

#RZON-000804-2022

#CUP-000803-2022

Antioch Township

**Map Amendment from
Residential-3 (R-3) to General
Commercial (GC)**

**CUP - PUD for a Contractor's
Equipment Storage and Office
Space**

June 28, 2023



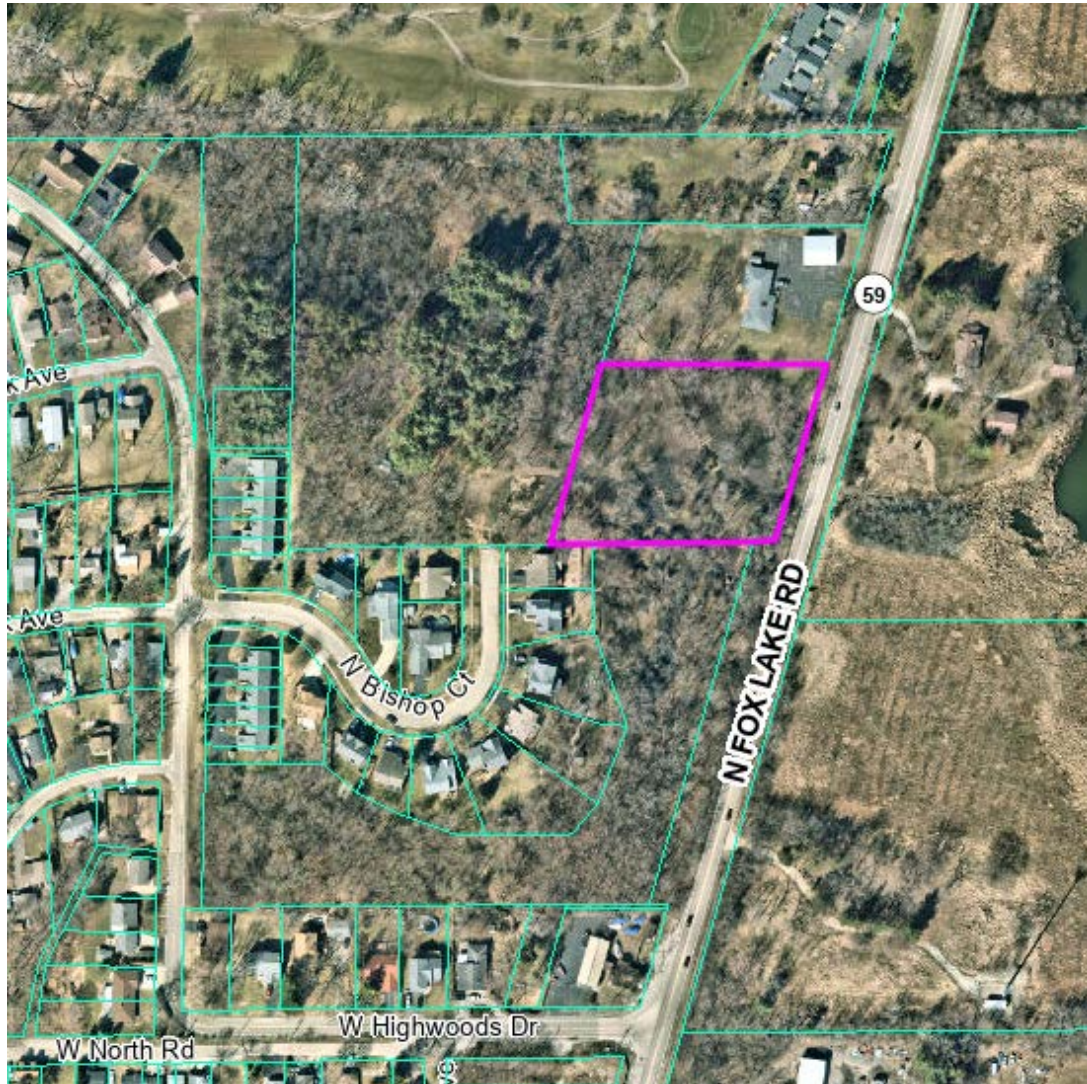
Details of Requests

ZBA CASE #: RZON-000804-2022; Map Amendment (Rezoning) Request from the Residential-3 (R-3) Zoning District to the General Commercial (GC) Zoning District

ZBA CASE #: CUP-000803-2022; Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Plan to construct a 5,000 sq. ft. office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space.

