

RESOLUTION

#RZON-001126-2025
Grant Township

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

November 20, 2025

CHAIR AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Justen Realty, Inc., record owner, who requests a rezoning of parcels (PINs 0511204002 and 0511204056) commonly known as 36909 and 36895 N Stanton Pt. Rd. Fox Lake, IL from the Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district. After due consideration, we hereby recommend by vote of 6 to 0 that this application be approved.

We find this application meets the standards for rezoning in the following manner:

Standard 1: The proposed amendment is consistent with the stated purpose and intent of Sec. 151.005 of the Lake County, Illinois Code of Ordinances.

Comment: Subsection 151.005(A) states that the purpose of the ordinance is to implement the regional framework plan. The comprehensive plan indicates the Future Land Use of this property to be residential. The rezoning of the subject parcel from Limited Commercial (LC) to Residential-3 (R3) is consistent with the Lake County Future Land Use Map.

Subsection 151.005(E) indicates that the intent of the ordinance is to protect landowners from any adverse impacts associated with development that occurs in unincorporated Lake County. The proposed rezoning will preserve the residential character of the area, which will limit any adverse impacts that would normally be associated with new developments.

Standard 2: The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.

Comment: Per the 1988 Zoning Map, the subject property was in the Neighborhood Conservation/Community Business (NC/CB) zoning district and surrounded on three sides by the NC/UR-3a residential zoning district, due to the presence of uses associated with the tavern, such as a volleyball court, which have ceased operation. Rezoning the property to the R3 district will bring the property into alignment with the surrounding zone and uses while decreasing the intensity of potential permitted uses on the property.

Standard 3: The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Comment: The properties to the east, west, and south are all zoned Residential-3 (R3), and the applicant proposes to develop the parcels with residential uses. The residential use is more consistent with the neighboring parcels than uses that are permitted within the Limited Commercial (LC) zoning district by right.

Standard 4: The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development.

Comment: The subject property will be serviced by public sewer system and private well. Developing the parcels with single-family houses should not overburden local public resources.

Standard 5: The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

Comment: The rezoning of the parcel will not have an adverse impact on other properties in the vicinity as residential uses already exist and the proposed single-family dwellings should not have any significant adverse impact on other properties in the vicinity.

Standard 6: The subject property is suitable for the proposed zoning classification.

Comment: While the parcels don't meet the area and width requirements of the Residential-3 (R3) zoning district, they are identical in width and area to other parcels in Thomas Stanton's Subdivision and in the Inglecrest Second Subdivision which abut them to the east.

THE ZONING BOARD OF APPEALS GRANTS A RECOMMENDATION OF APPROVAL OF THE REQUESTED REZONING.

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Grant Township

Craig Kupper

CHAIR

Dale Nichols

Mary

Kathy M. Stark

John H.

Dated this 11 day of December, 2025



