



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

**APPLICATION PZC 2018-1**  
**PZC Hearing Date: February 7, 2018**

**AGENDA ITEM 4.B**

**STAFF REPORT**

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

From: Sarosh Saher, Community Development Director

CC: Katie Williams, Associate Planner  
Mary Meyer, Building Services Supervisor

Date: February 7, 2018

Re: PZC 2018-1 Zoning Application for 919 South Rand – SW Massage  
Special Use Permit Amendment for Massage Therapy Business

**SUBJECT**

John Sfire, of The Fidelity Group, (the “Applicant”) requests the amendment of an existing Special Use Permit to relocate SW Massage from the tenant space commonly known as 927 South Rand Road, to the tenant space commonly known as 919 South Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”). Both tenant spaces are located within the same building.

**GENERAL INFORMATION**

Requested Action: Special Use Permit Amendment

Current Zoning: B-3 Regional Shopping District

Existing Use Massage Therapy Services

Proposed Uses: No Change

Property Location: 919 South Rand Road

Applicant: John Sfire, The Fidelity Group on behalf of

Sheng Wei Massage d/b/a SW Massage

Owner: Fidelity Group LTD d/b/a The Fidelity Group

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**

John Sfire of The Fidelity Group (the “Applicant”), is the Applicant for the massage therapy business which is proposed to be relocated from 925 South Rand Road to 919 South Rand Road, both of which are within the same existing building on an outlot at Deerpath Commons Retail Center, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on January 17, 2018 (the “Application”) seeking:

- Special Use Permit amendment to relocate an existing Massage Therapy Business

The Subject Property is located within the Village’s B-3 Regional Shopping Zoning District. The existing Outlot within Deerpath Commons currently houses tenant spaces occupied by Eddie Z Blinds and Drapery, Be New Pilates, SW Massage (the land use that is the subject of this consideration), and the recently approved Meat and Potatoes Eatery.

The reason for the move within the same building is to free up space to allow Meat and Potatoes Eatery to occupy two adjoining tenant spaces in the building, one of which is currently occupied by SW Massage. Please recall that Meat and Potatoes came before the PZC in December, 2017 requesting approval of their new drive-through lane and outdoor seating and was approved by the Village Board on January 15, 2018. To accommodate the expansion of Meat and Potatoes into two tenant spaces, SW Massage has agreed to move out and into the vacant space three doors away.

SW Massage was originally granted approval in 2016 to operate per Ordinance 2016-4-123. Typically, staff would be able to administratively approve such a relocation within the same building. However, in this case, there is a condition within the Special Use ordinance for SW Massage that very specifically ties them to their current tenant space, thereby only allowing their

relocation through an amendment of the ordinance, requiring a public hearing and Village Board approval. The developer and owner of the building, Fidelity Group, also requested the change in the meeting date based on time concerns to get Meat and Potatoes into their space by March 15, 2018 after SW Massage is able to move out and into their new space.

Pursuant to public notice published on January 20, 2018, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for February 7, 2018, to consider the Application. On January 17, 2018, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. **Courtesy Review.** No Courtesy Review was recommended as this is an existing business within the Deerpath Commons Retail Center that previously received Special Use Permit approval to operate within the center.
- B. **Zoning History.** SW Massage was recommended for approval at the March 16, 2016 Planning and Zoning Commission Hearing. The meeting can be viewed at the following link:  
<http://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=303>

During the meeting, potential violations related to the business owner's establishment in Naperville were discussed. It was alleged that other activities, beyond massage services, were occurring at that location. Mr. Sfire did address that he was aware of the allegations and was confident that they were not true. He further stated that he was comfortable with leasing out his tenant space to the applicants. Upon further discussion between Commissioners, it was decided that a recommendation for approval of the Special Use could be agreed upon, with the added condition that the status of the violations in Naperville be confirmed as closed.

Staff was able to verify that there was no finding of a violation and the complaint had in fact been closed. The LZPD further indicated that they had no evidence to recommend denial of the Special Use Permit, and the permit was subsequently approved by the Village Board. Staff has additionally verified with the LZPD that since beginning operations at the location at 925 S Rand Road, there have been no violations filed against the business and its operations.