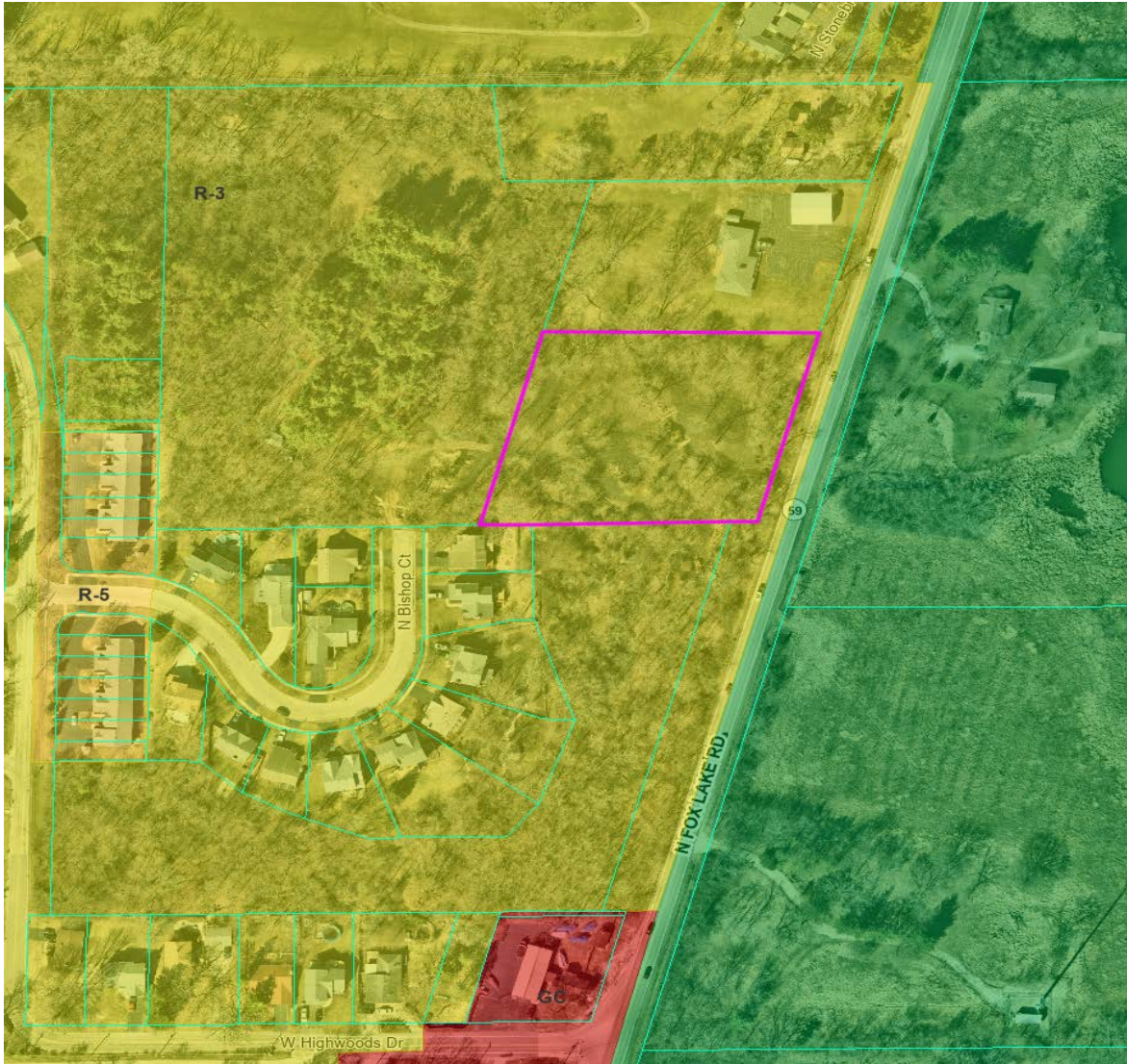
PETITIONER: Kyle Davis

Site Details



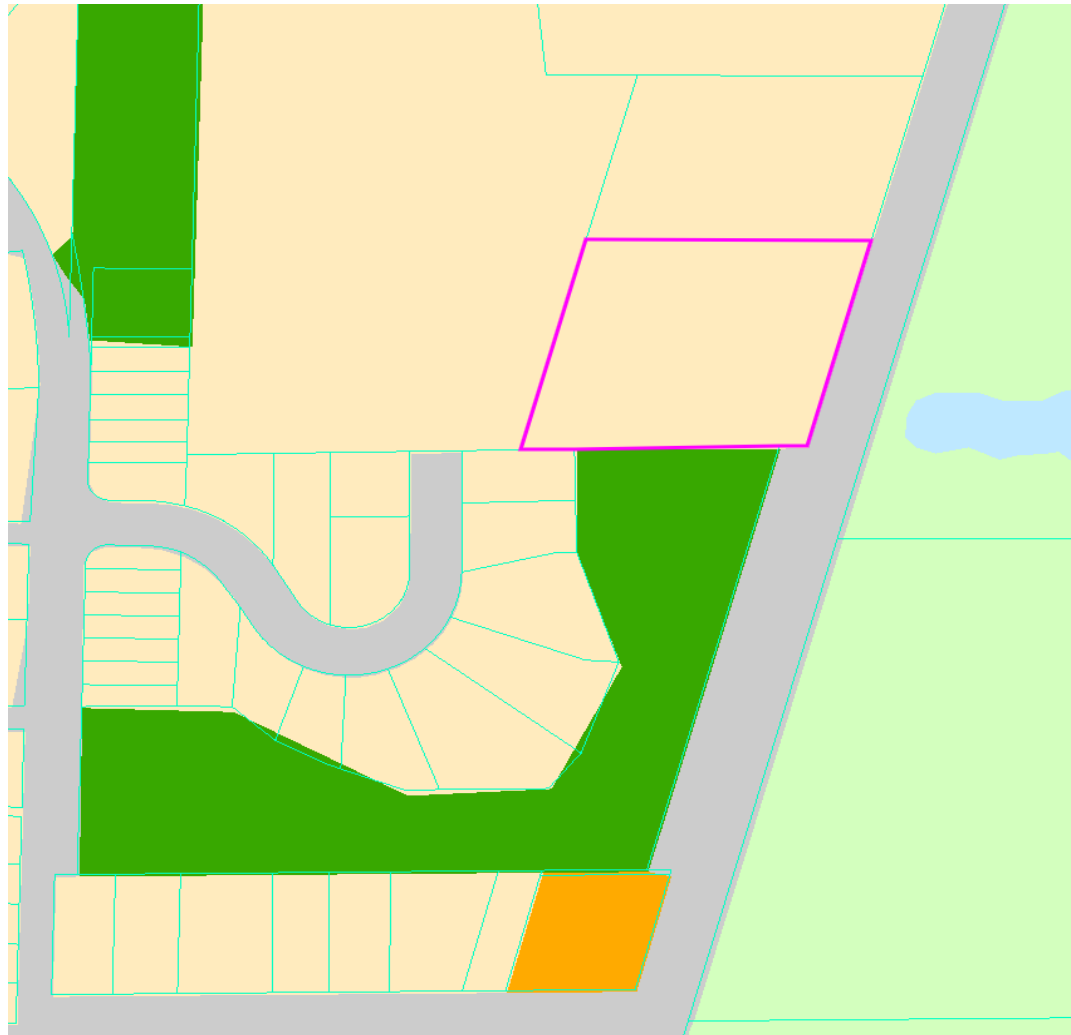
- The subject parcel is 1.95 acres, currently zoned R-3 and vacant
- Located on west side of IL Route 59 in Antioch Township; direct access provided via Rt. 59
- Northeast of the Petite Highwoods Pines Subdivision





