



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

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APPLICATION PZC 2017-11

AGENDA ITEM 4.C

PZC Hearing Opened and Consideration: November 15, 2017

PZC Continued Consideration: December 20, 2017

STAFF REPORT – UPDATED FOR REVISIONS

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Katie Williams, Associate Planner

Date: December 20, 2017

Re: Continued Consideration of PZC 2017-11
Zoning Application for 880 North Old Rand Road – Life Time Athletic

SUBJECT

Life Time Athletic (the “Applicant”) requests approval of a Planned Unit Development to construct a physical fitness and recreation facility at the property commonly known as 880 North Old Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Planned Unit Development</u>
Current Zoning:	<u>B-1 Local & Community Business/R-4 Single Family Residential</u>
Existing Use	<u>Vacant Restaurant Building/Vacant Land</u>
Proposed Uses:	Physical Fitness Facility (SIC #7991) with Accessory Child Daycare Services (SIC #835), Accessory Beauty

Property Location: Salon (SIC #723) and Accessory eating place (SIC #5812)
880 North Old Rand Road
Applicant: LTF Real Estate Company, Inc., d/b/a Life Time Athletic
Owner: Masterson Real Estate Equities Ltd.
Staff Coordinator: Katie Williams, Associate 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

This report constitutes a continued consideration of the application submitted by Life Time that was first presented to the Planning and Zoning Commission on November 15, 2017.

Life Time Athletic (the “Applicant”), is the Applicant for the proposed Planned Unit Development at 880 North Old Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received October 4, 2017 (the “Application”) specifically seeking:

- Map Amendment to rezone the easterly portion of the property from R-4 Single Family Residential District to B-1 Local and Community Business district
- Development Concept Plan Approval
- Special Use Permit approval for a Planned Unit Development
- Special Use Permit approval for accessory Child Daycare Services (SIC #835)

The project is currently in its preliminary or development concept plan stage. Per the zoning code, the purpose of the development concept plan is to provide the applicant an opportunity to submit a plan showing the basic scope, character, and nature of the entire proposed planned unit development without incurring the costs associated with preparation of detailed, final development plans. The development concept plan is the basis on which the required public hearing is held. To permit the village and the applicant to proceed with some assurance, approval of the development concept plan binds the applicant and the village with respect to the basic elements of development which include categories, location and intensity of the land uses proposed; the general architectural

style of the proposed development; general location and extent of public and/or private open space and amenities; general location of vehicular and pedestrian circulation systems; staging of development and the nature, scope and extent of public dedications, improvements, or contributions to be provided by the applicant.

In the event the development concept plan is approved by the Village Board, the applicant will be required to return to the village to submit a Final Plan which will particularize, refine, and implement the development concept plan and to serve as a complete, thorough, and permanent public record of the planned unit development and the manner in which it is to be developed.

November 15, 2017 Hearing.

The project was first presented to the Planning and Zoning Commission on November 15, 2017. The public hearing was opened and the applicant represented by Mr. Aaron Koehler, Director of Real Estate Development for Life Time, began his presentation with an overview of Life Time and the services they offered, followed by site-specific information of the project in Lake Zurich.

Following the applicant's presentation, there were a few questions posed by members of the PZC. However, Commissioners decided to reserve their questions until after public testimony was provided. The hearing was then opened to the public to provide comments and testimony. Comments and information were presented both in opposition to and in support of the petition. Those in support of the project expressed their interest and excitement for the facility coming to Lake Zurich and shared their experiences of having used and benefitted from a Life Time facility.

The primary concerns presented by those who objected to the project including immediately surrounding property owners related to the height of the building in close proximity to their residences, increased traffic generated by the facility, the condition and capacity of Old Rand Road to withstand increased traffic, stormwater management and the potential of diminishing surrounding property values as a result of the development. In summary there were 23 members of the public that spoke of which 5 clearly expressed their support, 16 clearly expressed their concerns or opposition to the project and 2 provided their recommendations on either the project or the process.

The public hearing was paused at around 10:15 p.m. at which time, the PZC found that there were around a dozen members of the audience that were still awaiting their turn to provide comment and testimony. In light of the late hour and the number of residents awaiting their turn to speak, the PZC made a motion to continue the hearing to the next scheduled meeting on December 20. The video recording from the November 15, 2017 meeting can be viewed via the following link: <http://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=364>

Changes to the Proposal and Clarification on Information from the November 15, 2017 meeting

Following the November 15 meeting, staff advised the developer to address the questions, comments and issues that were brought up at the meeting. The developer has provided a response to a number of pertinent issues, has addressed and clarified the accuracy of a number of comments provided at the hearing, and revised the site plan and layout of the project to address a number of

those comments and concerns of surrounding property owners. Staff has summarized these as follows:

Site Plan Revisions

1. The site plan has been revised as follows:
 - a. The building has been moved closer to Rand Road. The building is now proposed to be located 462 feet from the east lot line. The separation is an increase of 160 feet from the prior proposed location of approximately 301.9 feet from the east lot line. The reconfiguration has been accomplished by placing the pool between the building and east lot line.

However, the building continues to remain at 172.8 feet from the north lot line. Concurrently, the pool deck is approximately 127 feet from the north lot line.

- b. The landscape buffer along the east lot line has been increased from 42.5 feet to 62.5 feet. This is an increase of 20 feet. The buffer will continue to be landscaped with a combination of the existing trees and evergreen trees to provide for year-round screening of the development from the residences to the east, in particular the two southerly townhouse buildings of Lakebreeze Villas. The increased buffer will allow for an additional 22 new trees and save approximately 20 existing mature trees and many smaller plants in that area.

The buffer along the north lot line remains as previously proposed, varying in depth from 30 feet to the nearest parking space to approximately 173 feet to the building. This buffer also serves as the location for the onsite detention facility for the property.

The developer has also been asked to consider the installation of a solid fence along the north and east lot lines to further screen the property from adjacent residences.

- c. In reevaluating the interior programming of spaces to accommodate the exterior changes to the elevations, particularly those on the east side of the building, the developer has reduced the occupant load of the building from 1689 to 1611, thereby reducing the parking demand from 545 to 537 spaces proposed on the property. The change allows the project to meet the zoning code's parking requirement without the need for modifications.

Parking lot lighting on the east side of the Property

The illumination of the parking lot lights on the northern and eastern portion of the property will be reduced (dimmed) after 9:00 p.m. to reduce any potential impact of the lights during the later hours.

Landscape Plan Revisions

During the public hearing, comments were provided by the Mr. Scott Garrison representing the Village's Tree Commission. Comments that he provided were as follows:

- a. Revise plans to include more diversity in the manner in which new trees are distributed on the site.
- b. Add more Oaks, reduce number of Maples.
- c. Replace the use of crushed stone (gravel) with mulch in the use of ground cover
- d. Strongly consider allowing for some of the woodland plants to be transplanted to another property in the village. I would guess (and I will need to verify) that there are volunteers who would step up to assist with this.

Life Time has revised the plans to address these comments. Additionally, a revised landscape plan was provided to the Tree Commission for their review and recommendation. The landscape plan will require further revisions to conform to the final site design configuration proposed for the project.

Building Architecture and Height

A number of comments provided at the public hearing were related to the height and bulk of the building. Life time is proposing addressing every possibility of reducing the height of the building to the greatest extent possible thereby reducing its bulk and impact on surrounding properties, as follows:

- a. Reducing the height of the parapets around the top of the building to 58 feet, while locating the mechanical units towards the center of the building out of view of surrounding properties.
- b. Moving the building as far away as possible from the east and north lot lines to reduce the impact of its bulk from the surrounding properties – for every vertical foot of additional requested height above the required 35 feet, the building has been set back 20 horizontal feet away from the east lot line. Similarly, for every vertical foot of additional requested height above the required 35 feet, the building has been set back 8 horizontal feet from the north lot line.
- c. The east elevation that face the residences has been modified by reprogramming uses demanding spandrel glass and uses such as offices, kids' center, and instructional spaces that do not operate at later hours to be concentrated on that side of the building. As a result, only two window bays on the third floor could potentially be lit until later hours at night. Three window bays within the indoor pool area will require light during later hours. However, these windows are at ground level and are proposed to be screened by landscape material.

Traffic Impact

Staff had requested the applicant to further elaborate and describe some of the improvement both off-site and on-site that will be implemented to mitigate the impact of traffic generated by the development. The applicant has elaborated with additional information on the site access, traffic distribution to Rand Road and Old Rand Road, pedestrian mobility and safety, heavy truck traffic, and the pavement condition of Old Rand Road. To summarize each of these issues:

- a. Site access – the two initially proposed access points will continue to be proposed. The applicant has indicated and staff has agreed that access to the site is necessary off Old Rand Road to accommodate south-bound traffic on Rand Road to access

the site without having to take a U-turn on Rand Road to enter the site. Both access points are located as far from the intersection as possible to allow for safe entry and egress onto the site and not be in conflict with intersection traffic.

- b. Distribution of traffic onto the adjacent streets – in particular, the traffic study states that only 15% of traffic generated by the project is expected to travel east on Old Rand Road. It is anticipated that this will allow Old Rand Road to continue to operate around its current levels of service without any significant impact to the roadway.

Additionally, to accommodate traffic to the site from Rand Road, the following off-site street improvements are proposed to be implemented to Old Rand Road:

- i. Extension of the dedicated westbound left turn lane for turning south onto Rand Road
- ii. Addition of an eastbound left turn lane into the Life Time site
- iii. Widening of the road towards the north to accommodate the new or extended turn lanes, but only to the westerly frontage of the property. The road width tapers back to its original width along the easterly frontage of the property.

Rand Road will additionally receive the following off-site street improvements:

- i. Extension of northbound right turn lane onto Old Rand Road. This is the portion south of the intersection of Rand Road and Old Rand Road
- ii. Addition of a new northbound right turn lane into site access off Rand Road. This is the portion north of the intersection of Rand Road and Old Rand Road
- iii. Addition of a new northbound acceleration lane from site exit onto Rand Road moving north towards Golfview Road
- iv. Extension of the existing southbound left turn lane at Old Rand Road allowing southbound traffic to turn left onto and access the site from Old Rand Road

- c. Pedestrian Mobility and Safety – Pedestrian amenities on Rand Road and Old Rand Road are provided in the form of pedestrian crosswalks, signals, countdown timers and ADA ramps which are currently missing from these roads. The cross-walk on Old Rand Road is provide with a relief point on a new median to further increase the safety of pedestrians. Its location is to the east of the vehicular access to the site to minimize conflict with vehicular traffic into and out of the site.
- d. Heavy Truck Traffic – heavy truck traffic will only be allowed onto and off the site from Rand Road, thereby continuing to maintain the current weight limit requirements of Old Rand Road. The applicant is not requesting, nor is staff recommending any change to the weight restrictions of Old Rand Road.
- e. Pavement Condition of Old Rand Road – even though the existing classification as a collector and the weight restriction will not change, the portion of Old Rand Road

along the frontage of the subject property will be repaired and repaved when the off-site improvements are implemented. Staff is recommending that such repair and repaving be implemented along the entire frontage of Old Rand Road with the subject property.

Storm Water Management

The applicant has clarified the flow of stormwater within and off the property. Lake Zurich lies within the Flint Creek Subwatershed of the Fox River Watershed in Lake County. The property does not lie within the watershed and drainage area of the lake in Lake Zurich as earlier claimed. The site and areas north of Old Rand Road drain towards the north through a series of drainage pipes and ditches before reaching Flint Creek. The project will therefore not have any direct stormwater or other related impact on the lake.

Surrounding Property Values

In response to a number of comments stating that the project to establish the Life Time facility on the property would negatively affect residential property values in the vicinity, the applicant has provided a memorandum from a certified appraiser, Mr. John C. Mundie, of Mundie & Company, Inc., who concludes that the proposed facility will not result in a reduction of property values within the vicinity rather will be a benefit to the immediate area and the overall community.

Revised Findings:

The findings of staff on the project have been modified to reflect the review of the most recent submittal of revisions. However, most other basic information essentially remains the same.

Life Time is a privately held company based in Chanhassen, Minnesota, near Minneapolis. It specializes in distinctive, large-format, sports, recreation and spa destinations. The company operates 127 centers in 27 states and 35 major markets under the Life Time Fitness® and Life Time Athletic® brands in the United States and Canada.

The applicant is proposing to redevelop the approximately 10.36-acre property with an athletic and recreation facility that will consist of indoor cardiovascular and resistance training areas, indoor and outdoor pools, a cycling studio, Yoga, Pilates, and group fitness studios. Dance, art, music and tumbling studios will be included for children in addition to childcare. The center will also feature indoor and outdoor cafes, a salon and spa. These facilities are proposed be housed in a 3-story 125,000 square foot building with an approximately 47,800 square foot pool area. The building and pool areas will be accompanied by a 537 space vehicular parking area. The facility is proposed to be open 24 hours with the outdoor lap pool open from dawn to dusk and the recreation pool open from 10:00 a.m. to 8:00 p.m.

The building is proposed to be constructed to three stories with an average height of 58 feet above grade to the top of the building parapet. The building materials primarily consist of natural stone cladding with a band of Exterior Insulation and Finish System (EIFS), also known by its trade name "Dryvit" along the top of the building. The window bays, cornice and canopies above windows will be constructed in bronze metal. Window frames will be constructed using anodized

aluminum. Field brick will be used along the base of the building. Signage depicting the “Life Time Athletic” name will be installed on the west and south elevations and located along the top of the building. Wall mounted lighting will be located on the exterior between the 2nd and 3rd story on the building elevations. The lighting will be in the form of accent lighting and will only be used to illuminate the building.

Stormwater management facilities will be provided on site. A detention area is proposed along the northerly portion of the property between the building and north lot line. Additionally, the applicant is also proposing install permeable pavers within the parking aisles along the east and west of the building to additionally reduce surface runoff of stormwater at the source thereby easing the capacity of the detention area while improving water quality by filtering pollutants before they are transmitted to the detention area.

Pursuant to public notice published on October 28, 2017, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for November 15, 2017, to consider the Application. On October 19, 2017, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. **Courtesy Review.** The project to redevelop the property at 880 North Old Rand Road was presented to the Village Board for Courtesy review on August 21, 2017.

However, prior to courtesy review, staff had the opportunity to review the early concept plans prepared by Life Time. These early concepts located the building at the far easterly side of the property. Staff consequently suggested that the building be located closer to the southwest corner of the site. This would not only help to reduce the impact of the building on the adjacent residential uses, but also showcase the building along Rand Road to attract visitors to the site, and become an anchor to generate future commercial development north of the property.

