



#RZON-000834-2022

Antioch Township

**Map Amendment from
Residential-1 (R-1) to
Recreational Commercial (RC)**

March 1, 2023

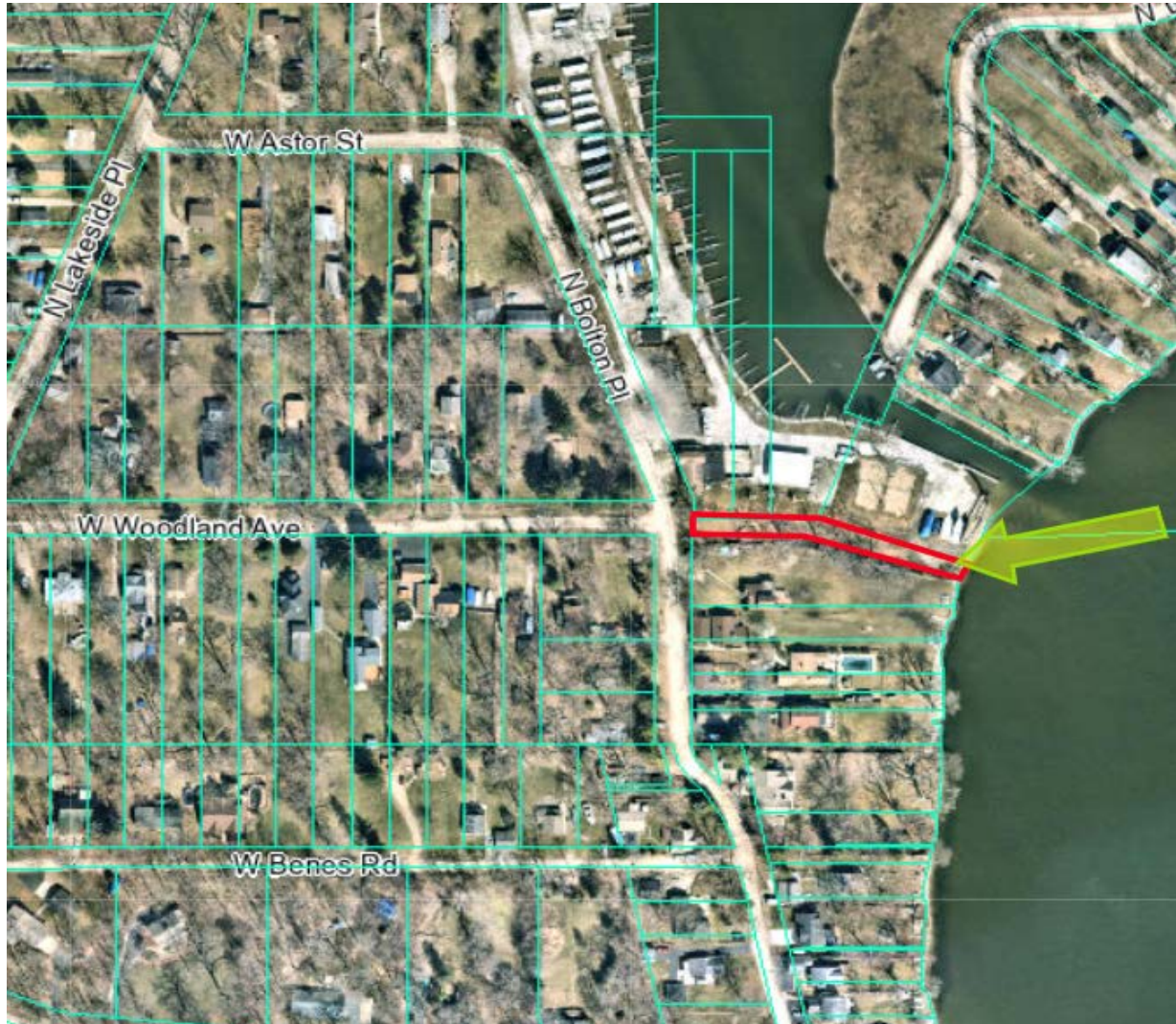
Rezoning Request

ZBA CASE #: RZON-000834-2022

REQUEST: Map Amendment (Rezoning) Request from the Residential-1 (R-1) Zoning District to the Recreational Commercial (RC) Zoning District

