

Zoning Case #6980

Summary of Testimony

A public hearing was conducted by the Lake County Zoning Board of Appeals on April 16, 2015 on the application of Steven P. Gundelach, Carole and Michael Debenedetto, record owners, who seek to rezone PINs 01-12-400-011 and 01-12-400-012 from Recreational Commercial (RC) to Residential-1 (R-1). The subject properties are located at 25451 West Private Road & 25429 West Private Road, Antioch, Illinois and contain 0.46 and 0.46 acres, respectively.

The following is a summary of the testimony presented:

1. Robert Pinzur, attorney for Steven Gundelach (contract purchaser of 25451 West Private Road) represents both applicants, stated both properties are currently improved with single-family dwellings. Mr. Pinzur stated the rezoning requests meets the UDO standards in the following manner:
 - The properties were zoned RC in a different economic climate, and now the R-1 zoning designation is appropriate for the existing single-family dwellings.
 - The adjacent properties are predominately are single-family residential and the rezoning would not have an adverse impact upon the adjacent properties.
 - The existing RC zoning of the subject properties is inconsistent with the properties to the north and east.
2. Member Raymond stated the following:
 - A. Property records indicate the existing single-family dwellings were built in 1974 and 1980 in a Recreational zoning district, and the rezoning request is compatible with the R-1 zoning district.
3. Member Stimpson stated the following:
 - A. What was the basis of the rezoning request by both property owners?

Mr. Pinzur stated Mr. Gundelach approached Ms. Debenedetto regarding his rezoning request of and informed her of the County zoning requirements. Ms. Debenedetto requested to be part of the rezoning application.
4. Chairman Bell stated the following:
 - A. What is the status of the access to the property?

Carole Debenedetto stated access to the properties is via a private road which is privately maintained.

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Summary of Department Recommendation

Department of Planning, Building and Development

This Department recommends approval of the rezoning because the request complies with the required standards.

The RC zoning district is intended to accommodate commercial activities that are dependent upon locations near recreational resources, such as lakes. As the subject properties are not afforded direct access to the water or high visibility/accessibility to vehicular traffic, the subject properties are not well-suited for redevelopment with uses permitted in the RC zoning district. The subject parcels are adjacent to single-family zoning and uses to the north and east. In the case of both parcels, the use of the property of single-family dwellings will not change. The proposed change of the zoning of the parcels to Residential-1 (R-1) will be more consistent with the existing use of the properties and neighboring residential properties. Additionally, it is also the intent of the UDO to gradually eliminate uses, structures and situations that do not comply with the Ordinance. The rezoning of these parcels will eliminate the nonconformity of the current residential uses in the RC district and create two conforming uses in the R-1 district.