

RESOLUTION

No. 4158
Newport Township

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
August 9, 2011

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Ramon Hernandez, record owner, which requests a rezoning from the Rural Estate zone to the Agricultural zone. After due consideration, we hereby recommend by a vote of 4 to 2 that this application be approved.

We find this application meets the standards for rezoning in the following manner:

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

Comment: The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations. It is consistent with the Regional Framework Plan in that the minimum lot size in the AG zoning district is 5 acres and the Future Land Use Map indicates this area as Residential Large Lot. The proposed rezoning is also consistent with the Residential 5+ acre designation of the Village of Wadsworth's Comprehensive Plan. Additionally, establishing a Landscape Contractor's Equipment Storage Yard in the AG zone also necessitates a CUP. This requirement would place conditions that will help maintain the Agricultural character of the property and of the area.

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

Comment: Rezoning this parcel to AG would create greater consistency in the area. The subject property abuts a larger AG zoned parcel located to the east. The property to the west is also zoned AG in the Village of Wadsworth.

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

Comment: The proposed rezoning of the subject property is consistent with the AG zoning in the area. Additionally, a Landscape Contractor's Equipment Storage Yard in the AG zone requires that a substantial amount of the parcel be planted with nursery stock. This planting requirement and the AG zone are compatible with the agricultural uses in the area.

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 rezoning is associated with a Landscape Contractor's Equipment Storage Yard on a 10 acre parcel. No additional services or public infrastructure will be required. The property is served by a private well and septic.

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: The applicant is in the middle of site plan and site capacity review with a Lake County Multi-Disciplinary Team. Compliance with all requirements of the UDO and all applicable permitting agencies will ensure that no significant adverse impacts to neighboring property or the environment will occur.

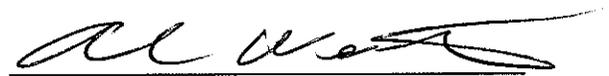
Standard 6: The subject property is suitable for the proposed zoning classification.

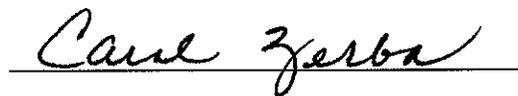
Comment: The property itself is physically suitable for the AG zoning classification and for the Landscape Contractor's Equipment Storage Yard, which is allowed in the AG zone with a Conditional Use Permit (CUP).

Zoning Case #4158
Newport Township

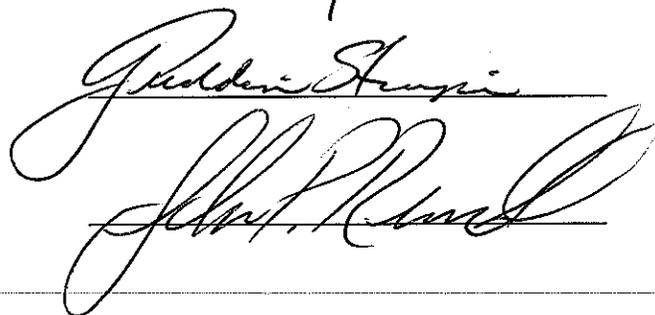

CHAIRMAN

VICE-CHAIRMAN




Carol Zerba


M. J. Raymond


J. Steven Stupin

Dated this 7th day of July, 2011.