



June 19, 2017

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

FROM: Hannah Mulroy, Planner/Project Manager
Lake County Department of Planning, Building and Development

CASE NO: CUP-000211-2017

REQUESTED ACTION: Conditional Use Permit to allow Self-Service Storage, Vehicle Repair, and Contractor's Equipment Sales and Storage (Outdoor).

HEARING DATE: June 27, 2017

GENERAL INFORMATION

OWNER: Steven and Barbara Gunderson, record owners

OF PARCELS: One

SIZE: 7.85 Acres

LOCATION: 43441 N. Hwy 45, Antioch, Illinois, PIN 02-02-400-006

EXISTING ZONING: General Commercial (GC)

EXISTING LAND USE: Restaurant and vacant land

PROPOSED LAND USE: Establish a vehicle repair business, self-service storage, and contractor's equipment sales and storage (outdoor).

SURROUNDING ZONING / LAND USE

NORTH adjoining: State of Wisconsin / Vacant

NORTH across State Line Road: State of Wisconsin / Bar

NORTHWEST: State of Wisconsin / Nursery and Garden Center

WEST adjoining:	RC / Vacant
WEST across US 45:	GC / HVAC Contractor
SOUTH:	GC / Office; Garden Center
EAST:	AG/Forest Preserve

COMPREHENSIVE PLANS

LAKE COUNTY:	Agricultural
VILLAGE OF ANTIOCH:	Not designated

DETAILS OF REQUEST

ACCESS:	Access from State Line road has been approved by the Kenosha County Public Works Department, as shown in the site plan.
CONFORMING LOT:	The subject property is a conforming lot in the GC district.
WETLAND / FLOODPLAIN:	The property contains mapped wetlands. A Letter of No Impact (LONI) has been applied for and received by this Department confirming there is no impact to the wetlands.
SEWER AND WATER:	Private septic system, holding tank and well.

ADDITIONAL STAFF COMMENTS

Staff of the Lake County Division of Transportation, the Health Department, and the Building and Engineering Division, have provided the following comments:

Joe Meyer – Lake County Division of Transportation

- No Comments.

Tom Copenhaver – Environmental Health

- Approval will be required for a holding tank for the automotive waste from the vehicle repair business and a holding tank, separate onsite wastewater treatment system, or connection to the existing restaurant system for the wastewater derived from the washrooms. A well sharing agreement will also be required.

Brian Frank – Engineering

- The Engineering Division has no objection to the requested Conditional Use Permit.

Robert Springer – Building

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

ADDITIONAL STAFF COMMENTS

- The ZBA has been delegated the authority for the CUP requested in ZBA #000211-2017.
- The adjoining property to the north is in Wisconsin.
- The adjoining property on the west is zoned RC and is not included in the CUP request.

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 General Commercial (GC) District is intended to accommodate commercial uses. The GC district is not a neighborhood-oriented district and is not generally appropriate for application within residential areas. The subject property is not within close proximity to residential uses, is served by adequate infrastructure, and should 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 adjoining property to the south is zoned GC and is used for a commercial purpose. To the west, there is a small, vacant parcel between the subject property and US 45. Property to the north, in Wisconsin, is vacant. The adjoining property on the east is vacant and is owned by

the Lake County Forest Preserve. Granting the requested CUPs should not have a substantial adverse impact on adjacent property. Additional conditions can be required by the Board to ensure compatibility.

b) Character of the neighborhood

Comment: The character of the surrounding area is primarily commercial and the location at the signalized intersect of US 45 and State Line Road provides adequate access to the site. In staff's opinion, granting the requested CUPs will not have a significant adverse impact on the character of the area. Additional conditions can be required by the Board to ensure compatibility with the character of the surrounding area.

c) Natural resources

Comment: The proposed project complies with all regulations which should ensure there will not be any significant negative impact to natural resources. The applicant has received an approved Letter of No Impact (LONI) from this department. Additional conditions can be required by the Board to ensure there will not be any significant adverse impacts to natural resources.

d) Infrastructure

Comment: There will not be an impact on infrastructure. The property will be served by septic system and private water well. The Kenosha County Public Works Department issued a permit to install an access driveway to a County trunk highway on April 19, 2017.

e) Public sites

Comment: This use will not have a detrimental impact on public sites.

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

Comment: The use will have 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.

CONDITIONS OF APPROVAL FOR CUP #000211-2017

1. If the applicant wishes to store contractor's equipment along the northern property line or southern side of the southernmost building, it shall be concealed with an 8-foot-high board on board fence, or landscaping will be required to be installed in accordance with a landscaping plan to be approved by PB&D staff.
2. The applicant must complete and submit the Natural Resource Information Report Application to the McHenry-Lake County Soil and Water Conservation District. Confirmation of submittal and approval will be required prior to a Certificate of Occupancy being issued for any of the proposed buildings.