

LAKE COUNTY

Public Works, Planning &
Transportation Committee

Recommendation for a Major
Modification of a Conditional
Use Permit for a Planned Unit
Development #7617 Request
PUD-000524-2019

January 8, 2020



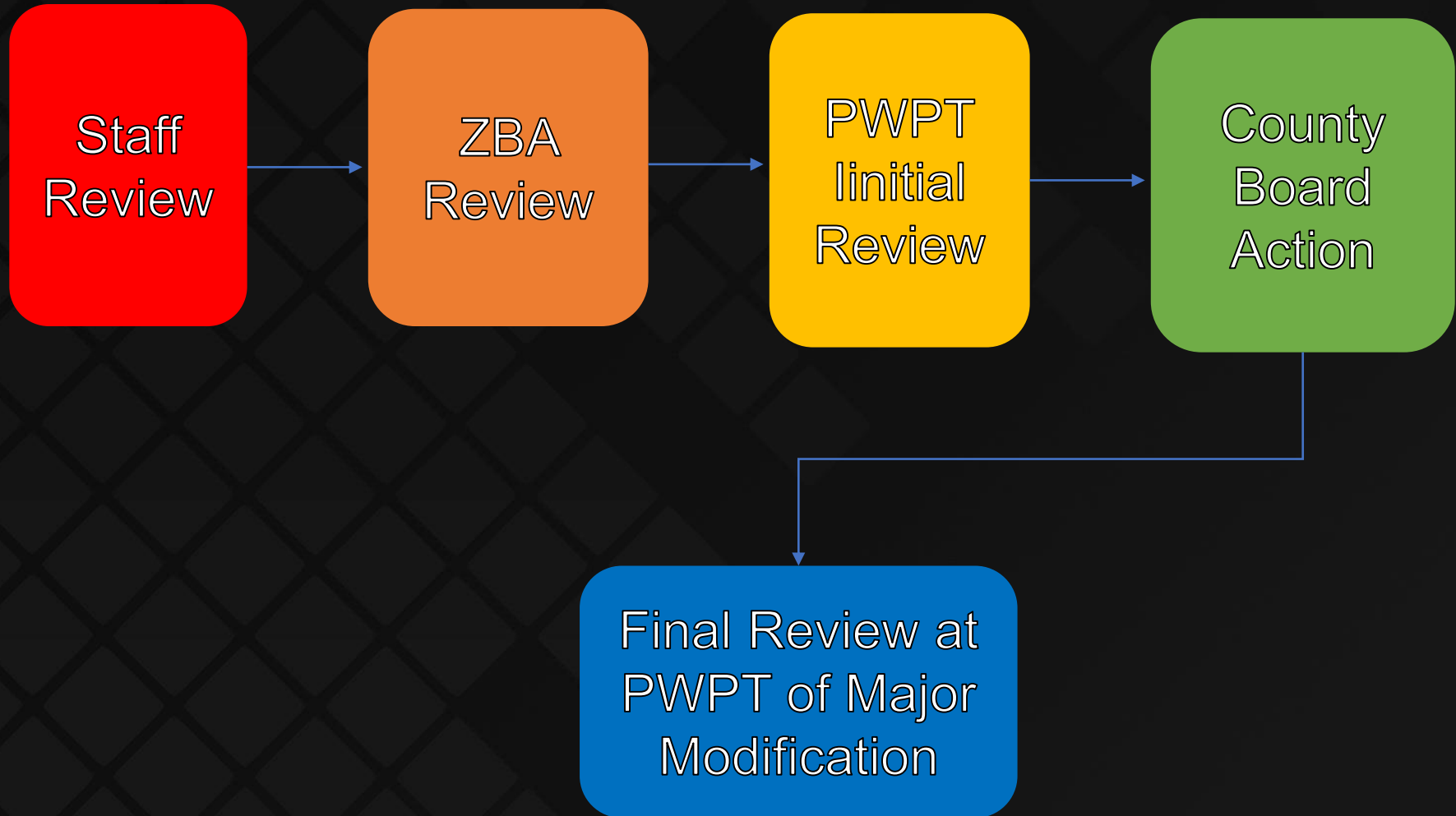
MAJOR MODIFICATION REQUEST PUD-000524-2019

Major Modification of a Conditional Use Permit for a Planned Unit Development (PUD) #7617 to reduce the required amount of landscaping from the approved development plan.

