



Lake County Illinois

Legislation Details (With Text)

File #: 10-0758 **Version:** 2 **Name:** ZBA Case #3486 Request to Rezone from Residential-1 (R-1) zone to the Limited Industrial (LI) zone.

Type: resolution **Status:** Passed

File created: 8/12/2010 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 9/14/2010

Title: Resolution on Zoning Board of Appeals Case number 3486 which consists of the petition by North Star Trust Company as successor the Michigan Avenue National Bank of Chicago, as Trustee under Trust No. 2139, with the beneficiary of the trust which owns the subject property as Concrete Erectors, Ltd., record owner, which seeks a rezoning from the Residential-1 (R-1) zone to the Limited Industrial (LI) zone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PB&Z packet 09-07-10, 2. 2008 aerial

Date	Ver.	Action By	Action	Result
9/14/2010	2	Lake County Board	adopted	Pass
9/7/2010	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case number 3486 which consists of the petition by North Star Trust Company as successor the Michigan Avenue National Bank of Chicago, as Trustee under Trust No. 2139, with the beneficiary of the trust which owns the subject property as Concrete Erectors, Ltd., record owner, which seeks a rezoning from the Residential-1 (R-1) zone to the Limited Industrial (LI) zone.

- The subject property is 8.7 acres, currently improved with light industrial uses, auto repair, landscape contractor, and offices; located on the south side of Deerfield Parkway, approximately 700 feet east of Weiland Road in Vernon Township - District 20.
- The applicant desires to rezone the subject property from Residential-1 (R-1) to the Limited Industrial (LI) to retain the existing uses.
- The ZBA recommends approval, with condition, 7-0; Planning, Building & Development Department recommends approval, with conditions. See attached for further explanation.

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 North Star Trust Company as successor the Michigan Avenue National Bank of Chicago, as Trustee under Trust No. 2139, with the beneficiary of the trust which owns the subject property as Concrete Erectors, Ltd., record owner, which seeks rezoning from the Residential-1 zone to the Limited Industrial zone for the following real estate, to-wit:

THAT PART OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., AND SOUTH OF THE EAST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE 3RD P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF THE LAND CONVEYED BY JOSEPH GAINER (BY DEED RECORDED JUNE 28, 1851, IN BOOK "P" OF DEEDS, PAGE 10) WHICH POINT IS

140.58 FEET EAST AND 134.64 FEET NORTH OF THE SOUTH WEST CORNER OF SAID SECTION 27; RUNNING THENCE SOUTH 89 DEGREES WEST 486.33 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTH EAST QUARTER OF SAID SECTION 28 TO THE SOUTH LINE OF LAND COVEYED TO CHARLES WISCHMAN (AS BY DEED RECORDED MAY 11, 1878 IN BOOK 66 OF DEEDS, PAGE 474); THENCE EASTERLY ON SAID DEED LIN TO A POINT ON A LINE 140.58 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 1021.29 FEET TO THE POINT FO BEGINNING (EXCEPT ANY PART THEREOF FALLING IN THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTH EAST CORNER FO THE LAND CONVEYED TO JOSEPH GANIER (BY DEED RECORDED JUNE 28, 1851 IN BOOK "P" OF DEEDS, PAGE 10) WHICH POINT IS 140.58 FEET EAST AND 134.64 FEET NORTH OF THE SOUTH WEST CORNER OF SAID SECTION 27; THENCE NORTH ALONG A LINE 140.58 FEET EAST OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 564 FEET FOR A POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH WESTERLY 722.06 FEET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO CHARLES WISCHMAN (AS DEED RECORDED MAY 11, 1878 IN BOOK 66 OF DEEDS, PAGE 474) WHICH PAINT IS 399.31 FEET WEST FROM THE EAST LINE OF SAID SECTION 28 AS MEASURED ALONG CHARLES WISCHMAN DEED LINE; THENCE EAST ALONG THE CHARLES WISCHMAN DEED LINE 340.83 FEET; THENCE SOUTH EASTERLY 266.47 FEET TO A POINT 140.58 FEET EAST MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27 AND 281.29 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Part of PIN: 15-28-400-014

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be approved, with conditions; 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, with conditions; 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 Hewitt, with a second by Member O'Rourke, to grant the petition. Voting "Aye" Carlson, Gravenhorst, Hewitt, Lawlor, Mountsier, O'Rourke, and Wilke; voting "Nay", none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Residential-1 zone to the Limited Industrial zone be granted; 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 14th day of September, A.D., 2010.