

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

No. 3676
Fremont Township
Agenda Item # 43

COUNTY BOARD, LAKE COUNTY, ILLINOIS

November 13, 2007

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution on Zoning Case No. 3676, which consists of the Petition of 275 N. Grove Building Corp., Inc., record owner, relative to a request for rezoning from the Residential - 1 to the Limited Industrial 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 6 "Ayes" and 0 "Nays". On the motion "to grant" the prayer of the petitioners, the Planning, Building and Zoning Committee vote is 7 "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
<u>Samuel D. Weber</u> CHAIRPERSON	X	—
<u>Aldey Martini</u> VICE-CHAIRPERSON	✓	—
<u>Stomson J. ...</u>	X	—
<u>Randy ...</u>	X	—
<u>[Signature]</u>	X	—
<u>Robert Sabongian</u>	0	—
<u>[Signature]</u>	✓	—

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 275 N. Grove Building Corp., Inc., record owner, relative to a request for rezoning from the Residential - 1 to the Limited Industrial zone for the following real estate, to-wit:

LOTS 7, 8, AND 24 (EXCEPT THAT PART OF LOT 24 DESCRIBED AS FOLLOWS: BEGINING AT THE NORTHWEST CORNER OF LOT 24, THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 132 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE 165 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE 33 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING) IN IVANHOE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1879, AS DOCUMENT 21460, IN BOOK "A" OF PLATS ON PAGE 43, IN LAKE COUNTY, ILLINOIS.

PINs: 10-23-101-005-0000
10-23-101-006-0000

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 6 - 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 7 to 0 that the petition be granted. Motion made by Member WHITMORE, with a second by Member SABONJIAN, to grant the petition. Voting "Aye," were Members GRANENHORST, LEAFBLAD, MARTINI, MONTSIER; voting "Nay," Members NONE NENTON, SABONJIAN, & WHITMORE

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Residential - 1 to the Limited Industrial zone be granted; 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.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

November 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 September 24, 2007 at 1:00 P.M. in the Fremont Township Hall, 22376 Erhart Road, Mundelein, Illinois, relative to the petition of 275 N. Grove Building Corp., Inc., record owner, requesting rezoning from the Residential – 1 to the Limited Industrial zone for the following described real estate, to-wit:

PARCEL 1:

THE EASTERLY HALF OF THAT PART OF LOT 24 IN IVANHOE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1879, AS DOCUMENT 21460, IN BOOK "A" OF PLATS ON PAGE 43, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID LOT, 10 RODS EASTERLY OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 10 RODS, THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO THE WESTERLY LINE OF DIVISION STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF DIVISION STREET TO THE NORTH LINE OF SAID LOT; THENCE WESTERLY ALONG SAID NORTH LINE 244.56 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

--ALSO--

PARCEL 2:

LOTS 7, 8, AND 24 (EXCEPT THAT PART OF LOT 24 DESCRIBED AS FOLLOWS: BEGINING AT THE NORTHWEST CORNER OF LOT 24, THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 132 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE 165 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE 33 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING) IN IVANHOE, BEING A SUBDIVISION OF THE WEST HALF OF THE

NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1879, AS DOCUMENT 21460, IN BOOK "A" OF PLATS ON PAGE 43, IN LAKE COUNTY, ILLINOIS.

PINs: 10-23-101-004-0000
 10-23-101-005-0000
 10-23-101-006-0000

The proceedings of this public hearing have been electronically recorded and are 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 Department of Planning, Building and Development, and
The Village of Mundelein.

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 September 24, 2007, after a final review of all evidence and testimony presented, Member Westerman moved, with a second by Member Stimpson, to recommend the prayer of the petitioner for rezoning from the Residential - 1 to the Limited Industrial zone be granted for Parcel 2 (PINs 10-23-101-005 and 10-23-101-006). Voting "Aye" on this motion were Members Bell, Koeppen, Raymond, Stimpson, Westerman and Zerba. Voting "Nay," none. The motion to recommend the petition be granted for Parcel 2 was passed by a vote of 6 - 0.

A motion was made by Member Westerman, with a second by Member Raymond, to recommend the prayer of the petitioner for rezoning from the Residential - 1 to the Limited Industrial zone be denied for Parcel 1 (PIN 10-23-101-004). Voting "Aye" on this motion were Members Bell, Raymond, Stimpson, Westerman and Zerba. Voting "Nay," Member Koeppen. The motion to recommend the petition be denied for Parcel 1 was passed by a vote of 5 - 1.

