



May 21, 2026

TO: Gregory Koeppen, Chair
Lake County Zoning Board of Appeals

FROM: Thomas Chefalo, Principal Planner
Lake County Department of Planning, Building, and Development

CASE NO: RZON-001162-2026 & PUD-001163-2026

HEARING DATE: May 28, 2026

REQUESTED ACTIONS: 1.) Rezoning the parcel from Residential-1 (R-1) to Residential-6 (R-6) to allow for the construction of a 24-unit residential apartment building.

2.) Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Plan to allow for the construction of a 24-unit residential apartment building.

GENERAL INFORMATION

OWNER: Housing Opportunity Development Corporation, contract purchaser, on behalf of the Lake County Housing Authority, record owner

OF PARCELS: Two

SIZE: Approximately 2.56 acres, per Lake County's Geographical Information Systems

LOCATION: 22843 and 22795 W. North Lakewood Ln., Lake Zurich, IL

PINs: 1416100056 & 1416100057

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Office (previously nursing home)

PROPOSED LAND USE: Twenty-four (24) unit apartment building

SURROUNDING ZONING / LAND USE

NORTH: Residential-1 (R-1) / Single Family dwellings

EAST: Village of Lake Zurich / Industrial Park

SOUTH: Residential-1 (R-1) / Single Family dwellings

WEST: Residential-1 (R-1) / Single Family dwellings

COMPREHENSIVE PLAN

LAKE COUNTY: Residential Medium Lot (1 to 3 acre lot density)

MUNICIPALITIES WITHIN 1 ½ MILES:

Village of Lake Zurich: None

Village of Hawthorn Woods: Commercial

Village of Kildeer: None

DETAILS OF REQUEST

ACCESS: Access is provided via W. North Lakewood Ln.

CONFORMING LOT: The subject property is a conforming lot in Residential-1 (R-1) zoning district and is improved with a structure and parking lot.

FLOODPLAIN / WETLAND: There are no mapped floodplain or wetlands located on the property.

SEPTIC AND WATER: The subject property is and will be served by public water and sewer.

PROJECT AND LEGISLATIVE OVERVIEW

The site, located in the R-1 zoning district, is improved with a structure which currently contains an office but was previously used as a nursing home. The nursing home facility, which was operated by the Lake County Housing Authority, closed in 2010.

The applicant is proposing to build a 24-unit affordable workforce housing apartment building with management office on the subject property. The site will also be improved with a 51-space parking lot and a stormwater detention basin. Landscaping will be installed along Midlothian and North Lakewood Ln. and around the parking lot. Landscaping and will be installed along the western property line where the property abuts a lot improved with a single-family residence.

The proposed project/use requires, at a minimum, a rezoning to the R-6 zoning district, based on the proposed density. The applicant has met the technical requirements for Site Capacity/Site Plan Review for the proposed use. Based upon this completed review by County staff, it has been determined that the proposed use can be spatially accommodated on the subject property.

Although a rezoning of the subject property to R-6 would allow the proposed number of units, the rezoning would not *per se* require all proposed design elements included in the applicant's site plan to be constructed. However, to provide additional certainty in the project design, the applicant has chosen to simultaneously request a PUD for the development to ensure that all design features of the project are "locked in" upon Final Plan approval. Hence, if approved, the accompanying PUD will ensure that the development's design elements and functionality will be required as proposed.

The PUD process includes two phases: Preliminary Plan and Final Plan reviews. The Preliminary Plan phase includes a review and consideration of the rezoning and proposed preliminary plan requests by the Zoning Board of Appeals (ZBA) at a public hearing. Following the ZBA's review, the rezoning and Preliminary Plan requests are presented to the Lake County Planning, Building, Zoning and Environment (PBZE) Committee for review and consideration. The recommendations of both entities are then forwarded to the Lake County Board for review and action for both the rezoning and Preliminary Plan. The Final Plan is reviewed by staff and subsequently reviewed by the PBZE Committee for final action.

The PUD process considers certain site-specific features, surrounding compatibility with adjacent parcel characteristics, and patterns of development. Developments which qualify for a PUD are ones that encourage innovative land planning and site design that achieve a high level of environmental protection, energy efficiency, aesthetics, high-quality development, and other goals by:

- Reducing or eliminating the inflexibility that sometimes results from the strict application of zoning standards that were primarily designed for smaller, independent lots;

- Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and arrangements.

