

October 14, 2011

TO: George Bell, Chairman
Lake County Zoning Board of Appeals

FROM: Roberto Rodriguez-Torres, Senior Planner
Lake County Department of Planning, Building and Development

CASE NO: 4547 Rezoning

REQUESTED ACTION: Rezoning from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district.

HEARING DATE: October 18, 2011

GENERAL INFORMATION

APPLICANTS: Daniel and Denise Johnson

OF PARCELS: 1 (one)

SIZE: 0.45 acres

LOCATION: 36104 N. Green Bay Road, Waukegan, Illinois

EXISTING ZONING: Residential-1 (R-1)

PROPOSED ZONING: General Commercial (GC)

EXISTING LAND USE: single-family dwelling

PROPOSED LAND USE: office use (insurance sales)

SURROUNDING ZONING / LAND USE

NORTH: Residential-1 (R-1) / single family dwelling

SOUTH: Residential-1 (R-1) / single-family dwelling (across Highland Avenue)

EAST: Residential-1 (R-1) / single-family dwelling (across Green Bay Road)

WEST: Residential-1 (R-1) / alley
and
Residential-2 (R-2) Village of Gurnee / single-family dwellings

COMPREHENSIVE PLANS

LAKE COUNTY: Retail / Commercial

MUNICIPALITIES

WITHIN 1 1/2 MILES: Village of Gurnee: not designated

City of Waukegan: not designated

DETAILS OF REQUEST

ACCESS: Currently direct access is provided from Green Bay Road. The applicant proposes to establish an access point onto Highland Avenue.

FLOODPLAIN / WETLAND: According to the County's GIS, the property does not contain mapped wetlands or floodplains.

SEWER AND WATER: Private well and septic.

ADDITIONAL COMMENTS

It is the intent of the applicant to demolish the existing detached garage and renovate the single-family dwelling for an office use (insurance sales). The applicant also proposes an additional access point onto Highland Avenue which will access the proposed 8 space parking lot area. As the proposed use is contingent upon obtaining the General Commercial (GC) zoning classification, the applicant is also required to complete the site plan review process of the UDO.

RECOMMENDATION

In staff's opinion, the request complies with the standards and we recommend approval:

Map Amendment Approval Criteria – UDO Section 3.3.8

Standard 1: The proposed amendment is consistent with the stated purpose and intent of Sec. 1.5.

Comment: The County's future land use classification of the parcel is Commercial / Retail. The County's future land use map for the parcels along Green Bay Road (north of Greenwood Avenue and south of Brooke Avenue) is similarly Commercial / Retail. Based on the future land uses in the Framework Plan, the request is consistent with the purpose and intent of the Ordinance.

Standard 2: The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.

Comment: Prior to the adoption of the UDO in April 2000, the previous zoning of the subject property was Neighborhood Conservation / Urban Residential-2 (NC/UR-2). As the property was not serviced by public sewer, the automatic rezoning of the UDO was to the classification of Residential-1 (R-1). As Green Bay Road is designated as an arterial road, this is defined by the UDO as "A street which serves or connects major urban activity centers, is a high volume travel corridor, provides for long trip desires and/or is part of an integrated network providing intercounty and interstate service". Such is the case, a rezoning to the General Commercial (GC) zoning district would be consistent with the transitory nature of the immediate area along Green Bay Road.

Standard 3: The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Comment: On the whole, the zoning and use of the nearby properties is Residential-1 (R-1) with single-family dwellings. Approximately ¼ mile to the south and north of the subject property along Green Bay Road contains an extensive stretch of nonresidential uses. Given the subject properties' proximity to an arterial street and the Framework Plan designation of Retail / Commercial, staff is of the opinion that properties within this corridor directly along Green Bay qualify for a nonresidential / retail zoning classification.

Standard 4: The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development.

Comment: The property has direct access to Green Bay Road and a requested access to Highland Avenue. The property is served by septic and private water well. Adequate public facilities and services exist.

Standard 5: The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

Comment: Compliance with all requirements of the UDO and all applicable permitting agencies will ensure that no significant adverse impacts to other property or the environment will occur.

Standard 6: The subject property is suitable for the proposed zoning classification.

Comment: The property itself is physically suitable for the proposed office building and parking lot which is allowed the GC zoning district.