Staff additionally followed up on verification of the two other facilities in Wheeling and Algonquin that were referenced in the discussion as being owned and operated by the applicants. Staff did not find any complaints against the establishment in Wheeling. Staff also found that the location in Algonquin is no longer in operation.

- C. **Surrounding Land Use and Zoning.** The subject property is located on Route 12, which is a major commercial arterial. The land immediately to the east of the Subject Property is zoned B-3 Regional Shopping district and improved with the remaining portion of Deerpath Commons and supports a variety of commercial uses. The land farther to the

southeast is currently being developed with the Sparrow Ridge Plaza retail center. The properties to the west are zoned within the R-5 Multi-Family Residential District and improved with older construction single family homes which are a part of The Meadows subdivision. To the north of the Subject Property and across Route 12, the property is zoned B-1 Local and Community Business and is improved with similar but smaller multi-tenant commercial buildings. The property to the south is zoned within the OS Open Space district and was set aside as a stormwater detention/natural conservation area at the time of the development of the subject retail center.

- D. Trend of Development.** The subject property is located within the thriving Route 12 commercial corridor along the southern side of the Village. The accessibility and high visibility from a major north-south arterial such as Route 12 makes the Subject Property a desirable location for many retail- and service-oriented businesses.
- E. 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 B-3 regional shopping district is intended to provide locations for major retail centers. The regulations are designed to encourage a broad range of attractive retail and compatible service uses in those centers.

## GENERAL FINDINGS

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

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

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

- A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:
1. Zoning Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

**Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the B-3 Regional Shopping District, and the land use designation of the adopted Comprehensive Plan.**

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

**Staff Response: Standard met. The business is consistent with commercial-oriented development along the Route 12 corridor. The business has demonstrated that it does not have any substantial or undue adverse effect upon any adjacent properties and does not adversely impact the public health, safety, and general welfare of the Village. Massage Therapy Uses also continue to exist within multiple shopping centers within the Village and operate with no undue adverse impacts.**

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

**Staff Response: Standard met. The entirety of the business will be operated within a tenant space of the building on Outlot 2 within Deerpath Commons Retail Center.**

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

**Staff Response: Standard met. The proposed development is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities and drainage and other municipal services. No change in impact these are anticipated at this time.**

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

**Staff Response: Standard met. SW Massage has been operating at its current location since the summer of 2016 and no increased traffic attributed to this business has been noted.**

**Parking is in conformance with the requirements of the zoning code. The shopping center was designed with adequate parking to accommodate the parking demand for the various types of uses that the shopping center could accommodate.**

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

**Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would be conducted entirely within the existing lot within Deerpath Commons Retail Center.**

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

**Staff Response: Standard met. There are no additional standards imposed on the land use by the code. The business will continue to comply with the remaining three conditions imposed through Special Use Ordinance 2016-4-123 approved on April 4, 2016. The additional conditions are as follows:**

1. **The Special Use Permit is granted to and authorizes only the Applicant and his business at this location, and shall terminate at such time as the Applicant is no longer operating. It is not transferable to any other business or user.**
2. **Massage Therapy is permitted only during the normal business hours and never before 8:00 a.m. or after 10:00 p.m. on any day**
3. **Massage Therapy shall be performed only by trained therapists professionally certified by the Illinois Department of Financial and Professional Regulations.**

**These conditions for approval are proposed to remain and be incorporated into the approval ordinance for the new location.**

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

**Staff Response: Standard met. The proposed development will continue to contribute to the established commercial character of the shopping center located within the Route 12 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. The applicant has agreed to and staff will ensure that the Applicant continues to comply with the conditions imposed on massage therapy businesses.**

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

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

**Staff Response: Standard met. The business will continue to provide a convenient location for this service within the community.**

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

**Staff Response: Standard met. There is no evidence that the proposed location has been inappropriate for the land use, so an alternative location would not be any more appropriate than the proposed location. Massage therapy when not accessory to a beauty salon or doctor's office requires a Special Use Permit, so this application would require zoning relief no matter which zoning district they proposed to operate in.**

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 retail center has been developed to prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation.**