Surrounding Zoning/Land Uses



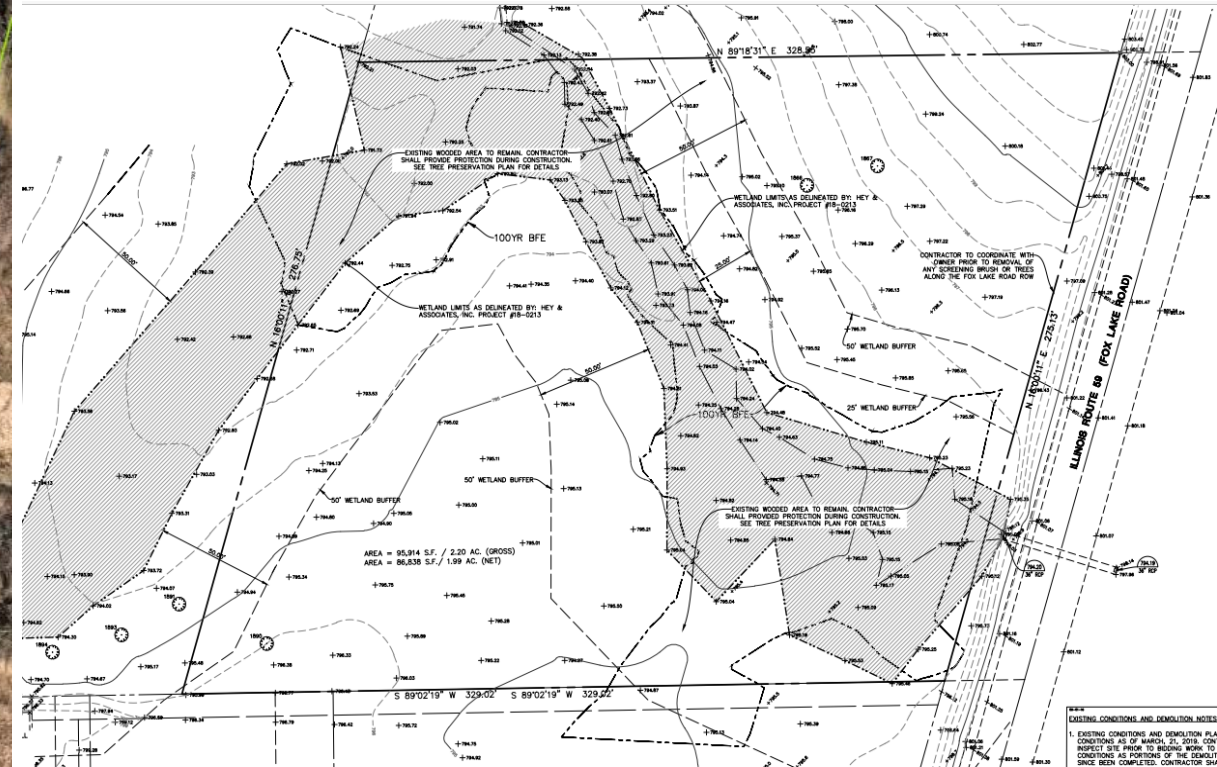
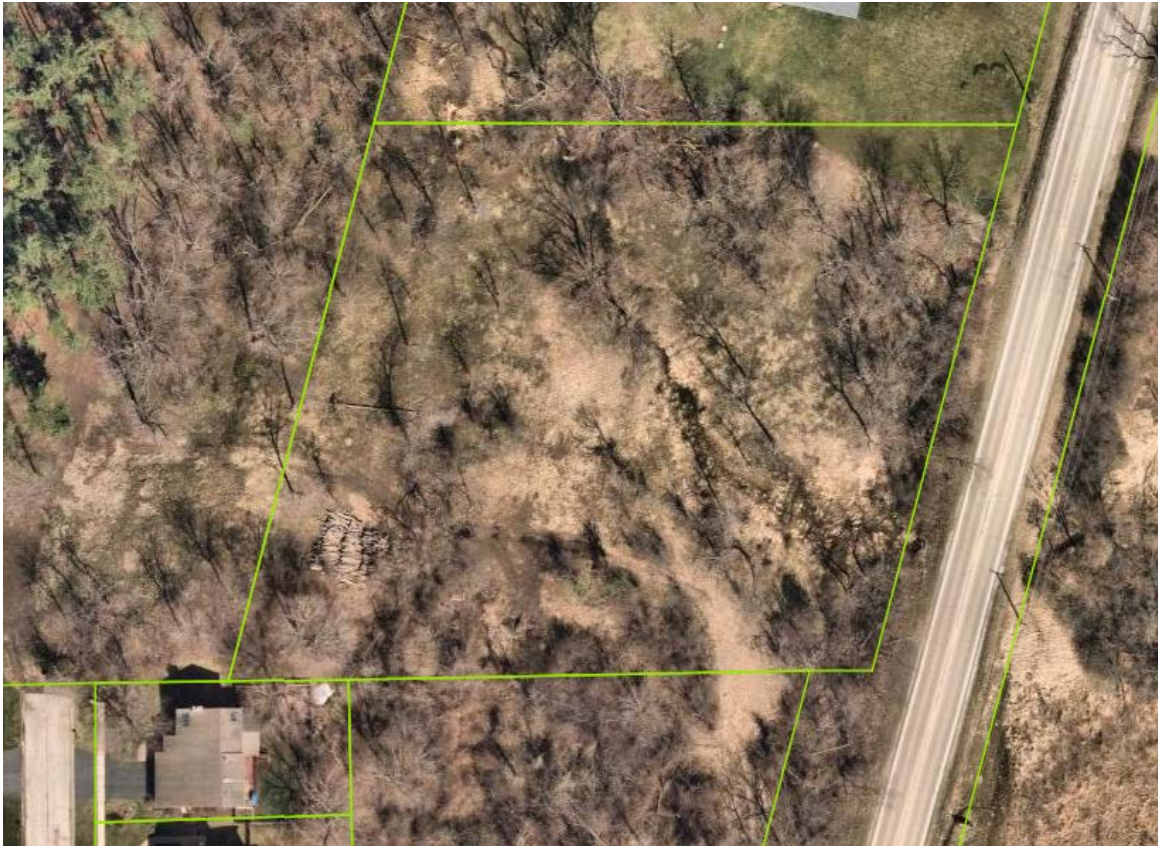
- **SOUTH:** R-3/ Open Space for Petite Highwood Pines HOA Homeowners Association
- **SOUTHWEST:** R-3/Petite Highwood Pines Subdivision
- **WEST:** R-3/Vacant; Owned by Applicant
- **NORTH:** R-3/Single-Family Dwelling
- **EAST:** AG/single-family dwelling;

