

LAKE COUNTY ZONING NOTICE VAR-001047-2025

WARREN TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Tuesday, February 25, 2025, at the Gurnee Village Hall located at 325 N. O' Plaine Rd., Gurnee, IL on the petition of 18550 Grand Ave LLC, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Increase the maximum allowed Floor Area Factor from 0.30 to 0.54 to allow for the construction of a self-storage facility.

The subject property associated with the application is located at 18600, 18550, and 18520 W Grand Ave Gurnee, IL and is approximately 5.47 acres. Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

PINs: 0707311018, 0707311019, 0707311020

Steven Schwartz of 2207 Patriot Blvd. Glenview, IL 60026 and Michael Siurek of 5514 Lincoln Ave., Suite 200, Lisle, IL 60532 are acting as representatives on behalf of the applicant 18550 Grand Ave LLC, also located at 5514 Lincoln Ave., Suite 200, Lisle, IL 60532.

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12356> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): 18550 Grand Ave LLC - Steven Schwartz

Applicant(s): (if other than owner)

Subject Property: Present Zoning: GC, Present Use: Self - Storage, Proposed Use: Self - Storage, PIN(s): 07-07-311-018, 07-07-311-019, 07-07-311-020, Address: 18550 Grand Avenue, Gurnee, IL, Legal description: See attached. (see deed)

The following variation(s) are requested:

- 1. Increase in Floor Area Ratio (FAR) from the allowed FAR of 0.3 to 0.54.
2.
3.
4.

Explain why this variation(s) is necessary:

To be mindful of the surrounding properties and utilize the property to a feasible extent, expansion of storage is the most logical. However, it does result in a FAR that exceeds the allowable by ordinance.

Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should “make your case” by explaining specifically how your proposed request relates to each of the three criteria below. (Please refer to pages 8-9 of this packet for more information on how to address these criteria).

1. Exceptional conditions peculiar to the applicant’s property:

The property is surrounded by established uses and there are no opportunities for acquisition of more land.
The property is a redevelopment which seeks to use the existing infrastructure without adding burden to the surrounding area via increased traffic or noise. The existing infrastructure includes a building used for car sales and service in addition to large parking lots to support the former use of car sales.
Approximatley 0.73 acres of the site is utilized for public utility easements. The resulting net site area is from the actual site are of 5.48 acres to 4.75 acres. This results in less area when calculating the allowable FAR.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Due to the close proximity of residential and the limited opportunities for utilization of the property being mindful of neighbors,
the continued use of self-storage will result in the least impact to the surrounding area. The utilization of the existing large parking lot areas may be feasible with a small footprint building - such as drive-thru restaurant or retail, however it will result in increased impact to surrounding properties than the proposed use of self-storage.
As a result an increase in FAR is required. It should be noted that the improvements would decrease the overall impervious area and lessen stormwater runoff.

3. Harmony with the general purpose and intent of the zoning regulations:

The proposed additional self-storage building is an expansion of the current use. Overall, the use is non-intrusive to neighbors, results in minimal noise, traffic, and impacts to the surrounding properties. Increased landscaped areas and pervious lawn areas are proposed as part of the improvements.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):		Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	18550 Grand Ave LLC - Steven Schwartz	Name:	Arc Design Resources (Ryan Swanson / Lauren Downing)
Address:	5514 Lincoln Ave Ste 200	Address:	5291 Zenith Pkwy.
State & Zip:	Lisle, IL 60532	State & Zip:	Loves Park, IL 61111
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

Applicant (if other than owner):		Contract Purchaser (if any):	
Name:		Name:	
Address:		Address:	
State & Zip:		State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

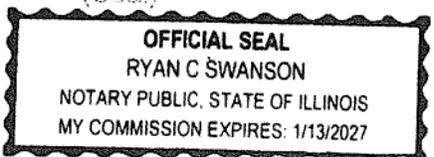
I/We hereby attest that all information given above is true and complete to the best of my/our knowledge

Owner's Signature _____ [REDACTED] _____ *Mh... 9/1*

Signature(s) of contract purchasers (if applicable) _____

I, RYAN C SWANSON a Notary Public aforesaid, do hereby certify that STEVEN SCHWARTZ personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 2-11-25 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 11th day of FEBRUARY, 2025

My Commission expires 1-13-2027



WARRANTY DEED

MAIL TO:
18550 Grand Avenue LLC
5514 Lincoln Avenue, Suite 200
Lisle, IL 60532

NAME AND ADDRESS OF TAXPAYER:
18550 Grand Avenue LLC
5514 Lincoln Avenue, Suite 200
Lisle, IL 60532

RECORDER'S STAMP

THE GRANTOR Rohrman General, L.L.C., an Indiana Limited Liability Company, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to 18550 Grand Avenue LLC, an Illinois Limited Liability Company

all interest in the following described Real Estate in the County of Lake, in the State of Illinois, to wit:

PARCEL 1:

THE WEST 260 FEET OF THE EAST 935 FEET OF LOT "B" IN GRANDWOOD PARK UNIT 1, BEING A SUBDIVISION OF THE SOUTH 1600 FEET OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND OF THE SOUTH 1350 FEET OF LOT 1 IN THE SOUTHWEST 1/4 ALL IN SECTION 7, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1960 AS DOCUMENT 1058518, IN BOOK 35 OF PLATS, PAGE 7, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOT "B"(EXCEPT THE EAST 935 FEET THEREOF) IN GRANDWOOD PARK UNIT 1, BEING A SUBDIVISION OF THE SOUTH 1600 FEET OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND OF THE SOUTH 1350 FEET OF LOT 1 IN THE SOUTHWEST 1/4, ALL IN SECTION 7, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1960 AS DOCUMENT 1058518, IN BOOK 35 OF PLATS, PAGE 7, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 225 FEET OF THE EAST 675 FEET OF LOT "B" IN GRANDWOOD PARK UNIT 1, BEING A SUBDIVISION OF THE SOUTH 1600 FEET OF THE WEST 1/2 OF THE SOUTH EAST 1/4 .AND OF THE SOUTH 1350 FEET OF LOT 1 IN THE SOUTHWEST 1/4 ALL IN SECTION 7, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1960 AS DOCUMENT 1058518, IN BOOK 35 OF PLATS, PAGE 7, IN LAKE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 07-07-311-019(PARCEL 1), 07-07-311-018(PARCEL 2), 07-07-311-020(PARCEL 3)

Commonly known as: 18600 West Grand Avenue, Gurnee, Illinois 60031

Subject to: Real Estate taxes for 2021 and subsequent years; special assessments confirmed after the date of this deed; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances;

easements for public utilities; public roads and highways and easements pertaining thereto; existing annexation agreement and/or development agreements; and declaration of covenants.

DATED:

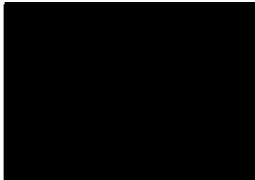


Robert V. Rohrman, Jr., Manager
Rohrman General, L.L.C., an Indiana Limited Liability Company

STATE OF In)
County of Montgomery

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Robert V. Rohrman, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be a Manager of Rohrman General, L.L.C., appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of December, 2021.



Public



NAME AND ADDRESS OF PREPARER:
Law Offices of Thaddeus M. Bond, Jr. & Associates



COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Signature

Billing Contact Information:

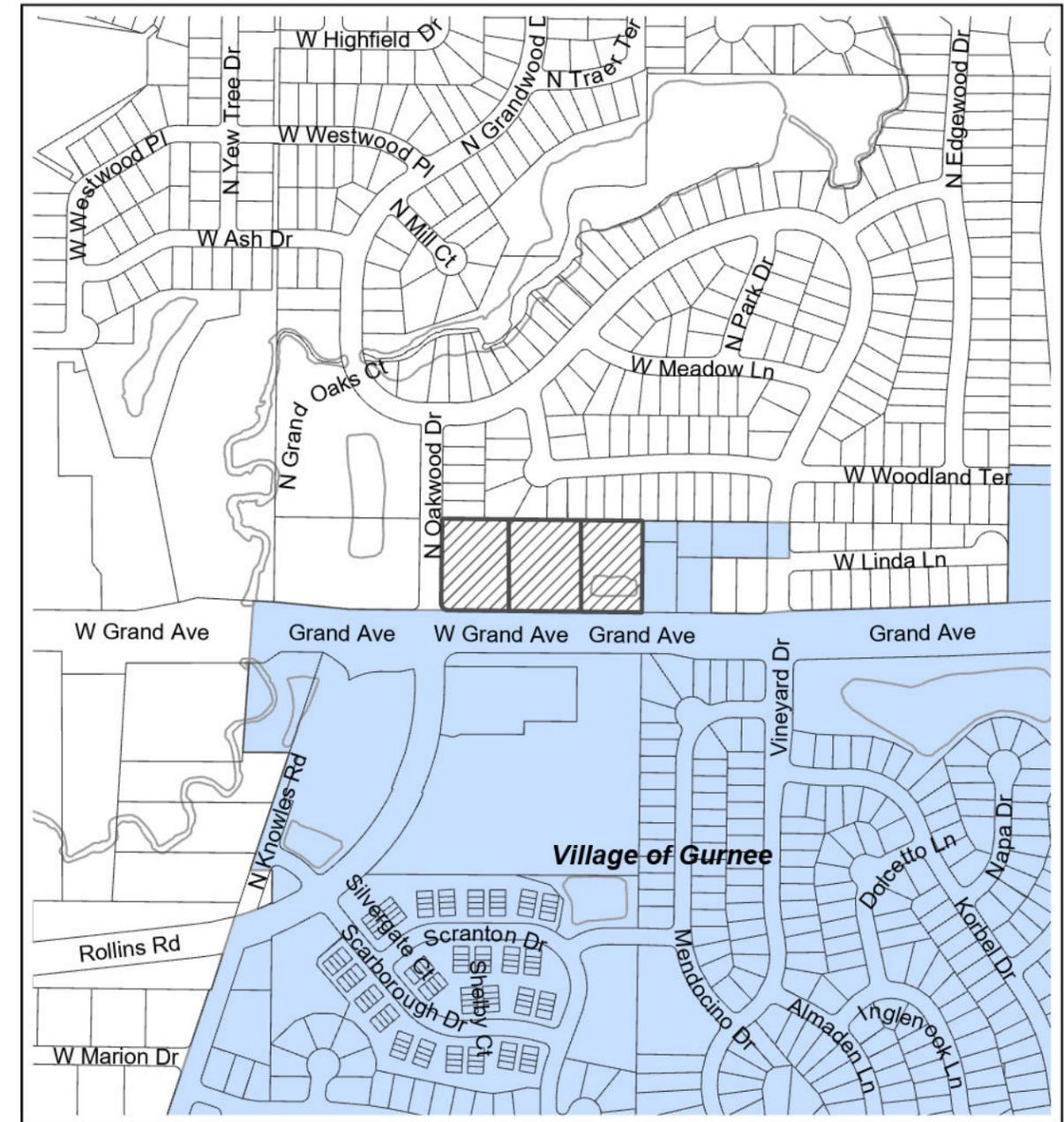
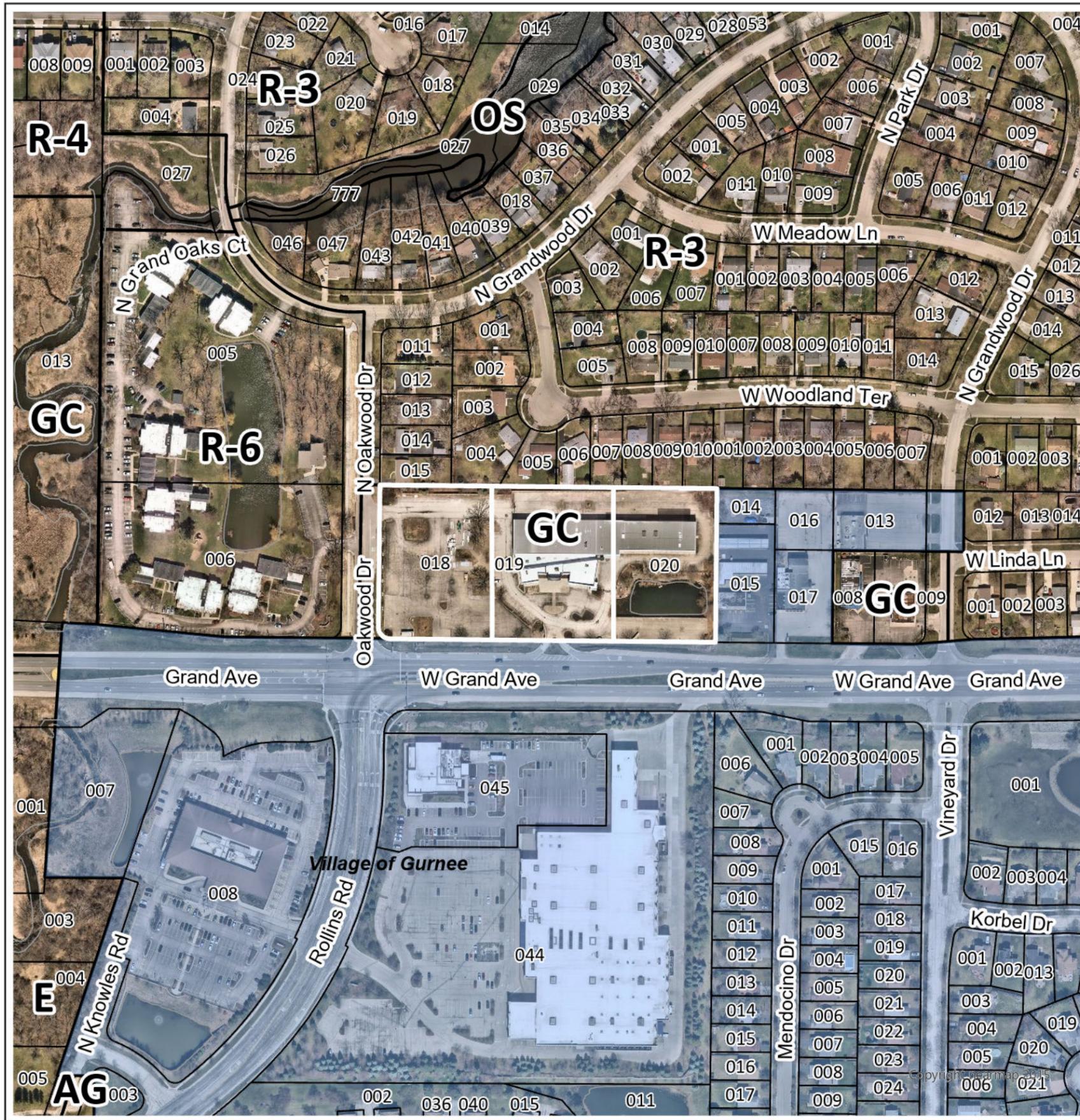
Steven L. Schwartz