## RECOMMENDATION

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

- Section 9-19-3: Standards for Special Use Permits

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

Staff of the Community Development Department therefore recommends the approval of Application PZC 2018-1, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
  - a. Zoning Application and Cover Letter dated January 17, 2018, prepared by Mr. John Sfire
  - b. Exhibit A: Legal Description
2. Conditions B. C. and D. under Section 3 of Ordinance 2016-4-123, which are conditions related to the applicant and the operation of the business shall continue to remain incorporated within the ordinance granting approval of the business at its new location.
3. The special use constituting this massage therapy services facility is SW Massage operated by Mr. Guilan Sun; and shall be located within a commercial tenant space within Deerpath Commons Retail Center and shall expire if this massage therapy use and company requesting this special use cease operating at the property.
4. Proof of certification by the Illinois Department of Financial and Professional Regulations of all employees providing massage therapy services shall be provided prior to final occupancy of the proposed tenant space.
5. 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 919 South Rand Road  
February 7, 2018**

The Planning & Zoning Commission recommends approval of Application PZC 2018-1, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **February 7, 2018** for this Application and subject to any changes or approval conditions as listed below:

6. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
    - c. Zoning Application and Cover Letter dated January 17, 2018, prepared by Mr. John Sfire
    - d. Exhibit A: Legal Description
  7. Conditions B, C, and D, under Section 3 of Ordinance 2016-4-123, which are conditions related to the applicant and the operation of the business shall continue to remain incorporated within the ordinance granting approval of the business at its new location.
  8. The special use constituting this massage therapy services facility is SW Massage operated by Mr. Guilan Sun; and shall be located within a commercial tenant space within Deerpath Commons Retail Center and shall expire if this massage therapy use and company requesting this special use cease operating at the property.
  9. Proof of certification by the Illinois Department of Financial and Professional Regulations of all employees providing massage therapy services shall be provided prior to final occupancy of the proposed tenant space.
  10. 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:

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Planning & Zoning Commission Chairman

**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOT 2 IN DEERPATH COMMONS SUBDIVISION, BEING A SUBDIVISION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 11, 2005 AS DOCUMENT NUMBER 5895998, IN LAKE COUNTY ILLINOIS.

**EXHIBIT B**  
PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY



Exhibit C: Site Photos



Figure 1: Facing south from Rand Road towards the existing massage therapy business located at Subject Property.



Figure 2: Facing south from Rand Road towards the existing massage therapy business and the proposed vacant tenant space they are proposed to relocate to.



Figure 3: Facing south from Rand Road towards the vacant tenant space that the existing massage therapy business proposes to occupy.

