

RESOLUTION

#RZON-000834-2022

Antioch Township

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
March 14, 2023

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of TRLPJ Real Estate, LLC, record owners, equally owned by Larry Phillips, Jr., 25365 W. Columbia Bay Road, Lake Villa, Illinois, and Thomas Ryder, 42727 N. Woodbine, Antioch, Illinois, who request a rezoning of PIN 01-35-304-141 from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) 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 Section 151.005 of the Lake County, Illinois Code of Ordinances Code.

Comment: Subsection 151.005(A) states that the purpose of the ordinance is to implement the Lake County Regional Framework Plan. Originally, the subject property was a platted right-of-way (ROW) and designated as "Transportation" on the Regional Framework Plan. However, the property was never developed with a road and the ROW was subsequently vacated in 2019. Given the parcel's adjacency to the RC-zoned tavern property, the rezoning of the subject property would be compatible with the future land use plan and would allow the applicant to expand the parking use for the tavern use to the north. Subsection 151.005(K) indicates that the intent of the ordinance is to manage growth by concentrating development in areas where adequate infrastructure now exists or can be provided. There is adequate infrastructure in place with no improvements to the existing infrastructure required. A third purpose of the Lake County, Illinois Code of Ordinances per Subsection 151.005(L) is to protect the tax base by managing growth within unincorporated Lake County. With the growth of the existing tavern business to the north and consolidation of the subject property into that zoning lot, the rezoning of the subject property will not only protect, but also promote tax growth.

Standard 2: The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.

Comment: In 2019, 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.

Standard 3: The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Comment: The proposed rezoning is compatible with adjacent property to the north (tavern use), which will expand the use to allow a 32-space parking lot and prevent potential spillover of customer parking onto the nearby residential area. Also, as agreed upon by both property owners adjacent to the subject property, a 6-foot high wooden fence, 357 feet in length will mitigate any potential negative impacts to the nearest adjacent residential property.

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 proposed rezoning will not have an impact upon public facilities.

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 will not have a significant adverse impact on the surrounding properties. The property to the south will be protected by a 6-foot high wooden fence along the southern property line of the subject property. Additionally, the applicant has addressed the environmental protection requirements by obtaining site plan approval from County staff. Written approval from the U.S. Army Corps of Engineers (USACE) will also be required for the construction of a new accessory parking lot prior to issuance of a Site Development Permit.

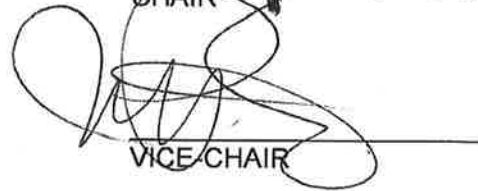
Standard 6: The subject property is suitable for the proposed zoning classification.

Comment: The subject property is suitable for the proposed zoning classification of Recreational Commercial (RC) as it would be consistent with the zoning and use of the property to the north. Visual protection will be implemented against the abutting property to the south.

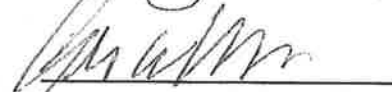
THE REQUEST TO REZONE PIN 01-35-304-141 FROM THE RESIDENTIAL-1 (R-1) ZONING DISTRICT TO THE RECREATIONAL COMMERCIAL (RC) ZONING DISTRICT IS GRANTED A FAVORABLE RECOMMENDATION BY THE ZONING BOARD OF APPEALS BY A VOTE OF 6-0 WITH THE FOLLOWING CONDITIONS: 1) THE APPLICANT SHALL RECORD THE PROPERTY CONSOLIDATION 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 DRAINAGE FLOW PATTERNS WILL NOT AFFECT ADJACENT PROPERTY OWNERS.

ZONING CASE #RZON-000834-2022
ANTIOCH TOWNSHIP


CHAIR


VICE CHAIR









Dated this 31st day of January, 2023

