

ORDINANCE 2021 – O -- 11

**AN ORDINANCE AMENDING THE
ZONING MAP OF THE VILLAGE OF WINTHROP HARBOR
REZONING CERTAIN PROPERTY OF DARREN SMITH**

WHEREAS, Darren Smith is the record owner of two vacant parcels of property commonly known collectively as 0 14th Street within the Village of Winthrop Harbor, and

WHEREAS, said property is more specifically described as lots 1 and 2 of Walker’s Addition to Winthrop Harbor (being a resubdivision of Lot 6 of Kellogg’s Resubdivision in Sections 10 and 15, Range 12, East of the Third Principal Meridian according to the plat thereof recorded August 25, 1927 as document number 304386 in Book “R” of Plats, Page 98), and designated as PINs 0415107013 and 0415107014, and

WHEREAS, Darren Smith has recently submitted a petition in proper form to the Village Planning and Zoning Board (“PZB”), for the amendment of the existing official Zoning Map of the Village essentially seeking to change the subject property from the R-3 zoning district to the R-6 zoning district, and

WHEREAS, the legal notice involving the petition was duly published and notice given to all adjoining and abutting property owners as required by the Illinois Municipal Code and by the Winthrop Harbor Zoning Code, and

WHEREAS, the PZB duly convened public hearings and public meetings, during which evidence was presented and considered, and

WHEREAS, the subject property is located in an area that is principally R-3 residential, but abutting a hotel property to the west and existing R-6 condominium zoning to the south, and is found to be overall compatible with the proposed residential uses described in the R-6 zoning district, and

WHEREAS, the PZB did, upon a motion duly made and seconded, vote to approve the proposed zoning map amendment, and

WHEREAS, the Village Board has received the recommendation of the PZB to approve the petition, the said recommendation being incorporated herein as Exhibit A hereto, and

WHEREAS, Darren Smith wishes to accept the conditions set forth in this Ordinance, and

WHEREAS, the Village Board does find as follows:

- a) that the petition is well-taken;

- b) that it meets all the necessary prerequisites imposed by the Illinois Municipal Code and the Zoning Code of the Village of Winthrop Harbor;
- c) that the intended use is compatible with the adjoining properties;
- d) that the proposed condominium residential use will integrate into and have a minimal adverse impact upon adjoining properties;
- e) that no replatting of these lots is contemplated by this Ordinance, that any proposed construction of condominiums thereupon will require a separate Ordinance approving a legally-acceptable Plat of Condominium, and that the Village of Winthrop Harbor specifically reserves the right to review, approve, reject or otherwise deal with any such proposed plat upon presentation in the ordinary course, consistent with then-current laws and ordinances.

NOW THEREFORE, BE IT ORDAINED by the Village of Winthrop Harbor, Lake County, Illinois, as follows:

SECTION ONE: The property described as set forth above is hereby rezoned and reclassified from the R-3 zoning district to the R-6 zoning district;

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WINTHROP HARBOR, ILLINOIS, ON THIS 20th DAY OF APRIL, 2021.

ATTEST:

DR. MICHAEL BRUNO, MAYOR

JULIE RITTENHOUSE, VILLAGE CLERK