



# Lake County Illinois

## Legislation Text

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**File #:** 09-1019, **Version:** 2

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Resolution on ZBA Case #3754, which seeks a Conditional Use Permit to allow a Planned Unit Development in Shields Township. The applicant is the Korogluyan Family Trust, record owner.

- Applicant is seeking a Conditional Use Permit for a Planned Unit Development in order to convert and lease the first floor of a former elementary school for professional offices. The requested CUP would apply only to the first floor.
- Subject property is the former West Elementary School in Knollwood. Government and Religious Uses currently occupy the 3<sup>rd</sup> floor and former gymnasium of this building. These uses are permitted by right in the current R-3 zoning district.
- Applicant wishes to relocate his mortgage/finance business into the first floor. Additional space will be made available for lease.
- The Planning, Building and Zoning Committee recommends by a vote of 4-3 that the Conditional Use Permit be approved subject to conditions.
- The Zoning Board of Appeals recommends by a vote of 5-1 that the request be approved. Planning Department staff also recommends in favor of the proposed use.

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 the Korogluyan Family Trust relative to a request for a Conditional Use Permit to allow a Planned Unit Development for the following real estate, to-wit:

Lots 2 and 12 in Block 18 in Frederick H. Bartlett's North Shore Properties, being a subdivision in Section 13, Township 44 North, Range 11 East of the Third Principal Meridian, and in Sections 18 and 19, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof, recorded March 21, 1927, as Document 295961, in Lake County, Illinois.

and

The East 120 feet of the North 100 feet of Lot 11 in Block 18 in Frederick H. Bartlett's North Shore Properties, being a Subdivision in Section 13, Township 44 North, Range 11 East of the Third Principal Meridian, and in Sections 18 and 19, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof, recorded March 21, 1927, as Document 295961, in Lake County, Illinois.

and

All that part of Lot 13 (except the North 105.00 feet thereof) in Block 18 in Frederick H. Bartlett's North Shore properties being a subdivision in Section 13, Township 44 North, Range 11 East of the Third Principal Meridian, and in Sections 18 and 19, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat thereof, recorded March 21, 1927, as document 293961, in Lake County, Illinois, lying East of a line 13.5.00 feet East of the West line of Lots 2 and 12 in said Block 18.

P.I.N.s 12-18-317-013, - 020 and -023

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 subject to the conditions contained in their recommendation; and

WHEREAS, your Planning, Building, and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 4-3 that the petition be granted subject to the conditions attached hereto as Exhibit A.

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 issued a Conditional Use Permit for a Planned Unit Development in accordance with and subject to the conditions contained in Exhibit A; and

BE IT FURTHER RESOLVED that the County Board accepts the findings of the Zoning Board of Appeals and adopts them as its own; 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 February, A.D., 2009.