The Board finds that the request for rezoning for Parcel 2 (PINs 10-23-101-005 and 10-23-101-006) meets the Standards for Map Amendments, Section 3.3, in the following manner:

Standard A. The proposed amendment is consistent with the stated purpose and intent of Sec. 1.5.

Finding: The County's comprehensive plan shows the property as Retail / Commercial. Many LI uses, including the use intended by the applicant and, for instance,

consumer vehicle sales (cars, pick-up trucks, motorcycles) have a commercial component. The proposal is generally consistent with the UDO.

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

Finding: The requested rezoning is to change the R – 1 zoning on two parcels with split zoning, making them entirely LI. This request will eliminate the split-zoning of the subject property which, while not an error, is an inconsistency. According to the application, the portion of the property that is currently zoned LI was rezoned and developed for light industrial / commercial use circa 1959. Parcel 2 (PINs 10-23-101-005 and -006) is not well suited for residential use. The fenced storage area, a portion of the southern driveway from Route 83, and the pavement and loading area are in the R – 1 zoned portions at the southern end of Parcel 2. The predominate use in the area is the shopping center across Route 83 in Mundelein. The trend in the area is towards non-residential, commercial use, and the requested rezoning of Parcel 2 is compatible with this trend. The comprehensive plans of both the County and Village of Mundelein show retail / commercial land use for the entire area, including the R – 1 zoned properties bordering the subject property on the north, and those east of Ivanhoe Lane and south of Maple Avenue.

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

Finding: Parcel 2 has a light industrial-use / assembly / warehouse building that had been an electrical apparatus company. To the west, in Mundelein, is a large strip center, with several big-box anchor stores. The properties to the north, east and south have single-family dwellings with R – 1 zoning. The R – 1 properties to the east and south are separated from Parcel 2 by Ivanhoe Lane and Maple Avenue, respectively. The properties on the east side of Ivanhoe Lane are further protected by a linear wetland on the subject property. As already stated, the comprehensive plan is Retail / Commercial for the entire area. Further development on Parcel 2 will require transition areas and landscaping to help protect adjoining residential uses. The ordinance will ensure that any future development is compatible with the uses and zoning of nearby properties.

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: Parcel 2 is already developed and formerly had a light industrial / assembly / warehouse use. Parcel 2 is served by private septic and water well and the driveways to Route 83 are existing. Adequate public facilities and services are available.

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.

Finding: The three single-family dwellings on the north abut property already zoned LI. Future construction on Parcel 2 in this area must meet all ordinance requirements, including wetland buffering and applicable transition yards and landscaping. There will not be any significant adverse impacts to other properties or the environment.

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

Finding: The largest portion of Parcel 2 is already zoned LI and has been used for a light industrial / warehouse / commercial use since approximately 1959. As the above comments attest, Parcel 2 is physically suitable for the proposed Limited Industrial (LI) zoning classification.

The Board finds that the request for rezoning for Parcel 1 (PIN 10-23-101-004) does not meet Standards B and F for Map Amendments, Section 3.3, in the following manner:

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

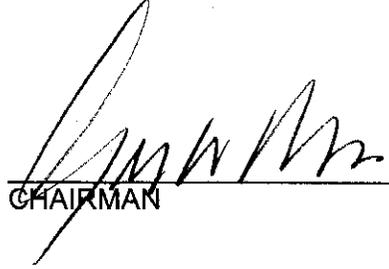
Finding: There is no error or inconsistency with the R – 1 zoning on Parcel 1. Parcel 1 is located in a residential subdivision, with single-family dwellings to the west and east.

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

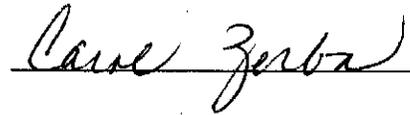
Finding: Parcel 1 is not suitable for the proposed LI zoning because street access to this parcel can only be provided from Ivanhoe Lane, which is a local street in a residential subdivision.

At the direction of the Chairman of the Zoning Board of Appeals, this report is herewith forwarded to your Honorable Body with the recommendation that it be accepted.

