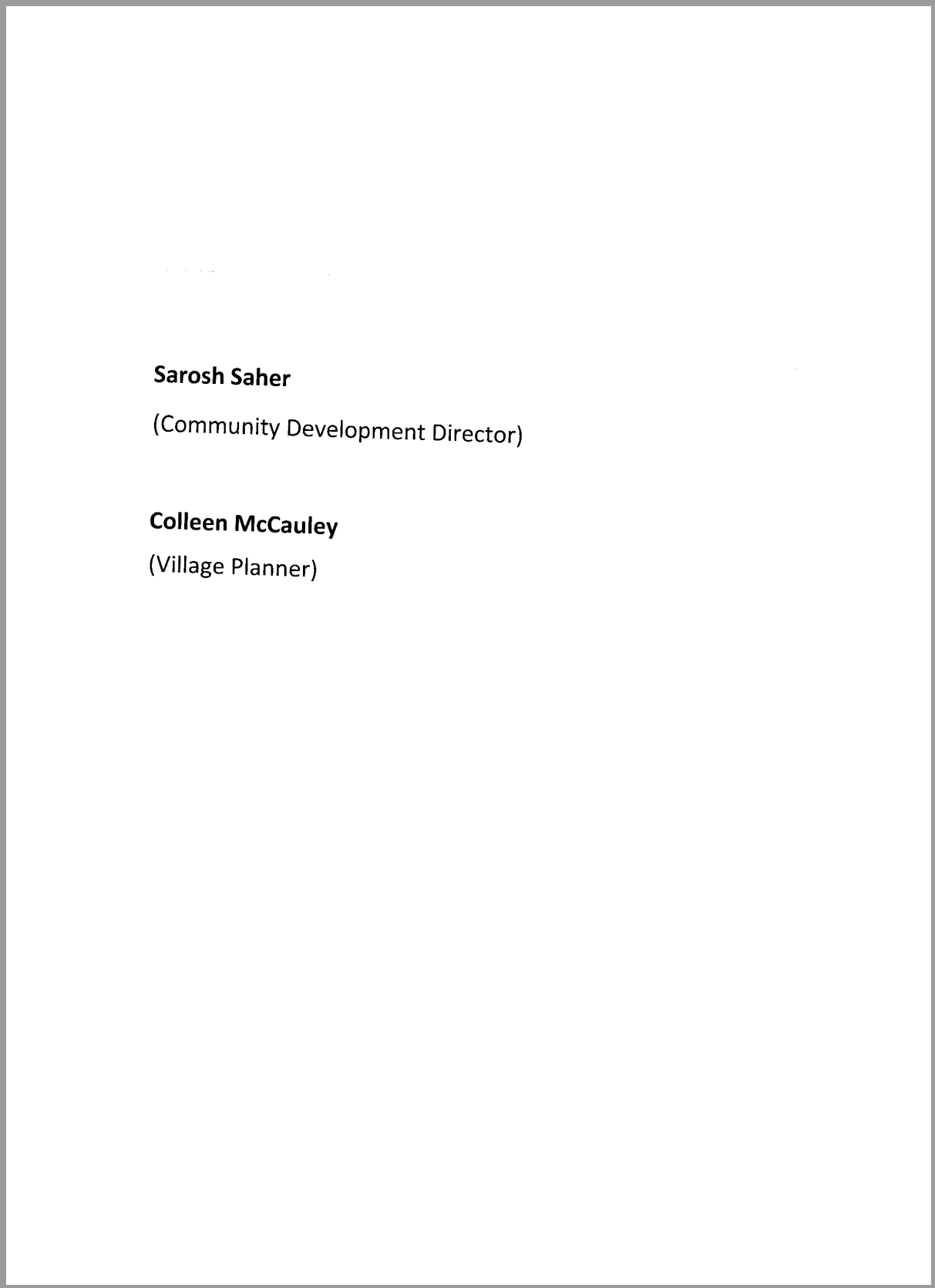


211 Sunrise - Map Amendment & PUD



| Zoning | |
|---|---------------------------------|
|  | B-1: Local & Community Business |
|  | B-3: Regional Shopping |
|  | B-2: Central Business |
|  | IB: Institutional Buildings |
|  | OS: Open Space |
|  | R-4: Single Family Residential |
|  | R-5: Single Family Residential |
|  | R-6: Multi Family Residential |





Sarosh Saher
(Community Development Director)

Colleen McCauley
(Village Planner)



ZONING APPLICATION

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

(Please Type or Print)

- Address of Subject Property: 211 SUNRISE LN.
- Please attach complete legal description
- Property Identification number(s): 14-18-400-013-0000
- Owner of record is: JOHN GUSCIARA Phone: (708) 975-9100
E-Mail JGSTATES@GMAIL.COM Address: 140 RAINBOW RD., N. BARRINGTON IL 600
- Applicant is (if different from owner): PAWEL GIBAS Phone: (713) 677-6655
E-Mail INFO@STUDIO4ARCHITECTSLLC.COM Address: 125 E. LAKE ST #106, BLOOMINGDALE IL 6001
- Applicant's interest in the property (owner, agent, realtor, etc.): ARCHITECT
- All existing uses and improvements on the property are: NONE, EMPTY LOT
- The proposed uses on the property are: NEW 2-STY, 2 UNIT BUILDING WITH BASEMENT & 3 CAR ATTACHED GARAGE
- List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
NONE
- Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
NONE
- 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.

PAWEL GIBAS
(Name of applicant)

[Signature]
(Signature of applicant)



Subscribed and sworn to before me this 11 day of March, 2026.

[Signature]
(Notary Public)

My Commission Expires 11/01/27

JOHN GUSCIARA
(Name of Owner, if different)

[Signature]
(Signature of Owner, if different)



Subscribed and sworn to before me this 11 day of March, 2026.

[Signature]
(Notary Public)

My Commission Expires 11/01/27



At the Heart of Community

Zoning Application Guide

IF APPLICABLE

VILLAGE OF LAKE ZURICH

NOTIFICATION AFFIDAVIT

I, PAWEL GIBAS hereby certify as follows:

1. That on the 11 day of MARCH, 2026, affiant caused to be mailed in the Post Office of ROSELLE, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right of Way, of the subject property and to the owners or representatives of property listed as exempt.
2. That the parties to whom said notice was mailed are set forth on Page 15, Item #13 of this application.


Signature

Subscribed and sworn to before me this 11 day of March, 2026.

H. V. Patel
(Notary Public) My Commission Expires 4/1/27

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



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

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

Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____
(See Section 9-18-3 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 9-18-3C.)

Special Use Permit/Amendment for _____
(See Section 9-19-3 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 9-22-5 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

Variation for _____
(See Section 9-17-4 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 9-20-3 of the Lake Zurich Zoning Code for specific standards.)

Exterior Appearance Approval or Amendment
(See Section 9-21-3 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.

