

LAKE COUNTY

Public Works, Planning &
Transportation Committee

Rezoning & Conditional Use
Permit for a Planned Unit
Development

Preliminary Development Plan

July 29, 2020

“STORE MORE” REZONING & CUP-PUD

000537-2019: Rezoning from the Residential-1 (R-1) to the General Commercial (GC) zoning district; and

000536-2019: Preliminary Development Plan approval for a Conditional Use Permit (CUP) - Planned Unit Development (PUD) for a self-service storage use (indoor/outdoor)

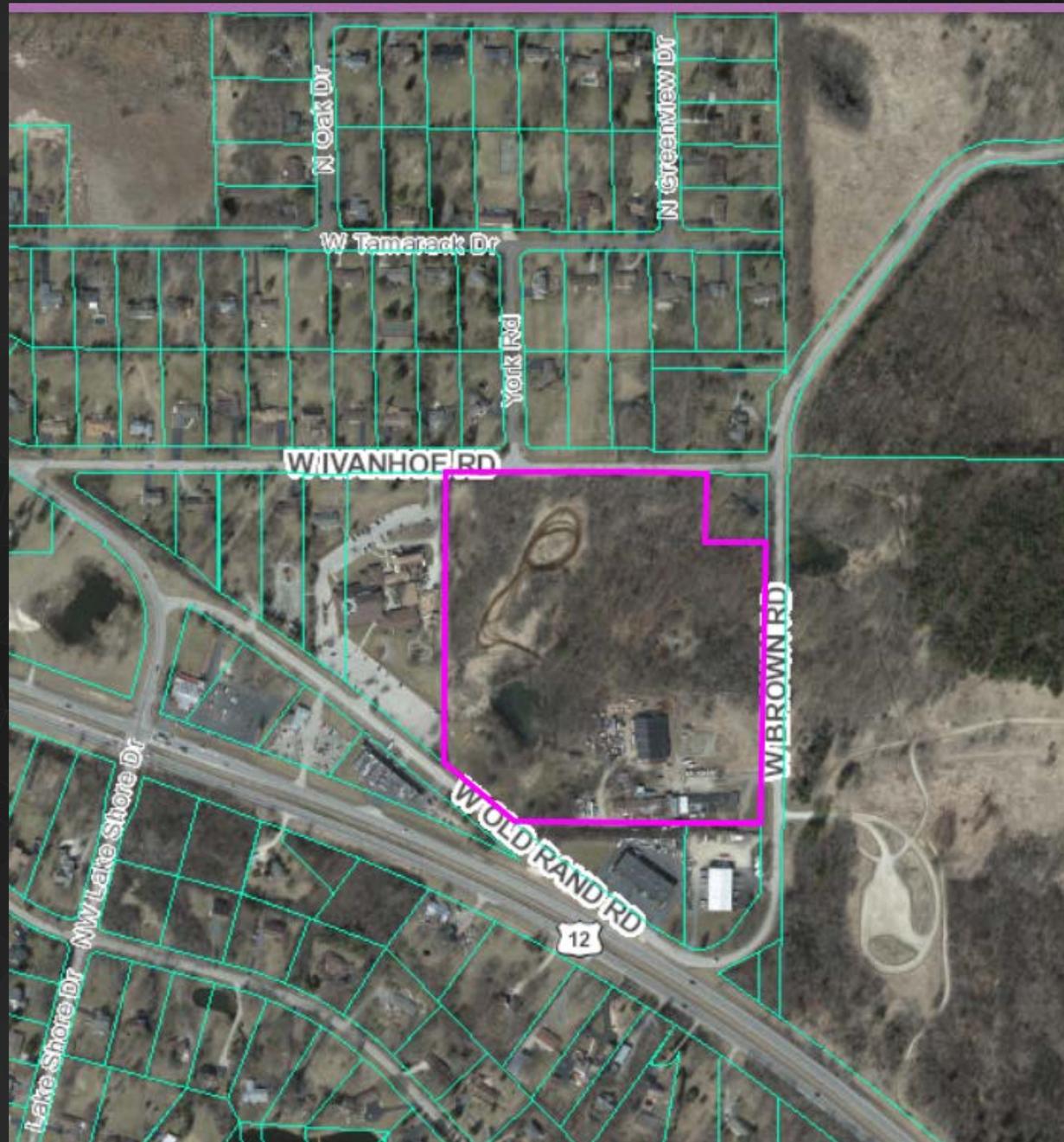
Petitioner: Tim James

PROPERTY LOCATION

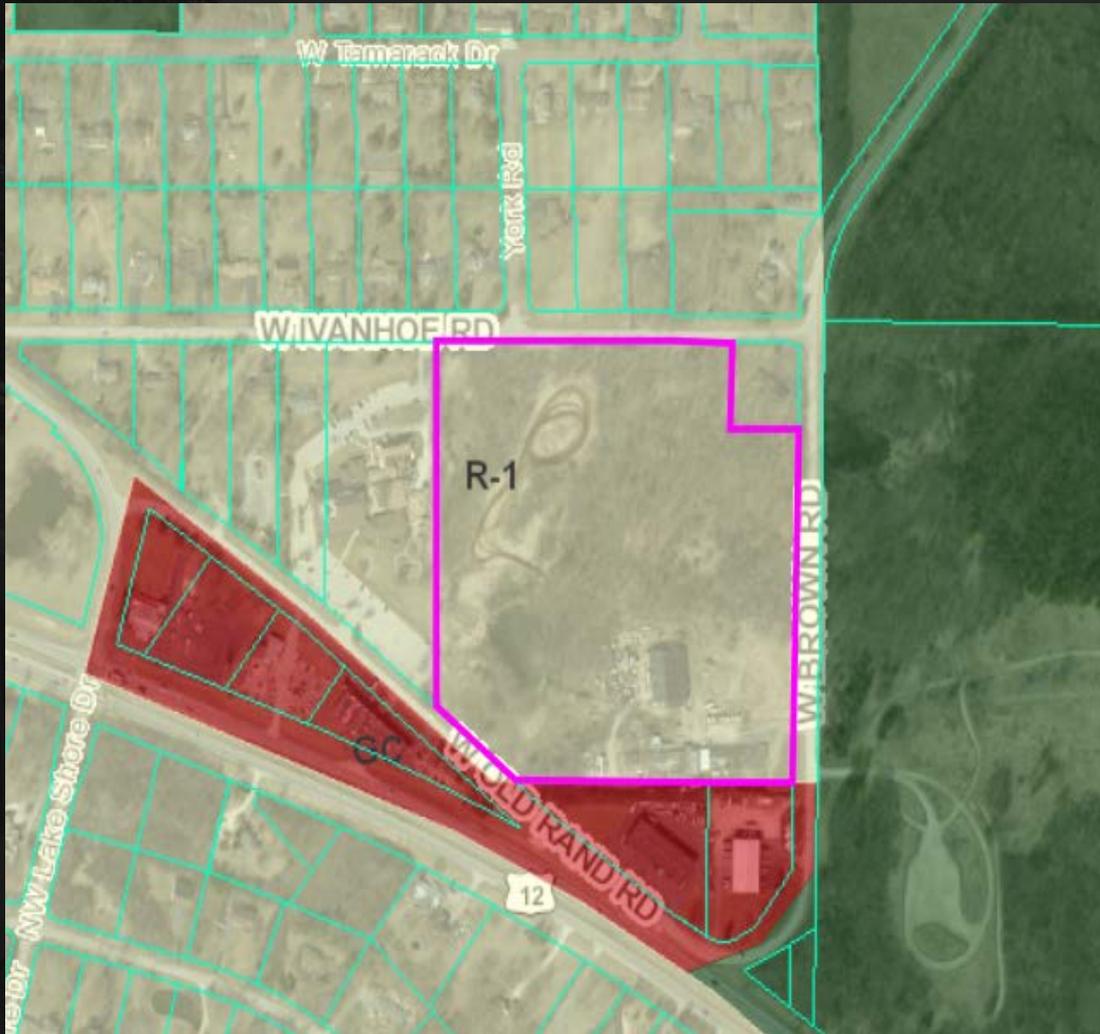
22.5 acre parcel

The property is located northeast of US Route 12; south of Ivanhoe Road; east of Brown Road.