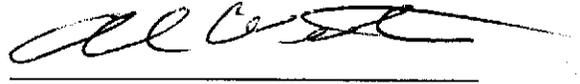
No. 3676
Fremont Township

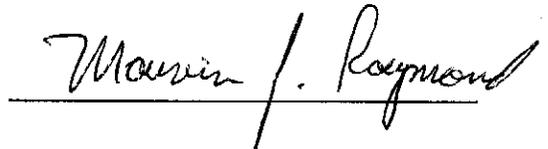

CHAIRMAN

VICE CHAIRMAN

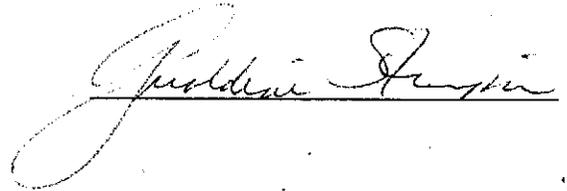


Carol Zerba





Marvin J. Raymond



Golden Justin

Dated this 4th day of October 2007.

Summary of Testimony

ZBA #3676

A public hearing was conducted by the Lake County Zoning Board of Appeals on September 24, 2007 at 1:00 P.M. in the Fremont Township Hall, 22376 Erhart Road, Mundelein, Fremont twp., on the application of 275 N. Grove Building Corp., Inc., record owner, which seeks rezoning from the Residential-1 zone to the Limited Industrial zone for the purpose of conducting a custom automobile production and assembly business. The subject property is located at 28775 N. IL Route 83, Mundelein, and contains 1.73 acres.

The following is a summary of the testimony:

1. Mr. Steve Silverman, attorney, and Mr. Philip Gerber, applicant and one of the 50% shareholders, presented the request. Mr. Silverman began by testifying that the owners purchased the property in April 2007 for the purpose of relocating the Roadster Shop from Elgin where it has been operating for 15 years. The Roadster Shop primarily builds chassis and suspension systems for specialty cars. The shop also builds a limited number, from 5 to 10, complete show cars a year.
2. Mr. Silverman said that the property had formerly been the location for Siemens, an electrical contractor. Mr. Silverman further testified that when the owners of the Roadster Shop applied for permits to begin the interior renovation of the building, it was discovered that the property had a zoning inconsistency. While the majority of the property was zoned LI, the south 180 feet, a small area on the northwest, and the small parcel on the northeast corner were zoned R – 1.
3. Mr. Gerber testified that the front of the building would be remodeled as a showroom and, with the addition of new lighting, the building would resemble a new car dealership. Mr. Gerber further testified that all fabricating and assembly work will be done inside the building. The business has 20 employees, and normal hours are from 7:00 a.m. to 5:00 p.m., Monday through Friday. Mr. Gerber stated that the business does not produce noise that will be heard outside the building.
4. Mr. Silverman explained that when the owners of the Roadster Shop had a survey of their property done, it was discovered that the detached garage in the northwest portion of the property was on the Roadster Shop property. The owner of the northwest parcel, 28866 N. Ivanhoe Lane, purchased his property thinking that the garage was on the property he was buying. Mr. Silverman testified that the Roadster Shop owners had not determined how to resolve this problem; one possibility being considered was to “carve out” the portion of the property with the garage and sell this piece to the owner of 28866.
5. Mr. Silverman testified that the primary objective of the property owners was to be able to use the existing building. Mr. Gerber testified that the owners do not have any plans to expand the existing building or construct additional buildings and there will not be any outside storage. Mr. Silverman explained that even though the owners do not have any plans to use the northwest portion of their property adjacent to the existing single-family detached garage or the parcel in the northeast corner, they do not want split zoning and therefore are seeking LI for all their property.

6. Mr. Victor Barrera, Director of Planning & Development for the Village of Mundelein, testified that Mundelein is not opposed to the rezoning. He stated he was in attendance to get a better understanding of the proposed use.
 7. Mr. Gerber testified that the business primarily assembles chassis frames and suspensions, which are then shipped to customers. The limited number of show cars that are produced are only road tested to be sure that they run.
 8. Mr. Nestor Ferreria, adjacent neighbor to the north, testified that this is a residential area. He stated he was concerned that the water wells of the nearby residences could be impacted by oil or gasoline spills.
 9. Ms. Dee Lenea, property owner east of the subject property, testified she had resided in her house for 22 years. She stated she was concerned that the rezoning would harm her property value and impact the view from her property. Ms. Lenea also stated she was concerned the water level in the area would be lowered.
-

Summary of Department Comments

ZBA #3676

Village of Mundelein Planning Department:

An email from Victor Barrera, Director of Planning and Development for the Village of Mundelein, stated the village does not object, but requested general information about the proposed use including hours of operation, number of employees, parking, how the chassis and cars are constructed / assembled, requirements for additional landscaping, outdoor storage and retail sales.

