

INFORMATION PAPER



July 29, 2020
Planning, Building and Development
Eric Waggoner

SUBJ: STORE MORE – REZONING & CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

Background:

- This petition involves a request for a rezoning to be considered in conjunction with an application for a Conditional Use Permit for a Planned Unit Development (PUD) Preliminary Development Plan to allow a self-service storage business for indoor personal storage and the indoor/outdoor storage of boats and recreational vehicles, located at 25250 W. Old Rand Road, Wauconda, Illinois. The parcel is 22.50 acres and located in the Residential-1 (R-1) zoning district.
- Timothy James is the record owner and the future proprietor of the proposed *Store More* self-service storage business.
- The Lake County Planning, Building, & Development Department (PB&D) conducted the site plan review process prior to the public hearing process. The PB&D staff report to the Lake County Zoning Board of Appeals (ZBA) recommended approval of both applications. On January 7, 2020, a public hearing was held by the ZBA on Case #000537-2019 to rezone the subject property from the Residential-1 (R-1) district to the General Commercial (GC) zoning district and on Case #000536-2019 for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Development Plan to establish an indoor and outdoor self-service storage use.

Analysis:

- The proposed Preliminary Development Plan includes indoor storage and covered parking without walls, which is classified as “outdoor storage”. The covered parking areas for stored items will be positioned between the larger enclosed buildings for interior storage.
- Due to the property’s natural site conditions, the applicant has concentrated the proposed development on the southern half of the property. As a result, the proposed site layout reduces impacts to the wetlands and woodlands that occupy most of the northern half of the property.
- At the January 7, 2020 ZBA public hearing, the primary topics of discussion included the following:
 - Stormwater and Drainage: The stormwater management improvements proposed as part of the development are in compliance with all applicable portions of the Lake County Stormwater Management Ordinance. The drainage improvements will assist in controlling and reducing the rate at which stormwater runoff leaves the property. The rate at which water leaves the site after development will be reduced because there are no restrictions in place currently to mitigate the existing impervious surface.
 - Open Space: As part of the proposed project, approximately 60 percent of the site is designated to remain as permanent open space. The conventional approach is to designate open space as a feature of the site plan, which is approved through the planning process as part of the proposed development. However, based on discussion at the hearing, the ZBA recommended as part of the conditions of approval, that the proposed open space be established through a permanent restrictive covenant or conservation easement. The County Board has the authority to require a

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permanent restrictive covenant or conservation easement of the open space area be executed prior to consideration of the Final Development Plan.

- Wetland Protection and Enhancement: The existing on-site floodplain and wetland areas of 6.41 acres will be protected at 100%. However, due to the existing low-quality character of the wetland areas, the County has requested enhancements, in accordance with best management practices, and installation of water quality devices. Per recommended conditions of approval, these improvements will occur in an area that shall be designated within a covenant or deed restricted open space for natural areas protection/stormwater management functions on the Final Development Plan.
- Tree Protection and Reforestation: The proposed development impacts 50% of the mature woodland area and 10 significant trees. To mitigate these impacted resources, the project proposes 1.6 acres of reforestation with additional tree plantings utilizing native species, which exceeds the minimum required reforestation area of 1.05 acres. Additionally, elimination of invasive tree species is proposed.
- Landscaping: Trees and shrubs will be installed along the eastern and western property lines; northeast corner and west side of the development area; and the entryway drive island.
- The ZBA recommended approval by a vote of 7-0 for case #000537-2019 to rezone the subject property from the Residential-1 (R-1) district to the General Commercial (GC) zoning district; and recommended approval by a vote of 7-0 (with conditions) for case #000536-2019 for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) to establish an indoor and outdoor self-service storage use.

Next Steps:

- The decision on the PUD Preliminary Development Plan by the PWPT Committee is advisory. The County Board will make the final decision on both the Rezoning and the PUD Preliminary Development Plan identified as the “Store-More PUD Preliminary Development Plan”. The rezoning and CUP only become effective if and when the PWPT Committee approves the PUD Final Development Plan. If the PUD Preliminary Development Plan is approved by the County Board, the PUD application would then proceed to the PUD Final Development Plan stage to finalize site plan details and requirements subject to any conditions imposed by the County Board at the Preliminary Development Plan stage. At such time any necessary modifications are completed by the applicant, the Final Development Plan would proceed to the PWPT Committee for final action.

COORDINATION & ALIGNMENT	Staff Coordination	Strategic Initiatives			2019 Strategic Goals				2019 Strategic Themes										
		Regional Leadership	Fiscal Responsibility	Exceptional Service and Operational Excellence	Public Safety & Justice	Econ. Opportunities	Infrastructure	Sustainable Enviro.	Build Healthy Communities	Inter-Org. Coop.	Quality of Life	Econ. Development	Infrastructure	Enviro. Sustain.	Sustainability	County Branding	Mental Health	Specialty Funding	Diversity & Inclusion
	<ul style="list-style-type: none"> ✓ CAO ✓ PB&D ✓ SAO ✓ Wauconda Township Highway Dept. ✓ IDNR ✓ McHenry – Lake Co. S & WCD ✓ Lake County Forest Preserve District ✓ Lake County Health Dept. ✓ Lake County SMC ✓ Lake County Engineering & Environmental Services. 			X		X		X	X	X		X			X				