



# **#RZON-000743-2022**

## **Waukegan Township**

**Map Amendment from  
Residential-1 (R-1) to  
General Commercial (GC)**

**April 27, 2022**

# Rezoning Request

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**ZBA CASE #:** RZON-000743-2022

**REQUEST:** Map Amendment (Rezoning) Request from the Residential-1 (R-1) Zoning District to the General Commercial (GC) Zoning District

**PETITIONER:** Abbas Anthony Elaty

# Location Map



- The subject property is comprised of five parcels (0.80 acres)
- Located on east side of N. Green Bay Road, south of W. Keith Road in Waukegan Township
- Access from N. Green Bay Road



# Zoning/Land Uses



- **SUBJECT PROP:** R-1/Vacant
- **EAST:** R-1/Vacant, SFDs
- **NORTH:** R-1/Vacant
- **WEST:** R-1/Vacant, SFDs
- **SOUTH:** GC/Commercial

# Future Land Use





# Existing Site Conditions





# Existing Site Conditions



Looking North



Looking South

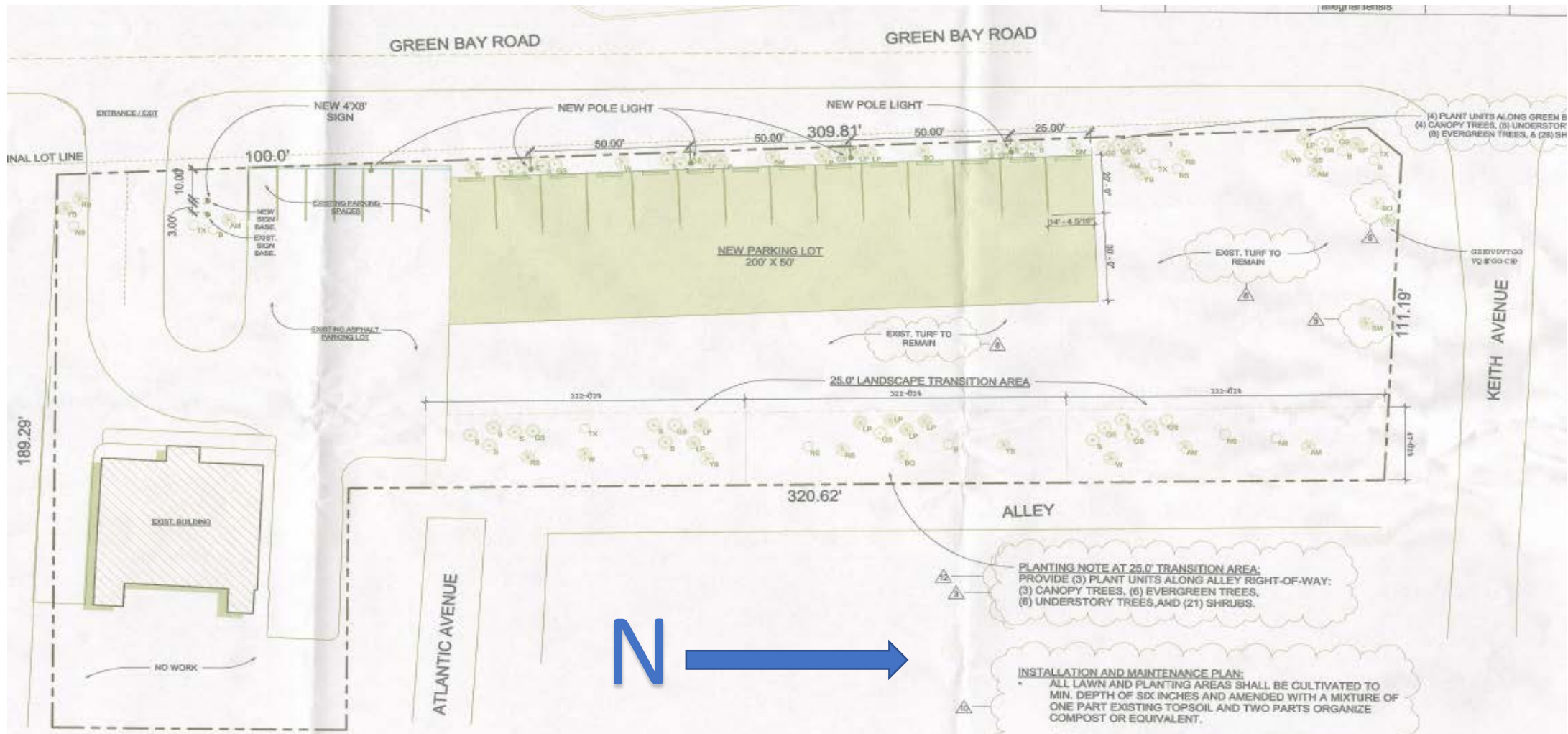


# Existing Consumer Vehicle Sales to the South





# Site Layout





# Legislative Summary

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- In conjunction with the rezoning, the applicant is also seeking to establish a Consumer Vehicle Sales (Outdoor) use, which is permitted in the General Commercial (GC) zoning district with approval of a delegated Conditional Use Permit (CUP) from the Zoning Board of Appeals.
- March 22, 2022 Public Hearing:
  - ZBA voted 6-0 for a favorable recommendation for rezoning.
  - ZBA granted approval of the delegated CUP request 6-0, conditioned upon a rezoning approval from the County Board.



# **Zoning Board of Appeals Recommendation and Findings**

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- 1. Rezoning to GC will align with Regional Framework Plan and will permit continuation of commercial development along Green Bay Road**
- 2. Rezoning to GC would allow for expansion of Consumer Vehicle Sales (Outdoor) use located on southern adjoining parcels**
- 3. Proposed use will comply with Lake County Code and therefore will not adversely impact neighboring property or environment**
- 4. Unlikely that subject parcels will be developed with residential uses due to proximity of Green Bay Road and existing commercial uses located on adjoining parcels in vicinity.**



# Next Step

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**Staff Review**

Completed

**ZBA Review**

3/22/22

**PWPT Review**

4/27/22

**County Board  
Action**

May 10



# Questions