



Zoning Board of Appeals

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Chairman

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October 18, 2018

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: #000419-2018

REQUESTED ACTION: 1. Increase the maximum impervious surface from 0.60 to 0.72 to allow a building and parking lot expansion.

HEARING DATE: October 25, 2018

GENERAL INFORMATION

APPLICANTS: Handtman, Inc.

OF PARCELS: One

SIZE: 2.71 acres, per Lake County Maps Online

LOCATION: 28690 N. Ballard Drive, Lake Forest, Illinois
P.I.N. 11-24-302-021

EXISTING ZONING: Limited Industrial (LI)

EXISTING LAND USE: Office and warehousing

PROPOSED: Expansion of the parking lot and building addition

SURROUNDING ZONING / LAND USE

ALL DIRECTIONS: Limited Industrial (LI) / nonresidential uses

COMPREHENSIVE PLANS

LAKE COUNTY: Industrial

DETAILS OF REQUEST

ACCESS: The subject property takes access from Ballard Drive.

NONCONFORMING LOT: The subject property is a conforming lot in the Limited Industrial zoning district.

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

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

ADDITIONAL STAFF COMMENTS

Lake County Public Works – Comments by Dave Humbert

The proposed parking lot expansion has no impact on any LCPW facilities and therefore our Department review of the variance request is not applicable.

Lake County Environmental Engineering Division - Comments by Eric Steffen

A Site Development permit with proper stormwater improvements will be required for this proposed work. No objection to the requested variance

RECOMMENDATION

Staff recommends approval. In our opinion the request meets the required standards in the following manner:

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

Comment: Prior to the adoption of the UDO in 2000, an impervious surface ratio (ISR) of .75 was permitted for industrially zoned properties. This industrial park is served with a storm drainage system and a common detention area, which is designed to accommodate an ISR of .75. Most of the nearby lots are improved with layouts consisting of greater ISR than the subject property. These factors, in the aggregate, comprise an exceptional condition that supports the requested variation.

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

Comment: As previously stated, platted lots within the industrial park were initially allotted an on-site ISR maximum of 75% and the industrial park's stormwater management system was sized accordingly. A majority of the other businesses within the industrial park have taken advantage of historical ISR requirement of 75% and the

industrial park's pre-existing stormwater management system either through development prior to the UDO adoption or development/expansion thereafter through the variance process. Denial of the applicant's variance request would impose a singular hardship on the applicant's business expansion plans.

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 as it will allow the subject property to be developed to the ISR which the stormwater management system was designed for at the time the plat of the industrial park was approved. The applicant has proposed additional on-site detention which will provide more on-site storage (above and beyond the pre-existing stormwater management system serving the industrial park). Moreover, the additional parking area will allow the subject property to be developed to an extent similar to other properties in the vicinity.