

RESOLUTION

No. 5220
Vernon Township

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
November 13, 2012

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of ATG Trust Company as Trustee UTD 5-14-2003 and known as Trust #10059, record owners, which request a rezoning of PINs 15-21-100-004 and 15-16-307-006 from the Residential-1 (R-1) zone to the General Commercial (GC) zone. 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. 1.5.

Comment: Since it is the intent of the property owner to continue the existing wholesale nursery use on the subject properties, the rezoning will not threaten the existing health safety and general welfare of existing or future Lake County residence.

It is also the intent of the ordinance to gradually eliminate uses, structures and situations that do not comply with the Ordinance. The rezoning of these parcels will eliminate two nonconforming Residential-1 parcels and create two conforming General Commercial parcels.

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

Comment: The two properties are surrounded on three sides with General Commercial zoning. The rezoning of the parcels is consistent with the existing use of the subject property as a wholesale nursery.

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

Comment: The surrounding properties abutting the subject parcels include the wholesale nursery use to the south and west, portable toilets and scrap metal to the south, and the Metra train station to the east. The proposed amendment will be compatible to these uses on the surrounding parcels.

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 properties have direct access to N. Main St. and N. 1st St. 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: The rezoning of the parcels will not have an inverse impact on other properties in the vicinity as the use already exists and the purpose of the rezoning of the parcels is to align the underlying zoning with the existing use of the parcels.

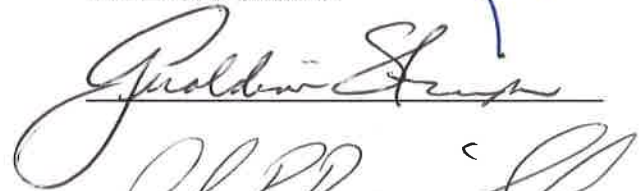
Standard 6: The subject property is suitable for the proposed zoning classification.

Comment: The parcels meet the area and width requirements of the General Commercial zoning district. In addition, the property is physically suitable for the general types of uses and development allowed in the GC zoning district.

Zoning Case #5220
Vernon Township

CHAIRMAN


VICE-CHAIRMAN







Dated this 16th day of October, 2012.