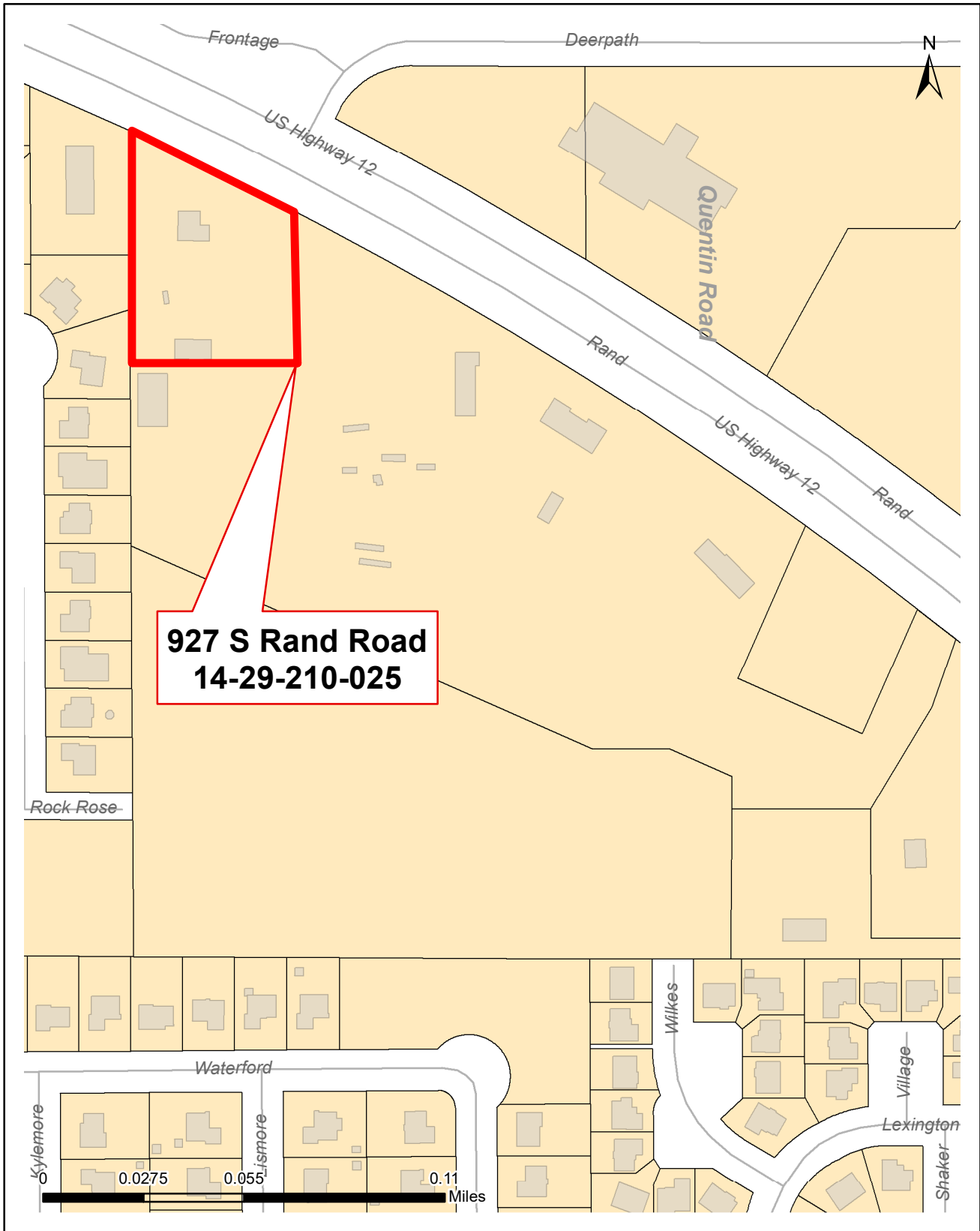


Figure 4: Facing southeast from Rand Road towards the rest of the Deerpath Commons parking lot.



