

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Agenda Report - Final

Wednesday, April 5, 2017

11:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
4. Addenda to the Agenda
5. Public Comment
6. Chairman's Remarks
7. Old Business
8. New Business

ZONING

8.1 [17-0369](#)

Resolution on Zoning Board of Appeals Case Number 8014, on the application of Robert Bradley Petersen and Linda L. Petersen to rezone PIN 07-14-200-023 located on the south side of N. Barberrry Lane, approximately from the General Office District to the Limited Industrial District.

- Robert Bradley Petersen and Linda L. Petersen are Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013. The applicants have petitioned to rezone a 1.85-acre parcel being 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 District to the Limited Industrial District.
- The proposed rezoning will integrate the operations of the existing excavation/concrete crushing business with surrounding property owned by the Petersen's (PIN 07-14-200-021 and 07-14-200-024) that were rezoned in 2008 from the General Office District to the Limited Industrial District.
- The rezoning petition is being partnered with an application for a Conditional Use for a PUD Preliminary Plan under Zoning Board of Appeals Case Number 8022 to address deviations from Chapter 151 of the Lake County Code, account for future expansion, and enable regulatory flexibility in the integration of mixed uses associated with the business.

Attachments: [8014_8022_ExecutiveSummary_031617.pdf](#)

[8014_8022_Staff_Report_Final_Modified_PBZ_Exhibit_A-1_022117.pdf](#)

[8014_Rezone_Site_Plan.pdf](#)

[8014_Rezone_Bullets_PBZ_Resolution_031617.pdf](#)

[location_map_ZBA_#8014_#8022.pdf](#)

[Petersen_Rezone_Application.pdf](#)

[Petersen_Sum#8014_#8022.pdf](#)

[ZBA_Resolution_8014.pdf](#)

8.2 [17-0370](#)

Resolution on Zoning Board of Appeals Case Number 8022, on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024 consisting of 5.53 acres to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant; expand an existing caretaker's residence; retain a second nonconforming residence; and to incorporate site enhancements to improve onsite circulation and overall business operations.

- 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, record owners, have submitted an application for a Conditional Use Permit for a PUD and a PUD Preliminary Plan to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant, expand an existing nonconforming residence, provide for future growth and incorporate site improvements to improve onsite circulation and overall business operations.
- The Conditional Use Permit for a PUD Preliminary Plan approval also requests regulatory flexibility in the integration of mixed uses associated with the business, and provides limitations for future growth of the business.
- The subject properties are 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 in Warren Township.
- This petition for a Conditional Use Permit for a PUD and PUD Preliminary Plan is being partnered with an application for a rezoning in Zoning Board of Appeals Case Number 8014

Attachments: [8014_8022_ExecutiveSummary_031617.pdf](#)

[8014_8022_Staff_Report_Final_Original_Exhibit_A_022717.pdf](#)

[8022_Petersen_FULLSET.pdf](#)

[8022_CUP_PUD_Bullets_Resolution_031617.pdf](#)

[8022_CUP_PUD_PBZ_Exhibit_B_022717.pdf](#)

[8022_CUP_PUD_ZBA_Exhibit_A-1_022717.pdf](#)

[location_map_ZBA_#8014_#8022.pdf](#)

[Petersen_CUP_Application.pdf](#)

[Petersen_Sum#8014_#8022.pdf](#)

[ZBA_Resolution_8022.pdf](#)

9. **Executive Session**

10. **County Administrator's Report**

11. **Director's Report**

12. **Members' Remarks**

13. Adjournment

Next Meeting: May 3, 2017