



Lake County Illinois

Legislation Text

File #: 10-0579, **Version:** 3

Resolution on Zoning Case #3372 which consist of the petition of Manuel Martinez, record owners, which seeks rezoning from the General Office (GO) zone to the Limited Industrial (LI) zone.

- Subject property is 6.37 acres, currently improved with a single-family dwelling and a landscape contractor, located on the southeast side of Barberry Lane, approximately ¼ mile southwest of Delany Road in Warren Township - District 7.
- The applicants desire to rezone the subject property from General Office (GO) to Limited Industrial (LI). The applicants wish to retain the single-family dwelling and the landscape contractor business.
- The property is shown as Industrial on the County's Comprehensive Plan; sewer and water are not available.
- The ZBA recommends approval 6-0; Planning, Building & Development Department recommends approval. See attached for further explanation.

WHEREAS, a public hearing has been held by the Lake County Zoning Board of Appeals pursuant to the Statues of the State of Illinois on the petition of Manuel Martinez, record owner, relative to a request for a rezoning from the General Office zone to the Limited Industrial zone for the following real estate, to wit:

That part of the south east quarter of the north east quarter of Section 14, Township 45 north, range 11 east of the third principal meridian, Lake County, Illinois, described as follows: commencing at a point in the east line of said quarter quarter section, 508.40 feet (508.37, measure) north of the south east corner thereof; thence north along the east line of said quarter quarter section, 817.15 feet (817.07, measure) to the north east corner thereof; thence west along the north line of said quarter quarter section, 228.42 feet; thence south at right angles to the last described line 99.15 feet; thence west parallel with the north line of said quarter quarter section, 280.69 feet, the place of beginning; thence continuing west, parallel with said north line of said quarter quarter section, 604.08 feet, more or less, to the easterly right-of-way line of the Chicago and Milwaukee Road (so called); thence southwesterly along the easterly line of said road forming an included angle of 130° 15' (130° 16' 36", measure) a distance of 38.60 feet, (39.32 feet, measure) to a point 129.15 feet south of an parallel with the north line of the south east quarter of the north east quarter; thence east parallel with the north line of said quarter section, 273.66 feet (269.77 feet, measure); thence south at right angles to the last described line, 365.11 feet (366.71 feet, measure); thence south easterly forming an included angle of 110° (110° 12' 40", measure), a distance of 383.34 feet; thence north forming an included angle of 69° 47' 20", a distance of 529.14 feet, more or less, to the place of beginning.

Part of PIN(s): 07-14-200-034, 07-14-200-014

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 6-0 that the petition be granted; and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 6-1 that the petition be granted.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board, that the prayer of the Petitioner be granted and that the above described real estate shall be rezoned from the General Office zone to the Limited Industrial zone; and

BE IT FURTHER RESOLVED, that the Secretary of said Zoning Board of Appeals be instructed to notify the petitioner as to the action taken by the Board.

DATED at Waukegan, Illinois, on this 10th day of August, A.D., 2010.