

Agenda Item # 28

Distribution  
Dept. of Plng., Bldg & Dev. (4)

STATE OF ILLINOIS )  
 )  
 )  
 )  
COUNTY OF LAKE )

SS

No. 3622  
Fremont Township

COUNTY BOARD, LAKE COUNTY, ILLINOIS

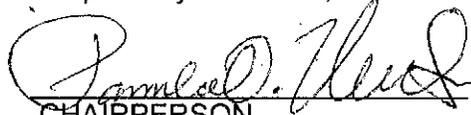
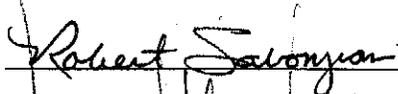
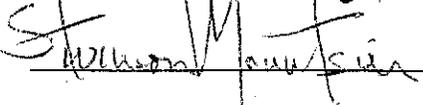
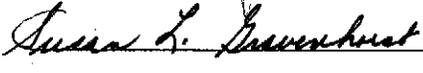
February 13, 2007

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution on Zoning Case No. 3622, which consists of the Petition of William J. and Ann M. Steffenhagen relative to a request for rezoning from the Agricultural to the General Commercial zone. The Department of Planning, Building and Development recommends the petition be granted. On the motion "to grant" the prayer of the petitioner, the Zoning Board of Appeals vote is 7 "Ayes" and 0 "Nays." On the motion "to grant" the prayer of the petitioner, the Planning, Building and Zoning Committee vote is 6 "Ayes" and 0 "Nays".

- o An "Aye" vote on the motion shall operate in favor of the prayer of the petitioner.
- o A "Nay" vote on the motion shall operate against the prayer of the petitioner.
- o A 3/4 (18) affirmative vote is required to approve the rezoning if there is a legal objection on file.

Respectfully submitted,

	Aye	Nay
CHAIRPERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		
VICE-CHAIRPERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____

## RESOLUTION

WHEREAS, a public hearing has been held by the Lake County Zoning Board of Appeals pursuant to the Statutes of the State of Illinois, on the petition of William J. and Ann M. Steffenhagen relative to a request for rezoning from the Agricultural to the General Commercial zone for the following real estate, to-wit:

**PARCEL 1:** LOT 3 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957, AS DOCUMENT 950445, IN BOOK 34 OF PLATS, PAGE 22, IN LAKE COUNTY, ILLINOIS, EXCLUDING THEREFROM:

THAT PART OF LOT 3 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957 AS DOCUMENT NO. 950445, DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 59 DEGREES 18 MINUTES 22 SECONDS WEST, 11687 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 59 DEGREES 18 MINUTES 22 SECONDS WEST, 132.91 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 60 AS SHOWN ON DOCUMENT NO. 950445, RECORDED MAY 14, 1957; THENCE NORTHWESTERLY 263.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2800.35 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33 DEGREES 06 MINUTES 57 SECONDS WEST, 263.43 FEET; THENCE NORTH 04 DEGREES 02 MINUTES 58 SECONDS EAST, 15.56 FEET ALONG A NON-TANGENT LINE; THENCE SOUTHEASTERLY, 156.09 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2810.35 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 34 DEGREES 27 MINUTES 51 SECONDS EAST, 156.07 FEET, SAID CURVE BEING 10.00 FEET EASTERLY OF AND CONCENTRIC WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS STATE ROUTE 60 TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, 191.60 FEET ALONG SAID CURVE, THE CHORD OF SAID CURVE BEARS SOUTH 76 DEGREES 47 MINUTES 00 SECONDS EAST, 173.38 FEET TO THE POINT OF BEGINNING; ALL IN LAKE COUNTY, ILLINOIS. SAID PARCELS CONTAIN 0.135 ACRES MORE OR LESS.

**PARCEL 2:** THOSE PARTS OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957 AS DOCUMENT NO. 950445; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1 A DISTANCE OF 1256.52 FEET TO A POINT ON THE EAST LINE OF LOT 1 IN SAID LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, SAID POINT BEING 124.34 NORTHERLY OF THE SOUTH CORNER OF SAID LOT 1; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, 76.35 FEET ALONG A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 70 DEGREES 24 MINUTES 20 SECONDS EAST, 69.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT CENTER ROAD AS SHOWN ON DOCUMENT NO. 5241567 RECORDED MAY 21, 2003; THENCE SOUTH 26 DEGREES 39 MINUTES 44 SECONDS EAST, 26.25 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, 728.80 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1262.34 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 10 DEGREES 07 MINUTES 22 SECONDS EAST, 718.72 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 01 SECONDS WEST, 785.27 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 58 DEGREES 20 MINUTES 38 SECONDS WEST, 55.99 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY, 251.53 FEET ALONG A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1340.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 42 DEGREES 11 MINUTES 26 SECONDS WEST TO THE SOUTHERLY LINE OF LOT 7 IN SAID LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1; THENCE NORTH 40 DEGREES 02 MINUTES 55 SECONDS EAST, 158.63 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 7 TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS. SAID PARCEL CONTAINS 6.056 ACRES MORE OR LESS.

