

**RESOLUTION**

No. 3807

Wauconda Township

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF LAKE         )

COUNTY BOARD, LAKE COUNTY, ILLINOIS  
February 8, 2011

**CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:**

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Combined Asset Development, LLC, record owner, which requests rezoning from the Estate zone to the General Commercial zone. After due consideration, we hereby recommend by a vote of 5 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 County Framework Plan designates the subject property as Residential Medium Lot. This designation was based upon the residential zoning of the subject property and not the surrounding land uses.

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

Comment: The subject property is not adjacent to any properties within the Estate zoning district or similar Estate zoned densities (0.45 units per acre). The surrounding properties are within the Village of Wauconda and are zoned for nonresidential uses or roadway designation. A rezoning of the subject property would technically correct this zoning inconsistency.

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

Comment: The surrounding properties are nonresidential designated as General Business within the Village of Wauconda. A rezoning to the General Commercial zoning district would allow for development which is compatible with existing uses and zoning of nearby property.

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 the on-ramp of Route 12. The property is served by septic and private water well. Adequate public facilities and services exist.

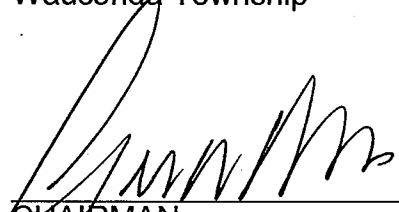
Standard 5: The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

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.

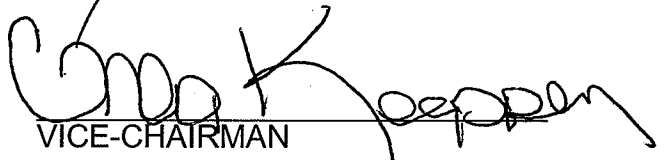
Standard 6: The subject property is suitable for the proposed zoning classification.

Comment: The property is physically suitable for the general types of uses and development allowed in the GC zoning district.

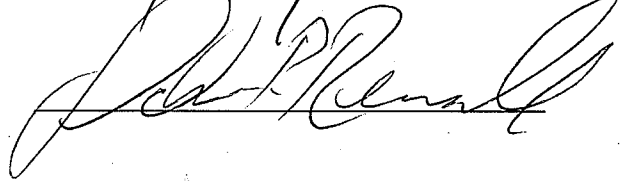
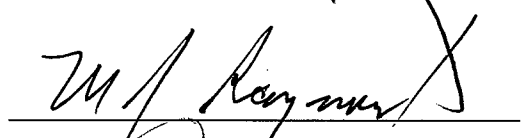
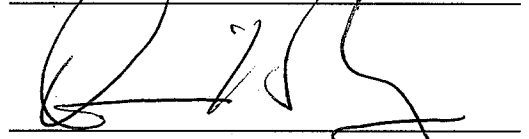
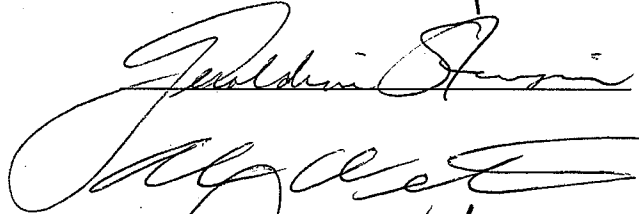
Zoning Case #3807  
Wauconda Township



CHAIRMAN



VICE-CHAIRMAN



Dated this 26<sup>th</sup> day of January, 2011