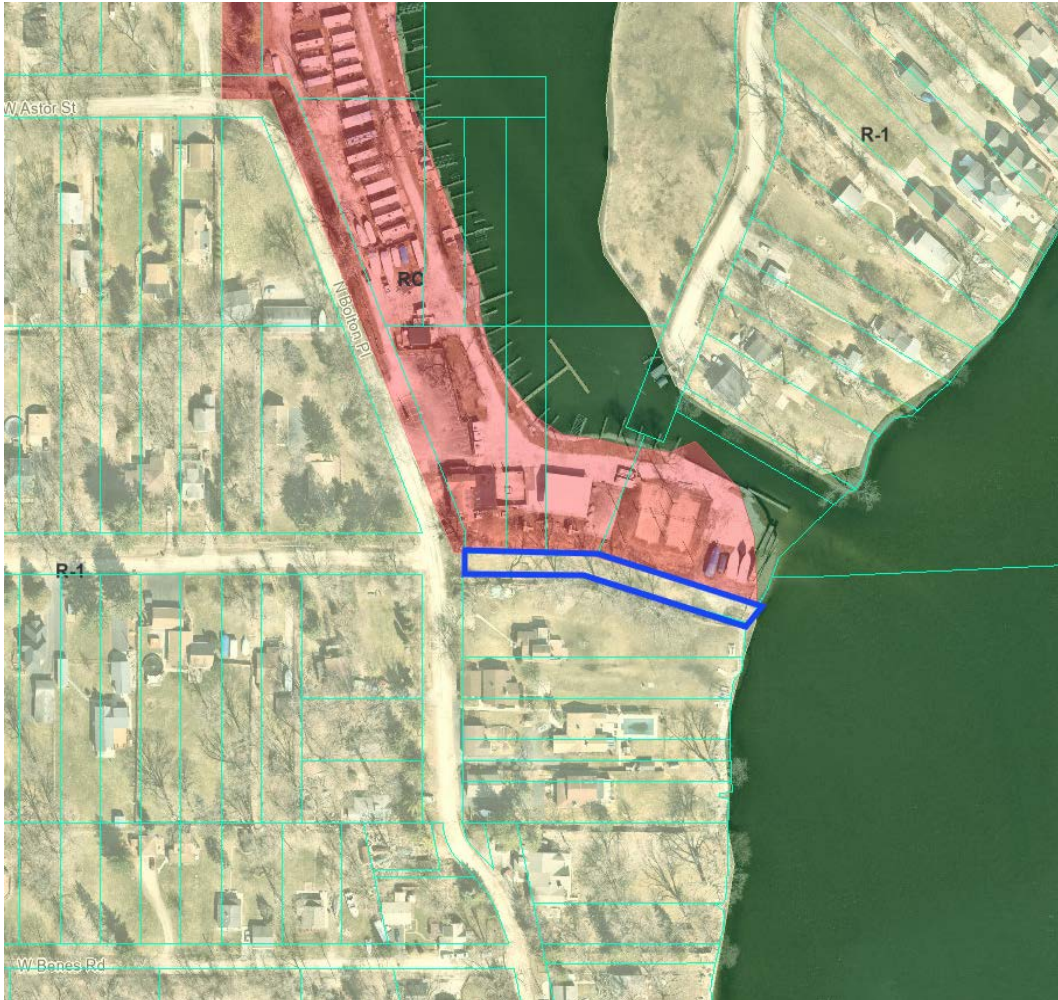
PETITIONER: TRLPJ Real Estate, LLC, record owner

