



Lake County Central Permit Facility
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June 26, 2019

Memorandum

To: Public Works, Planning & Transportation Committee

Fr: Brad Denz, Senior Planner
Department of Planning, Building and Development

Re: Summary of Zoning Case #000487-2019

Applicants:

TLT Financial LLC, record owner

Requests:

Case #000487-2019: Rezone from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district – PIN 02-20-200-051

Location:

40881 N. Illinois Route 83, Antioch, Illinois

Staff Recommendation:

Conditional Use Permit

In conjunction with the rezoning request, the applicant is seeking to establish a Contractor's Equipment Storage (Outdoor) use, which is permitted in the General Commercial (GC) zoning district with approval of a delegated Conditional Use Permit (CUP) from the Zoning Board of Appeals. The approval of the CUP is contingent upon an approval from the County Board to rezone the property from Residential-1 (R-1) to the General Commercial (GC) zoning district. The CUP decision is delegated specifically to the Zoning Board of Appeals and does not require action by the PWPT Committee.

Rezoning:

Staff recommends approval of the rezoning and finds the request meets the Standards for a Map Amendment in the following manner:

- The property is contiguous to the General Commercial zoning district to the north. With the exception of two parcels to the south, the area is primarily nonresidential. 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. The proposed use is consistent with the uses and zoning of adjacent properties.

Legislative Summary:

A public hearing was conducted by the Lake County Zoning Board of Appeals on May 30, 2019. At the conclusion of the hearing, the Zoning Board of Appeals unanimously recommended approval of the requested rezoning and approved the delegated CUP. The CUP approval by the ZBA is ultimately contingent upon an approval of the rezoning by the County Board.

Next Steps:

Following a recommendation on the rezoning by the PWPT Committee, the application is forwarded to the July County Board meeting for a final decision.