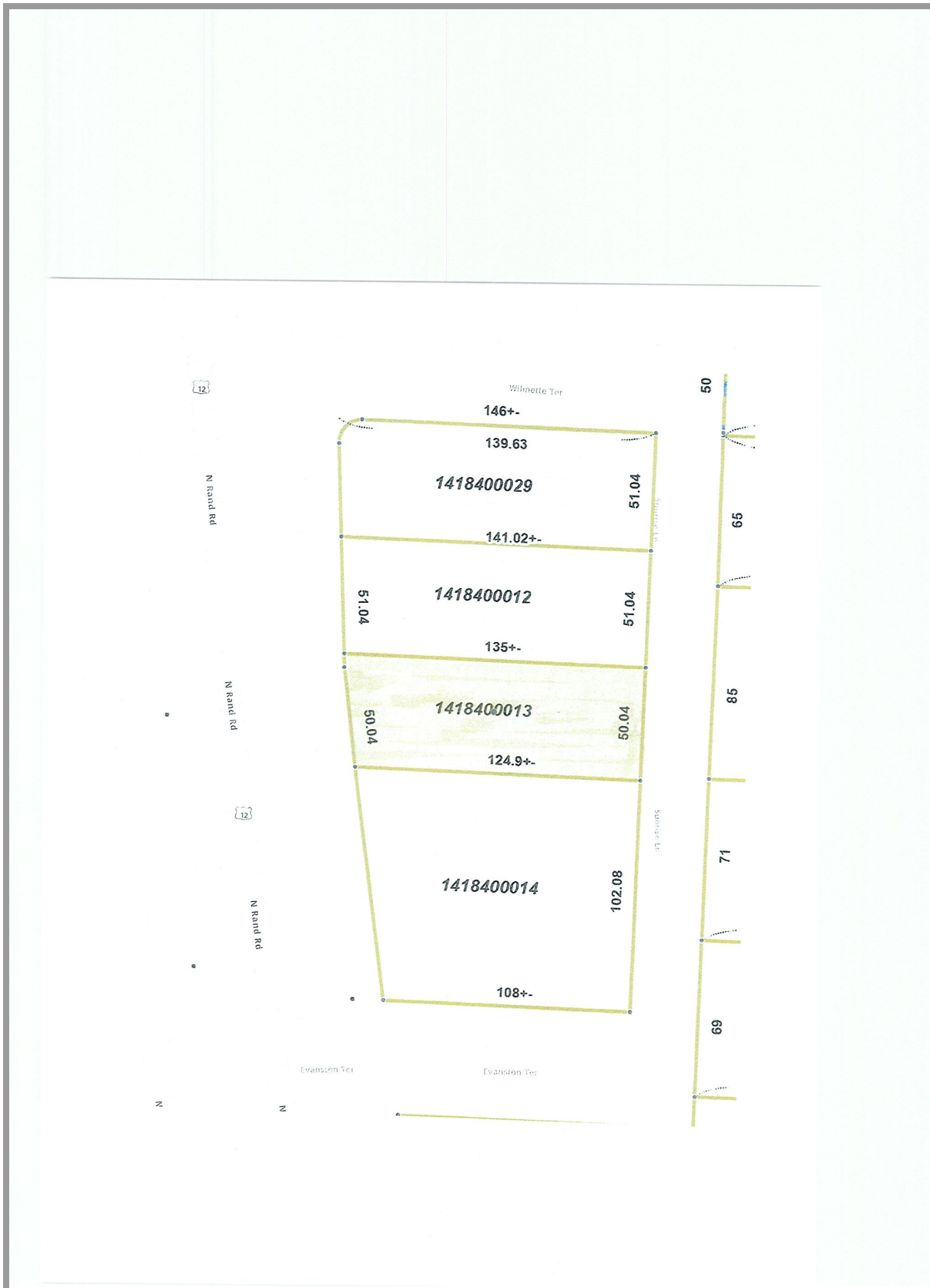
Petition to Annex Certain Territory (Please complete attached petition)

Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

Comprehensive Plan **Map** Amendment for _____

Comprehensive Plan **Text** Amendment for _____



WARRANTY DEED

Statutory Illinois

THE GRANTOR, s Joseph Zaucha
and Alina Zaucha, husband
and wife

of the village of Lake Zurich,
County of Lake State of Illinois,
for the consideration of \$ 10.00
paid in hand

CONVEY and WARRANT to: _____ (Reserved for Recorder's Use Only)
John Gusciara

GRANTEE'S ADDRESS: 145 Rainbow Road, North Barrington, IL 60010 all
interest in the following described real estate situated in the County of Lake, in the State of Illinois to wit:

See reverse side for complete legal description.

Subject to general real estate taxes not yet due or payable at the time of closing
and covenants, conditions, restrictions and easements of record.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL
ESTATE TRANSFER ACT. Date: 1-6-17 Signed By: [Signature]

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

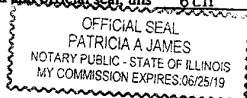
Real Estate Index Number: 14-18-400-012-0000 and 14-18-400-013-0000

Address(es) of Real Estate: 211 Sunrise Lane, Lake Zurich, IL 60047

PLEASE Dated this 6th day of January, 2017,
PRINT
OR TYPE Joseph Zaucha x Alina Zaucha
NAMES Joseph Zaucha Alina Zaucha
BELOW
SIGNATURE(S) _____

STATE OF ILLINOIS)
COUNTY OF Cook) SS I, the undersigned, a Notary Public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that Joseph Zaucha & Alina Zaucha
personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their
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 official seal this 6th day of January, 2017.

My Commission expires:



Patricia A. James
Notary Public

Prepared by: Henry F. James, Jr., 315 Bell Drive, Cary, IL 60013-2209
Mail to: Henry F. James, Jr. 315 Bell Drive, Cary, IL 60013-2209
Mail future tax bills John Gusciara 145 Rainbow Road, North Barrington, IL 60010

2
11/17



Lake County
FROM THE OFFICE OF HOLLY KIM, LAKE COUNTY COLLECTOR
Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2024

14-18-400-013

14-18-400-013



49568*159**G50**1.074**3/6*****AUTO**5-DIGIT 60011
JOHN GUSCIARA
145 N RAINBOW RD
NORTH BARRINGTON IL 60010-6548

2024 1st Installment due by **06/04/2025**
\$508.65 DUE

141840001300000000050865202416

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



Lake County
FROM THE OFFICE OF HOLLY KIM, LAKE COUNTY COLLECTOR
Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2024