PUD PRELIMINARY PLAN DETAILS

The Lake County, Illinois, Code of Ordinances (LCC) requires the PUD Preliminary Development Plan address the following standards for on-site development:

- Stormwater management
- Natural Resources Protection
- Landscaping
- On-site lot coverage and setbacks
- Parking
- Access
- Outdoor Lighting

I. Stormwater Management

The LCC requires that stormwater is managed on project property. Planning, Building and Development (PBD) engineering staff have reviewed the engineering civil plans submitted by the developer's civil engineering consulting firm, IG Consulting, Inc. and have determined that the proposed stormwater management infrastructure exceeds the requirements of the LCC for management of stormwater on the site, thereby providing additional stormwater management functionality and capacity benefits beyond the LCC ordinance requirements.

II. Natural Resources Protection

There are no natural resources on the property.

III. Landscaping

The landscape requirements consist of three types: 1) Transition yard landscaping abutting a residential zoning district or use; 2) Street yard landscaping; 3) Parking lot landscaping.

The quantities of landscaping material required for each of the three types is calculated by plant units. One plant unit is comprised of all of the following elements, of which at least six elements shall be native:

1. One canopy tree;
2. Two understory trees;

3. Two evergreen trees; and
4. Seven shrubs.

The applicant proposes the following plant material:

Transition Yard Landscaping

- a. The adjacent residential property to the west and south (22915 W North Lakewood Ln. and 23894 N Midlothian Rd.) requires 3 plant units per 100 linear feet or 12.4 plant units. The plant material required would be 12 canopy trees, 25 understory trees, 25 evergreens, and 87 shrubs. The landscape plan meets the requirements of the LCC.

Street Landscaping

- a. The LCC classifies W. North Lakewood Ln. as a “Local Road” which require 2 canopy trees per 100 linear feet of road frontage. The plant material required would be 11 trees. The landscape plan meets the requirements of the LCC.
- b. The LCC classifies Midlothian Road (north) as a “Collector Road” which requires 1 plant unit per 100 linear feet. As a result, the plant material required along Midlothian Road would be 6 canopy trees, 11 understory trees, 11 evergreens, and 39 shrubs. The landscape plan meets the requirements of the LCC.

Parking Lot Landscaping

- a. Parking lots greater than 10,000 square feet must contain landscaped areas to reduce the expanse of pavement in the amount equal to 10% of the paved surface area. The landscaped areas shall be located entirely within the lot in either internal or corner islands. Each 325 square feet of required landscape area must include 2 canopy trees and 5 low-growing shrubs. The landscape plan meets the requirements of the LCC.
- b. The parking lot perimeter shall be landscaped with a minimum of one plant unit per 100 linear feet. Where the perimeter of the parking lot overlaps with the required transition area, the transition yard requirements apply. The landscape plan meets the requirements of the LCC.

IV. On-site lot coverage and setbacks

Listed below are the standard lot area requirements for a multifamily building in the Residential-6 (R-6) Zoning District:

Front/Street Property Line = 30 feet
Side = 32 feet*
Maximum Impervious Surface Ratio = 0.50**
Maximum Building Height = 45 feet
Units per Acre: 12**

*6 ft. for the 1st unit + 4 ft. for the 2nd unit + 1 ft. for each additional unit

**The maximum impervious surface (0.50) and Units per Acre (12) is calculated by subtraction of the natural resources from the gross site area to calculate a “net site area” of the parcel to establish maximum buildability thresholds. As the net site area is determined to be 2.55 acres, listed below are the standard development thresholds:

Impervious Surface

Maximum allowed	Proposed
1.28 acres (55,625 sq. ft.)	0.98 acres (42,689 sq. ft.)

Hence, if approved, the PUD would require the project to be constructed with 0.98 acres of impervious surface, which is 0.3 acres below the maximum permitted by the Unified Development Ordinance (UDO).

Units per Acre

Maximum allowed	Proposed
30	24

Consequently, if approved, the PUD would require the project to be constructed with six fewer dwelling units than otherwise permitted in the R-6 zone.

