



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 11-0624      **Version:** 2      **Name:** Resolution approving a rezoning from Residential-3 (R-3) to General Commercial (GC) and a conditional use permit (CUP) for a planned unit development (PUD) to accommodate overflow parking for an existing restaurant.

**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 rezoning from Residential-3 (R-3) to General Commercial (GC) and a conditional use permit (CUP) for a planned unit development to accommodate overflow parking for Scooter's Restaurant located at 12610 Rockland Road in Lake Bluff.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Summary of Testimony ZBA #4079, #4080, 2. Resolution ZBA #4079, #4080, 3. Staff Recommendation ZBA #4079, #4080, 4. Site Plan ZBA #4079, #4080, 5. 2009 Aerial ZBA #4079, #4080

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 rezoning from Residential-3 (R-3) to General Commercial (GC) and a conditional use permit (CUP) for a planned unit development to accommodate overflow parking for Scooter's Restaurant located at 12610 Rockland Road in Lake Bluff.

- The applicant, Jeffrey Glogovsky, owner of the subject properties under a trust, requests a rezoning and a CUP to accommodate overflow parking from the restaurant on an adjoining parcel ("Lot 5"), near the northeast corner of Routes 176 and 43 (District 13).
- The rezoning is requested for Lot 5 to allow for the proposed overflow parking lot and the CUP is requested for all three parcels to limit the use of Lot 5 exclusively to a parking lot.
- Extensive landscape buffering is a requirement of the CUP.
- Following a public hearing on May 31, 2011, the Zoning Board of Appeals recommended approval of the rezoning and CUP for a planned unit development by a vote of 7-0.
- The Planning, Building & Development Department also recommends approval of the rezoning and CUP.

**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 Chicago Title Land Trust Company, as Trustee under Land Trust No. LT-2643, successor trustee to LaSalle Bank National Association, f/k/a LaSalle National Bank, successor trustee to LaSalle National Trust, N.A., successor to LaSalle National Bank, successor trustee to LaSalle Bank Northbrook f/k/a Northbrook Trust & Savings Bank as Trustee under trust agreement dated 1/31/83 and known as Trust No. LT-2643, record owners. The Beneficiary of the Land Trust is Jeffrey Glogovsky, as Trustee of the Jeffrey Glogovsky Revocable Trust, and is the owner of 100% of the beneficial interest of the land trust which owns the property

subject of the application, which requests a rezoning of lot 5 (eastern half of PIN 12-19-117-018) from Residential-3 to General Commercial and request a Conditional Use Permit for a Planned Unit Development (new parking lot for existing restaurant) for all three parcels for the following real estate, to-wit:

LOTS 5, 9, AND THAT PART OF LOT 8 AND THE EAST-WEST VACATED ALLEY (AS VACATED BY RESOLUTION PASSED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF LAKE DATED OCTOBER 14, 1960, AND RECORDED NOVEMBER 28, 1960, AS DOCUMENT NUMBER 10906830) LYING EASTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 8 WHICH IS 82.27 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 9 (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 8 AND 9) THENCE NORTH 7 DEGREES 54 MINUTES 52 SECONDS EAST, 61.70 FEET; THENCE NORTH 7 DEGREES 35 MINUTES 50 SECONDS EAST, 73.5 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 50 IN FREDRICK H. BARTLETT'S NORTH SHORE PROPERTIES IN SECTION 19 TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 21, 1927 AS DOCUMENT NUMBER 295961 IN BOOK "R" OF PLATS, PAGE 35, 36 AND 37, EXCEPTING THERE FROM THAT PART OF LOT 8 DEDICATED FOR ROAD BY DOCUMENT NUMBER 359010 RECORDED SEPTEMBER 12, 1930, ALL IN LAKE COUNTY, ILLINOIS

PIN(s) 12-19-117-018, 12-19-117-020, 12-19-117-021

**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 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 the Residential-3 to General Commercial for lot 5 (eastern half of PIN 12-19-117-018) and a Conditional Use Permit for a Planned Unit Development (new parking lot for existing restaurant) for all three parcels; 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.