

VILLAGE OF BEACH PARK

2006-O-044

*An Ordinance Rezoning Property Commonly Known as 38575 Lewis Avenue
from R-2 Single Family to B-1 Business Zoning District*

ADOPTED BY THE VILLAGE BOARD

OF THE

VILLAGE OF BEACH PARK, ILLINOIS

ON

August 8, 2006

**Published in pamphlet form by authority of the Village Board
of the Village of Beach Park, Lake County, Illinois
this 9th day of August, 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**

Draft August 11, 2006

ORDINANCE NO. 2006-O-044

An Ordinance Rezoning Property Commonly Known as 38575 Lewis Avenue from R-2 Single Family to B-1 Business Zoning District

WHEREAS, Douglas Deal, petitioner, filed a petition with the Village of Beach Park, Lake County, Illinois, requesting that property commonly known as 38575 Lewis Avenue be rezoned from R-2 Single Family to B-1 Business Zoning District and requesting a conditional use permit for the existing residence; 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 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 as follows ("Subject Property") shall be zoned as B-1 Business Zoning District pursuant to the Village of Beach Park Zoning Ordinance:

PARCEL 1: The West 29.5 rods of the South three-fifths of the South Quarter of the North Half of the South West Quarter of the North East Quarter of Section 32, Township 46 North, Range 12, East of the Third Principal Meridian, in Lake County, Illinois. (Except that part thereof dedicated for public highway by Document No. 413010).

PARCEL 2: The West 29.5 rods of the South Half of the South West Quarter of the North East Quarter of Section 32, Township 46 North, Range 12, East of the Third Principal Meridian, in Lake County, Illinois. (Except the South 16.25 rods, and except that part thereof dedicated for public highway by Document No. 413009 and also except the South 188.0 feet of the East 148.50 feet thereof).

SECTION 2: The Petitioner is hereby granted a conditional use permit for a residential dwelling and paving business in the B-1 Business Zoning District until the property is sold.

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

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Subject Property, shall be compiled with, except as otherwise provided in this Ordinance.

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.

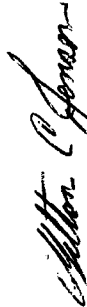
Voting Aye: Trustee Hucker, Trustee Ottersen, Trustee Wells, Trustee Spencer & Trustee Gust

Voting Nay: -0-

Absent: Trustee Miller

Abstain: -0-

APPROVED:


Milton C. Jensen
President
(SEAL)

ATTEST:

Village Clerk Laurella Cvengros

Passed: August 8, 2006

Approved: August 8, 2006

Published: August 9, 2006

Prepared by:

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