14-18-400-013

14-18-400-013



JOHN GUSCIARA
145 N RAINBOW RD
NORTH BARRINGTON IL 60010-6548

2024 2nd Installment due by **09/04/2025**
\$508.65 DUE

141840001300000000050865202424

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number 14-18-400-013 Tax Year 2024 Tax Code 15059 Acres .15
Property Location: 211 SUNRISE LN LAKE ZURICH IL 60047
Legal Description: PT W1/2 SE, BEG 30'W& 102.08'S OF SW CORLT6 BLK20 FW KINGSLEYS ZURICH HTS GOLF CLUB ESTS,W135WOL TO E LN RTE12,S ALG E LN



| Taxing Body | Rate | Current Amount | Change From Prior Year |
|---|-----------------|-------------------|------------------------|
| COLLEGE OF LAKE COUNTY #532 | 0.280239 | \$37.26 | \$0.46 |
| COUNTY OF LAKE | 0.467238 | \$62.13 | \$0.51 |
| COUNTY OF LAKE PENSION | 0.084014 | \$11.17 | \$-0.51 |
| FOREST PRESERVE PENSION | 0.152991 | \$20.35 | \$0.40 |
| ELA AREA PUBLIC LIBRARY DIST | 0.008655 | \$1.15 | \$0.10 |
| ELA AREA PUBLIC LIBRARY DIST PENSION | 0.297864 | \$39.59 | \$1.66 |
| VIL OF LAKE ZURICH | 0.024111 | \$3.21 | \$0.02 |
| VIL OF LAKE ZURICH PENSION | 0.525952 | \$73.90 | \$-1.00 |
| TOWNSHIP OF ELA | 0.137086 | \$18.22 | \$7.38 |
| LAKE ZURICH COMM UNIT SCHOOL DIST #95 | 4.986193 | \$663.02 | \$23.86 |
| LAKE ZURICH COMM UNIT SCHOOL DIST #95 PENSION | 0.130578 | \$17.36 | \$0.44 |
| TOTALS | 7.650639 | \$1,017.30 | \$33.78 |

| | |
|------------------------------------|-------------------|
| Fair Market Value | \$39,895 |
| Land Assessed Value | |
| + Building Assessed Value | \$13,297 |
| - Home Improvement | |
| - Disabled Vet Homestead | |
| x State Multiplier | 1 |
| = Equalized Value | \$13,297 |
| + Farm Land & Bldg Assessed Value | |
| + State Assessed Pollution Control | |
| + State Assessed Railroads | |
| = Total Assessed Value | \$13,297 |
| - General Homestead Exemption | |
| - Sr. Citizen Homestead Exemption | |
| - Senior Freeze | |
| - Returning Veterans Homestead | |
| - Disabled / Disabled Veterans | |
| - Natural Disaster Homestead | |
| = Taxable Valuation | \$13,297 |
| x Tax Rate | 7.650639 |
| = Real Estate Tax | \$1,017.30 |
| + Special Service Area | \$0.00 |
| + Drainage | \$0.00 |
| = Total Current Year Tax | \$1,017.30 |
| + Omit/Roll-Back Tax | \$0.00 |
| + Forfeited Tax | \$0.00 |
| + Interest as of 04/04/2025 | \$0.00 |
| + Cost | \$0.00 |
| - Payment Received | \$0.00 |
| = TOTAL AMOUNT DUE | \$1,017.30 |

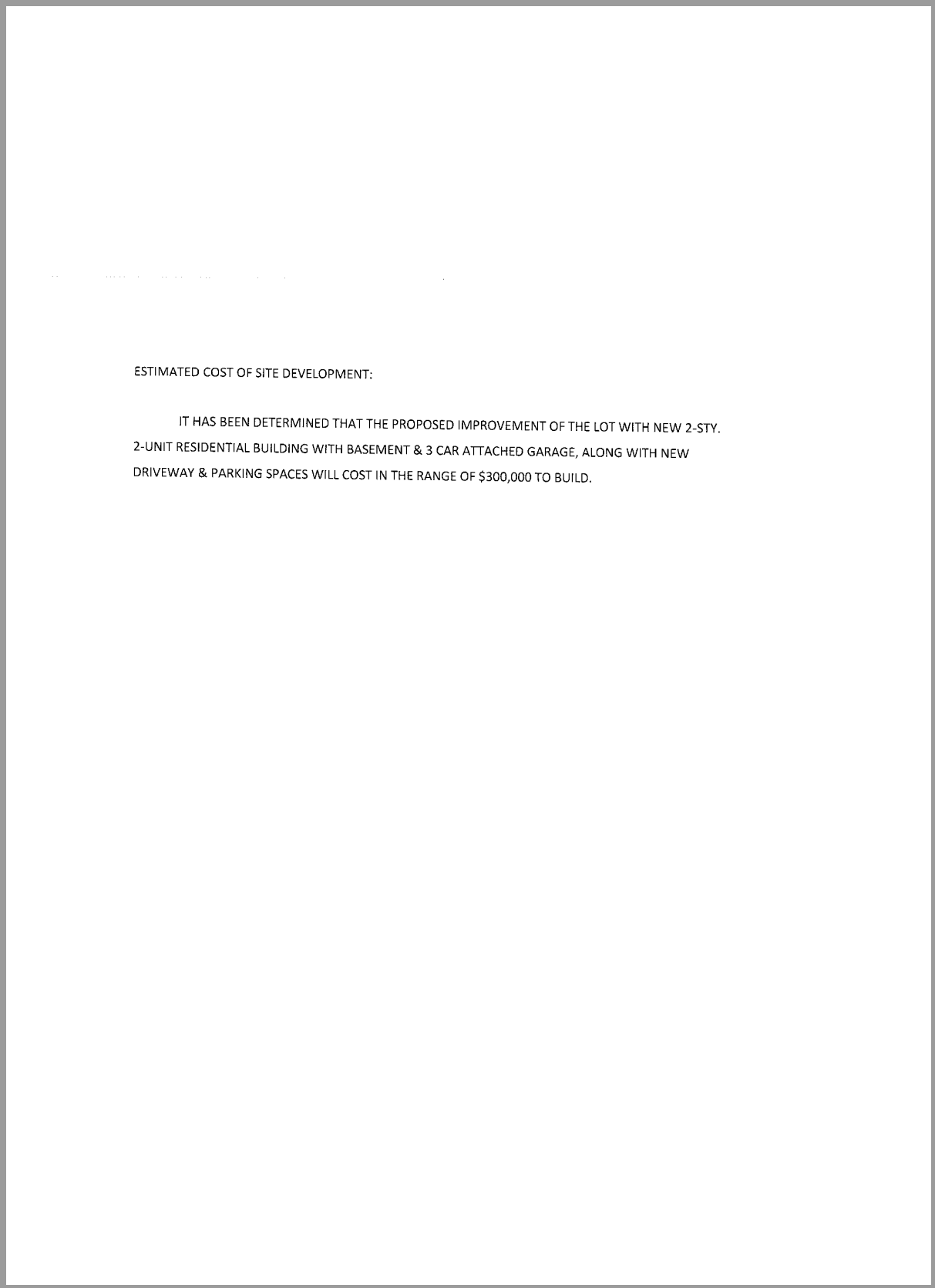
#133 \$1,017.30 6- 2025

H-11-28_v3

49568 2/3

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

PARCEL 2;
THAT PART OF THE WEST HALF OF THE SOUTH EAST QUARTER
OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTH WEST
CORNER OF LOT 6 IN BLOCK 20 IN FRANK W. KINGSLEY'S ZURICH HEIGHTS
GOLF CLUB ESTATES A SUBDIVISION OF A PART OF THE SOUTH HALF OF
SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, ACCORDING TO THE
PLAT THEREOF RECORDED APRIL 4, 1928 AS DOCUMENT 315560, IN BOOK "S" OF PLATS, PAGE 63, 64 &
65; THENCE SOUTH 102.08 FEET; THENCE WEST 30 FEET TO THE NORTH EAST CORNER AND POINT OF
BEGINNING OF THIS DESCRIPTION; THENCE WEST 135 FEET, MORE OR LESS
TO THE EAST RIGHT OF WAY LINE OF U.S. ROUTE NO. 12, KNOWN AS RAND ROAD;
THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF THE RAND ROAD; 50.04 FEET, MORE OR LESS;
THENCE EAST 124.9 FEET, MORE OR LESS, TO THE WEST LINE OF PARK LANE, NOW VACATED: THENCE
NORTH 50.04 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



