

LAKE COUNTY ZONING NOTICE #000419-2018

LIBERTYVILLE TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, October 25, 2018, at 9:00 A.M. at the Lake County Division of Transportation, 600 W. Winchester Road, Libertyville, Illinois on the petition of Handtman, Inc., record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

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

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 28690 N. Ballard Drive, Lake Forest, Illinois, and is approximately 2.71 acres

PIN 11-24-302-021

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): (please print)	<u>Gerry Szostak</u>	Phone: <u>REDACTED</u>
	Owner(s)	
	<u>Director of Finance</u>	Fax: _____
	<u>28690 N. Ballard Drive</u>	Email: <u>''</u>
	<u>Lake Forest, IL 60045</u>	
	Address	
	<u>N/A</u>	Phone: _____
	Contract purchaser(s) if any	
	_____	Fax: _____
	_____	Email: _____
	Address	

I/we hereby authorize the following person to represent me/us in all matters related to this application:

<u>Bill Perry</u>	Phone: <u>REDACTED</u>
Name	Cell: _____
<u>Watermark Engineering</u>	Fax: <u>''</u>
<u>2631 Ginger Woods Parkway</u>	Email: _____
<u>Aurora, Illinois</u>	
Address	

Subject Property:	Present Zoning:	<u>LI LIMITED INDUSTRIAL</u>
	Present Use:	<u>Light Industrial</u>
	Proposed Use:	<u>Light Industrial</u>
	PIN(s):	<u>11-24-302-021</u>
	Address:	<u>28690 N. Ballard DRIVE</u>
		<u>Lake Forest, IL 60045</u>
	Legal description:	
	(__ see deed)	<u>Attached</u>

Request:

The following variation(s) are requested:

1. Increase ISR from 60% to 72%

2.

3.

Explain why this variation(s) is necessary:

Provide additional building and parking space for an expanding business.

Approval Criteria:

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

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

Response:

Double frontage creates more open area than the surrounding parcels currently contain. Most lots in this development are exceeding the maximum coverage of 60%.
2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Response:

Expansion is limited as surrounding parcels are occupied. A growing business can add onto existing or relocate. Relocating is not a viable option.
3. Harmony with the general purpose and intent of the zoning regulations.

Response:

This is a light industrial business which is keeping with the use of the current zoning. With the exception of increasing the ISR (Impervious Surface Ratio) this lot is in conformance with the code. The surrounding parcels have also increased their ISR and exceed 60% impervious.

LEGAL DESCRIPTION FOR HANDTMANN

28690 NORTH BALLARD DRIVE, LAKE FOREST, IL 60045

PIN – 11-24-302-021 (LIBERTYVILLE TOWNSHIP)

AREA OF SITE: 118,183 SQUARE FEET OR 2.7131 ACRES

LOT 1 IN JOHN PAUL RESUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN BRADLEY ROAD INDUSTRIAL PARK UNIT NO. 1, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1995 AS DOCUMENT 3700128, IN LAKE COUNTY, ILLINOIS.

Handtmann Inc. is a Illinois corporation that is 100% owned by Handtmann Holding AG, which is incorporated in Switzerland. Handtmann Holding AG has a FEIN of 98-1012736.



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

055120268
201106510501/3

Image# 047443710004 Type: DW
Recorded: 04/07/2011 at 11:38:15 AM
Receipt#: 2011-00020320
Page 1 of 4
Fees: \$39.00
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6722812**

THE GRANTOR, BALLARD LAKE FOREST PARTNERS, LLC, and Illinois Limited Liability Company, of the Village of LINCOLNSHIRE, County of LAKE, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to HANDTMANN, INC. of 1692 BARCLAY BLVD, BUFFALO GROVE, Illinois 60089 of the County of LAKE, all interest in the following described Real Estate situated in the County of LAKE in the State of Illinois, to wit:

SEE ATTACHED

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

hereby releasing and waiving all rights under and by virtue of the Laws of the State of Illinois.

Permanent Real Estate Index Number: 11-24-302-021-0000

Address of Real Estate: 28690 N. BALLARD DRIVE, LAKE FOREST, Illinois 60045

Dated this 23rd day of March, 2011

BALLARD LAKE FOREST PARTNERS, LLC

By: _____

YURI M. BIRG
MANAGER



I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.


Gerry Szostak
Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Michelle Rybicki a Notary Public aforesaid, do hereby
certify that Gerry Szostak

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of September 18, 2018 and appeared
before me this day in person and acknowledged that he/she/they signed, sealed
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of 2018 September
2018.

