

**RESOLUTION**

No. 3956  
Libertyville Township

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF LAKE         )

COUNTY BOARD, LAKE COUNTY, ILLINOIS  
May 10, 2011

**CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:**

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of International Precision Components Corporation and Karen Marie Stolzman as trustee of the Karen Marie Stolzman Revocable Trust, record owners, which requests a rezoning from the Limited Industrial zone to the Agricultural 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. 1.5.

Comment: The Framework Plan designates the property as "Public and Private Open Space". Based on the future land use in the Lake County Framework Plan, the request is consistent with the purpose and intent of the Ordinance.

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

Comment: The subject parcel has had nonresidential zoning since 1988 (Special Use), but has never been used for a nonresidential purpose. With the exception of the METRA railroad tracts to the west, the surrounding properties are vacant or residential. The rezoning would correct this inconsistency.

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

Comment: The adjoining properties to the north are improved with single-family dwellings in the Residential-1 zoning district. While the area on the south and east are zoned Open Space within the Lake County Forest Preserve District, it is unlikely that a single-family dwelling would have a negative

impact. Rezoning the property to the Agricultural zoning district is compatible with the uses and zoning of nearby 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 property has direct access to Arcadia Road. The property is served by sewer service from North Shore Sanitary District 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: Compliance with all requirements of the UDO and all applicable permitting agencies will ensure that no significant adverse impacts to other property or the environment will occur.


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

Comment: The property is physically suitable for the type of use / development allowed in the AG zoning district.

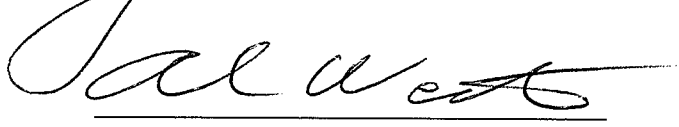
Zoning Case #3956  
Libertyville Township

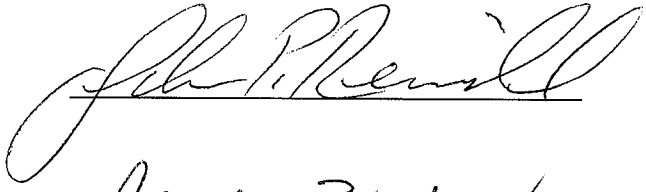
  
CHAIRMAN

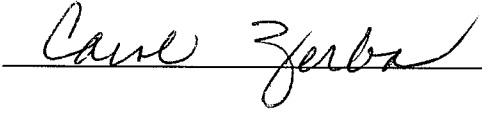
VICE-CHAIRMAN

  
M J Raymond

  
Justin Strain

  
Dale West

  
John P. Revill

  
Carol Zerba

Dated this 18<sup>th</sup> day of April, 2011