

**LAKE COUNTY ZONING NOTICE RZON-001154-2026**  
**Libertyville Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday April 23, 2026, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of John C. Lagorio, record owner, who seeks the following:

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.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 30128 N SAINT MARYS RD LIBERTYVILLE, IL 60048 and is approximately 4.62 acres.

PIN:1111300016

This application is available for public examination online at <https://www.lakecountylil.gov/calendar.aspx?EID=12881> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

**Gregory Koeppen**  
**Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s): John C. Lagorio
(please print) Owner(s)

Subject Property: Present Zoning: OS - Open Space
Present Use: Single-family residence
Proposed Use: Single-family residence (as developed)
PIN(s): 11-11-300-016-0000
Address: 30128 N Saint Marys Rd.
Libertyville, IL 60048

Legal description:
(✓ see deed)

Request: I/we request the property be rezoned to the RE - Rural Estate District
district.

I/we believe this rezoning is justified because:

See attached.

Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

- 1. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (Lake County Code Section 151.005);

The proposed rezoning will comply with all applicable development standards and will not result in any adverse impacts on surrounding landowners or natural resources. Furthermore, the integrity of the sensitive natural areas will be preserved to avoid any potential environmental impacts.

- 2. The proposed rezoning corrects an error or inconsistency or meets the challenge of

some changing condition in the area;

The property was rezoned to Open Space which was in error as there is a residential property on the land. The rear three acres of the land are used as Open Space and are protected with a conservation easement. The front two acres are developed with a single-family home. Correcting this error and rezoning to Rural Estate leaves the conservation easement intact while enabling the Applicant ease of use and conveyance of the developed residential property.

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

The property to the south, west and north is all a part of Libertyville Township's Lindholm Park. The properties on the eastern side of Saint Marys Road are the rear lots of a Green Oaks residential subdivision. The proposed zoning is Rural Estate which is intended for "very low-density, very large-lot residential development." Given the parkland that surrounds the property, and the residential properties in Green Oaks, this zoning is proper as it creates a bridge between these two uses by maintaining the low density use while allowing for existing residential use.

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;

There is no additional structures being built on the property at this time. The purpose of the zoning change is to allow for the ease of use and conveyance when the owner chooses to sell the property.

5. The proposed rezoning 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; and

The owners have no plans to make any structural changes to the property. The zoning takes into consideration the natural resources of the land as the land owner will continue to maintain a three-acre conservation easement toward the rear of the property.

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

The subject property is suitable for the Rural Estate zoning classification because it contains an existing residential building on the property on a very large, rural parcel of land, consistent with the Lake County Unified Development Ordinance. Rural Estate zoning requires a maximum density of 0.20 units per acre, a minimum lot area of 200,000 square feet, and a minimum lot width of 300 feet. The property meets all required standards, with a density of one dwelling unit, an approximate lot area of 200,974 square feet, and an approximate width of 394.72 feet.

**APPLICANT INFORMATION**

<b><u>Owner (include all fee owners listed on deed):</u></b>		<b><u>Authorized Agent:</u></b> I/we hereby authorize this person to represent me/us in all matters related to this application:	
Name:	John C. Lagorio	Name:	Atty. Katarina Karac, Birchwood Law LLC
Address:	30128 N Saint Marys Road Libertyville	Address:	5 Revere Drive, Suite 200, Northbrook
State/Zip:	IL 60048	State/Zip:	IL 60062
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

<b><u>Applicant (if other than owner):</u></b>		<b><u>Contract Purchaser (if any):</u></b>	
Name:	Same as Owner	Name:	_____
Address:	_____	Address:	_____
State/Zip:	_____	State/Zip:	_____
Daytime Phone:	_____	Daytime Phone:	_____
Email:	_____	Email:	_____

I/We hereby attest that all information given above is true and complete to the best of my/our knowledge.

