



Zoning Board of Appeals
Gregory Koeppen
Chair

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March 6, 2023

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

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

CASE NO: CUP-000847-2023

REQUESTED ACTION: Conditional Use Permit to allow for the establishment of a vehicle (automobile) repair facility in an existing commercial building.

HEARING DATE: March 9, 2023

GENERAL INFORMATION

OWNER: Millwood Holdings LLC, record owner

OF PARCELS: One

SIZE: 0.59 Acres, per Lake County Maps Online

LOCATION: 19 SKOKIE VALLEY RD LAKE BLUFF, IL

PINs: 1219208001

EXISTING ZONING: General Commercial (GC)

EXISTING LAND USE: Vacant commercial building, formerly a gutter contracting business

PROPOSED LAND USE: Vehicle (automotive) repair facility

SURROUNDING ZONING / LAND USE

NORTH:	Village of Lake Bluff/Commercial
WEST:	Residential-6 (R-6)/multi-family apartments
SOUTH:	GC/Commercial
EAST:	Nursery and Railroad right-of-way

COMPREHENSIVE PLANS

LAKE COUNTY:	Retail/Commercial
MUNICIPALITIES WITHIN 1 ½ MILES:	Village of Lake Bluff: Commercial Village of Green Oaks: Commercial City of North Chicago and City of Lake Forest: None designated.

DETAILS OF REQUEST

ACCESS:	The subject property is accessed from Skokie Valley Rd.
CONFORMING LOT:	The subject property is a conforming zoning lot in the GC district.
WETLAND/FLOODPLAIN:	The subject property contains no floodplain or mapped wetlands.
SEWER AND WATER:	The subject property is served by North Shore Water Reclamation District sewer. Water is provided by private well.

LAKE COUNTY AND EXTERNAL AGENCY COMMENTS

McHenry – Lake County Soil & Water Conservation District – Ryan Bieber

- The McHenry-Lake County SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report.

Lake County Health Department

Arnie Rapa – Environmental Health

- The Health Department has no objections to this Conditional Use Permit request.

Lake County Building and Engineering Division
Joel Krause – Engineering

- Environmental Engineering has no objections to this Conditional Use Permit request.

Ieva Donev – Building

- Building Division has no objections to the conditional use permit. Applicant must submit for the building permit and obtain the certificate of occupancy. Additional information addressing items from the pre-inspection shall be submitted with the permit application. Specifications shall address requirements for establishing new use within the existing building concerning plumbing, ventilation, electrical, and life and safety requirements.

ADDITIONAL COMMENTS

- The property was previously used for a roof gutter contracting business. The sole structure located on the property was constructed in 1998.
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RECOMMENDATION FOR CONDITIONAL USE PERMIT

Staff recommends approval of the proposed Conditional Use Permit subject to the Conditions on the final page of this report. The request will meet the criteria for a Conditional Use Permit in the following manner:

Conditional Use Approval Criteria – Section 151.050 (F)(3)

1. The use in its proposed location will be consistent with the stated purpose and intent of Section 151.005.

Comment: The requested CUP for the subject property is consistent with the purpose and intent of Ordinance to protect the health, safety, and general welfare of existing and future residents. The property is zoned General Commercial (GC), which is intended to accommodate commercial uses. Further, it is designated for Retail/Commercial uses under the Future Land Use map. The subject property is served by adequate infrastructure including public sewer and has existing access onto Skokie Valley Rd. It will not pose any adverse impacts on surrounding properties.

2. The proposed use in its proposed location complies with all applicable standards of this Chapter, including any applicable use standards of Section 151.112.

Comment: The proposed use complies with all requirements of Chapter 151 of the Lake County Code as demonstrated by the site plan submitted with the application.

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 property to the north of the site is in the Village of Lake Bluff and is a developed with similar commercial uses. To the west, the parcel is zoned R-6 and is developed as an apartment building. The property to the south is in the GC zoning district and is developed with similar uses including two auto repair shops. A narrow strip of property directly to the east is occupied by a nursery. To its east is a railroad right-of-way in the Village of Lake Bluff.

b) Character of the neighborhood

Comment: The character of the surrounding area is primarily commercial with a residential development to its west. The intensity of the proposed vehicle repair use is similar to other commercial uses on Skokie Valley Rd.

c) Natural resources

Comment: The proposed project complies with all regulations which will mitigate any significant negative impact to natural resources.

d) Infrastructure

Comment: There will not be an impact on infrastructure. The property is served North Shore Water Reclamation District sewer and a private well.

e) Public sites

Comment: There are no public sites in close proximity to the subject property.

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

Comment: The use is required to comply with all ordinance requirements, the requirements of other permitting agencies, and any appropriate conditions applied by the Zoning Board of Appeals as part of the CUP. Granting the CUP will not have a substantial negative impact on public health, safety, or general welfare.

RECOMMENDED CONDITIONS FOR CUP #000847-2023

1. The development of the site shall be consistent with the proposed architectural plans.
2. The outdoor storage or parking of vehicles shall meet the requirements of Section 151.112 (AAA) Vehicle R (2) Operational requirements of the Lake County Code.

3. In the event the applicant desires to expand the business operation in the future, the applicant must adhere to Section 151.050(I) of the Lake County Code (LCC). Section 151.050(I) of the LCC states, "The establishment of accessory uses and structures that do not exceed 25% of the existing floor area ratio or 30% of the existing impervious surface ratio shall be authorized by the Planning, Building and Development Director, except in those cases that, in the opinion of the Planning, Building and Development Director, may have a potential significant impact on the surrounding properties. If the above percentages are exceeded, the Zoning Board of Appeals shall be authorized to allow the establishment of accessory uses and structures for delegated conditional use permits".