Lake County Illinois

Legislation Details (With Text)

File #:	17-0370	**Version:**	1	**Name:**	Resolution on Zoning Board of Appeals Case No. 8022, on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013 requesting approval
Type:	resolution			**Status:**	Passed
File created:	3/27/2017			**In control:**	Planning, Building and Zoning Committee
On agenda:				**Final action:**	4/11/2017

Title: Resolution on Zoning Board of Appeals Case Number 8022, on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024 consisting of 5.53 acres to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant; expand an existing caretaker's residence; retain a second nonconforming residence; and to incorporate site enhancements to improve onsite circulation and overall business operations.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 8014_8022 ExecutiveSummary_031617.pdf, 2. 8014_8022 Staff Report_Final_Original Exhibit A_022717.pdf, 3. 8022 Petersen_FULLSET.pdf, 4. 8022_CUP_PUD_Bullets_Resolution_031617.pdf, 5. 8022_CUP_PUD_PBZ Exhibit B_022717.pdf, 6. 8022_CUP_PUD_ZBA Exhibit A-1_022717.pdf, 7. location map ZBA #8014 #8022.pdf, 8. Petersen CUP Application.pdf, 9. Petersen Sum#8014 #8022.pdf, 10. ZBA Resolution_8022.pdf

Date	Ver.	Action By	Action	Result
4/11/2017	1	Lake County Board	adopted	Pass
4/5/2017	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case Number 8022, on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024 consisting of 5.53 acres to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant; expand an existing caretaker's residence; retain a second nonconforming residence; and to incorporate site enhancements to improve onsite circulation and overall business operations.

- Robert Bradley Petersen and Linda L. Petersen as Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013, record owners, have submitted an application for a Conditional Use Permit for a PUD and a PUD Preliminary Plan to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant, expand an existing nonconforming residence, provide for future growth and incorporate site improvements to improve onsite circulation and overall business operations.
- The Conditional Use Permit for a PUD Preliminary Plan approval also requests regulatory flexibly in the integration of mixed uses associated with the business, and provides limitations for future growth of the business.

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- The subject properties are located on the south side of N. Barberry Lane, approximately 0.25 miles southwest of the intersection of N. Delany Road and N. Barberry Lane in Warren Township.
- This petition for a Conditional Use Permit for a PUD and PUD Preliminary Plan is being partnered with an application for a rezoning in Zoning Board of Appeals Case Number 8014

RESOLUTION

WHEREAS, a public hearing was conducted on January 24, 2017, by the Lake County Zoning Board of Appeals pursuant to Statutes of the State of Illinois on the petition of
Robert Bradley Petersen and Linda L. Petersen as Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013 on an application for a Conditional Use Permit for a PUD and PUD Preliminary Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024 consisting of 5.53 acres to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant; expand an existing caretaker's residence; retain a second nonconforming residence; and to incorporate site enhancements to improve onsite circulation and overall business operations, legally described as follows:

PIN 07-14-200-021
That part of the Northeast ¼ of the Northeast ¼ of Section 14, Township 45 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Quarter Quarter Section; thence West along the South line of said Quarter Quarter Section a distance of 1063.3 feet to the center of Barberry Lane and the point of beginning of the description; thence Northeasterly along the center of Barberry Lane a distance of 334.5 feet; thence Southeasterly along a line 2 forming a right angle with the center line of said Barberry Lane to a point that intersects the South line of the Northeast ¼ of the Northeast ¼ of said Section 14; thence West along the South line of said Quarter Quarter Section to the point of beginning, in Lake County, Illinois; and

PIN 07-14-200-023
That part of the East half of the Northeast Quarter of Section 14, Township 45 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at a point on the South line of the Northeast Quarter of the Northeast Quarter of the said Section14, 1063.3 feet West of the Southeast corner of said Northeast Quarter of the said Northeast quarter of Section 14, which point is in the center of the public road sometimes called the Milwaukee Road; thence North 40 Degrees 17 Minutes East along the center of said road forming an included angle of 49 Degrees, 43 Minutes with the said South line 334.5 feet; to the westernmost corner and the place of beginning of this description; thence North 40 degrees 17 minutes East along the Center of said road, 209 feet; thence South 49 degrees 43 minutes East along a line forming a right angle with the center line of said road, 416 feet; thence South 40 degrees 17 minutes West, parallel to the center line, of said road 209 feet; thence North 49 degrees 43 minutes West 416 feet to the place of beginning, in Lake County, Illinois.

PIN 07-14-200-024
That part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 45 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point on the North line of said Quarter Quarter Section, 1063.3 feet West of the Northeast corner, thereof, which point is in the center of public highway; thence Southwesterly along center line of said highway, which forms an angle of 130 degrees 17 minutes with the said North line, measured from the East to South 130 feet; thence East along a line parallel to the North line of

said Quarter Quarter Section for a distance of 924.65 feet; thence North along a line forming a right angle with the said parallel line, 99.17 feet to a point in the North line of the Southeast Quarter of the Northeast Quarter of Section 14, said point being 222.7 feet West of the Northeast corner thereof; thence West along said North line 840.6 feet to the place of beginning, situated in Lake County, Illinois.

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing conducted on January 24, 2017, on the aforesaid petition the Zoning Board of Appeals determined the proposed Conditional Use Permit for a PUD and PUD Preliminary Plan met the 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 6 "Ayes" and 1 “Nay” that the petition be approved subject to the applicant complying with the Zoning Board of Appeals conditions described as Zoning Board of Appeals Conditions Case Number 8022 Exhibit “A-1” as modified by the Zoning Board of Appeals at said hearing, attached to this resolution; and

WHEREAS, your Planning, Building and Zoning Committee has duly considered the petition and reports aforedescribed and recommends the petition be granted subject to the applicant complying with the conditions listed in ZBA Conditions Case Number 8022 Exhibit “B” as modified by Planning, Building and Zoning Committee on March 8, 2017, defined as Planning, Building and Zoning Committee Conditions Case Number 8022 to amend the maximum permitted floor area for the property from 114,000 square feet to 99,200 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 Number 8022 Exhibit “A-1” as modified by the Planning, Building and Zoning Committee on March 8, 2017, as Exhibit “B”.

DATED at Waukegan, Illinois, April 5, 2017.

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