At the courtesy review, the developer introduced a revised concept for the redevelopment of the property which included the 3-story 125,000 square foot building with an approximately 47,800 square foot pool area. After hearing the proposal, Trustees provided their comments and concerns on the proposal which are highlighted below:

1. Location of the main access point on Old Rand. Concerns regarding the safety and liability of a high-volume location with access issues were shared with the developer. Life Time does have higher volume traffic periods, but it was determined that providing the main access off Rand Road would pose a traffic safety hazard as it is in close proximity to a traffic light and along an arterial road where automobiles travel at much higher speeds.
2. Traffic. Regarding the main access on Old Rand Road, trustees and residents were concerned that additional vehicles on Old Rand Road could pose a hazard to the pedestrians who walk around the lake.
3. Buffer between Life Time and adjacent residences. Due to the adjacent residential areas to the north and east of the Subject Property, trustees asked the Applicant to

pay special attention the landscape buffer between the residences and the building and parking lot.

4. Lighting. Adjacent property owners were concerned with the amount of parking and the light that would be required to illuminate the parking lot.

Following discussion the Village Board suggested that if the developer and owners were inclined to move forward, they would need to submit their proposal to the Planning and Zoning Commission for consideration. The courtesy review can be viewed at the following link:

<http://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=353>

- B. Neighborhood Meeting:** Prior to courtesy review, Life Time had indicated that they intended to approach and meet with residential property owners to the east and north to obtain their feedback on the proposal. Staff agreed that it would certainly help to contact neighbors before presenting the courtesy review request to the Village Board. Additionally, the village conducted a survey to gauge the sentiment of community on the upcoming proposal. Staff announced the neighborhood meeting on its online Benchmarks newsletter. The neighborhood meeting was held on August 15, 2017 at 6:30 p.m. at the Lake Zurich Police Department Community Room. The Feedback on the community survey and a summary of comments and questions presented at the neighborhood meeting is attached.

Changes to the plan since the Courtesy Review

The applicant considered the comments and feedback provided at the courtesy review and has made the following changes to the site plan:

1. The building has been relocated south from its prior proposed distance of 110.15 feet to its currently proposed distance of 172.8 feet from the north lot line to increase its separation from residences to the north. The location of outdoor pool deck has similarly been adjusted with the relocation of the building.
2. The parking area east of the building has been reduced by two rows of parking – approximately 60 parking spaces – in response to the neighbors’ concerns regarding the amount of parking that was proposed on the easterly portion of the property. To accommodate the change, the building had to be relocated from its prior proposed distance of 319 feet to its currently proposed distance of 301.9 feet from the east lot line. To offset the proximity of the building to residences to the east, a 42.5-foot landscape buffer has been added along the east lot line and is proposed to be landscaped with a combination of the existing trees and evergreen trees to provide for year-round screening of the development from the residences to the east, in particular the two southerly townhouse buildings of Lakebreeze Villas.

The configuration of the building in this manner also reduces the number of rows of parking to the east of the building from 9 rows to 7 rows. The parking spaces along the west of the building with frontage onto Rand Road have been increased to compensate for this change.

3. The area of the detention basin has been increased to extend across the westerly two-thirds of the north lot line providing for an additional buffer between the project and the adjacent residences to the north.
4. The landscape yards along Rand Road and Old Rand Road have been reduced from approximately 50 feet to approximately 17 feet to compensate for the landscape buffer areas along the interior lot lines between the parking lots and residences to the north and east.
5. On the building elevations, the prior proposed plans indicated wall mounted lighting on the east, south and west elevations of the building. The current proposal indicates wall mounted lighting on all four elevations. Additionally, the EIFS on one bay on the rear (north) elevation has been replaced with natural stone cladding.
6. Building signage bearing the “Life Time Athletic” name has been reduced from installation on all four elevations to just the west and south elevations.

C. Zoning History. Earliest records with the village (1939) show that the westerly half of the property had been zoned within a “Business” district, and later zoned within the B2 “Retail and Services District up until approximately the 1980s and then to B-1 Business District in 1991. The present zoning of the property was reclassified to B-1 Local and Community business district since the most recent amendment to the zoning code in 2004. The property has been operated with a restaurant use since around 1939. Originally called ‘The Dock’, the building became “Poppe’s Alpine House” in 1954. In 1969, the building was purchased and became what residents today know as Hackney’s. However, since 2015, the owners began marketing the property with the intentions of closing the restaurant use. Since that time, they received a number of proposals and offers to redevelop the land with varying uses (high density multi-family house, gas station with truck stop), however, no significant proposal for the reuse or redevelopment of the property was submitted to the village prior to the Life Time application.

The easterly half of the property that is currently vacant was originally zoned within the “A” Single-family zoning classification based on earliest records available to the village (1939). The area was reclassified within the R-3 Single Family Residential district in 1964, following which it was reclassified to R-4 Single Family residential district in 1991. Such zoning classification has remained since the most recent amendment in 2004.

Additionally, from the earliest aerial pictures (1939) and land atlases (1861 and 1885) available on Lake County maps online, it appears that the subject property also encompassed the westerly 165 feet of the adjacent property to the east (what is today developed with Lakebreeze Villas Townhomes). This larger property was later divided in 1961 into what is presently the Hackney’s and the adjacent properties to the east.

D. Surrounding Land Use and Zoning. The subject property is located on the northeast corner of the intersection of Route 12 and North Old Rand Road. The existing zoning of the property is split, with the westerly portion of the lot nearest the intersection of Route

12 and North Old Rand zoned B-1 Local & Community Business, while the easterly portion of the lot is zoned R-4 Single Family Residential. With the current proposal, the Applicant proposes to rezone the parcel, so that the entire lot is zoned within the B-1 Local & Community Business district.

The properties across Old Rand Road to the south of the Subject Property are zoned within the B-1 Local & Community Business and R-6 Multiple Family Residential. The B-1 areas are currently vacant while the R-6 areas are improved with the Bayshore Condominium residences. To the west of the Subject Property across Rand Road, the land is zoned B-1 Local & Community Business and B-3 Regional Shopping, and has been improved with local sit-down restaurants. To the north, the land is zoned B-1 Local & Community Business and R-5 Single Family Residential and is improved with a local sit-down restaurant, a multi-tenant office building, and older construction single family homes which are a part of the Manor Subdivision.

To the east of the Subject Property, the land is zoned R-6 Multiple Family Residential, and is improved with newer construction Lakebreeze Villa townhomes. The R-6 zoning classification for the townhouses was granted in 2000 through a PUD that is similar to what the applicant is presently requesting. That development required approval through a Map Amendment from the R-4 Single-family Residential district to R-6 Single-family residential district, and the PUD along with variations (modifications) to the conservancy soils requirements and perimeter landscape requirements to allow for the construction of townhouses.

- E. **Trend of Development.** The fitness and recreation facility is proposed along the northern portion of Route 12 (Rand Road) gateway as it enters Lake Zurich. That portion of the corridor is developed with multiple commercial and retail uses along Rand Road with medium density single-family and multiple family residential development in the adjacent areas of the corridor. The Village is currently home to several physical fitness facilities, most of which are within commercial centers along Rand Road. The proposed Life Time facility will be unique in that it will be the only fitness facility which offers a club-like environment with an outdoor pool, indoor and outdoor cafés, as well as a spa and salon amenities.
- F. **Comprehensive Plan Land Use Designation.** The 2003 Comprehensive Plan designates the entire property (10.3 acres) within a “Commercial” land use designation. The commercial category is designated on the Land Use Map in areas located primarily along major arterial routes and at key intersections involving major arterials. The commercial land use designation suggests that a balance of commercial activities that respond to both the local needs of an area as well as those of the regional market is essential to maintain the vitality of the community. The Land Use Map reflects local factors in the Village and recognizes regional, community, and neighborhood shopping needs.
- G. **Zoning District.** Three (3) zoning districts are provided for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and

the surrounding suburban area. The property is located within both the B-1 Local and Community Business zoning district, as well as the R-4 Single Family Residential zoning district. With the approval of the PUD, the Subject Property is requested to be rezoned so that it falls wholly within the B-1 district.

The B-1 local and community business district is intended to serve the everyday shopping needs of village residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. It also permits compatible uses that, although not used as frequently, would be desirably located in close proximity to potential users. The district is located principally on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

The proposed land uses for the facility namely Physical Fitness Facility (SIC #7991) with Accessory Child Daycare Services (SIC #835), Accessory Beauty Salon (SIC #723) and Accessory eating place (SIC #5812) are all provided for within the B-1 district with Child Daycare Services component land use provided as a Special Use.

GENERAL FINDINGS

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

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

Planned unit developments are included in the zoning code as a distinct category of special use. In particular, the planned unit development technique is intended to allow the modification of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments.

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 entirety of the PUD is under common ownership of the Masterson family, and under contract to be purchased in its entirety by Life Time Athletic.

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

Staff Response: Standard met. The property is of a sufficient size to accommodate the proposed development. The 10.36-acre property comprising of one parcel of land will accommodate a 3-story 125,000 square foot building with an approximately 47,800 square foot pool area. The building and pool areas will be accompanied by a 537 space vehicular parking area and stormwater detention areas. The configuration of the development is intended to maximize the space while also creating a safe flow of traffic through the development.

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

Staff Response: Standard met. The Village will ensure that any and all easements are properly recorded and will be enforced by the Village.

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 – namely a physical fitness facility – 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.

The village has therefore determined that the development is not required to provide any public open space or compensate for such at this time.

5. Common Open Space:

- a. Amount, Location, And Use: The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this zoning code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure and recreational uses for which such open space is intended.
- b. Preservation: Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.
- c. Ownership And Maintenance: The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such

open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.

- d. Property Owners' Association: When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
- i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and
 - ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and
 - iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
 - iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
 - v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes; and
 - vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and
 - vii. The village must be given the right to enforce the covenants; and
 - viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not Applicable. 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 or compensate for such at this time.

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. All portions of the development are proposed to be either improved with paved areas or landscaped.

The development will be provided by landscape buffers along the interior lot lines – north and east lot lines – to mitigate the impact of the development. Along the north lot line the buffer comprises of an approximately 30-foot landscape area along the parking lot at the east and an approximately 115-foot buffer between the entryway drive on the west containing the detention pond which expands to 130 feet. Along the east lot line, the buffer comprises of a 62.5-foot landscaped area consisting of a mix of evergreen and deciduous trees to screen the development from adjacent properties.

To the greatest extent possible, the development will incorporate existing trees of significance into the landscape buffer areas and within parking islands.

The perimeter of the development along its street frontage will be landscaped with new landscape material consisting of trees, shrubs, perennials and grasses.

Foundation plantings are also proposed around the front and one side of the building adjacent to the parking lot. The pool deck area will be fenced and screened with landscape material.

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

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

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

Staff Response: Standard met. A sidewalk currently exists along the Old Rand Road frontage of the Subject Property, and will be reconstructed with a tree bank. A new sidewalk along the Route 12 frontage of the property is proposed. Along with sidewalk improvements, the Applicants have proposed a landscaped median within Old Rand Road which will greatly increase pedestrian safety.

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

Staff Response: Standard Met. The development is proposed with all onsite utilities buried. The Applicant is additionally working with the regional and local utility companies to determine the viability of burying the utilities along the periphery of the development particularly at the southwest corner of the property.

- 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 physical fitness facility uses that are proposed within such district.

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

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

- A. General Standards: No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish substantial conformance with the following:
 1. Zoning Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was

enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the B-1 Local & Community Business District and the land use designation of the adopted Comprehensive Plan, which designates the entire 10.36-acre parcel as “Commercial” property.

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 fitness and recreation facility will be constructed in a manner so as to minimize any undue adverse effect upon any adjacent properties. These measures include:

- **Landscape buffers along the north and east perimeter lot lines to screen the development from adjacent residential development**
- **Site lighting both on the building and within the parking lot to ensure that the illumination is within the parameters and standards of the site lighting code. Further, during off-peak hours, the lighting for the parking spaces in areas within closer proximity to the residences will be dimmed or turned off.**
- **Traffic control measures along Rand Road and Old Rand Road to accommodate the additional flow of traffic onto and off the site, as well as direct emergency and delivery truck traffic onto the property solely from Rand Road.**

As it relates to use and design, the proposed development is consistent with the trend of development along the Rand Road/ Route 12 corridor. The proposal will enhance the character of the corridor by redeveloping a vacant and prominent corner.

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

Staff Response: Standard met. The location and operation of the proposed development is not intended to encroach upon or interfere with the surrounding development. No pedestrian paths or vehicular drives are proposed to connect directly to adjacent properties.

Even though the average height of the building at 58 feet exceeds the 35-foot allowable height of the zoning district, the bulk of the building is proposed to

be mitigated by locating the building at a distance away from the north and east lot lines – 172.8 feet from the north lot line and 462 feet from the east lot line. Additionally, landscape screening material is proposed along such lot lines to further mitigate the bulk of the building.

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

Staff Response: Standard met. The site is currently served with utilities that were meant to serve the restaurant which is no longer in use. The developer has proposed to replace the existing utilities on the entire property with new utilities that are designed in locations and with capacity to serve the new physical fitness facility and its accessory uses.

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 development is located on the northeast corner of Rand Road and Old Rand Road. Rand Road experiences large volumes of traffic on a daily basis. The applicants have submitted a traffic study that examines the existing traffic and makes recommendations for the control of future traffic generated by the development as well as through natural increases of traffic flow on Rand Road.

The recommendations for vehicular and pedestrian traffic control include the following:

1. Convert the northbound right-turn lane on Rand Road to a shared through/right-turn lane.
2. Increase the westbound North Old Rand Road left-turn storage length.
3. Increase the southbound Rand Road left-turn storage length.
4. Provide pedestrian accommodations (high visibility, continental style crosswalks, pedestrian signals with countdown timers, Americans with Disabilities Act (ADA) curb ramps for the north and east legs of the intersection.
5. Traffic signal equipment and timing modifications to accommodate the above recommendations.
6. Provide an eastbound left-turn lane on North Old Rand Road, as a back-to-back left-turn with the westbound left-turn lane at Rand Road.
7. The Site Access southbound approach will provide a separate left- and right-turn lane, operating under stop sign control.
8. A continental style crosswalk, along with ADA curb ramps, should be provided on the north (site access) leg of the intersection.

9. Remove the crosswalk, and associated signing, on the west leg of this intersection. It is recommended that the pedestrian crossing of North Old Rand Road occur at the Rand Road signalized intersection, as noted in recommendation number 4 above. This also assumes the sidewalk will be extended along the north side of North Rand Road from its current terminus westerly to Rand Road.
10. Provide a third shared through/right-turn lane on northbound Rand Road, extending from North Old Rand Road and terminating at the existing right-turn lane at Golfview Road.
11. The Site Access westbound approach will operate under stop sign control.

