



Lake County Illinois

Legislation Details (With Text)

File #: 19-1087 **Version:** 1 **Name:** Resolution on Zoning Board of Appeals Case No. 000487-2019, on the petition of TLT Financial LLC, record owner, to rezone a parcel from the Residential-1 zoning district to the General Commercial zoning district.

Type: resolution **Status:** Passed

File created: 6/17/2019 **In control:** Public Works, Planning & Transportation Committee

On agenda: **Final action:** 7/9/2019

Title: Resolution on Zoning Board of Appeals Case Number 000487-2019, on the petition of TLT Financial LLC, record owner, to rezone a parcel from the Residential-One Zoning District to the General Commercial Zoning District.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 000487 000488-2019 CUP - Rezoning PBD recommendation (FINAL), 2. 000487 Executive Summary #1, 3. 000487 ZBA Resolution, 4. site plan - Tobias 000487, 5. Summary of Testimony (1) #000487-2019, 6. Tobias 06-26-19 PWPT Presentation

Date	Ver.	Action By	Action	Result
7/9/2019	1	Lake County Board	adopted	Pass
6/26/2019	1	Public Works, Planning & Transportation Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case Number 000487-2019, on the petition of TLT Financial LLC, record owner, to rezone a parcel from the Residential-One Zoning District to the General Commercial Zoning District.

- TLT Financial LLC, record owner, has petitioned to rezone a 0.89-acre parcel located at 40881 N. Illinois Route 83, Antioch, Illinois, PIN Number 02-20-200-051, from the Residential- One (R-1) District to the General Commercial (GC) District.
- The property owner proposes to establish a Contractor's Equipment Storage (Outdoor) facility.
- The Zoning Board of Appeals has recommended approval of this request, subject to conditions as recommended by staff. Conditions include development of the parcel in accordance with the submitted site plan, approval from the Lake County Board to rezone the parcel to the GC district, and recordation of the landscaping transition yard waiver agreement prior to permit issuance.

RESOLUTION

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 TLT Financial LLC, record owner, who seeks a rezoning of two parcels totaling 0.89 acres from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district for the following real estate, to-wit:

THAT PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING IN THE

CENTER OF THE FOX RIVER ROAD SOUTH 3 DEGREES EAST 565.60 FEET FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE NORTH LINE OF SAID SECTION 20, WHICH POINT IS 99.8 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, SECTION 20, THENCE SOUTH 3 DEGREES EAST ALONG THE CENTERLINE OF SAID ROAD 150.12 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 20, A DISTANCE OF 300.7 FEET TO THE WEST LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY; THENCE NORTHERLY ALONG SAID WEST LINE OF RAILROAD 150.0 FEET; THENCE WEST 301.95 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN DOCUMENT RECORDED MAY 15, 2001 AS DOCUMENT 4692184, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE CENTERLINE OF ILLINOIS ROUTE 83 THAT IS 715.72 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4, AS MEASURED ON SAID CENTERLINE; THENCE ON AN ASSUMED VEERING OF NORTH 02 DEGREES 29 MINUTES 23 SECONDS WEST, ON SAID CENTERLINE, 150.12 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHEAST 1/4 50.04 FEET TO A POINT 50.00 FEET EAST OF, AS MEASURED, PERPENDICULAR TO SAID CENTERLINE, THENCE SOUTH 2 DEGREES 29 MINUTES 23 SECONDS EAST, PARALLEL WITH SAID CENTERLINE, 150.12 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST, 50.04 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

PIN 02-20-200-051

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 7 - 0 that the petition be approved; and

WHEREAS, your Public Works, Planning and Transportation Committee duly considered the petition and reports aforescribed and recommends by a vote of ___ to ___ that the petition be granted. Motion made by Member _____, with a second by Member _____, to grant the petition. Voting "Aye" _____; voting "Nay", _____.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district be _____ for PIN 02-20-200-051; 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 9th day of July, 2019.