The Preliminary Development plan meets the dimensional requirements for the R-6 zoning district.

V. Parking

The LCC requires a minimum of 2 parking spaces per dwelling unit. In addition, for office uses, the Code requires 2.5 spaces per 1,000 sq. ft. of floor area. The first-floor plan indicates approximately 260 square feet of office area. 51 parking spaces are proposed north of the building including 4 accessible spaces, which exceeds the parking requirement. In turn, the PUD, if approved, would require the development to incorporate one additional parking space beyond what is otherwise required by the UDO.

VI. Access

Access to the subject property will be from W. North Lakewood Ln.

VII. Outdoor Lighting

The LCC requires that outdoor lighting shall not exceed 0.50 footcandle at any point on the adjoining property if the subject property abuts residential zoning. Outdoor lighting shall not exceed 1.00 footcandle at any point on the adjoining property where the subject property abuts the right-of-way line. The current plan meets these requirements.

LAKE COUNTY AND EXTERNAL AGENCY COMMENTS

Joel Krause – PBD Engineering Division

- The Engineering Division has no objection to the requested rezoning of the subject property or the Conditional Use Permit for a Planned Unit Development. However, please be advised that there are ongoing Site Development requirements (i.e. Township approval for the direct connection to the existing Township storm sewer) that will need to be addressed at the time of the Site Development permitting.

Ieva Donev – PBD Building Division

- The Building Division has no objection to the request for the rezoning or the Conditional Use Permit for a Planned Unit Development.

Village of Lake Zurich

- The Village of Lake Zurich has confirmed that there is sufficient utility capacity to provide sewer and water for the development.

McHenry Lake Soil and Water Conservation District

- The Natural Resource Information Report Application has been submitted

REZONING RECOMMENDATION

In Staff's opinion, the application meets the map amendment approval criteria specified in the LCC Section 151.047(G)(2) and recommends approval of the rezoning for the following reasons:

1. LCC Section 151.047(G)(2)(a): The proposed amendment is consistent with the stated purpose and intent of LCC Section 151.005.

Comment: See Appendix A, page 16 et seq.

2. LCC Section 151.047(G)(2)(b): The proposed rezoning corrects an error or inconsistency or meets a challenge of some changing condition in the area.

Comment: Chapter 8 of the Framework Plan identified the County as experiencing a shortage of affordable workforce housing. This shortage has persisted and grown since 2004 when the date the Framework Plan was adopted. Further, the 2023 Lake County

Housing Analysis found that the number of new housing units permitted between 2018 and 2023 did not meet demands for new housing units and would not meet long-term demands for housing that were forecasted by the Chicago Metropolitan Agency for Planning (CMAP); the 2023 Lake County Housing Analysis specifically projects that at then-current levels of housing production, by 2027 the demand for affordable units among seniors and families will exceed supply by 1,200 units and 6,700 units respectively. The 2023 Housing Analysis also found that there was a mismatch between the location of new affordable rental housing, primarily being constructed in northern Lake County, and the location of jobs which are primarily located in the central and south Lake County. This mismatch results in longer commutes and increased transportation costs for workers.

The character of development along the Midlothian Rd. corridor has changed since the adoption of the UDO Zoning in 2000. Several multi-family developments including the Wicklow Village townhomes east of Midlothian Rd. and the Cedar Lake Assisted Living facility on Midlothian Rd. to the south of the project site have been approved along the corridor. In addition, recently approved single-family subdivisions, such as Avery Ridge, have been permitted at much higher densities than would be permitted in the County's R-1 zoning district.

The subject property has been underutilized since 2010. Its R-1 zoning has proved to be a barrier to redevelopment. The site is not a preferred location for people interested in developing or purchasing single-family homes on 1-acre lots given its adjacency to an arterial right of way.

3. LCC Section 151.047(G)(2)(c): The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Comment: Rezoning the property to allow for more dense residential development is compatible with the mixed nature of development found along the portion of Midlothian Rd. in which the property is located.

