



# **#RZON-001126-2025**

## **Grant Township**

**Map Amendment from  
Limited Commercial (LC) to  
Residential-3 (R3)**

**January 7, 2026**

# Rezoning Request

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**ZBA CASE #:** RZON-001007-2024

**REQUEST:** Map Amendment (Rezoning) request of approximately 0.34 acres from the Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district

**PETITIONER:** Justen Realty, Inc.

# Location Map



- The subject property is 0.34 acres.
- Located on east side of N. Stanton Point Rd. in Grant Township
- Access from N. Stanton Point Road

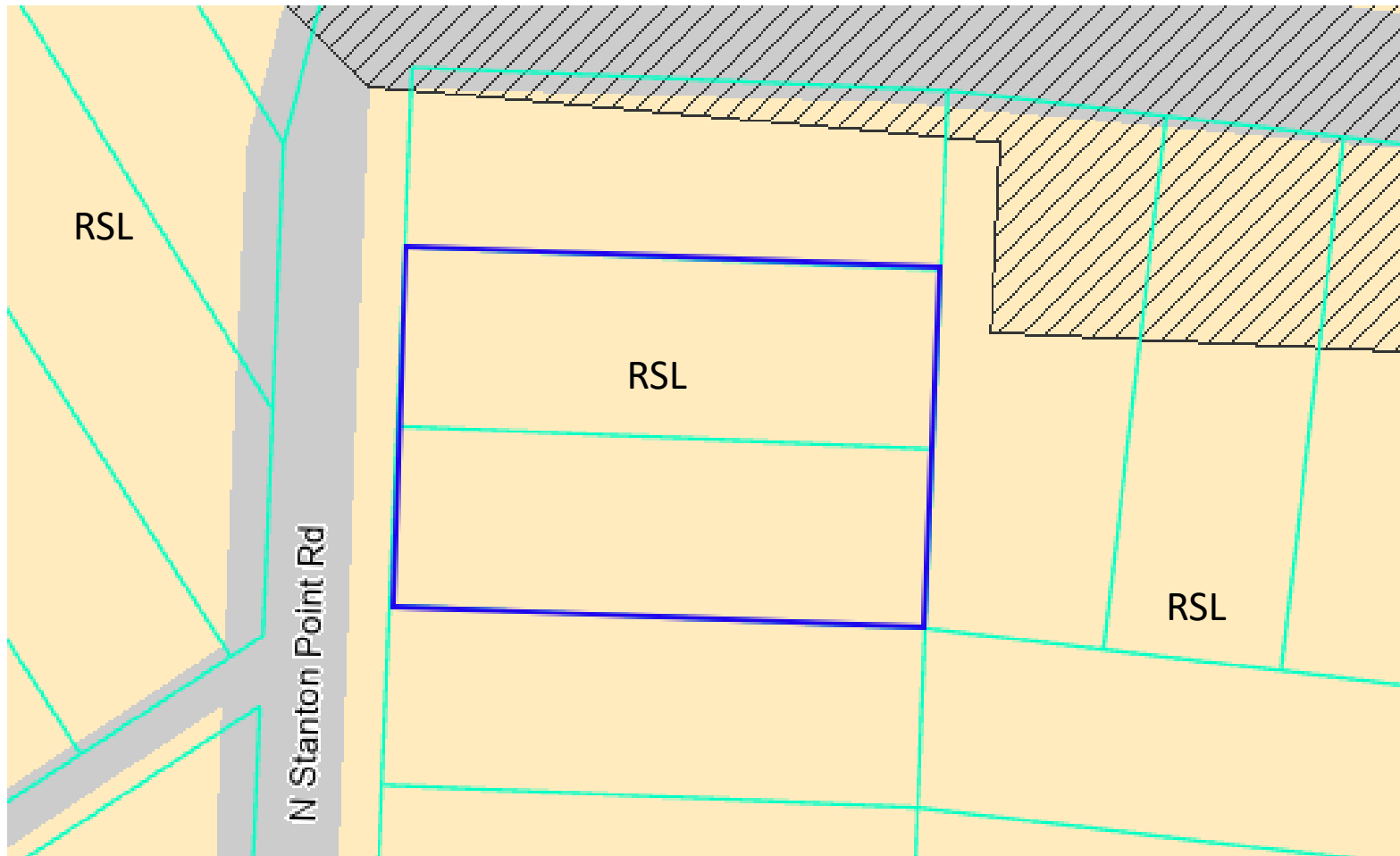
# Zoning/Land Uses













- **SUBJECT PROP:** LC/Vacant
- **EAST:** R3/Vacant
- **NORTH:** Limited Commercial/Parking lot
- **WEST:** R3/SFDs
- **SOUTH:** R3/SFDs



# Future Land Use



-  Residential Single-family Large Lot (>3-acre lot density)
-  Residential Single-family Medium Lot (1 to 3-acre lot density)
-  Residential Single-family Residential (0.25 to 1-acre lot density)
-  Residential Single-family Small Lot (
-  Residential Multifamily
-  Public and Private Open Space
-  Utility/Waste Facilities
-  Transportation
-  Agricultural
-  Water