Petitioner:

Jimmy Thomas, Gurnee Truck Stop, Inc.

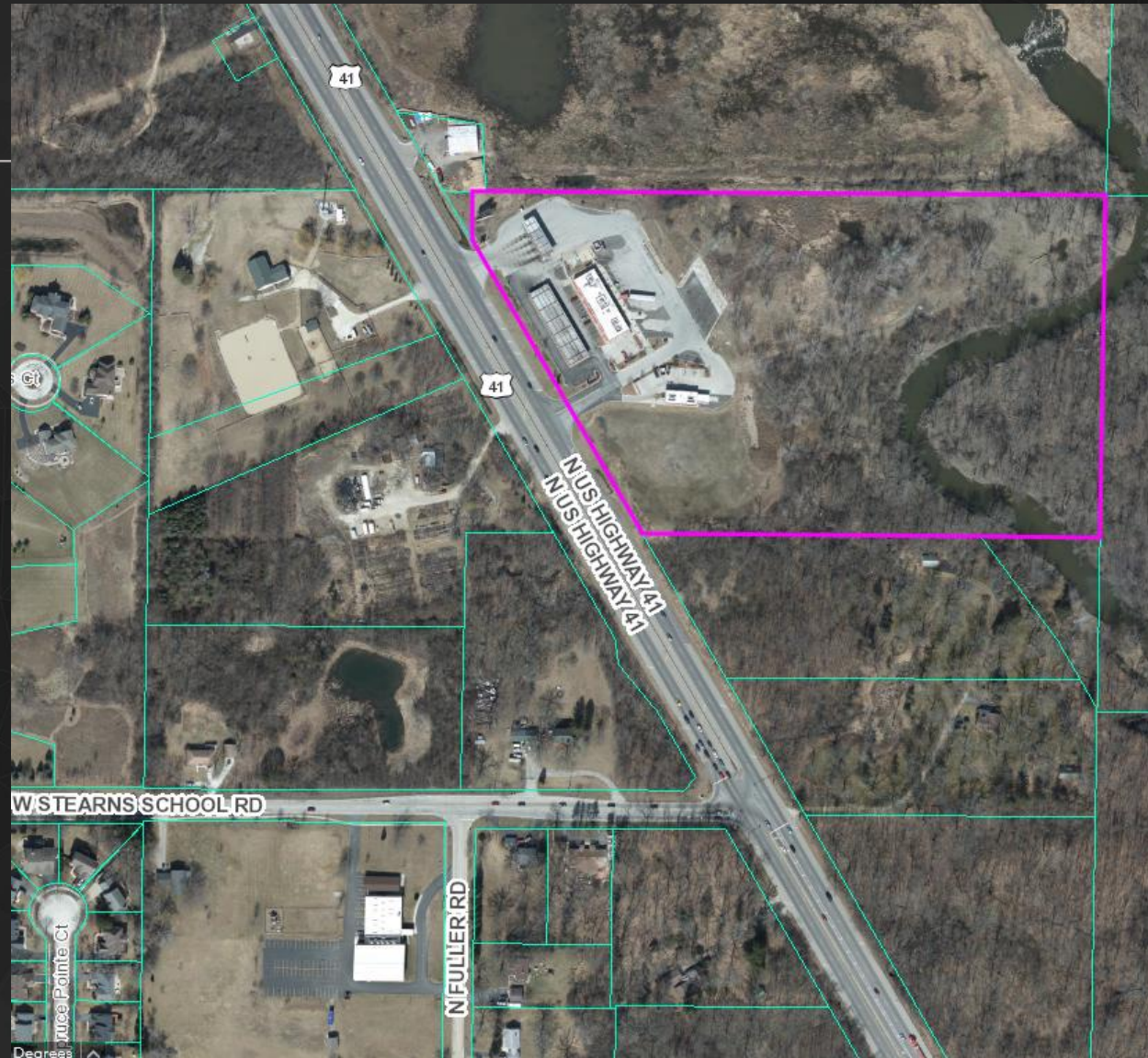
PUD REVIEW PROCESS



PROPERTY LOCATION

