



Logistics Facilities

PROPOSED AMENDMENTS TO CHAPTER 151 LAKE COUNTY CODE

**Planning, Building, Zoning &
Environment Committee**

Planning, Building & Development

April 8, 2026

Presentation Overview

1. Background
2. Proposed Amendments
3. Next Steps



Background

- **The LCC currently does not include specific standards for logistics centers. Potential impacts that are not addressed include:**
 - **Noise**
 - **Traffic**
 - **Aesthetics/visual impacts**
 - **Environmental effects**
- **Process Timeline**
 - **August 12, 2025: CB directed ZBA to conduct a public hearing**
 - **February 26, 2026: Draft amendments reviewed by ZBA**
 - **ZBA recommendation: Approval with one modification**



Overview of Proposed Amendments

Logistics Facilities

- **Proposed definition**
 - **Logistics facility:** A building or group of buildings on the same lot used for the indoor short-term storage of goods, products and materials and/or receipt of bulk products and separation and distribution of those products to another Warehouse/Logistics Use or to individual end-user consumers. A Logistics Facility may include value-added services between a supplier and its customers specific to those goods, products and materials such as breaking down of large orders from a single source into smaller orders (break-bulk functions), product mixing, sorting, packaging, cross-docking, order fulfillment, order returns, the consolidation of several orders into one large order for distribution to several recipients and/or vice versa.
 - **Warehouse:** A building or structure or part thereof, used principally for the long-term storage of goods and merchandise.

All Logistics Facilities

- **No new impervious surface added within the regulatory floodplain**
- **Loading docks must be located a minimum of 250 feet from the property line of the nearest sensitive neighboring land use**
- **Parking study required, including estimates of parking demand based on the Institute of Transportation Engineers (ITE) recommendations or other estimates approved by the PBD Director**
- **All components of the logistics campus (building, parking, drive lanes, accessory uses) must be located within the LI or II zoning districts**
- **Subject to Site Capacity and Site Plan review**

151.111 Use Table

Zoning Use Table																					
Use Category (See § 151.270 for Description)	Use Types	Residential											Nonresidential						Use Standard	CUP Decision	
		AG	RE	E	R1	R2	R3	R4	R4a	R5	R6	RR	GO	LC	RC	GC	LI	II			OS
Warehousing and freight movement	Warehousing and freight movement not otherwise classified																P	P		§ 151.112(CC)	
	Dredging material stockpiling and processing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	§ 151.112(R)	ZBA
	Major fill/grade operations ¹⁰																C	C		§ 151.112(JJ)	Co Bd
	Minor fill/grade operations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 151.113(W)	ZBA
	Small Logistic Facility																C	C		§ 151.112(JJ)	ZBA
	Large Logistic Facility																C	C		§ 151.112(JJ)	Co Bd

Small Logistics Facilities

- **Smaller local or area fulfillment center primarily serving local markets**
- **Functions similar to a retail shopping center, with frequent smaller deliveries and distribution to nearby customers**
- **Maximum of 50,000 square feet of gross floor area per lot**
- **Delegated Conditional Use Permit (CUP) required in the LI and II zoning districts**

Large Logistics Facilities

- **Large-format regional fulfillment facility exceeding 50,000 square feet of gross floor area per lot**
- **Non-delegated conditional use permit (CUP) required in LI and II zoning districts**
- **Operating standards, environmental and community impact analysis must be submitted by the applicant**
- **Loading docks must be located a minimum of 500 feet away from the property line of the nearest sensitive neighboring land use**
- **Transition landscaping areas required along the entire length of any street frontage and other property line**

Landscaping Standards

Table 151.167 (L)
Perimeter Transition Landscape Requirements for Logistics Facilities
(Plant Units Per 100 Linear Feet)

<u>Proposed Developing Site</u>	<u>Existing Site</u> <u>(adjacent or across a right-of-way)</u>										
	<u>Residential and/or Sensitive Neighboring Land Use</u>	<u>Nonresidential</u>						<u>Vacant</u>			<u>AG</u>
		<u>GO</u>	<u>LC</u>	<u>RC</u>	<u>GC</u>	<u>LI</u>	<u>II</u>	<u>OS</u>	<u>Vac. Res.</u>	<u>Vac Non-Res.</u>	
<u>LI</u>	<u>2+B</u>	<u>1.5+B*</u>	<u>1.5+B*</u>	<u>2+B*</u>	<u>1.5+A</u>	<u>1+A</u>	<u>0.5+A</u>	<u>2+A</u>	<u>2+B</u>	<u>1.5+A</u>	<u>2+B</u>
<u>II</u>	<u>2+B</u>	<u>1.5+B*</u>	<u>1.5+B*</u>	<u>2+B*</u>	<u>1.5+A</u>	<u>1+A</u>	<u>-</u>	<u>2+A</u>	<u>2+B</u>	<u>1.5+A</u>	<u>2+B</u>

Notes:

A = Earthen berm, 5-foot minimum height

B = Earthen berm, 10-foot minimum height

*Can substitute A for B if the abutting property is located across a right-of-way.

Plant units: One plant unit is comprised of all of the following: 1 canopy tree; 2 understory trees; 2 evergreen trees; and 7 shrubs, of which at least six elements shall be native.

- **Perimeter berms (5'-10') and landscape buffers required on all sides, with increased screening adjacent to residential and sensitive uses**

Next Steps

Feb 26, 2026

ZBA Public
Hearing

April 8, 2026

PBZE Final
Review & Action

April 14, 2026

LC Board Final
Action



Questions?