**PARCEL 3:** THE NORTH ONE-HALF OF LOT 4 IN LOUIS BERM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957, AS DOCUMENT 950445, IN BOOK 34 OF PLATS, PAGE 22, IN LAKE COUNTY, ILLINOIS, EXCLUDING THEREFROM:

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NORTH HALF OF SAID LOT 4 TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE 60 AS SHOWN ON DOCUMENT NO. 950445, RECORDED MAY 14, 1957; THENCE NORTHWESTERLY, 144.45 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING ON A NONTANGENT CURVE TO THE LEFT, THE CHORD OF SAID CURVE BEARS NORTH 28 DEGREES 56 MINUTES 32 SECONDS WEST, 144.44 FEET; THENCE NORTH 59 DEGREES 18 MINUTES 22 SECONDS EAST, 249.78 FEET (250.00 FEET RECORD) ALONG A NON-TANGENT LINE, BEING THE SOUTHERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS. SAID PARCEL CONTAINS 1.243 ACRES MORE OR LESS.

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**PARCEL 6:** LOT 6 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE 3<sup>RD</sup> P.M. ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957, AS DOCUMENT 950445, IN LAKE COUNTY, ILLINOIS.

**PARCEL 7:** LOT 7 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE 3<sup>RD</sup> P.M. ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957, AS DOCUMENT 950445, IN BOOK 34 OF PLATS, PAGE 22, IN LAKE COUNTY, ILLINOIS.

PINS: 10-09-301-010; 10-09-400-007; 10-09-301-012, -014, -007 and -016

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be granted; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing on the aforesaid petition, has submitted its report thereon to the County Board and its report recommends by a vote of 7 – 0 that the petition be granted; and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 6 to 0 that the petition be granted. Motion made by Member Gravenhorst, with a second by Member Leafblad to grant the petition. Voting "Aye," were Members Leafblad, Mountsier, Martini, Gravenhorst, Sabonjian and Newton; voting "Nay," none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the prayer of the Petitioner be granted and that the above described real estate shall be rezoned from the Agricultural to the General Commercial zone; and

BE IT FURTHER RESOLVED that the Secretary of said Zoning Board of Appeals be instructed to notify the petitioner as to the action taken by the Board.

No. 3622  
Fremont Township

STATE OF ILLINOIS        )

COUNTY OF LAKE         )

COUNTY BOARD, LAKE COUNTY, ILLINOIS

February 13, 2007

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Pursuant to State Statutes and following proper publication of public notice, a public hearing was conducted before the Lake County Zoning Board of Appeals on January 10, 2007 at 1:00 p.m. in the Fremont Township Hall, 22376 W. Erhart Road, Mundelein, Illinois, relative to the petition of William J. and Ann M. Steffenhagen requesting rezoning from the Agricultural to the General Commercial zone for the following described real estate, to-wit:

**PARCEL 1:** LOT 3 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957, AS DOCUMENT 950445, IN BOOK 34 OF PLATS, PAGE 22, IN LAKE COUNTY, ILLINOIS, EXCLUDING THEREFROM:

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**PARCEL 7:** LOT 7 IN LOUIS I. BEHM'S FREMONT SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE 3<sup>RD</sup> P.M. ACCORDING TO THE PLAT THEREOF, RECORDED MAY 14, 1957, AS DOCUMENT 950445, IN BOOK 34 OF PLATS, PAGE 22, IN LAKE COUNTY, ILLINOIS.

PINs: 10-09-301-010; 10-09-400-007; 10-09-301-012, -014, -007 and -016

The proceedings of this hearing have been manually recorded and a transcript is available for public review at the office of the Lake County Zoning Board of Appeals.

