



Zoning Board of Appeals

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Chair

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November 14, 2025

TO: Gregory Koeppen, Chair
Lake County Zoning Board of Appeals

FROM: Thomas Chefalo, Principal Planner
Lake County Department of Planning, Building, and Development

CASE NO: #RZON-001126-2025

HEARING DATE: November 18, 2025

REQUESTED ACTIONS: Rezoning of two parcels from Limited Commercial (LC) to Residential-3 (R3) to allow for the construction of one single-family home on each parcel.

GENERAL INFORMATION

OWNER: Justen Realty, Inc.

OF PARCELS: two

SIZE: Approximately 0.34 acres, per Lake County's Geographical Information Systems

LOCATION: 36909 and 36895 N Stanton Pt. Rd. Ingleside, IL
PINs: 0511204002, 0511204056

EXISTING ZONING: Limited Commercial (LC)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: The applicant is proposing to construct a single-family home on each parcel.

SURROUNDING ZONING / LAND USE

NORTH: Limited Commercial (LC)/ Tavern

EAST: Residential-3 (R3) / Single Family Residential

SOUTH: Residential-3 (R3) / Single Family Residential

WEST: Residential-3 (R3) / Single Family Residential

COMPREHENSIVE PLAN

LAKE COUNTY: Residential Small Lot

MUNICIPALITIES WITHIN 1 ½ MILES:

VILLAGE OF LAKE Villa: Not Designated
VILLAGE OF FOX LAKE: Not Designated

DETAILS OF REQUEST

ACCESS: Access is provided via N. Stanton Point Road.

CONFORMING LOT: The subject properties are nonconforming lots in the Limited Commercial (LC) zoning district because they do not meet the minimum area required for the district.

FLOODPLAIN / WETLAND: There are no mapped floodplain or wetlands located on the property,

SEPTIC AND WATER: The subject property will be serviced by public sewer system and private well.

ADDITIONAL COMMENTS

- A single-family dwelling is not permitted in the Limited Commercial (LC) zoning district. The applicant is requesting a rezoning to Residential-3 to allow for the construction of single-family dwellings.
- The parcels are lots 2 and 3 of Thomas Stanton's Subdivision which was plated in 1902.

STAFF COMMENTS

Sarah Heischberg- Lake County Public Works

- Lake County's Department of Public Works (LCPW) has no objections to the proposed rezoning. Please note that if the rezoning is approved to allow construction of one residence per lot, the development will require LCPW permits for connection to the sanitary sewer system.

Mark Mussachio – Lake County Health Department

- The Health Department has no objections to the rezoning.
- Water well permits will be required.

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to the requested rezoning.
- Any development would require a Site Permit.

Hayden Green – Building Division

- The Building Division has no objection to the requested rezoning.
- Any development would require a Building Permit.

RECOMMENDATION

In Staff's opinion, the application meets the map amendment approval criteria specified in the Lake County, Illinois Code of Ordinances (LCC) Section 151.047(G)(2) and recommends approval of the rezoning for the following reasons:

1. LCC Section 151.047(G)(2)(a): The proposed amendment is consistent with the stated purpose and intent of Section 151.005.

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.

2. LCC Section 151.047(G)(2)(b): 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 zoning and uses while decreasing the intensity of potential permitted uses on the property.

3. LCC Section 151.047(G)(2)(c): 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.

4. LCC Section 151.047(G)(2)(d): 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.

5. LCC Section 151.047(G)(2)(e): 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.

6. LCC Section 151.047(G)(2)(f): 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.

In making its recommendation, the ZBA shall consider the above criteria and make findings of fact.

RECOMMENDED CONDITION

In the event the ZBA recommends approval of the proposed map amendment, staff does not have any recommended conditions.