

RESOLUTION

No. 3541
Lake Villa Township

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
October 14, 2010

MADAME CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

The Lake County Zoning Board of Appeals has conducted a public hearing on the application of Harry and Deborah Stackhouse, record owners, which requests rezoning from the Estate zone to the Residential-1 zone. After due consideration, we herby recommend by a vote of 7-0 that this application be granted.

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 County's future land use classification of the parcel is Residential Single-Family (0.25 to 1 acre lot density). Similarly, the County's future land use map for the adjoining parcels to the southeast, north, and west is Residential Single-Family (0.25 to 1 acre lot density). Although the future land use in the Village of Lindenhurst comprehensive plan for the subject property is Estate, based on the future land uses 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 property is not adjacent to any properties within the Estate zoning district or similar Estate zoned densities (0.45 units per acre). 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: With the exception of the property to the east (water treatment plant) the surrounding properties are single-family residential. The single-family

dwellings to the north and west are located within a Planned Unit Development subdivision (approximately 2 - 3 units per acre). The zoning to the southeast is R-1 and is improved with a single-family dwelling.

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 Grass Lake Road. The property is served by septic and private water well. Adequate public facilities and services exist.

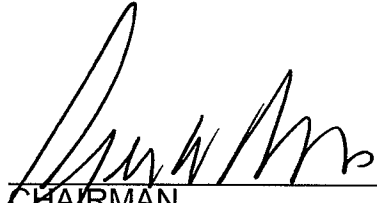
Standard 5: The proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources.

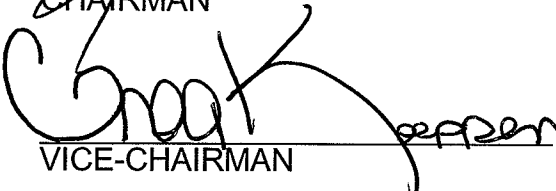
Comment: Compliance with all requirements of the UDO and all applicable permitting agencies will ensure that no significant adverse impacts to other property or the environment will occur.

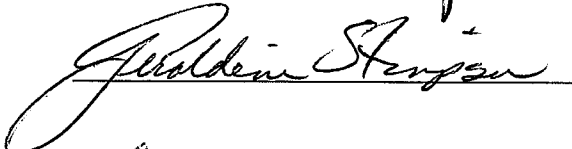
Standard 6: The subject property is suitable for the proposed zoning classification.

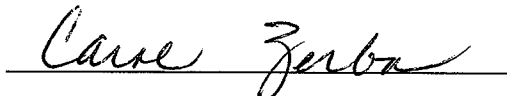
Comment: The property is physically suitable for the type of use / development allowed in the R-1 zoning district.


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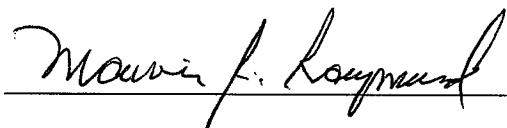

CHAIRMAN


VICE-CHAIRMAN









Dated this 15th day of September 2010.