



LAKE COUNTY  
Investing in People  
and Our Communities

**REZONING #000487-2019**  
**Antioch Township**

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June 26, 2019

# Rezoning Request ZBA #000487-2019

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Rezoning from the Residential-1 (R-1)  
zoning district to the General  
Commercial (GC) zoning district

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Petitioner: Trent Tobias

# Rezoning Review

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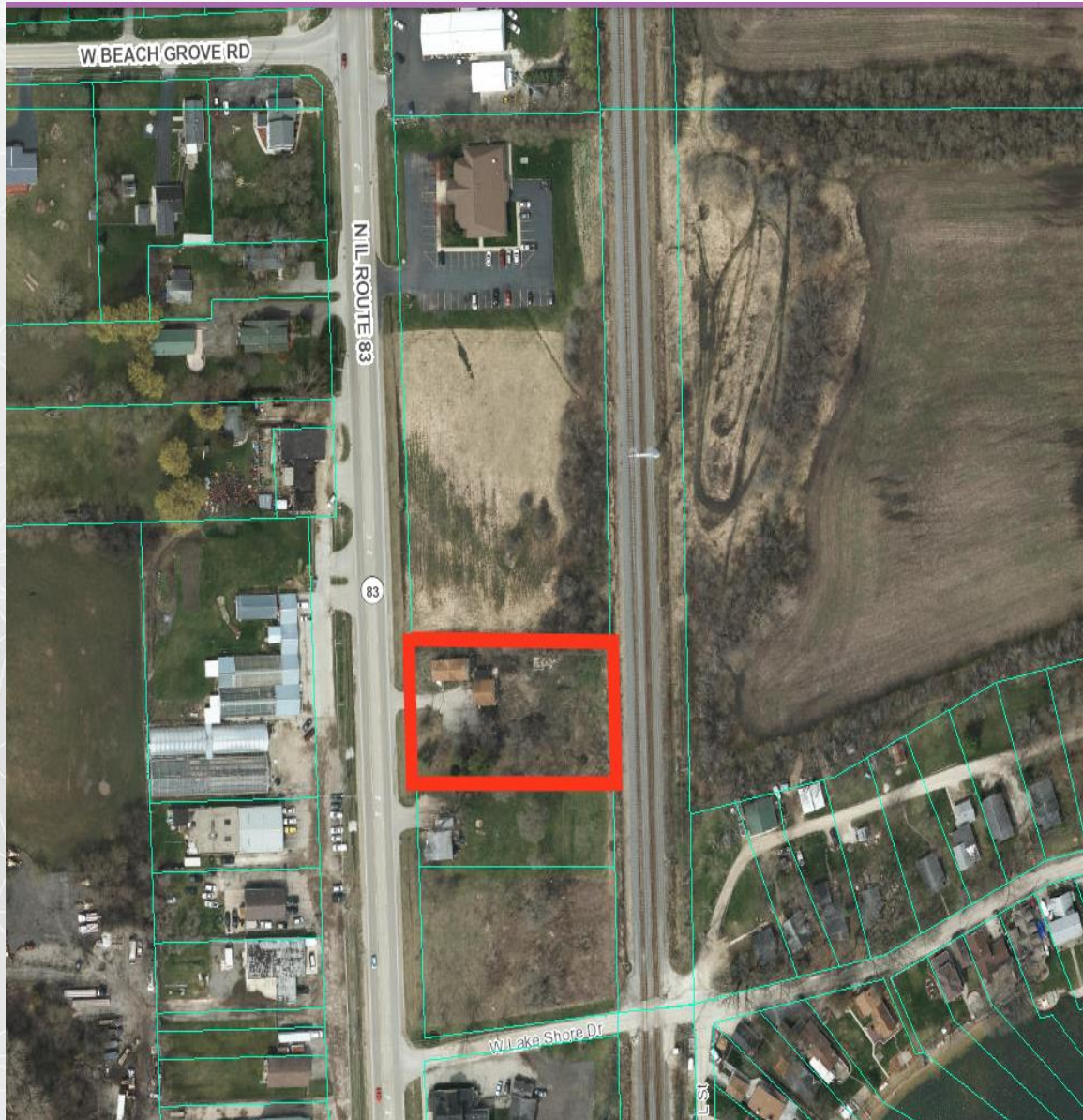
The Lake County, Illinois Code of Ordinances authorizes the County Board to approve rezoning requests.

