

RESOLUTION

#RZON-001007-2024
Fremont Township

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

November 12, 2024

CHAIR AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of LPH Properties, LLC, record owner, who request a rezoning of a parcel (PIN 10-06-200-003) commonly known as 31615 N. Fairfield Road, Grayslake, Illinois from the General Office (GO) zoning district to the Agricultural (AG) zoning district. After due consideration, we hereby recommend by a 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 agricultural. The rezoning of the subject parcel from General Office (GO) to Agricultural (AG) is consistent with the Lake County Future Land Use Map.

Subsection 151.005(C) indicates that the intent of the ordinance is to regulate and restrict the location and use of buildings, structures, and land for agriculture, natural resource conservation, recreation, trade, industry, residence, and other uses. The proposed rezoning will allow the parcel to retain agricultural uses and further, will protect the natural resources by preserving the Open Space (OS) zoning district which contains wetlands and floodplain.

Subsection 151.005(E) indicates that the intent of the ordinance is protect landowners from any adverse impacts associated with development that occurs in unincorporated Lake County. The proposed rezoning will preserve the agricultural integrity 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 1966 Zoning Map, the subject property was in the Office and Research (OR) zoning district, and wholly surrounded by the AG zoning district, most likely due to the presence of the research lab, which ceased operations several years ago. Rezoning the property to the AG district will bring the property into alignment with the surrounding zoning 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 north, west, and south are all zoned Agricultural (AG) and maintain similar uses including agricultural and residential uses. The properties located to the east are zoned Rural Estate (RE) and contain single-family dwellings. The proposed agricultural and residential uses more consistent with the neighboring parcels than uses that are permitted within the General Office (GO) 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 a private septic system and well. Low-density development such as the proposed development 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 an agricultural use already exists and the proposed single-family dwelling and horse farm 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: The parcel meets the lot area and lot width requirements of the Agricultural (AG) zoning district. In addition, the existing and proposed uses on the property are more suitable with the Agricultural (AG) zoning district.

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

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Fremont Township

Cora Koopman

CHAIR

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Dated this 23rd day of October 2024