- Properties located along Midlothian Rd. and in the vicinity of the subject property are a mix of single-family and multifamily residential, industrial, and institutional uses. The development of the subject property with a 24-unit apartment building would provide a transition from industrial uses to its east and the single-family homes to its west.
- The proposed structure will be limited to 2 stories, which is consistent with homes in proximity to the subject property. It is proposed to be constructed parallel to Midlothian Rd. with its front façade facing the single-family homes to the north and west.
- Significant landscaping along the lot lines and parking lot is required for the site.
- The 2023 Traffic Impact Study included in the developer's application for site capacity/site plan review found that the road network will not be significantly

impacted by the proposed development of the site and the network will continue to function at acceptable levels of service. The developer is also installing a sidewalk along Midlothian Rd.

- The site is designed to provide 51 parking spaces, which exceeds the requirements of the LCC and, according to a 2023 third-party Parking Demand Memo, exceeds the number of spaces that affordable workforce housing developments would require.
- The stormwater infrastructure has been over-engineered (beyond UDO requirements) to significantly reduce the volume of stormwater runoff that leaves the site while also improving the water quality of the runoff.

4. LCC Section 151.047(G)(2)(d): The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development.

Comment: The subject property will be adequately served by local service providers and existing infrastructure.

- The Village of Lake Zurich has confirmed that there is adequate capacity to serve the development through its water and sewer systems. The Village has approved an ordinance giving access to future users of the site.
- The developer has proposed installing stormwater management infrastructure that exceeds the minimum requirements of the LCC on a site that currently contains no stormwater management infrastructure. The establishment of stormwater management infrastructure will reduce runoff from the site and will reduce the need for the regional stormwater system to accommodate stormwater from the site.
- The 2023 Traffic Impact Study included in the developer's application for site capacity/site plan review stated that the existing road network has capacity to accommodate any additional traffic generated by the proposed development. The study found that while some drivers may experience an increase in wait time during high usage hours such as morning commutes, all adjacent roadways and intersections will operate at acceptable levels of services.
- The proposed new structure will include modern fire suppression systems. The people occupying most units will be predominately working age and are not expected to create service demand which are different than those of the surrounding community.
- The project will generate only a small number of students which can be accommodated by local schools. The development is subject to school and park impact fees which ensure that the new development contributes to the costs associated with the infrastructure and services it needs.

5. LCC Section 151.047(G)(2)(e): The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

Comment: Redevelopment of the site will have minimal impacts on neighboring properties.

- The stormwater infrastructure has been over-designed to significantly reduce the volume of and improve the water quality of stormwater runoff that leaves the site.
- There are no natural resources located on the site. The site currently is covered by lawn and landscaping. It provides little habit for wildlife.
- The proposed structure will be limited to 2 stories which is consistent with homes in proximity to the subject property. It is proposed to be constructed and parallel to Midlothian Rd. and set back from North Lakewood Ln. with its front façade facing the single-family homes to the north. Lighting is designed to be downcast and must meet the LCC standards which minimize light spill over onto adjacent properties.
- Significant landscaping including evergreens along the lot lines and parking lot is required for the site..
- The 2023 Traffic Impact Study included in the developer’s application for site capacity/site plan review stated that the existing road network has capacity to accommodate any additional traffic generated by the proposed development. The study found that while some drivers may experience an increase in wait time during high usage hours such as morning commutes, all adjacent roadways and intersections will operate at acceptable levels of services.

6. LCC Section 151.047(G)(2)(f): The subject property is suitable for the proposed zoning classification.

Comment: The subject property meets the minimum lot area and road frontage for a conforming lot in the R-6 zoning district. It is served by adequate road access and utilities to serve the proposed 24-unit apartment building.

- Review of the proposed site plan conducted by County staff during the capacity/site plan review process has determined that the site can accommodate a 24-unit apartment building, and the requisite parking, landscaping, setbacks and stormwater management infrastructure.
- The site is served by adequate transportation infrastructure to accommodate traffic generated by the development.
- The proposed development is similar in character, including scale/massing, density and use, of other developments located along that portion of the Midlothian Rd corridor in which it will be located.
- The Village of Lake Zurich has stated that the Village’s sewer and water systems have adequate capacity to serve the proposed development.