Future Land Use



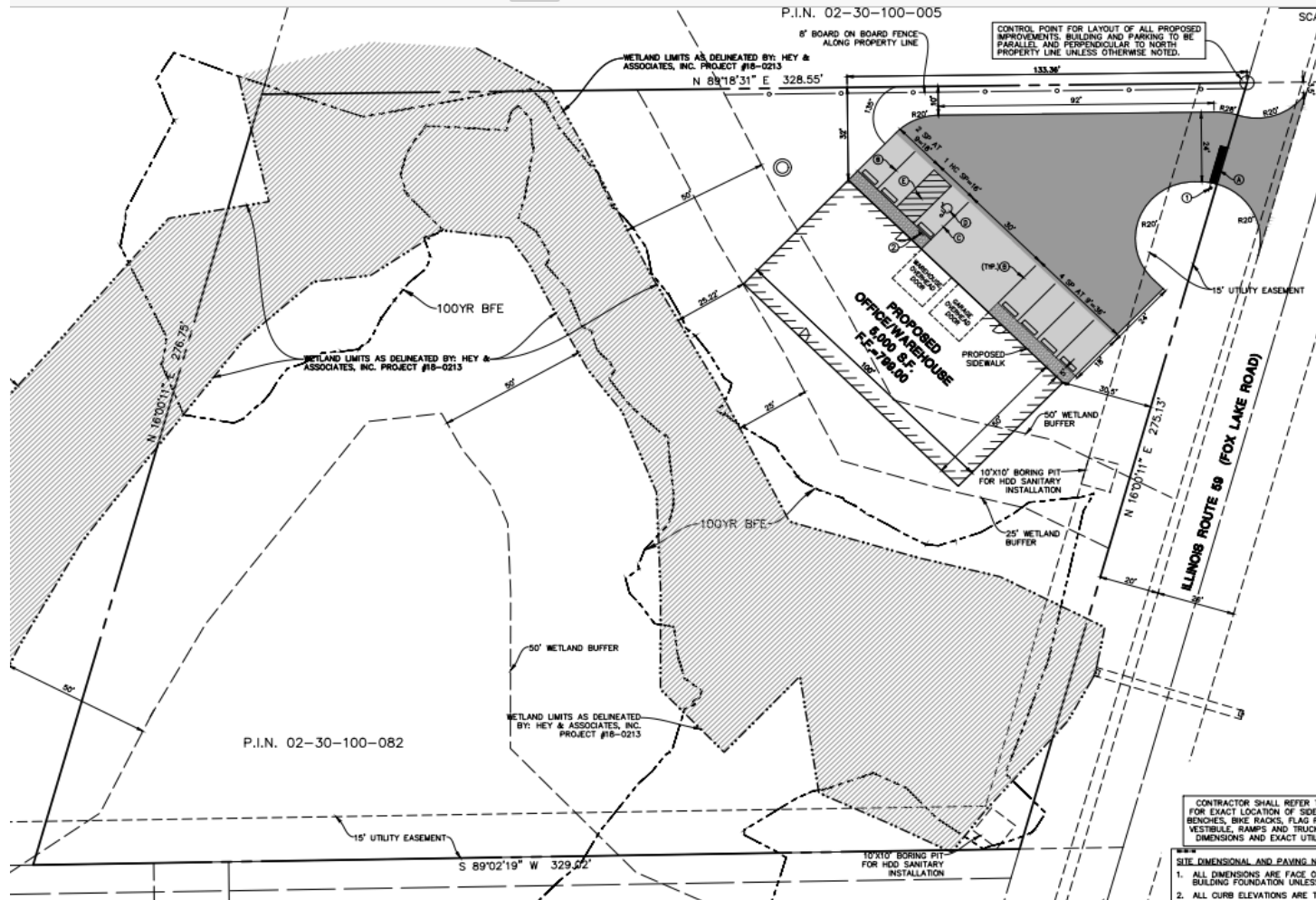
-  Retail/Commercial
-  Residential Single-family Small Lot
(less than 0.25-acre lot density)
-  Public and Private Open Space
-  Transportation

Existing Conditions



A 0.50 acre wetland is present on the property. Sporadic trees present do not meet definition of woodland area.