The reports and recommendations received prior to this hearing from the various County Departments and other interested agencies are on file at the office of the Lake County Zoning Board of Appeals. The Board is in receipt of the reports and recommendations from the following agencies:

The Lake County Building and Code Enforcement Division,  
The Lake County Division of Transportation, and  
The Department of Planning, Building and Development

As required by the Lake County Zoning Ordinance, in making its recommendation the Zoning Board of Appeals has considered and taken into account the following:

- a) The testimony at the hearing;
- b) A site inspection of the property in question;
- c) The recommendations from interested official bodies; and
- d) The Standards provided in Section 3.3 of the Unified Development Ordinance.

At the close of the public hearing of the Lake County Zoning Board of Appeals held on January 10, 200, after a final review of all evidence and testimony presented, Member Van Erden moved, with a second by Member Raymond, to recommend the prayer of the petitioner for rezoning from the Agricultural to the General Commercial zone be granted. Voting "Aye" on this motion were Members Bell, Freese, Raymond, Stimpson, Van Erden, Westerman and Zerba. Voting "Nay," none. The motion to recommend the petition be granted was passed by a vote of 7 – 0.

The Board finds that the request for rezoning meets all the standards for Map Amendments in Section 3.3 in the following manner:

**Standard A.** The proposed amendment is consistent with the stated purposes and intents of the UDO (Sec. 1.5);

**Finding:** The proposed amendment is consistent with the *Framework Plan's* Future Land Use Map which designates the subject property as Retail / Commercial. Because the requested rezoning is consistent with the Future Land Use Map, it is consistent with the purpose and intent of the Ordinance.

**Standard B.** The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.

**Finding:** The character of the area began to undergo significant change away from agricultural with the Saddlebrook Farms development a short distance to the northeast. A realignment project has been planned for Peterson Road and IL Route 60. In addition, right-of-way has been acquired to extend Fremont Center Road to the east of the subject property. When the road projects are completed, the majority of the subject property will be an "island" surrounded by roads on all sides, with one parcel on the northeast corner of the intersection of realigned Peterson Road and IL Route 60. The future road expansion around the subject property and the continuing development of Saddlebrook Farms are changing conditions that support the requested rezoning.

**Standard C.** The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

**Finding:** The one GC zoned parcel included in the subject property is the only GC zoning in the vicinity. Two of the parcels to the south of the GC zoned parcel and one parcel to the north of it are used by the business, even though they are zoned AG. The zoning of the property in Round Lake Park north of the intersection of Peterson Road and IL Route 60 is Limited Industrial PUD which allows commercial development. Other nearby properties are zoned AG in the County and used for agriculture. Because the area is in transition and because the business has been in existence for 40 years or more, GC zoning is appropriate for the subject property.

**Standard D.** The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development.

**Finding:** The property will be served with septic and private well. Vehicle access to the existing business is from Route 60. The proposed amendment should not have a negative impact on public facilities or services.

**Standard E.** The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tracts or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

**Finding:** Any future development will have to meet all requirements of the UDO and permitting agencies, which will ensure there will not be any significant adverse impacts to the environment or other properties in the area.

**Standard F.** The subject property is suitable for proposed zoning classification.

**Finding:** As the above findings attest, the subject property is physically suitable for the proposed General Commercial zoning classification.

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No. 3622  
Fremont Township

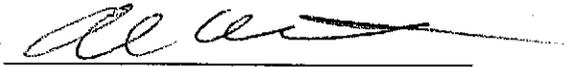


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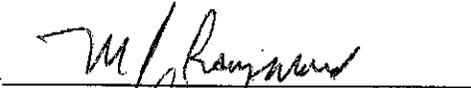
CHAIRMAN

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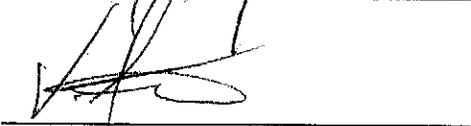
VICE CHAIRMAN



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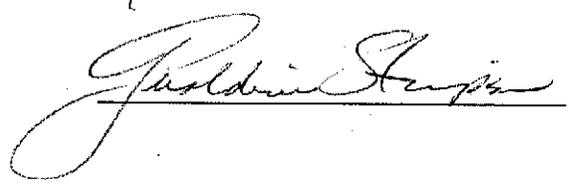
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Dated this 29th day of January 2007.