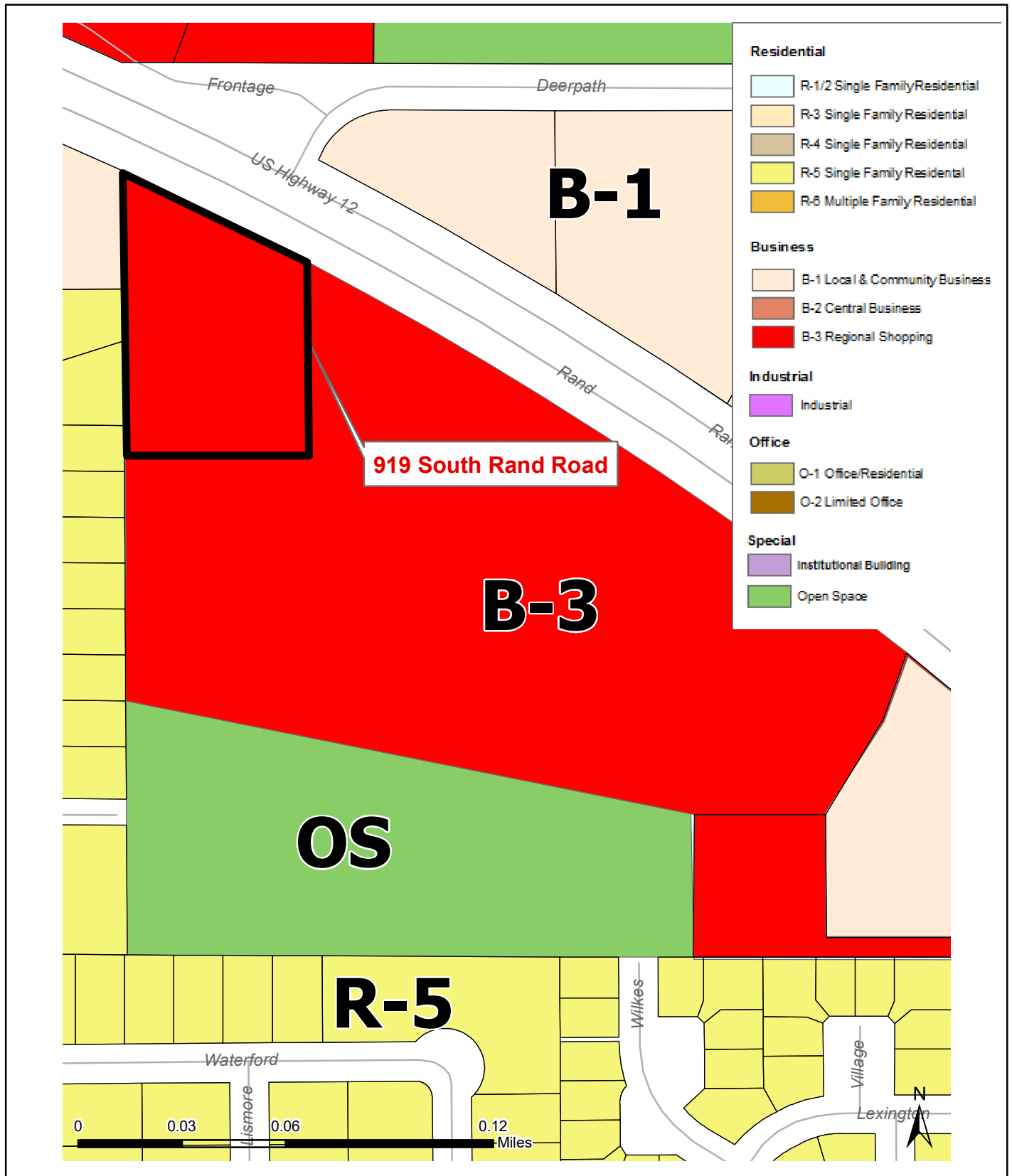
**Aerial Map of 919 South Rand Road, Lake Zurich**





### Parcel Map of 919 South Rand Road, Lake Zurich

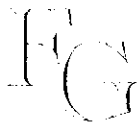




**Zoning Map of 919 South Rand Road, Lake Zurich**







**JAS DEVELOPMENT, LLC**

745 Ela Road  
Lake Zurich, IL 60047  
Phone: 847-438-5000  
Fax: 847-438-7731  
www.fidelitygroup.com

January 17, 2018

Mr. Orlando Stratman  
Chairperson of the Planning & Zoning Commission  
Village of Lake Zurich  
505 Telsler Road  
Lake Zurich, IL 60047

Re: Special Use Permit – Massage Therapy Services  
Deerpath Commons Retail Center

Dear Mr. Stratman:

We are requesting approval of Sheng Wei Massage Therapy (owner Guilan Sun) for a Special Use Permit for a massage therapy services (7299) at 919 S Rand Road in our Deerpath Commons Retail Center. This is a permitted Special Use within the B-3 zoning. SW Massage currently has their business at 925 S Rand. This was approved in 2016 per Ordinance 2016-4-123. We are requesting to relocate their business two doors over in the same shopping center to accommodate M&P Eatery to have the end space for their drive thru.

We look forward to presenting this to the Planning Commission on February 7, 2018.

Sincerely,

**JAS DEVELOPMENT, LLC**



John Alan Sfire  
Manager

Enc.



# ANNEXATION AND ZONING APPLICATION

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

(Please Type or Print)

1. Address of Subject Property: 919 S. Rand Road
2. Legal description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Deerpath Commons

**Please attach complete legal description**

Property dimensions are: \_\_\_\_\_ ft. by \_\_\_\_\_ ft. = \_\_\_\_\_ square feet

If more than two acres, then give area in acres: \_\_\_\_\_

3. Property Identification number(s): 14-29-210-025

4. Owner of record is: JAS Development, LLC Phone: 847-438-5000

Fax: 847-438-7731 E-Mail john.sfire@fidelitygroup Ltd.com

Address: 745 Ela Road Lake Zurich IL 60047

4. Applicant is (if different from owner): Guilan Sun Phone: 630-999-1203

Fax: \_\_\_\_\_ E-Mail sunsun320223@yahoo.com

Address: 2747 Blakely Lane Naperville, IL 60540

6. Applicant's interest in the property: Tenant

(owner, agent, contractor, Realtor, etc.)