CONDITIONAL USE PERMIT RECOMMENDATION

In Staff's opinion, the application meets the Conditional Use Approval Criteria specified in LCC Section 151.050(F) and recommends approval of the CUP for the following reasons:

1. LCC Section 151.050(F)(1): The use in its proposed location will be consistent with the stated purpose and intent of LCC Section 151.005.

Comment: See Appendix A, page 16 et seq.

2. LCC Section 151.050(F)(2): The proposed use in its proposed location complies with all applicable standards of this Ordinance, including any applicable use standards of LCC Section 151.112.

Comment: Multifamily housing units are permitted in the R-6 zoning district. The subject property must be rezoned to R-6 to accommodate the proposed PUD. Staff have completed their review of the site plans related to the site capacity/site plan review process and the application meets the technical requirements of that review. If the proposed rezoning and CUP-PUD were approved, the use would be required to comply with all other associated permit requirements.

3. LCC Section 151.050(F)(3): The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Regional Framework Plan.

a) Adjacent property

Comment: The proposed development will include enhanced stormwater management infrastructure, and landscaping which will provide screening from adjacent properties, downcast lighting, and onsite parking exceeding UDO requirements which will minimize its impact on neighboring properties.

b) Character of the neighborhood

Comment: The proposed development is compatible with the character of that portion of the Midlothian Rd corridor in which it is located. The immediate neighborhood is composed of single and multifamily residences and institutional and industrial properties. The development will buffer the more intense non-residential uses from the single-family homes to its north and west.

c) Natural resources

Comment: The site was originally developed with a nursing home facility in 1999. There are no natural resources remaining on the property.

d) Infrastructure

Comment: The Traffic Study provided by the developer states that the site will be adequately served by the adjacent existing public road system. The Village of Lake Zurich stated that the Village's sewer and water systems have the capacity to serve the proposed apartment building. The new stormwater management infrastructure will reduce the volume of runoff that is currently flowing from the site and improve the water quality of that runoff.

e) Public sites

Comment: There are no public sites adjacent to the subject property. The developer will be required to pay a park and recreation areas impact fee.

f) Any other measures affecting public health, safety, or general welfare

Comment: No additional concerns have been identified.

PRELIMINARY DEVELOPMENT PLAN RECOMMENDATION

In Staff's opinion, the proposal meets the standards for Preliminary Plan Approval criteria specified in LCC Section 151.051(C)(7) and recommends approval of the Preliminary Development Plan for the following reasons:

1. LCC Section 151.051(C)(7)(a): The proposed development in its proposed location is consistent with the Regional Framework Plan.

Comment: The Framework Plan identified a shortage of affordable housing in the County. The Plan showed that the shortage had begun before 2000; the 2023 Lake County Housing Analysis shows that the shortage continues today.

Construction of 24 units of affordable workforce housing would meet the Framework Plan and County Code goals of providing decent, sound, sanitary and affordable housing.

The 2023 Housing Analysis also found that there is a significant jobs and housing mismatch in the County. Despite the southern region of the County having the greatest concentration of major employment centers, only 16% of affordable rental units are in that region. The mismatch also burdens workers with additional transportation costs. Locating additional workforce housing in the region near the job centers found along Midlothian Rd, in Lake Zurich and the Rt 12 employment corridor would meet a goal of reducing the jobs/housing mismatch and reduce workers' transportation costs.

Section 8.5.2 of the Framework Plan calls for efficient use of land through infill and redevelopment. The subject property, which contains administrative offices the Housing Authority can efficiently locate elsewhere, is served by a robust road network and has direct access to public sewer and water infrastructure. There are no natural resources remaining on the site. Redeveloping the land would meet this goal.

Section 8.6.1 of the Framework Plan encourages higher density housing to be in areas near existing and programmed public transit, infrastructures, and employment centers. In addition, the proposed development is in alignment with the following County goals:

Section 8.2.3 of the Framework Plan promotes more affordable housing development in communities with a large percentage of upscale housing, and which are also located near transit and employment centers.

LCC Section 151.005(K) calls for managing growth within the unincorporated area of Lake County by concentrating development in areas where adequate sewage and water facilities, roads, and schools now exist or can be provided, and limiting development in areas where these facilities are not adequate

2. LCC Section 151.051(C)(7)(b): The proposed development in its proposed location complies with the PUD standards of LCC Section 151.132.

