

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s): Abbas Anthony Elaty [REDACTED]
(please print) Owner

Subject Present Zoning Residential (CR1)

Property: Present Use: empty land

Proposed Use: To black top portion of the property for used cars sales.

PIN(s): 08, 18, 113, 029, 030, 031, 032, 041

Address: 35811,35821,35831,35841,35851 N Green Bay Rd Waukegan IL,60085

Legal description:

(__ see deed)

Request: I requested the property to be rezoned to the general commercial (GC) zoning district.

I believe the rezoning is justified because: I need the space to expand my business. The property faces green bay rd which has a high traffic and visibility which is good for business.

Approval Criteria: The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

1. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (UDO section 151.005);
 - a) The future land uses plan indicates the property be developed as retail / commercial.
 - b) There is adequate infrastructure (sewer, water, roads) in place. No improvements to the existing infrastructure is required.
 - c) Promoting tax base with growth of my business.

2. The proposed rezoning corrects an error or inconsistency or meet the challenge of some changing condition in the area;

The future land use plan indicates the development of commercial / retail use. There is a variety of commercial along Green Bay rd including other vehicle sale uses.

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

The rezoning is compatible as it will be an expansion of my existing lot to the south. There is property across Green Bay Rd zoned General / Commercial.

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:

Adequate services will be provided as only electricity is needed for lightning. I will be using the existing access on Green Bay Rd.

5. The proposed rezoning will not result in significant adverse impacts on the other property in the vicinity of the subject tract or on the environment, including air , water, noise, stormwater management, wildlife and natural resources; and

None will be affected, as I will be providing landscaping to shield the lot from the neighboring residential lots. My display lot is a good distance from neighboring homes.

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

It is suitable, as the future land used plan indicates. It is located adjacent and across the street from other General Commercial properties.

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

January 26, 2022

Abbas A. Elaty
2905 Navaho Road
Waukegan, IL 60087

Re: Parcel Numbers: 08-18-113-029, 08-18-113-030, 08-18-113-031,
08-18-113-032, and 08-18-113-0041
Common Location: 35781 North Green Bay Road, Waukegan, IL 60085
NRI# L22-003-4394
Zoning Change: LR to GC

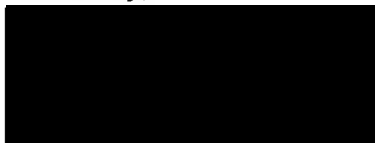
Dear Mr. Elaty:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Abbas A. Elaty property as applied for in Report #L22-003-4394. Due to the amount of proposed disturbed soil, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Office maps indicate the presence of hydric soils in all of parcel number 08-18-113-029 and in the northern half of parcel number 08-18-113-030 (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and Lake County Planning, Building, and Development Department for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the Lake County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