## Summary of Testimony

### Zoning Case #3622

A public hearing was conducted by the Lake County Zoning Board of Appeals on January 10, 2007, on the application of William J. and Ann M. Steffenhagen, record owners or sole beneficiaries, which seeks rezoning from the Agricultural to the General Commercial Zoning District for the purpose of expanding their existing vehicle sales, service and towing business. The subject property contains 14.2 acres and is located at: 22625 W. Peterson Road; 22614, 22602, 22554 and 22538 W. IL Route 60, Grayslake, Fremont Township. The following is a summary of the testimony presented:

1. Mr. Neal Anderson, attorney for the petitioners, introduced Mr. William Steffenhagen who testified that the property has been used for the petitioners' business since 1960. Mr. Steffenhagen explained that the business includes the sale of new and used heavy trucks, truck mechanical and body repair, parts sales, towing and truck leasing. The business now has approximately 80 employees. Normal business hours are from 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to noon on Saturday. Towing service is available 24 hours per day.
  2. Mr. Steffenhagen further testified that the business has grown and needs additional land for its continued expansion. The length of the trucks has increased over time and the business needs a larger repair building. In addition, more area is needed to park these trucks and display them for sale. In response to a question from the Board, Mr. Steffenhagen estimated that 100 vehicle trips, entering and exiting, take place each day.
  3. Mr. Steffenhagen testified that grease traps are used to contain the various lubricants and fluids from the trucks being repaired and that used oil is either burned for heat or recycled. The fuel storage tank is designed and constructed to ensure it will not leak. He stated the business complies with state regulations regarding handling and disposal of automotive fluids. The body shop's paint booth has the necessary filtration and is certified. The business has insurance in case of an accident.
  4. Mr. Mark Steffenhagen, son of the petitioners, explained that there are times when customers need emergency repairs. On these occasions, employees may work until 10:00 p.m. On average, emergency repairs necessitating these longer hours occur 2-3 times per week.
  5. Mr. Mark Steffenhagen testified that the parcel at the intersection of realigned Peterson Road and IL Route 60 probably would not be developed as part of the existing business because it is better suited for a restaurant, gas station or drug store.
  6. Mr. Mark Steffenhagen testified that the family's businesses had \$30,000,000 in sales in 2006.
  7. Mr. William Steffenhagen testified that the area in the vicinity of his business is undergoing a transition with residential and commercial uses being developed, the proposed rezoning is compatible with the area and the surrounding growth, and the request complies with all standards.
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## **Summary of Department and Agency Comments**

### **Zoning Case #3622**

#### **Lake County Division of Transportation:**

A memorandum from LCDOT states that the petitioners have cooperated with right-of-way acquisition and future access to realigned Peterson Road. Peterson Road is a designated freeway so the County Board has sole authority for approving new access points.

#### **Lake County Department of Planning, Building and Development:**

Staff recommends approval. The proposed amendment is consistent with the *Framework Plan's* Future Land Use Map which designates the subject property as Retail / Commercial. When the planned road projects are completed the property will be surrounded by Peterson Road, IL Route 60 and Fremont Center Road. The zoning of the property in Round Lake Park north of the intersection of Peterson Road and IL Route 60 is Limited Industrial PUD which allows commercial development. A nursery is adjoining on the north. Fremont Township Offices are south of the subject property. Agricultural properties are on the east and west. The area is in transition, making GC zoning appropriate. The proposed amendment should not have a negative impact on public facilities or services or the environment. The subject property is suitable for the proposed GC zoning classification.



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Director

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Fax 847 360 6734  
E-mail [planning@co.lake.il.us](mailto:planning@co.lake.il.us)

**MEMORANDUM**

January 3, 2007

TO: George Bell, Chairman  
Lake County Zoning Board of Appeals

FR: Robert Mosteller, Deputy Director   
Lake County Department of Planning, Building and Development

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CASE NO: 3622 Rezoning

REQUESTED ACTION: Rezoning from the Agricultural to the General Commercial Zoning District

ZBA HEARING DATE: January 10, 2007

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**GENERAL INFORMATION**

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PETITIONERS: William J. and Ann M. Steffenhagen, record owners or sole beneficiaries

# OF PARCELS: Six

SIZE: Approximately 14.2 acres

LOCATIONS: 22625 W. Peterson Road, Grayslake, IL. (PIN 10-09-301-010) and 22454, 22614, 22602, 22554 and 22538 W. IL Route 60, Grayslake, IL. (PIN's 10-09-400-007; 10-09-301-012, -014, -007 and -016).

