

INFORMATION PAPER



January 7, 2026
Planning, Building and Development
Eric Waggoner, Director

SUBJ: REQUEST FOR REZONING FROM LIMITED COMMERCIAL (LC) TO RESIDENTIAL-3 (R3) – GRANT TOWNSHIP

Summary:

Justen Realty, Inc., record owner, is requesting a rezoning of two parcels comprised of approximately 0.34 acres from the Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district to establish single-family dwellings.

The subject properties associated with this application are 36909 and 36895 N Stanton Pt. Rd. Ingleside, Illinois. The subject properties directly abut existing residentially-zoned and developed properties in the Thomas Stanton's Subdivision, Ingleside Subdivision and Ingleside 2 Subdivision.

Recommendation:

The Lake County Planning, Building and Development Department (PB&D) provided a staff report to the Zoning Board of Appeals (ZBA) recommending approval of the request. The staff's recommendation was based upon the compliance with the standards for a Map Amendment in the following manner:

The Lake County Framework Plan's Future Land Use Map indicates that the subject parcel be developed with single family residential uses. The rezoning request will allow the property to be developed with single-family dwellings; is compatible with the existing uses and zoning of neighboring properties; and will preserve the residential character of the area.

Legislative Summary:

A public hearing was conducted by the ZBA on November 18, 2025, on the request for rezoning approximately 0.34 acres from Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district. At the conclusion of the hearing, the ZBA unanimously recommended approval of the requested rezoning.

Next Steps:

Following a recommendation on the request by the Planning, Building, Zoning and Environment Committee, the application will proceed to the Lake County Board for final action.