

# INFORMATION PAPER



October 28, 2020  
Planning, Building and Development  
Eric Waggoner

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## **SUBJ: STORE MORE – FINAL DEVELOPMENT PLAN - CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT**

### **Background:**

- Timothy James, record owner and the future proprietor of the proposed *Store More* business, submitted applications for a rezoning and a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Development Plan to allow a self-service storage business for indoor personal storage and the indoor/outdoor storage of boats and recreational vehicles. The subject parcel, currently in the Residential-1 (R-1) zoning district and containing approximately 23 acres, is located at 25250 W. Old Rand Road, Wauconda, Illinois.
- On July 29, 2020, the Public Works, Planning and Transportation (PWPT) Committee recommended approval of the applicant's requests to rezone the parcel from the R-1 zoning district to the GC zoning district and for the CUP for a PUD and the PUD Preliminary Development Plan to the County Board, subject to conditions. Conditions were related to the execution of permanent restrictive covenant for natural resources and open space preservation, wetlands enhancement, and compliance with sign standards.
- On August 11, 2020, the County Board approved the Conditional Use Permit for a Planned Unit Development (PUD) Preliminary Development Plan to allow a self-service storage business for indoor personal storage and the indoor/outdoor storage of boats and recreational vehicles; and rezoning from Residential-1 (R-1) to General Commercial (GC), contingent upon the approval of the Final Development Plan by the PWPT Committee.

### **Analysis:**

- Due to the property's natural site conditions, the applicant has concentrated the proposed development on the southern half of the property. As a result, the proposed site layout reduces impacts to the wetlands and woodlands that occupy most of the northern half of the property. Highlights of the proposed development include preservation of approximately 61% of the site in permanent open space; stormwater management and water quality improvements; mitigation and protection of existing wetlands; and mitigation, protection and reforestation of the existing woodlands.
- The proposed Final Development Plan includes completion of the following documents:
  - Natural Resource Management Plan
  - Declaration of Open Space
  - Transition Yard Agreement
  - Cost Estimate
  - Access Approval
- Following the Board's action on the applicant's request in August, staff has completed review of the PUD Final Plan documents. Based on this review, staff has determined the PUD final development plans and associated documents meet the requirements for approval.
- Per the Lake County, Illinois Code of Ordinances, the rezoning and CUP will become effective only if the PWPT Committee approves the PUD Final Development Plan, which is the final step in the process.

### **Next Steps:**

- Committee action is required on the Final Development Plan by the PWPT Committee. Approval of the PUD Final Development Plan for the indoor/outdoor self-service storage business will allow the applicant to proceed to the site development and building permit stage of the development process.

**SUBJ: STORE MORE – REZONING – CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT**

COORDINATION & ALIGNMENT	Staff Coordination	Strategic Initiatives		2019 Strategic Goals			2019 Strategic Themes																				
	✓ CAO	✓ PB&D	✓ SAO	✓ Wauconda Township Highway Dept.	✓ IDNR	✓ McHenry – Lake Co. S & WCD	✓ Lake County Forest Preserve District	✓ Lake County Health Dept.	✓ Lake County SMC	✓ Lake County Engineering & Environmental Services.	Regional Leadership	Fiscal Responsibility	Exceptional Service and Operational Excellence	Public Safety & Justice	Econ. Opportunities	Infrastructure	Sustainable Enviro.	Build Healthy Communities	Inter-Org. Coop.	Quality of Life	Econ. Development	Infrastructure	Enviro. Sustain.	Sustainability	County Branding	Mental Health	Specialty Funding