The capacity analysis results within the traffic study indicate that the increase in project site-generated traffic can be accommodated with the implementation of the improvement recommendations stated above.

The developer has incorporated these recommendations into the development plan to mitigate any negative impact created by traffic generated by the development.

Staff has also recommended that the developer contact the Illinois Department of Transportation (IDOT) to obtain an initial approval of the location of the vehicular access point from Route 12 to the property and off-site improvements to Rand Road.

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

Staff Response: Standard met. The proposed development will not result in the destruction, loss, or damage of any historic features as the development is being constructed on a portion of the property that was previously developed or vacant. The areas of the Subject Property which are currently vacant and which will be utilized in the development, are being mitigated by the Applicant.

The development proposes to preserve existing trees within the peripheral buffers and within parking lot islands to the greatest extent possible.

There are three existing wetland areas on the property. The Lake County Stormwater Management Commission (SMC) has conducted a review and provided a preliminary wetland jurisdictional determination (PJD) and partial boundary determination, which concludes that the wetlands are isolated wetlands and do not connect to a navigable water thereby not requiring a US Army Corps of Engineers permit. The determination further states that the central pond with its westerly extending arm (denoted as “Wetland/Waters 2”) is a non-regulated water body but requires that a

Watershed Development Permit be submitted to evaluate the impact of the development on Wetland/Waters 1 and 3.

The developer will be required to conform to the requirements of the Watershed Development Ordinance (WDO).

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

Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes for a physical fitness facility and its accessory uses.

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

Staff Response: Standard met. The proposed development will assist in redeveloping and revitalizing a lot that has been vacant within the Rand Road corridor.

- 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. Staff will ensure that compliance is established before any additional permitting is 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 will bring a new and comprehensive healthy lifestyle option to the Village. Residents of the village and surrounding municipalities will be provided with a convenient space for exercise, recreation, child care, healthy meals and personal services. The center is not intended to compete with other similar existing facilities in

the community and surrounding areas as it intends to cater to a different demographic.

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

Staff Response: Standard met. The proposed location is suitable for this type of fitness and recreation use, and is based on its consistency with the land uses, traffic count, architecture, and design immediately surrounding the proposed development along Rand Road.

In initial discussions with the developer, staff suggested that Life Time explore other locations in the community that would offer the same land parameters for the development of the facility and its site development requirements. However, the developer indicated that based on the geographical distribution of their other area facilities in Vernon Hills and Algonquin, the optimal size of the property, its location on the regional artery Rand Road, and the demographics of Lake Zurich and its surrounding areas, the subject property provided the best opportunity to locate the proposed facility. However, they were aware of the surrounding land uses and are therefore proposing the stated mitigation measures to accomplish the development with minimal possible impact to surrounding properties.

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

Staff Response: Standard met. The applicant has taken a number of steps to minimize the impact of the development on surrounding property. These include locating the building sufficiently away from the east and north lot lines, landscape buffering, traffic control on and off the property and site lighting that meets the requirements of the zoning code. These necessary steps have been taken to minimize any substantial adverse effects of the proposed development both on itself and on surrounding property.

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.

1. **Business District Zoning Permitted Land Uses.**

- a. Section 9-4-2 provides for physical fitness facilities as a permitted use in the B-1 district, however the parcel will need to be rezoned from its current B-1/R-4 zoning to B-1 Local & Community Business district. This will need to be approved through a zoning map amendment.
 - b. Section 9-4-3 provides for child daycare services requiring approval as a special use. Child daycare will be offered to Life Time members while they are on site at the facility, and will be considered accessory to the primary physical fitness use.
2. **Bulk, Space and Yard Requirements.**
 - a. Maximum Height: Section 9-4-10A requires that principal structures be constructed with a maximum height of 35 feet and comprise of no more than 3 stories in the B-1 Local and Community Business district. The development proposes a maximum structure height of 58 feet.
 - b. Minimum Yards: Section 9-4-10C requires that structures in the B-1 Local and Community Business district maintain a front and corner yard setback of 25 feet, with the additional provision for yards abutting Route 12 to be no less than 50 feet. The development proposes a minimum front yard setback of 10 feet along its frontage with Route 12, and a corner yard setback of 14 feet with Old Rand Road.

The B-1 district also requires side setback of 10 feet, and a rear setback of 25 feet. The proposal exceeds these requirements of the code along the side and rear with a side yard (along the north lot line) of 30 feet and a rear yard (along the east lot line) of 62.5 feet.
3. **Exterior Lighting.**
 - a. Section 9-8B-3C requires that the maximum illumination at the property line when a luminaire has a cutoff angle less than ninety degrees (90°) is 0.50 foot-candles. The development proposes a maximum of 0.65 foot-candles at the property line. However, staff is requiring the developer revise the lighting plan to comply with the requirements of the exterior lighting ordinance.

RECOMMENDATION

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

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

Based on the review of staff, the standards for approval will be met with the conditions for approval proposed by staff. Staff therefore recommends that the Planning and Zoning Commission make these standards and conditions a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2017-11, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies. Such revisions will be contingent upon the final site design and configuration that is presented to and recommended for approval by the Planning and Zoning Commission:
 - a. Zoning Application dated September 27, 2017 and prepared by LTF Real Estate Company, INC. and Cover Letter dated September 29, 2017, and prepared by Ms. Katherine Jahnke Dale of DLA Piper LLP.
 - b. Exhibit A: Legal Description
 - c. ALTA/NSPS Land Title Survey prepared by Manhard Consulting LTD. Sheets 1-4 dated July 13, 2017.
 - d. Topographic Survey Sheets 1-8 prepared by Manhard Consulting LTD. Sheets 1-8 dated August 2, 2017.
 - e. Preliminary Stormwater Management Report prepared by Manhard Consulting LTD. dated September 29, 2017.
 - f. Preliminary Site and Paving Plan Sheet 1 of 4 prepared by Manhard Consulting LTD. dated December 14, 2017.
 - g. Preliminary Off-Site Roadway Improvements Plan Sheet 2 of 4 prepared by Manhard Consulting LTD. dated October 4, 2017.
 - h. Preliminary Grading Plan Sheet 3 of 4 prepared by Manhard Consulting LTD. dated October 4, 2017.
 - i. Preliminary Utility Plan Sheet 4 of 4 prepared by Manhard Consulting LTD. dated December 14, 2017.
 - j. Exterior Lighting Layout prepared by Luma Sales Associates dated September 26, 2017.
 - k. Tree Preservation Exhibit Sheet 1 prepared by Manhard Consulting LTD. and dated October 4, 2017.
 - l. Preliminary Landscape Plan Sheets L1-L2 prepared by Manhard Consulting LTD. dated September 22, 2017.
 - m. Building Elevations prepared by Life Time dated September 2017.
 - n. Traffic Impact Study prepared by Gewalt Hamilton Associates Inc. dated August 28, 2017.
 - o. Truck Turning Template Sheets 1-2 prepared by Manhard Consulting LTD. dated October 4, 2017.
 - p. Subsurface Drainage Inventory Sheet 1 prepared by Hey and Associates, Inc. dated September 22, 2017.
 - q. Wetland/Waters Assessment Report prepared by Christopher B. Burke Engineering, Ltd. dated May 2015.
2. Revisions to all exhibits as necessary based on the final recommended location, design and operation of the buildings, structures, amenities and landscape material shall be provided to the village prior to Village Board consideration and approval of the development concept plan.

3. The applicant shall obtain initial approval of the locations of the access points to the property from the Illinois Department of Transportation (IDOT) prior to Village Board consideration and approval of the development concept plan.
4. The landscape material along the north and east perimeter lot lines shall be installed with type and species of plant material that will provide year-round screening of the development from the adjacent residential properties to the maximum extent possible. In addition to plant material, the developer should explore the option of installing a solid fence to enhance the effect of the plant material screening. At a minimum, the fence should extend along the length of the north and east lot lines that are common (or coterminous) with residentially zoned properties to the east and north of the subject property.
5. The site and building lighting shall be constructed and installed in full compliance with Chapter 8 Article B – “Exterior Lighting.” The north and east facing walls of the building should be designed without exterior lighting to further mitigate the effect of the building on adjacent residential properties.
6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Katie Williams
Associate Planner

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

**FOR 880 OLD RAND ROAD
November 15, 2017**

The Planning & Zoning Commission recommends approval of Application PZC 2017-11, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **November 15, 2017** 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. Such revisions will be contingent upon the final site design and configuration that is presented to and recommended for approval by the Planning and Zoning Commission:
 - a. Zoning Application dated September 27, 2017 and prepared by LTF Real Estate Company, INC. and Cover Letter dated September 29, 2017, and prepared by Ms. Katherine Jahnke Dale of DLA Piper LLP.
 - b. Exhibit A: Legal Description
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- p. Subsurface Drainage Inventory Sheet 1 prepared by Hey and Associates, Inc. dated September 22, 2017.
 - q. Wetland/Waters Assessment Report prepared by Christopher B. Burke Engineering, Ltd. dated May 2015.
 - 2. Revisions to all exhibits as necessary based on the final recommended location, design and operation of the buildings, structures, amenities and landscape material shall be provided to the village prior to Village Board consideration and approval of the development concept plan.
 - 3. The applicant shall obtain initial approval of the locations of the access points to the property from the Illinois Department of Transportation (IDOT) prior to Village Board consideration and approval of the development concept plan.
 - 4. The landscape material along the north and east perimeter lot lines shall be installed with type and species of plant material that will provide year-round screening of the development from the adjacent residential properties to the maximum extent possible. In addition to plant material, the developer should explore the option of installing a solid fence to enhance the effect of the plant material screening. At a minimum, the fence should extend along the length of the north and east lot lines that are common (or coterminous) with residentially zoned properties to the east and north of the subject property.
 - 5. The site and building lighting shall be constructed and installed in full compliance with Chapter 8 Article B – “Exterior Lighting.” The north and east facing walls of the building should be designed without exterior lighting to further mitigate the effect of the building on adjacent residential properties.
 - 6. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- ☐ Without any further additions, changes, modifications and/or approval conditions.
 - ☐ With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 32 RODS, MORE OR LESS, TO THE CENTER OF THE HIGHWAY; THENCE WEST ALONG THE CENTER LINE OF SAID HIGHWAY 77 RODS TO THE CENTER OF THE NORTH AND SOUTH HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY 32 RODS TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE AFORESAID LINE TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE EAST 380.866 FEET AND EXCEPT THAT PART TAKEN FOR THE RIGHT OF WAY FOR RAND ROAD), IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY





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December 13, 2017

Chair Stratman and Members of the Planning & Zoning Commission
Village of Lake Zurich
70 East Main Street
Lake Zurich, IL 60047

Re: 880 North Old Rand Road Life Time Athletic

Dear Chair Stratman:

As you know, we represent Life Time Athletic ("**Life Time**") in connection with the application to approve the proposed development of the property located at 880 North Old Rand Road. In advance of the December 20 meeting of the Planning and Zoning Commission, we would like to provide an update and additional information on certain items raised at the November 15 Commission meeting.

Architecture and Site Plan

In response to comments from the Commission and neighbors, including proposed alternative site plans, Life Time has modified the site and landscape plans as well the building design.

Site Plan

Shortly before the November P&Z Commission meeting, Life Time was presented with a site plan suggestion prepared by a representative of the Lake Breeze Court residents. That site plan is included as **Exhibit 1**. In conversations with the representative, the primary objectives were:

- Moving the building closer to Rand Road.
- Placing the pool between the building and the neighbors, as it is closed for the majority of the year and closed during the time when the trees have less foliage.
- Creating additional green space along the eastern property line.

While this exact site plan creates operational and engineering challenges, we feel many of the goals of the plan can be accommodated. Some of the challenges with using this exact site plan are:

- The outdoor pool is located behind the building which does not align well with the building floor plans and providing corridors for access to the outdoor pool
- Much of the parking is located in remote locations far from the building's ingress location.
- All of the green space has been moved to the eastern property line. This eliminates any landscape buffer for the homes to the north.
- All of the green space available for storm water management has been moved to the eastern, highest end of the property. It would be extremely challenging and result in a poor design if we were to use the eastern side of the property for storm water management rather than the northwest corner where the site naturally drains.



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With the goals of the Lake Breeze Court residents' site plan in mind, Life Time has attempted to modify the site plan in a manner that respects the goals set forth but solve the operational and engineering challenges created by this plan. The resulting site plan is included here as **Exhibit 2**. Details of this plan include:

- The building has been moved to the west. The main portion of the building is now 462' from the eastern property line as compared to 301' with the previous site plan. (The pool side Bistro, a single story structure, is located 434' from the eastern property line.)
- The pool, which is closed the majority of the year, is located between the building and Lake Breeze Court.
- The parking lot has been reconfigured to increase the green space on the eastern side of the site from the previous 42' to 62'.
- A green space buffer has been maintained along the northern edge of the property.
- Adequate space for storm water management is maintained at the northwest corner of the property.
- The building, with the exception of the pool side bistro, now resides in the currently zoned B-1 portion of the site. This leaves the outdoor pool and parking, uses allowed in the R-4 zone, as the remaining uses on that portion of the property. This is shown on **Exhibit 3**.

With the exception of the location of the front door of the building and the more equal distribution of the landscape buffers between the north and east property boundaries, we feel that this site plan is nearly identical to that presented by the Lake Breeze Court residents.

In addition to the site plan changes, Life Time will also plan to dim the parking lot lights on the northern and eastern portion of the property after 9pm to reduce any potential impact of the parking lot lights and effectively increase the buffer area at later hours.

Landscaping

Life Time has received the comments from the Tree Preservation Committee and has revised the landscape plan to address all of the comments. Additionally, the increased buffer on the eastern property line will allow for an additional 22 new trees and save approximately 20 existing mature trees and many smaller plants in that area.

Building Height

There has been much discussion about the proposed 60' height of the building. While the actual roof of the building is approximately 49' tall, the building utilizes varying height parapet walls to create an enhanced aesthetic and to screen all rooftop mechanical equipment.

With the sensitivity to the building height in mind, Life Time has reviewed the proposed building design and determined that the parapet can be lowered so that the maximum height of the building is now 58'. By moving the mechanical equipment towards the center of the roof, a lower parapet can still provide complete screening of the rooftop equipment.



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While this height change is not significant by itself, we believe that the height reduction combined with the increased distance of the building from residential properties, the maintaining of existing mature trees and planting of new trees offsets the impact of the building height. From the eastern property line, the current site plan offers 20' of building setback for every additional foot of requested height.

Windows

As requested by the P&Z Commission, Life Time has reviewed the building window locations and the impact they may have on neighboring residents. With particular concern being heard from the neighbors to the east, we have attempted to modify the eastern elevation so that uses demanding spandrel glass and uses such as offices, kids' center, and instructional spaces that do not operate at later hours are concentrated on that side of the building. The resulting eastern elevation can be seen on **Exhibit 4**.

