

## **Zoning Case #000487-2019**

### **Summary of ZBA Testimony**

A public hearing was conducted by the Lake County Zoning Board of Appeals on May 30, 2019, on the application of TLT Financial LLC, record owner, who seeks to rezone PIN 02-20-200-051 from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district. The subject property is located at 40881 N. Illinois Route 83, Antioch, Illinois and is 0.89 acres.

The following is a summary of the testimony presented:

1. Trent Tobias, property owner of TLT Financial LLC, stated his intent to change the use of the property to storage. The applicant has removed the single-family dwelling and will retain the detached garage. Additionally, the property will be improved with a 50' x 104' pole barn for storage. The structures on the property will not have heat or restroom facilities.
2. Member Reindl stated the following:
  - A. Will utilities be placed in the structure with security?
  - B. Will sales occur on the property?

Trent Tobias stated the structures are for storage purposes only and will not have utilities and nor is security or sales proposed.

3. Member Koeppen stated the following:
  - A. What type of outside storage is proposed?

Trent Tobias stated there will be minimal parking in the front of the buildings, and any outdoor storage parking use would occur in the parking lot and detached garage.

4. Member Stimpson stated the following:
  - A. As indicated in the staff report, the property owner to the south does not request a landscape buffer.

Trent Tobias stated the property to the south is currently a rental unit and he has established a landscape waiver agreement with the property owner.

5. Member Starkey stated the following:
  - A. To confirm, the storage parking will not occur in front (west side) of the buildings.
  - B. Will security fencing be proposed?

Trent Tobias stated the storage parking will occur east of the detached garage. There is no intention to place security fencing on the property.

6. Member Peterson stated the following:
  - A. How many vehicles are proposed for storage outside?

- B. Will they be out-of-sight from Route 83?

Trent Tobias stated they have 14 trucks for storage in which he intends to store a majority inside the buildings. The remaining vehicles will be kept out-of-sight- from Route 83.

7. Member Raymond stated the following:

- A. What type of material will be used for pole barn base?
- B. Same access location to Route 83 for an IDOT permit?
- C. Will the water will be retained and used?

Asphalt will be the base for the pole barn. The access location will be the same as the previous use which required IDOT approval. The water well will be retained but not used.

8. Chairman Bell stated the following:

- A. Is the applicant the owner of all storage equipment?
- B. What is the planting requirement along Route 83?

The applicant is the owner of Great Lakes Property Logistics and owner all the vehicles. Brad Denz stated one plant-unit per 100 feet is required per 100 feet adjacent to Route 83.

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### **Summary of Staff Recommendation**

#### **Department of Planning, Building and Development**

This Department recommends approval of the rezoning because the request complies with the required standards.

The proposed rezoning is consistent with the stated purpose and intent of the Ordinance. Although the County's future land use classification of the parcel is residential, the property's adjacency to a busy state highway makes it more suitable for a nonresidential use. Additionally, the future land use map designates the adjoining properties to the north and west, as well as properties to the south as retail/commercial. A rezoning of the subject parcel would be consistent with the trend of nonresidential zoning in the area to the north, south and west of the subject parcel. Due to the proximity of State Highway Route 83 to the west and the Wisconsin Central railroad tracks to the east, in staff's opinion, a nonresidential use would be more compatible for this site, especially considering the predominance of the existing commercial uses in the vicinity.

Further, as it is the intent of the ordinance to gradually eliminate uses, structures and situations that are noncompliant, the rezoning of this parcels would eliminate a nonconforming Residential-1 parcel and create a conforming General Commercial parcel.