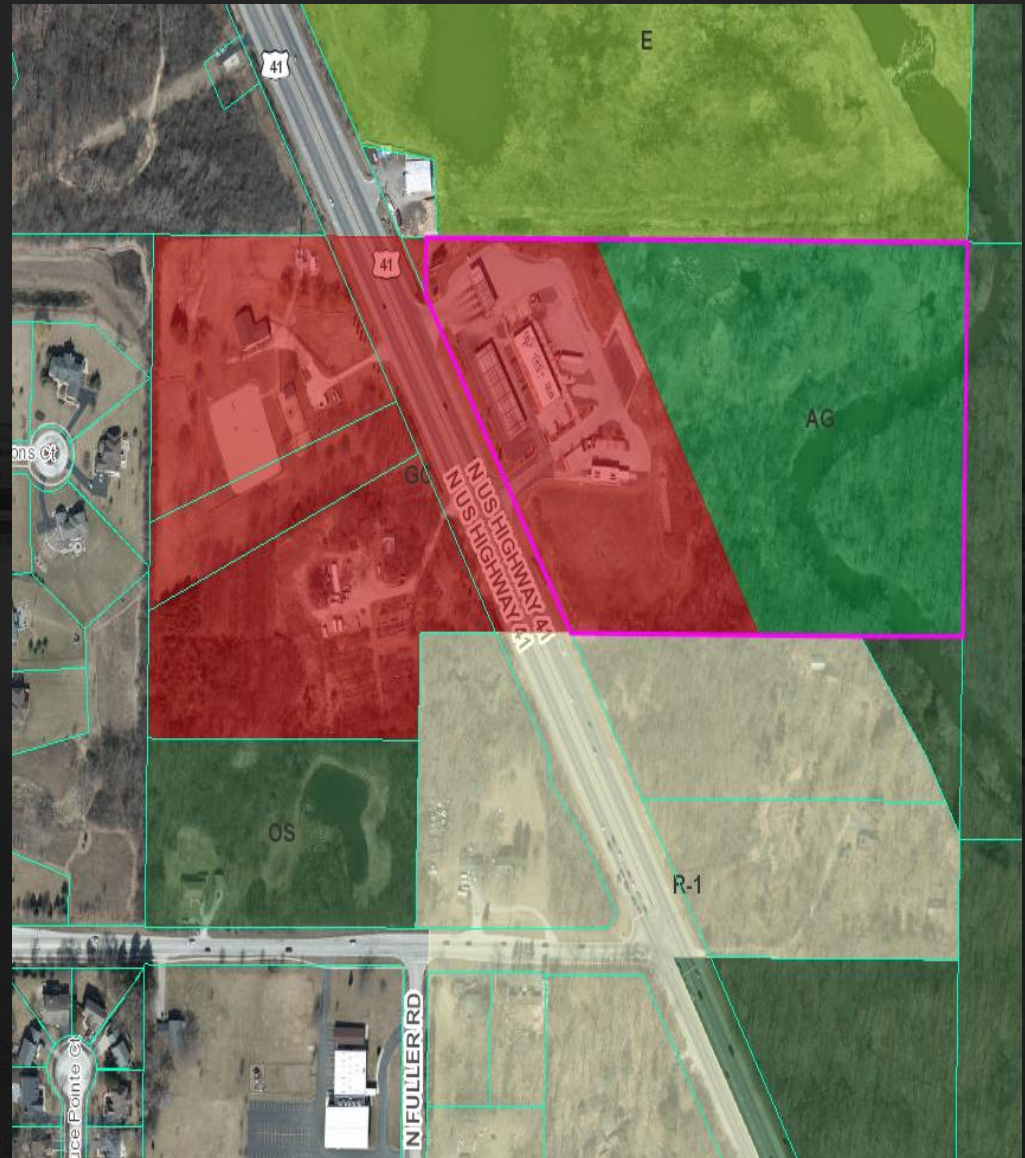
19.5 acre parcel

East side of U.S.
Highway 41,
approximately
1,000 feet north
of Stearns School
Road

