



# Lake County Illinois

## Legislation Details (With Text)

**File #:** 20-0993      **Version:** 1      **Name:** Resolution on ZBA Case No. 000537-2019 for a rezoning of a parcel from the Residential-1 zoning district to the General Commercial zoning district.

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

**File created:** 7/20/2020      **In control:** Public Works, Planning & Transportation Committee

**On agenda:**      **Final action:** 8/11/2020

**Title:** Resolution on Zoning Board of Appeals (ZBA) Case Number 000537-2019 for a rezoning of a parcel from the Residential-1 zoning district to the General Commercial (GC) zoning district.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Summary of Staff Recommendation, 2. Rezoning Application\_Redacted, 3. ZBA Resolutions Summary, 4. 000537 ZBA Rezoning Resolution - Store More, 5. ZBA Hearing Summary of Testimony #000536 000537 Store More, 6. 000536, 000537 Location Maps, 7. PWPT Info Paper -Store More - 07-29-20 FIN, 8. PWPT Store More\_7-29-20 RZ-CUP-PUD 00536\_000537 FIN

Date	Ver.	Action By	Action	Result
8/11/2020	1	Lake County Board	adopted	Pass
7/29/2020	1	Public Works, Planning & Transportation Committee	recommended for adoption to the regular agenda	Pass

**Resolution on Zoning Board of Appeals (ZBA) Case Number 000537-2019 for a rezoning of a parcel from the Residential-1 zoning district to the General Commercial (GC) zoning district.**

- Timothy James, record owner, has petitioned to rezone a 22.50-acre parcel located at 25250 W. Old Rand Road, Wauconda, Illinois, PIN 09-36-400-009, from the Residential-1 (R-1) District to the GC District.
- The property owner proposes to establish a self-service storage use (indoor/outdoor).
- The rezoning petition is partnered with an application for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and Preliminary Development Plan.
- The Zoning Board of Appeals has recommended approval of the rezoning request by a vote of 7 “Ayes” and 0 “Nays in conjunction with a recommendation with conditions of the accompanying Case No. 000536-2019 CUP-PUD Preliminary Development Plan for a self-service storage use (indoor/outdoor).

### RESOLUTION

**WHEREAS**, a public hearing has been held by the Lake County Zoning Board of Appeals on January 7, 2020 pursuant to the Statutes of the State of Illinois on the petition of Timothy James, record owner, who seeks a rezoning of one parcel (PIN 09-36-400-009) totaling 22.50 acres from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district for the following real estate, legally described as follows:

That part of the northeast ¼ of the southeast ¼ of Section 36, Township 44, North, Range 9,

east of the third principal meridian, described as follows: Commencing at the northeast corner of said quarter quarter section thence running west on the quarter quarter section, line 80 rods, thence south 68 rods; thence east 80 rods, thence north 68 rods to the place of beginning (excepting therefrom that part thereof conveyed by Andrew C. Bangs and Frances M. Bangs, his wife, to Louis H. Todd, by warranty deed recorded March 13, 1876, in book 58 of Deeds, page 476, described as follows: Commencing 12 rods north of the southwest corner of the northeast ¼ of the southeast ¼ of Section 36, Township and Range aforesaid, thence north 24 rods to the center of Wauconda and Chicago highway thence southeasterly along the center of said road 38 rods, thence west 29 rods and 11 links to the place of beginning, and except the west 300 feet of the northeast ¼ of the southeast ¼ of section 36 township 44 north, range 9, east of the third principal meridian, lying north of the center line of Rand Road), in Lake County, Illinois, also excepting therefrom the north 240 feet of the east 250 feet of the southeast ¼ of Section 36, Township 44 North, Range 9, east of the third principal meridian, in Lake County, Illinois.

**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 conducted on January 7, 2020 on the aforesaid petition has determined the proposed rezoning meets Standards for a Map Amendment Approval contained in Section 151. 047 (G)(2) of the Lake County Illinois Code of Ordinances and the Board has submitted its report thereon to the Public Works, Planning and Transportation Committee of 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 the petition be granted.

**NOW, THEREFORE, BE IT RESOLVED** by the Lake County Board that PIN 09-36-400-009 (a.k.a. 25250 W. Old Rand Road, Wauconda, Illinois) be rezoned from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district; 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 11<sup>th</sup> day of August, 2020.