The result of this effort is that only two window bays on the third floor will be in areas that are likely to be lit until late at night. Three window bays on the first floor will be in the indoor pool area and lit until late at night but these windows are at ground level and will be screened by landscaping.

Traffic

As mentioned at the previous Planning & Zoning Commission hearing, area traffic and site access were carefully studied with Life Time's traffic consultant, Gewalt Hamilton, to minimize and mitigate any impact on surrounding streets. As a result, many improvements are being proposed to the surrounding streets to ensure safety and adequate vehicle capacity; however, we would like to elaborate on the issues of site access, traffic distribution to Rand Road and Old Rand Road, pedestrian mobility and safety, heavy truck traffic, and the pavement condition of Old Rand Road.

Site Access

Access to the current Hackney's parking area is currently provided via two right-in/right-out (RIRO) driveways on Rand Road and one full access driveway on Old Rand Road – all located in very close proximity (within the functional area) of the signalized intersection. The existing driveways will be closed and access to the site will be provided via one RIRO on Rand Road and one full access driveway on Old Rand Road – both relocated further away from the Rand Road and Old Rand Road intersection. This is an effective access management strategy to improve safety, pedestrian mobility and traffic progression along corridors. The site access is also consistent with other developments along Rand Road within the Village (Target – RIRO on Rand Road and Full Access via Ela Road and LA Fitness RIRO on Rand Road and Full Access via Deerpath Road).

The existing and proposed site access locations are shown on **Exhibit 5a**.



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Traffic Distribution to Rand Road and Old Rand Road

Traffic impacts on Old Rand Road have been carefully reviewed. While Old Rand Road is designated as a Major Collector roadway, only 15% of site traffic is expected to travel east on Old Rand Road, which is demonstrated in the traffic study and shown on the attached **Exhibit 5b**. With this minor increase in traffic, Old Rand Road will continue to operate at an overall acceptable level of service after the proposed development is built.

The project will also include a number of improvements to both Old Rand Road and Rand Road.

The improvements to Old Rand Road can be seen on **Exhibit 5c** and include:

- Extension of the westbound left turn lane (traffic turning south onto Rand Road)
- Addition of an eastbound left turn lane into Life Time site
- Road widened to the north to accommodate turn lanes

The improvements to Rand Road can be seen on **Exhibit 5d** and include:

- Extension of northbound right turn lane onto Old Rand Road
- Addition of northbound right turn lane to site access off of Rand Road
- Addition of northbound acceleration lane at site exit onto Rand Road
- Extension of southbound left turn lane at Old Rand Road

Pedestrian Mobility and Safety

The project will include a number of pedestrian improvements to Old Rand Road and Rand Road, including pedestrian crosswalks, signals, countdown timers and ADA ramps which are currently missing from these roads. These improvements can be seen on the attached **Exhibit 5e**.

Heavy Truck Traffic

Life Time is not a business that relies on a significant number of large truck deliveries, as the building, staff, services and semi-permanent equipment are the product being sold rather than goods that need continual replenishment. However, Life Time does require garbage removal services, food deliveries, and the occasional delivery of new equipment. Life Time recognizes that Old Rand Road has a prohibition on vehicles weighing more than five tons and intends to respect and continue that prohibition. In order to accommodate that, the site is being designed such that all large trucks can traverse the site through the Rand Road entrance and exit. The proposed heavy truck traffic site access and exit are shown on the attached **Exhibit 5f**.

Old Rand Road currently has signs stating the weight limit. No change to those signs is being proposed.

Pavement Condition of Old Rand Road

Old Rand Road is classified as a Major Collector roadway. Based on the anticipated traffic generation and assignments for the Life Time development, the typical characteristics of the existing roadway's functional classification will be maintained.



December 13, 2017
Page 5

As you are aware, Village of Lake Zurich has a street maintenance program, which evaluates the pavement condition of its roadways and prioritizes the roadways for inclusion in its annual maintenance program. Old Rand Road has been identified to receive maintenance; however, is not currently included in next year's annual program.

As part of the project and the roadway improvements, Life Time will repave and repair, as appropriate, North Old Rand Road along the site frontage.

Storm Water Management

It is necessary to clarify the relationship between the property in question and the boundary of the Lake Zurich watershed. Contrary to some statements made at the 11/15 P&Z Commission meeting, this property is not within the watershed of Lake Zurich.

On this particular side of the lake, the watershed does not extend far from the lake. The north side of Old Rand Road is the approximate boundary of the Lake Zurich watershed in this area. Old Rand Road and the area to the south drains into the lake while the areas to the north of Old Rand Road, including this site, drains to the north. The runoff heading to the north travels through a series of drainage pipes and ditches before reaching Flint Creek.

Enclosed is **Exhibit 6** that illustrates the boundary of the Lake Zurich watershed and the direction of runoff from this property, which confirms that all storm water runoff will continue to travel to the north and there will be no runoff into Lake Zurich.

Surrounding Property Values

Enclosed as **Exhibit 7** is a memorandum from John Mundie, MAI appraiser. As outlined in the memorandum, the Lake Zurich Comprehensive Plan has anticipated that the entire property would ultimately be developed for commercial use since at least the last revision in 2003. After review of the proposed plan and visiting the site and other area Life Time facilities, Mr. Mundie concluded that the facility will not result in a reduction of property values within the vicinity and will be a benefit to the immediate area and the overall community.



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We hope the foregoing addresses any remaining concerns and appreciate your ongoing time and consideration. Life Time and its architects, site and traffic engineers, and appraiser look forward to meeting with you at the December 20 Planning and Zoning Commission hearing to address any additional comments or questions.

Very truly yours,

Katherine C. Jahnke Dale
DLA Piper LLP (US)

cc: Sarosh Saher
Aaron Koehler





EXHIBIT 2: MODIFIED SITE PLAN

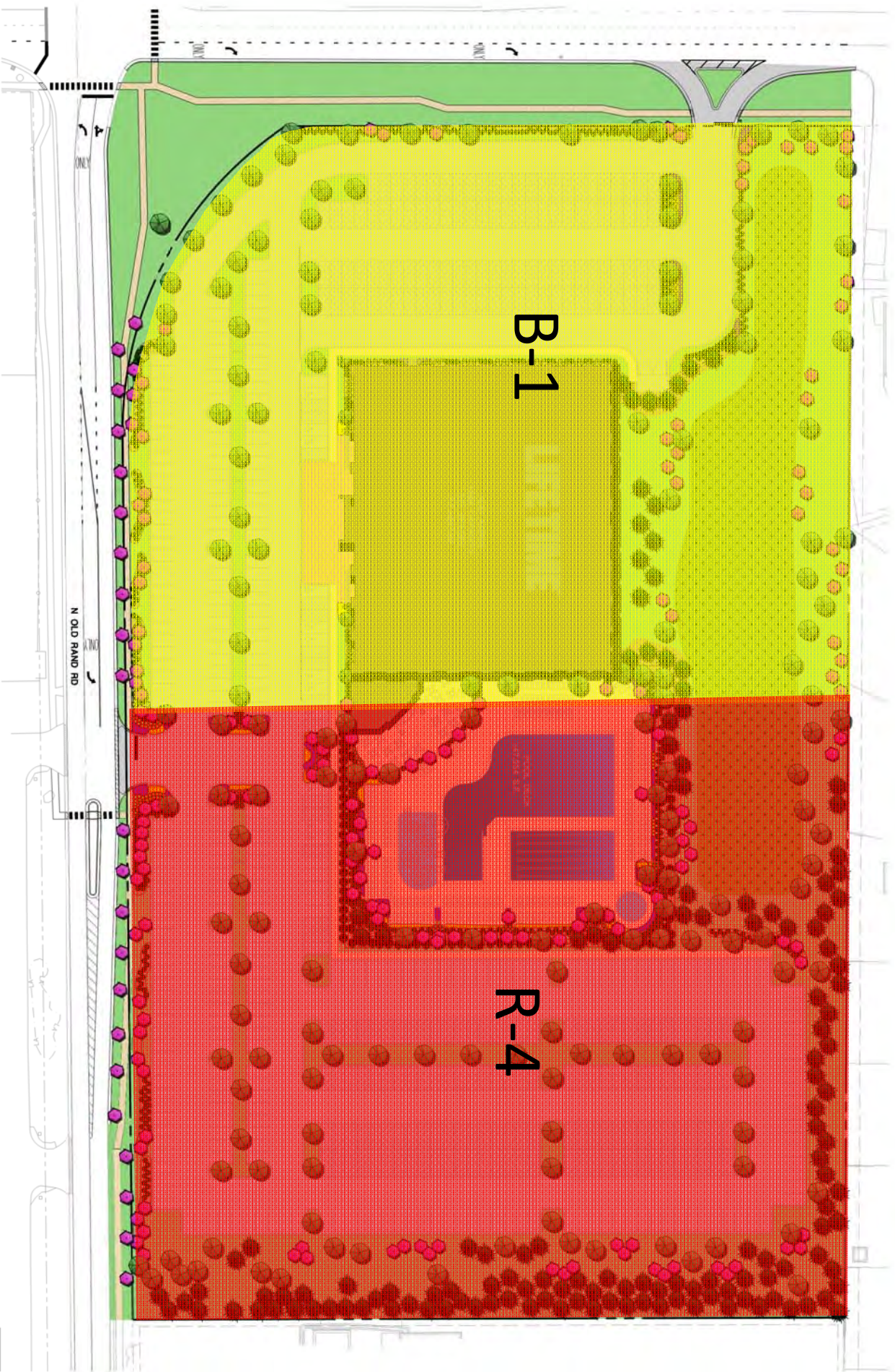


EXHIBIT 3: EXISTING ZONING OVERLAY



Offices (Typically utilized during daytime hours)

Kid's Academy (Typically closes by 8:30pm)

Group Fitness Class space (classes complete by 9pm)

Darkened Windows Represent Spandrel Glass (not real windows)

Indoor Pool (1st floor windows screened by landscaping)

Yellow box identifies windows on the main fitness floor that are lit at most hours.

