



Lake County Illinois

Legislation Details (With Text)

File #: 18-0634 **Version:** 1 **Name:** Resolution on Zoning Board of Appeals Case No. RZON-000252-2017, on the application of Donald F. Rogers Trust, record owner to rezone PIN 12-19-117-002 located on the south side of W. North Avenue, approximately 0.02 miles east of the intersection of W. N

Type: resolution **Status:** Passed

File created: 5/30/2018 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 6/12/2018

Title: Resolution on Zoning Board of Appeals Case Number. RZON-000252-2017, on the application of Donald F. Rogers Trust, record owner, to rezone Property Index Number (PIN) 12-19-117-002 located on the south side of West North Avenue, approximately 0.02 miles east of the intersection of West North Avenue and Waukegan Road, from the Residential-3 (R-3).

Sponsors:

Indexes:

Code sections:

Attachments: 1. #RZON-000252-2017 Staff Recommendation to ZBA(Final), 2. Site Plan, 3. Signed ZBA Resolution RZON-000252-2017, 4. #RZON-000252-2018 Rezoning Minutes 04-11-18_(Final)

Date	Ver.	Action By	Action	Result
6/12/2018	1	Lake County Board	adopted	Pass
6/6/2018	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case Number. RZON-000252-2017, on the application of Donald F. Rogers Trust, record owner, to rezone Property Index Number (PIN) 12-19-117-002 located on the south side of West North Avenue, approximately 0.02 miles east of the intersection of West North Avenue and Waukegan Road, from the Residential-3 (R-3).

- Donald F. Rogers Trust, record owner, has petitioned to rezone a 0.32-acre parcel being PIN 12-19-117-002 located on the south side of West North Avenue, approximately 0.02 miles east of the intersection of West North Avenue and Waukegan Road, from the Residential-3 (R-3) District to the General Commercial (GC) District.
- The subject property is improved with accessory parking for the existing restaurant located across the alley along Rockland Road. (PIN 12-19-117-008 and 12-19-117-009) which are currently zoned GC.
- The Zoning Board of Appeals has recommended approval of this request, subject to conditions volunteered by the applicant. Conditions include landscape and fencing buffering, paving of the alleyway, measures to deter cut-through traffic, and a redevelopment condition requiring any future improvement of the subject property be related to redevelopment of properties fronting Illinois Route 176.
- Accelerated growth in the Illinois Route 176 corridor increases the likelihood of this property being redeveloped. In light of this, the paving condition is proposed to occur before May 1, 2022, allowing the opportunity for redevelopment to be coupled with this paving activity, which would prevent damage to the newly paved surface.

RESOLUTION

WHEREAS, a public hearing was conducted on April 11, 2018 by the Lake County Zoning Board of Appeals pursuant to Statutes of the State of Illinois on the petition of Donald F. Rogers Trust, record owner to rezone PIN 12-19-117-002 located on the south side of W. North Avenue, approximately 0.02 miles east of the intersection of W. North Avenue and Waukegan Road, from the Residential-3 (R-3) District to the General Commercial (GC) District., legally described as follows:

Lot 4 in Block 50 in Frederick H. Bartletts North Shore Properties, a subdivision in Section 13 Township 44 North, Range 11, East of the Third Principal Meridian, and in Sections 18 and 19, Township 44 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof, recorded March 21, 1927 as Document 295961 in Book R of Plats, Pages 35, 36, and 37, in Lake County, Illinois.

WHEREAS, the applicant has volunteered the following conditions associated with this application:

1. The proposed landscaping will be installed prior to June 1, 2018. The vegetation will be planted and maintained per Section 151.167 of the Lake County Code and maintained in perpetuity of the subject parking lot.
2. The existing stockade fence will be maintained in perpetuity of the parking lot.
3. The alley will be paved by May 1, 2022. At the time of paving, two speed bumps will be installed in the alley near the east and west property lines.
4. A "No Parking in the Alley" sign and a "No Thru Traffic" sign will be installed in the alley right-of-way at the time of asphaltting.
5. Any future redevelopment of the subject property will be tied to the redevelopment of the properties fronting Illinois Route 176.

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing conducted on April 11, 2018 on the aforesaid petition, has determined the proposed rezoning meets Standards for a Map Amendment Approval contained in Section 151.047(G)(2) of the Lake County Code, and the Board has submitted its report thereon to the Planning, Building and Zoning Committee of the County Board, and its report recommends by a vote of 6 "Ayes" and 0 "Nays" that the petition be approved; and

WHEREAS, your Planning, Building and Zoning Committee has duly considered the petition and reports aforescribed and recommends the petition be granted.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that PIN 12-19-117-002 (a.k.a. 12585 W. North Avenue, Lake Bluff, Illinois), be rezoned from the Residential-3 (R-3) District to the General Commercial (GC) District, subject to conditions volunteered by the applicant and enumerated above.

DATED AT WAUKEGAN, Lake County, Illinois, on June 12, 2018.