



Lake County Illinois

Legislation Text

File #: 19-0169, **Version:** 1

Committee action on Zoning Board of Appeals Case Number PUD-000368-2018, on the application of Jeff Glogovsky, on behalf of Glogovsky Real Estate, L.L.C., requesting approval of a Planned Unit Development (PUD) Final Development Plan on 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 North Waukegan Road, Lake Bluff, Illinois, to make improvements to the existing gasoline service station, convenience store, and accessory parking lot and allow for the reconstruction of the restaurant.

- Jeff Glogovsky, manager of Glogovsky Real Estate, L.L.C., record owner, had previously obtained a rezoning and PUD for the Scooters restaurant and accessory parking lot in 2012. At that time, Mr. Glogovsky owned but did not include the existing adjacent gas station property into the PUD.
- Mr. Glogovsky now intends to incorporate the restaurant, accessory restaurant parking and gas station into a more unified development plan consisting of the reconstruction and expansion of Scooter's restaurant, relocation of an existing freestanding gas station sign, reconfiguration of the gas station parking lot and shared trash enclosure, and expansion of the restaurant parking lot.
- This unified development plan modifies the original 2012 PUD. 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 North Waukegan Road, respectively).
- The petitioners obtained approval of the PUD by the Lake County Board on November 13, 2018, subject to conditions related to landscaping and operational requirements. In accordance with Section 151.051(C)(5) of the County Code, approval of a PUD Preliminary Development Plan shall constitute approval of a Conditional Use Permit; however, it shall not become effective until any PUD Final Development Plan for the development is approved by the Public Works, Planning and Transportation Committee and recorded. The PUD Final Development Plan stage is intended to lock in final site development details approved conceptually at the Preliminary Development Plan stage.
- Staff has completed their review of the PUD Final Development Plan and is recommending approval of the plan subject to conditions represented in "Exhibit A" attached.