Site Layout



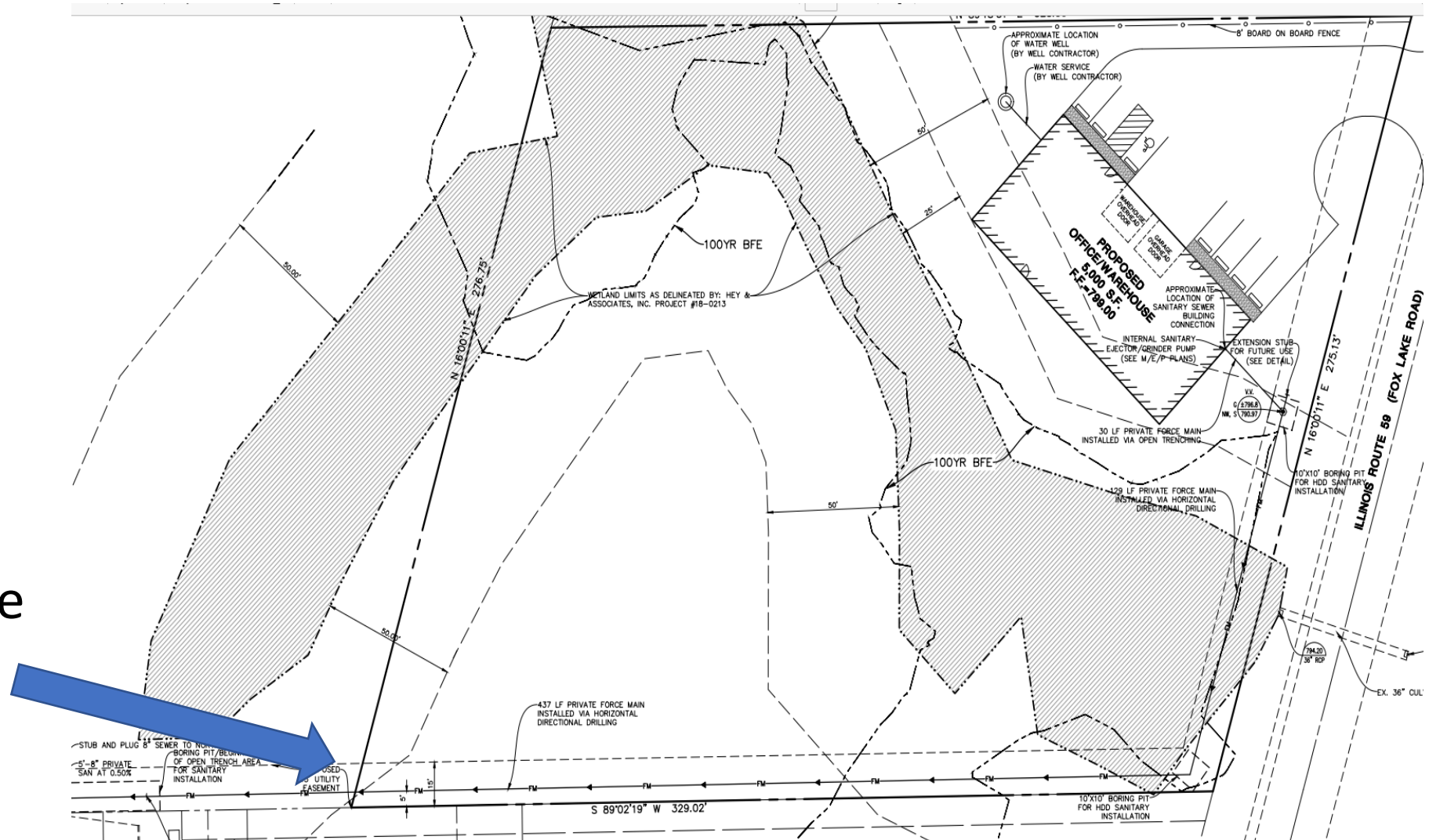
Improvements located at the northeast corner of the property (not impacting wetland area)

Proposed total impervious areas: 11,760 sq. ft.

Open Space Area: 1.72 acres

Site Layout

- Private water well to serve property
- Lake County Public Works sewer will serve property from southwest



Landscaping



- Transition yard waiver w/northern property owner (8' fence only)
- 1 plant unit per 100 feet along IL Route 59
- Plantings on south and north side of parking lot
- Transition yard waiver with southern property owner (no improvement required)

CUP-PUD Warehouse - Office



Proposed project/use requires:

- Rezoning to General Commercial (GC) zoning district, (least intensive zoning district for proposed uses w/an approved CUP)
- Conditional Use Permit (CUP) for the PUD

The Planned Unit Development (PUD) considers site-specific features and surrounding compatibility regarding adjacent nonresidential characteristics and patterns of development, includes promoting quality design and environmentally sensitive development.

ZBA Hearing Summary

Public Hearings were conducted by the Zoning Board of Appeals on April 19, 2023 and May 10, 2023 :

- ZBA recommended approval of rezoning by a vote of 6-1
- ZBA recommended approval of CUP-PUD and PUD Preliminary Development Plan, subject to conditions, by a vote of 6-1
- Decisions for both requests were based on the several Findings of Fact, summarized as follows:

ZBA Findings of Fact

SUMMARY for REZONING

- The improvements are confined to the northeast corner of the lot
- Illinois Route 59 abuts several GC properties within the vicinity of property
- IDOT stated that access to the property for a residential use from Illinois Route 59 would not be permitted
- Property not suitable for a residence given the location of the wetlands, the lack of access from Illinois State Route 59 for residential purposes, and inability to practically use the property if the applicant is denied the rezoning request

ZBA Findings of Fact

SUMMARY for CUP - PUD

- Proposed use will comply with applicable standards of Lake County Code and will not have a substantial adverse impact on adjacent if subject to recommended conditions.
- The development location at the northeastern portion of the site retains the wetland area and maintains the integrity of the natural resources/open space.
- The shared building space meets the goal of mixed-use development, with the co-location of future secondary office space within the proposed contractor's equipment storage building.

