

**Zoning Case #CUP-000803-2022  
Lake Villa Township**

**ZBA Conditions Case No. CUP-000803-2022  
Exhibit "A-1"**

**Zoning Board of Appeals Recommended Conditions  
Preliminary Plan - May 10, 2023**

1. The property shall be developed in accordance with the approved plans submitted as part of SCSP-000543-2020.
2. Above and beyond the one plant unit requirement along Illinois State Route 59, additional landscaping along the highway may be required as determined by staff following a site visit within 90 days after completion of the building and outdoor storage area in order to soften the view of the development from Illinois State Route 59 and thereby preserve the predominantly residential character of the area as viewed from the highway and the east side of Illinois Route 59.
3. Although the trees removed from the property in April of 2022 were not required to be protected under the Lake County Code standards for natural resource protection, those trees did provide visual screening buffer between homes at the northern end of Bishop Court and the proposed location of the contractor's storage use building. To restore the visual barrier as necessary between the proposed development and these homes, additional landscaping and fencing and/or berming shall be required in locations and in number types as determined by staff following a site visit within 90 days after completion of the building and outdoor storage area to ensure year-round screening of the development from these homes.
4. No operation of equipment such as idling, truck movement, et cetera shall occur outside the hours of 7:00 a.m. to 3:30 p.m., Monday through Friday. Exceptions are permissible for emergency service calls. This condition does not apply to the use of employees' personal vehicles.
5. The Applicant shall implement "dark sky" exterior lighting and any lighting provided on site consistent with "dark sky" industry standards to staff's satisfaction.
6. The applicant's building shall incorporate bird-friendly building design to staff's satisfaction. The Applicant shall demonstrate compliance with this condition by constructing the proposed building in substantial conformance to the building design reflected in the Applicant's application. See proposed development building elevation and associated window treatment description in additional building site amenities.

7. The building shall be maintained and repainted every ten years.
8. Any dumpsters located on the subject property must be screened with either a privacy fence or similar screening.
9. The outdoor storage or parking of trailers, vehicles, boats, or any other equipment not associated with contractor's storage is prohibited.
10. The emission of sound from any source on the property shall not exceed 50db(A) (SLOW meter response) at the boundary of the property in such a manner as to disturb the peace and comfort of occupants of neighboring residential properties.
11. A CUP annual monitoring inspection is required to verify continued compliance with the conditions. The fee for the CUP monitoring inspection will be assessed annually per the Lake County Planning, Building and Development Department's current fee schedule.
12. In the event a future additional use is proposed aside from the requested contractor and office use for any portion of the building absent the requirements of a CUP for such use the director shall have the authority to impose additional conditions on such use/activity to mitigate any reasonably foreseeable adverse impacts of the use/activity on the surrounding residential area. Such conditions shall be imposed as part of any applicable permitting process. These conditions apply to uses allowed by right in the General Commercial zone. Any uses not allowed in the GC zone district will require additional relief.