EXISTING ZONING: Agricultural

PROPOSED ZONING: General Commercial

EXISTING LAND USE: Vehicle sales, service and towing business; agricultural

PROPOSED LAND USE: Expansion of the existing vehicle sales, service and towing business, provided ZBA # 3623 for a CUP is approved.

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- A realignment project is planned for Peterson Road and IL Route 60 as described in the memorandum from the Lake County Division of Transportation. In addition, right-of-way has been acquired for the extension of Fremont Center Road to the east of PIN 10-09-400-007.

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## RECOMMENDATION

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Staff recommends the petitioners' request to rezone the subject property from Agricultural to General Commercial be approved. The preponderance of the evidence supports the request, as explained below:

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Standard A: The proposed amendment is consistent with the stated purposes and intents of the UDO (Sec. 1.5);

Comment: The proposed amendment is consistent with the *Framework Plan's* Future Land Use Map which designates the subject property as Retail / Commercial. Because the requested rezoning is consistent with the Future Land Use Map, it is consistent with the purpose and intent of the Ordinance.

Standard B: The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.

Comment: The character of the area began to undergo significant change away from agricultural with the Saddlebrook Farms development a short distance to the northeast. The subject property is an "island" between Route 60 and, current Peterson Road, and the right-of-way for the future extension of Fremont Center Road and realignment of Peterson Road. The future road expansion around the subject property and the continuing development of Saddlebrook Farms are changing conditions that support the requested rezoning.

Standard C: The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;

Comment: The one GC zoned parcel included in the subject property (in the requested CUP) is the only GC zoning in the vicinity. Two of the parcels to the south of the GC zoned parcel and one parcel to the north of it are used by the business, even though they are zoned AG. The amendment is not entirely compatible with other nearby properties, which are zoned AG in the County and used for agriculture. The zoning of the property in Round Lake Park north of the intersection of Peterson Road and IL Route

60 is Limited Industrial PUD which allows commercial development. Because the area is in transition and because the business has been in existence for 40 years or more, GC zoning is appropriate for the subject property.

Standard D. The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development.

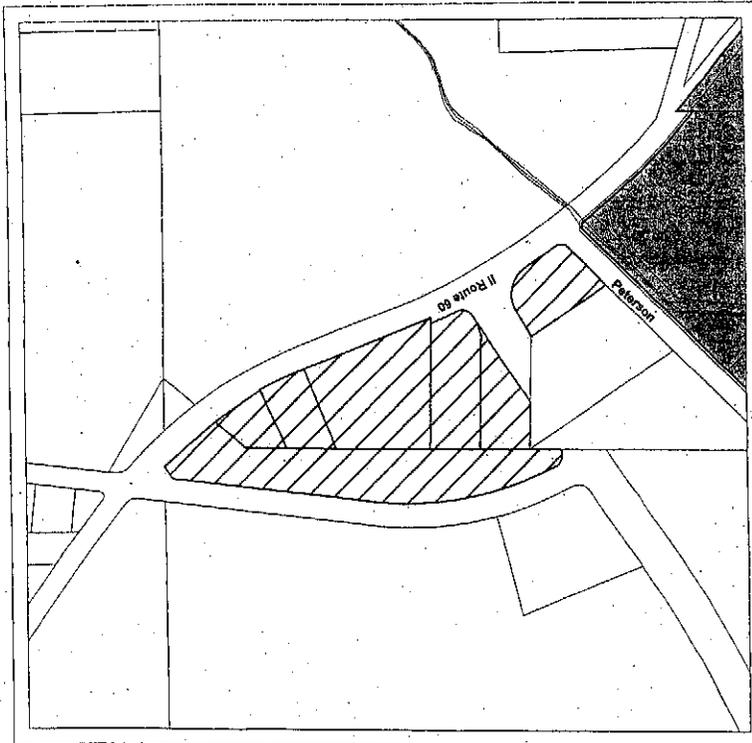
Comment: The property will be served with septic and private well. Vehicle access to the existing business is from Route 60. The proposed amendment should not have a negative impact on public facilities or services.

Standard E. The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

Comment: Any significant future development will have to meet all requirements of the UDO and permitting agencies, which will ensure there will not be any significant adverse impacts to the environment or other properties in the area. The County Board may impose additional conditions attached to the Conditional Use Permit requested in ZBA # 3623.

Standard F: The subject property is suitable for proposed zoning classification.

Comment: The subject property is suitable for the proposed GC zoning classification.



Zoning Board of Appeals  
 Case# 3622 & 3623