EXHIBIT 4: EAST BUILDING ELEVATION AND WINDOWS

Exhibit 5a: Site Access

Existing



Proposed

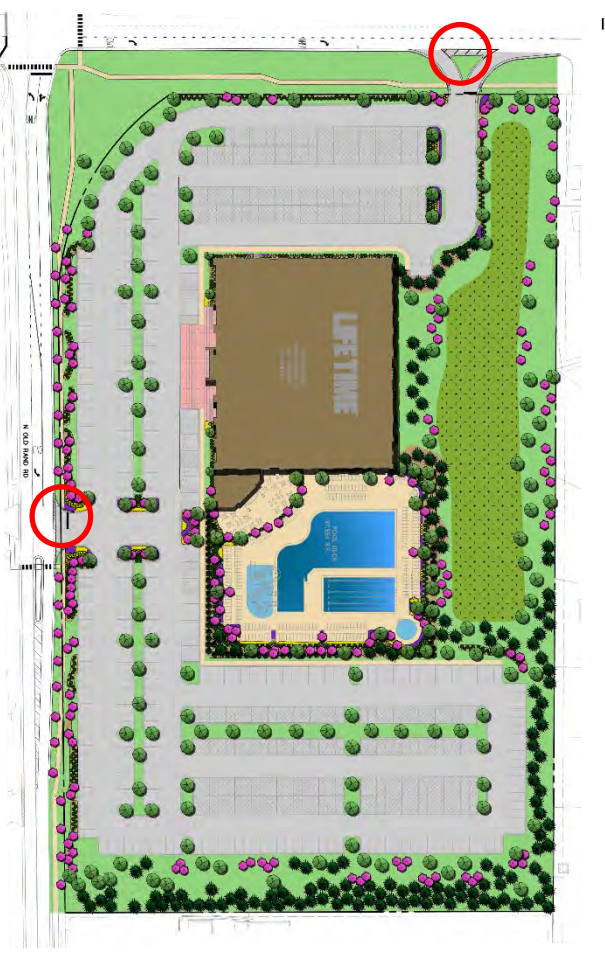


Exhibit 5b: Traffic Distribution



Exhibit 5c: Old Rand Road Improvements

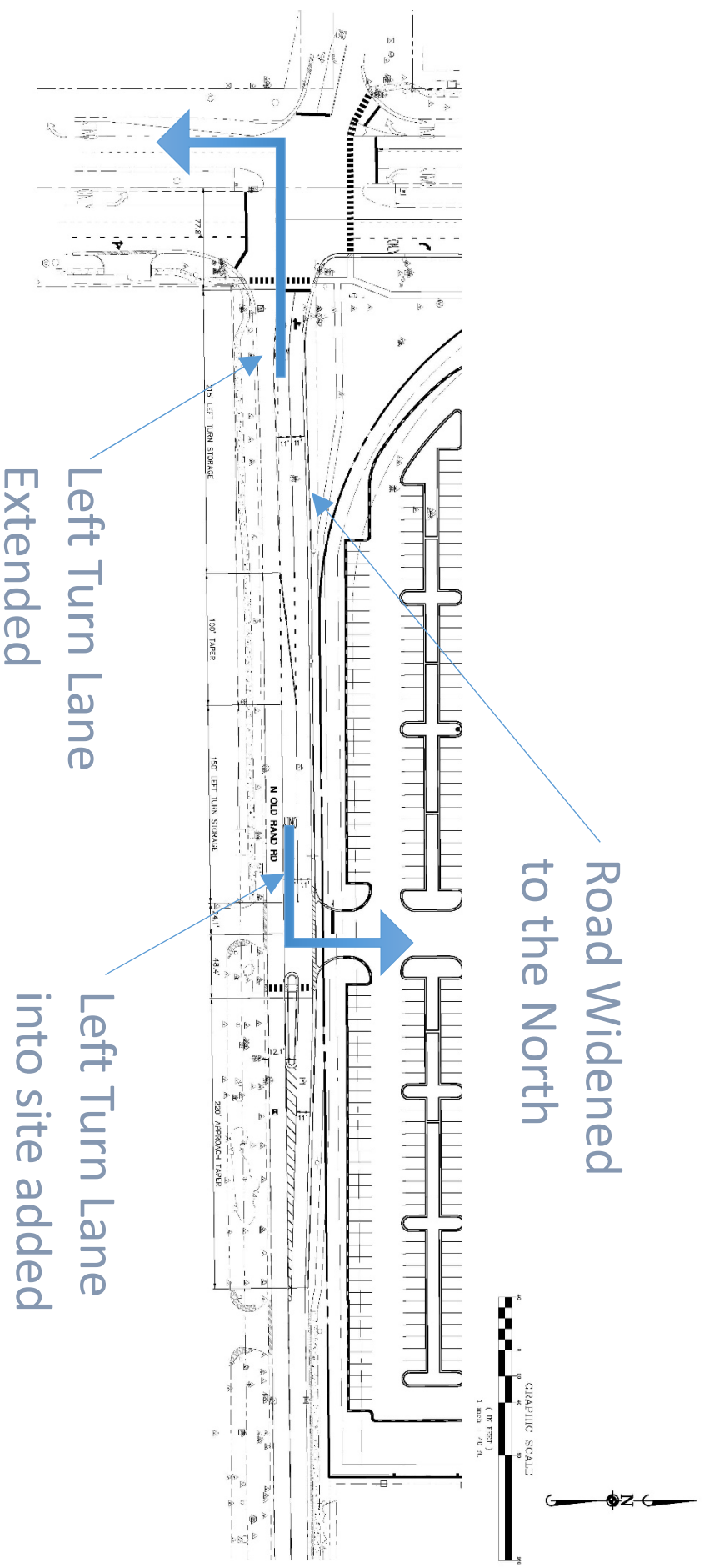


Exhibit 5d: Rand Road Improvements

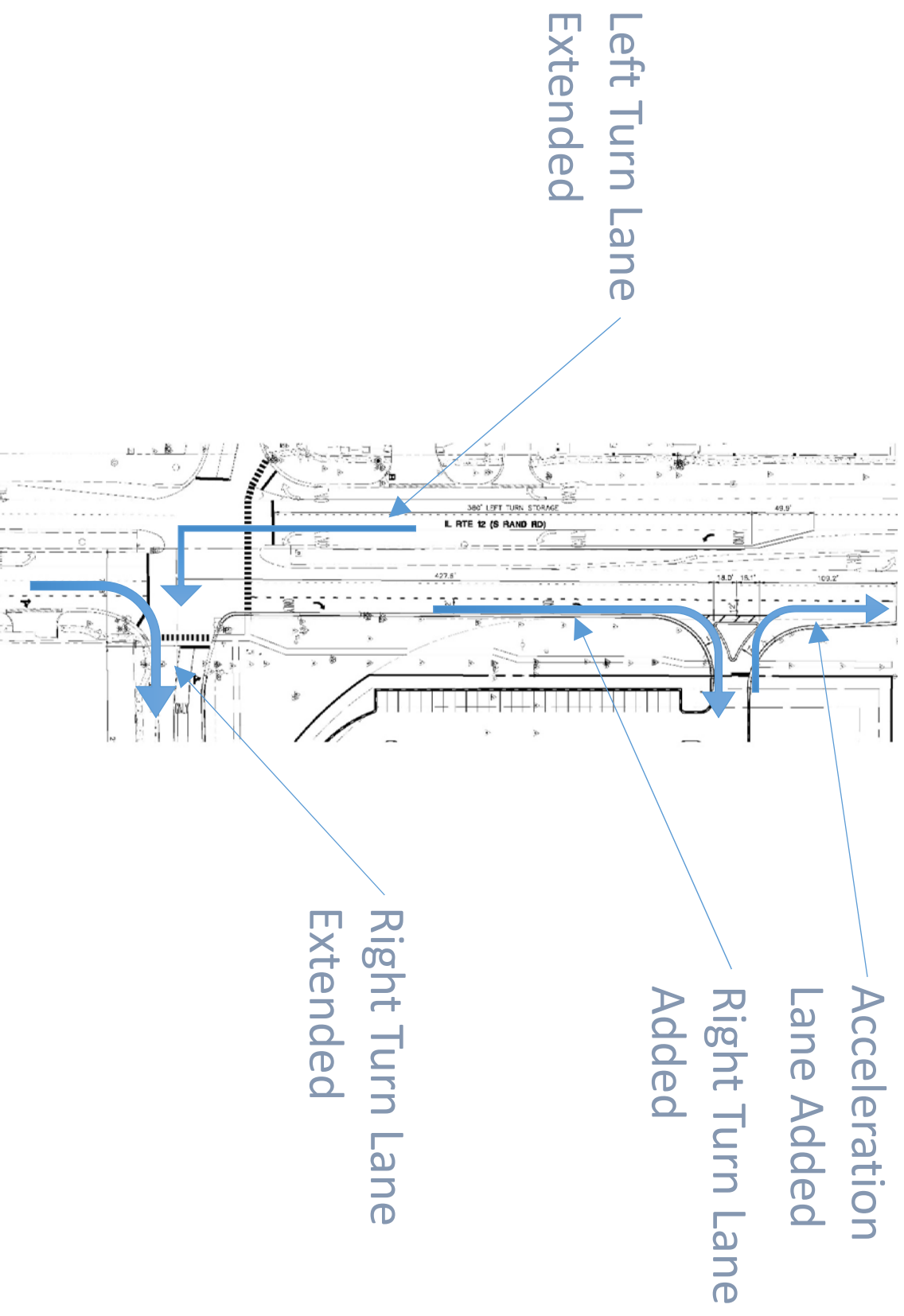


Exhibit 5e: Pedestrian Mobility and Safety Improvements

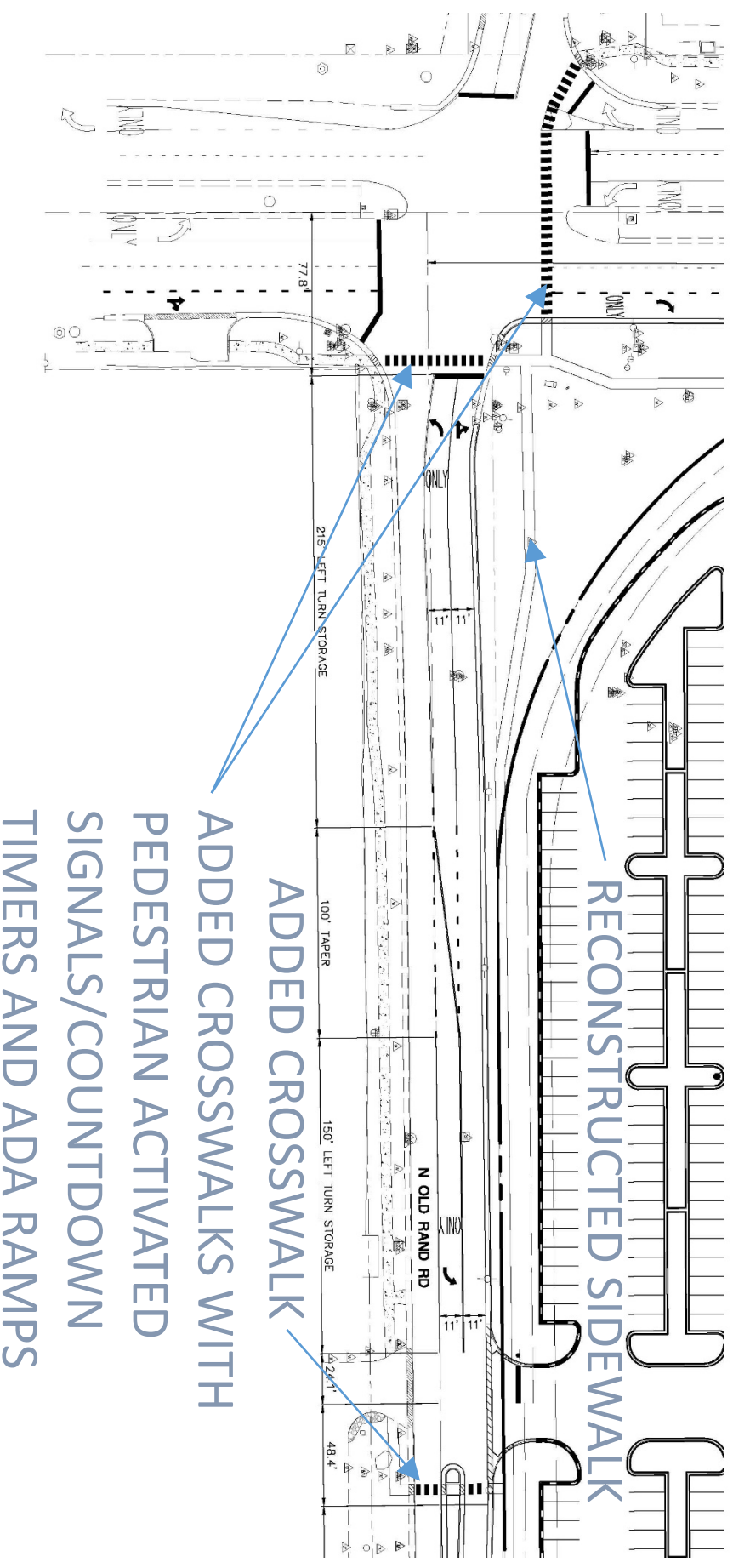
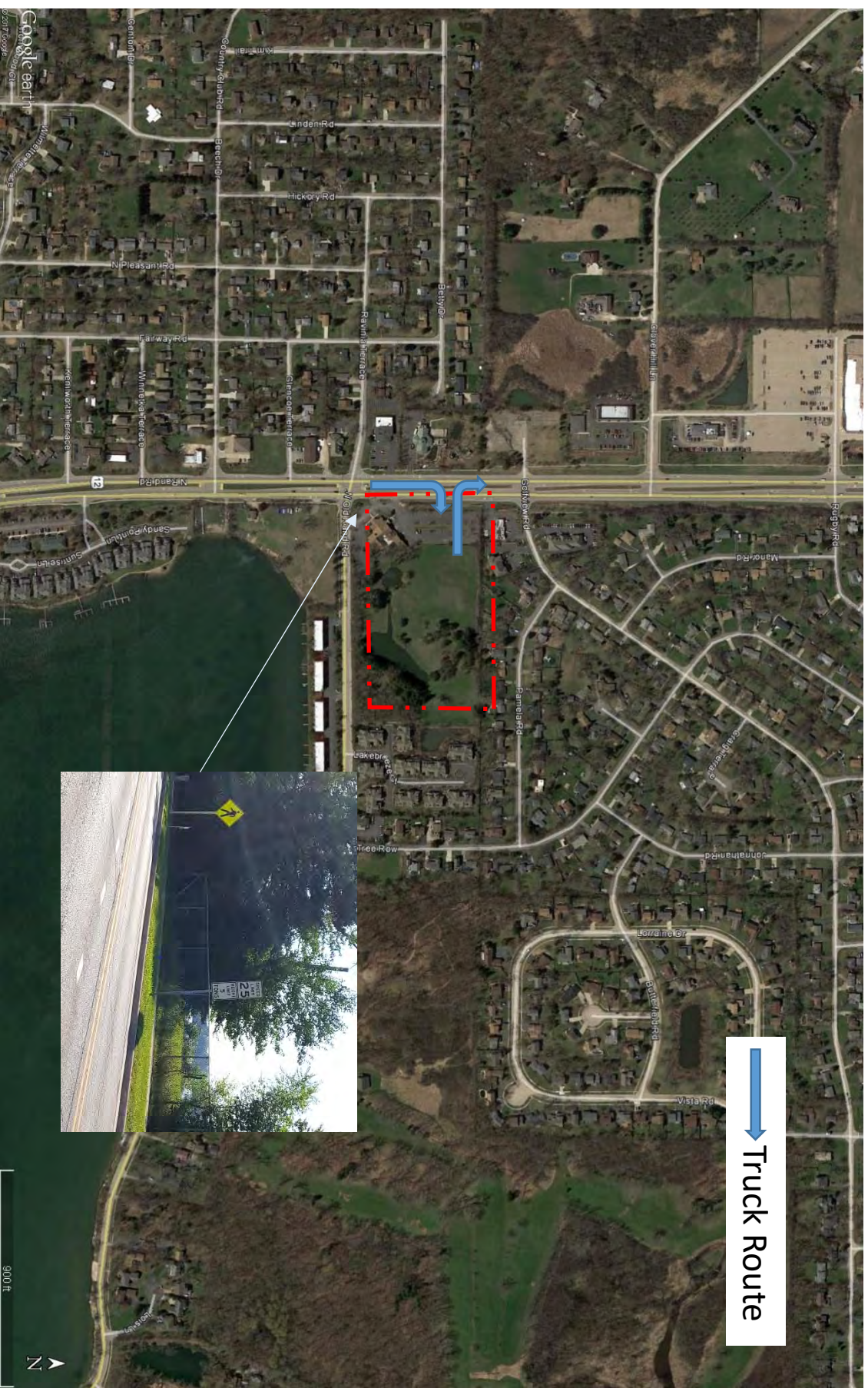


Exhibit 5f: Heavy Truck Traffic



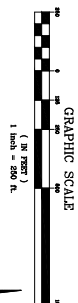


Exhibit 7: Appraiser's Report



December 11, 2017

LTF Real Estate Company, Inc.
2902 Corporate Place
Chanhassen, MN 55317

Attention: Mr. Aaron Koehler,
Senior Director of Development

RE: Proposed Life Time Athletic
880 North Old Rand Road
Lake Zurich, Illinois

Dear Mr. Koehler:

At your request, I have prepared a Value Impact Analysis to determine if the above referenced planned development will have a negative value impact on the properties within the immediate vicinity of said development.

The property in question is located at the signalized northeast corner of U.S. Route 12 and Old Rand Road. The site, which contains 10.68 acres of land, is currently improved with the former Hackney's Restaurant which is currently closed and will be demolished at some point to make way for future development. The site is basically rectangular in shape with a sizable portion of the property having never been developed. Route 12 (aka Rand Road) is a primary north/south four-lane thoroughfare which includes turn lanes. Old Rand Road is a two-lane asphalt paved street which extends in a southeast direction around the north elevation of the lake with Old Rand Road extending through Lake Zurich's downtown district. Currently the site is zoned a combination of B-1, Commercial District and R-4, Single-Family Residential District.

In addition to the property in question, the intersection of Route 12 and Old Rand Road is improved with a one-story medical office building at the southwest corner, a restaurant (Fritzl's) at the northwest corner, with the southeast corner being an undeveloped parcel. A number of retail uses extend north from the intersection along the west side of Route 12 including a Culver's restaurant and a Kohl's store. Lake Zurich's Comprehensive Plan calls for retail commercial along the majority of Route 12's frontage extending south from just north of Miller Road to a point a few miles south where Route 12 intersects with Old Rand Road. Currently the majority of land along both sides of Route 12 extending south from Honey Lake Road are zoned commercial, with the majority having a B-3 classification. Additionally the three parcels of developed land adjacent to the north of the subject along Route 12 are zoned B-1.