**7. THE FOLLOWING ACTION IS REQUESTED:**

**Please provide a detailed explanation in a separate cover letter, explaining each zoning standard as it relates to the following applications. For the Lake Zurich Zoning Code visit [www.lakezurich.org](http://www.lakezurich.org) and navigate to the link for the Municipal Code.**

**A. VILLAGE BOARD APPLICATION TO ANNEX CERTAIN TERRITORY**

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

Petition to Annex Certain Territory (Please complete attached petition)

Application to Annex Certain Territory

**B. PLANNING & ZONING COMMISSION APPLICATIONS**

Zoning Code **Map** Amendment for \_\_\_\_\_  
Zoning Code **Text** Amendment for Subsection 4-103E "Special Use"

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. In general, The Planning & Zoning Commission will evaluate the consistency of the proposed amendment with the purposes of the Zoning Code and the community need for the proposed amendment, uses, and development. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

Special Use Permit/Amendment for Massage Therapy service at 919 S Rand

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards. The Planning & Zoning Commission also will consider whether the proposed special use is deemed necessary for the public convenience at the particular location and whether alternative locations have been evaluated.)

Site Plan Approval/Major Adjustment/Amendment

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

Exterior Appearance/Amendment

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

Planned Unit Development/Major Adjustment/Amendment

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

Preliminary and Final Plat of Subdivision/Amendment

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

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

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

Variation for \_\_\_\_\_

(Illinois State Law requires that in order for a Variation to be granted a land-related hardship must be proven by a positive Finding of Fact for certain criteria. See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter. Self-inflicted hardships are not eligible for a variance.)

**C. COMPREHENSIVE PLAN APPLICATION**

Comprehensive Plan **Map** Amendment for \_\_\_\_\_

Comprehensive Plan **Text** Amendment for \_\_\_\_\_

**Please complete the following for all applications.**

8. All existing uses and improvements on the property are: EZ Blinds & Drapery,  
Be New Pilates, M&P Eatery

9. The proposed uses on the property are: \_\_\_\_\_  
Massage Therapy Services

10 List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:

B-3 Zoning  
Ordinance No. 2016-4-123

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

N/A

12. For applications requiring a public hearing, list the owners of record of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property. If property is held in a Trust, give the Trust Number and Bank name and address. **These parties shall be notified by the Applicant prior to the public hearing.** Staff will provide the required notice to the Applicant. The required sign(s) will be erected by the Village of Lake Zurich.

See Attached List

Property Identification Number (PIN)	Owner's Name	Mailing Address

(if more space is needed, please attach a separate sheet of paper.)

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.

THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

John Alan Sfire  
(Name of applicant)

JOHN ALAN SFIRE  
(Signature of applicant)

Subscribed and sworn to before me this 17<sup>th</sup> day of January, 2018.

Rosalind J Schultz  
(Notary Public)

My Commission Expires 06/24/19



JAS Development, LLC  
(Name of Owner, if different)

John Alan Sfire  
(Signature of Owner, if different)

Subscribed and sworn to before me this 17<sup>th</sup> day of January, 2018.

Rosalind J Schultz  
(Notary Public)

My Commission Expires 06/24/19



\*\*\*Official Use Only\*\*\*

Zoning Case Number: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Fees: \_\_\_\_\_ Annexation Fees: \_\_\_\_\_

