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MEMORANDUM

To: Planning, Building and Zoning Committee

From: Patrick Tierney, AICP - Principal Planner

Subject: Elaine Frank Apachi Day Camp - Ela Township
Proposed Minor Modification to the Approved PUD – Day Care Center

On February 8, 2005 the Lake County Board approved the Planned Unit Development Final Development Plan for the Elaine Frank Apachi Day Camp consisting of a day camp and day care facility. The camp is owned and operated by the Jewish Federation of Metropolitan Chicago Facilities Corporation [JFMC Facilities Corporation] and the proposed day care will be leased to JCC Chicago who will operate the day care facility.

Proposed Amendment:

The current proposal (see attached request letter) consists of a Minor Modification to the previously approved PUD Final Development Plan to allow for a location modification and an area reduction to the previously approved day care building at the day camp. The proposed amendment would allow JFMC Facilities Corporation to utilize an interior space that is vacant when the summer day camp is not in session.

The proposal would eliminate a separate one-story, day care building consisting of 7,250 square feet shown on the original plan, and modifying the existing Activity Building for day care classroom use. The space previously set aside for the day care building will be improved with a playground for preschool and toddler age groups. The revised plan would add approximately 4,170 square feet to the activity building, with interior modifications consisting of administrative and service space for the day care and summer day camp programs. If approved, the proposed plan would result in a net reduction of floor area by 3,080 square feet, and the impervious surface would be reduced by 3,150 square feet.

Recommendation:

In accordance with Section 3.7.6.2 of the Lake County Unified Development Ordinance, the Planning, Building and Zoning Committee has the authority to take action on Minor Modifications to PUD Final Development Plans. Staff recommends approval of the minor amendment to the Planned Development because the change does not change the character of the development, is consistent with the mission conveyed with the original development plan, and will allow JFMC Facilities Corporation to utilize an interior space that is vacant when the summer day camp is not in session.