



# LAKE COUNTY

## Planning, Building and Zoning Committee

Recommendation for a major  
modification of a Conditional  
Use Permit for a Planned Unit  
Development #4080 Request  
PUD-000368-2018

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November 7, 2018

# MAJOR MODIFICATION REQUEST PUD-000368-2018

Major modification of a Conditional Use Permit for a Planned Unit Development (PUD) #4080 and PUD Preliminary Plan Approval for improvements to restaurant and gas station

Petitioner:

Jeff Glogovsky, manager of Glogovsky Real Estate, LLC.

# PUD REVIEW PROCESS

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Staff  
Review

ZBA  
Review

PB&Z  
Review

County  
Board  
Action

Final Plan  
Stage (if  
Prelim Plan  
approved)



# Property Location

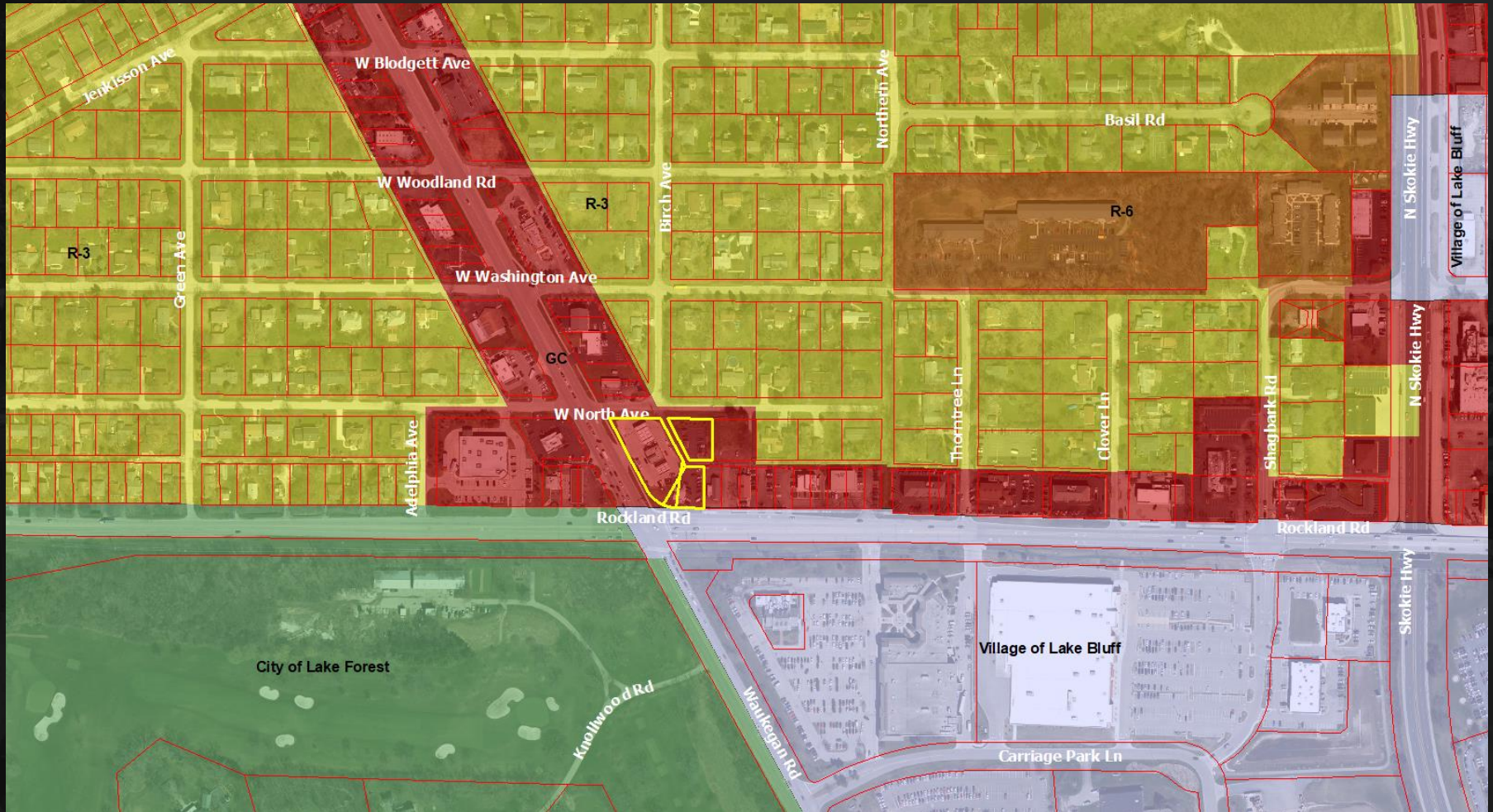
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Four parcels located on the northeast corner of N. Waukegan Road and Rockland Road