Comment: **Promotion of Public Health, Safety, and Welfare.** The developer will install new stormwater management infrastructure which will reduce and improve the water quality of stormwater runoff from the property beyond the UDO’s required stormwater threshold. The proposed apartment building will comply with the American with Disability Act requirements and meet all current building and fire codes.

Compatibility with Surrounding Uses. The building will be limited to two-story height, similar to residential structures in the neighborhood. It will be located in a mixed-use corridor with single family and multifamily homes, and industrial and institutional uses. Landscape buffering will be installed to soften the transition between the multifamily and single family uses.

Efficient Use of Land and Infrastructure. The development site is served by an existing roadway network and existing public utilities. It will be developed with stormwater infrastructure. These factors will allow for the efficient use of land that will not burden public infrastructure.

Environmental Protection. The redevelopment occurs entirely upon a previously developed site. No wetlands or natural habitat are disturbed. The PUD design includes stormwater detention infrastructure which mitigates the impact of runoff on downstream properties and improves water quality. Bird-friendly building design standards shall be incorporated into the building’s architectural features.

High-Quality Design. The proposal offers a high-quality design including context-sensitive building orientation, landscaping, and lighting.

Public Benefits.

- improved stormwater performance with the construction of a stormwater management system that exceeds UDO requirements;
- reinvestment in a long-underused property with modern, quality housing;
- implementation of the goals of the Lake County Partners Housing Analysis by creating 24 affordable homes;
- improved safety from a new sidewalk along Midlothian Road that could connect to future adjacent sidewalk improvements;
- increased tax revenues, returning a tax-exempt property to the tax rolls; and
- enhanced aesthetic and environmental quality.

3. LCC Section 151.051(C)(7)(c): The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Regional Framework Plan:

1. Adjacent property

Comment: See Conditional Use Permit Approval Criteria – 3.a, page 11

2. Natural resources

Comment: See Conditional Use Permit Approval Criteria – 3.c, page 12

3. Infrastructure

Comment: See Conditional Use Permit Approval Criteria - 3.d, page 12

4. Public sites

Comment: See Conditional Use Permit Approval Criteria - 3.e, page 12

5. Any other matters affecting the public health, safety, or general welfare.

Comment: See Conditional Use Permit Approval Criteria - 3.f, page 12

APPENDIX A
UDO Purpose and Intent
Section 151.005 of the Lake County, Illinois Code of Ordinances

Staff Note: Some of the listed purpose and intent provisions in LCC Section 151.005 of the Unified Development Ordinance (UDO) are not relevant to this development proposal as they either (a) address the regulatory mechanics of the UDO (such as the classification of the unincorporated area into zoning districts), (b) or address land use or other topics not relevant to the development proposal (such as the elimination of nonconformities). As such, staff's analysis will be confined to those specific purpose and intent provisions that are relevant to the subject application.

Comment: The proposed redevelopment of the property, which will require the property to be rezoned to the R-6 zoning district, is in alignment with the intent of the Chapter 151 Unified Development Ordinance of the LCC and the goals of the Regional Framework Plan. The proposed apartment building will be constructed to meet all current building and fire codes, including compliance with Americans with Disability Act (ADA) mandates. The site will be improved with a sidewalk along N. Midlothian Rd. to improve the safety of pedestrians. It will also be improved with stormwater detention features which exceed the requirements of the LCC

LCC Section 151.005(A). Implementing the Regional Framework Plan: The Framework Plan promotes the construction of affordable workforce housing near employment centers and transit corridors with availability of public sewer and water. The plan also encourages infill development and redevelopment of underused properties.

LCC Section 151.005(C). Regulating and restricting the location and use of buildings, structures, and land for agriculture, natural resource conservation, recreation, trade, industry, residences, and other uses: The site lies within the Midlothian Rd. development corridor which has experienced significant change in land use over the past several decades. It has transitioned from single-family home sites and undeveloped land which had previously been in agricultural use to a mixture of industrial and institutional uses and multi-family developments. The Framework Plan recognizes mixed use transition areas as appropriate for higher density residential developments. These developments act as a buffer between lower density residential and nearby nonresidential uses. Chapter 9 of the Framework Plan also encourages the redevelopment of vacant or underused properties that are adjacent to existing public utilities.