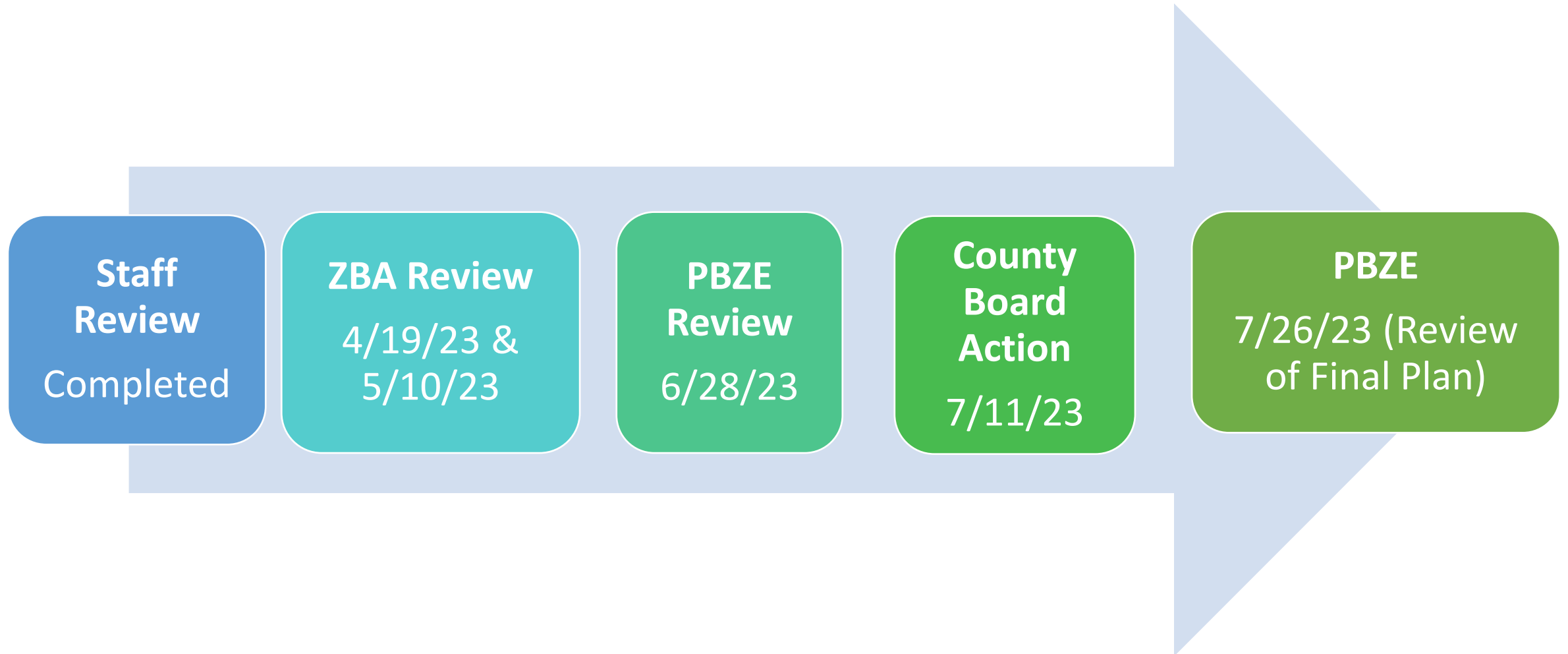
ZBA Recommended Conditions



SUMMARY

- PUD Final Plan consistent with proposed architectural and site plans.
- Additional landscaping *may* be required – Verification 90 days after building completion.
- No operation of equipment such as idling, truck movement, shall occur outside the hours of 7:00 a.m. to 3:30 p.m., Monday – Friday.
- “Dark Sky” and bird-friendly building improvements required.
- CUP annual monitoring required.

Next Steps





Questions