

**VILLAGE OF GREEN OAKS
PLAN COMMISSION
APPLICATION FOR ZONING MAP OR TEXT AMENDMENT**

I. GENERAL INFORMATION

NAME OF APPLICANT: Dr. Olivia Cashmore, DC, CCN
NAME OF DEVELOPMENT (IF ANY): Pure Health and Vitality Inc.
ADDRESS: 6106 115th Ave. Kenosha, WI 53142
PHONE NUMBER: (262) 220-8500 and (847) 784-9156

II. INFORMATION ON THE SUBJECT PROPERTY AND NEIGHBORING USES:

ADDRESS OF PROPERTY TO BE AFFECTED: 28010 N. Bradley Rd. Libertyville, IL
60048

NAME OF DEVELOPER (S), SITE PLANNER (S), OR ENGINEERS INVOLVED:

N/A not yet determined

ADDRESS: _____

PHONE NUMBER: _____

LEGAL DESCRIPTION OF PROPERTY (ATTACH AS EXHIBIT "A" IF NECESSARY):

The property is a vacant lot, currently located in unincorporated Libertyville and zoned as residential, district 72

REASON FOR REQUESTING THE ZONING MAP OR TEXT AMENDMENT, INCLUDING THE ARTICLE(s), SECTIONS(s), AND PARAGRAPHS(s) OF THE ZONING ORDINANCE FROM WHICH THE REQUEST IS MADE:

Currently zoned residential, single family. However, requesting zoning of LI for
use of our wellness center, relocating of current business
(Pure Health and Vitality Inc.)

PRESENT USE:

Vacant lot

PROPOSED USES:

A wellness center with chiropractic, nutrition, functional medicine, massage, and
physical therapy. The Building will also have 1-2 bedrooms in the basement for
seminars, retreats, or patients traveling from a far. Currently zoned residential
and requesting zoning of LI district

LOT SIZE: 0.98 acres

FRONTAGE: N Bradley Rd

AREA (SQ. FT.): 4,3117 sq. ft.

OWNER OF PROPERTY: Property to be acquired pending approval of rezoning and
annexation into the village. Purchase agreement attached
as exhibit E.

PRINCIPALS FOR DEVELOPMENT: Chiropractic and nutrition wellness clinic,
relocation of business

LIST OF ABUTTING LANDOWNERS WITHIN 500 FEET OF THE PROPERTY, WITH ADDRESSES (Attach additional as Exhibit "B"):

LOCATION	LANDOWNER NAME	ZONING	USE
Property in Question:	Marco Bommarito 28010 N. Bradley Rd. Libertyville IL 60048	Residential, single family	Vacant
North:	28040 Bradley Rd Libertyville IL 60048	Residential, single family	Single family
South:	Bradley Road Storage 27944 Bradley Rd Libertyville IL 60048	Limited Industrial	Limited industrial storage
East:	Petco Roller Co. 28041 Bradley Rd Libertyville IL 60048	Industrial	Industrial
West:	14045 W Linden Ln Libertyville IL 60048	Residential, single family	Residential backyard

(NOTE THE REQUIREMENTS OF SECTIONS 8-10-1, 8-10-2, AND 8-11-6 OF THE ZONING ORDINANCE, WHICH REQUIRES 1) WRITTEN NOTICE PROVIDED, NOT MORE THAN 30 NOR LESS THAN 15 DAYS, TO PROPERTY OWNERS WITHIN 500 FEET FROM THE PROPERTY LINE OF THE SUBJECT PROPERTY WHICH CONTAINS THE NAME AND ADDRESS OF APPLICANT AND OWNER, STREET ADDRESS, LEGAL DESCRIPTION AND A SIMPLE DESCRIPTION THAT WILL ENABLE THE ORDINARY READER TO LOCATE THE PROPERTY, THE ZONING ACTION REQUESTED AND THE DATE, TIME AND PLACE OF THE PUBLIC HEARING. 2) PUBLICATION OF A NOTICE OF HEARING IN A NEWSPAPER OF GENERAL DAILY CIRCULATION IN THE VILLAGE AT LEAST 15 DAYS, BUT NO MORE THAN 30 DAYS BEFORE THE SCHEDULED HEARING, CONTAINING THE NAME AND ADDRESS OF APPLICANT AND OWNER, STREET ADDRESS, LEGAL DESCRIPTION AND A SIMPLE DESCRIPTION THAT WILL ENABLE THE ORDINARY READER TO LOCATE THE PROPERTY, THE ZONING ACTION REQUESTED, AND THE DATE, TIME AND PLACE OF THE PUBLIC HEARING.)