LCC Section 151.005(D). Regulating the intensity of uses and structures through density, intensity, dimensional, and open space standards: The redevelopment proposal was reviewed by County staff as part of the site capacity/ site plan review process. Staff determined the proposed development including the structure, required parking, landscaping, and stormwater infrastructure could be accommodated on the site.

LCC Section 151.00(E): Protecting landowners from any adverse impacts associated with development that occurs in unincorporated Lake County: The proposed redevelopment of the site includes landscaping and stormwater detention improvements which significantly enhance both the esthetics and function of stormwater management on the property. The stormwater detention infrastructure is designed to significantly reduce peak runoff from major storm events and improve the water quality of any water run-off which is released from the site. These design features are a significant improvement beyond the stormwater infrastructure currently located on the site. The redevelopment of the property, while more intense than the existing use, has been designed to minimize its impact on neighboring properties by placing the proposed structure parallel to Midlothian Rd. thereby reducing the visual impact of the structure on the property to its south. The building, with a 2-story height and the residential character of its façade, is intended to match the character of the single-family homes in the vicinity.

LCC Section 151.005(G): Controlling development in areas of sensitive natural resources, in order to reduce or eliminate adverse environmental impacts
and

LCC Section 151.005(H) Protecting the integrity of watersheds: Stormwater detention improvements will reduce and improve the water quality of runoff from the property.

LCC Section 151.005(L): Protecting the tax base by managing growth within unincorporated Lake County. The existing structure, which is exempt from property tax, will be replaced with a new structure and the property will be returned to the tax roll.

LCC Section 151.005(K): Managing growth within the unincorporated area of Lake County by concentrating development in areas where adequate sewage and water facilities, roads, and schools now exist or can be provided, and limiting development in areas where these facilities are not adequate
and

LCC Section 151.005(M): Promoting land use patterns that increase efficiency in service provision and prudent use of fiscal resources and local government expenditures. The site is served by existing transportation infrastructure and will be served by readily available public sewer and water. The Framework plan recognizes that redeveloping properties with existing public infrastructure is more efficient than extending sewer and water into undeveloped areas of the County.

LCC Section 151.005(N): Providing standards for all types of dwelling units to ensure access to decent, sound, sanitary and affordable housing for renters and buyers in accordance with the goals of the Federal Housing Act of 1949, among

which is the provision of adequate zoning to meet a fair share of the region's housing needs
and

LCC Section 151.005(O): Encouraging provision of affordable housing opportunities near employment centers and major transportation facilities. The Framework Plan documented that affordable rental housing located near jobs and transportation was inadequate to meet current and projected demands. In addition, the 2023 Lake County Housing Analysis found that there is a severe lack of affordable workforce rental housing in Lake County, especially in the southern subregion of the County where the project is proposed to be built.

The proposed 24-unit rental property would provide an opportunity for affordable workforce housing for people employed in the Midlothian Rd. and Rt. 12/Rand Rd. employment corridors and its location adjacent to Midlothian Rd. would provide easy access to those corridors.

LCC Section 151.005(P): Ensuring the continued usefulness of all elements of the highway system for their planned function by increasing the safety and free flow of traffic by limiting numbers of intersections and driveways on major roads, while requiring greater connectivity of local streets. The traffic study provided by the applicant found that North Lakewood Ln. and Midlothian Rd. will continue to operate at an acceptable level of service.

LCC Section 151.005(Q): Ensuring protection from fire, flood, and other dangers. PBD Engineering staff have reviewed the proposed stormwater management plan and have confirmed that the proposed stormwater conveyance infrastructure will provide for a significant improvement in the management of stormwater on the property from conditions there today. The new detention basin, which is designed to exceed the Lake County Watershed Development Ordinance requirements, will reduce peak flows and improve water quality of any storm water that flows from the site.

LCC Section 151.005(R): Providing adequate privacy, light, and air. The site design, including the location of the structure on the subject property and the required landscaping, will not impede the flow of air to neighboring properties. Landscaping will provide privacy.