Lake County Health Department:

The Department must review and approve a property alteration/addition application and a site plan that shows well and septic information including the number of employees. A septic contractor should be contacted to show the components of the septic system including the size of the septic tank and linear feet of seepage field.

Lake County Department of Planning, Building and Development:

Planning staff recommends approval of the rezoning. The request complies with the standards in the following manner:

The largest portion of the applicant's property is already zoned LI and has been used for a light industrial / warehouse / commercial use since approximately 1959. The existing building had been used by an electrical supply / contracting company. The requested rezoning is to change the R - 1 zoning on two parcels with split zoning, making them entirely LI, and rezone one small parcel at the northeast corner from R - 1 to LI.

The County's comprehensive plan shows the property as Retail / Commercial. Many LI uses, including the use intended by the applicant and, for instance, consumer vehicle sales (cars, pick-up trucks, motorcycles) have a commercial component. The proposal is generally consistent with the UDO.

The predominate use in the area is the shopping center across Route 83 in Mundelein. The trend in the area is towards non-residential, commercial use, and the requested rezoning is compatible with this trend. The comprehensive plans of both the County and Village of Mundelein show retail / commercial land use for the entire area, including the R - 1 zoned properties bordering the subject property on the north, those east of Ivanhoe Lane and south of Maple Avenue.

Nearby uses include a large strip center, with several big-box anchor stores to the west in Mundelein. The properties to the north, east and south have single-family dwellings with R - 1 zoning. The R - 1 properties to the east and south are separated from the subject property by Ivanhoe Lane and Maple Avenue, respectively. The properties on the east side of Ivanhoe Lane are further protected by a linear wetland on the subject property.

The R - 1 property to be rezoned to LI in this request is not well suited for residential use. The northeastern parcel appears unusable except perhaps for stormwater detention. In the southern portion of the property, the fenced storage area, a portion of the southern driveway from Route 83, and the pavement and loading area are on property zoned R - 1.

The property is served by private septic and water well and the driveways to Route 83 are existing. Adequate public facilities and services are available.

Future construction on the property must meet all ordinance requirements, including wetland buffering and applicable transition yards and landscaping. There will not be any significant adverse impacts to other properties or the environment. The subject property is physically suitable for the proposed Limited Industrial (LI) zoning classification.



Philip J. Rovang
Director

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Waukegan, Illinois 60085
Phone 847 377 2875
Fax 847 380 6734
E-mail planning@co.lake.il.us

MEMORANDUM

September 19, 2007

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

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

CASE NO: 3676

REQUESTED ACTION: Rezoning from the Residential-1 zone to the Limited Industrial zone for the purpose of conducting a custom automobile production and assembly business.

HEARING DATE: September 24, 2007

GENERAL INFORMATION

APPLICANT: 275 N. Grove Building Corp., Inc., record owner

OF PARCELS: Three

SIZE: 1.73 acres

LOCATION: 28775 N. IL Route 83, Mundelein, Fremont twp.

EXISTING ZONING: Residential - 1 (R - 1)

PROPOSED ZONING: Limited Industrial (LI)

EXISTING LAND USE: Vacant industrial-use / assembly / warehouse building (formerly Siemens electrical apparatus)

PROPOSED LAND USE: Custom automobile production and assembly business

Development Review
Robert Mosteller
Deputy Director

Zoning Administration
Sheel Yajnik
Zoning Administrator

Planning and Support Services
Dennis Sandquist
Deputy Director

Community Development
Vern Witkowski
Deputy Director

COMPREHENSIVE PLANS

LAKE COUNTY: Retail / Commercial

MUNICIPALITIES WITHIN 1 ½ MILES: Village of Mundelein: Commercial

DETAILS OF REQUEST

ACCESS: The subject parcel has access from Route 83.

FLOODPLAIN / WETLANDS: According to the County's GIS, the property is not in a floodplain. There is a linear wetland along the eastern border of PIN 10-23-101-005.