LTF Real Estate Company, Inc.
RE: Proposed Life Time Athletic
880 North Old Rand Road
Lake Zurich, Illinois

December 11, 2017

Page 2

Life Time Athletic is seeking approval to construct a masonry three-story 125,000-square-foot fitness center with an outdoor pool area consisting of approximately 50,000 square feet. The planned facility will closely approximate the Life Time Athletic property in Vernon Hills. Photographs of the Vernon Hills facility are located in the Addenda portion of this report. The most recent Site Plan shows the building to be placed within the west half of the parcel with the building's east elevation line being roughly at the middle of the site. Off-street parking for 542 cars is planned to service the facility. In addition to landscaping along both street frontages, there will be a 62-foot greenspace buffer along the property's east elevation in addition to a dry-bottom detention area to the north of the planned building within the northern portion of the subject site. A full access drive is being requested off of Old Rand Road with a right-in/right-out access drive being contemplated off of Route 12 near the parcel's northwest corner. The planned development will require rezoning of the east approximate 60% of the site from R-4 to B-1. A review of Lake Zurich's Comprehensive Plan dated February 18, 2003, reflects the anticipation by the village (going back more than 14 years) that the entire subject property would ultimately be developed for commercial use.

Given the size of the Hackney's site and the likelihood of rezoning of the entire parcel to B-1, a number of potential retail uses allowed under the B-1 classification (in addition to Life Time Athletic) could potentially reflect the highest and best use of the site. Examples of likely uses are listed below, with all of these users requiring a lot size approximating that of the parcel in question.

- Sporting goods (i.e. Dick's)
- Furniture store (i.e. Darwin Furniture)
- Grocery store (i.e. Mariano's)
- Appliance super-store (i.e. ABT)
- Computer super-store (i.e. Fry's)
- Clothing store (i.e. Target)

As is true of any development of this type, consideration is given relative to a developmental plan. It is my understanding that Life Time Athletic has addressed various developmental issues in the following manner:

- Any increase in traffic and the possibility of corresponding congestion will be minimized by Life Time's re-working of the intersection drive lanes.
- Parking lot lighting will be extinguished at 9:00 p.m. with any internal lighting from the facility being minimized by various window treatments.
- Life Time Athletic is proposing a 62-foot greenspace buffer along the property's east elevation which abuts the residential to the east with buffering along the north elevation including a significant degree of landscaping and the water detention area.

LTF Real Estate Company, Inc.
RE: Proposed Life Time Athletic
880 North Old Rand Road
Lake Zurich, Illinois

December 11, 2017

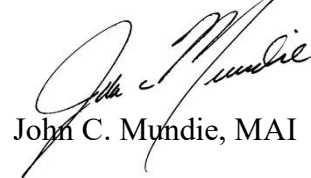
Page 3

I inspected/walked the site on December 2, 2017 at which time I became aware of various ponds and, upon further review, wetland areas within the southeast section of the site. My analysis assumes that proper and adequate steps will be taken to make the site ready for the proposed development.

In summary, with regard to the proposed use I have considered such features as the buildings' quality of construction, the planned location of the physical improvements on the site, and my knowledge acquired over 40 years of analyzing and valuing real estate. As such, it is my opinion that a Life Time Athletic facility will not result in a reduction of property values within the immediate vicinity; rather, the proposed development will be a benefit to not only the immediate area but also the overall community.

Sincerely,

MUNDIE & COMPANY, INC.

A handwritten signature in black ink, appearing to read "John C. Mundie", is written over the printed name below.

John C. Mundie, MAI

JCM:jd

ADDENDA

AERIAL MAP



SUBJECT PHOTOGRAPHS

SUBJECT PROPERTY

880 N. Old Rand Road
Lake Zurich, IL



View looking north across Old Rand Road at existing/former restaurant



View looking east along Old Rand Road with subject property at left

SUBJECT PROPERTY
880 N. Old Rand Road
Lake Zurich, IL



View looking west from Old Rand Road at subject's signalized intersection



View looking north along Route 12 from Old Rand Road

SUBJECT PROPERTY

880 N. Old Rand Road
Lake Zurich, IL



View showing portion of subject's east interior elevation



View looking northwest across interior of subject site

SUBJECT PROPERTY

880 N. Old Rand Road
Lake Zurich, IL



View looking east from west parking lot across interior of subject site



View looking east at subject's far east parking area along Old Rand Road

**Photographs of Vernon Hills
Life Time Athletic Facility**

VERNON HILLS – LIFE TIME ATHLETIC

680 Woodlands Parkway
Vernon Hills, Illinois

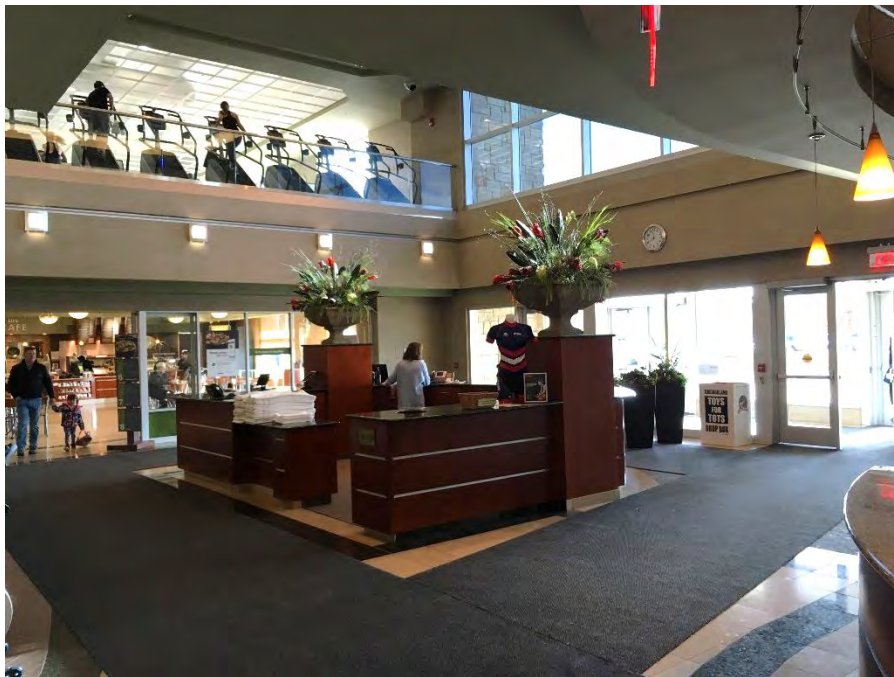


View looking northwest at main building



View looking north showing east elevation of main building and outdoor pool/cabana area