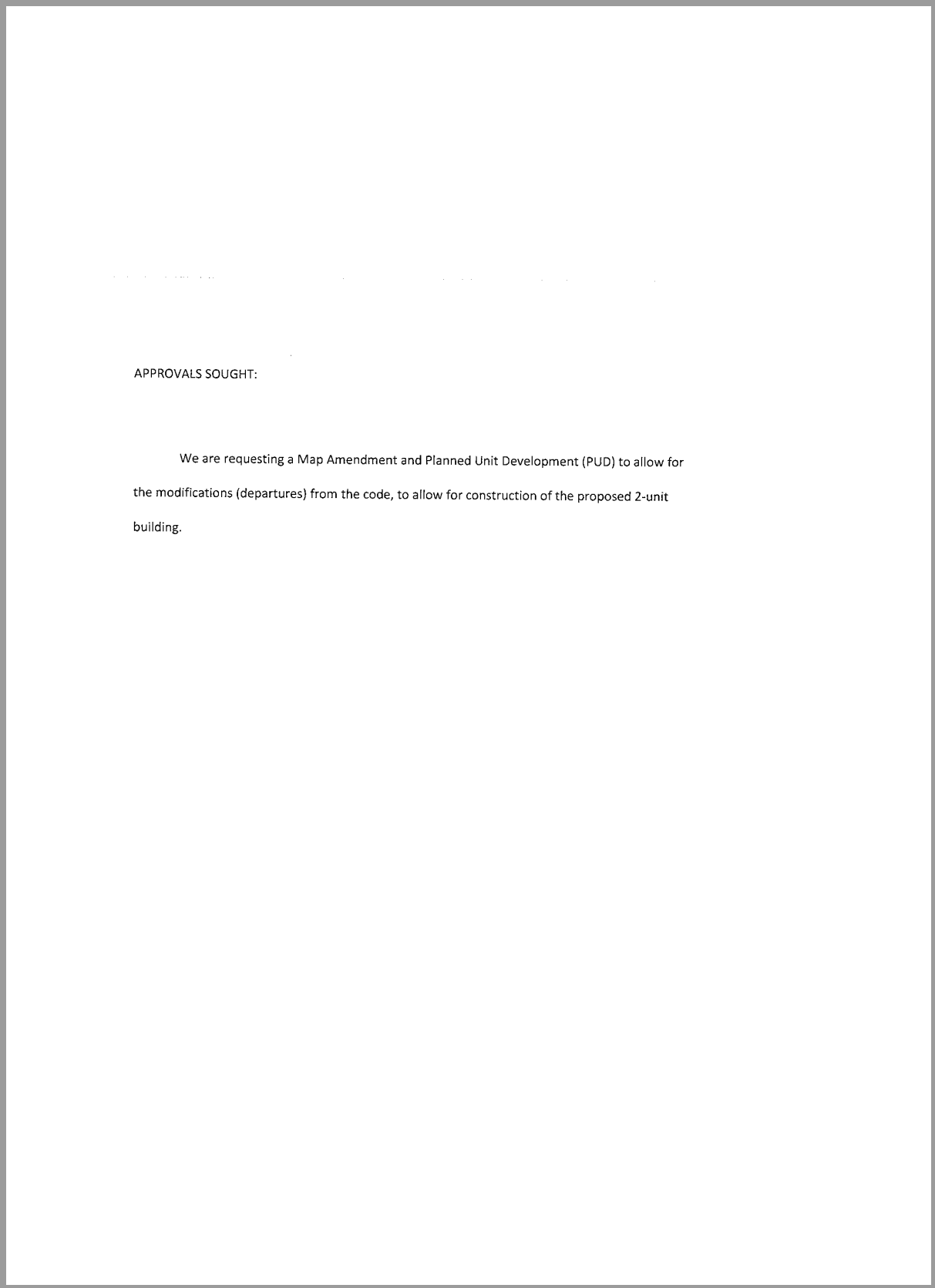
ESTIMATED COST OF SITE DEVELOPMENT:

IT HAS BEEN DETERMINED THAT THE PROPOSED IMPROVEMENT OF THE LOT WITH NEW 2-STY.
2-UNIT RESIDENTIAL BUILDING WITH BASEMENT & 3 CAR ATTACHED GARAGE, ALONG WITH NEW
DRIVEWAY & PARKING SPACES WILL COST IN THE RANGE OF \$300,000 TO BUILD.

CURRENT & INTENEDE USE OF THE PROPERTY:

Currently the empty lot is unused.

The intended use of the property is to improve it by building a new 2-sty. 2-Unit Building with basement and attached 3-car garage.



APPROVALS SOUGHT:

We are requesting a Map Amendment and Planned Unit Development (PUD) to allow for the modifications (departures) from the code, to allow for construction of the proposed 2-unit building.



