



Zoning Board of Appeals

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Chairman

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

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

CASE NO: 8258 Variation

REQUESTED ACTION: 1. To reduce the required east side yard setback, including the roof overhang, for a building addition from 20 feet to 8.5 feet.

HEARING DATE: October 27, 2016

GENERAL INFORMATION

APPLICANTS: Mike Poeta of Poeta's Training Center LLC

OF PARCELS: One

SIZE: 1.0 acre, per Lake County Geographical Information Systems

LOCATION: 28430 N. Ballard Drive, Lake Forest, Illinois
P.I.N. 11-24-302-016

EXISTING ZONING: Limited Industrial (LI)

EXISTING
LAND USE: Physical Fitness Center/Wrestling Facility

PROPOSED: Building addition to east side and northeast corner to expand internal operations and establish a new weight equipment area.

SURROUNDING ZONING / LAND USE

All Directions: Limited Industrial (LI) / nonresidential uses

COMPREHENSIVE PLANS

LAKE COUNTY: Industrial

DETAILS OF REQUEST

ACCESS: Direct access is provided via Ballard Drive.

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

FLOODPLAIN / WETLAND: The property contains no mapped wetlands or floodplains.

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

ADDITIONAL STAFF COMMENTS

Lake County Division of Transportation - Comments by Joe Meyer

Ballard Drive is a Township Road maintained by the Libertyville Township Highway Commissioner; therefore, LCDOT offers no comments on the requested variation.

Lake County Public Works - Comments by Scott Baum

All Lake County Public Works assets in the vicinity of 28430 N. Ballard Road, Lake Forest are in the right-of-way. Reducing the setback on the east side yard will not encroach on any of those assets.

Lake County Environmental Engineering Division - Comments by Eric Steffen

The Engineering Division has no objection to the requested variance.

Lake County Building Division – Comments by Bob Springer

The Building Division has no objection to the granting of this variance provided that the east wall of the building is designed as a fire wall in accordance with Table 602 of the 2012 International Building Code.

RECOMMENDATION

While staff has no objection to the variation request, we are compelled to recommend denial as the application does not meet all the required standards for approval, specifically Standard #2.

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

Comment: The use of the property is a training center for wrestling. The location of the existing building is off-center and is positioned towards the east side of the property in order to accommodate parking on the west and south sides. It is the desire of the applicant to construct a building addition for a weight equipment area and a lineal running track. An addition to the west side of building would intrude into the existing parking area.

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

Comment: A health club is a permitted use in the Limited Industrial (LI) zoning district. Health clubs, and particularly those that emphasize wrestling, require track systems to condition their participants. As such, tracks are a customary accessory use for a health club. Tracks are most effective when turns are minimized or eliminated. If the Board agrees a track is a customary accessory use and an elongated design is the most reasonable configuration for the health club, the rearrangement of the interior space and exterior addition to accommodate the track should be expected. Further, it is staff's position, forcing a circular configuration would create a hardship on the applicant and his ability to provide adequate training facilities for his participants.

Given the applicant cannot reduce the parking and the off-center positioning of the building was not self-created, granting the variance would allow for improved training facilities for the patrons. In staff's opinion, these circumstances are unique to the business operations and are not a hardship to the property per se.

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

Comment: The variation request is in harmony with the general purpose and intent of the zoning regulations. The proposed placement of the building addition will not have a negative effect upon the adjacent property owner as the setbacks between the buildings will be approximately 30 feet.

RECOMMENDED CONDITIONS

In the event the Board grants the variation of the side yard setback, staff recommends that it be limited to the site plan of ZBA application #8258.