

Agenda Item # 25

Distribution
Dept. of Plan., Bldg. & Dev. (4)

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

ZBA #3571

COUNTY BOARD, LAKE COUNTY, ILLINOIS

July 11, 2006

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution on Zoning Case #3571 relating to text amendments to the Lake County Unified Development Ordinance.

Your Department of Planning, Building and Development has recommended that these amendments be adopted; on the motion to adopt the proposed text changes attached as Exhibit A, your Zoning Board of Appeals vote is 7 "Ayes" and 0 "Nays"; the Planning, Building and Zoning Committee recommends by a vote of 5-0 the amendments attached as Exhibit A be adopted.

- An "Aye" vote on the motion shall operate in favor of the text change.
- A "Nay" vote on the motion shall operate against the text change.
- A 3/4 (18) affirmative vote is required to approve the change if there is a legal objection on file.

Respectfully submitted, Aye Nay

Andy Martini ✓
CHAIRPERSON

VICE-CHAIRMAN

Dennis L. Garwood ✓

Robert Sabonian ✓

[Signature] ✓

Stewart M. ... X

RESOLUTION

WHEREAS, on April 11, 2006, this County Board adopted a Resolution directing the Zoning Board of Appeals to conduct a public hearing to consider certain amendments to the text of the Lake County Unified Development Ordinance; and

WHEREAS, your Department of Planning, Building and Development has reviewed the proposed amendment and recommends that the text of the Lake County Unified Development Ordinance be amended in accordance with Exhibit A attached hereto; and

WHEREAS, after reviewing the recommendations presented at said hearing, the Lake County Zoning Board of Appeals has submitted its Report thereon to the County Board and its report attached hereto recommends by a vote of 7 - 0 that the text of the Lake County Unified Development Ordinance be amended in accordance with Exhibit A attached hereto; and

WHEREAS, your Planning, Building and Zoning Committee has duly considered the aforementioned recommendations and recommends that the text of the Lake County Unified Development Ordinance be amended in accordance with Exhibit A attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the amendments contained in Exhibit A, attached hereto and hereby made a part of this Resolution be, and are hereby adopted and made a part of the Lake County Unified Development Ordinance; and

BE IT FURTHER RESOLVED that the Clerk of the County Board shall keep a record of this action.

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS, this 11th day of July, 2006.



Philip J. Rovang
Director

June 26, 2006

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MEMORANDUM

To: Planning, Building and Zoning Committee
From: Sheel Yajnik^{SY}, Zoning Administrator
Subject: Proposed 2006 UDO Text Amendments (Case #3571)

On May 31, 2006, the Zoning Board of Appeals conducted a hearing and made recommendations on a number of proposed amendments to the Unified Development Ordinance. The attached exhibit, for your consideration, consists of the ZBA recommendations relating to these proposed amendments.

You will note, in particular, that one of the proposed amendments has been marked "Amended"; this annotated amendment reflects substantive changes made by the ZBA to staff's original recommendations. Another amendment marked "Amended with Minor Changes" reflect the ZBA's introduction of technical changes to staff's original recommendations.

A brief description of these amendments along with background information for each amendment is provided below:

Amendment #1 (Amended with Minor Changes):

At the Committee's direction, introduces height, landscaping and fill requirements for berms and temporary stockpiles.

Amendment #2:

Provides an increase in the impervious surface ratio requirements for certain parking-dependent vehicle sales uses to accommodate such uses' need for increased parking.

Amendment #3 (Amended):

- Establishes specific sign standards for corporate headquarters and corporate campuses over a certain size to accommodate the need for additional sign area for such large corporate campuses.
- The ZBA recommendation clarifies what constitutes a corporate campus and also reduces staff's proposed maximum threshold for individual corporate campus signs from 500 square feet to 400 square feet when such signs are located adjacent to rights-of-way.

Exhibit A

ZBA Recommendations, May 31, 2006

Amendment #1: (Amended with Minor Changes)

Amend Article 8, Section 8.2.11/Site Development Regulations/Performance Standards for All Development/Landscape Features as follows:

§§8.2.11/ Landscape Features

All landscape features including, berms, planters, walls, fences and the like shall be placed or constructed in such a manner as not to interfere with the natural drainage pattern, so as not to obstruct a clear view at street intersections (See Sec. 9.8) and so that such features do not cause a drainage nuisance. In addition, the placement and construction of all landscape berms shall conform to all of the following standards:

- A.** the slope of any berm embankment [Revised 06.12.01] shall not exceed, at its steepest point, a slope of 3:1;
- B.** the height of any berm embankment, measured from the toe to the top, shall not exceed 20 feet.

Commentary: For purposes of measuring the height of a berm in instances involving grade changes on both sides of a berm, the berm height shall be measured on the side of the berm whose toe is located at a higher elevation.

- ~~C.~~B.** the toe of any berm embankment [Revised 06.12.01] shall be no closer than 10 feet from any property line or ultimate right-of-way line;
- ~~D.~~C.** the top of all berms shall be graded to be smoothly convex and the toe of all berms shall be graded to be smoothly concave; ~~and~~
- ~~E.~~D.** all erosive surfaces on any berm shall be permanently stabilized in accordance with §§8.2.10;

- F. in addition to meeting the erosion control standards contained in subsection E, above, all berms not required in a perimeter landscape transition area shall comply with the berm landscaping requirements of §§9.3.10.F; and
- G. a conceptual land use plan shall be submitted in conjunction with an application for any berm in excess of 10 feet in height.

