



Lake County Illinois

Legislation Text

File #: 18-1391, Version: 1

Resolution on Zoning Board of Appeals (ZBA) Case Number PUD-000368-2018, on the application of Jeff Glogovsky, on behalf of Glogovsky Real Estate, L.L.C., requesting a major modification to a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) #4080 and PUD Preliminary Plan on Property Index Numbers (PINs) 12-19-117-019, 12-19-117-021, 12-19-117-018, and 12-19-117-020 located at 12622, 12616, and 12610 Rockland Road and 28787 N. Waukegan Road, Lake Bluff, Illinois to make improvements to an existing gasoline service station, convenience store, and accessory parking lot and allow for the reconstruction of a restaurant.

- Jeff Glogovsky, manager of Glogovsky Real Estate, L.L.C., record owner, has petitioned for a major modification to CUP for a PUD #4080 and PUD Preliminary Plan on PINs 12-19-117-019, 12-19-117-021, 12-19-117-018, and 12-19-117-020. The subject property is comprised of 1.1 acres and located at the northeast corner of the intersection of Routes 176 and 43 (Rockland Road and N. Waukegan Road, respectively).
- The proposed major modification to the CUP for a PUD #4080 would permit the reconstruction and expansion of the existing Scooter's restaurant, inclusion of the gas station and convenience store into the PUD to allow for relocation of the existing freestanding sign, parking lot, and shared trash enclosure, and expansion of the accessory parking lot serving the restaurant.
- Staff has recommended approval of the CUP Major Modification and PUD Preliminary Plan subject to proposed conditions in Exhibit A, attached.
- The ZBA has recommended approval subject to the proposed conditions in Exhibit A by a vote of 5 "Ayes" and 0 "Nays".

RESOLUTION

WHEREAS, a public hearing was concluded on September 18, 2018 by the Lake County Zoning Board of Appeals pursuant to Statutes of the State of Illinois on the petition of Jeff Glogovsky, manager of Glogovsky Real Estate, L.L.C., record owner for a major modification of Conditional Use Permit for a Planned Unit Development #4080 on PINs 12-19-117-019, 12-19-117-021, 12-19-117-018, and 12-19-117-020 totaling 1.1. acres and located on the northeast corner of the intersection of Rockland Road and N. Waukegan Road and legally described as follows:

Lots 5, 6, 7, and 8 and the East-West vacated alley (as vacated by resolution passed by the Board of Supervisors of the County of Lake dated October 14, 1960 and recorded November 28, 1960 as document number 1090683) in Block 50 in Frederick H. Bartlett's North Shore Properties in Sections 13,18,19, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded March 21, 1927 as document number 295961 in Book "R" of Plats, pages 35, 36, 37, excepting therefrom that part of said Lot 8 and said East-West vacated alley lying easterly of a line drawn from a point in the south line of said Lot 8 which is 82.27 feet west of the southeast corner of Lot 9 in Block 50 in Frederick H. Bartlett's North Shore Properties aforesaid (as measured along the south line of said Lots 8 and 9) thence north 7 degrees 54 minutes 52 seconds east 61.70 feet, thence north 7 degrees 35 minutes 50 seconds east 73.65 feet to the southeast corner of Lot 7 in Block 50 in Frederick H. Bartlett's North Shore

Properties aforesaid and also excepting therefrom that part of said Lot 8 dedicated for road by Document 359010 recorded September 12, 1930, all in Lake County, Illinois. Degrees 54 minutes 52 seconds east 61.70 feet, thence north 7 degrees 35 minutes 50 seconds east 73.65 feet to the southeast corner of Lot 7 in Block 50 in Frederick H. Bartlett's North Shore Properties aforesaid and also excepting therefrom that part of said Lot 8 dedicated for road by Document 359010 recorded September 12, 1930, all in Lake County, Illinois.

AND

That part of Block 50 in Frederick H. Bartlett's North Shore Properties in Section 19, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded March 21, 1927 as Document No. 295961 in Book "R" of Plats, Page 35, 36, and 37 described as follows:

Beginning at the southeast corner of Lot 9 in said Block 50, thence south 89 degrees 59 minutes 52 seconds west along the south lines of Lots 8 and 9 in said Block 50, 82.27 feet, more or less to a point of curvature, thence northwesterly 38.57 feet along a curved line concave northeasterly, which line is the northeasterly line of lands dedicated for highway by Document 359010; thence north 32 degrees 35 minutes, 31 seconds east, a distance of 122.34 feet to the angle point in the northeasterly line of Lot 8; thence east along the north lines of Lots 8 and 9 to the east line of Lot 9; thence south along the east line of Lot 9 to the place of beginning (except that part dedicated for road by Document No. 359010) in Lake County, Illinois.

AND

That part of the east west vacated alley lying easterly of a line drawn from a point in the south line of said Lot 8 which is 82.27 feet west of the southeast corner of Lot 9 in Block 50 in Frederick H. Bartlett's North Shore Properties aforesaid (as measured along the south line of said Lots 8 and 9) thence north 7 degrees 54 minutes 52 seconds east 61.70 feet; thence north 7 degrees 35 minutes 50 seconds east 73.65 feet to the south east corner of lot 7 in Block 50 in Frederick H. Bartletts North Shore Properties aforesaid, all in Lake County, Illinois; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing concluded on September 18, 2018 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 Planning, Building and Zoning Committee of the County Board, and its report recommends by a vote of 5 "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 #PUD-000368-2018 Exhibit A attached to this resolution; and

WHEREAS, your Planning, Building and Zoning 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 #PUD-000368-2018 Exhibit A.

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 #PUD-000368-2018 Exhibit A.

DATED at Waukegan, Illinois, on this 13th day of November 2018.