(Seal) My Commission expires 11/22/20


STATE OF ILLINOIS, COUNTY OF LAKE ss. .

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT YURI M. BIRG is personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of March, 2011



[Signature]
(Notary Public)

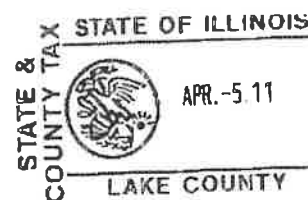
Prepared By: Gene Meltser, Esq.
570 Lake Cook Road, Ste. 125
Deerfield, Illinois 60015

Mail To:
DAVID J. HURLEY
KNECHTEL, DEMEUR AND SAMLAN
525 W. MONROE STREET
STE 2360
CHICAGO, IL 60661

Name & Address of Taxpayer:
HANDTMANN, INC.
28690 Stillman Dr.
Lake Forest, IL 60015

1,950,000.-

[Signature]



# 0000003326	REAL ESTATE TRANSFER TAX
	02925.00
	FP326708



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5120268 BNC
STREET ADDRESS: 28690 N. BALLARD DRIVE
CITY: LAKE FOREST COUNTY: LAKE
TAX NUMBER: 11-24-302-021-0000

LEGAL DESCRIPTION:

LOT 1 IN JOHN PAUL RESUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN BRADLEY ROAD INDUSTRIAL PARK UNIT NO. 1, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1995 AS DOCUMENT 3700128, IN LAKE COUNTY, ILLINOIS.

LEGAL D

BJM

03/23/11

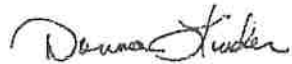


March 15, 2011

To Whom It May Concern:

This is to certify that the property located at 28690 N Ballard, Lake Forest is not within the corporate limits of Lake Forest and therefore does not require Real Estate Transfer Stamps from The City of Lake Forest or an Exemption Stamp from The City of Lake Forest.

Sincerely,


City Clerk's Office
The City of Lake Forest

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



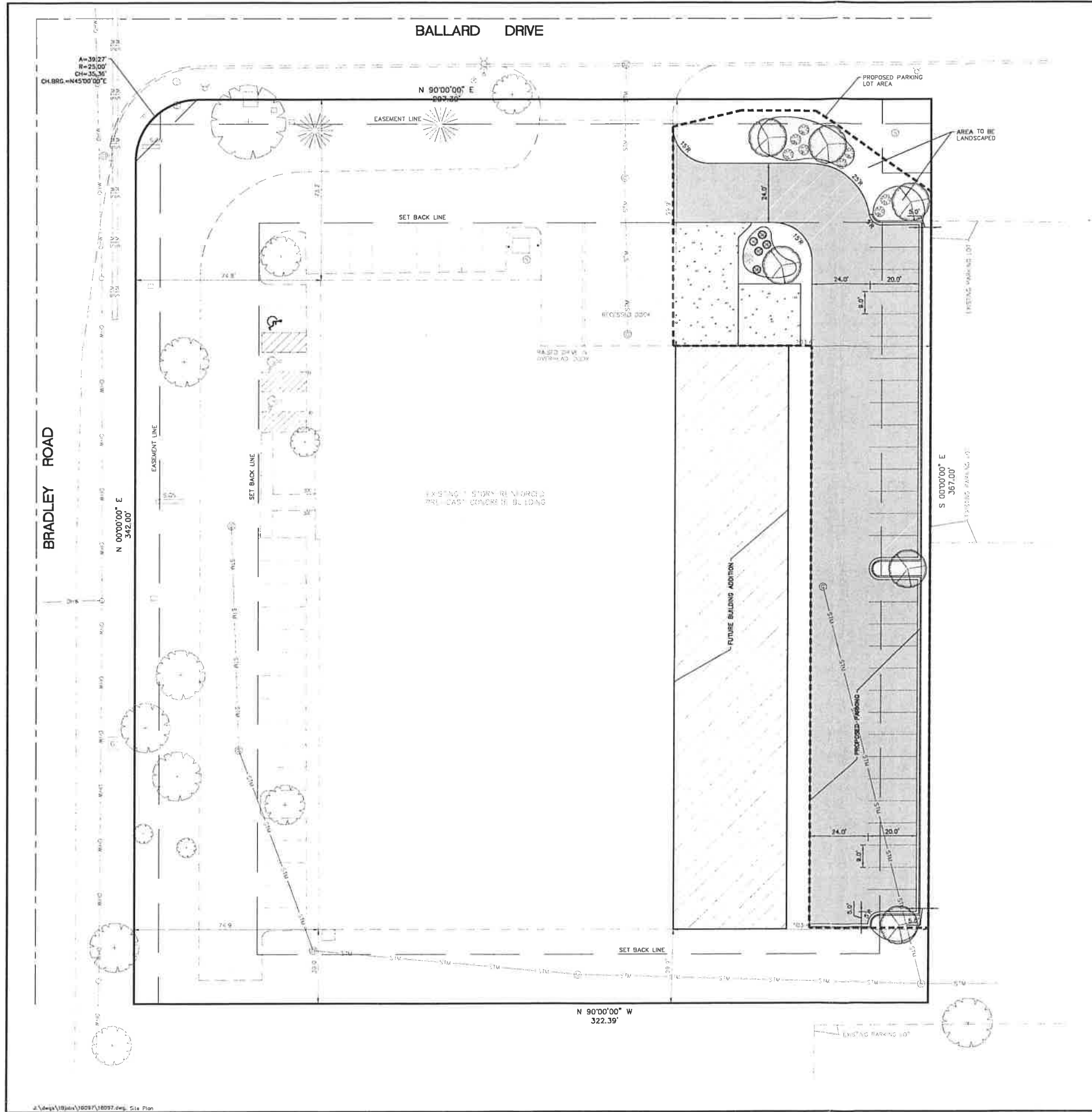
I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.


Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEY PROJECT #N-125743 DATED 8-12-2004
PREPARED BY: NATIONAL SURVEY SERVICE
CHICAGO, IL 312-630-9480
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

	EXISTING CONDITIONS	PROPOSED CONDITIONS
REGULAR SPACES	29	58
ADA ACCESSIBLE SPACES	02	03
TOTAL SPACES	31	61

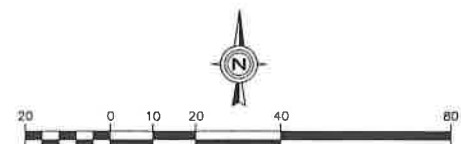
SITE DATA

LOT AREA	=	118,183 S.F. (2.713 AC.)
EXISTING CONDITIONS:		
IMPERVIOUS AREA	=	21,624 S.F. (0.498 AC.)(18%)
PERVIOUS AREA	=	59,963 S.F. (1.377 AC.)(51%)
BUILDING AREA	=	36,596 S.F. (0.840 AC.)(31%)
PROPOSED CONDITIONS:		
IMPERVIOUS AREA	=	37,644 S.F. (0.864 AC.)(32%)
PERVIOUS AREA	=	43,943 S.F. (1.009 AC.)(37%)
BUILDING AREA	=	36,596 S.F. (0.840 AC.)(31%)
FUTURE CONDITIONS:		
IMPERVIOUS AREA	=	37,644 S.F. (0.864 AC.)(32%)
PERVIOUS AREA	=	33,041 S.F. (0.759 AC.)(28%)
BUILDING AREA:		
MAIN FLOOR	=	47,498 S.F. (1.090 AC.)(40%)
MEZZANINE LEVEL	=	5,000 S.F.
F.A.R.		
TOTAL FLOOR AREA OF BUILDING (MAIN FLOOR AND MEZZANINE)	=	52,498 S.F.
F.A.R. ALLOWED	=	45%
FUTURE F.A.R.	=	44%