SEWER AND WATER: The site is served by septic and private well.

ADDITIONAL COMMENTS

Three parcels are involved in this request. The acreage of the zoning on these parcels is shown in the table below:

PIN No. of Parcel	Current R – 1 Acreage	Current LI Acreage
10-23-101-004	0.31 acres	0 acres
10-23-101-005	1.05 acres	3.29 acres
10-23-101-006	0.41 acres	0.30 acres
Total Existing	1.77 acres R – 1	3.59 acres LI

According to the petition, the applicant is not contemplating any building additions or outside improvements (except landscaping) and no additional driveways are needed.

According to the survey submitted with the petition, the existing detached garage on the northwest portion of the applicant's property is on the portion of the property zoned R – 1. The single-family dwelling associated with this garage is on a separate parcel that is not owned by the applicant.

SURROUNDING ZONING / LAND USE

PIN: 10-23-101-004

NORTH: AG / Farmland (owned by Regional Board of School Trustees)
EAST: R - 1 / Single-family dwellings
SOUTH: LI / Vacant industrial-use / assembly / warehouse building, owned by the applicant
WEST: R - 1 / Single-family dwellings

PIN: 10-23-101-005 North Portion

NORTH & EAST: R - 1 / Single-family dwellings
SOUTH: LI / Vacant industrial-use / assembly / warehouse building, owned by the applicant
WEST: AG / Single-family dwelling

PIN: 10-23-101-005 South Portion

NORTH: LI / Vacant industrial-use / assembly / warehouse building, owned by the applicant
EAST: Single-family dwellings and vacant lots
SOUTH: R - 1 / Single-family dwellings
WEST: R - 1 / Vacant, owned by the applicant and included in the rezoning request

PIN: 10-23-101-006

NORTH: LI / Vacant industrial-use / assembly / warehouse building, owned by the applicant
EAST: R - 1 / Vacant, owned by the applicant and included in the rezoning request
SOUTH: GC / Single-family dwelling
WEST: Village of Mundelein: Commercial / Strip center (Target, Home Depot, T.J. Maxx, Staples)

The southern 180 feet (approximately) of PINs 10-23-101-005 and -006 with R – 1 zoning was part of the 1959 industrial zoning request, but was excluded at the request of the ZBA due to a then-existing single-family dwelling

If the rezoning to LI is approved, the UDO contains requirements for transitional areas with landscaping when a residential use is adjacent to a non-residential use (UDO 9.3.6, 9.3.7). Landowners of adjoining properties may enter into an agreement that provides for a waiver or partial waiver of the requirements (UDO 9.3.8).

RECOMMENDATION FOR REZONING

Staff recommends that the petitioner's request to rezone the subject property from Residential – 1 (R – 1) to Limited Industrial (LI) be approved. The request meets the "Map Amendment Approval Criteria" in UDO Section 3.3.8 in the following manner:

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

Comment: The County's comprehensive plan shows the property as Retail / Commercial. Many LI uses, including the use intended by the applicant and, for instance, consumer vehicle sales (cars, pick-up trucks, motorcycles) have a commercial component. The proposal is generally consistent with the UDO.

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

Comment: The requested rezoning is to change the R – 1 zoning on two parcels with split zoning, making them entirely LI, and rezone one small parcel from R – 1 to LI. This request will eliminate the split-zoning of the subject property which, while not an error, is an inconsistency. According to the application, the portion of the property that is currently zoned LI was rezoned and developed for light industrial / commercial use circa 1959. The properties involved in this request are not well suited for residential use. The northeastern parcel (PIN 10-23-101-004) appears unusable except perhaps for stormwater detention. In the southern portion of the property, the fenced storage area, a portion of the southern driveway from Route 83, and the pavement and loading area are in the R – 1 zoned portions of PINs 10-23-101-005 and -006. The predominate use in the area is the shopping center across Route 83 in Mundelein. The trend in the area is towards non-residential, commercial use, and the requested rezoning is compatible with this trend. The comprehensive plans of both the County and Village of Mundelein show retail / commercial land use for the entire area, including the R – 1 zoned properties bordering the subject property on the north, those east of Ivanhoe Lane and south of Maple Avenue.