Print Name

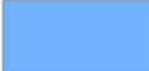


Phone Number

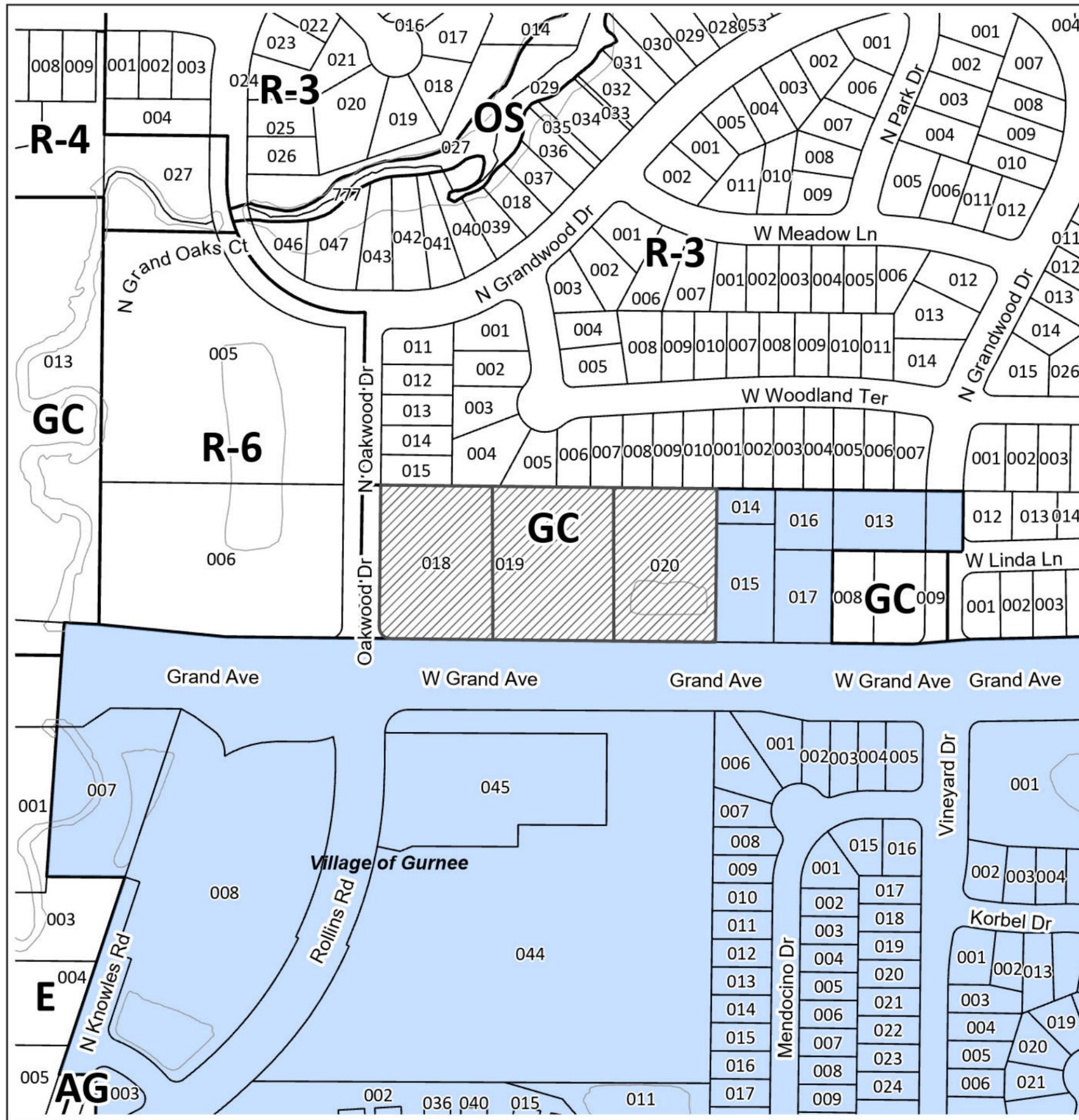
THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



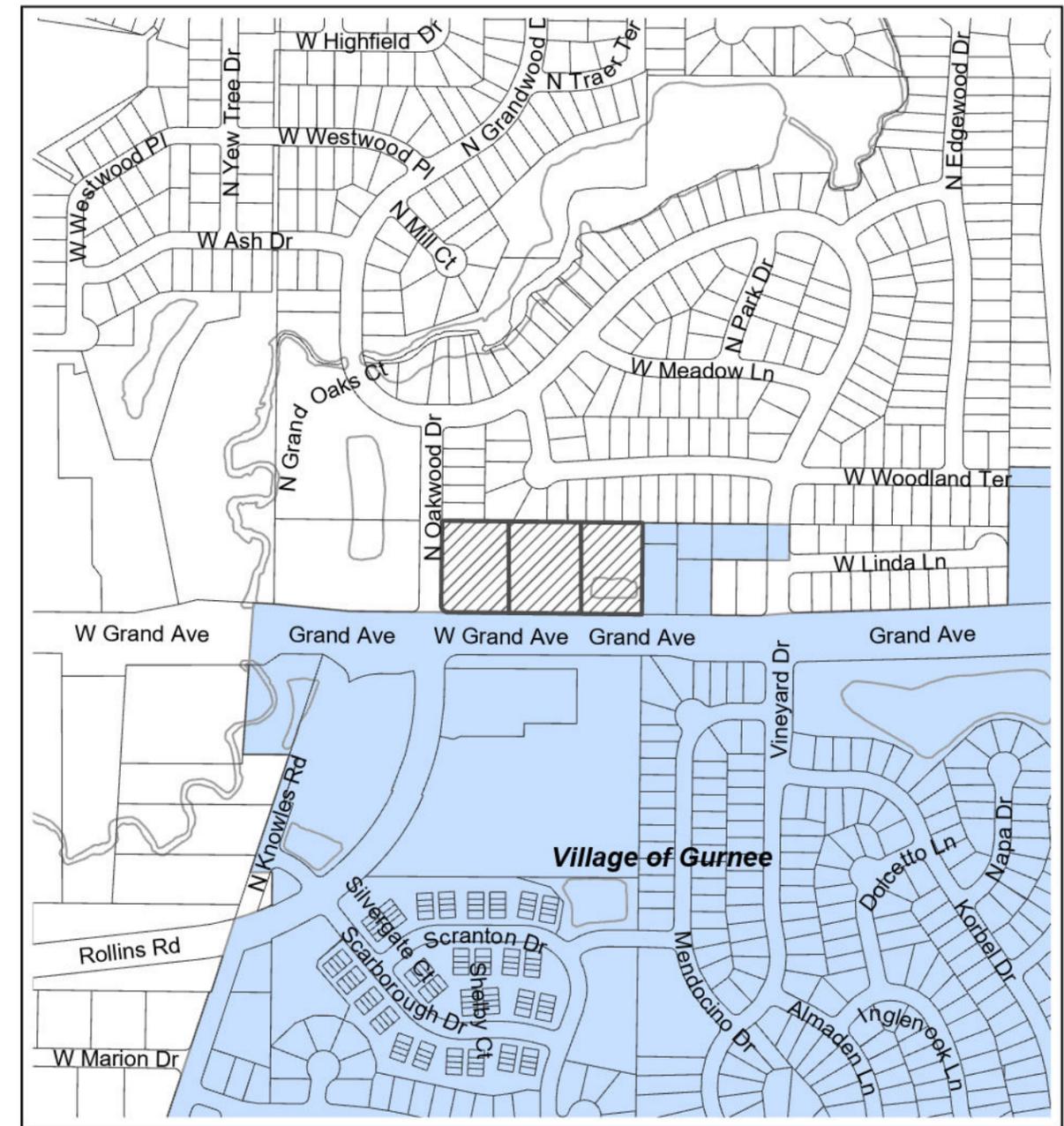
Zoning Board of Appeals
 Case # CUP-001046-2025
 and VAR-001047-2025