March 12th, 2026

To: Orlando Stratman
Re: 211 Sunrise Ln.
Lake Zurich, IL 60047

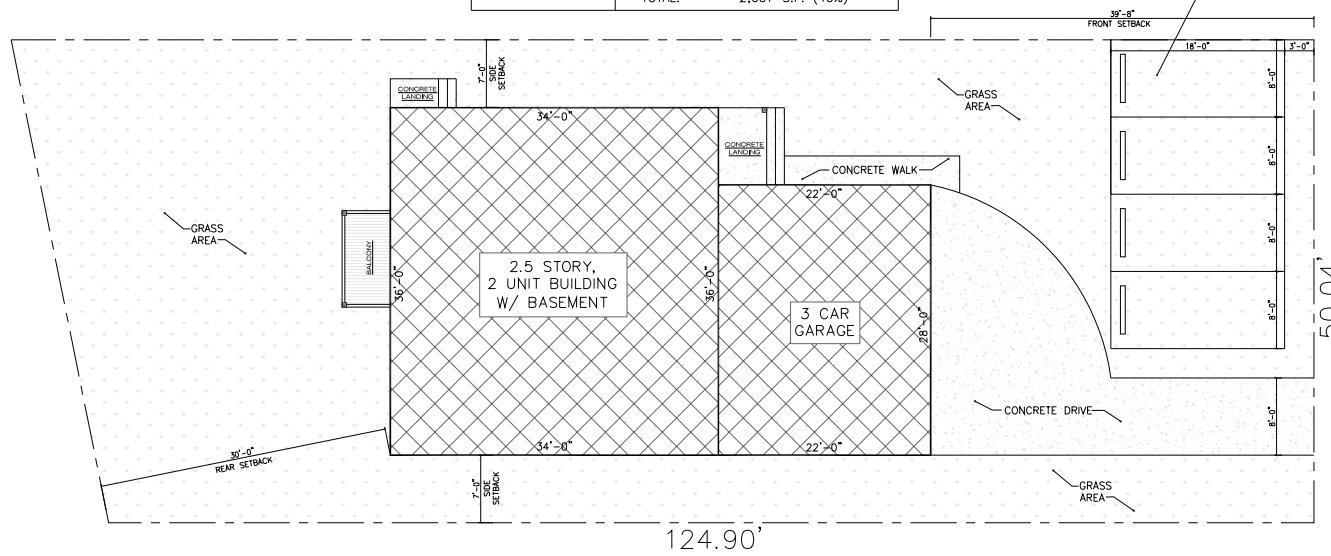
Currently the empty lot is unused. The intended use of the property is to improve it by building a new 2-sty. 2-Unit Building with basement and attached 3-car garage.

We are requesting a Map Amendment and Planned Unit Development (PUD) to allow for the modifications (departures) from the code, to allow fro construction of the proposed 2-unit building.

Sincerely,

Pawel S. Gibas
Registered Architect
License Number 001-022455

| PROPOSED BUILDING | |
|---------------------|---|
| ZONING | R-6 |
| LOT AREA | 6,500 S.F. |
| BUILDING FLOOR AREA | ATTACHED GARAGE = 616 S.F. FIRST FLOOR = 1,224 S.F. SECOND FLOOR = 1,224 S.F. TOTAL = 3,064 S.F. |
| BUILDING HEIGHT | 27'-8" |
| SETBACKS | FRONT: 39.67' REAR: 30.0' SIDE: 7.0' & 7.0' FOR TOTAL OF 14.0' |
| LOT COVERAGE | BUILDING: 1,840 S.F. BALCONY, DRIVEWAY & WALKWAYS: 767 S.F. TOTAL: 2,607 S.F. (40%) |



SITE PLAN
SCALE: 3/32" = 1'-0"

REVISIONS:

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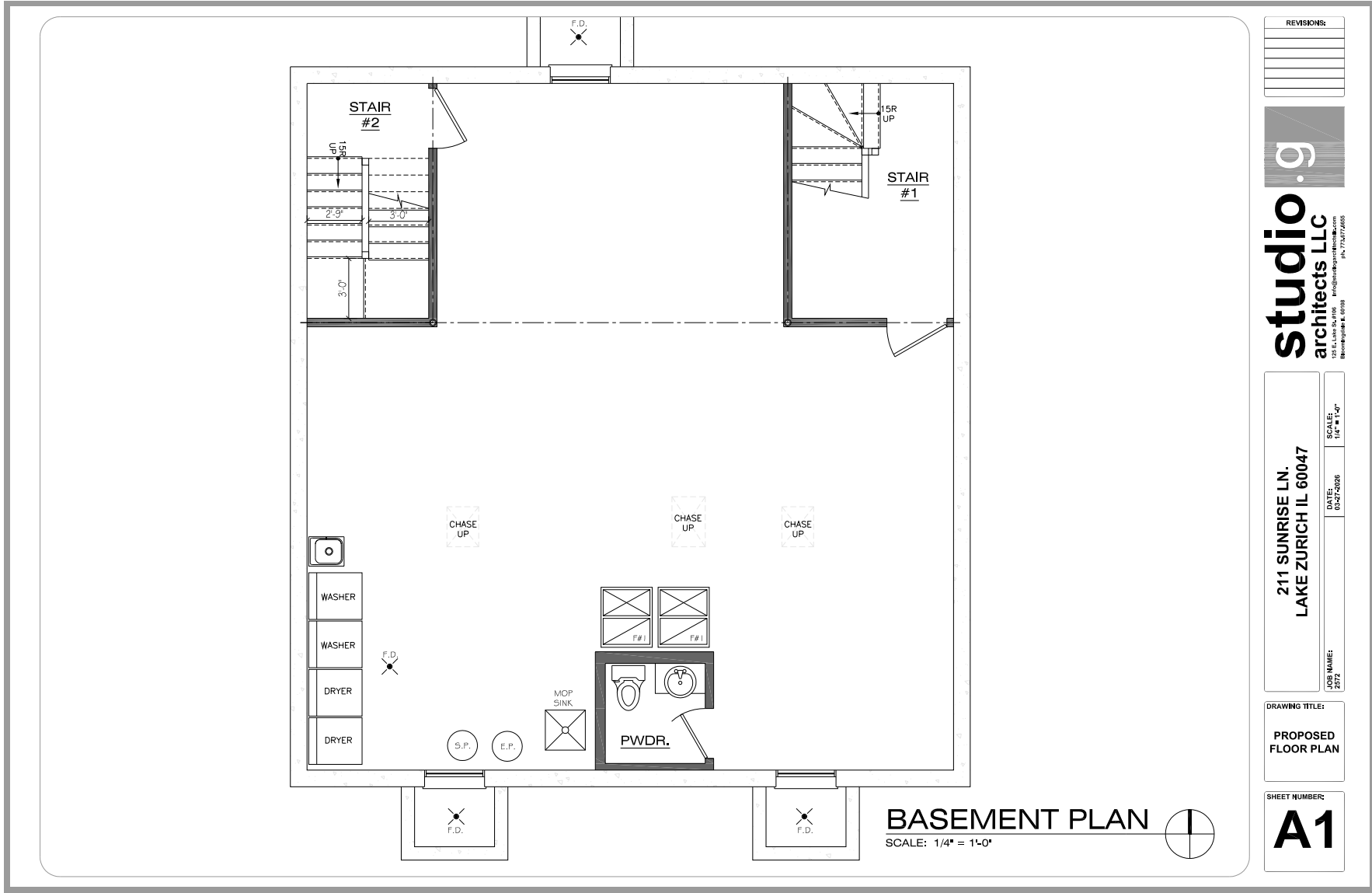
studio .g
architects LLC
101 E. Lake St. #1000
Chicago, IL 60601
Phone: 773.377.2655
www.studiog.com

**211 SUNRISE LN.
LAKE ZURICH IL 60047**

JOB NAME: 2512
DATE: 03/27/2016
SCALE: 3/32" = 1'-0"

DRAWING TITLE:
PROPOSED SITE PLAN

SHEET NUMBER:
T1



REVISIONS:

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studio.g
architects LLC
 122 E. Lake St., #1000 | Chicago, IL 60601
 Phone: 773.477.2655