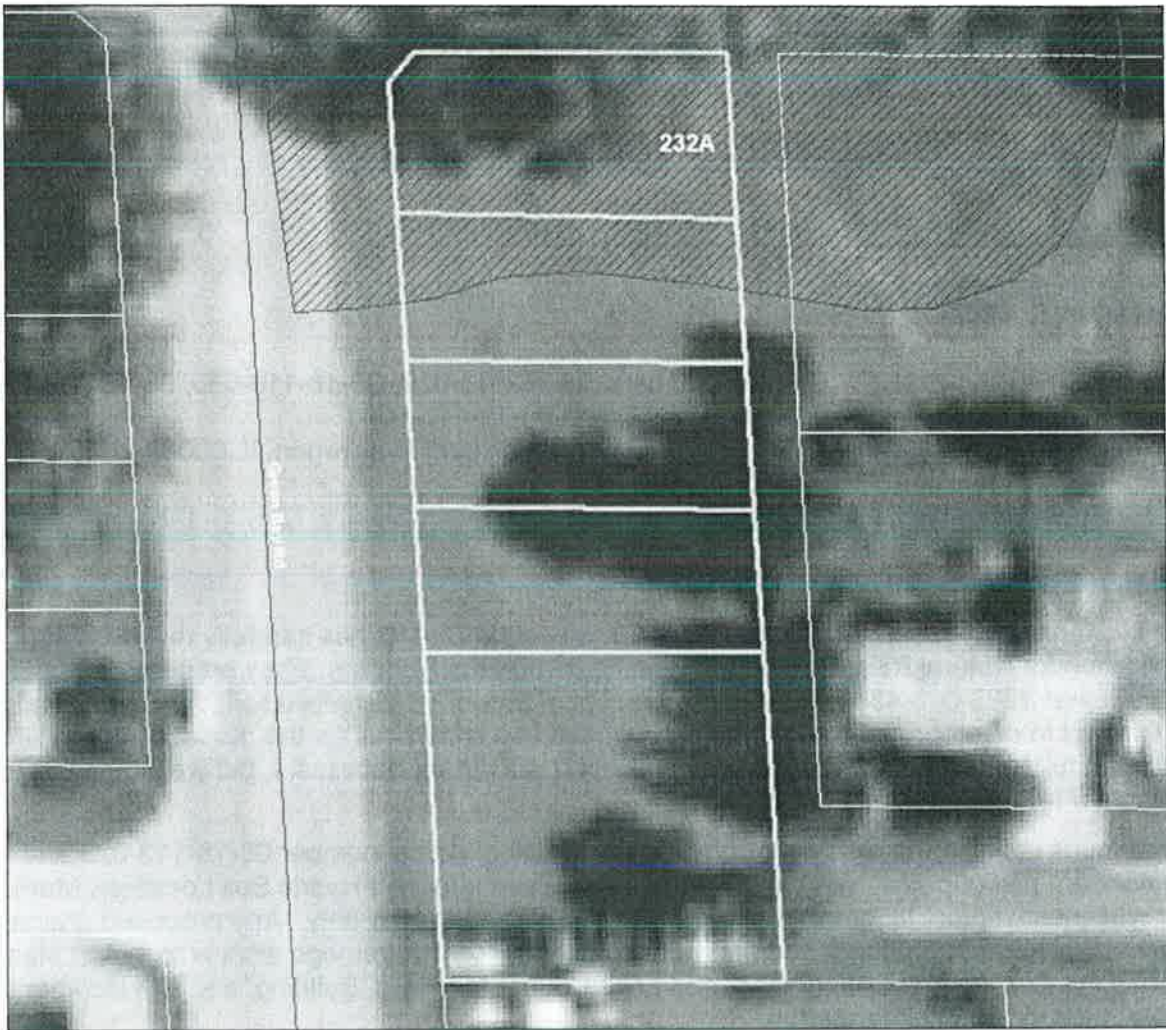
Sincerely,



Ryan Bieber
Urban Conservation Specialist

Cc: Eric J. Tooke, Lake County Planning, Building, and Development Department,
etooke@lakecountyil.gov

Hydric Soil Locations Map




0 15 30 60 90 120 Feet

Base Map: 20019 Lake County Aerial Photo



Legend

 Hydric Soils

TRUSTEE'S DEED

1344626 1/2

This indenture made this 15TH day of DECEMBER, 2004, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, successor trustee to FIFTH THIRD BANK, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1ST day of FEBRUARY, 1968 and known as Trust Number 65 partv of the first part, and ***ABBAS A. ELATY** WHOSE ADDRESS IS: 749 NORTH WALNUT LANE, SCHAUMBURG, ILLINOIS 60194 party of the second part.

* married

5749470

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
03/16/2005 - 08:51:45 A.M.
RECEIPT #: 213149
DRAWER #: 40

Reserved for Recorder's Office

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in LAKE County, Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY ADDRESS: 35811, 35821, 35831, 35841, 35851 NORTH GREENBAY ROAD, WAUKEGAN, ILLINOIS 60085

PERMANENT TAX NUMBER: 08-18-113-029; 08-18-113-030; 08-18-113-031; 08-18-113-032 AND 08-18-113-041

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

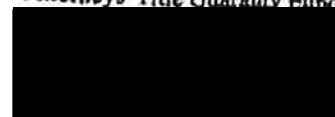
By: _____
Ei



3



Attorneys' Title Guaranty Fund, Inc.



