

# INFORMATION PAPER



April 30, 2025  
Planning, Building and Development Department  
Eric Waggoner, Director

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## **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 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, pursuant to Section 151.051(F)1, the Lake County Code of Ordinances (LCC) 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 and the impervious surface increase is less than 13,470 sq. ft. The applicant, JFMC Facilities Corporation, operator of Sunrise Day Camp, is requesting a minor modification to the PUD to allow the following to accommodate additional programming: impervious surface increases include a splash pad (4,058 sq. ft.) Mini-golf course (3,413 sq. ft), an artificial turf field (1,126 sq. ft.) a treehouse (486 sq. ft.), a pavilion (3,731 sq. ft) and a sidewalk (503 sq. ft.) and floor area increases include the pavilion (3,040 sq. ft) and treehouse (340 sq. ft.).

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

### **Recommendation:**

Staff recommends the minor modification request be granted for the following reasons:

1. The applicant has completed the site plan review and meets the requirements of the LCC for minor modifications.
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 any foreseeable negative impact upon adjacent properties.