VERNON HILLS – LIFE TIME ATHLETIC
680 Woodlands Parkway
Vernon Hills, Illinois



Interior view of first floor lobby entrance area



Interior view of swimming pools

VERNON HILLS – LIFE TIME ATHLETIC
680 Woodlands Parkway
Vernon Hills, Illinois

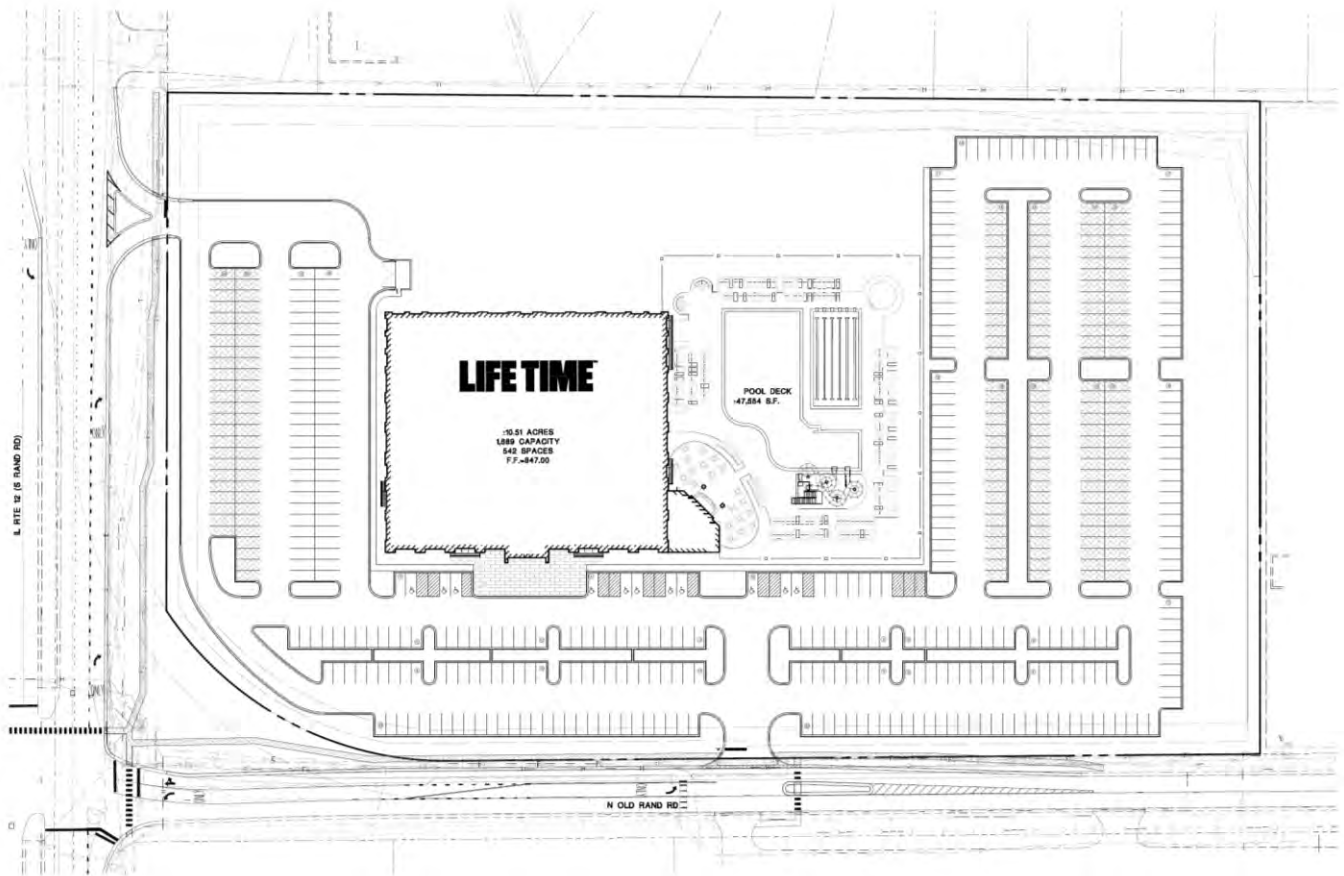


Interior view showing salon

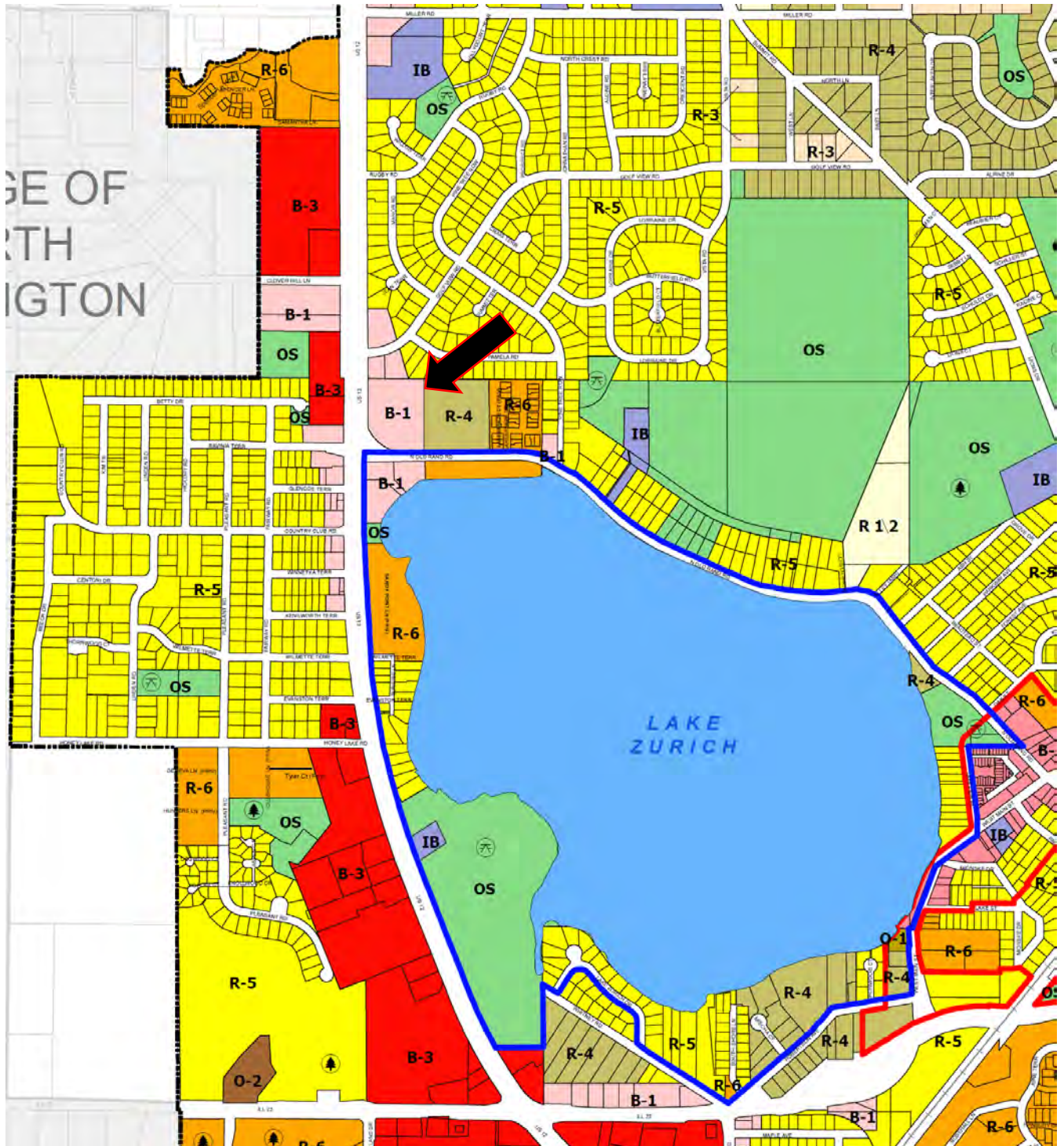


Typical interior first floor view

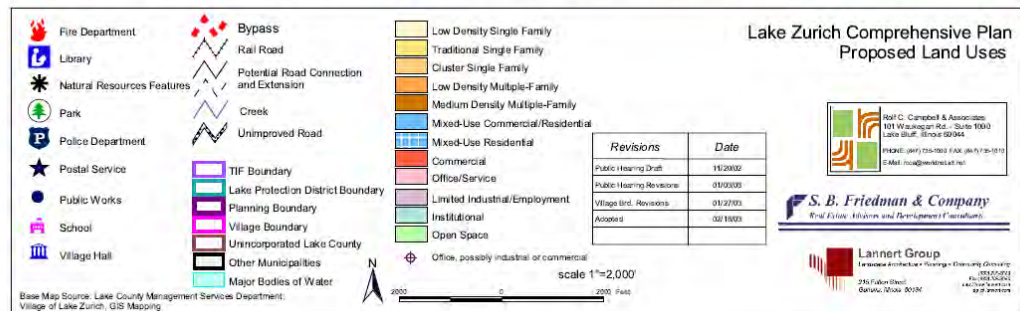
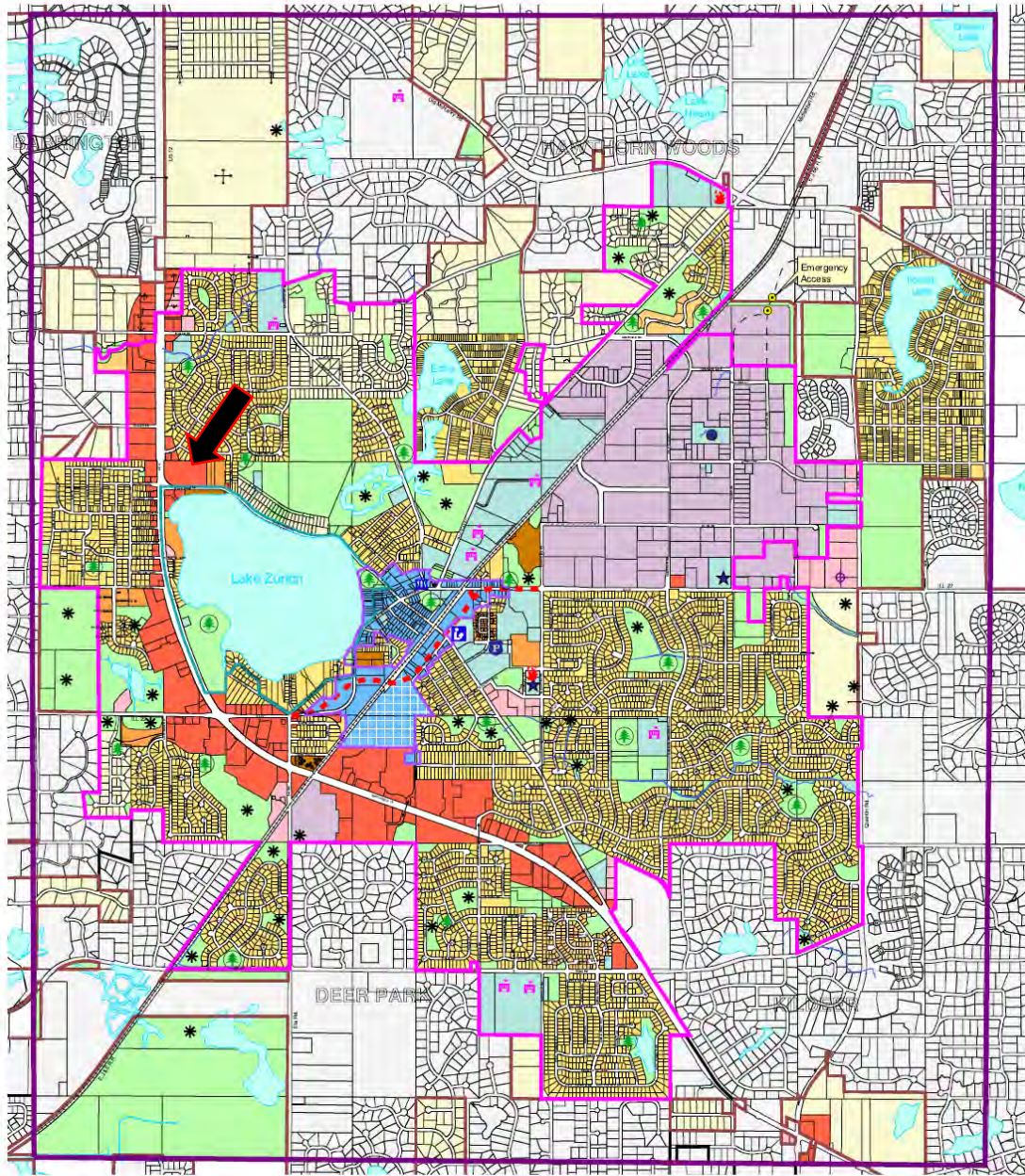
SITE PLAN



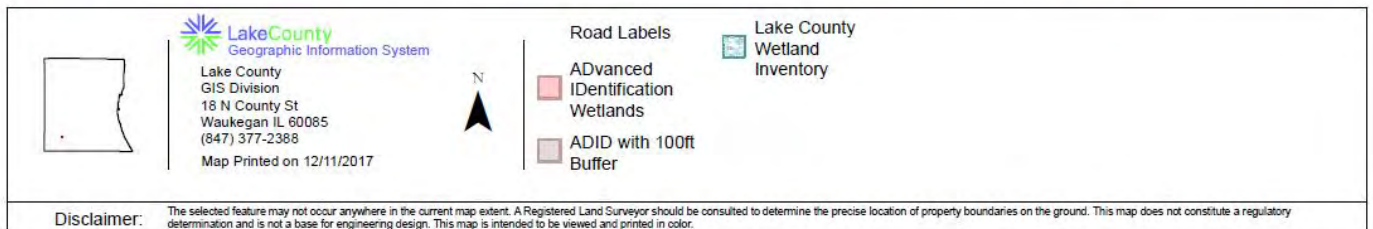
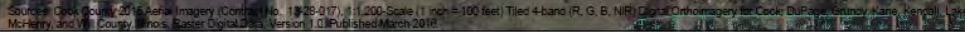
ZONING MAP



LAKE ZURICH COMPREHENSIVE PLAN



Lake County Wetland Map



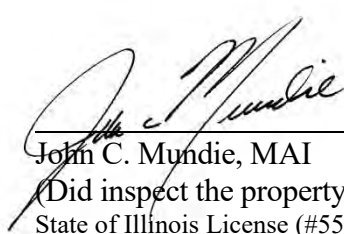
CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

December 11, 2017

(Date)


John C. Mundie, MAI

(Did inspect the property)

State of Illinois License (#553.000454)

APPRAISER QUALIFICATIONS

**JOHN C. MUNDIE, MAI
(6016)**

PROFESSIONAL ASSOCIATIONS

Member of the Appraisal Institute

Licensed Certified General Real Estate Appraiser - State of Illinois (#553.000454)

EDUCATION

Graduated from Marquette University in 1971 with a Bachelor of Arts Degree (English).

Is currently certified thru 12/31/17 relative to the Appraisal Institute's continuing education program.

Is currently certified thru 09/30/19 relative to the State of Illinois's continuing education program.

REAL ESTATE EXPERIENCE

Has been actively engaged in the real estate industry since January, 1972 when he was employed by a firm specializing in the marketing and promotion of multi-family residential communities including apartments, townhouses and condominiums; both in Illinois and outside of the state. The primary function as Marketing Director for this firm was the securing of complete feasibility studies for planned developments.

Since October of 1973 has been exclusively appraising real estate including industrial, commercial, vacant land, special use properties and multi-family and single-family units.

Formed Mundie & Company, Inc. in March of 1982. Has had extensive experience in valuing commercial retail (office buildings, shopping centers, hotels, etc.) and industrial manufacturing/warehouse facilities in addition to vacant land parcels and special use properties. While the majority of the company's work has been performed in the five-county metropolitan Chicago area, assignments have been undertaken and completed throughout the state of Illinois and in approximately 28 states.

On numerous occasions has been qualified and given expert witness testimony in both the Circuit and Federal Courts regarding condemnation, bankruptcy and divorce proceedings. Has also given testimony regarding various zoning matters as well as appearing many times before the Illinois Property Tax Appeals Board.

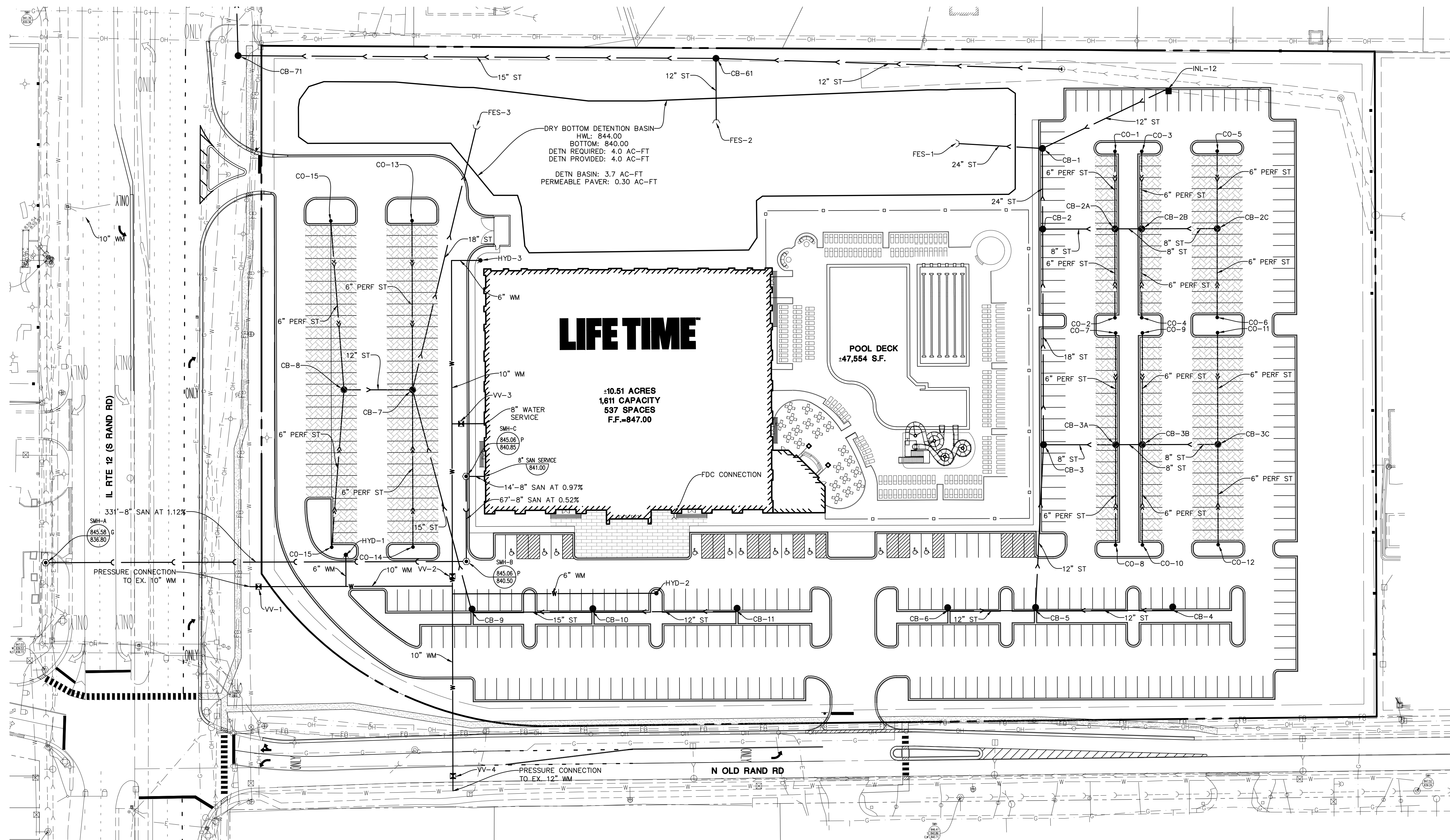
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.

9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



December 14, 2017 - 14:11 Dwg Name: P:\Ltfz\j101\dwg\Eng\Work Area\SK\Site Plan Alternates\2017-12-07\Revised Utility\PRELIM UTILITY - 1.dwg Updated By: SKolev

[illegible]

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LIFE TIME

PROJ. MGR.:	FF	
PROJ. ASSOC.:	SK	
DRAWN BY:	TEC	
DATE:	12-14-17	
SCALE:	1"=40'	
SHEET		
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CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

November 2, 2017

Revised November 6, 2017

Revised December 14, 2017

Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

Attention: Sarosh Saher, Community Development Director

Subject: Proposed Life Time Fitness
(CBBEL Project No. 170350)

Dear Sarosh:

As requested, we have reviewed the Preliminary Engineering Plans and supporting documents for the proposed Life Time Fitness development located at the northeast corner of North Old Rand Road and Rand Road (IL Route 12).

The following comments are provided for your consideration:

PRELIMINARY ENGINEERING PLANS

1. The parking lot aisle widths and parking stall dimensions comply with Section 10-6-20(E) of Village Code.
2. The parking lot pavement structural numbers appear to comply with Section 10-6-20(F) of Village Code. We recommend that the structural number of each pavement type be included in the pavement Legend on Sheet 1 of 4.
3. Considering that patrons of the building will have an inclination toward fitness, we recommend that provisions be made for bike racks near the entrance. Perhaps to the east or west of the main entrance would be appropriate.
4. It should be noted that for the off-site road improvements along Old Rand Road, it appears that the utility poles and sidewalk will have to be relocated.
5. It should be noted that for the off-site road improvements, the sidewalk along Rand Road is a proposed new sidewalk.
6. An IDOT permit will be required for all work within the Rand Road right of way.
7. Although not specified on the plans, it is presumed that all improvements within the Old Rand Road right of way will comply with Title 10 of Village Code.
8. The Preliminary Grading Plan appears to be generally appropriate, except as noted below:

- a) It appears that the overland flow route from the east parking lot is to the north, rather than east into the detention basin. This can be addressed on the final plans.
 - b) On the final plans, it will have to be demonstrated that the overland flow route from the east parking lot is to the detention basin, and not out the Rand Road driveway.
 - c) On the final plans, it will have to be demonstrated that any overland flow from the east is accommodated.
 - d) Although the detention basin is labeled as "Dry Bottom Detention Basin," it may in fact be a saturated wetland type basin. This may just be semantics.
 - e) Elevations for the pool deck will have to be specified on the final engineering plans.
 - f) It will have to be specified on the final plans exactly how the north berm of the detention basin will be constructed as it will hold back approximately 4 ac-ft. of water at a maximum depth of five feet. Care will have to be taken to design for this depth and prevent seepage.
9. On the Preliminary Utility Plan, it should be clarified to where the roof drains will discharge.
10. On the Preliminary Utility Plan, it is presumed that the looped watermain will be public and owned by the Village. Presuming this to be the case, a public utility easement will have to be granted to the Village and hydrant spacing will have to meet Village Code. Also, a valve on the service line into the building will be required.
- If our presumption of a public main is not correct and it is intended to be a private service, then it must be reviewed for compliance with the Illinois Plumbing Code by the Building Department/Plumbing Inspector.
11. It is our understanding that the Village water system has adequate capacity to serve the proposed development.

