



#RZON-001126-2025
Grant Township

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

January 7, 2026

Rezoning Request



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



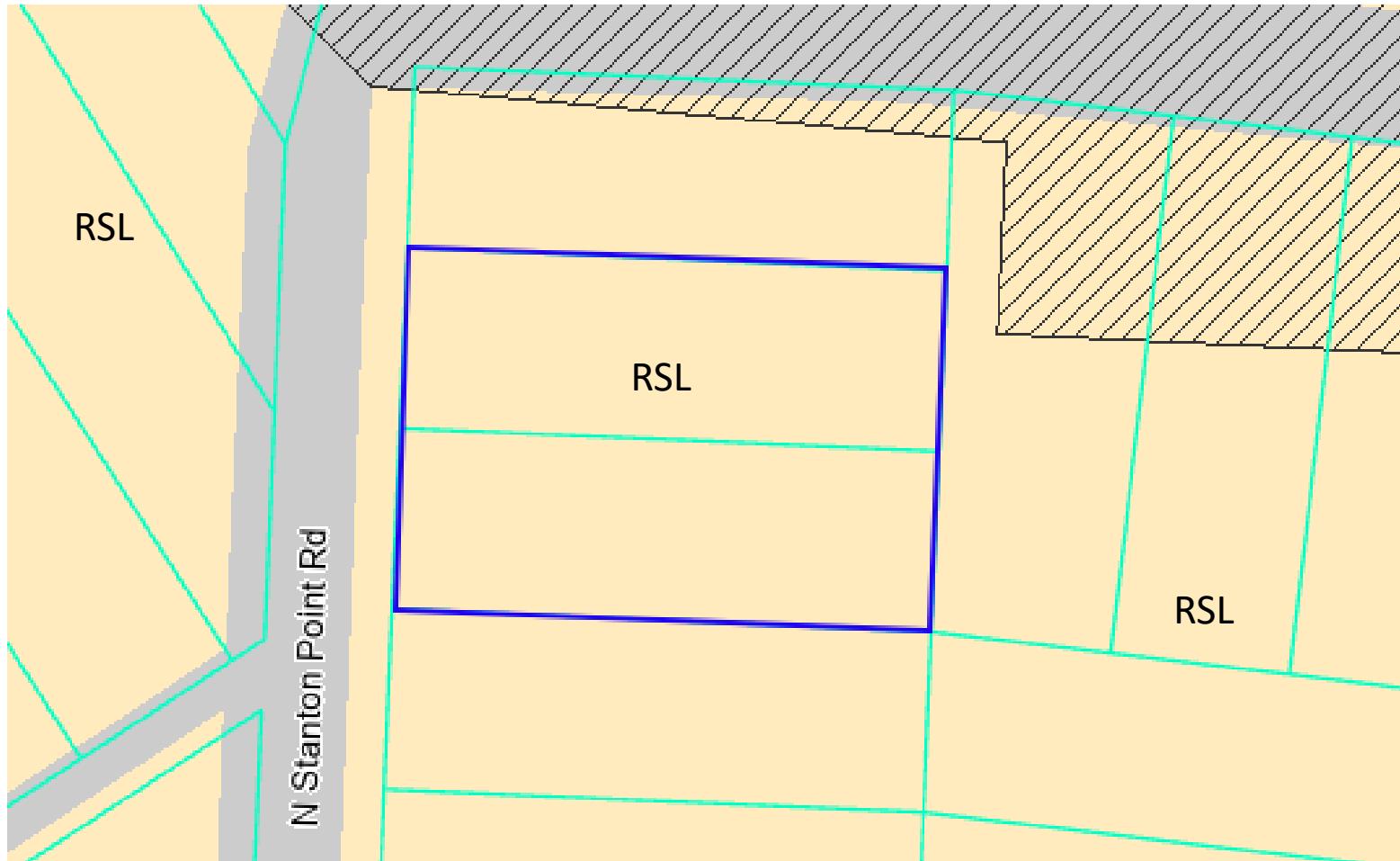
- The subject property is 0.34 acres.
- Located on east side of N. Stanton Point Rd. in Grant Township
- Access from N. Stanton Point Road

Zoning/Land Uses



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

Future Land Use

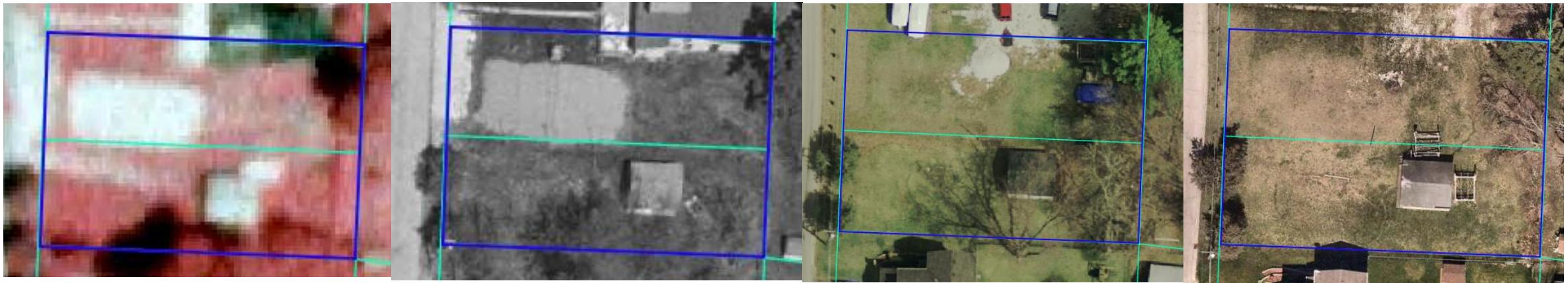


- Residential Single-family Large Lot (>3-acre lot density)
- Residential Single-family Medium Lot (1 to 3-acre lot density)
- Residential Single-family Residential (0.25 to 1-acre lot density)
- Residential Single-family Small Lot (
- Residential Multifamily
- Public and Private Open Space
- Utility/Waste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

Existing Site Conditions



Property History



1974

2000

2014

2024



Conceptual Site Layout



Legislative Summary



- 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



- 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



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



Questions