 Incorporated Lake County  Subject Parcel

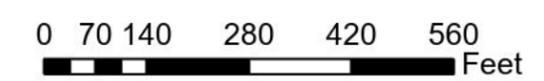


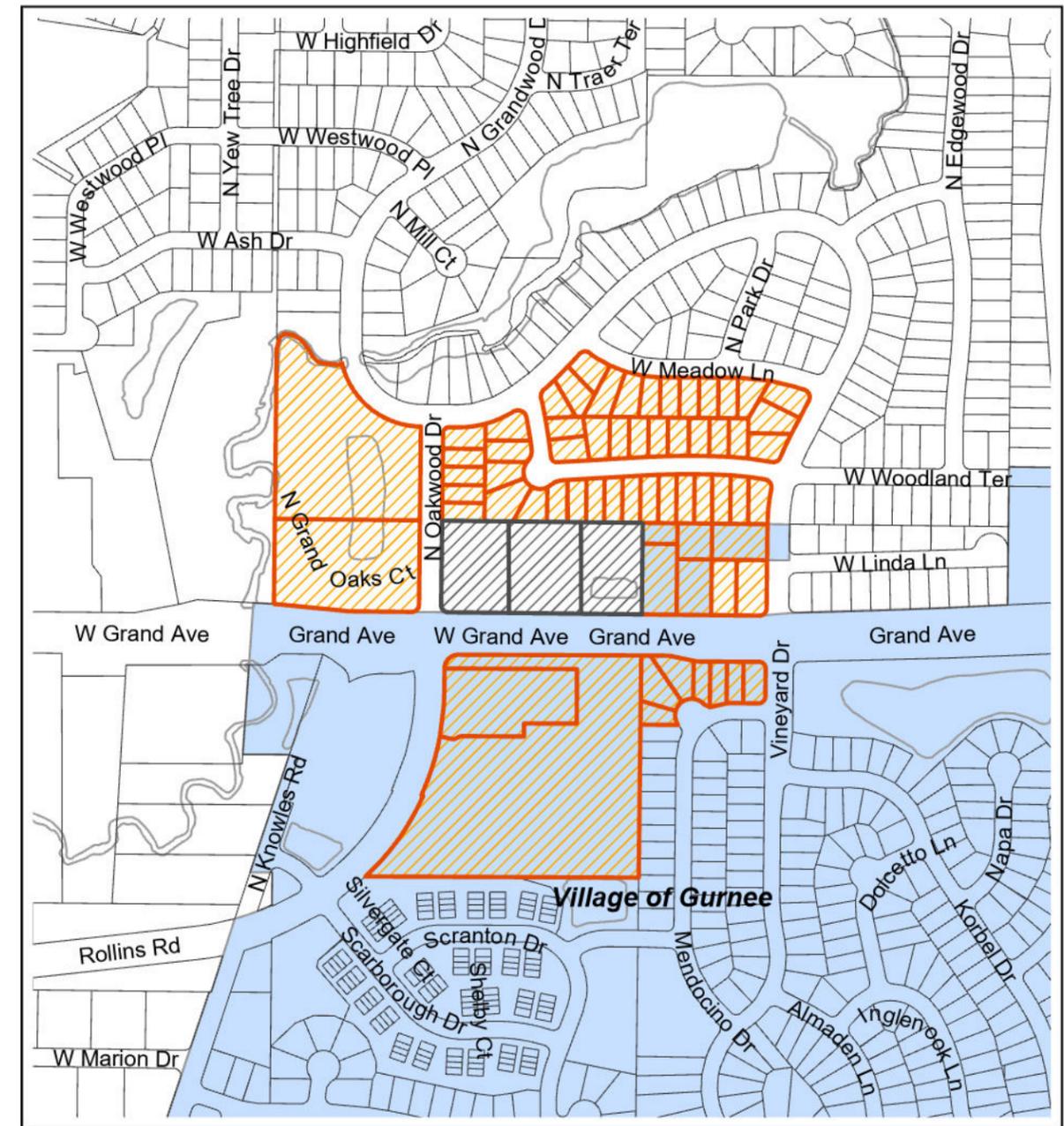
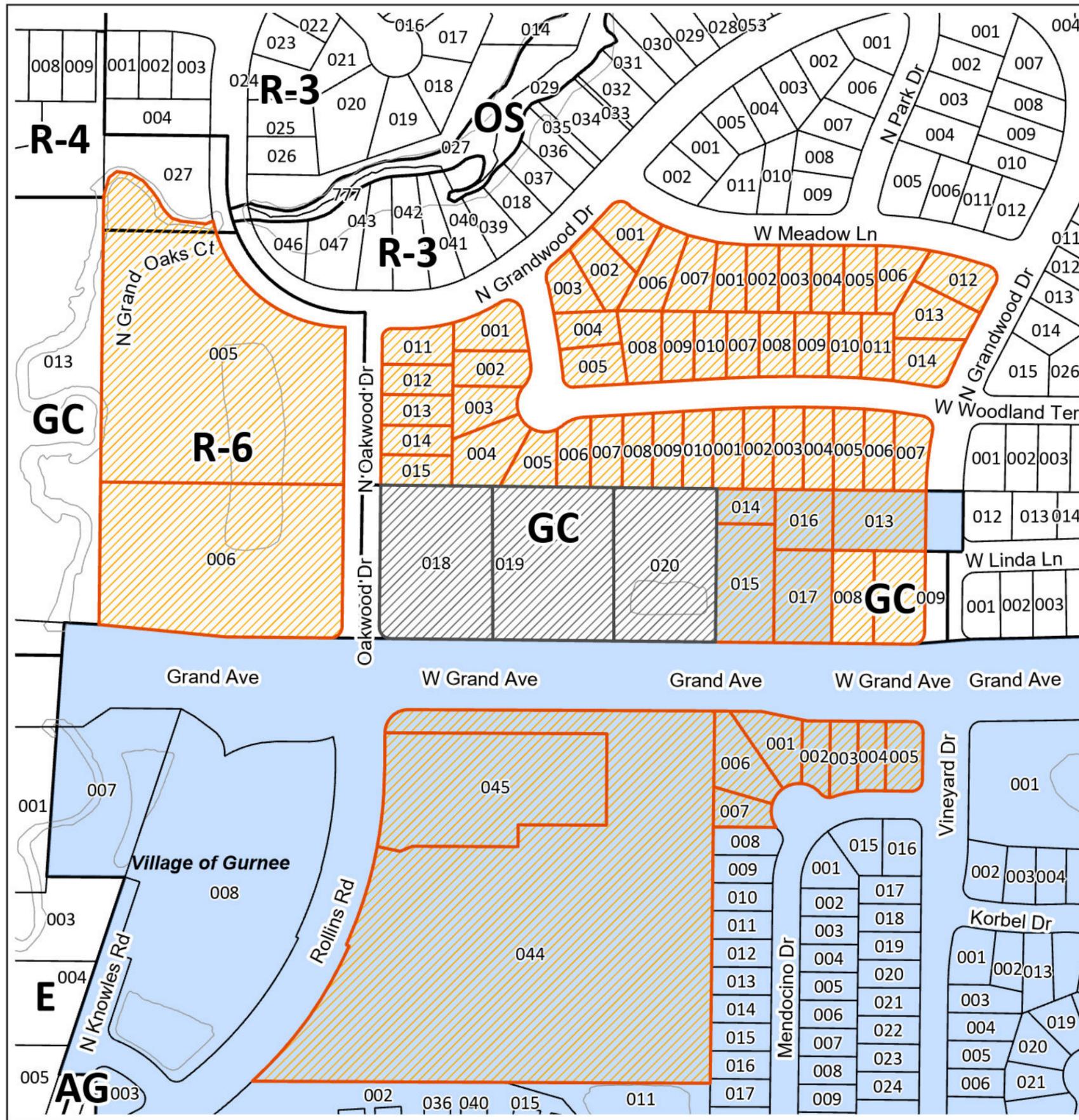