STORMWATER MANAGEMENT

Based on our knowledge of the Lake County Watershed Development Ordinance (WDO), we offer the following preliminary comments:

- 1. The project will be considered a Major Development and will require a Watershed Development Permit (WDP) to be issued by the Village of Lake Zurich. The submittal requirements for a Major Development are outlined in §401 of the WDO including a WDP application form and final stormwater report with the required calculations. This can be addressed during final engineering.
- 2. The plans should be revised to show the previously delineated wetlands and buffers and quantification of impacts should be provided in the stormwater report. A wetland approval from Lake County Stormwater Management Commission (SMC) will be required prior to Village issuance of the WDP.
- 3. A vicinity topographic map should be provided that shows the area drainage patterns and off-site area tributary to the project site (if any). The adjacent storm sewer systems should also be shown on the map. There appears to be off-site flow entering the site from the east. This tributary area and runoff will have to be quantified as part of the design of the stormwater management system for the site.

4. The proposed detention basin involves the creation of a 6-7 foot tall berm to impound stormwater immediately upstream of the existing residential structures to the north. This could be considered a dam by the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR). The applicant should provide information as to how this will be addressed.
5. The existing site outlet drains to the north between homes and is likely not a suitable outlet for the proposed stormwater detention basin. The utility plan shows an outlet pipe draining to the north in the IDOT ROW, which would be a possible solution. However, this is not addressed in the stormwater report and is not fully shown on the plans. More information on the proposed detention basin outlet should be provided.
6. Stormwater detention must be provided for the proposed roadway improvements. The detention calculations should be revised to include these improvements.
7. Appendix O of the WDO should be completed to determine how the Runoff Volume Reduction (RVR) requirements for the site are being met.
8. In addition to the RVR requirements, the project must meet the water quality and hydrocarbon removal requirements outlined in §504 of the WDO. Specifically, the proposed parking lot has greater than 25 parking stalls and will require hydrocarbon removal treatment. The dry-bottom detention basin is likely not suitable for this type of treatment.
9. We have reviewed the proposed detention basin for the project site, and offer the following comments:
 - a. The detention basin will have to be modified to meet current WDO standards of §507.01 including:
 - i. An emergency overflow structure will be required capable of passing the critical duration base flood inflow rate without damages to downstream structures or property.
 - ii. The top of the impounding structure shall be a minimum of one (1) foot above the design high water level within the emergency overflow structure based on §507.01A.
 - iii. Features for maintenance and emergency ingress and egress capability will be required.
 - iv. A planting plan will be to meet water quality requirements, as necessary and discussed above.
 - v. The required detention volume is not correctly shown on the plan when compared to the stormwater report.
 - b. The detention basin will have to be set back from the IDOT ROW and calculations should be provided to verify that these requirements have been met. IDOT may also require additional freeboard in the detention basin.
 - c. It should be noted that the control structure for the detention basin should be sized to release at the required 2-year and 100-year release rate at the elevation that corresponds to the required detention volumes.
10. This review covered only the preliminary submittal. Additional comments will be provided upon review of the final engineering. The following items will be required during final engineering and reviewed in further detail at that time.

- a. Storm sewer and overland flow path calculations will be required. The site stormwater conveyance system must be designed to meet the requirements outlined in §506 of the WDO. The 8-inch off-site storm sewer from the east should be picked up closer to the eastern property line and replaced through the property with a 12-inch storm sewer, which is the minimum size allowable per the WDO.
- b. The rims, inverts, sizes, and lengths of the storm sewers should be shown on the applicable plan sheets, and profile views for the storm sewer system.
- c. The project must be designed to meet the buffer requirements outlined in §505 of the WDO.
- d. Exhibits including the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), U.S. Soil Conservation Service (NRCS) soils maps, Advanced Identification Wetland Study (ADID) and National Wetlands Inventory (NWI) wetland maps, and Hydrologic Atlas (HA).
- e. A soil erosion and sediment control (SESC) plan must be included with the full submittal per §401.08 of the WDO. The SESC plan must meet the requirements of WDO Article 6.
- f. A maintenance plan must be included with the full submittal per §401.09 of the WDO.
- g. The project will require an NPDES ILR10 construction permit from the Illinois Environmental Protection Agency (IEPA). The review time for this permit is 30 days. The Village should be copied on the permit submittal and provided a copy of the permit upon receipt.
- h. The project will require permits from the applicable roadway jurisdictions. As previously noted, stormwater detention for the work in the roadway ROW should be provided in the proposed on-site detention basin.

PARKING LOT LIGHTING / PHOTOMETRICS

1. Please provide project specific catalog cut sheets for each proposed luminaire and light standard provided within the detail drawings.
2. All light pole locations shall be identified and located in the Utility Plan sheet.
3. Please provide Site Lighting Electrical Plan and detail drawings of proposed conduit, wiring, foundations and circuitry.
4. Please provide detail drawings for light pole. Please include mounting heights for the entire light pole assembly including overall height of the foundation.
5. Verify mounting height of all proposed light standards and luminaires are in accordance with Lake Zurich Village Ordinance 9-8B-3.
6. Verify maximum foot candle illumination levels throughout the proposed north, south, and west parking lots are in accordance with the Village of Lake Zurich Exterior Lighting Ordinance, Article B.
7. It appears there are proposed trees on the Landscaping Plan that are in direct conflict with the proposed light pole locations shown on the proposed Photometrics Plan.

Please revise the proposed Landscape Plan or proposed Photometric Plan accordingly.

8. Proposed light poles within the north, west, and south parking lots appear to conflict with proposed storm sewers shown on Preliminary Utilities Sheet 4. Please revise the proposed Utility Plan or Photometric Plan or resolve all conflicts.

TRAFFIC IMPACT STUDY

We have reviewed the Traffic Impact Study (TIS) dated August 28, 2017 prepared by Gewalt Hamilton Associates. (GHA) regarding the proposed Life Time Fitness development. Based on our review we are recommending approval of the TIS at this time. GHA should include a copy of the IDOT approval letter of the TIS in the final report. GHA used traffic generation data from existing Life Time Fitness developments to develop site generation traffic estimates, which are more conservative than those found in the ITE trip generation manual.

SANITARY SEWER CAPACITY

It is our understanding that it will be necessary for the design engineer to perform a capacity study of the receiving sanitary sewer system to verify if there is adequate capacity to accept flow from the proposed development.

LANDSCAPE PLAN

9-8A-3 Landscaping Requirements

Perimeter Lot Lines

Northwest Corner

The northwest corner of the site adjoins properties zoned B1 for approx. 295 linear feet. This distance requires 3 plant units for 10% opacity to be achieved. Ten existing trees are identified to remain. Out of the 10 only 2 are of an acceptable species and size, American Elm 14" and 4", the rest are comprised of unacceptable species. The proposed grading plan indicates that there will be earthwork all the way to the lot line. If this occurs it is doubtful that any existing vegetation will remain. Either revise the grading plan to protect the trees or remove these trees from the preservation plan.

North

A portion of the north lot line adjoins properties zoned R5 for 582 linear feet. This distance and zoned area requires 29 plant units to achieve 60% opacity to be achieved. Twenty-six existing trees are identified to remain. Once again, the proposed grading plan indicates that there will be earthwork all the way to the lot line. If this occurs it is doubtful that any existing vegetation will remain. Either revise the grading plan to protect the trees or remove these trees from the preservation plan.

East

The east lot line adjoins properties zoned R6 for 528 linear feet. This distance and zoned area requires 33 plant units to achieve 70% opacity to be achieved. Please revise plan to achieve 70% opacity.

Thirty-two existing trees are identified to remain. Out of those 27, only 5 are of acceptable species and size, American Elm 11" and 6", American Linden 12", 11.5", and 9" the rest are comprised of unacceptable species but do have a screening quality.

South (Old Rand Road)

The south lot line adjoins Old Rand Road for 904 linear feet. This street is considered a collector street which requires 30% opacity. This has been achieved with the proposed landscaping plus some of the existing trees will be saved and incorporated into the mass plantings.

West (Rand Road / RTE 12)

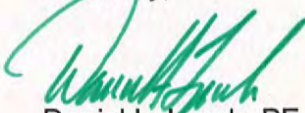
The west lot line adjoins Rand Road /RTE 12 for 451 linear feet. This street is considered an arterial road which requires 30% opacity. This has been achieved with the proposed landscaping. Some of the existing trees just outside of the lot line will be saved and will serve to enhance the screening of the parking mass along Rand Road.

Parking Lot

The parking lot tree requirements have been achieved. It appears that existing tree #3448, a 10 "dia. White Mulberry is indicated to be saved. It is located within a wide parking lot planting island on the east side of the facility. Mulberry's are durable trees however the utility plan indicates a proposed storm sewer passing almost directly below it. It is recommended that this tree not be saved and new tree be planted in its place.

If you have any questions, please feel free to contact me.

Sincerely,



Daniel L. Lynch, PE, CMF
Head, Municipal Engineering Department

Cc: Mike Brown – Director of Public Works
Darren Olson – CBBEL
Gerry Hennelly – CBBEL
Mike Ziegler – CBBEL
John Caruso – CBBEL
Doug Gotham - CBBEL

Memo

To: Katie Williams, Associate Planner
From: Betty Harrison, EQC Supervisor
Date: December 14, 2017
Re: Staff Review – December Planning & Zoning Commission Meeting

880 N Old Rand Road

- a. No pipe wrapping on water main.
- b. C-900 can be used for the water main. A tracer wire must be run with the pipe.
- c. Suggest that 10-inch water main be run into the building.
- d. Move valve vault 3 to the service side of the tee going into the building. Thus, the service into the building can be isolated but the hydrant would still be live.
- e. Water main on Route 12 is on the east side of the road. Existing 10-inch water main is behind the curb. Connection to the main must be a pressure connection in a vault.
- f. The 10" water main going west to Route 12 should be moved to the north and align with hydrant 3.
- g. The 10" water main going south to North Old Rand should be moved to the east and align with hydrant 2.
- h. Relocate hydrant 1 to the island east of its current proposed location.
- i. All utility crossings must be denoted for proper distance and or required pipe material.
- j. All Village specs and details must be included.
- k. Domestic water service size not denoted. 2-inch is the minimum requirement for non-domestic services. Water and sewer connection fees based on size of domestic water service.
- l. Plans must be submitted to Lake County for the county sewer connection fee.
- m. A Letter of Credit (LOC) will be required. The LOC is 110% of the Engineer's Estimate of Probable Cost.



TO: Katie Williams

CC:

FROM: Shawn Walkington, Village Arborist

Date: 12/12/2017

Re: Lifetime Fitness

Katie,

Tree Commission Motioned to recommend that revised plans be approved by the Village Board contingent to following changes.

- 1- Reduce the clumping of Maples on the Southwest corner for the health and diversity of our urban forest.
- 2- Replace stone with mulch around the trees in the islands to reduce heat stress on the roots and increase natural inputs.



At the Heart of Community

COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

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

ZONING REVIEW

PROJECT: Life Time Fitness
LOCATION: 880 N Old Rand
REVIEWED BY: Katie Williams
DATE: December 14, 2017

DOCUMENTS: Zoning Application dated September 27, 2017 and prepared by LTF Real Estate Company, INC. and Cover Letter dated September 29, 2017, and prepared by Ms. Katherine Jahnke Dale of DLA Piper LLP, Exhibit A: Legal Description, ALTA/NSPS Land Title Survey prepared by Manhard Consulting LTD. Sheets 1-4 dated July 13, 2017, Topographic Survey Sheets 1-8 prepared by Manhard Consulting LTD. Sheets 1-8 dated August 2, 2017, Preliminary Site and Paving Plan Sheet 1 of 4 prepared by Manhard Consulting LTD. dated October 4, 2017. Exterior Lighting Layout prepared by Luma Sales Associates dated September 26, 2017, Building Elevations prepared by Life Time dated September 2017.

LTF Real Estate Company, Inc., d/b/a Life Time Athletic proposes the demolition of the vacant restaurant and subsequent construction of a physical fitness facility. This development will be created as a PUD. Review is as follows:

B-3 ZONING DISTRICT REQUIREMENTS

- A. **Existing Zoning:** B-1 Local & Community Business and R-4 Single Family Res.
B. **Proposed Zoning:** B-1 Local & Community Business
Map Amendment sought via PUD.
C. **Use:** Physical Fitness Facility – Permitted Use
Accessory Eating Place – Permitted Use
Accessory Salon/Spa – Permitted Use
Accessory Child daycare services – Special Use
Relief is sought via PUD.

- D. **Height:** Maximum Allowed: 35', 2 stories
Proposed: 58', 3 stories
Relief is sought via PUD.
- E. **Minimum Yards:**
- a. Front: Required: 25'
Proposed: 10'
 - b. Corner: Required: 25'
Proposed: 14'
 - c. Rear: Required: 25'
Proposed: 30'
 - d. Int. Side: Required: 10'
Proposed: 42.5'
Relief is sought via PUD
- F. **Maximum FAR:** Required: .22 - .30 depending on use
Proposed: .2
- G. **Landscaping:** Landscaping shall be reviewed by a consultant.
- H. **Parking:** Physical Fitness Facility
- a. Required:
1 for each 3 persons of design capacity
 $1611 \text{ capacity} / 3 = 537$
 - b. Provided: **537 spaces**
- I. **Access. Parking:** Required:
- a. 2% of total = 11
- Proposed:
- b. 12
Compliant
- J. **Paving:** Required: 9' x 20' or 9' x 18' with a landscaped curb
Proposed: 9' x 18' with a landscaped curb
Compliant
- K. **Photometrics:** Required: No direct glare on neighboring properties
.5 footcandles at property line
10 footcandles max anywhere on property
- Proposed: Applicant has indicated that they will be comply with photometric requirements and will not be seeking any relief. Photometrics will need to be submitted and reviewed prior to Village Board approval.
- L. **RTUs:** Required: All mechanical equipment located on the roof of any building, except for antennas, vent pipes, chimneys, and exhaust fans, shall be fully screened by a parapet wall or similar structure to a point not less than

twelve inches (12") higher than the highest point of such equipment.

Proposed: RTU enclosures screened by parapet

M. **Signage:** Signage will be clarified during the final plan stage

Conclusion

- Relief will be sought for:
 - Accessory Use
 - Setbacks
 - Building Height