



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 20-0021 **Version:** 1 **Name:** Resolution authorizing a Major Modification to a Conditional Use Permit for a Planned Unit Development #7617 to allow for a reduction in the required amount of landscaping.

**Type:** resolution **Status:** Passed

**File created:** 12/19/2019 **In control:** Public Works, Planning & Transportation Committee

**On agenda:** **Final action:** 1/14/2020

**Title:** Resolution authorizing a major modification to a Conditional Use Permit (CUP) for Planned Unit Development (PUD) Number 7617 to allow for a reduction in the required amount of landscaping.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PUD-000524-2019 Staff Recommendation (FINAL).pdf, 2. application ZBA PUD 000524-2019.pdf, 3. ZBA PUD-CUP Resolution 000524-2019 1\_2\_20.pdf, 4. 10-28-19\_LandscapePlan.pdf, 5. AerialPUD-000524.pdf, 6. 000524 - Summary of Public hearing 1-2-20 REV.pdf, 7. PWPT Power Point - Gurnee Truck Stop - Modificatio - PUD 000524-2019 (FINAL) 1\_2\_20.pdf

Date	Ver.	Action By	Action	Result
1/14/2020	1	Lake County Board	adopted	Pass
1/8/2020	1	Public Works, Planning & Transportation Committee	recommended for adoption to the consent agenda	Pass

Resolution authorizing a major modification to a Conditional Use Permit (CUP) for Planned Unit Development (PUD) Number 7617 to allow for a reduction in the required amount of landscaping.

- Jimmy Thomas, manager of the Gurnee Truck Stop, Inc., has petitioned for a major modification to a CUP for PUD Number 7617 and the PUD preliminary plan for property identification number (PIN) 07-10-200-009. The subject property is comprised of 19.51 acres and is located at 36725 U.S. Highway 41, Gurnee, Illinois.
- The proposed major modification to the CUP for PUD Number 7617 would reduce the required amount of landscaping from the approved development plan.
- Staff has recommended approval of the CUP major modification and PUD preliminary plan subject to proposed conditions in Exhibit A, attached.
- The Zoning Board of Appeals has recommended approval subject to the proposed conditions in Exhibit A by a vote of seven "Ayes" and zero "Nays".

### RESOLUTION

**WHEREAS**, a public hearing was concluded on November 21, 2019 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, shareholders owning 20 percent or more of the stock in the corporation, record owner, for a Major Modification of a Conditional Use Permit for a Planned Unit Development Number 7617 on PIN 07-10-200-009 totaling 19.51 acres located at 36725 U.S.

Highway 41, Gurnee, Illinois and legally described as follows:

THAT PART OF THE NORTH 44 RODS (726.0 FEET) LYING EAST OF THE EAST LINE S.B.I. ROUTE 68, ACCORDING TO THE DOCUMENT NO. 407151 AND WEST OF A LINE CONSTRUCTED PARALLEL WITH THE SAID EAST LINE S.B.I. ROUTE 68 AND 350.0 FEET EASTERLY THEREFROM (AS MEASURED PERPENDICULAR TO SAID EAST LINE) OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS; and

**WHEREAS**, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing concluded on November 21, 2019 on the aforesaid petition has determined the proposed Major Modification to a Conditional Use for a Planned Unit Development meets the Standards for a Conditional Use Permit contained in Section 151.050(F) 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 of recommendation and findings of fact thereon to the Public Works, Planning and Transportation 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 Number PUD-000524-2019 Exhibit A attached to this resolution; and

**WHEREAS**, your Public Works, Planning and Transportation 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 Number PUD-000524-2019 Exhibit A; and

**NOW, THEREFORE, BE IT RESOLVED** by the Lake County Board the requested major modification to a Conditional Use Permit and Planned Unit Development PUD Preliminary Plan be approved subject to ZBA Conditions Number PUD-000524-2019 Exhibit A.

**DATED** at Waukegan, Lake County, Illinois, January 14, 2020.