

RESOLUTION

No. 4079, 4080
Libertyville Township

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

July 12, 2011

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Chicago Title Land Trust Company, as Trustee under Land Trust No. LT-2643, successor trustee to LaSalle Bank National Association, f/k/a LaSalle National Bank, successor trustee to LaSalle National Trust, N.A., successor to LaSalle National Bank, successor trustee to LaSalle Bank Northbrook f/k/a Northbrook Trust & Savings Bank as Trustee under trust agreement dated 1/31/83 and known as Trust No. LT-2643, record owners. The Beneficiary of the Land Trust is Jeffrey Glogovsky, as Trustee of the Jeffrey Glogovsky Revocable Trust, and is the owner of 100% of the beneficial interest of the land trust which owns the property subject of the application, which requests a rezoning of lot 5 (eastern half of PIN 12-19-117-018) from Residential-3 to General Commercial and request a Conditional Use Permit for a Planned Unit Development (new parking lot for existing restaurant) for all three parcels. After due consideration, we herby recommend by a vote of 7 to 0 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 Future Land Use for the subject property is Retail / Commercial. The amendment is consistent with the purpose and intent of the ordinance. Likewise, it complies with the comprehensive plan of Village of Lake Bluff.

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

Comment: As the subject property abuts an alley to the south and west which is adjacent to the General Commercial zoning district, the Board is in agreement with the applicant that it would be challenging to obtain a buyer for a single-family dwelling on the subject property.

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

Comment: The proposed rezoning would be consistent with the General Commercial zoning to the south and west. As the proposed use of a parking lot would be a permanent improvement as a part of an approved Planned Unit Development, the earthen berm and landscaping along the north and east property lines would create an improved aesthetic view from the adjacent properties.

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: As the rezoning is associated with the Planned Unit Development for a parking lot, the property would not require any additional public facilities or services.

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 has completed the site plan review process with the Lake County Development Review Team. 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 parking lot which is allowed the GC zoning district.

We find this application meets the standards for a Conditional Use Permit for a Planned Unit Development in the following manner:

1. The proposed development in its proposed location is consistent with the Comprehensive Plan:

Comment: The proposed PUD for a parking lot is consistent with the *Framework Plan* because the future land use is Retail / Commercial.

2. The proposed development in its proposed location complies with the PUD Standards of Section 7.8.

“The Planned Unit Development (PUD) regulations of this Section are intended to encourage innovative land planning and site design that achieve a high level of

environmental protection, energy efficiency, aesthetics, high-quality development and other County goals by”:

7.8.1.1 Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for developments on individual lots.

Comment: The Board believes that the proposed use (a parking lot and transition yard landscaping) is the highest and best use of the property. The proposed parking lot can be accessed by the alley which takes access from North Avenue or the existing parking lot which serves the restaurant.

7.8.1.3 Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements

Comment: The applicant has completed the site plan review process with the Lake County Development Review Team. 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.

7.8.2.4 A creative approach to the use of land and related physical development.

Comment: The proposed rezoning would be consistent with the General Commercial zoning to the south and west. As the proposed use of a parking lot would be a permanent improvement as a part of an approved Planned Unit Development, the earthen berm and landscaping along the north and east property lines would create an improved aesthetic view from the adjacent properties. The PUD approach would afford protection to the surrounding properties as it would establish a timeframe to construct the parking lot and would necessitate public input via a public hearing if any other approach is proposed.

7.8.4 There is no minimum site area requirement for a PUD. The proposed PUD shall be consistent with the surrounding existing development in the area.

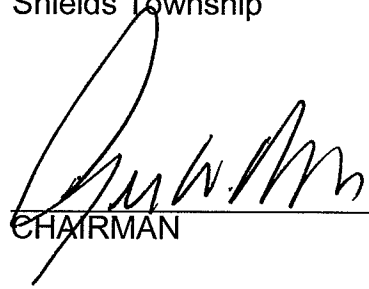
Comment: The subject property abuts an alley to the south and west which is adjacent to the General Commercial zoning district. An approved PUD would establish a permanent single-use of the property of a parking lot and transition yard landscaping to the north and east.

3. The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may in the future be developed as a result of implementation of the Comprehensive Plan:

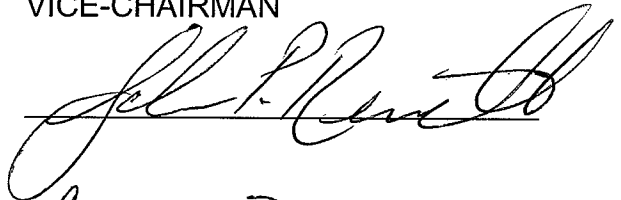
- a. adjacent property,
- b. natural resources,
- c. infrastructure,
- d. public sites, or
- e. any other matters affecting the public health, safety, or general welfare

Comment: Compliance with all requirements of the UDO and all applicable permitting agencies will ensure that the proposed PUD will not have a substantial adverse impact on these standards a. and e. Standards b., c., and d. would not apply to the proposed development.

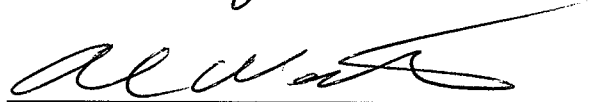
Zoning Case #4079 #4080
Shields Township


CHAIRMAN

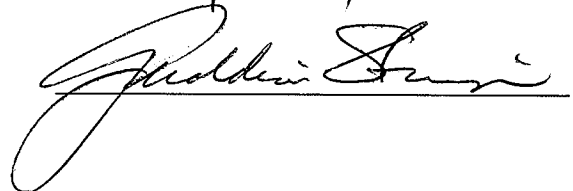
VICE-CHAIRMAN











Dated this 16th day of June, 2011