



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 11-1199      **Version:** 2      **Name:** Resolution approving the rezoning of property located at 36104 N. Green Bay Road from Residential-1 (R-1) to General Commercial (GC).

**Type:** resolution      **Status:** Passed

**File created:** 11/10/2011      **In control:** Planning, Building and Zoning Committee

**On agenda:**      **Final action:** 12/13/2011

**Title:** Resolution approving the rezoning of property located at 36104 N. Green Bay Road from Residential-1 (R-1) to General Commercial (GC).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Recommendation ZBA Case Number 4547.docx.pdf, 2. Summary of Testimony ZBA Case Number 4547.pdf, 3. Resolution ZBA Case Number 4547.pdf, 4. Site Plan ZBA Case Number 4547.pdf, 5. Aerial Photograph ZBA Case Number 4547.pdf

Date	Ver.	Action By	Action	Result
12/13/2011	2	Lake County Board	adopted	Pass
11/29/2011	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution approving the rezoning of property located at 36104 N. Green Bay Road from Residential-1 (R-1) to General Commercial (GC).

- The applicants, Daniel and Denise Johnson, request a rezoning in Waukegan Township (District 8) to allow for the operation of an insurance sales office.
- Following a public hearing on October 18, 2011, the Zoning Board of Appeals recommended approval by a vote of 5-1.
- The Planning, Building and Development Department also recommends approval of the rezoning.

**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 Daniel and Denise Johnson, record owners, which requests a rezoning of PIN 08-07-328-007 from Residential-1 (R-1) to General Commercial (GC) for the following real estate, to-wit:

LOTS 2, 3, AND 4 IN BLOCK 69 IN FREDERICK H. BARTLETT'S SECOND ADDITION TO NORTH SHORE HIGHLANDS, BEING A SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 45 NORTH, RANGE 11 - EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWEST ¼ OF SECTION 7 AND THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1925, IN BOOK "O" OF PLATS, PAGE 66, AS DOCUMENT 266194 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR HIGHWAY PURPOSES AS EVIDENCED BY DOCUMENT NUMBER 2520663 RECORDED DECEMBER 31, 1986 AND DESCRIBED AS FOLLOWS: A PARCEL IN LOTS 2, 3, 4, BLOCK 69, IN FREDERICK H. BARTLETT'S SECOND ADDITION TO NORTH SHORE HIGHLANDS, BEING A SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN AND THE SOUTHWEST ¼ OF SECTION 7 AND THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1925, IN BOOK "O" OF PLATS, PAGE 66, AS DOCUMENT NUMBER 266194, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 4, 3, AND 2 ALONG AN ASSUMED BEARING OF NORTH 0 DEGREES 7 MINUTES 59 SECONDS WEST 175.06 FEET, TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, NORTH 88 DEGREES 18 MINUTES 39 SECONDS WEST 3.75 FEET; THENCE SOUTH 0 DEGREES 7 MINUTES 59 SECONDS EAST 163.06 FEET; THENCE SOUTH 40 DEGREES 21 MINUTES 23 SECONDS WEST 15.39 FEET, TO THE SOUTH LINE OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 88 DEGREES 27 MINUTES 32 SECONDS EAST 13.75 FEET, TO THE POINT OF BEGINNING.

PIN 08-07-328-007

**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 5-1 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 6 to 0 that the petition be granted. Motion made by Member Gravenhorst, with a second by Member Pedersen, to grant the petition. Voting "Aye" Carlson, Carey, Gravenhorst, Hewitt, Pedersen, and Thomson-Carter; voting "Nay", none.

**NOW, THEREFORE, BE IT RESOLVED** by the Lake County Board that the request of the Petitioner for rezoning from Residential-1 (R-1) to General Commercial (GC) for 08-07-328-007 be granted.

**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 13<sup>th</sup> day of December, 2011.