



Lake County Illinois

Legislation Details (With Text)

File #:	16-0114	Version:	1	Name:	Resolution on Zoning Board of Appeals Case No. 7617, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preli
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. 7617, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan for the western 7.51 acres of PIN 07-10-200-009 to continue the use and improvement of the existing Gasoline Service Station, Convenience Store, Restaurant, Truck Stop, Trailer Parking, Truck Rest Area, Automotive Repair, Car Wash, and the implementation of site enhancements to improve marketing and site circulation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7617 CUP Application.pdf, 2. Site Plan.pdf, 3. 7184_7617 Staff Report_Final_12-08-15.pdf, 4. PBZ Memo_Signage Amendment.pdf, 5. ZBA Case 7617 CUP for PUD - Exhibit A.pdf, 6. ZBA Case 7617 CUP for PUD - Exhibit B.pdf, 7. Gurnee Truck Stop Signs.pdf, 8. LandscapePlan_Gurnee Truck stop.pdf, 9. Natural Resources & Site Capacity.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. 7617, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan for the western 7.51 acres of PIN 07-10-200-009 to continue the use and improvement of the existing Gasoline Service Station, Convenience Store, Restaurant, Truck Stop, Trailer Parking, Truck Rest Area, Automotive Repair, Car Wash, and the implementation of site enhancements to improve marketing and site circulation.

- Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas, record owners, have submitted an application for a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan to bring the site into compliance with the provisions of Chapter 151 of the Lake County Code and to enable the owners the ability to implement site refinements to meet the needs of the mixed use commercial site.
- 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 has significant natural resource limitations; consequently only the western 7.51 acres of parcel 07-10-200-009 will be subject to the Conditional Use Permit.
- 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 Conditional Use Permit application for a Planned Unit Development (PUD) and PUD Preliminary Plan is partnered with an application for rezoning from the Agricultural (AG) District to the General Commercial (GC) District under Zoning Board of Appeals Case No. 7184.

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 Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan for the western 7.51 acres of PIN 07-10-200-009 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 Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan meets Standards for a Conditional Use Permit contained in Section 151.050(F) (3) and Standards of a Planned Unit Development contained in Section 151.051(C)(7) 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 subject to the applicant complying with the Zoning Board of Appeals conditions described as ZBA Conditions Case No. 7617 Exhibit "A" attached to this resolution; and

WHEREAS, your Planning, Building and Zoning Committee has duly considered the petition and reports aforescribed and recommends the petition be granted subject to the applicant complying with the conditions listed in ZBA Conditions Case No. 7617 Exhibit "A" as modified by Planning, Building and Zoning Committee on February 2, 2016 defined as Planning, Building and Zoning Committee Conditions Case No. 7617 Exhibit "B" to increase the total permitted sign area for the property from 500 square feet to 600 square feet.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board the requested Conditional Use Permit and a Planned Unit Development PUD Preliminary Plan be approved subject to ZBA

Conditions Case No. 7617 Exhibit "A" as modified by the Planning, Building and Zoning Committee on February 2, 2016 as Exhibit "B" to increase the total sign area for the property from 500 square feet to 600 square feet.

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