Location Map



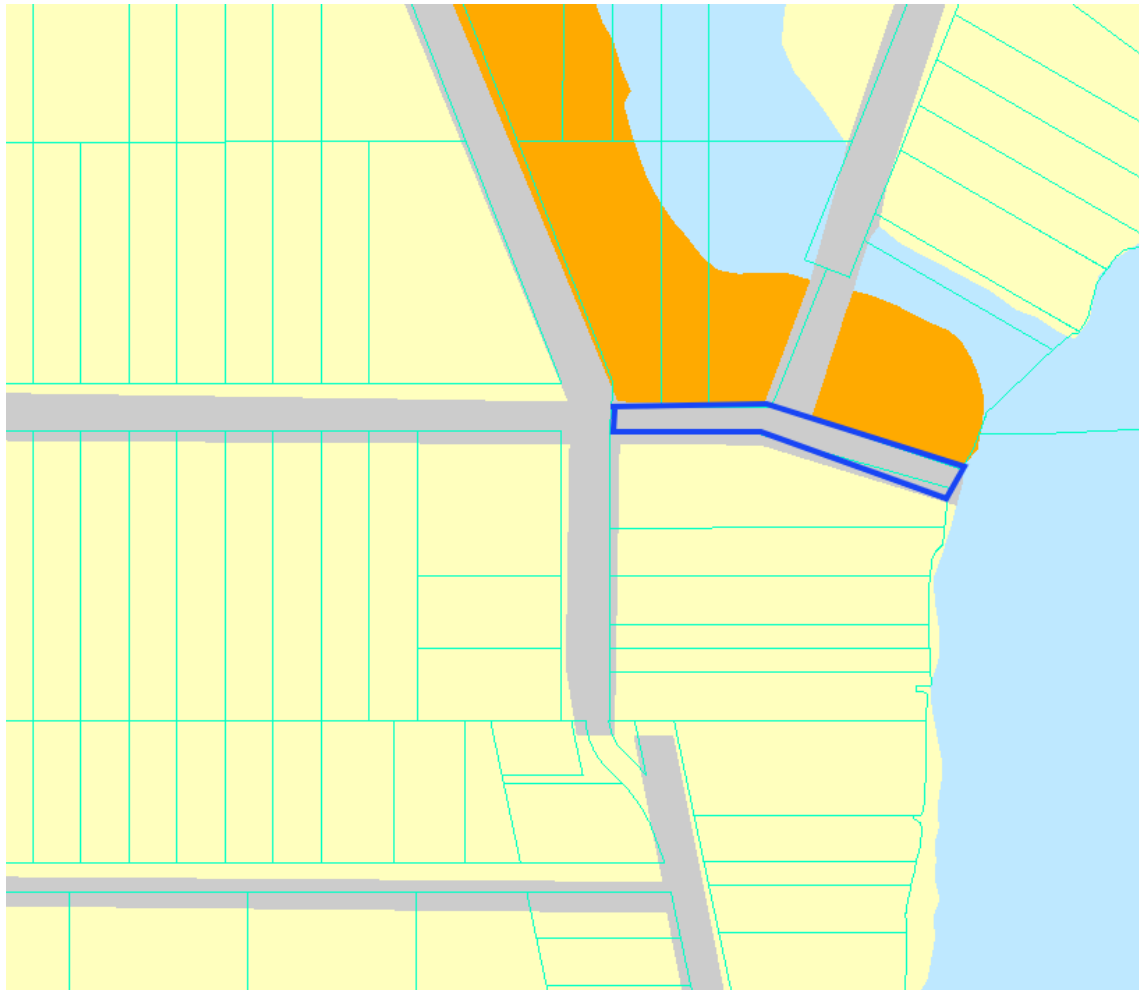
- The subject parcel is 0.22 acres
- Located on east side of Bolton Place and west of Fox Lake in Antioch Township
- Adjacent to Captain's Quarters tavern and RV park

Zoning/Land Uses



- **SUBJECT PROPERTY:** R-1/Vacant
- **SOUTH and WEST:**
R-1/Single-family dwellings
- **NORTH:** RC/RV Park and tavern
with outdoor seating and
volleyball courts
- **EAST:** OS/Fox Lake

