

INFORMATION PAPER



March 1, 2023
Planning, Building and Development Department
Eric Waggoner, Director

SUBJ: Captain's Quarters Property-Antioch Township Request for rezoning from Residential-1 (R-1) to Recreational Commercial (RC)

Background:

Larry Phillips Jr., record co-owner/representative of TRLPJ Real Estate, LLC, and proprietor of Captain's Quarters Tavern, is requesting a rezoning of 0.22 acres located at 38241 N. Bolton Place, Antioch, Illinois from the Residential-1 (R-1) zoning district to Recreational Commercial (RC) zoning district to allow a parking lot for the tavern use.

The subject property was originally part of a 50' wide section of the Woodland Avenue right-of-way (ROW), between Bolton Avenue and Fox Lake and was comprised of 0.44 acres. This portion of the ROW was unimproved and located in both the Recreational Commercial (RC) zoning district on the north side, and the Residential-1 (R-1) zoning district along the southern side. The property owner of the tavern and RV park uses to the north desired to utilize this area for accessory parking, and as such, the following procedures were necessary:

1. Vacation of the unimproved ROW: On October 8, 2019, the Lake County Board approved a street vacation of the subject property, which allowed the applicant to automatically obtain the north side of the platted ROW. Subsequently, the applicant obtained the southern portion of the ROW from the adjacent property owner to the south via a quit-claim deed.
2. Site Capacity/Site Plan Review: Verification that the proposed 32-space parking lot meets requirements of the Lake County, Illinois Code of Ordinances. This review process was completed and the site plan was approved by staff.
3. Zoning Map Amendment: As the R-1 zoning district does not allow accessory parking for commercial uses; it is necessary for the applicant to rezone the remnant R-1 portion of the former ROW to the RC zoning district.

Recommendation:

The Lake County Planning, Building and Development Department (PB&D) conducted the site plan review process prior to the ZBA public hearing. The PB&D staff report recommended approval and was based upon compliance with the Standards for a Map Amendment in the following manner:

The subject property was previously a platted ROW and designated as "Transportation" on the Regional Framework Plan. However, given the vacated ROW's adjacency to the RC-zoned tavern property, the rezoning of the subject property would be compatible with the future land use plan and would allow additional parking for the tavern use. The Lake County Board approved a street vacation of the subject property in anticipation of the property owner's eventual application for a rezoning. The proposed rezoning is compatible with adjacent property to the north (tavern use). Accommodation of additional customer parking on the premises will help curtail impacts to the surrounding residential neighborhood. Also, as agreed upon by both property owners adjacent to the subject property, installation of a six-foot high wooden fence will provide buffer to the adjacent residential property.

Legislative Summary:

A public hearing was conducted by the Zoning Board of Appeals on January 17, 2023 on the rezoning application for Case #RZON-000834-2022. At the conclusion of the hearing, the ZBA unanimously recommended approval of the requested rezoning (with conditions) 6-0.

Next Steps:

Following a recommendation on the rezoning by the Planning, Building, Zoning and Environment Committee, the application is forwarded to the Lake County Board for a final decision.