# Rezoning Process

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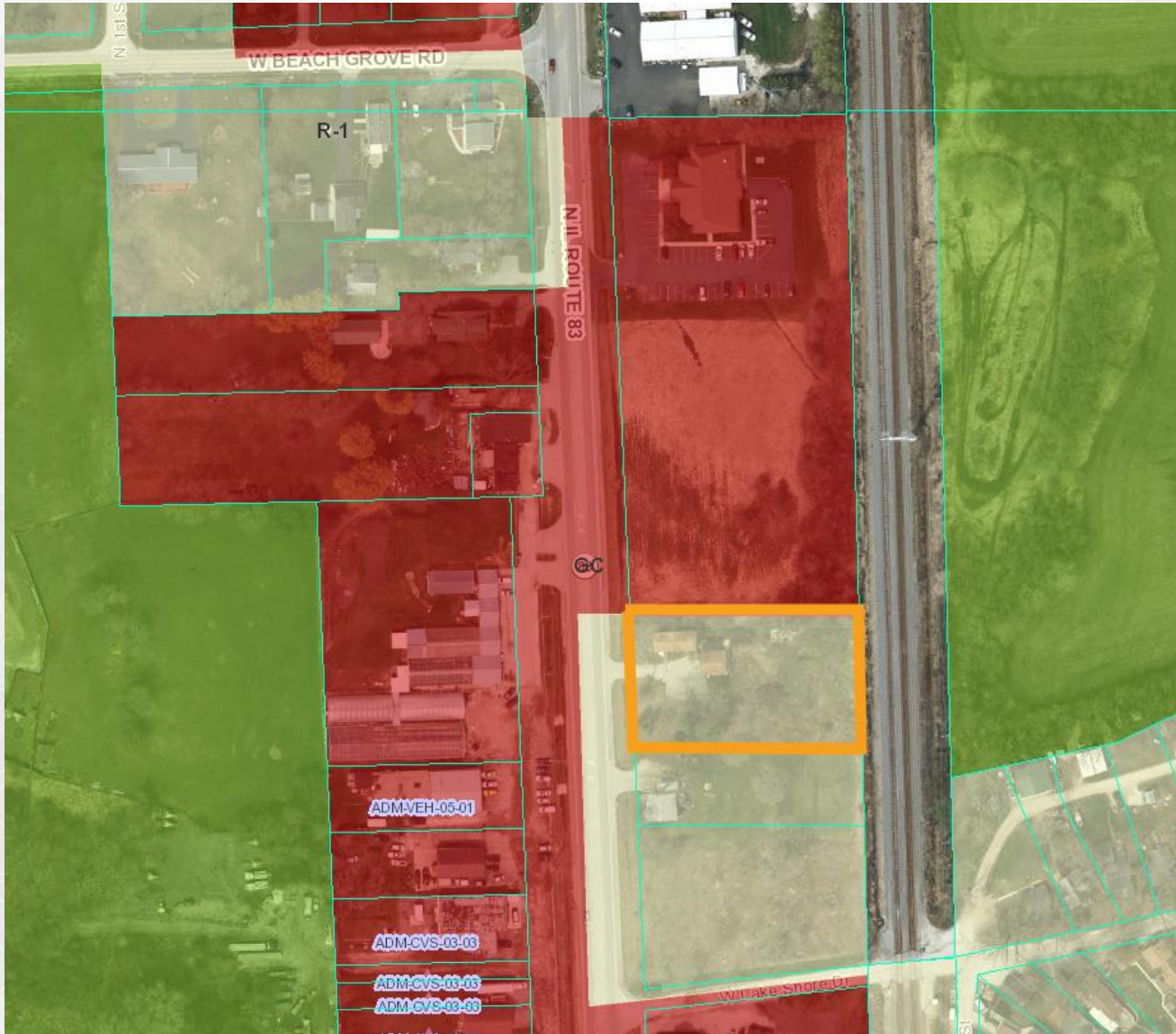


# Location Map



The property is located on the east side of Route 83, approximately 600 ft. south of Beach Grove Road and 250 ft. north of Lake Shore Drive.