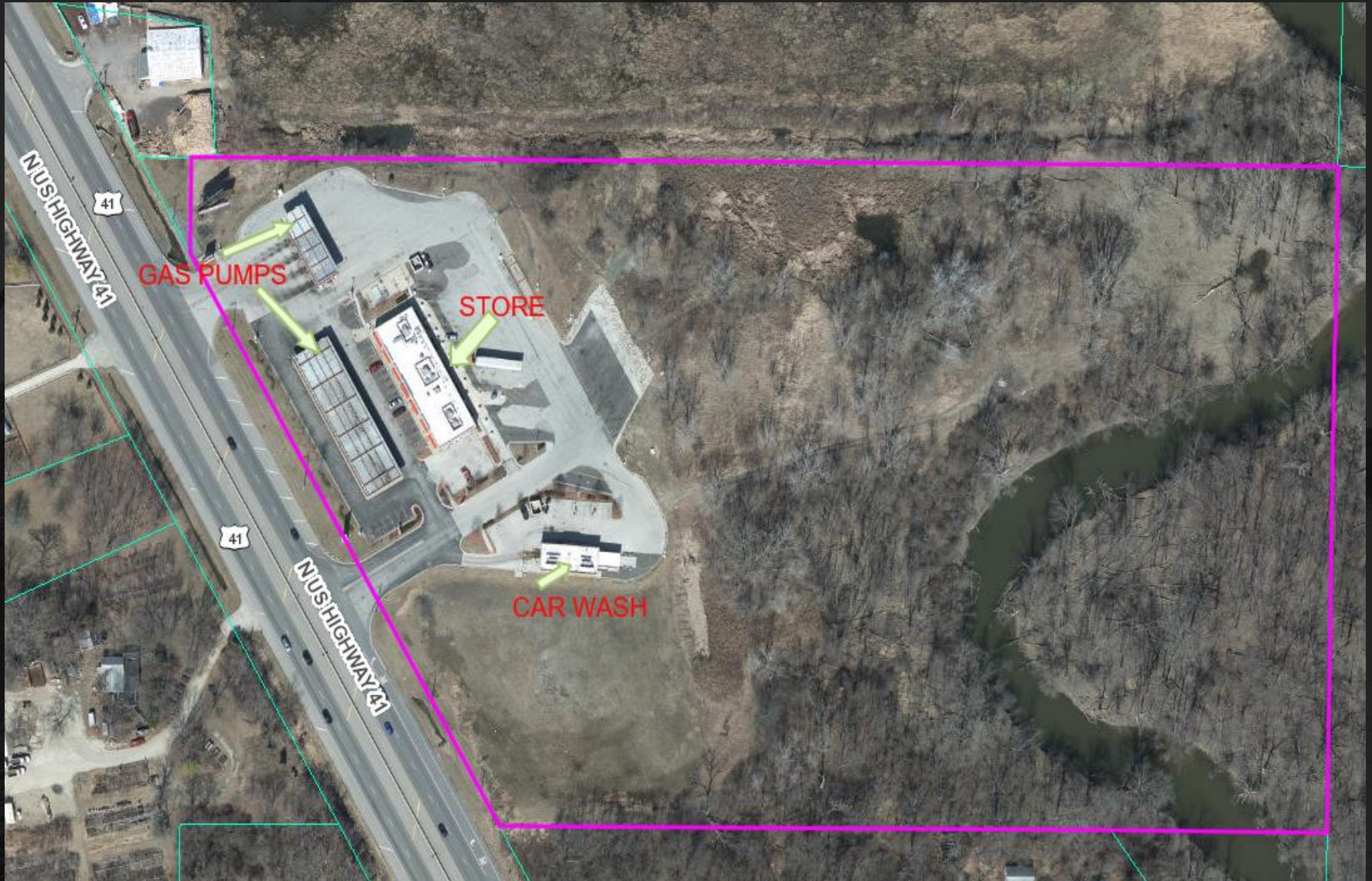


ZONING MAP

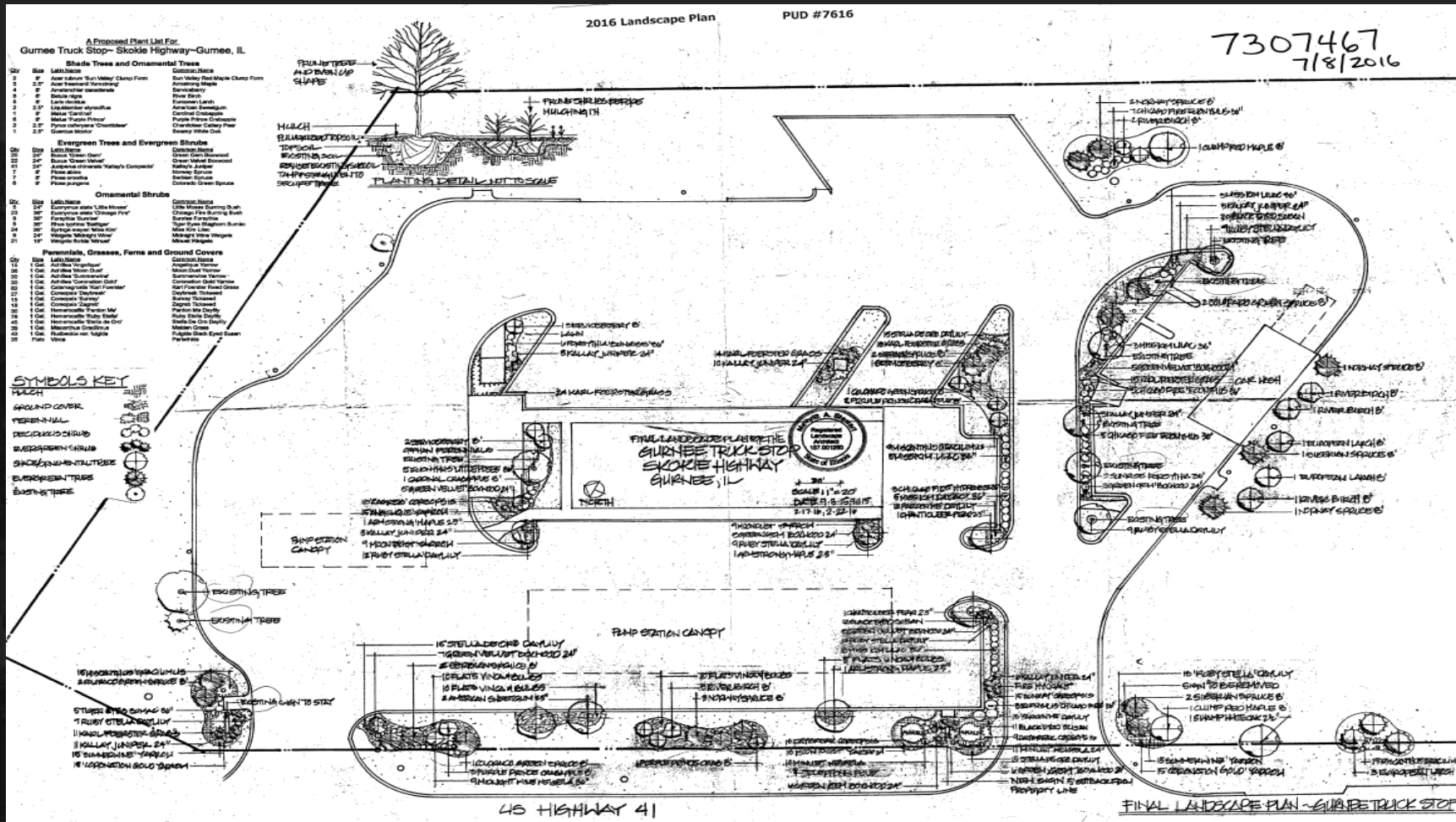
- General Commercial (GC) on the western 7.51 acres. Currently used as truck stop.
- Agricultural (AG) on the eastern 12 acres. Vacant open space.