LANDSCAPE DATA

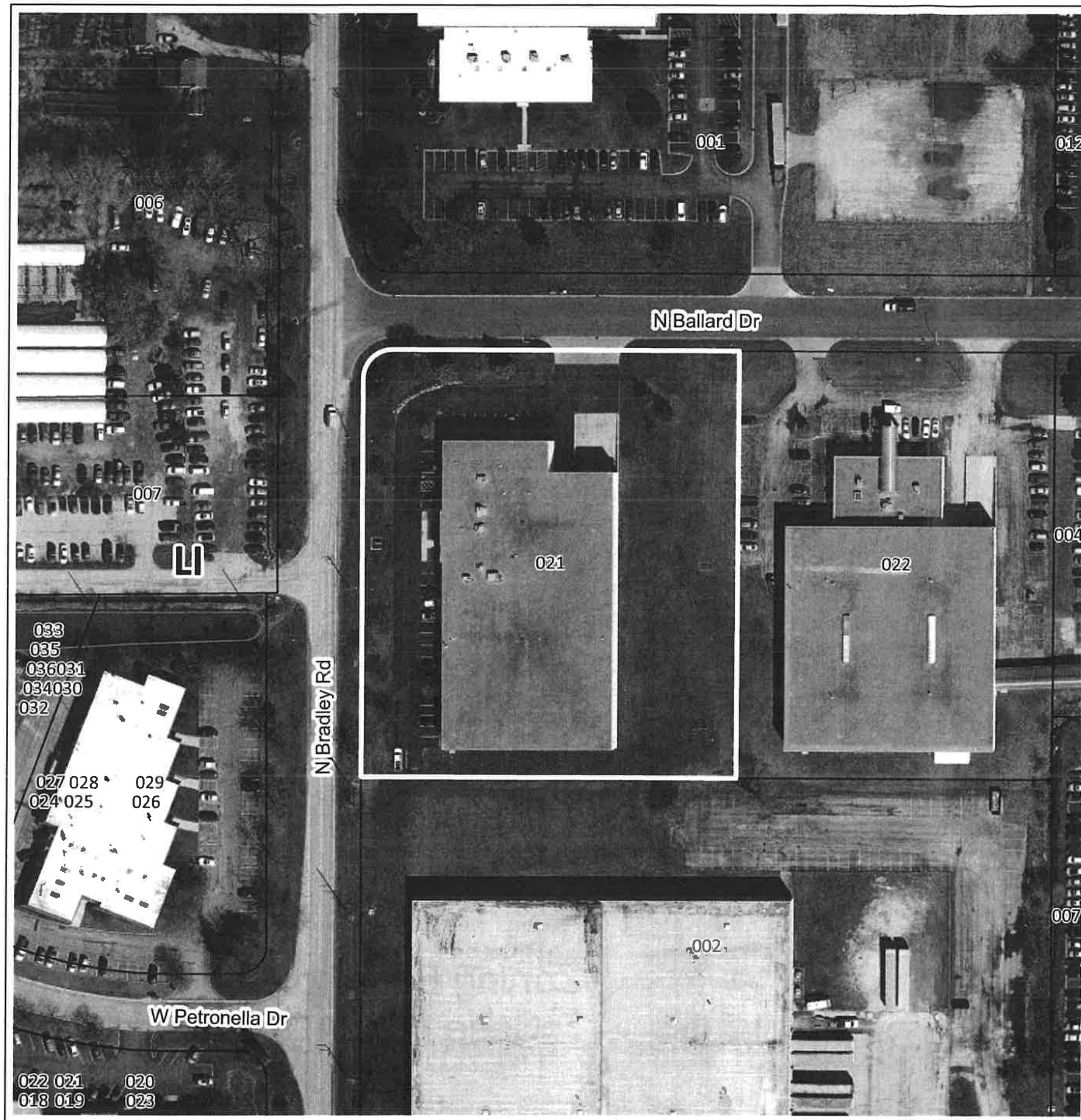
PROPOSED PARKING LOT AREA (INCLUDING ISLANDS, GREEN AREA)	=	18,304 S.F.
REQUIRED LANDSCAPING IN NEW PARKING LOT (10% MINIMUM)	=	1,830 S.F.
PROPOSED LANDSCAPING WITHIN PARKING LOT	=	2,284 S.F. (13%)

SITE PLAN NOTES:
1. PROPOSED LIGHTING CANNOT EXCEED 1.0 FOOT-CANDLES AT PROPERTY LINES AND/OR RIGHT OF WAY LINES.



SITE PLAN

CHECKED BY: B. PERRY	DESIGN BY: B. PERRY	DATE: SEPT. 28, 2018	SCALE: 1" = 20'	PROJECT NO.: 18-097
DRAWN BY: D. ORLIK				
Watermark Engineering 2831 Ginger Woods Parkway, Suite 100, Aurora, IL 60002 Phone 630-375-1800 Fax 630-235-9900 www.watermark-engineering.com				
Prepared By:				
Prepared For:				
DXU Architects 412 South Water Street, 2nd Floor Chicago, IL 60607 HANDTMANN, INC. - LAKE FOREST, IL 28690 North Ballard Drive Lake Forest, Illinois				



Zoning Board of Appeals Case #000419-2018