Access from Old Rand Road to the southwest



ZONING/LAND USES

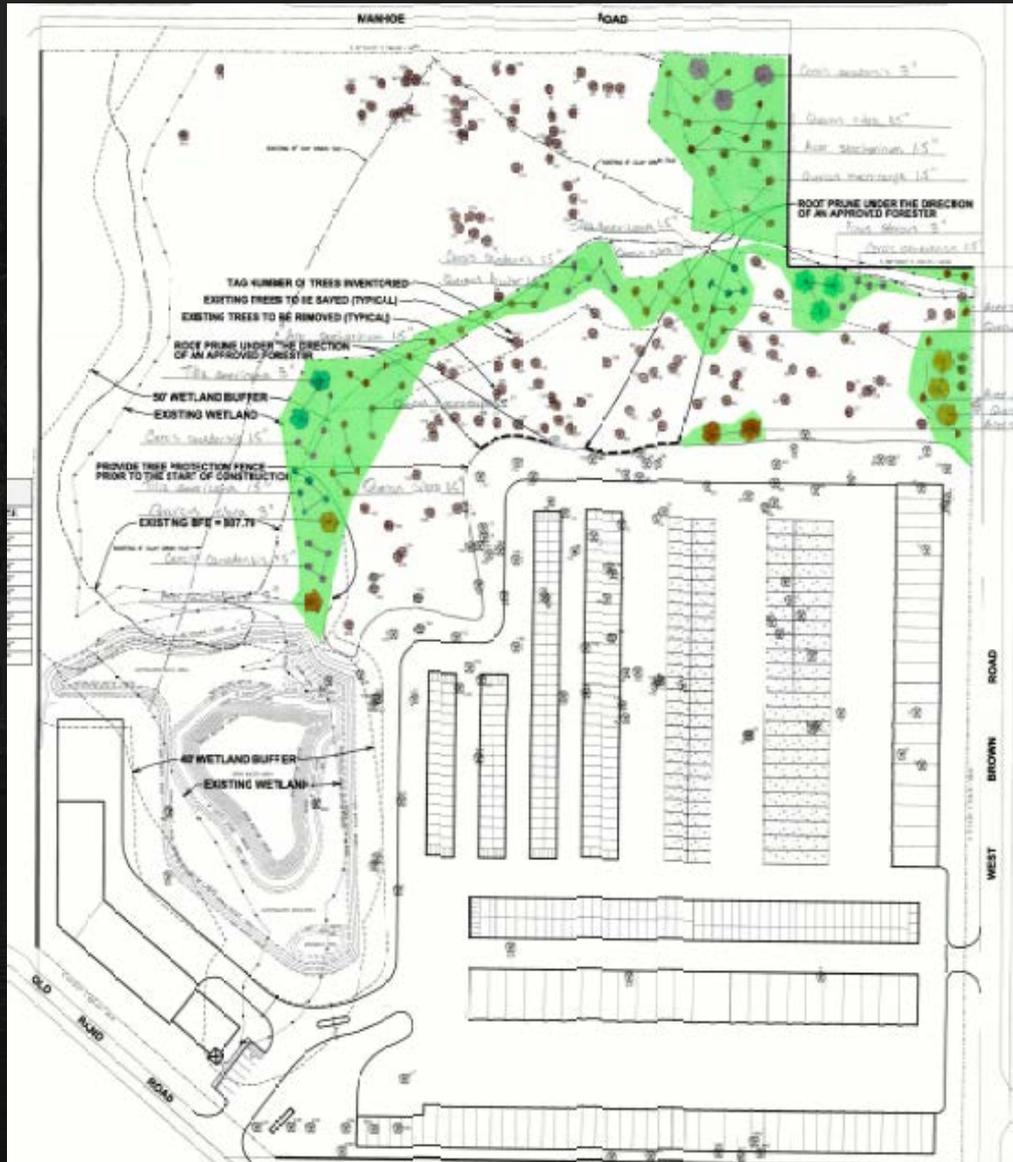


- Property currently zoned Residential-1 (R-1)
- East: Open Space/ Lake County Forest Preserve
- North: R-1/Houses
- West: R-1/Church
- South: General Commercial/ Contractor uses