Future Land Use



Retail/Commercial

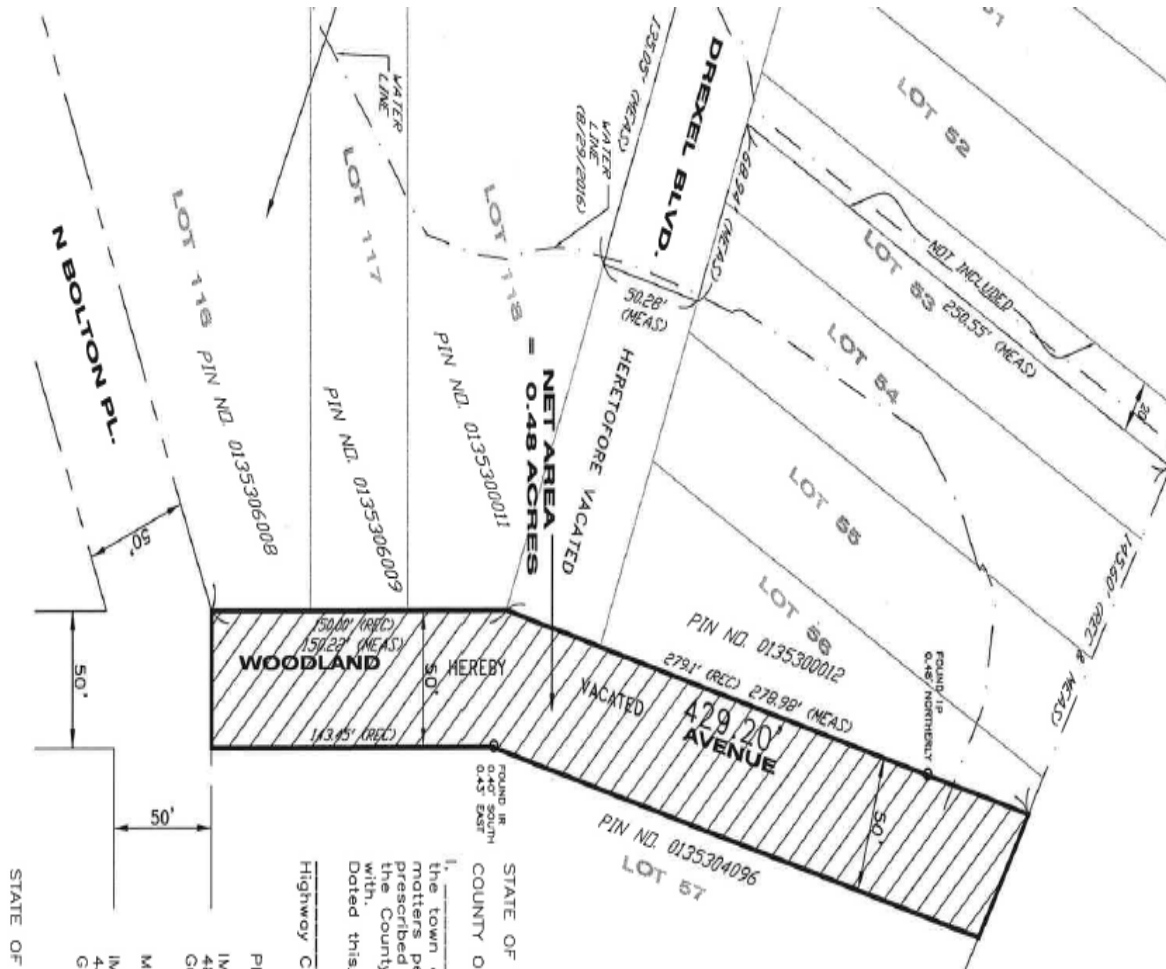


Residential Single-family Medium Lot (1 to 3-acre lot density)



Transportation

History



- In 2019, vacation of unimproved Woodland Avenue approved
- The owners of property abutting the ROW on the north and south each obtained half of the ROW area.
- Subsequently, applicant also obtained southern portion of ROW via quit-claim deed.

Existing Site Conditions



Existing Site Conditions



Existing Site Conditions



Legislative Summary

- **January 17, 2023 Public Hearing:**
 - **ZBA voted 6-0 for a favorable recommendation with conditions.**

Recommend Conditions:

- 1. Applicant shall record the property consolidation and transition yard waiver agreement prior to issuance of a site development permit and the fence shall be installed prior to permit closure.**
- 2. The applicant is required to verify the grade and flow patterns will not affect adjacent property owners.**

Zoning Board of Appeals Recommendation and Findings



- 1. Rezoning to RC will align with Regional Framework Plan and will allow an accessory parking lot for the Captain's Quarters Tavern**
- 2. The Lake County Board approved a street vacation of the subject property (Woodland Avenue) in anticipation of the property owner's eventual application for a rezoning to accommodate additional necessary parking.**
- 3. Proposed use will comply with Lake County Code and therefore will not adversely impact neighboring properties or environment**
- 4. The rezoning will not have a significant adverse impact on the surrounding properties. The property to the south will be protected by a six-foot wooden fence along the southern property line of the subject property.**

Next Step

Staff Review

Completed

ZBA Review

1/17/23

PBZE Review

3/1/23

**County Board
Action**

March 14



Questions