Amend Article 8, Section 8.2.12/Site Development Regulations/Performance Standards for All Development/Temporary Soil Stockpiles to add a new subsection E. to read as follows:

- E. Temporary soil stockpiles shall not exceed a maximum height of 20 feet.

Amend Article 9, Section 9.3.10/General Development Standards/Landscaping/Plant Material Standards to add a new subsection F, as follows:

- F. **Berms Not Required in Perimeter Landscape Transition Areas**
Any berm at least 5 feet in height whose toe is within 25 feet of any right-of-way or other property line shall be improved with a minimum of 1 plant unit for every 5 feet of height up to a maximum height of 20 feet.

Amend Article 14, Section 14.2/ Definitions/Terms Defines as follows:

Berm

A man-made landscape feature generally consisting of a linear mound of fill soil. Temporary soil stockpiles and retaining walls are not berms.

Fill

Earth, sand, gravel, rock, concrete without metal reinforcement rebar, or other material, excluding asphalt, hazardous waste and special waste (as determined by the Illinois Environmental Protection Agency), which is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location. ~~Asphalt shall not be used as fill or as a stabilizing material. [Revised 06.12.01]~~

Amendment #2:

Amend Article 7, Table 7.1-4/Density and Dimensional Standards/Nonresidential District Density and Dimensional Standards as follows:

Zoning District	Floor Area Factor	Minimum Size		Minimum Setbacks [6][7] (feet) (§§7.7.2B(6))			Max. ISR (each lot) (§§7.7.4)	Max. Height (feet) (§§7.7.5)
		Area (sq. ft.) (§§7.7.1)	Width (ft.) (§§7.7.2)	Street	Side (min/total)	Rear		
GO	0.45	40,000	130	50	12[2]	12[2]	0.50	50 [3]
LC [5]	0.50	10,000	50	30	12[4]	12	0.75	35
RC	0.20	20,000	100	50	10[4]	10	0.75	35
GC	0.30	10,000	50	30	12[4]	12	0.70 [8]	35
LI	0.45	40,000	130	50	20	20	0.60 [8]	50 [3]
II	0.45	40,000	130	50	20	20	0.60 [8]	50 [3]
OS	0.07	200,000	300	30	30	30	0.15	35

Setbacks from alleys shall be the same as otherwise applicable side or rear setbacks

[1] When a side or rear setback abuts a side or rear setback in an AG or residential zoning district, the setback standard of the abutting AG or residential zoning district shall apply if the abutting AG or residential district's setback standard is greater than the underlying nonresidential district standard. This provision shall also apply when abutting a municipality.

[2] Minimum setback shall be 12 feet or 20 percent of lot width, whichever is greater

[3] Structures in the GO, LI and II zoning districts may exceed the 50-foot building height limit by providing additional setbacks, as follows: for each 1 foot of additional height above 50 feet, structures shall be setback from all front, side and rear property lines by 2 feet more than the otherwise required minimum setback. Structures in the GO, LI and II districts shall not exceed 95 feet in height.

[4] Any one interior side setback may be waived if: (a) the development complies with all applicable fire codes; (b) adjacent to LC or less restrictive district; and (c) adequate access is provided to the rear of the property.

[5] The maximum gross floor area for any single use shall be 5,000 square feet. The maximum gross floor area for any single building shall be 10,000 square feet.

[6] A transition yard may also be required, which may increase the minimum setback shown in this table. See Section 9.3.6. [Revised 06.10.03]

[7] Any setback from a railroad right-of-way need not exceed 5 feet. A transition yard shall not be required in this instance. [Revised 08.12.03]

[8] Consumer vehicle sales, Truck sales, Recreational Vehicle sales, Boat sales and other similar vehicle sales uses containing outdoor display, due to the need for increased parking; shall be permitted a maximum impervious surface ratio of 0.80.

Amendment #3: (Amended)

Amend Article 9, Section 9.9/General Development Standards/Signs as follows:

Table 9.9-2 Maximum Total Sign Area Per Lot

	Zoning District Class		
	Residential	Nonresidential	Institutional
Per foot of street frontage (square feet)	N/A	1	0.25
Per linear foot of building frontage (square feet)	N/A	2	0.50
Maximum on vacant land (square feet)	12	60	30
Absolute maximum (square feet)	18	500[1]	300

[1] The absolute maximum restriction for signage within corporate headquarters or corporate campuses (occupied by a single corporate user) containing at least 250,000 square feet of floor area shall be 3000 square feet.

Table 9.9-3 Number and Dimension of Individual Signs

	Zoning District Class		
	Residential	Nonresidential	Institutional
Freestanding Signs			
Maximum Height (feet)	5	30	15
Maximum Sign Area (square feet)	6[1]	80[4]	60
Maximum Number [2]	1*	1 or 1 per 200 ft. street frontage	
Minimum Setback (feet) [3]	7.5	10	7.5
Building Signs			
Maximum Number (See §§9.9.10)	1	No Maximum	
Maximum Area (percent of the wall area to which it is attached)	N/A	10	10
Maximum Area (square feet)	2	N/A	N/A

*1 per road entrance or driveway • N/A = "Not Applicable"

[1] Maximum size restriction does not apply to residential development entrance signs.

[2] Maximum number does not include temporary signs, residential development entrance signs or incidental signs.

[3] All signs shall comply with the Intersection Visibility standards of Sec. 9.8.

[4] The maximum size restriction for individual signs for corporate headquarters or corporate campuses (occupied by a single corporate user) containing at least 250,000 square feet of floor area shall be 400 square feet when such signs are adjacent to rights-of-ways; however, when signs are located adjacent to an interstate highway, they may be 1000 square feet.