EXISTING SITE CONDITIONS

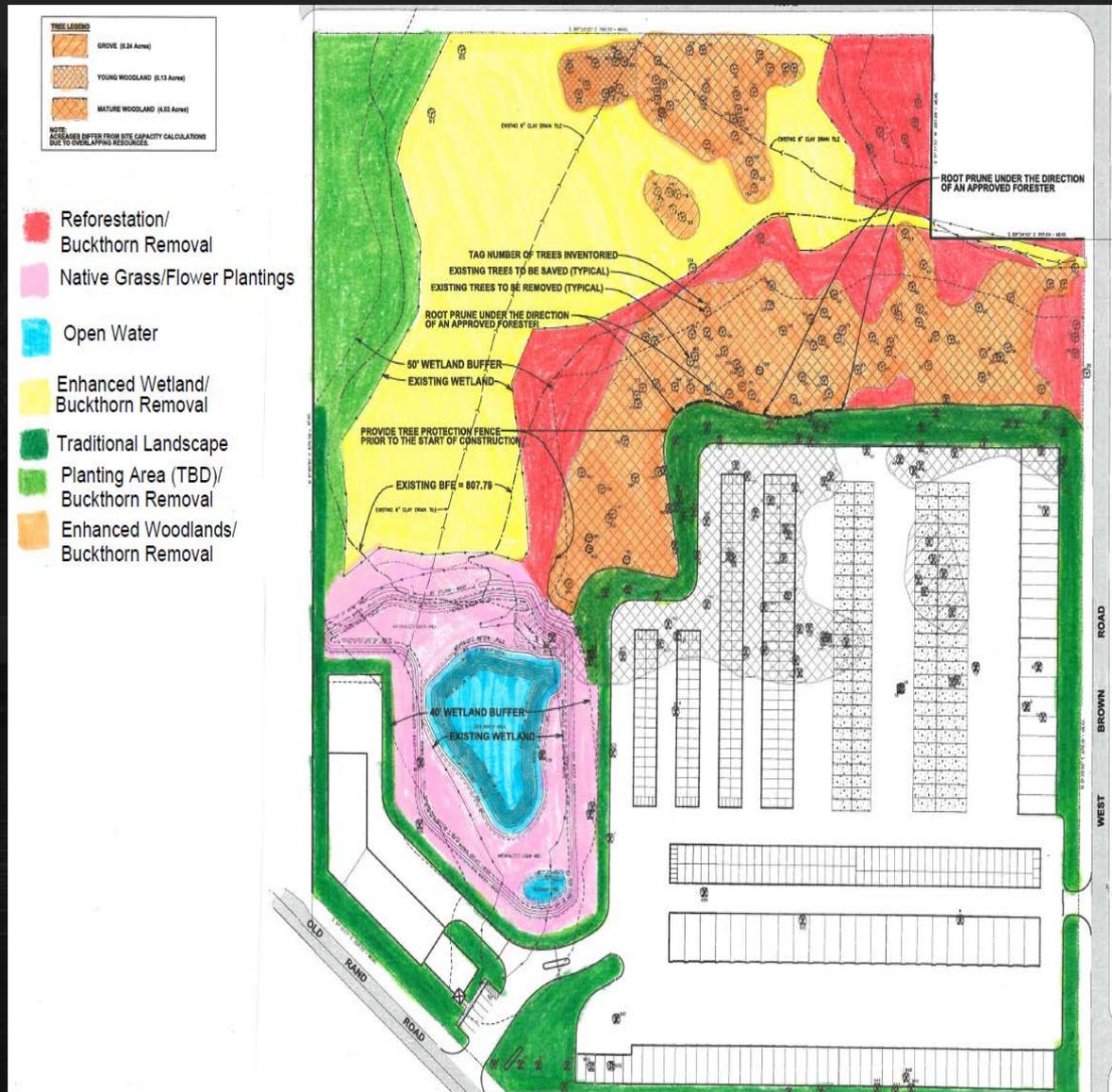


SITE LAYOUT



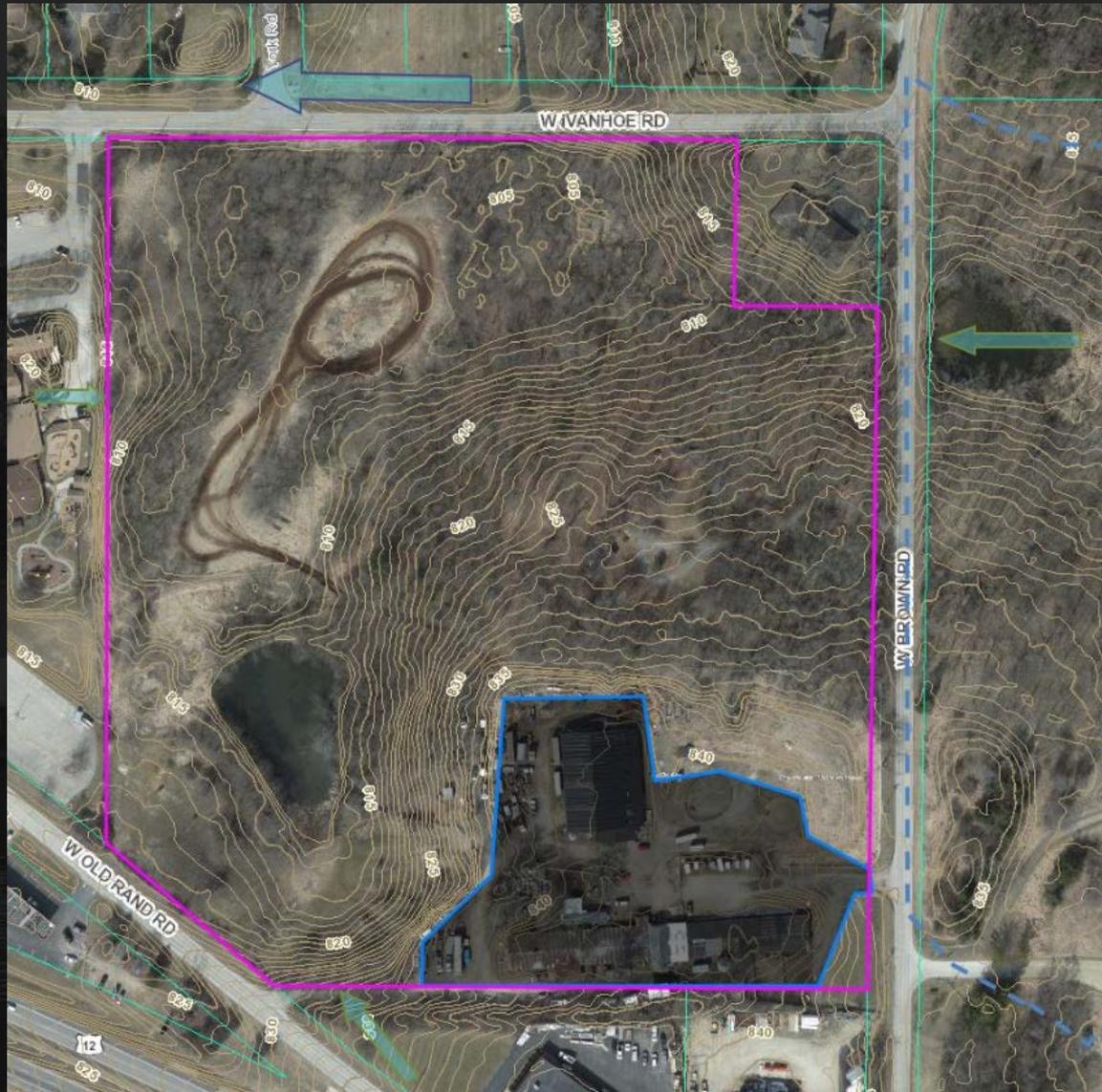
- Natural resources on the north side of property preserved & enhanced
- Development concentrated on south side; adjacent to other business uses

