



**Lake County Central Permit Facility**  
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June 25, 2018

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

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

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CASE NO: #VAR-000374-2018

HEARING DATE: July 12, 2018

REQUESTED ACTIONS:

1. A variation to increase the maximum sign area from 60 square feet to 76 square feet.
2. A variation to increase the total area of the electronic message board from 60% to 75% of the total sign face.
3. A variation to increase the area of the electronic message board from 36 square feet to 57 square feet.

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**GENERAL INFORMATION**

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OWNERS: Daughters of St. Mary of Providence

# OF PARCELS: 1

SIZE: 80.83 acres, per Lake County GIS information

LOCATION: 24955 N US Highway 12, Lake Zurich, IL 60047 PIN: 14-07-200-001

EXISTING ZONING: E

EXISTING LAND USE: Institutional

PROPOSED LAND USE: Institutional

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### **SURROUNDING ZONING / LAND USE**

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EAST:	R-1 (Hawthorne Woods) / Single-Family Residential
NORTH:	Estate / Single-Family Residential
SOUTH:	Estate/Institutional
WEST:	G – PUD (North Barrington) / Single-Family Residential

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### **DETAILS OF REQUEST**

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ACCESS:	Direct access is provided from US Rt 12.
CONFORMING LOT:	The subject property is a conforming lot in the Estate zoning district.
FLOODPLAIN / WETLAND:	There are mapped wetlands on the property.
SEPTIC AND WATER:	The subject property is served by private septic and private well.

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### **ADDITIONAL STAFF COMMENTS**

- The applicant currently has a temporary sign located in the Rt. 12 ROW. It was not permitted by the department.
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### **STAFF COMMENTS**

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Arnie Rapa – Environmental Health

- The Health Department has no objection to the requested variances.

Eric Steffen – Engineering & Environmental Services Division

- The Engineering Division has no objection to variance request.

Robert Springer – Building Division

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

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## RECOMMENDATION ON VARIANCES

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Staff recommends approval for the variance request. In Staff's opinion, the variance requests comply with the standards for variances in the following manner:

### **Zoning Variance Approval Criteria – LCC Subsection 151.056 (C)(4)**

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

Comment – The applicant's parcels front onto US Route 12, a four-lane divided highway, with a 55-mph speed limit, along the frontage of the property. The Rt. 12 right-of-way (ROW) is approximately 200 feet wide. The subject property's frontage totals more than 2,600 feet in length. The subject property's location on this four-lane, high-speed strategic regional arterial corridor, coupled with the extensive length of the property along this regional corridor, constitutes an exceptional condition that constrains the visibility of signage on the subject property.

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

Comment – US Route 12's posted traffic speed and multi-lane ROW, in combination with the long frontage of the property, necessitates a larger sign than otherwise allowed by the Code in order to provide reasonably adequate visibility and readability to passing motorists. A smaller sign may be rendered nearly unnoticed or otherwise illegible to vehicles passing by the subject property at a high rate of speed.

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

Comment – The purpose of the zoning code's electronic message board sign regulations is to deter visual clutter along roadways and prevent light nuisances from impacting residential properties. The unique layout of the property alongside a wide, high-speed US highway, separated from residential properties by a significant distance and vegetation, would limit impacts of a larger sign on the corridor and upon nearby properties.