Incorporated Lake County
 Subject Parcel

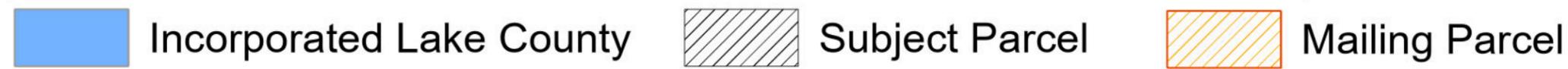


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ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNERS NAME

SELF-STORAGE EXPANSION

18550 GRAND AVE LLC
GURNEE, IL
LAKE COUNTY
PIN 07-07-3110-18, 07-07-3110-19,
07-07-3110-20
STEVEN SCHWARTZ
18550 GRAND AVE LLC
GURNEE, IL
847-867-7200

CONSULTANTS

ISSUED FOR

1.	AGENCY REVIEW	09-27-2024
2.	AGENCY REVIEW	10-16-2024
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REVISIONS

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SHEET TITLE

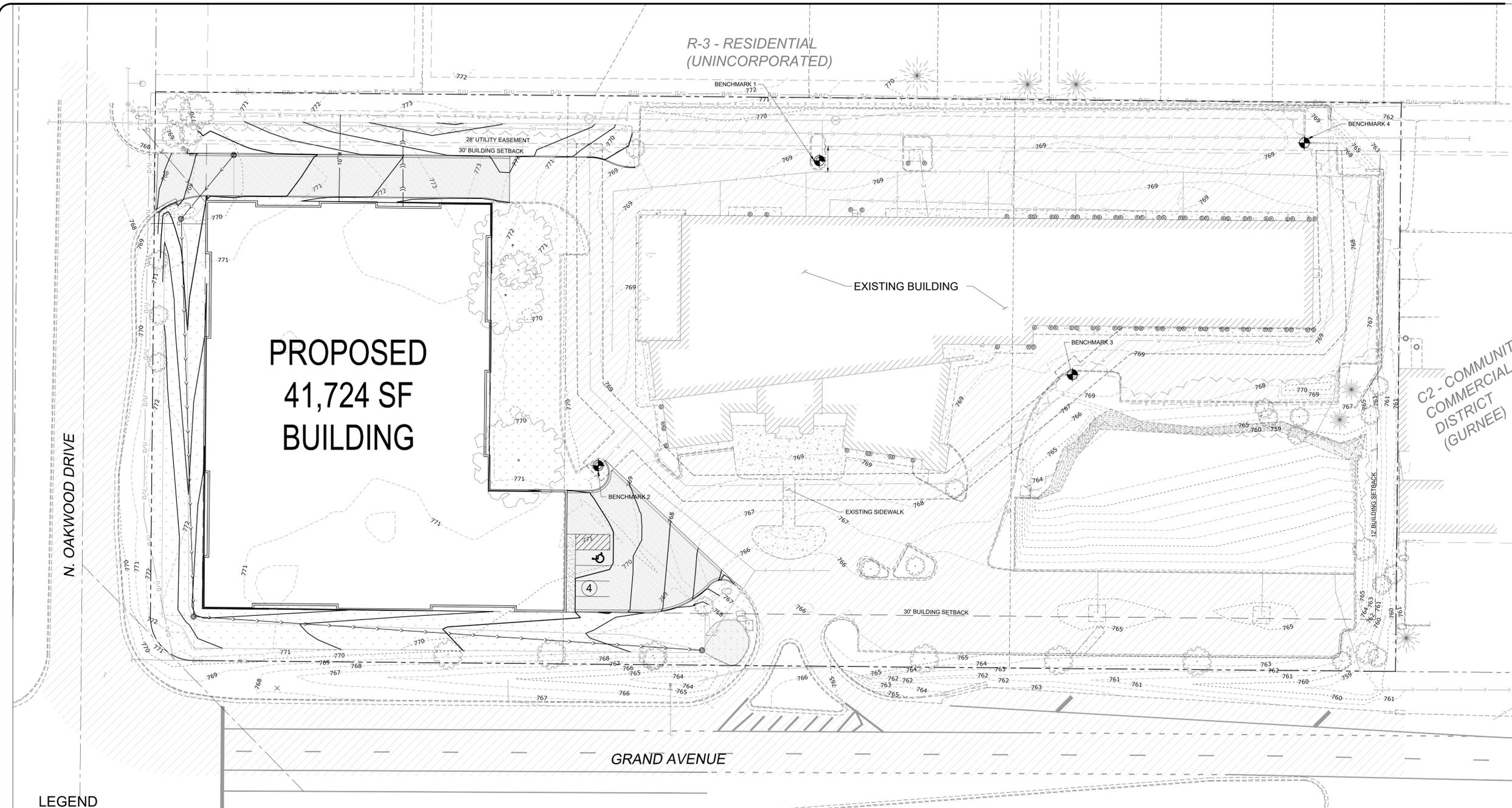
OVERALL SITE PLAN

DRAWN	LAR
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

21038

C02



LEGEND

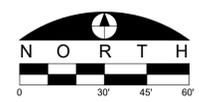
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	LOT LINE		EXISTING CONTOUR LINE		EXISTING STORM SEWER INLET/MANHOLE
	EXISTING RIGHT-OF-WAY		PROPOSED ASPHALT PAVEMENT		PROPOSED STORM SEWER INLET/MANHOLE
	SETBACK LINE		EXISTING ASPHALT PAVEMENT		EXISTING SANITARY SEWER MANHOLE
	CENTERLINE		EXISTING BUILDINGS AND APPURTENANCES		BENCHMARK
	EXISTING EASEMENT LINE		PROPOSED BUILDINGS		EXISTING LIGHT POLE
	EXISTING CURB AND GUTTER		EXISTING GRAVEL		EXISTING UTILITY POLE AND GUY WIRE
	EXISTING EDGE OF PAVEMENT		PROPOSED GREENSPACE		EXISTING AIR CONDITIONER
	PROPOSED CURB AND GUTTER		PROPOSED CONCRETE SIDEWALK		EXISTING ELECTRICAL TRANSFORMER OR METER
	PROPOSED EDGE OF PAVEMENT		PROPOSED PARKING STALLS AND STRIPING		EXISTING BOLLARD
	EXISTING FENCE		BENCHMARK		"TYPICAL" FOR ALL SIMILAR ITEMS
	EXISTING ROAD STRIPING				EXISTING WATER UTILITIES
	EXISTING SANITARY SEWER				EXISTING WATER WELL
	EXISTING STORM SEWER				EXISTING SIGN
	PROPOSED STORM SEWER				NUMBER OF PROPOSED PARKING SPACES IN A ROW
	EXISTING WATER TO REMAIN				
	EXISTING TELEPHONE UTILITIES TO REMAIN				
	EXISTING UNDERGROUND ELECTRICAL TO REMAIN				