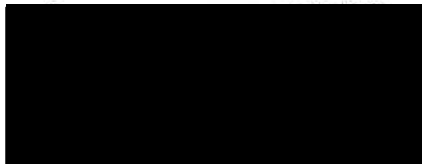
5749470

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 15TH day of DECEMBER, 2004.



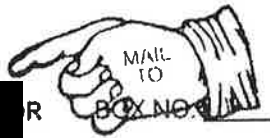
This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
ML04LT
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME Abbas A. Elaty

ADDRESS [REDACTED]

CITY, STATE [REDACTED]



SEND TAX BILLS TO:

NAME Abbas A. Elaty

ADDRESS [REDACTED]

CITY, STATE [REDACTED]

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000040326	REAL ESTATE TRANSFER TAX
	MAR. 16. 05		00270.00
	LAKE COUNTY		FP 103013

IL-180⁰⁰

5749470

2

Parcel 1:

Lots 4, 5, 6, 7 and 8 (except for that portion at the Northwest Corner of said Lot 4, Block 109, thence on an assumed bearing along the North Line of said Lot 4, Block 109, South 89 degrees, 54 minutes and 58 seconds East 13 76 Feet, thence South 40 degrees, 30 minutes and 13 seconds West 14.42 feet; thence South 3 degrees, 17 minutes, and 36 seconds East 310 39 feet to the South Line of said vacated Atlantic Avenue, thence North 89 degrees, 59 minutes and 49 seconds West along the South Line of vacated Atlantic Avenue 3 76 feet to the Easterly Right of Way Line of Illinois Route 131; thence North 3 degrees, 17 minutes and 36 seconds West along said Easterly Right of Way line being also the Westerly Line of said vacated street and said Lots 8, 7, 6, 5, and 4, Block 109, 321.40 feet to the Northwest Corner of said Lot 4 and the place of beginning) in Block 109 in Frederick H Bartlett's Fourth Addition to North Shore Highlands, being a subdivision in Sections 7 and 18, Township 45 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof, recorded January 29, 1926 as Document No. 273072, in Book "O" of Plats, Page 100, in Lake County, Illinois

Parcel 2.

That part of vacated Atlantic Avenue lying South of and adjoining Lot 8 (except for that portion beginning at the Northwest Corner of said Lot 4, Block 109, thence on an assumed bearing along the North Line of said Lot 4, Block 109 South, 89 degrees, 54 minutes, and 58 seconds East 13 76 Feet; thence South 40 degrees, 30 minutes and 13 seconds West 14.42 Feet; thence South 3 degrees 17 minutes 36 seconds East 310 89 Feet to the South Line of said vacated Atlantic Avenue, thence North 89 degrees, 59 minutes, 49 seconds West along the South Line of Vacated Atlantic Avenue 3 76 Feet to the Easterly Right of Way Line of Illinois Route 131, thence North 3 degrees, 17 minutes and 36 seconds West along said Easterly Right of Way Line being also the Westerly line of said vacated street and said Lots 8, 7, 6, 5 and 4, Block 109, 321 40 Feet to the Northwest corner of said Lot 4 and the place of beginning) in Block 109 and lying North of and adjoining the West 125 Feet of Lot 4 in Block 110 in Frederick H. Bartlett's Fourth Addition to North Shore Highland, aforesaid, vacated by Documents 1228448 and 1228449 recorded June 12, 1964, in Lake County, Illinois

35811, 35821, 35831, 35841, 35851

North Greenbay Rd.

Waukegan, IL 60085

Pin #

08-18-113-029

08-18-113-030

08-18-113-031

08-18-113-032

08-18-113-041