

STATE OF ILLINOIS)
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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 Robert and Deborah Diemer, which requests a Conditional Use Permit to allow the following uses: boat sales/rental/storage/service, consumer vehicle sales/rental (e.g. cars, pickup trucks, SUV's motorcycles), recreational vehicle sales, self service storage, vehicle repair, vehicle service; limited; landscape contractors storage yard, contractor's equipment sales or storage (outdoor), bus parking, truck/trailer/RV parking, recycling center, wholesale sales, agricultural supplier's storage and service center, and all uses now or in the future categorized under the Unified Development Ordinance Section 14.1.6.1.c.a *Industrial Sales and Service-Commercial Service Oriented* categories.

After due consideration, we hereby approve the following delegated conditional uses by a vote of 4 to 3:

1. Boat sales/rental/storage/service
2. Consumer vehicle sales/rental (e.g. cars, pickup trucks, SUV's, motorcycles)
3. Recreational vehicle sales
4. Self service storage
5. Vehicle repair
6. Vehicle service; limited
7. Landscape contractors storage yard
8. Contractor's equipment sales or storage (outdoor)
9. Bus parking
10. Truck/trailer/RV parking
11. All uses now or in the future categorized under the Unified Development Ordinance Section 14.1.6.1.c.a *Industrial Sales and Service-Commercial Service Oriented* categories.

After due consideration, we hereby recommend approval of the following non-delegated conditional uses by a vote of 7 to 0:

1. Wholesale sales
2. Agricultural supplier's storage and service center

We find this application meets the standards for a Conditional Use Permit in the

following manner:

The use in its proposed location will be consistent with the stated purpose and intent of Section 1.5:

Comment: The property is consistent with the County Framework Plan designation for a nonresidential use (Retail Commercial designation). The property is zoned General Commercial and is generally compatible with the area.

- B. The proposed use in its proposed location complies with all applicable standards of this Ordinance, including any applicable Use Standards of Section 6.2.

Comment: It will be necessary for any of the proposed uses to meet the UDO site plan review standards and can comply with all Ordinance requirements.

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan:

1. Adjacent property

Comment: The subject property abuts and can obtain access to Grass Lake Road via its existing access points, subject to approval by LCDOT. There is one developed residential property to the east. Currently there is a substantial "tree-line" abutting the property to the east. Any physical improvement to the subject property will necessitate the applicant to install any deficient landscape plantings.

2. Character of the neighborhood

Comment: A developed commercial use abuts the subject property to the south and there are several nonresidential uses along Grass Lake Road which establish the commercial character of the immediate area. There are a few single-family residences that obtain access directly from Grass Lake Road to the east and west of the existing commercial uses.

3. Natural resources

Comment: The proposed use will not have an impact upon natural resources.

4. Infrastructure

Comment: The property has a private septic system and water well. The property is improved with two access points onto Grass Lake Road. The use will not have a negative impact upon existing infrastructure.

5. Public sites

Comment: This use will not have an impact on public sites.

6. Any other measures affecting the public health, safety, or general welfare

Comment: All Lake County requirements will have to be met prior to the issuance of building permits. Meeting all requirements will ensure there will be no substantial adverse impacts on the public health, safety, or general welfare.

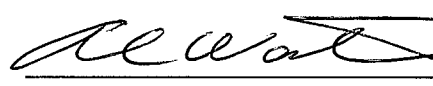
At the close of the testimony at the hearing held on June 6, 2011, a motion to approve the delegated conditional uses based on the above findings was made by Member Zerba, seconded by Member Raymond, and passed by a vote of 4-3. Voting "Aye" were Members Zerba, Raymond, Hockney and Bell; voting "Nay", Westerman, Reindl, and Stimpson.

At the close of the testimony at the hearing held on June 6, 2011, a motion to recommend approval of the non-delegated conditional uses based on the above findings was made by Member Zerba, seconded by Member Raymond, and passed by a vote of 7-0. Voting "Aye" were Members Zerba, Raymond, Hockney, Reindl, Stimpson, Westerman, and Bell. Voting "Nay" none.

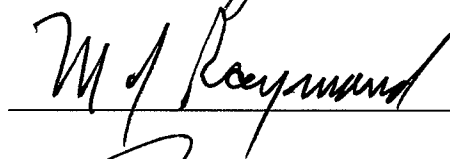
Zoning Case #4120
Antioch Township

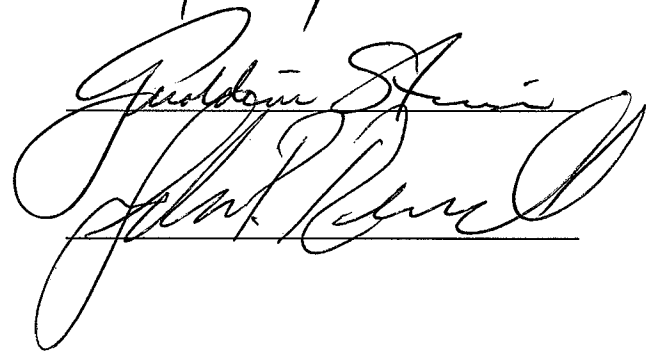

CHAIRMAN

VICE-CHAIRMAN









Dated this 16th day of June, 2011