Escrow Deposit for consultant fees: \_\_\_\_\_

Is a Courtesy Review by the Village Board required?  Yes  No

Traffic study required?  Yes  No

Any impact fees/contributions required?  Yes  No

Compensation amenities required?  Yes  No

Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

919 S Rand  
SW Massage

PIN	Name	Address	City	State	Zip	Property Address
1420404027	JAS GCII LLC	745 Ela Road	Lake Zurich	IL	60047	890 S Rand Rd
1420404028	JOHN L RACKOW, JR	83 W Main St	Lake Zurich	IL	60047	898 S Rand Rd
1420404038	Midas Realty Corporation	PO Box 52427	Atlanta	GA	30355	888 S Rand Rd
1421312006	Village of Lake Zurich	70 E Main St	Lake Zurich	IL	60047	0 Pheasant Ridge Dr.
1429210001	Village of Lake Zurich	70 E Main St	Lake Zurich	IL	60047	
1429200033	Lexington Health Care Center	665 W North Ave Ste 500	Lombard	IL	60148	900 S. Old Rand Rd
1428100020	Lexington Health Care Center	665 W North Ave Ste 500	Lombard	IL	60148	900 S. Old Rand Rd
1429200026	Sharon Pfammatter TTEE	17 E Harbor Dr	Lake Zurich	IL	60047	909 S Rand Rd
1429210008	Steven Skora	203 Fescue Ct	Lake Zurich	IL	60047	
1429210026	Deerpath Commons Retail Center LLC	745 Ela Road	Lake Zurich	IL	60047	935 S Rand Rd
1429210010	William B & Karen A Howarth	328 Denberry Dr.	Lake Zurich	IL	60047	
1429210009	Robyn L Sopocy	201 Fescue Ct	Lake Zurich	IL	60047	
1429210007	Ronald M. Bender	205 Fescue Ct	Lake Zurich	IL	60047	
1429210011	Bhagyesh & Bintaben Patel	336 Denberry Dr.	Lake Zurich	IL	60047	
1429211006	Peter G & Stacy Annis	331 Denberry Dr.	Lake Zurich	IL	60047	
1429210012	Thomas A & Elizabeth A Little	340 Denberry Dr.	Lake Zurich	IL	60047	
1429210013	Michael & Ewa Greenier	344 Denberry Dr.	Lake Zurich	IL	60047	
1429211019	Nancy Caravello	341 Denberry Dr.	Lake Zurich	IL	60047	
1429210014	Steve M Wallace	348 Denberry Dr.	Lake Zurich	IL	60047	
1429211005	David Webster	323 Denberry Dr.	Lake Zurich	IL	60047	
1420409010	Richard & Katherine Hopkins	451 Pheasant Ridge Road	Lake Zurich	IL	60047	
1420409011	J Karich & D Regent	455 Pheasant Ridge Road	Lake Zurich	IL	60047	
1420409008	Evgeny Bryukhov	443 Pheasant Ridge Road	Lake Zurich	IL	60047	
1420409009	Jatinder Singh, Kanwall H Singh	447 Pheasant Ridge Road	Lake Zurich	IL	60047	

John L Rackow, Jr.  
83 W Main Street  
Lake Zurich, IL 60047

Midas Realty Corporation  
PO Box 52427  
Atlanta, GA 30355

Village of Lake Zurich  
70 E. Main Street  
Lake Zurich, IL 60047

Lexington Health Care Center  
665 W North Avenue  
Suite 500  
Lombard, IL 60148

Sharon Pfammatter TTEE  
17 E. Harbor Drive  
Lake Zurich, IL 60047

Evgeny Bryukhov  
443 Pheasant Ridge Road  
Lake Zurich, IL 60047

Steven Skora  
203 Fescue Ct.  
Lake Zurich, IL 60047

William & Karen Howarth  
328 Denberry Drive  
Lake Zurich, IL 60047

Robyn L. Sopocy  
201 Fescue Ct.  
Lake Zurich, IL 60047

Ronald M. Bender  
205 Fescue Ct.  
Lake Zurich, IL 60047

Bhagyesh & Binitaben Patel  
336 Denberry Drive  
Lake Zurich, IL 60047

Peter G & Stacy Annis  
331 Denberry Drive  
Lake Zurich, IL 60047

Thomas & Elizabeth Little  
340 Denberry Drive  
Lake Zurich, IL 60047

Michael & Ewa Greenier  
344 Denberry Drive  
Lake Zurich, IL 60047

Nancy Caravello  
341 Denberry Drive  
Lake Zurich, IL 60047

Steven M. Wallace  
348 Denberry Drive  
Lake Zurich, IL 60047

David Webster  
323 Denberry Drive  
Lake Zurich, IL 60047

Jatinder Singh, Kanwall H Singh  
447 Pheasant Ridge Road  
Lake Zurich, IL 60047