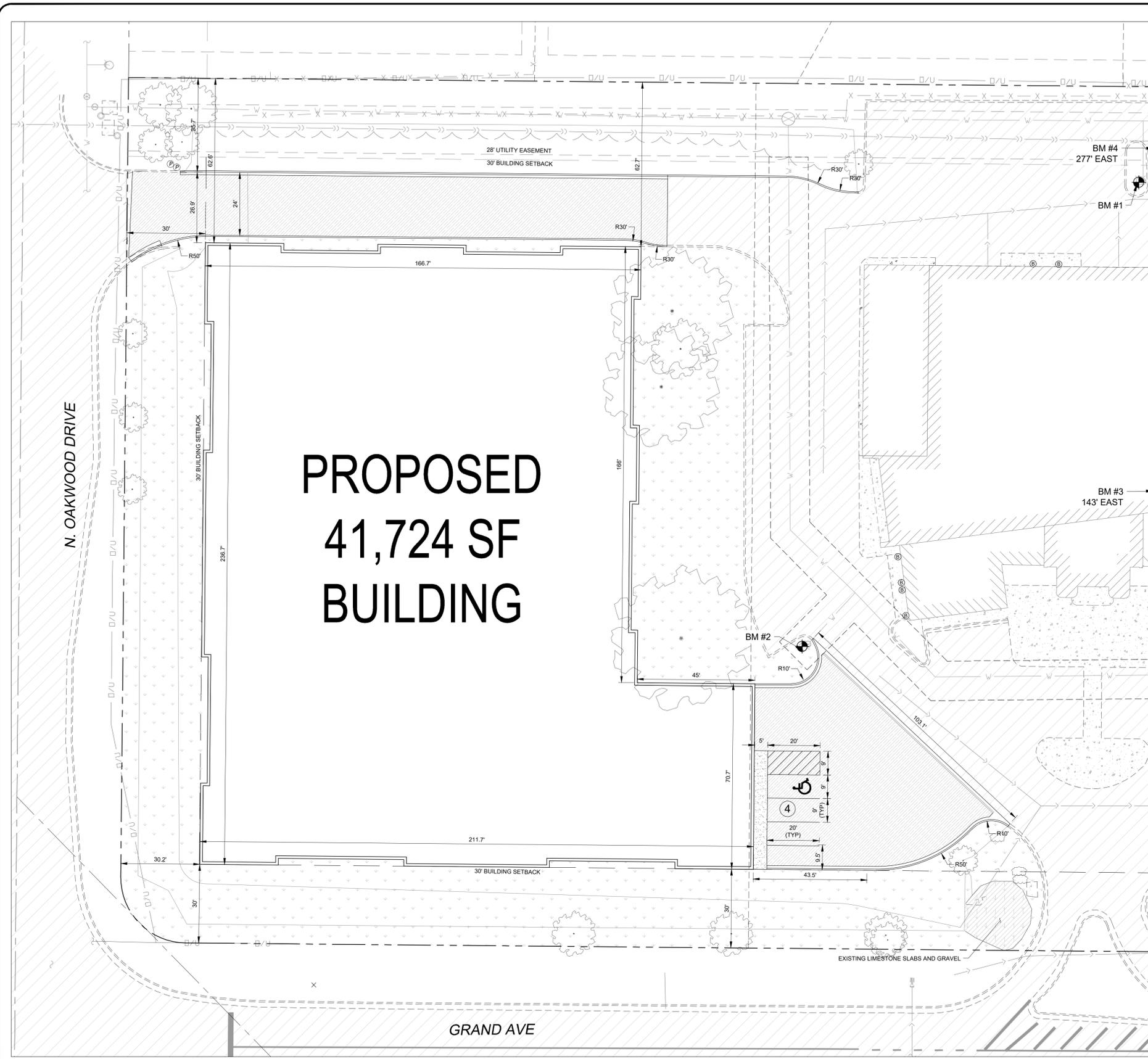
PARKING TABLE

NUMBER OF PARKING STALLS REQUIRED	0 Stalls
- Self Service Storage	1 / 1,000 sf
- Retail/Office (1,075sf)	
NUMBER OF PARKING STALLS PROPOSED (9' x 18')	4 (1 - A.D.A.)

BENCHMARKS

	ELEVATION (NAVD88)
BENCHMARK 1 TOP OF BURY BOLT FIRE HYDRANT LOCATED NORTH OF EXISTING BUILDING	771.80
BENCHMARK 2 TOP NW BOLT OF FIRE HYDRANT LOCATED SW OF EXISTING BUILDING	770.85
BENCHMARK 3 TOP SW BOLT OF FIRE HYDRANT LOCATED SOUTH OF EXISTING BUILDING	769.60
BENCHMARK 4 LOCATED AT NE CORNER OF SITE - X CUT IN CURB	768.66





LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- EXISTING FENCE
- ⬤ LIGHT POLE AND FIXTURE
- ♿ PROPOSED ADA PARKING SPACE
- ④ NUMBER OF PROPOSED PARKING SPACES IN A ROW
- ▭ PROPOSED PARKING STALLS
- ▭ EXISTING CONCRETE PAVEMENT
- ▭ PROPOSED CONCRETE SIDEWALK
- ▭ EXISTING ASPHALT PAVEMENT
- ▭ PROPOSED ASPHALT PAVEMENT
- ▭ EXISTING BUILDINGS AND APPURTENANCES
- ▭ PROPOSED BUILDING
- ▭ PROPOSED TURF AREA

PARKING TABLE

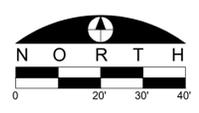
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SITE AREA TABLE

IMPERVIOUS AREA - EXISTING (ALL CONSTRUCTED BETWEEN NOV. 1992 AND APRIL 1, 2009)	196,891 SF (4.52 AC)
IMPERVIOUS AREA - PROPOSED	175,433 SF (4.02 AC)
PERVIOUS AREA - EXISTING	57,278 SF (1.31 AC)
PERVIOUS AREA - PROPOSED	26,794 SF (0.61 AC)
GROSS SITE AREA	238,621 SF (5.48 AC)
IMPERVIOUS SITE RATIO - EXISTING / PROPOSED	0.82 = 82% / 0.73 = 73%
FLOOR AREA - EXISTING	68,495 SF (1.57 AC)
FLOOR AREA - PROPOSED	41,724 SF (0.95 AC)
FLOOR AREA RATIO - EXISTING / PROPOSED	0.29 = 29% / 0.46 = 46%

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BENCHMARK 4 LOCATED AT NE CORNER OF SITE - X CUT IN CURB	768.66



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REVISIONS

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SHEET TITLE

SITE PLAN

DRAWN	LAR
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

21038

C06