

**ADMINISTRATIVE VARIATION**

By: W.W. Grainger Incorporated

**DECISION OF DIRECTOR OF THE DEPARTMENT OF PLANNING, BUILDING AND DEVELOPMENT**

Pursuant to State Statutes and the Lake County Unified Development Ordinance, I have reviewed the request of W.W. Grainger Incorporated for the following Variation from the standards and requirements of Section 151.165 (H)(1) of the Lake County Code:

**To reduce the parking stall widths from 9-feet to 8-feet and 6-inches for each parking space on the campus (ADA accessible spaces excluded).**

The property for which this Variation is sought is located at 14441 W. IL Route 60, Lake Forest, Illinois; Parcel Identification Number (PIN): 15-02-100-037, 15-02-200-027.

I find that the request for Variation meets the "Approval Criteria" contained in Section 151.056 of the Lake County Code in the following manner:

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

Finding: W.W. Grainger Incorporated has requested additional parking spaces in order to accommodate the population increase of the campus due to corporate office consolidation. The Grainger Corporate Campus contains an independent parking area exclusive to its employees apart from visitor parking. The majority of the employee parking occurs only in the morning and early evening to accommodate ingress and egress. Further, the employees accessing the spots constitute a unique repeat user group, more familiar with the lot configuration and turning movement into the spaces than would be case with unfamiliar members of the general public. Consequently, the infrequency of vehicle movement coupled with repeat user access into the parking spaces constitutes an exceptional condition specific to the subject property that would justify allowing a decreased parking width. Additionally, as the property contains woodland and wetland protection areas, any parking lot expansion could potentially affect these natural resources. Ultimately, these features, in the aggerate, constitute unique circumstances that justify granting the variance.

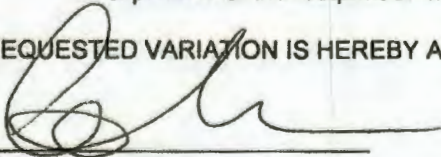
Standard 2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Finding: Given the unique circumstances stated in Standard #1, to deny the variation could be considered a practical difficulties or particular hardship. Denying the applicant of the variation request would necessitate the expansion of the existing footprint of the parking lot resulting in increased amount of impervious surfaces and would create an environmental and visual impact.

Standard 3. Harmony with the general purpose and intent of the zoning regulations.

Finding: The approval of this variation will allow the applicant to increase the number of parking spaces, and given the use of the property, would not compromise safety (IDOT parking guidelines incorporate a range of space widths from 8.5 to 9.5 feet). The proposed relief would yield no negative impacts on surrounding properties given there will be not expansion of the footprint of the existing parking lot.

THE REQUESTED VARIATION IS HEREBY APPROVED.

  
Eric Waggoner  
Director

August 3, 2018  
Date