



Lake County Illinois

Legislation Details (With Text)

File #: 11-0627 **Version:** 2 **Name:** Resolution approving a non-delegated conditional use permit (CUP) to allow wholesale sales and an agricultural supplier's storage and service center.

Type: resolution **Status:** Passed

File created: 6/17/2011 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 7/12/2011

Title: Resolution approving a non-delegated conditional use permit (CUP) to allow wholesale sales and an agricultural supplier's storage and service center at 25819 W. Grass Lake Road in Antioch.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Summary of Testimony ZBA #4120, 2. RESOLUTION ZBA #4120 APPROVAL, 3. Staff Recommendation ZBA #4120, 4. Site Plan ZBA #4120, 5. 2009 Aerial ZBA #4120

Date	Ver.	Action By	Action	Result
7/12/2011	2	Lake County Board	adopted	Pass
6/28/2011	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution approving a non-delegated conditional use permit (CUP) to allow wholesale sales and an agricultural supplier's storage and service center at 25819 W. Grass Lake Road in Antioch.

- The applicants, Robert and Deborah Diemer, request a non-delegated CUP for a wholesale sales use and an agricultural supplier's storage and service center in the General Commercial (GZ) Zone on the property located on the south side of Grass Lake Road, southeast of Bluff Lake Road in Antioch Township (District 1).
- The subject property contains multiple commercial building units currently occupied by a plumbing business, cabinet maker, equipment storage, and an apparel store.
- The applicant requested the CUP in order to obtain additional tenants for vacant units.
- Following a public hearing on June 6, 2011, the Zoning Board of Appeals recommended approval of the non-delegated CUP by a vote of 7-0.
- Planning, Building & Development also recommends approval.

WHEREAS, a public hearing has been held by the Lake County Zoning Board of Appeals pursuant to the Statutes of the State of Illinois on the petition of Robert and Deborah Diemer, record owners, which seek a Conditional Use Permit to allow wholesale sales and an agricultural supplier's storage and service center for the following real estate, to-wit:

Parcel 1: That part of the South West ¼ of the South West ¼ of Section 24, Township 46 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at a point in the center line of Grass Lake Road which is 65.02 feet South and 204.88 feet West of the point of intersection of said center line with the East line of the South West ¼ of the South West ¼ of said Section 24; thence southwesterly along the center line of Grass Lake Road 370.5 feet to a point which is 171.55 feet South and 327.81 feet West of the point of beginning; thence South 33°50' East 290.0 feet to a point which is 412.44 feet south and 161.31 feet West of the point of beginning; thence North 62°23' East 307.0 feet to a point which is 270.13 feet South and 105.76

feet East of the point of beginning; thence North 21°27' West 290.0 feet to the point of beginning, in Lake County, Illinois.

Parcel 2: That part of the South West ¼ of the South West ¼ of Section 24, Township 46 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Grass Lake Road and the East line of said quarter quarter-section; thence Southwesterly along the center line of said road to a point that is 65.02 feet South and 204.88 feet West of the point of beginning; thence South 21°27' East 290 feet to the most easterly corner of premises conveyed by Joseph Farrin to Herbert J. Gentzen by deed recorded May 1, 1951 as Document 726214; thence South 21°27' East 20 feet; thence North 62°23' East to a point on a line which is drawn at right angles to the East line of said quarter quarter-section at a point 331.38 feet South of the point of beginning; thence East along said last described line to the East line of said quarter quarter-section and thence North 331.38 feet to the point of beginning, in Lake County, Illinois.

Parcel 3: That part of the South West ¼ of the South West ¼ of Section 24, Township 46 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the most southerly corner of premises conveyed by Joseph Farrin to Herbert J. Gentzen by Deed recorded May 1, 1951, as Document 726414; thence North 62°23' East 307 feet to the most easterly corner of premises conveyed by said Document 726214; thence South 21°27' East 20 feet; thence South 62°23' West 307 feet, more or less, to a point that is South 33°50' East from the point of beginning; thence North 33°50' West 20 feet, more or less, to the point of beginning, in Lake County, Illinois.

PIN(s) 01-24-300-028, 01-24-300-029, 01-24-300-030

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be approved; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing on the aforesaid petition, has submitted its report thereon to the County Board and its report recommends by a vote of 7-0 that the petition be approved and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 7 to 0 that the petition be granted. Motion made by Member Pedersen, with a second by Vice-Chair Mountsier, to grant the petition. Voting "Aye" Carlson, Carey, Gravenhorst, Hewitt, Mountsier, Pedersen, and Thomson-Carter; voting "Nay", none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for a Conditional Use Permit to allow wholesale sales and an agricultural supplier's storage and service center; be approved.

BE IT FURTHER RESOLVED, that the Secretary of said Zoning Board of Appeals be instructed to notify the Petitioners as to the action taken by the Board.

DATED at Waukegan, Illinois, on this 12th day of July, A.D., 2011.