



Lake County Illinois

Legislation Details (With Text)

File #: 16-0115 **Version:** 1 **Name:** Resolution on Zoning Board of Appeals Case No. 7184, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, who are requesting a rezoning of the western 7.51 acres of PIN 07-10-200-009,from the Agricultural

Type: resolution **Status:** Passed

File created: 1/25/2016 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 2/9/2016

Title: Resolution on Zoning Board of Appeals Case No. 7184, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, who are requesting a rezoning of the western 7.51 acres of PIN 07-10-200-009,from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7184_GurneeTruckStopRezoneApp.pdf, 2. Site Plan.pdf, 3. 7184_7617 Staff Report_Final_12-08-15.pdf

Date	Ver.	Action By	Action	Result
2/9/2016	1	Lake County Board	adopted	Pass
2/2/2016	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case No. 7184, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, who are requesting a rezoning of the western 7.51 acres of PIN 07-10-200-009,from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District.

- Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas, record owners, have submitted an application to rezone the western 7.51 acres of parcel 07-10-200-009, from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District. The property is located on the east side of U.S. Route 41 approximately 0.20 miles north of the intersection of W. Stearns School Road and US Route 41.
- The property was previously developed in the Village of Gurnee and was disconnected from Gurnee in January 2015; consequently, the property is now located in the unincorporated area of Lake County. As disconnected property is automatically assigned the Agricultural (AG) zoning district classification, the subject property’s uses have been rendered nonconforming.
- The rezoning petition is being partnered with an application for a PUD Preliminary Plan under Zoning Board of Appeals Case No. 7617 to address minor deviations from Chapter 151 of the County Code and to enable regulatory flexibility in the integration of mixed commercial uses on a site with significant natural resource limitations.

RESOLUTION

WHEREAS, a public hearing was conducted on December 14, 2015 by the Lake County Zoning

Board of Appeals pursuant to Statutes of the State of Illinois on the petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, requesting approval of a rezoning for the western 7.51 acres of PIN 07-10-200-009, from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District legally described as follows:

That part of the North 44 rods of the Southeast 1/4 of the Northeast 1/4 lying East of U.S. Route 41 in Section 10, Township 45 North, Range 11 East of the Third Principal Meridian described as follows:

Beginning at a point 67.67feet east of the intersection of the East line of U.S. Route 41 and the North line of the North 44 rods of the Southeast 1/4 of the Northeast 1/4 in said Section 10, thence East along said North line a distance of 384 feet, then southeasterly parallel to the east right-of-way line of U.S. Route 41 to a point that is 460 feet East of the intersection of the East line of U.S. Route 41 and the South line of said North 44 rods measured along the South line of said 44 rods, thence West along said south line of said North 44 rods to the intersection of the East line of U.S. Route 41, thence Northwesterly along the East line of U.S. Route 41 to a point 113.83 feet south of the north line of the North 44 rods of the Southeast 1/4 of the Northeast 1/4 in Section 10, Township 45 North, Range 11 East, thence, continue north along the west line of the North 44 roads to the place of beginning, all in Lake County, Illinois.

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing conducted on December 14, 2015 on the aforesaid petition the Zoning Board of Appeals has determined that 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 7 "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 the above described 7.51 acres of PIN 07-10-200-009, be rezoned from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District.

DATED AT WAUKEGAN, Lake County, Illinois, this 9th day of February, 2016.