



**Lake County Central Permit Facility**  
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May 7, 2015

TO: George Bell, Chairman  
Lake County Zoning Board of Appeals

FROM: Patrick Tierney, Principal Planner  
Lake County Department of Planning, Building, and Development

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CASE NO: 7086

REQUESTED ACTION: Variance from Table 151.125(4) of the Lake County, Illinois Code of Ordinances to increase the maximum permitted impervious surface ratio in the Agricultural District from 0.20 to 0.44.

HEARING DATE: May 14, 2015

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#### **GENERAL INFORMATION**

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OWNER: Fremont Township

# OF PARCELS: One

SIZE: 4.94 acres

LOCATION: 22376 W. Erhart Road, Mundelein, IL 60060  
22385 W. Illinois Route 60, Mundelein, IL 60060  
PIN: 10-16-200-007

EXISTING ZONING: AG – Agricultural

EXISTING LAND USE: Fremont Township government services center consisting of the Fremont Township Hall and the Fremont Township Highway Department.

PROPOSED LAND USE: The Township is proposing the following improvements to their existing government facilities: 1.) construction of a township highway department storage building, 2.) modification of the interior access roadway and vehicle staging area, and 3.) to allow for future expansion of township facilities.

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**SURROUNDING ZONING / LAND USE**

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NORTH: AG/Vacant agricultural land

SOUTH: AG/ St. Mary’s of the Annunciation Church, school and cemetery

EAST: AG/Single-family residence

WEST: AG/Single-family residence

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**COMPREHENSIVE PLANS**

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LAKE COUNTY: Government/Institutional

MUNDELEIN: Public/Semi-Public

ROUND LAKE PARK: Public/Quasi-Public

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**DETAILS OF REQUEST**

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ACCESS: Direct access to the property is provided from Illinois Route 60 and Erhart Road.

NATURAL RESOURCES: An analysis of the natural resources present on the subject property determined that no natural resources, as defined by Section 151.071 of the Lake County Code were present.

SEPTIC AND WELL: The property is currently served by a private septic system and well.

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### ADDITIONAL COMMENTS

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- Prior to the adoption of Chapter 151 of the Lake County Code, the property was zoned Special Use (SU) which permitted government buildings “by right”. The performance standards for the Special Use District permitted a maximum floor area of 50% and a maximum impervious surface area of 75%. In the SU District, the proposed improvements would have been allowed administratively, subject to site plan and site capacity review by staff. With adoption of the Unified Development Ordinance, the property was zoned Agricultural (AG) which restricts the amount of floor area to 10%, and the amount of impervious surface to 20% of the net site area.
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### STAFF COMMENTS

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1. **Bob Springer – Building Division**

The building division has no objection to the granting of this variance

2. **Eric Steffen – Engineering Division**

This division has no objection to increase the maximum impervious surface area as requested. A review of the existing capacity of the stormwater detention basin for the site will be verified during the Site Development Permit process.

3. **Joe Meyer – Lake County Division of Transportation**

LCDOT has no comments on the variance request to increase the impervious surface ratio.

4. **Mark Mussachio – Health Department**

We have no objections to the increase of impervious surface ratio from 0.20 to 0.44. The property owner will have to apply for a property alteration permit with a site plan showing the location of the proposed storage building, well, and septic system. If vehicles will be serviced in the building, the floor drains will need to go into a holding tank and not to the septic system.

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### RECOMMENDATION ON VARIANCE

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Staff recommends approval of the proposed variation request due to the applicant’s ability to meet the standards for a variance in the following manner.

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

Comment – The subject property consists of 4.94 acres and includes both the Fremont Township offices and the offices of the Fremont Township Highway Department. The property is bounded by residential uses on the east and west sides of the property, Illinois Route 60 on the north, and Erhart Road on the south. The combination of uses and composition of the adjacent uses afford little room for expansion. The combination of the need to integrate the Township facilities for efficiencies, and the property's physical limitations expressed above, create a unique condition that warrants granting the variance.

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

Comment – The applicant is required by State Statute to provide administrative and highway maintenance services to its residents. Prior to the adoption of the Unified Development Ordinance, the Township offices and the proposed current and future expansions for the highway department would have been permitted without a variance under the property's former Special Use zoning classification. With the adoption of the Unified Development Ordinance, the ability for the Township to expand has been greatly diminished, impairing the Township's ability to carry out its statutory responsibilities absent a variance. Consequently, both practical and statutory hardships warrant approval of the variance.

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

Comment – It is the intent of the Unified Development Ordinance to promote sustainable development and land use patterns that increase efficiency in service provision to allow for prudent use of fiscal resources. Granting the variance will enable the Township to integrate their service operations in a central location within Fremont Township to maintain their costs, assist in their budgeting, and allow for future expansion when desired.