



Lake County Illinois

Legislation Details (With Text)

File #:	23-0240	Version:	1	Name:	Resolution on ZBA Case No. 000834-2022 for a rezoning of property from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district.
Type:	resolution	Status:			Passed
File created:	1/30/2023	In control:			Planning, Building, Zoning and Environment Committee
On agenda:		Final action:			3/14/2023
Title:	Resolution on ZBA Case No. 000834-2022 for a rezoning of property from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. RZON-000834-2022 Staff Recommendation, 2. RZON-000834-2022 Site Plans, 3. RZON-000834-2022 Summary of Testimony, 4. RZON-000834-2022 Info Paper, 5. RZON-000834-2022 Powerpoint, 6. ZBA 000834 - ZBA Resolution				

Date	Ver.	Action By	Action	Result
3/14/2023	1	Lake County Board	adopted	Pass
3/1/2023	1	Planning, Building, Zoning and Environment Committee	recommended for adoption to the regular agenda	Pass

Resolution on ZBA Case No. 000834-2022 for a rezoning of property from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district.

- TRLPJ Real Estate, LLC, record owner, has petitioned to rezone 0.22 acres from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district. The property is located at 38241 N. Bolton Place, Antioch, Illinois (PIN 01-35-304-141).
- The Lake County Board previously 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.
- The Zoning Board of Appeals has recommended approval of the rezoning request by a vote of 6 "Ayes" and 0 "Nays".

RESOLUTION

WHEREAS, a public hearing was held by the Lake County Zoning Board of Appeals on January 17, 2023 pursuant to the Statutes of the State of Illinois on the petition of TRLPJ Real Estate, LLC, record owner, who seeks a rezoning of one parcel (PIN 01-35-304-141) totaling 0.22 acres from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district for the following real estate, legally described as follows:

The south half of Woodland Avenue lying northerly and adjacent to Lot 57 the J.L. Shaw's

Subdivision on Fox Lake, in Section 35, Township 46 North, Range 9 East of the Third Principal Meridian, According to the Plat thereof recorded July 15, 1909, As document 123552 in Book "H" of Plats, pages, 38, 39, and 40, in Lake County, Illinois and as more fully set forth on the plat attached.

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be approved; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing conducted on January 17, 2023 on the aforesaid petition has determined the proposed rezoning meets Standards for a Map Amendment Approval contained in Section 151.047 (G)(2) of the Lake County Illinois Code of Ordinances and the Zoning Board of Appeals has submitted its report thereon to the Planning, Building, Zoning and Environment Committee of the County Board, and its report recommends by a vote of 6 - 0 that the petition be approved; and

WHEREAS, your Planning, Building, Zoning and Environment Committee duly considered the petition and reports aforescribed and recommends the petition be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Lake County Board that PIN 01-35-304-141 (a.k.a. 38241 N. Bolton Place, Antioch, Illinois) be rezoned from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district; and

BE IT FURTHER RESOLVED, that the Secretary of said Zoning Board of Appeals be instructed to notify the Petitioners as to the action taken by the Board.

DATED at Waukegan, Illinois, on March 14, 2023.