

RESOLUTION

No. #000487-2019
Antioch Township

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

July 9, 2019

CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of TLT Financial LLC, to rezone PIN 02-20-200-051, commonly known as 40881 N. Illinois Route 83, Antioch, Illinois, from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district. 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.

Comment: The proposed rezoning is consistent with the stated purpose and intent of the Ordinance. Although the County's future land use classification of the parcel is residential, the property's adjacency to a busy state highway makes it more suitable for a nonresidential use. Additionally, the future land use map designates the adjoining properties to the north and west, as well as properties to the south as retail/commercial. Further, as it is the intent of the ordinance to gradually eliminate uses, structures and situations that are noncompliant, the rezoning of this parcels would eliminate a nonconforming Residential-1 parcel and create a conforming General Commercial parcel.

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

Comment: A rezoning of the subject parcel would be consistent with the trend of nonresidential zoning in the area to the north, south and west of the subject parcel. The site previously contained a dilapidated, vacant single-family dwelling, which was removed. Given the undesirability of the site for residential development in the future due to its proximity to a busy state highway and other commercial land uses surrounding it, the proposed nonresidential rezoning of the site is appropriate.

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

Comment: The property is contiguous to the General Commercial zoning district to the north. With the exception of two parcels to the south, the area is primarily nonresidential. Due to the proximity of State Highway Route 83 to the west and the Wisconsin Central railroad tracks to the east, in staff's opinion, a nonresidential use would be more compatible for this site, especially considering the predominance of the existing commercial uses in the vicinity. The proposed use is consistent with the uses and zoning of adjacent 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 rezoning of the parcel to General Commercial will allow for a Contractor's Equipment Storage (Outdoor) with a delegated CUP, in-which the applicant proposes two cold-storage buildings without restrooms. The County will be able to provide adequate levels of service to the property. IDOT will need to approve the proposed access improvements prior to approval of the building permit.

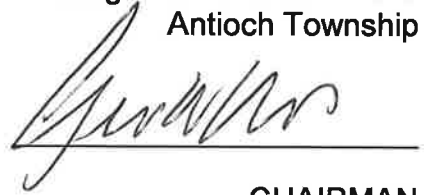
Standard 5: The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

Comment: The applicant is completing the site plan and site capacity review with a Lake County Development Review Team. Compliance with all requirements of the UDO and all applicable permitting agencies will ensure that no significant adverse impacts to neighboring property or the environment will occur.

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

Comment: The property itself is physically suitable for the General Commercial (GC) zoning classification and for the Contractor's Equipment Storage (outdoor), which is allowed in the GC zone with a delegated Conditional Use Permit (CUP).

Zoning Case #000487-2019
Antioch Township



CHAIRMAN

VICE-CHAIRMAN



Dated this 14th day of June, 2019

