



# Lake County Illinois

## Legislation Text

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**File #:** 10-0783, **Version:** 2

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Resolution on Zoning Case No. 3387, which consists of the petition of One Park Place Ventures, LLC, record owner, which seeks rezoning from the Agricultural zone to the General Commercial zone.

- The subject property is 9.19 acres, currently improved with a warehouse and single-family dwelling, located on the north side of Grand Avenue, approximately ¼ mile northwest of U.S. Route 45 in Lake Villa Township - District 3
- The applicant desires to rezone the subject property from Agricultural (AG) to General Commercial (GC) in order to establish a health club/tennis facility.
- The property is shown as Agricultural on the County's Comprehensive Plan; sewer and water are not available.
- The ZBA recommends denial 7-0; Planning, Building & Development Department recommends denial. 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 One Park Place Ventures, LLC, record owner, which seeks rezoning from the Agricultural zone to the General Commercial zone for the following real estate, to-wit:

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 12 WITH THE CENTERLINE OF GRAND AVE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 440.60 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTERLINE 55.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID CENTERLINE 250.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 55.0 FEET TO SAID CENTERLINE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 146.51 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID CENTERLINE 999.0 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF THE SOUTHEAST ¼; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING; IN LAKE COUNTY, ILLINOIS.

PIN: 06-12-400-030

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be denied; 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 denied; 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 Carlson, with a second by Member Gravenhorst, 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 Agricultural zone to the General Commercial 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.