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

Comment: The subject property has a light industrial-use / assembly / warehouse building that had been an electrical apparatus company. To the west, in Mundelein, is a large strip center, with several big-box anchor stores. The properties to the north, east

and south have single-family dwellings with R – 1 zoning. The R – 1 properties to the east and south are separated from the subject property by Ivanhoe Lane and Maple Avenue, respectively. The properties on the east side of Ivanhoe Lane are further protected by a linear wetland on the subject property. As already stated, the comprehensive plan is Retail / Commercial for the entire area. Further development on the subject property will require transition areas and landscaping to help protect adjoining residential uses. The ordinance will ensure that any future development is compatible with the uses and zoning of nearby properties.

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.

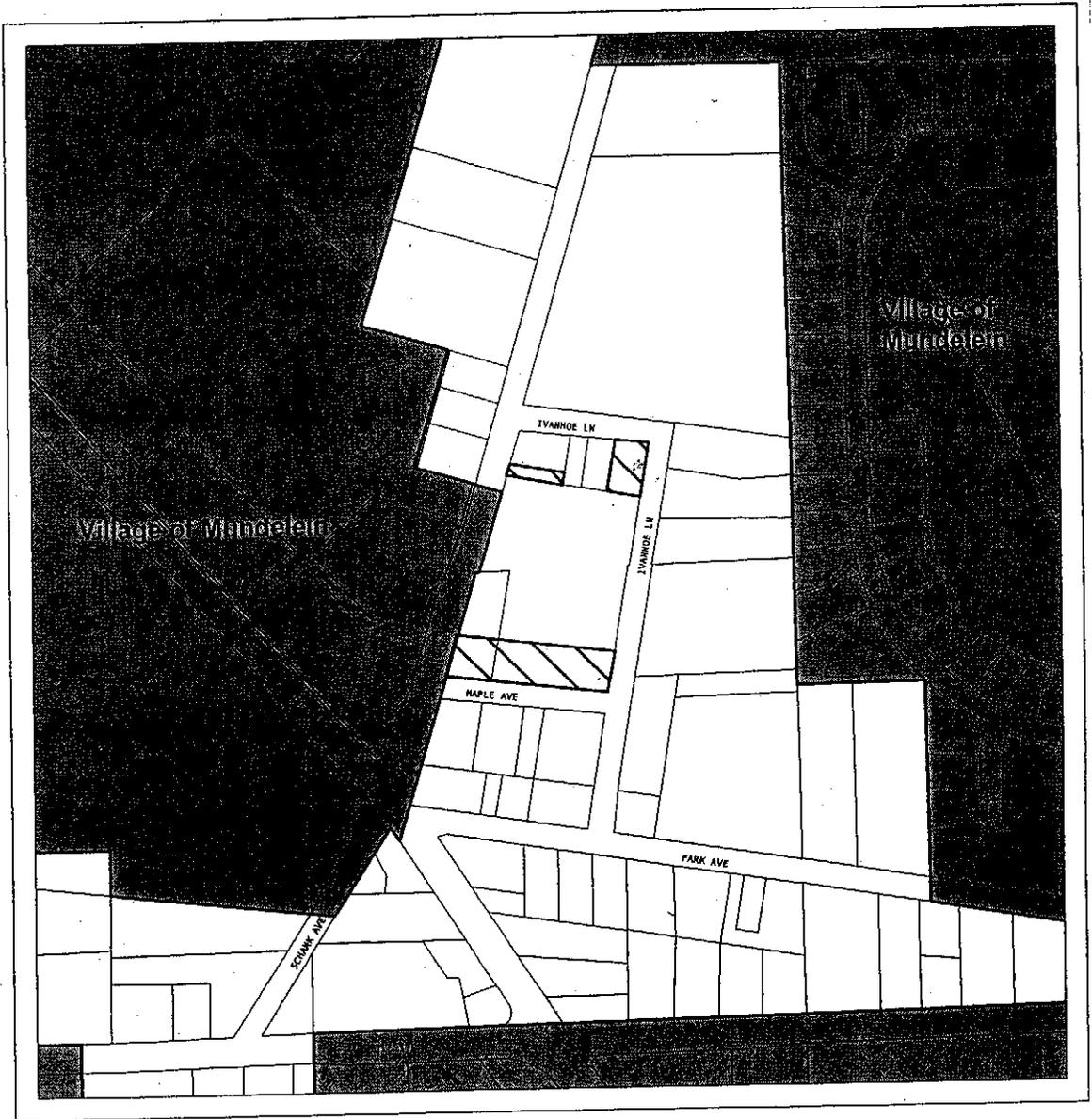
Comment: The property is already developed and formerly had a light industrial / assembly / warehouse use. The property is served by private septic and water well and the driveways to Route 83 are existing. Adequate public facilities and services are available.

