

Zoning Board of Appeals Resolutions Summary
Case ##000536-2019 and #000537-2019

The Zoning Board of Appeals (ZBA) recommends approval of the rezoning and Conditional Use Permit (CUP) for a Planned Unit Development (PUD) for a self-service storage use (indoor/outdoor) as predicated by the findings established predominantly through witness testimony by the applicant and his subject matter experts as presented at the January 7, 2020 ZBA public hearing. Following the public hearing, the ZBA reconvened at its regular review meeting on March 5, 2020 to execute a resolution incorporating written findings of fact compiled in accordance with the adopted recommendation of the ZBA. The executed ZBA resolution formally confirms that the requested applications, based upon due consideration of all the evidence and testimony presented, meet the standards for a zoning map amendment contained in Section 151.047(G)(2) of the Lake County, Illinois Code of Ordinances (Lake County Code) and for a Conditional Use Permit and PUD Preliminary Development Plan as contained in Lake County Code sections 151.050(F)(3) and 151.051(C)(7). The formally adopted findings of fact are summarized as follows:

Rezoning

- The proposed development is consistent with the general trend of development along US Route 12.
- The subject property is currently served by private water well and septic system. The proposed non-residential use does not require public sewer or public water service.
- Access to the site will be taken from Old Rand Road on the southwest side of the site.
- The property's development as a commercial site will provide needed tax revenue.
- The proposed rezoning will allow development that is compatible with the existing uses and zoning of nearby property since the development of the site will be controlled by a variety of conditions established through the Planned Unit Development.
- The environmental conditions of the site will be improved through significant open space preservation and sustainable best practices for natural resources management.

Conditional Use Permit – Planned Unit Development

- The proposed use will comply with all the applicable standards of the Lake County, Illinois Code of Ordinances.
- The proposed use will not have a substantial adverse impact on the adjacent property since the project incorporates 61% of the site into permanent preservation of open space on the north side of the property, and includes significant setbacks, landscaping opacity, and photometric requirements, all of which will ensure minimal visual, noise, and light impacts on the nearby residential properties. The stormwater management and water quality improvements will be of benefit to adjacent properties.
- The site's existing wetlands will be mitigated and protected, includes protection of 50% of the existing mature woodland, and reforestation utilizing native trees will occur. Invasive tree species detrimental to the native species and woodland habitat will be removed. These factors combined with the large area of preserved open space will have a net benefit on the environment.
- The site's significant amount of permanent open space coupled with stormwater management practices will mitigate against flooding dangers and will cumulatively improve off-site stormwater runoff impacts over the site's current use as an agriculture farm with minimal stormwater controls.