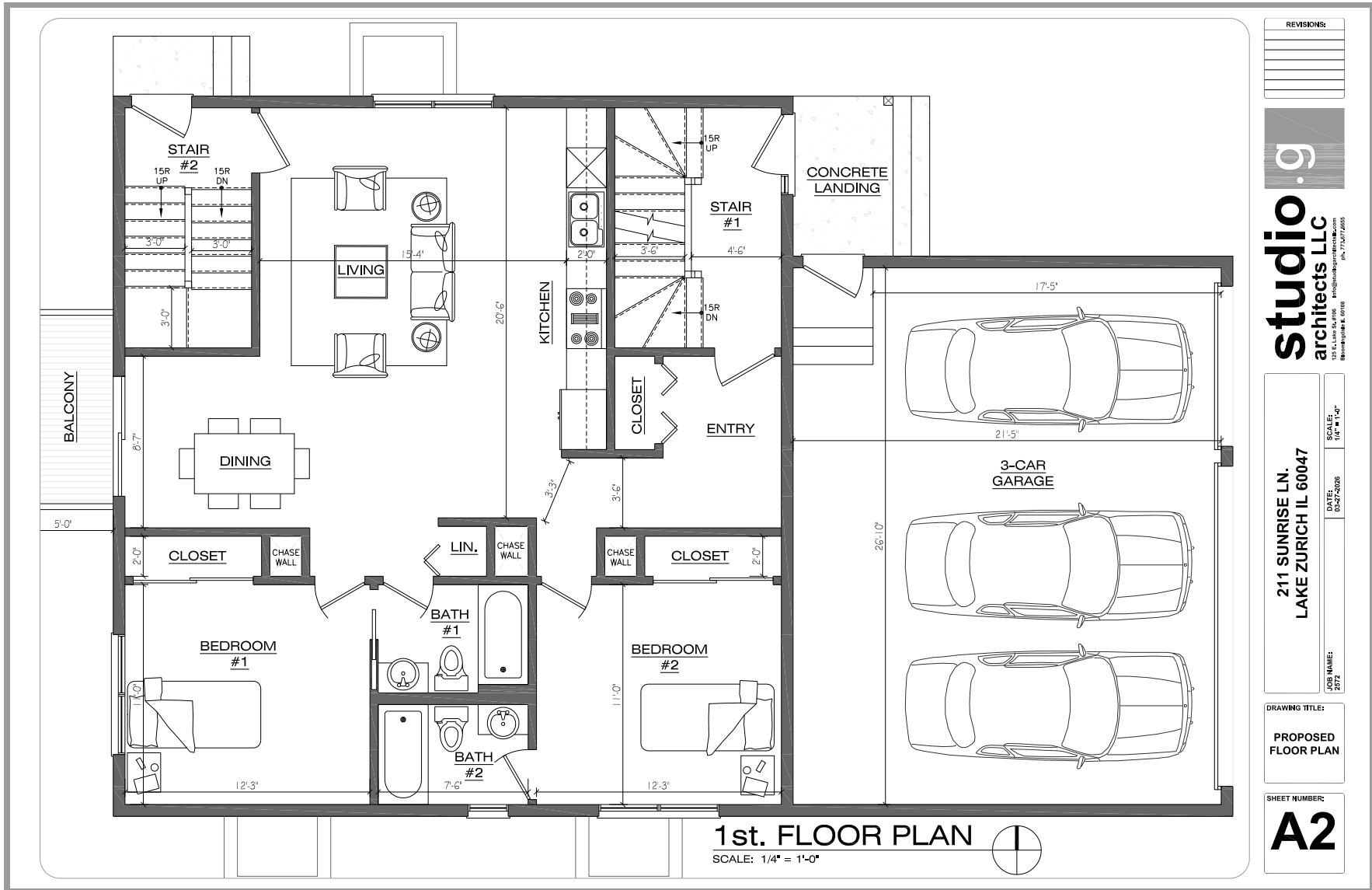
**211 SUNRISE LN.
 LAKE ZURICH IL 60047**

JOB NAME: 2512
 DATE: 02/27/2016
 SCALE: 1/4" = 1'-0"

DRAWING TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER:
A1

BASEMENT PLAN
 SCALE: 1/4" = 1'-0"



REVISIONS:

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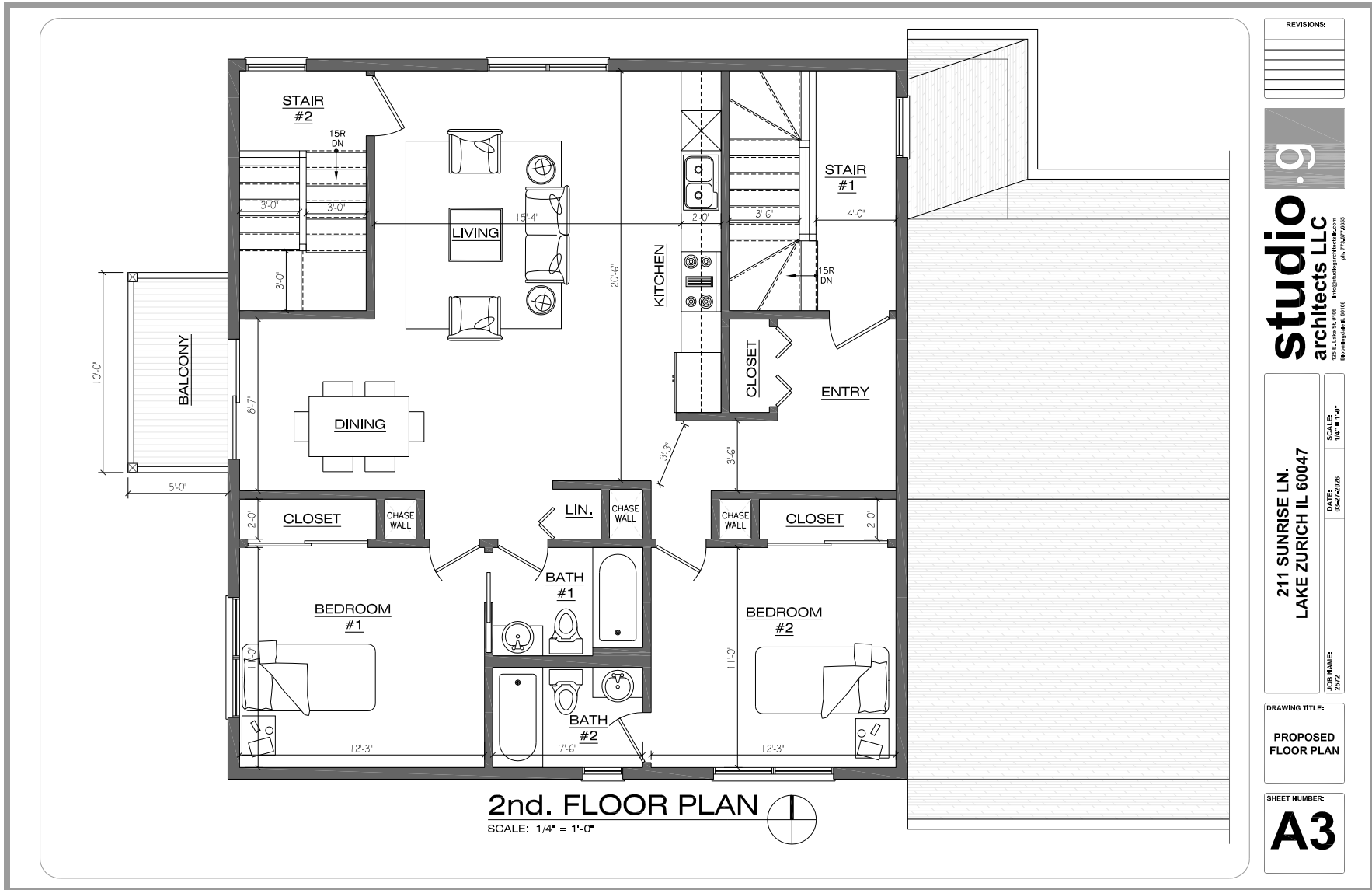
studio
architects LLC
122 E. Lake St. #100
Chicago, IL 60601
PH: 773.477.2655