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.

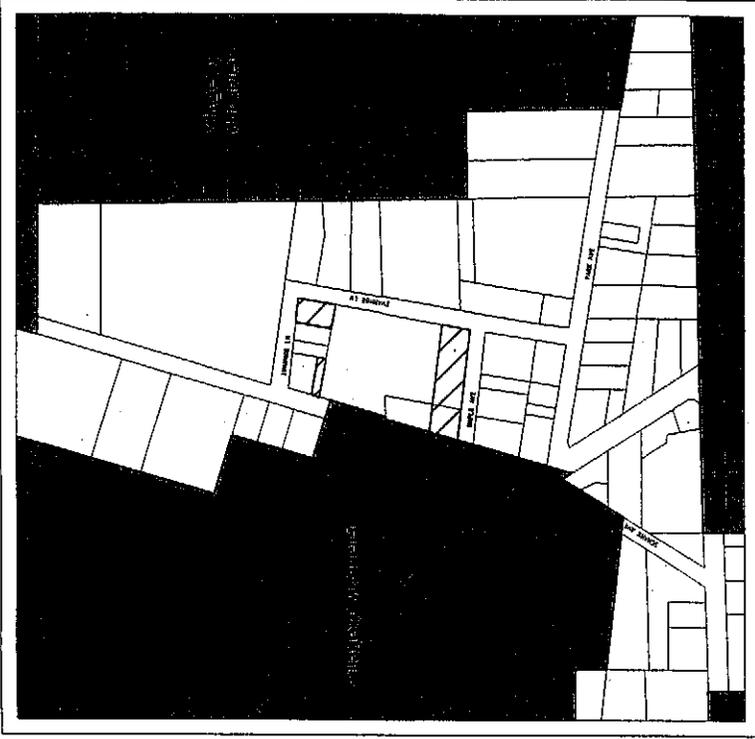
Comment: The two, single-family dwellings on the north abut property already zoned LI. Future construction on the LI zoned property in this area must meet all ordinance requirements, including wetland buffering and applicable transition yards and landscaping. There will not be any significant adverse impacts to other properties or the environment.

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

Comment: The largest portion of the applicant's property is already zoned LI and has been used for a light industrial / warehouse / commercial use since approximately 1959. As the above comments attest, in staff's opinion the subject property is physically suitable for the proposed Limited Industrial (LI) zoning classification.