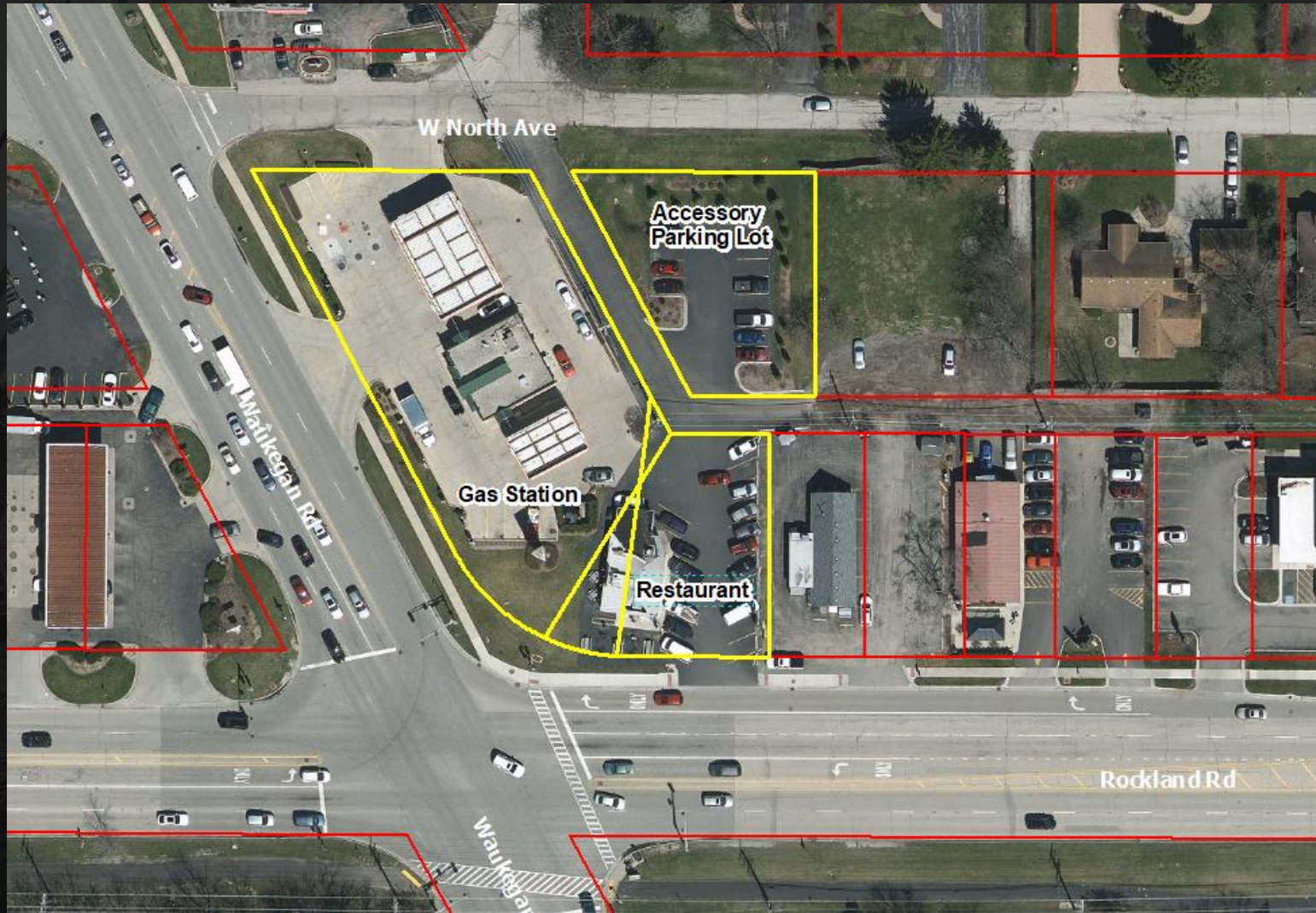


# Zoning Map



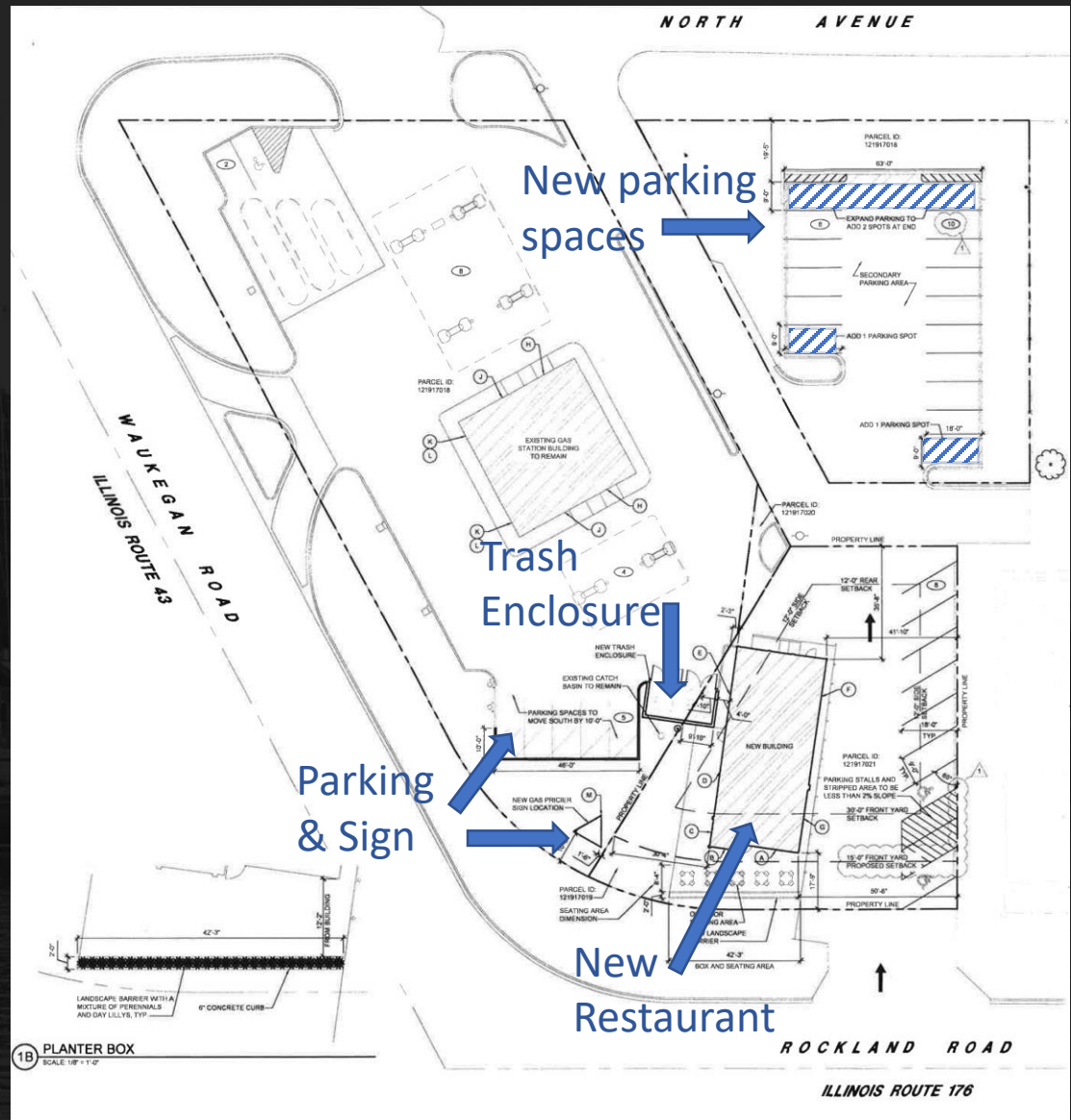


# SITE MAP



# SITE PLAN

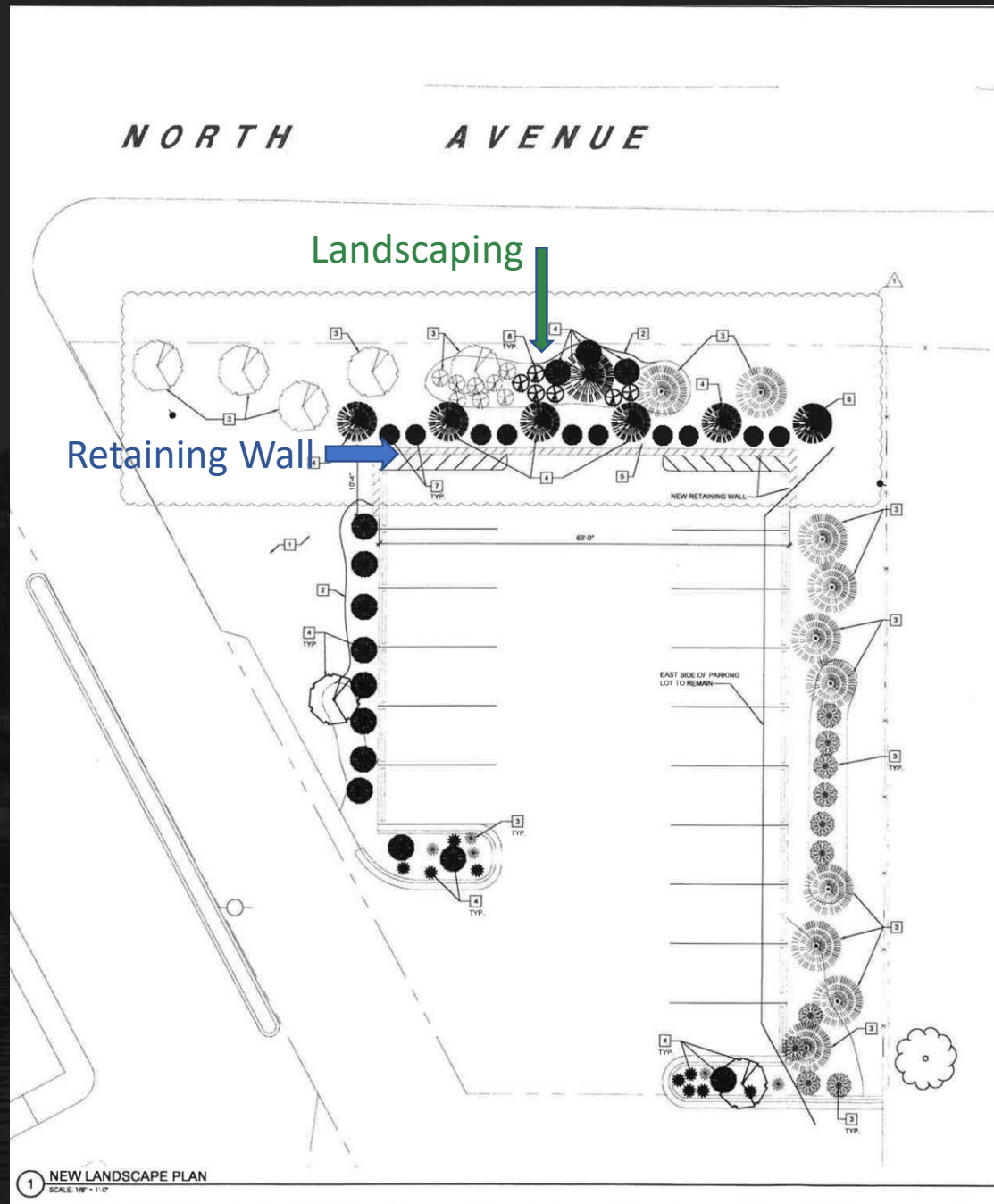
- Subject property is approximately 1.1 acres
- Proposed modifications:
  - Reconstruct restaurant
  - Relocate gas station sign and parking area
  - New trash enclosure
  - Expand accessory parking lot





# SITE PLAN

- Proposed buffering:
  - Additional Landscaping
  - Retaining Wall
  - Retain Existing Berm







Restaurant from Rockland Road-Facing Northwest





Gas Station from Rockland Road- Facing North





Accessory Parking Lot from North Ave- Facing Southeast.






Subject Property and Alley from East - Facing West.



# Zoning Board of Appeals Decision

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- The public hearing was conducted on September 18, 2018. At the conclusion of the hearing, the Zoning Board of Appeals recommended by a vote of 5-0 that Major Modification to the Conditional Use Permit for a Planned Unit Development #4080 be approved subject to proposed conditions in Exhibit A.