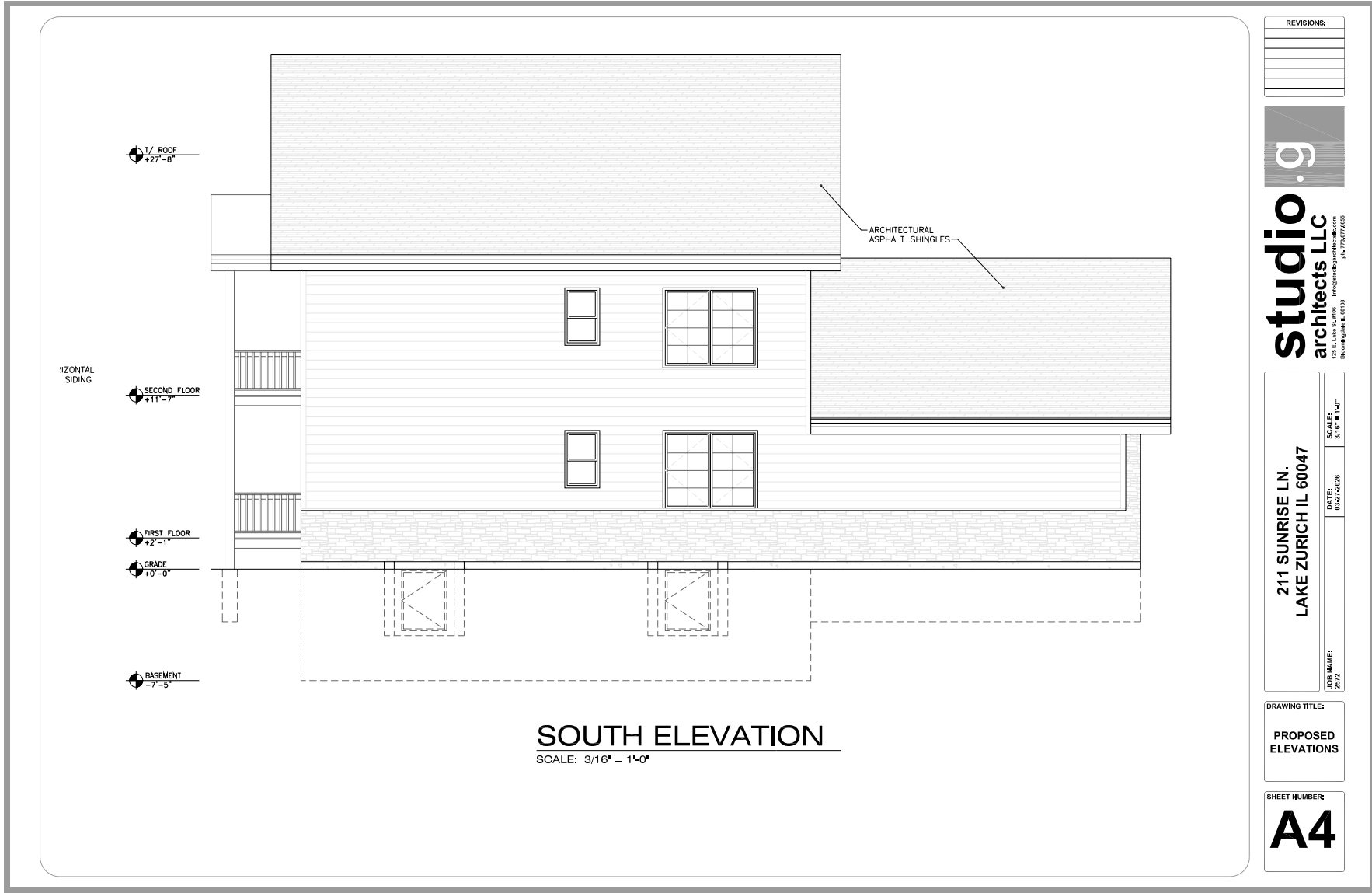
**211 SUNRISE LN.
LAKE ZURICH IL 60047**

JOB NAME: 2212
DATE: 03/27/2026
SCALE: 1/4" = 1'-0"

DRAWING TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER:
A2





1/2 ROOF
+27'-8"

ARCHITECTURAL ASPHALT SHINGLES

SECOND FLOOR
+11'-7"

FIRST FLOOR
+2'-1"

GRADE
+0'-0"

BASEMENT
-7'-5"

NORTH ELEVATION
SCALE: 3/16" = 1'-0"