Zoning Board of Appeals
Case# 3676



Zoning Board of Appeals Case# 3676



August 28, 2007

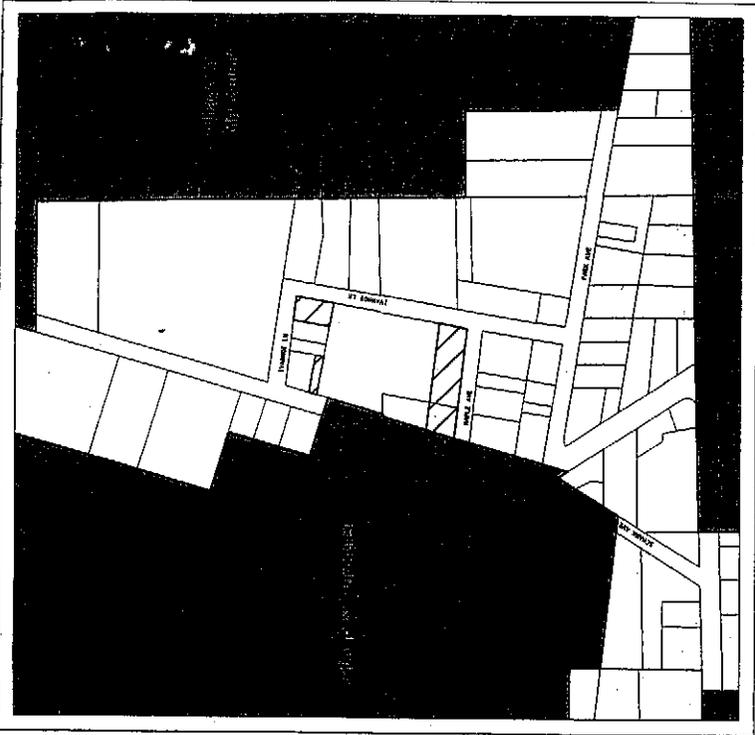


Subject Parcel

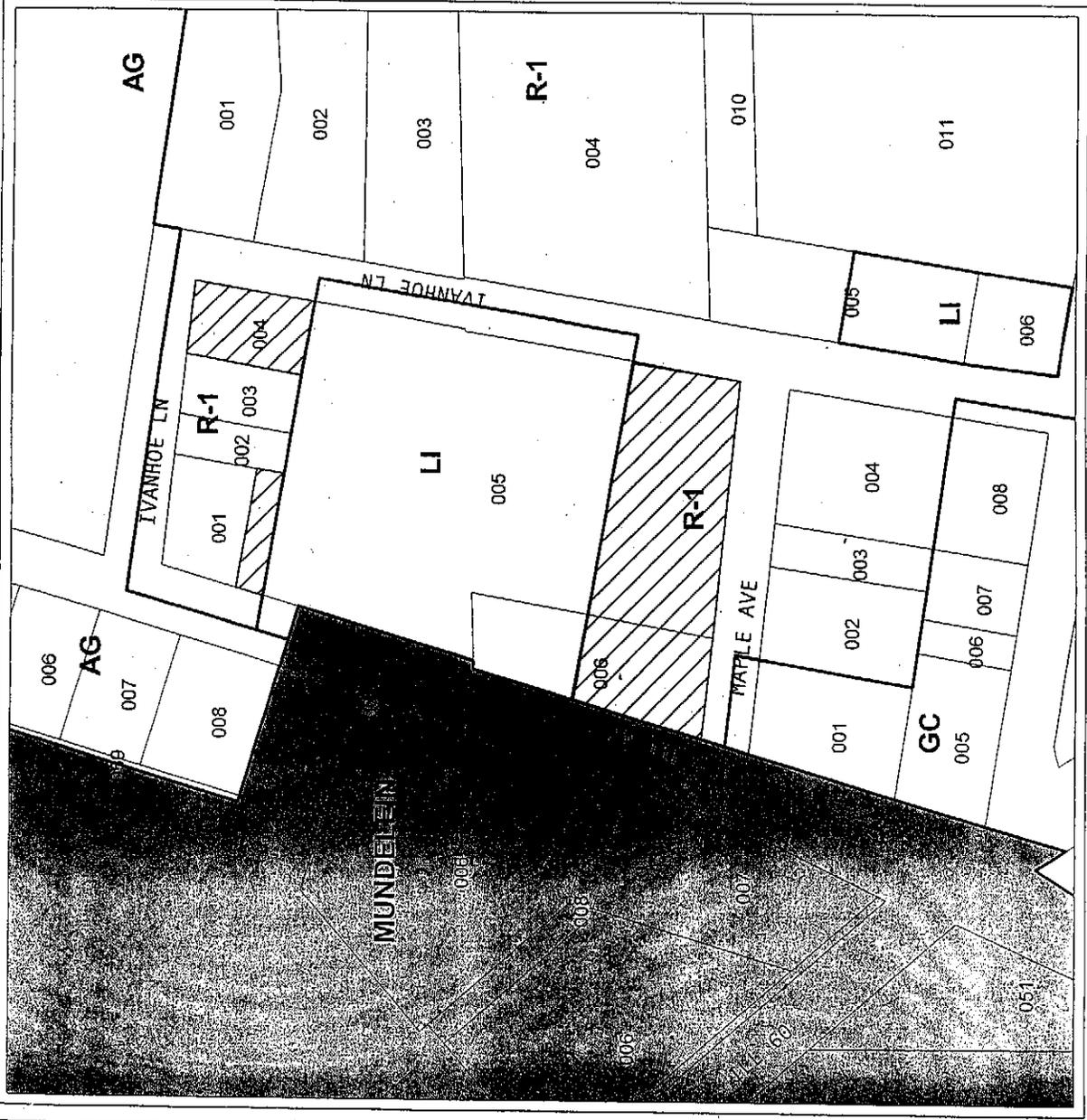


Incorporated Lake County





Zoning Board of Appeals Case# 3676



-  Incorporated Lake County
-  Subject Parcel