



May 6, 2026

TO: Gregory Koeppen, Chair
Lake County Zoning Board of Appeals

FROM: Thomas Chefalo, Principal Planner
Lake County Department of Planning, Building, and Development

CASE NO: #RZON-001154-2026

HEARING DATE: May 14, 2026

REQUESTED ACTIONS: Rezoning the parcel from Open Space (OS) to Rural Estate (RE) to allow for its continued use as a site for a single-family home.

GENERAL INFORMATION

OWNER: John C. Lagorio

OF PARCELS: One

SIZE: Approximately 4.62 acres, per Lake County's Geographical Information Systems

LOCATION: 30128 N SAINT MARYS RD., LIBERTYVILLE, IL
PIN: 1111300016

EXISTING ZONING: Open Space (OS)

EXISTING LAND USE: A single-family home with accessory structures

PROPOSED LAND USE: No change; Will remain a single-family home with accessory structures

SURROUNDING ZONING / LAND USE

NORTH: Open Space (OS) / Libertyville Township Open Space

EAST: Village of Green Oaks / Single Family Residential

SOUTH: Open Space (OS) / Libertyville Township Open Space

WEST: Open Space (OS) / Libertyville Township Open Space

COMPREHENSIVE PLAN

LAKE COUNTY: Eastern third of the subject property (portion containing the residential structures: Residential Medium Lot
Western two thirds of the subject property: Open Space

MUNICIPALITIES WITHIN 1 ½ MILES:

Village of Green Oaks: Single Family 2.0+ Acre lots
Village of Libertyville: Parks and Open Space

DETAILS OF REQUEST

ACCESS: Access is provided via N. St. Mary's Road.

CONFORMING LOT: The subject property is a conforming lot in the Open Space (OS) zoning district

FLOODPLAIN / WETLAND: There are no mapped floodplain or wetlands located on the property.

SEPTIC AND WATER: The subject property is and will continue to be serviced by private septic system and private well.

ADDITIONAL COMMENTS

- According to assessment records, the house was constructed on the property in 1888.
- The applicant purchased the property in 1997.
- Prior to the Adoption of the Unified Development Ordinance (UDO) in 2000 the property was zoned Estate (E). With the adoption of the UDO the subject property was rezoned to the Open Space (OS) Zoning District.
- A single-family dwelling is not permitted in the Open Space (OS) zoning district. The applicant is requesting a rezoning to the RE zoning district to allow for the sale of the property. According to the applicant's representatives, buyers are reluctant to purchase the property because residential uses are not permitted in the OS zoning district.
- The minimum lot area of a conforming parcel in the RE Zoning district is 200,000 sq. ft. The subject parcel is 202,000 sq. ft. and therefore, once rezoned to RE, it will be a conforming lot and could not be subdivided.
- The western two-thirds of the parcel are within a conservation easement held by Libertyville Township.

STAFF COMMENTS

Dawn Druze – Lake County Division of Transportation

- The LCDOT has no objection to the rezoning.

Mark Mussachio – Lake County Health Department

- The Health Department has no objections to the rezoning.

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to the requested rezoning.
- Any future development would require a Site Permit.

Ieva Donev – Building Division

- The Building Division has no objection to the requested rezoning.

RECOMMENDATION

In Staff's opinion, the application meets the map amendment approval criteria specified in the Lake County, Illinois Code of Ordinances (LCC) Section 151.047(G)(2) and recommends approval of the rezoning for the following reasons:

1. LCC Section 151.047(G)(2)(a): The proposed amendment is consistent with the stated purpose and intent of Section 151.005.

Comment: Subsection 151.005(A) states that the purpose of the ordinance is to implement the regional framework plan. The comprehensive plan identifies the Future Land Use of the western two-thirds of the property to be Open Space, which matches the area of deed restricted open space on the property, and the eastern third, where the residence is located, as Residential Medium Lot. The rezoning of the subject parcel from Open Space (OS) to Rural Estate (RE) is consistent with the Lake County Future Land Use Map given the residential use of its eastern portion and the conservation easement in the rear.

Subsection 151.005(E) indicates that the intent of the ordinance is to protect landowners from any adverse impacts associated with development that occurs in unincorporated Lake County. The proposed rezoning, in conjunction with the conservation easement, will preserve the open space and residential character of the area, which will limit any adverse impacts that would normally be associated with new developments.

2. LCC Section 151.047(G)(2)(b): The proposed amendment corrects an error or inconsistency or meets the challenge of some changing condition in the area.

Comment: Per the 1988 Zoning Map, the subject property was in the Estate (E) zoning district and surrounded on three sides by the Open Space (OS) zoning district. Rezoning the property to the large lot RE district will bring the property into alignment with the use that has occupied the parcel since the home was constructed in 1888.

3. LCC Section 151.047(G)(2)(c): The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.

Comment: The properties to the north, south, and west are zoned OS. Although the applicant proposes to rezone the property from OS to RE, the RE zoning district is a large lot zoning district which requires a minimum lot area of 200,000 sq. ft. As such, subdivision of the property into smaller lots would not be allowed. Maintaining the lot area in its current configuration in conjunction with the

presence of the large conservation easement on the property, will ensure the rezoning to RE would be compatible with existing uses and zoning of nearby properties.

4. LCC Section 151.047(G)(2)(d): 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 subject property will continue to be serviced by private septic system and private well. No changes to the use of the property are proposed, as such, there will not be additional needs for service.

5. LCC Section 151.047(G)(2)(e): 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 parcel will remain in single-family residential use. No changes to that use are proposed.

6. LCC Section 151.047(G)(2)(f): The subject property is suitable for the proposed zoning classification.

Comment: The parcel meets the minimum lot area and road frontage for a conforming lot in the RE zoning district. It is served by adequate road access, utilities, well, and septic to serve a single-family house.

In making its recommendation, the ZBA shall consider the above criteria and make findings of fact.

RECOMMENDED CONDITION

In the event the ZBA recommends approval of the proposed map amendment, staff has no recommended conditions.