



Zoning Board of Appeals

Gregory Koeppen
Chair

500 W. Winchester Road, Suite 101
Libertyville, Illinois 60048
Phone 847-377-2600
Fax 847-984-5608
Email pbdzoning@lakecountyil.gov

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

FROM: Brad Denz, Senior Planner
Lake County Department of Planning, Building and Development

CASE NO: #000672-2021

REQUESTED ACTION: Increase the maximum allowed impervious surface ratio from 0.60 to 0.76 for a parking lot expansion.

HEARING DATE: July 8, 2021

GENERAL INFORMATION

APPLICANTS: Castle Star Realty, LLC, record owner

OF PARCELS: One

SIZE: 1.16 acres, per Lake County Maps Online

LOCATION: 28392 N. Ballard Rd., Lake Forest, Illinois
P.I.N. 11-24-302-017

EXISTING ZONING: Limited Industrial (LI)

EXISTING LAND USE: Indoor sports club / shooting range with parking lot

PROPOSED: Parking lot expansion

SURROUNDING ZONING / LAND USE

North, Northeast
West, South: Limited Industrial (LI) / Various Nonresidential Uses

Southeast: Limited Industrial (LI) / Vacant

COMPREHENSIVE PLANS

LAKE COUNTY: Industrial

DETAILS OF REQUEST

ACCESS: The property takes access from two access point on Ballard Road on the north and southeast side of the property.

CONFORMING LOT: The subject property is a conforming lot in the Limited Industrial zoning district.

FLOODPLAIN / WETLAND: The subject property is not located in a floodplain or wetland.

SEWER AND WATER: The property is currently served by public sewer and water.

ADDITIONAL STAFF COMMENTS

Lake County Public Works – Comments by Brittany Sloan

Lake County Public Works has no objection to the requested variance.

Lake County Environmental Engineering Division - Comments by Joel Krause

This Division has reviewed ZBA Case VAR-000672-2021 with the following comments:

1. The Engineering Division has no objection to the requested variance. Note, however, that a Site Development Permit will likely be required for the new impervious surface area (and any other associated development) that is to be proposed on the parcel.

Lake County Building Division – Comments by Bob Springer

The Building Division has no objection to the granting of this request.

RECOMMENDATION

Staff recommends approval. In our opinion, the request meets the required standards of Section 151.056 (C)(4) for variances in the following manner:

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

Comment: Prior to the adoption of the Unified Development Ordinance (UDO) in 2000, an impervious surface ratio (ISR) of 0.75 was permitted for industrially zoned properties. This industrial park (Bradley Road Industrial Park Subdivision, Unit 2, platted May 6, 1980) is served with storm sewers and a common detention area which was designed to accommodate an ISR of 0.75. Based on the aerial photography and site inspection, it appears that most of the improved lots in the industrial park have a greater ISR than the subject property. These factors comprise an exceptional condition that support the variation.

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

Comment: As stated above, the UDO limiting the ISR to 0.6 for LI zoned property was adopted after the industrial park was approved with a stormwater management system designed for an overall ISR of 0.75. Many of the other businesses in the industrial park have taken advantage of historical ISR limit of 75% and the industrial park's pre-existing stormwater management system either through development prior to 2000 or development/expansion thereafter through the variance process. Denial of the applicant's variance request would impose a singular hardship on the applicant's business.

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

Comment: The approval of this variation will allow the subject property to be built out with an ISR that is in keeping with the ratio in effect at the time the stormwater management system was designed and approved. The additional parking area will reduce the number of vehicles parking along Bradley Road and allow the subject property to be developed to an extent similar to other properties in the vicinity. Utilizing the capacity of the stormwater management system as designed is in keeping with the purpose and intent of the zoning regulation. The approval of this variation request would not have a negative effect upon adjacent properties, and ultimately, a denial would not serve any significant public interest.

RECOMMENDED CONDITION

In the event the Board grants the variation of the proposed increase of impervious surface, staff recommends that it be consistent with the site plan of ZBA application #000672-2021.