

RESOLUTION

#RZON-000743-2022
Waukegan Township

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
May 10, 2022

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Abbas Anthony Elaty, record owner, who request a rezoning of PINs 08-18-113-029, 08-18-113-030, 08-18-113-031, 08-18-113-32, and 08-18-113-041 from the Residential-1 (R-1) zone to the General Commercial (GC) zone. After due consideration, we hereby recommend by a vote of 6 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. 151.005 of the Lake County, Illinois Code of Ordinances Code.

Comment: The Lake Code, Illinois Code of Ordinances (Lake County Code) Subsection 151.005(A) states that a purpose of the ordinance is to implement the regional framework plan. The rezoning of the subject property will bring the property into conformance with the future land use plan which indicates that the subject parcels be developed with retail/commercial uses.

Secondly, Lake County Code Subsection 151.005(K) indicates that an intent of the ordinance is to manage growth by concentrating development in areas where adequate infrastructure now exists or can be provided. There is adequate infrastructure in place with no improvements to the existing infrastructure required.

Additionally, Lake County Code Subsection 151.005(L) states an intent to protect the tax base by managing growth within unincorporated Lake County. Rezoning these parcels will allow the growth of the existing business to the south which will not only protect, but also promote tax growth.

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

Comment: Given the proximity to the busy roadway, it is unlikely that the subject properties would ever be developed for residential purposes. Further, the Future Land Use map indicates retail/commercial uses not just for the subject parcels but also envisions a larger retail commercial corridor on both sides of Green Bay Road. The rezoning of the subject parcels will permit the continuation of commercial development along this corridor consistent with the transitional trend from residential to commercial uses as supported by the Future Land Use map.

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

Comment: The proposed rezoning is compatible with existing uses and zoning of nearby properties as it will allow for the expansion of the existing consumer vehicle sales use to the south which is in the GC zoning district and also owned by the applicant. There is property to the southwest on the opposite side of Green Bay Road that is also in the GC zoning district.

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: Electrical service will be extended for the proposed lighting for the proposed display lot. No additional public facilities or services will be used.

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 will not have a significant adverse impact on the surrounding properties. The site is currently vacant and contains no natural resources or wildlife habitat. Compliance with all requirements of the Lake County Code and all applicable permitting agencies will ensure that no significant adverse impacts to neighboring property or the environment will occur. Installation of required transition landscaping along the east property line of the subject property will serve to screen the use from the adjacent residences to the east.

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

Comment: The subject property is suitable for the proposed zoning classification of General Commercial as indicated and supported by the future land use plan designation of retail/commercial. The proposed use is an expansion of the zoning and use from the adjacent parcels to the south. There are existing parcels zoned General Commercial along this portion of Green Bay Road.

THE ZONING BOARD OF APPEALS GRANTS A RECOMMENDATION OF APPROVAL OF THE REQUESTED REZONING.

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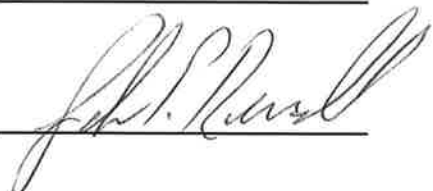
CHAIR











Dated this 22nd day of March 2022