- The decision was based on the following Findings of Fact 

# ZBA FINDINGS OF FACT (SUMMARY)

- Site: The existing uses are allowed within the GC zoning district. The proposed major modification request in conjunction with conditions listed in Exhibit A is consistent with the intent of UDO regulations and would allow for continuance of the same uses on the site.
- Surrounding Area: The proposal is compatible with the character of the commercial corridor. Potential impacts to the residential properties to the north are addressed through conditions listed in Exhibit A.



# ZBA FINDINGS (Cont.)

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- The current uses have existed in the same general configuration with little impact to public health, safety, or general welfare.
- The modification request will permit the construction of a new, improved restaurant and for site improvements that will serve both the gas station and restaurant more efficiently.
- The proposed changes to the parking areas and the new building will enhance the practical and safe use of the property.

# SUMMARY of CONDITIONS

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1. CASE #AA-02486-2018 shall be satisfactorily resolved
  - a. Case closed on October 8, 2018
2. Additional landscaping shall be included on north side of accessory parking lot and all landscaping shall be installed by 11/1/19.
3. Applicant shall receive PUD Final Plan approval



# SUMMARY (Cont.)

4. Lighting shall be in conformance with standards of Section 151.168 of the LCC
5. No outside radio/stereo sound between 10 pm and 7 am
6. Signage shall be in conformance with standards of Section 151.173 of the LCC

# PROCESS TIMELINE

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SEPTEMBER 18, 2018  
ZBA HEARING  
(5-0)

NOVEMBER 13, 2018  
COUNTY BOARD  
ACTION

NOVEMBER 7, 2018  
PBZ REVIEW





# QUESTIONS?

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