



Lake County Illinois

Legislation Details (With Text)

File #: 20-0996 **Version:** 1 **Name:** Resolution on ZBA Case No. 000536-2019 for a Conditional Use Permit for a Planned Unit Development and PUD Preliminary Development Plan for a self-service storage use (indoor/outdoor).

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 000536-2019 for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and PUD Preliminary Development Plan for a self-service storage use (indoor/outdoor).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Summary of Staff Recommendation, 2. Addendum & CUP Application_Redacted, 3. 000536 ZBA CUP-PUD Resolution - Store More, 4. ZBA Resolutions Summary, 5. ZBA Hearing Summary of Testimony #000536 000537 Store More, 6. PWPT Info Paper -Store More - 07-29-20 FIN, 7. PWPT Store More_7-29-20 RZ-CUP-PUD 00536_000537 FIN, 8. Application dwgs11_17, 9. ZBA Conditions Exhibit A-1.pdf

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 000536-2019 for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and PUD Preliminary Development Plan for a self-service storage use (indoor/outdoor).

- Timothy James, record owner, has petitioned for a CUP for a PUD and a PUD Preliminary Plan for a self-service storage use (indoor/outdoor). The property is a 22.50-acre parcel located at 25250 W. Old Rand Road, Wauconda, Illinois, PIN 09-36-400-009.
- Staff has recommended approval of the CUP for a PUD and PUD Preliminary Plan subject to proposed conditions.
- At the close of the January 7, 2020 Lake County ZBA hearing, the ZBA recommended approval of this request, subject to conditions specified in Exhibit "A-1" as attached.
- Following the ZBA public hearing, the ZBA reconvened at its regular review meeting on March 5, 2020 and formally confirmed that the requested application, based upon due consideration of all the evidence and testimony presented at the January 7, 2020 hearing, meets the standards for a Conditional Use Permit and PUD Preliminary Development Plan as set forth in the Lake County, Illinois Code of Ordinances and executed a resolution accordingly.
- This application for a CUP for a PUD and PUD Preliminary Plan is presented in conjunction with ZBA Number 000537-2019 application for a rezoning from the R-1 to GC zoning district.

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 Conditional Use Permit (CUP) for a Planned Unit Development (PUD) for a self-service storage use (indoor/outdoor) for the following real estate, legally described as follows:

That part of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the southeast $\frac{1}{4}$ 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 $\frac{1}{4}$ 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 subject to conditions; and

WHEREAS, your Zoning Board of Appeals, after a review of testimony presented at the January 7, 2020 public hearing on the aforesaid petition and subsequent execution of a resolution confirming the requested application meets the standards for a Conditional Use Permit and PUD Preliminary Development Plan as contained in Section 151.050(F)(3) and Section 151.051(C)(7) of the Lake County, Illinois Code of Ordinances at the March 5, 2020 ZBA review meeting, has submitted its report thereon to the County Board and its report recommends by a vote of 7 - 0 that the petition be approved subject to the applicant complying with the conditions set forth in ZBA Conditions Case Number 000536-2019 Exhibit "A-1" 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 Case No. 000536-2019 Exhibit "A-1".

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the requested Conditional Use Permit for a Planned Unit Development and PUD Preliminary Plan for a self-service storage use be approved subject to ZBA Conditions Case No. 000536-2019 Exhibit "A-1".

DATED at Waukegan, Lake County, Illinois, on this 11th day of August, 2020.