Richard & Katherine Hopkins  
451 Pheasant Ridge Road  
Lake Zurich, IL 60047

J Karch & D Regent  
455 Pheasant Ridge Road  
Lake Zurich, IL 60047

## LEGAL DESCRIPTION OF LOT 2

Lot 2 in Deerpath Commons Subdivision, Being a Subdivision of Northwest Quarter of the Northwest Quarter of Section 28 and Northeast Quarter of the Northeast Quarter of Section 29, All in Township 43 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded November 11, 2005 as Document Number 5898998, in Lake County Illinois.

**PIN:** 14-29-210-025

**Street Address:** 919 S Rand Road  
Lake Zurich, IL





DAVID STOLMAN  
LAKE COUNTY COLLECTOR

**PAYMENT COUPON**

**Tax Year 2016**  
PIN: 14-29-210-025



Pin 14-29-210-025  
FIDELITY GROUP LTD  
745 ELA RD  
LAKE ZURICH, IL 60047-2337

**BALANCE DUE: \$0.00**

PAYABLE TO THE LAKE COUNTY COLLECTOR  
1429210025000000000000000201625

Please Remit Payment To:

Lake County Collector  
18 N. County Street  
Waukegan, IL 60085

Property Location: 925 S RAND RD      Tax Year      Pin Number      Tax Code Acres  
LAKE ZURICH      2016      14-29-210-025      15059      1.5

Legal Description: DEERPATH COMMONS FIRST RESUBDIVISION; Lot 2

Taxing Body	Rate	Land Value	
COUNTY OF LAKE	0.516424	\$233,890	
COUNTY OF LAKE PENSION	0.115615	+ Building Value	\$303,161
VIL OF LAKE ZURICH	0.600292	x State Multiplier	1.0000
VIL OF LAKE ZURICH PENSION	0.491962	= Equalized Value	\$537,051
ROAD AND BRIDGE-ELA	0.009896	+ Farm Land and Bldg Value	
ROAD AND BRIDGE-ELA GRAVEL	0.042941	+ State Assessed Pollution Ctrl.	
ELA AREA PUBLIC LIBRARY DIST	0.350391	+ State Assessed Railroads	
ELA AREA PUBLIC LIBRARY DIST PENSION	0.031100	= Total Assessed Value	\$537,051
LAKE ZURICH COMM UNIT SCHOOL DIST #95	4.905911	- Fully Exempt	
LAKE ZURICH COMM UNIT SCHOOL DIST #95 PENSION	0.115100	- Senior Freeze	
COLLEGE OF LAKE COUNTY #532	0.285385	- Home Improvement	
FOREST PRESERVE	0.183408	- General Homestead	
FOREST PRESERVE PENSION	0.009497	- Senior Homestead	
TOWNSHIP OF ELA	0.095028	- Veterans/Disabled	
		- Returning Veteran	
<b>Totals</b>	<b>7.752950</b>	= Taxable Valuation	\$537,051
		x Tax Rate	7.752950
		= Real Estate Tax	\$41,637.30
		+ Special Service Area	
		+ Drainage	
		= Total Current Year Tax	\$41,637.30
		+ Omitted Tax	
		+ Forfeited Tax	
		= Total Tax Billed	\$41,637.30
		+ Interest Due as of	1/17/2018
		+ Cost	
		= AMOUNT BILLED	\$41,637.30
		Fair Market Value	\$1,611,153
		Total Due	1/17/2018 \$0.00

PARKING DATA	
PARKING PROVIDED	568 SPACES
PARKING REQUIRED (ACCORD TO THE S.L.A.)	585 SPACES
PARKING RATIO (BOX C.L.A.)	4.85 SP/1000 S.F.
HANDICAP PROVIDED	17 SPACES
TOTAL BUILDING S.F.	148,333 S.F.

TOTAL PARKING	
PERCENTAGE PER SQUARE FOOT	
PARKING LOT PERCENTAGE	
PARKING LOT	