ZONING DISTRICT CLASSIFICATION OF SUBJECT PROPERTY: Residential

ZONING DISTRICT CLASSIFICATION ABUTTING PROPERTIES: LI and Residential

CURRENT PLAT OF SURVEY (Please Attach as Exhibit "C")

SITE PLAN (Please Attach as Exhibit "D")

III. CRITERIA FOR ZONING TEXT OR MAP AMENDMENT
(See LaSalle National Bank v. County of Cook, 12 Ill.2d 40, 145 N.E.2d 65 (1957)):

For Text Amendments requests:

Please justify your request for a text amendment:

N/A

For Map Amendment requests:

Describe the existing uses and zoning of nearby property

The adjacent storage unit is zoned as specialty. Across the street is L 1
and North and West are zoned residential.

Describe the extent to which property values are diminished by current zoning restrictions, and the value that will be added by the requested zoning change.

Adjacent is a large 8500 Sq ft storage unit. A commercial property would be a
much better fit and would bring business and value of health to the villagers of
Green Oaks. The land has been vacant for a long time and having a large storage
unit as a neighbor and industrial office across the street may not be attractive for
residential choices.

How does the requested change in zoning affect the health, safety, morals, or general welfare of the public?

Having a wellness center with proper visibility would increase and better the health of the public and village. Furthermore, having a nice professional building would beautify Bradley Rd.'s industrial feel.

Compare your hardship to any benefit the public may be receiving under current zoning regulations.

There may never be a residential home built on this land and it would stay vacant.

Describe the suitability of the subject property for the proposed use.

Bradley Road would increase visibility for Pure Health and Vitality Inc. 135,000 vehicles passing daily, which would also increase opportunity for people to get and stay healthy

Describe the length of time the property has been vacant as currently zoned, in comparison to land development in the area in the vicinity of the subject property.

The property has been vacant since 2011, zoned as residential. The homes nearby were built in the 1960s.

The adjacent Storage Unit (Bradley Rd Storage) was built in 1986 and renovated in 2015

Describe the public need for the proposed use.

The closest chiropractor for the Green Oaks community is about 10 minutes away in Lake Bluff. It would be convenient for residents to have their health care facility near by in order to achieve optimal health

IV. REIMBURSEMENT OF FEES

In the event it is necessary for the Village of Green Oaks to obtain professional services including, but not limited to, attorneys, engineers, planners, architects, surveyors, traffic or drainage experts, or other consultants in connection with any petitioner's request for the Village to consider or otherwise take action upon any zoning change, special use, easement, occupancy permit, building permit, planned unit development, variation from ordinance or code, subdivision, public improvement or other improvement of development upon real property shall be jointly and severally liable for the payment of such professional fees and reimbursement shall be made to the Village within thirty (30) days of receipt of an invoice from the Village.

V. AUTHORIZATION

Under penalties as provided by law pursuant to 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this application and all of the statements and representations contained in any papers or plans submitted herewith, are true and correct, except as to matters therein stated to be on information and belief, and except as to such matters, the undersigned certifies as aforesaid that he verily believes the same to be true. Any letters, maps, etc. will not be returned.


.....
Petitioner

3/26/21
.....
Date

Petitioner

Date

I hereby affirm that I am the legal owner of the subject property and authorize the petitioner to pursue this request as described above (petitioner must sign if he/she is the owner).

Owner

.....
Date


Owner

.....
Date

State of Illinois)
County of Lake) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Olivia Cashmore and _____ (Petitioner(s)), and _____ and _____ (Owner(s)), personally known to me, is (are) the person(s) who executed the foregoing instrument on the date of March 26, 2021, and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of March, 2021


Notary Public

(Seal)
My Commission expires May 5, 2021



(DO NOT WRITE IN SPACE BELOW, OFFICE USE ONLY)

DATE FILED: _____

DATE SET FOR HEARING: _____

DATE HEARING HELD: _____

ACTION OF PLAN COMMISSION: _____

DOCKET NUMBER: _____