



property into alignment with the use that has occupied the parcel since the home was constructed in 1888.

Standard 3: 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.

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 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.

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 parcel will remain in single-family residential use. No changes to that use are proposed.

Standard 6: 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.


**THE ZONING BOARD OF APPEALS GRANTS A RECOMMENDATION OF APPROVAL OF THE REQUESTED REZONING.**

#RZON-001154-2026  
Libertyville Township

  
CHAIR

  
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Judith Garcia (May 27, 2026 16:09:41 CDT)

  
  
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Dated this 28<sup>th</sup> day of May