TREE PROTECTION & RESTORATION



- 3.61 acres of woodlands & 13 significant trees existing on site
- 50% of woodlands and 3 significant trees to be preserved
- 1.05 acres of new woodland area required for mitigation/1.6 acres reforestation & additional trees proposed

EXISTING DRAINAGE CONDITIONS



- Over 3 acres of existing impervious area onsite
- Existing wetland pond not designed nor functions as a detention basin
- Existing wetlands are low quality & dominated by invasive species

PROPOSED DRAINAGE PLAN FEATURES

- Proposed total impervious area: 9.26 acres (3 acres existing + 6.26 acres new=40% ISR)
- Pond will be improved to provide significant detention and controlled release rates
- Enhancements to wetlands and water quality provided through best management practices

CUP-PUD FOR STORE MORE

Proposed project/use requires:

- Rezoning to General Commercial (GC) zoning district, (least intensive zoning district for proposed uses w/an approved CUP)
- Conditional Use Permit (CUP)

The Planned Unit Development (PUD) considers site-specific features and surrounding compatibility regarding adjacent nonresidential characteristics and patterns of development, includes promoting quality design and environmentally sensitive development.

ZONING BOARD OF APPEALS DECISION

- ZBA public hearing conducted on January 7, 2020; ZBA unanimously recommended approval of rezoning and CUP-PUD request
- Recommendation of approval of CUP-PUD Preliminary Development Plan #000536-2019 is subject to proposed conditions
- Decisions for both requests were based on the several Findings of Fact, summarized as follows:

ZBA FINDINGS OF FACT (SUMMARY)

REZONING

- PUD Development is:
 - Compatible w/existing uses & zoning of nearby property
 - Consistent w/general development trends along US Route 12
 - Limits customer access to the southwest side
 - Utilizes existing private water well & septic system-no public water or sewer service needed
- Environmental conditions will be improved through open space preservation and sustainable best practices for natural resources management
- The property's development as a commercial site will provide needed tax revenue.

ZBA FINDINGS OF FACT (SUMMARY)

CUP – PUD

- Proposed use will comply with applicable standards of Lake County Code and will not have substantial adverse impact on adjacent properties
- 60% of the site reserved for permanent open space preservation; site layout includes stormwater management improvements, significant setbacks, and landscaping to ensure minimal visual, noise, and light impacts to nearby residential properties
- Wetlands will be mitigated and protected at 100%
- 50% of existing mature woodland will be protected and enhanced through native tree plantings & removal of detrimental invasive tree species

ZBA RECOMMENDED CONDITIONS

1. PUD Final Plan consistent with proposed architectural plans.
2. Wetland protection & enhancements verified/required as part of site plan approval.
3. Applicant submits addendums to CUP application:
 - Height of the proposed sign complies w/UDO
 - Permanent restrictive covenant/conservation easement that reserves 61% of site for permanent, protected open space and tree protection.

PROCESS TIMELINE

JANUARY 7, 2020
ZBA HEARING (7-0)

AUGUST 11, 2020
COUNTY BOARD ACTION
REZONING &
PRELIMINARY PUD PLAN

JULY 29, 2020
PWPT REVIEW

PWPT REVIEW
FINAL PUD PLAN

*REZONING & CUP BECOME EFFECTIVE ONLY IF FINAL
PUD PLAN IS APPROVED BY PWPT*



QUESTIONS?