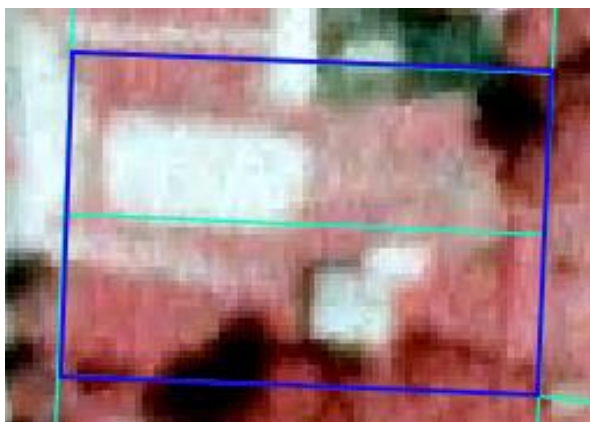
# Existing Site Conditions





# Property History

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1974



2000

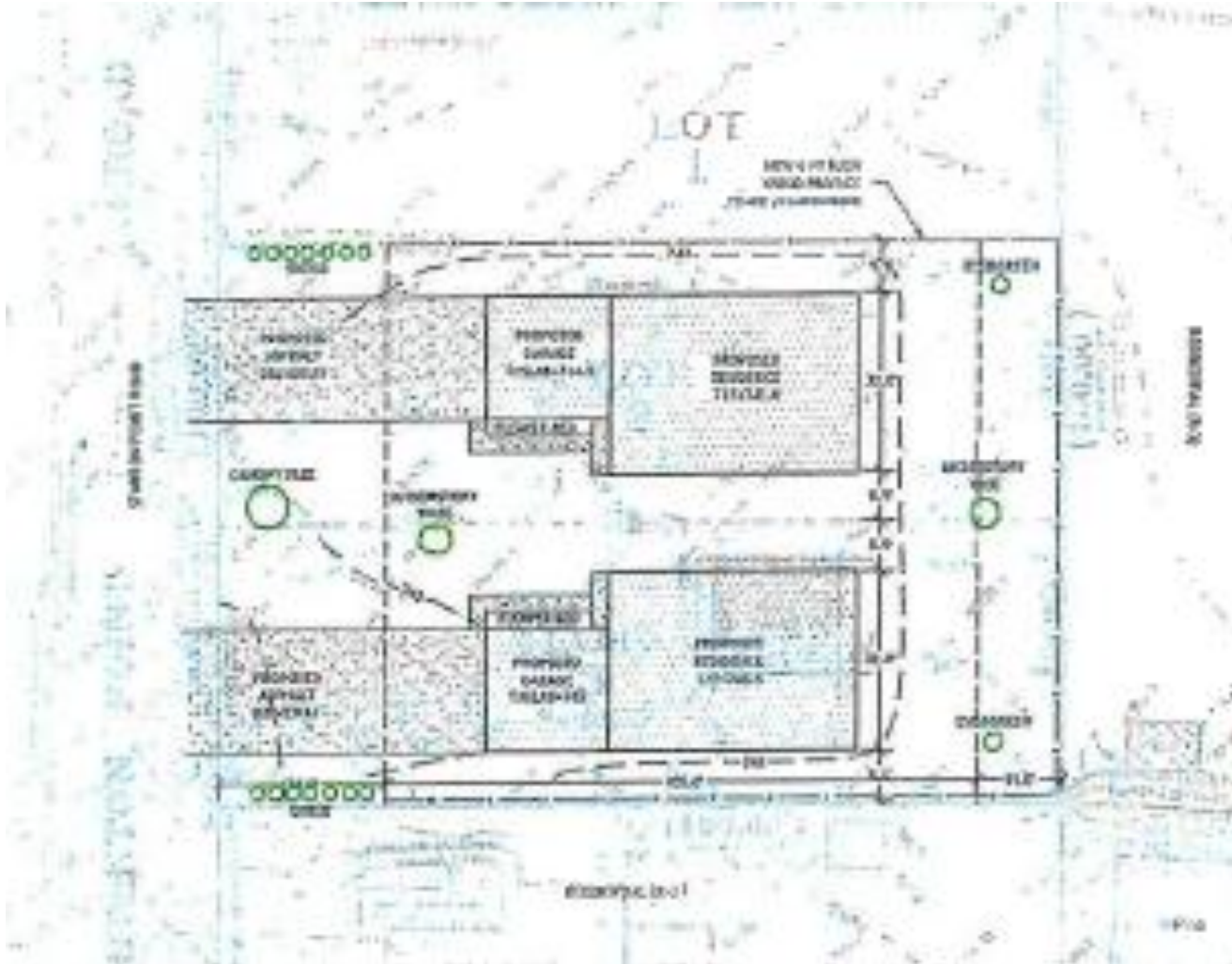


2014



2024







# Legislative Summary

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- A public hearing was conducted by the Zoning Board of Appeals on November 18, 2025
- Rezoning request from the Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district.
- The ZBA unanimously recommended approval of the rezoning request.

# **Zoning Board of Appeals Recommendation and Findings**

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- 1. The request is consistent with the Lake County Future Land Use Map.**
- 2. Rezoning the property will bring the property into alignment with the surrounding zoning and uses.**
- 3. The proposed uses are more consistent with the neighboring parcels than uses that are permitted by right within the Limited Commercial (LC) zoning district.**
- 4. The lots is served by public sewer and should not overburden local public resources.**
- 5. Rezoning of the parcel will not have an adverse impact on neighboring properties.**

# Next Step

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- **ZBA Review – 10/18/2025**
- **PBZE Review – 1/7/2026**
  
- **County Board Action – 1/13/2026**





**Questions**