

**RESOLUTION**

No. 8014  
Warren Township

STATE OF ILLINOIS        )  
  )SS  
COUNTY OF LAKE        )

COUNTY BOARD, LAKE COUNTY, ILLINOIS

April 11, 2017

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

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013 to rezone PIN 07-14-200-023 located on the south side of N. Barberrry Lane, approximately 0.25 miles southwest of the intersection of N. Delany Road and N. Barberrry Lane, from the General Office (GO) District to the Limited Industrial (LI) District. After due consideration, we hereby 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. 151.005 of the Lake County, Illinois Code of Ordinances.

Comment: The activities on PINs 07-14-200-021 and -024 have existed in the current location for approximately 30 years in an area that has gradually developed with office and warehouse uses. The Lake County Regional Framework Plan states the Industrial Future Land Use is intended for industrial, warehousing, wholesale trade, and mining uses. Office / Research future land use includes individual office buildings and office and research parks. The Gurnee Comprehensive Plan states industrial and office research uses would include businesses such as light manufacturing, assembly operations, warehouses, along with individual office buildings and office and research parks containing a variety of office uses (i.e. medical, office, insurance). Rezoning of PIN 07-14-200-023 integrates a previously isolated property into the existing business and in conjunction with the PUD process will protect surrounding properties from adverse impacts and serves to implement the Regional Framework Plan

by expanding and industrial use in an area already influenced by the business.

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

Comment: The Office / Research designation in the Framework Plan and the existing General Office (GO) zoning are inconsistent with development in the area which is predominately industrial. The rezoning will correct this inconsistency and permit a business already zoned Limited Industrial (LI), to expand onto a property previously surrounded by the business, which will unify the boundaries of the business and ensure more land use continuity to the area.

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

Comment: The proposed map amendment will enable the owner to expand their business in to property already predominately industrialized or planned for industrial development. Properties in the Village of Gurnee east and south of the subject property are zoned General Industrial. Developed property in Gurnee west of the subject property is zoned General Industrial PUD. The vacant property in Gurnee north and east of the subject property is zoned R6 PUD and is vacant. Vehicle access for the properties in Gurnee west of the subject property is via St. Paul Avenue, not Barberry Lane. The Village of Gurnee has approved access to Barberry Lane. Any future expansion on the property subject to the Conditional Use Permit for a Planned Unit Development must comply with the site development requirements of the Lake County Code. The rezoning will be compatible with nearby 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: The property is currently developed with impervious surface consisting of 60% of the site, with an anticipated increase of 75%. The site plan submitted by the applicant provides for stormwater management improvements to accommodate the existing concrete crushing business and proposed future expansion. An onsite waste disposal systems serve both the existing single-family residence and the caretakers residence. The homes share a private well. Access to the site has been approved by

the Village of Gurnee. There exists sufficient right-of-way to provide emergency services and waste collection for the business and surrounding properties.

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.

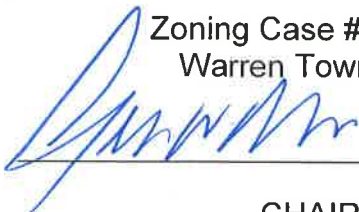
Comment: The proposed map amendment of the property will align the property with the existing business that has existed for approximately 30 years. Through the site plan review, site development permitting process, and the conditions imposed as part of the Conditional Use Permit, no significant adverse impacts will occur to other property or the environment.

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

Comment: The property is surrounded by industrial uses and is adjacent to property previously zoned Limited Industrial (LI) by the County; as such, it is suitable for the proposed zoning classification.

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Zoning Case #8014  
Warren Township



CHAIRMAN

VICE-CHAIRMAN



Dated this 23th day of February, 2017