

RESOLUTION

No. 6980

Antioch Township

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
May 12, 2015

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Steven P. Gundelach, Carole and Michael Debenedetto, record owners, who request a rezoning of PINs 01-12-400-011 & 01-12-400-012 from the Recreational Commercial (RC) zone to the Residential-1 (R-1) zone. After due consideration, we hereby recommend by a vote of 7 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 Code.

Comment: It is the intent of the property owners to maintain the existing single-family dwellings on each parcel. The rezoning will not threaten the existing health safety and general welfare of existing or future Lake County residents.

It is also the intent of Chapter 151 of the Code 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 Recreational Commercial (RC) district and create two conforming uses in the Residential-1 (R-1) district. The width of both lots would remain nonconforming, and the lots would be nonconforming in area, as well. The characteristics of the surrounding community support low-density zoning, as denser districts, such as Residential-2 (R-2), are intended to be applied in areas with existing infrastructure.

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

Comment: 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.

In the case of both parcels, the use of the property of single-family dwellings will not change. The proposed rezoning from RC to R-1 would decrease the intensity of permitted uses on the properties. Given the existing single-family dwellings on the subject property and uses to the north and east, (and the fact that the road serving the properties serves only residential uses) it is the opinion of the ZBA that an R-1 zoning district designation would be in the future best interest of the surrounding neighborhood.

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

Comment: 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.

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 properties have direct access to West Private Road. The property is served by septic and private water well. Adequate public facilities and services exist.

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 parcels will not have an adverse impact on other properties in the vicinity as the uses already exist and the purpose of the rezoning of the parcels is to align the underlying zoning with the existing use of the parcels. If the parcel is not rezoned, establishment of a more intensive use (allowed by right in the RC zoning district) would potentially have an adverse impact on the surrounding neighborhood.

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

Comment: The property is physically suitable for the general types of uses and development allowed in the R-1 zoning district. The surrounding residential community is zoned R-1, because the infrastructure is not available to support the area. All neighboring residential lots are nonconforming in both area and width. Rezoning this property to R-1 would match the adjacent neighborhood.

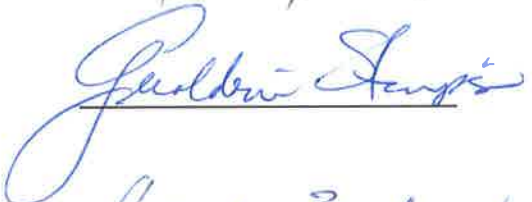
Zoning Case #6980
Antioch Township


CHAIRMAN



VICE-CHAIRMAN











Dated this 23rd day of April, 2015