

VILLAGE OF BEACH PARK

2006-O-34

*An Ordinance Rezoning Property at Green Bay Road at Blanchard Road
from R-1 (Lake County) to Highway Commercial Zoning District of Beach Park*

ADOPTED BY THE VILLAGE BOARD

OF THE

VILLAGE OF BEACH PARK, ILLINOIS

ON

June 27, 2006

**Published in pamphlet form by authority of the Village Board
of the Village of Beach Park, Lake County, Illinois
this 28 day of June, 2006**

**MILTON C. JENSEN, President
RICHARD GUST, Trustee
JOHN HUCKER, Trustee
REGINA MILLER, Trustee
MARK OTTERSEN, Trustee
ROGER SPENCER, Trustee
LARRY WELLS, Trustee
LAURELLA CVENGROS, Clerk
DAVID W. McARDLE, Attorney**

ORDINANCE NO. 2006-O-34

An Ordinance Rezoning Property at Green Bay and Blanchard Roads to Highway Commercial Zoning District in the Village of Beach Park

WHEREAS, Oveal Anderson, owner, has filed a petition with the Village of Beach Park, Lake County, Illinois, requesting that certain property be rezoned from R-1 (Lake County) to Highway Commercial Zoning District of Beach Park upon annexation to the Village; and

WHEREAS, a hearing was held before the Plan Commission and Zoning Board of Appeals after due notice as provided by law; and

WHEREAS, the Plan Commission and Zoning Board of Appeals, after deliberation, has made a report and recommended the granting of said zoning classifications, additional permitted uses and requested variations and conditions; and

WHEREAS, the President and Board of Trustees have considered the findings of fact, based upon the evidence presented at the public hearing before the Plan Commission and Zoning Board of Appeals by the Petitioner.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Beach Park, Lake County, Illinois, as follows:

SECTION 1: That the following property legally described (“Subject Property”) shall be zoned Highway Commercial Zoning District pursuant to the Village of Beach Park Zoning Ordinance:

PARCEL 1:
LOTS 4, 5, 6 & 7, BLOCK 1, IN FREDERICK H. BARTLETT’S NORTH SHORE LAND, BEING A SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF THAT PART OF THE NORTH WEST QUARTER LYING EAST OF GREEN BAY ROAD, ALL IN SECTION 7, TOWNSHIP 45 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 3, 1925 IN BOOK “Q” OF PLATS, PAGE 80, AS DOCUMENT 259244, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
ALL THAT PART OF THE ALLEY LYING EAST OF AND ADJACENT TO PARCEL 1.

PARCEL 3:
ALL THAT PART OF GREEN BAY ROAD (ST. ROUTE 131) LYING WEST OF AND ADJACENT TO PARCEL 1.

SECTION 2: The residential dwelling currently on the Subject Property shall be considered a legal nonconforming use and nonconforming building as defined in Village of

Beach Park Zoning Ordinance. The current owner of the Subject Property, Oveal Anderson, shall be permitted to live in the residential dwelling on the Subject Property until any one of the following takes place: 1) he moves out of such dwelling; 2) the property is sold; or 3) upon his death. Upon any such event, the permitted legal nonconforming use and nonconforming building shall terminate, and the Subject Property shall be subject to all requirements under the Highway Commercial Zoning District.

SECTION 3: That all requirements set forth in the Village of Beach Park Zoning Ordinance, as would be required by any owner of property zoned in the same manner as the Subject Property, shall be complied with, except as otherwise provided in this Ordinance and Annexation Agreement.

SECTION 4: The findings of fact on the petition for rezoning on the Subject Property are hereby accepted.

SECTION 5: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Voting Aye: Gust, Hucker, Miller, Ottersen, Wells & Mayor Jensen

Voting Nay: -0-

Absent: Spencer

Abstain: -0-

APPROVED:

(SEAL)

ATTEST: Laurella Cvengros
Village Clerk Laurella Cvengros

Passed: June 27, 2006

Approved: June 27, 2006

Published: June 28, 2006

Prepared by:

Jenette M. Schwemler, Village Attorney

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Milton C. Jensen
President Milton C. Jensen