# Surrounding Zoning

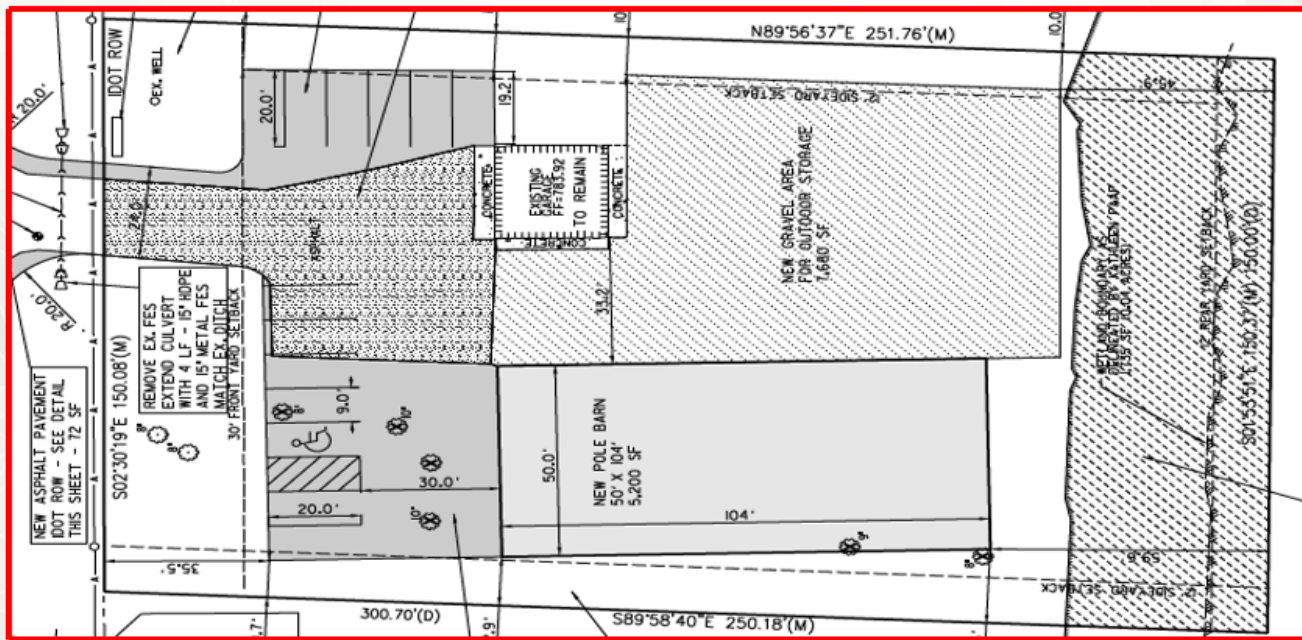


Property previously contained a single-family dwelling



The house has been removed and a detached garage remains





- In conjunction with the rezoning request, the applicant requests to establish a Contractor's Equipment Storage (Outdoor) use, which is permitted in the General Commercial (GC) zoning district with approval of a delegated Conditional Use Permit (CUP) from the Zoning Board of Appeals (ZBA).
- On May 30, 2019, the ZBA granted approval of the CUP request, which is contingent upon a rezoning approval from the County Board.





