

INFORMATION PAPER



November 1, 2023
Planning, Building and Development Department
Eric Waggoner, Director

SUBJ: Minor modification to a Conditional Use Permit (CUP) for Planned Unit Development (PUD) to allow additional on-site improvements – Ela Township

Background:

Sunrise Day Camp (formerly Apachi Day Camp) was approved as part of Conditional Use Permit (CUP) for Planned Unit Development (PUD) #3455 on February 8, 2005 to allow a day camp and day care facility. The subject property is comprised of 34.34 acres and is located at 23280 N. Old McHenry Road, Lake Zurich, Illinois.

For the subject property and use, the Lake County, Illinois Code of Ordinances authorizes the Planning, Building, Zoning and Environment (PBZE) Committee to allow a minor modification for the PUD if the proposed increase to floor area is less than 3,434 square feet. The applicant, JFMC Facilities Corporation, operator of Sunrise Day Camp, is requesting the minor modification to the PUD to allow the following: four yurts (707 sq. ft. each) to be used as common indoor space for summer camp programming; a greenhouse (288 sq. ft.) to be incorporated into the existing science park, and a restroom facility addition to the maintenance building (200 sq. ft.).

A copy of the site plan with the location of the proposed improvements is attached to this agenda.

Recommendation:

Staff recommends the plat amendment request be granted for the following reasons:

1. The applicant has completed the site plan review and meets the requirements of the Lake County Code.
2. The modification will allow for additional amenities and programming for the camp use which has been in operation since 2008.
3. The proposed structures and uses will be well-integrated into the campus and will not have a negative impact upon adjacent properties.