SITE MAP

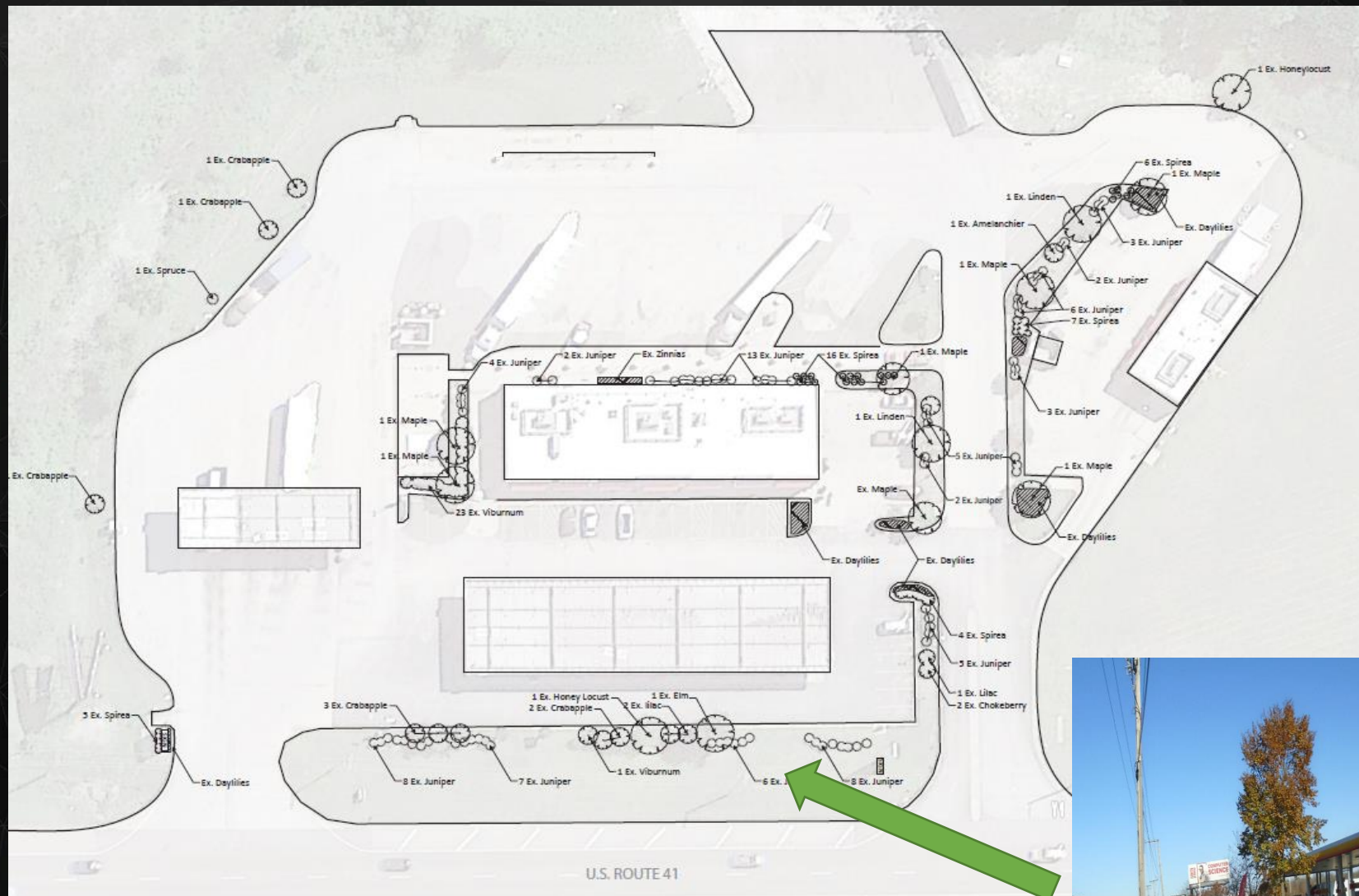


2016 LANDSCAPE PLAN

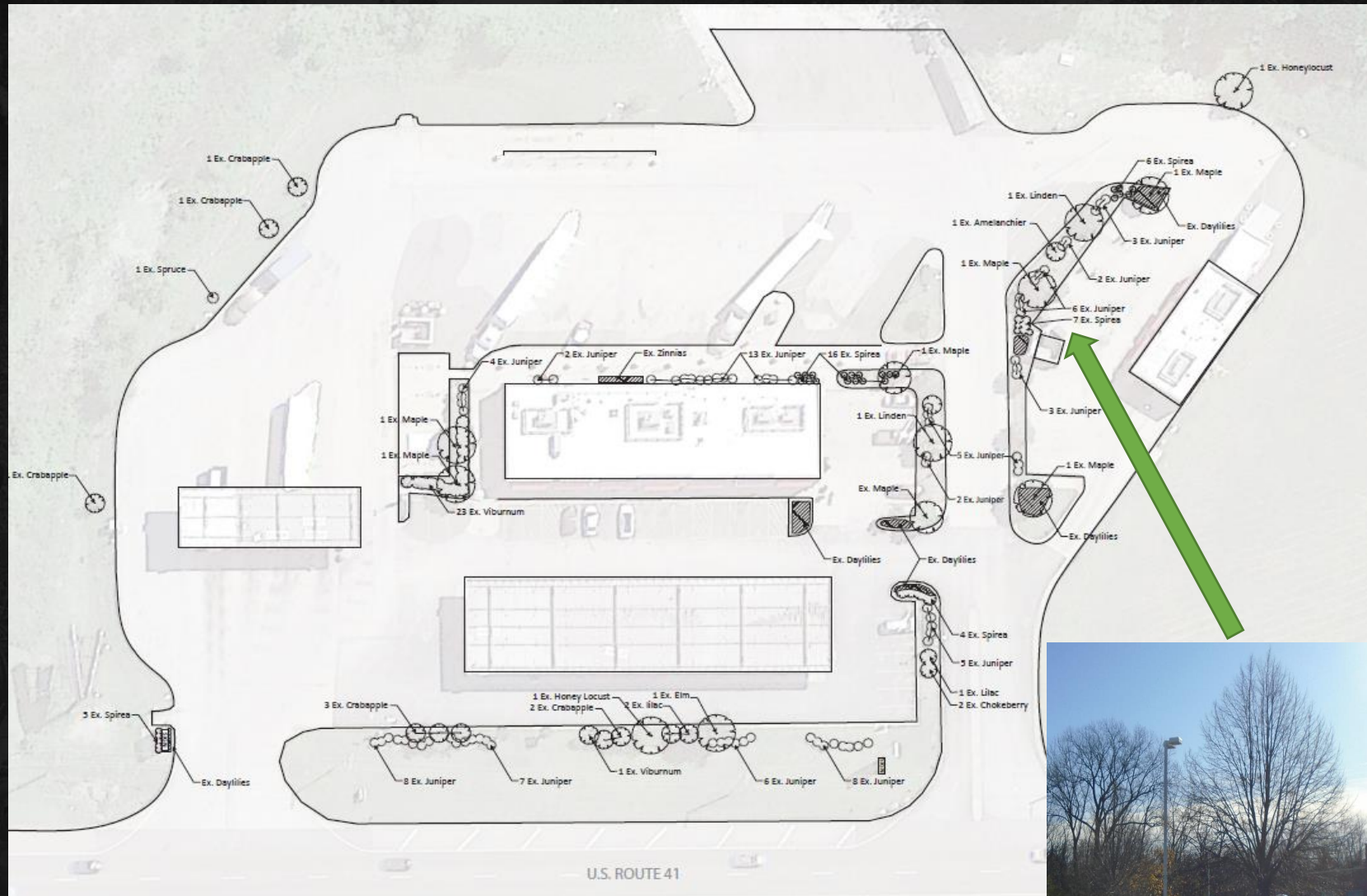


Shade Trees and Ornamental Trees – 34 Ornamental Shrubs – 96
Evergreen Trees and Evergreen Shrubs – 103
Perennials, Grasses, Ferns and Ground Covers - 523

2020 EXISTING PLANT MATERIAL TO REMAIN



2020 EXISTING PLANT MATERIAL TO REMAIN



[illegible]

Shrubs – 46

Grasses and Sedges – 288

Zoning Board of Appeals Decision

- The public hearing was conducted on November 21, 2019. At the conclusion of the hearing, the Zoning Board of Appeals recommended by a vote of 7-0 that Major Modification to the Conditional Use Permit for a Planned Unit Development #7617 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 property has a long-standing history of retail and commercial development and existing use is allowed in the GC zoning district. Given the size of the property and its location, the reduction of the amount of plant material is appropriate.
- Surrounding Area: The character of the area along and near the US Route 41 corridor is well-established with mixture of residential/commercial uses. The adjacent parcel to the south is Residential-1 (R-1), however, the gas station improvements are located some distance from the residential parcel with a dense woodland separating the two uses.

ZBA FINDINGS (Cont.)

- The development has existed in the same configuration for approximately 13 years with no negative impact on the public health, safety, or general welfare. The reduction of landscape material is appropriate and will improve visibility and aesthetics for this mixed-use site.
- Reduction of the number and type of plant material along U.S. Route 41 will increase traffic visibility for motorists leaving the site and those passing by the site on Route 41.

EXHIBIT A CONDITIONS

1. Landscape material shall be installed within one year of formal approval.
2. A performance assurance shall be submitted to ensure installation.

PROCESS TIMELINE

NOVEMBER 21, 2019
ZBA HEARING (7-0)

JANUARY 14, 2020
COUNTY BOARD ACTION

JANUARY 8, 2020
PWPT REVIEW



QUESTIONS?