View to the southeast



View to the east

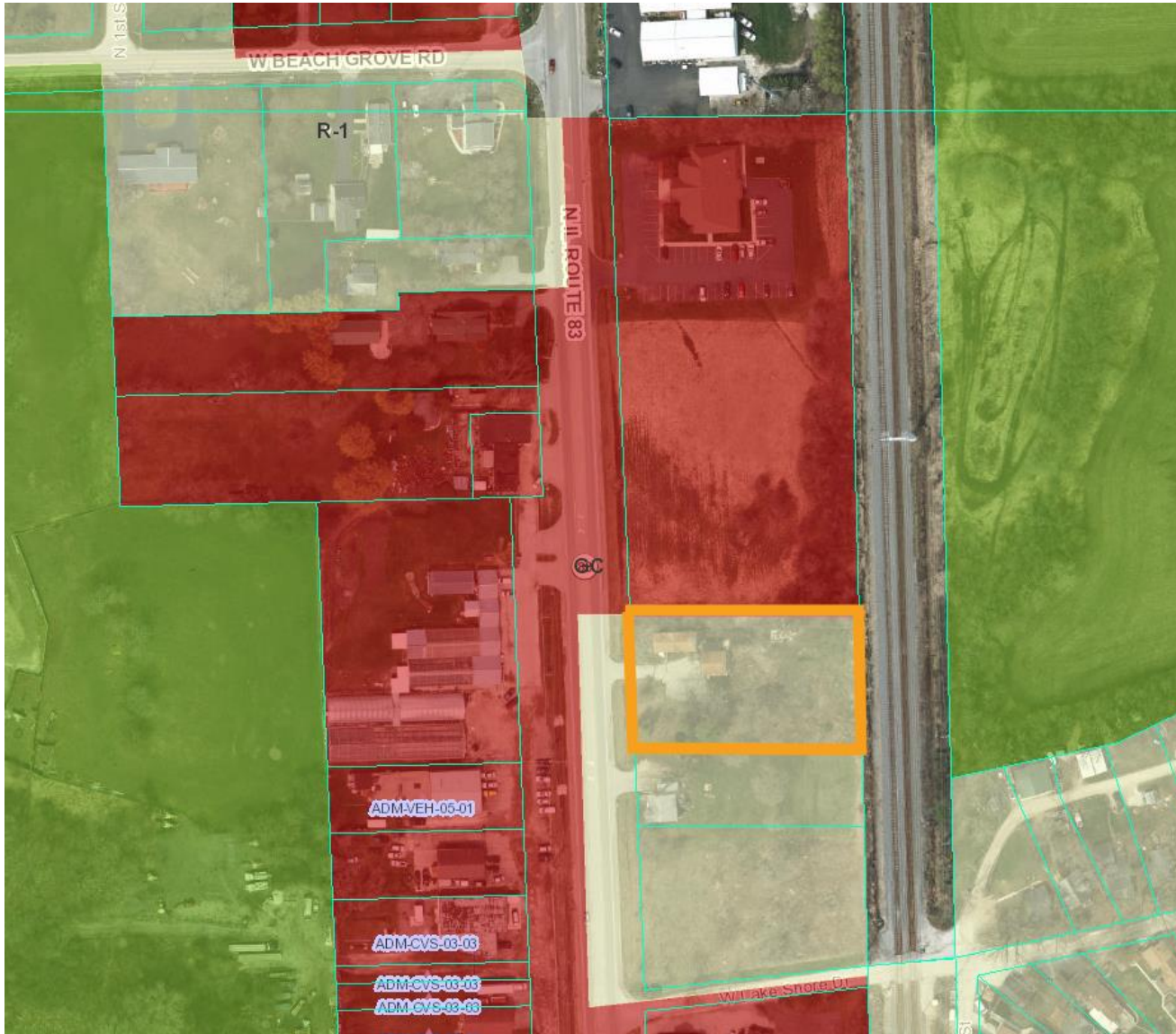


View to the northeast



View to the west

# Surrounding Zoning



# Future Land Use



# Zoning Board of Appeals Recommendation and Findings

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1. Rezoning to GC would align the parcel with the characteristics of the surrounding commercial corridor and eliminate a nonconforming situation.
2. A rezoning of the subject parcel would be consistent with the trend of nonresidential zoning in the area to the north, south, and west of the subject parcel.
3. With the exception of two parcels to the south, the area is primarily nonresidential. A nonresidential use is befitting of the site, considering the predominance of the existing commercial uses in the vicinity.

# Zoning Board of Appeals

## Recommendation and Findings

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4. The rezoning of the parcel to General Commercial will allow for a Contractor's Equipment Storage (Outdoor).
5. Compliance with all UDO site plan requirements will ensure that no significant adverse impacts to neighboring property or the environment will occur.
6. The property itself is physically suitable for the General Commercial (GC) zoning classification and for the Contractor's Equipment Storage (outdoor).

# Process Steps

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- On May 30, 2019, the ZBA voted 7-0 for a favorable recommendation for rezoning.
- On May 20, 2019, the ZBA granted approval of the CUP request 7-0, conditioned upon a rezoning approval from the County Board.
- County Board – Final Decision – July 9, 2019