



Lake County Illinois

Legislation Details (With Text)

File #: 22-0613 **Version:** 1 **Name:** Resolution on ZBA Case No. 000743-2022 for a rezoning of property from the Residential-1 zoning district to the General Commercial zoning district.

Type: resolution **Status:** Passed

File created: 4/15/2022 **In control:** Public Works, Planning & Transportation Committee

On agenda: **Final action:** 5/10/2022

Title: Resolution on ZBA Case No. 000743-2022 for a rezoning of property from the Residential-1 zoning district to the General Commercial zoning district.

Sponsors:

Indexes:

Code sections:

Attachments: 1. RZON-000743-2022 Presentation, 2. RZON-000743-2022 Staff Recommendation, 3. RZON-000743-2022 Signed Resolution, 4. RZON-000743-2022 Summary of Testimony, 5. RZON-000743-2022 Info Paper, 6. RZON-000743-2022 Rezoning Application_Redacted, 7. RZON-000743-2022 Site Plans_Redacted

Date	Ver.	Action By	Action	Result
5/10/2022	1	Lake County Board	adopted	Pass
4/27/2022	1	Public Works, Planning & Transportation Committee	recommended for adoption to the regular agenda	Pass

Resolution on ZBA Case No. 000743-2022 for a rezoning of property from the Residential-1 zoning district to the General Commercial zoning district.

- Abbas Anthony Elaty, record owner, has petitioned to rezone 0.80 acres from the Residential-1 (R-1) District to the General Commercial (GC) District. The property is located at 35851, 35841, 35831, 35821, and 35811 N. Green Bay Road, Waukegan, Illinois. (District 8-Waukegan Township) (PINS 08-18-113-029, 08-18-113-030, 08-18-113-031, 08-18-113-032, and 08-18-113-041)
- The rezoning petition was submitted concurrently with an application for a delegated Conditional Use Permit (CUP) to allow for the expansion of an existing consumer vehicle sales (outdoor) use.
- The Zoning Board of Appeals has recommended approval of the rezoning request by a vote of 6 “Ayes” and 0 “Nays” and granted approval of the delegated CUP contingent upon a Board decision to rezone the subject property.

RESOLUTION

WHEREAS, a public hearing was held by the Lake County Zoning Board of Appeals on March 22, 2022 pursuant to the Statutes of the State of Illinois on the petition of Abbas Anthony Elaty, record owner, who seeks a rezoning of five parcels (PINs 08-18-113-029, 08-18-113-030, 08-18-113-031, 08-18-113-032, and 08-18-113-041) totaling 0.80 acres from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district for the following real estate, legally described as follows:

Lots 4,5,6,7 and 8 (except for that portion at the northwest corner of said lot 4, block 109, thence on an assumed bearing along the north line of said lot 4, block 109, south 89 degrees, 54 minutes and 58 seconds east 13.76 feet, thence south 40 degrees, 30 minutes and 13 seconds west 14.42 feet; thence south 3 degrees, 17 minutes, and 36 seconds east 310.39 feet to the south line of said vacated Atlantic Avenue, thence north 89 degrees, 59 minutes and 49 seconds west along the south line of vacated Atlantic Avenue 3.76 feet to the easterly right of way line of Illinois route 131; thence north 3 degrees, 17 minutes and 36 seconds west along said easterly right of way line being also the westerly line of said vacated street and said Lots 8,7,6,5,4, Block 109, 321.40 feet to the northwest corner of said lot 4 and the place of beginning) in Block 109 in Frederick H. Bartlett's Fourth Addition to North Shore Highlands, being a subdivision in Sections 7 and 18, Township 45 North, Range 12, east of the Third Principal Meridian, according to the plat thereof, recorded January 29, 1926 as Document 273072 in Book "O" of Plats, page 100, in Lake County, Illinois.

That part of vacated Atlantic Avenue lying south of and adjoining Lot 8 (except for that portion beginning at the northwest corner of said Lot 4, Block 109, thence on an assumed bearing along the north line of said Lot 4, Block 109 south, 89 Degrees, 54 Minutes and 58 Seconds east 13.76 feet, thence south 40 Degrees, 30 Minutes and 13 Seconds west 14.42 feet, thence south 3 Degrees 17 Minutes 36 Seconds east 310.89 feet to the south line of said vacated Atlantic Avenue, thence north 89 Degrees, 59 Minutes, 49 Seconds west along the south line of vacated Atlantic Avenue 3.76 feet to the easterly right of way line of Illinois Route 131, thence north 3 degrees, 17 minutes and 36 seconds west along said easterly right of way line being also the westerly line of said vacated street and said Lots 8, 7, 6, 5, and 4, Block 109, 321.40 feet to the northwest corner of said Lot 4 and the place of beginning) in Block 109 and lying north of and adjoining the west 125 feet of Lot 4 in Block 110 in Frederick H. Bartlett's Fourth addition to North Shore Highland, aforesaid, vacated by Documents 1228448 and 1228449 recorded June 12, 1964, in Lake County, Illinois.

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 conducted on March 22, 2022 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 Illinois Code of Ordinances and the Zoning Board of Appeals has submitted its report thereon to the Public Works, Planning and Transportation Committee of the County Board, and its report recommends by a vote of 6 - 0 that the petition be approved; and

WHEREAS, your Public Works, Planning and Transportation Committee duly considered the petition and reports afore described and recommends the petition be granted.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that PINs 08-18-113-029, 08-18-113-030, 08-18-113-031, 08-18-113-032, and 08-18-113-041 (a.k.a. 35851, 35841, 35831, 35821, and 35811 N. Green Bay Road, Waukegan, Illinois) be rezoned from the

Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district; and

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, Lake County, Illinois, on this 10th day of May, 2022.