| REVISIONS: |
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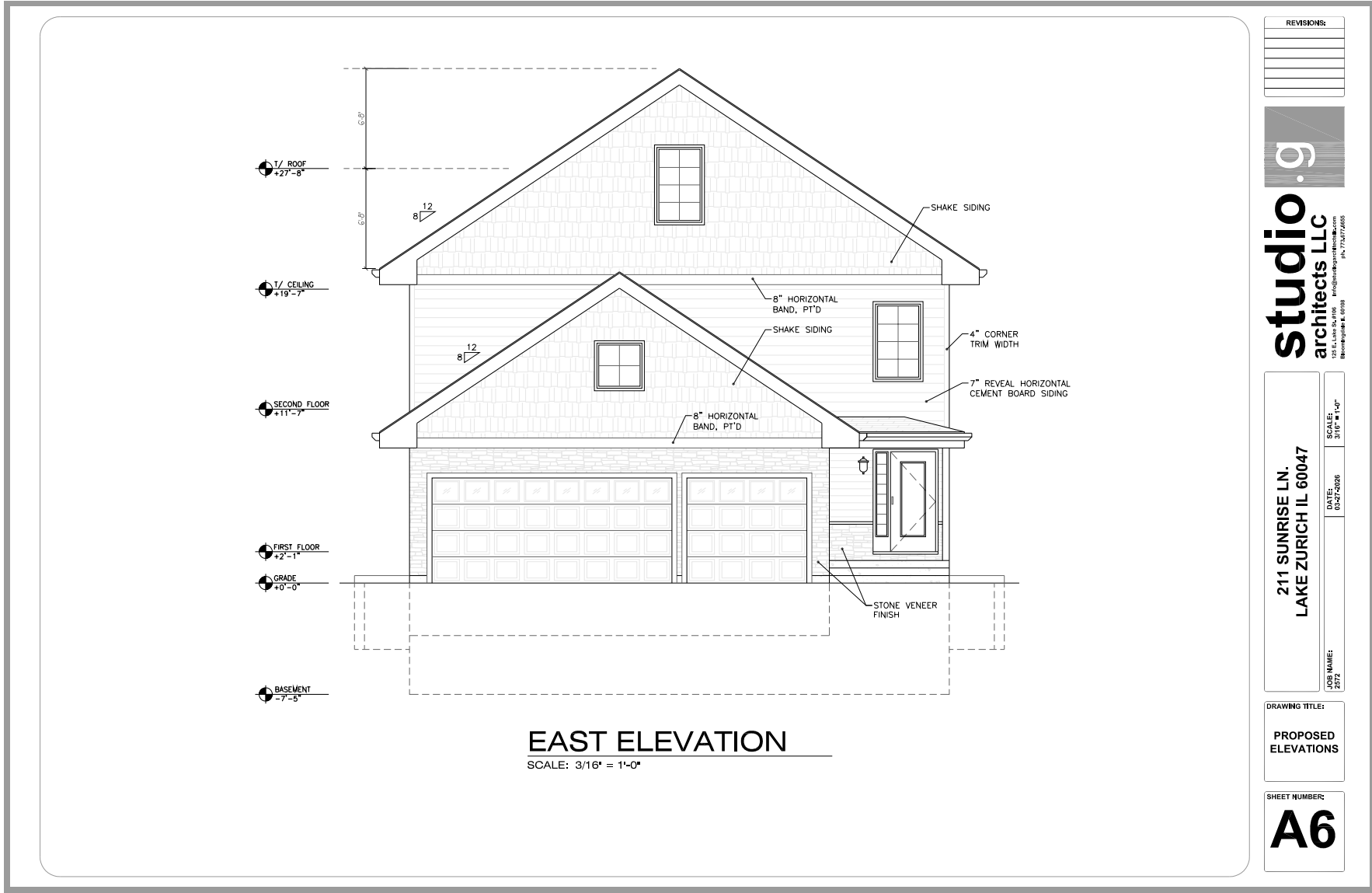
studio .g
architects LLC
122 E. Lake St., Suite 1000 | Chicago, IL 60601
Phone: 773.477.2655 | Email: info@studio.garchitects.com

**211 SUNRISE LN.
LAKE ZURICH IL 60047**

JOB NAME: 2512
DATE: 03/27/2026
SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A5



REVISIONS:

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studio.g
architects LLC
 122 E. Lake St. #106
 Bloomington, IL 61810
 Phone: 731.727.2655

**211 SUNRISE LN.
 LAKE ZURICH IL 60047**

JOB NAME: 2512
 DATE: 02/27/2026
 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A6

| REVISIONS: |
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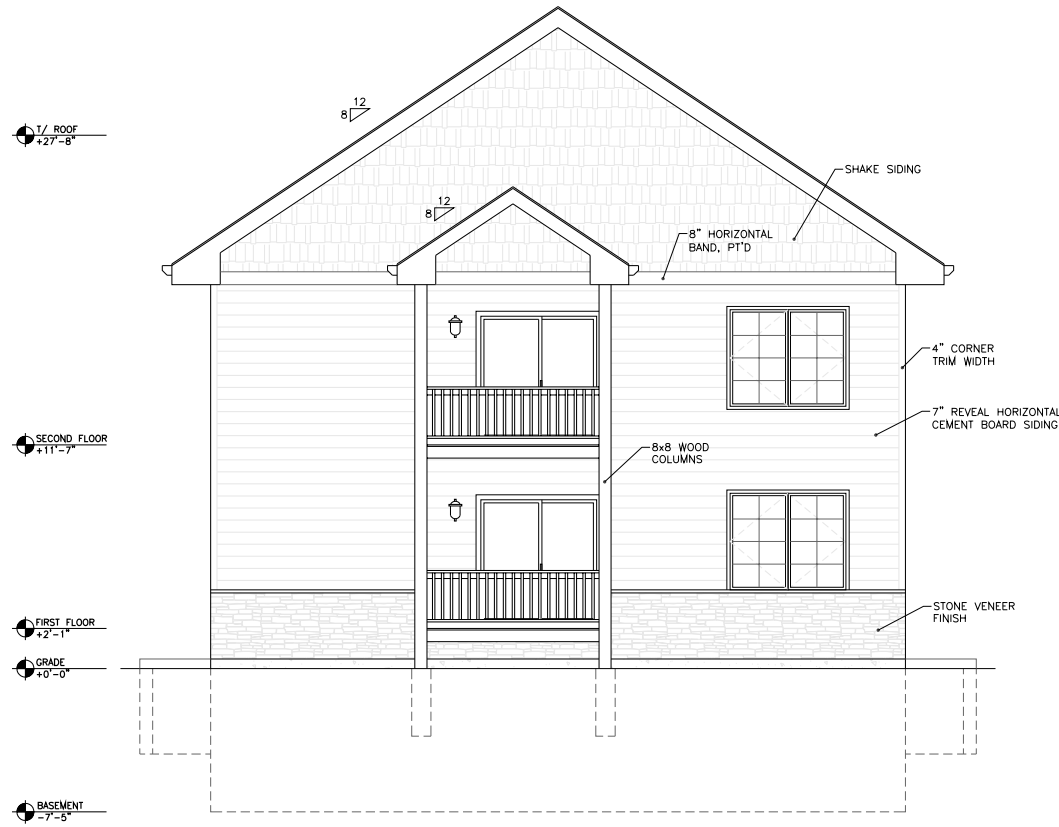
studio.g
architects LLC
102 E. Lakeside, Suite 1000 | Chicago, Illinois 60606
 Phone: 773.477.6655

**211 SUNRISE LN.
 LAKE ZURICH IL 60047**

JOB NAME: 2512
 DATE: 03/27/2026
 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED ELEVATIONS

SHEET NUMBER:
A7



WEST ELEVATION

SCALE: 3/16" = 1'-0"









REVISIONS:

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**211 SUNRISE LN.
LAKE ZURICH IL 60047**

JOB NAME: 2112
DATE: 03/27/2016
SCALE: 3/32" = 1'-0"

DRAWING TITLE:
**PROPOSED
LANDSCAPE
PLAN**

SHEET NUMBER:
L1