*J. Lagorio*  
 \_\_\_\_\_  
 Owner's Signature

\_\_\_\_\_  
 Owner's Signature

Signature(s) of contract purchasers (If applicable)

State of Florida, County of Orange

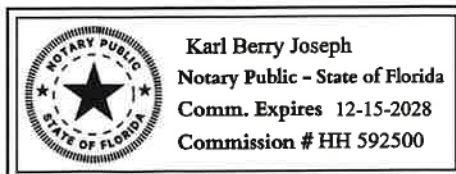
I, Karl Berry Joseph a Notary Public aforesaid, do hereby certify that JOHN LAGORIO personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of Florida and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of January, 2026

Type of ID: Driver License  
 (Seal)

My Commission expires 12/15/2028

[REDACTED]  
*Karl Berry Joseph*  
 Karl Berry Joseph





Notarized by: Karl Berry Joseph  
Time: 2026-01-29 21:20:21 UTC  
URL: <https://notarylive.com/tu/cdp/6KTE6E>  
Access ID: 6KTE6E  
Pin: J6WYH7

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February 11, 2026

The Applicant, John C. Lagorio, is the owner of the property located at 30128 N Saint Marys Rd Libertyville, IL 60048 in Unincorporated Lake County (PIN: 11-11-300-016-0000) (henceforth referred to as the “Subject Property”). The subject property is located in an Open Space (OS) zoning district. The subject property is bordered to the north, west, and south by Libertyville Township’s Lindholm Park and bordered to the east by the rear of Saddle Hill neighborhood in Green Oaks, IL.

The Applicant seeks a map amendment to change the zoning from OS to Rural Estate (RE). The Applicant has owned the property since 1997. In 2000, the zoning designation changed to OS, but it is unclear why this occurred, as the front two acres have long contained the Applicant’s residential home. The three rear acres of the property are subject to a conservation easement and already possess a high level of environmental protection. Furthermore, OS does not permit residential use. As a result, the existing residential structures on the property are non-conforming buildings, which neither serves the best interests of the County nor the Applicant. Furthermore, the Applicant is also preparing to sell the property, and the present OS zoning designation materially hinders its ability to be conveyed.

If you have any questions, please feel free to contact me at 224-955-7095 or at josh@birchwood.law

Respectfully,



Josh Braude

QUIT-CLAIM DEED

Statutory (ILLINOIS)  
(Individual to Individual)

VH ② 588919 *an.*

MAIL TO:

Ori, Fox, Lunardi, Biondi & Zeit  
9 South County St.  
Waukegan, IL 60085

SEND SUBSEQUENT TAX BILLS TO:

John C. Lagorio  
30128 St. Mary's Road  
Libertyville, IL 60048

THE GRANTORS, ANGELA FITCH LAGORIO n/k/a ANGELA W. FITCH<sup>W</sup> of Buffalo Grove, Illinois, and JOHN C. LAGORIO<sup>W</sup> of Libertyville, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, CONVEYS and QUIT-CLAIMS to JOHN C. LAGORIO, a divorced and not since remarried person, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

\* *divorced & not since remarried*

3983236

Filed for Record in:  
LAKE COUNTY, IL  
MARY ELLEN VANDERVENTER - RECORDER  
On Jun 20 1997  
At 10:42am  
Receipt #: 58915  
Doc/Type : QCD  
Deputy - Cashier #4

(The Above Space for Recorder's Use Only)

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 417.46 FEET ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO THE POINT OF BEGINNING; ~~THENCE CONTINUING SOUTH 394.71 FEET ALONG THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11;~~ THENCE EAST 487.42 FEET, PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TO A POINT ON THE CENTERLINE OF ST. MARY'S ROAD; THENCE NORTHEASTERLY 416.02 FEET ALONG SAID CENTERLINE; THENCE WEST 616.19 FEET, PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.000 ACRES, MORE OR LESS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 11-11-300-016; Address of Real Estate: 30128 St. Mary's Rd., Libertyville, IL 60048

DATED this 13 day of June, 1997.

[Redacted Signature]

JOHN C. LAGORIO

[Redacted Signature]

ANGELA FITCH LAGORIO n/k/a  
ANGELA W. FITCH

(SEAL)

State of Illinois )  
                          ) SS  
County of Lake )

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that ANGELA FITCH LAGORIO n/k/a ANGELA W. FITCH,\*  
personally known to me to be the same person whose name is subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged that  
she signed, sealed and delivered the same instrument as her free and voluntary act,  
for the uses and purposes therein set forth, including the release and waiver of the  
right of homestead.


Given under my hand and official seal, this 13 day of \_\_\_\_\_  
Commission Expires 12-20 1998.

NOTARY PUBLIC



State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the  
Real Estate Transfer Tax Act.

  
Signature of Buyer-Seller or their Representative

\* and JOHN C. LAGORIO

3983236

R.E. DECKER  
(1933-1993)

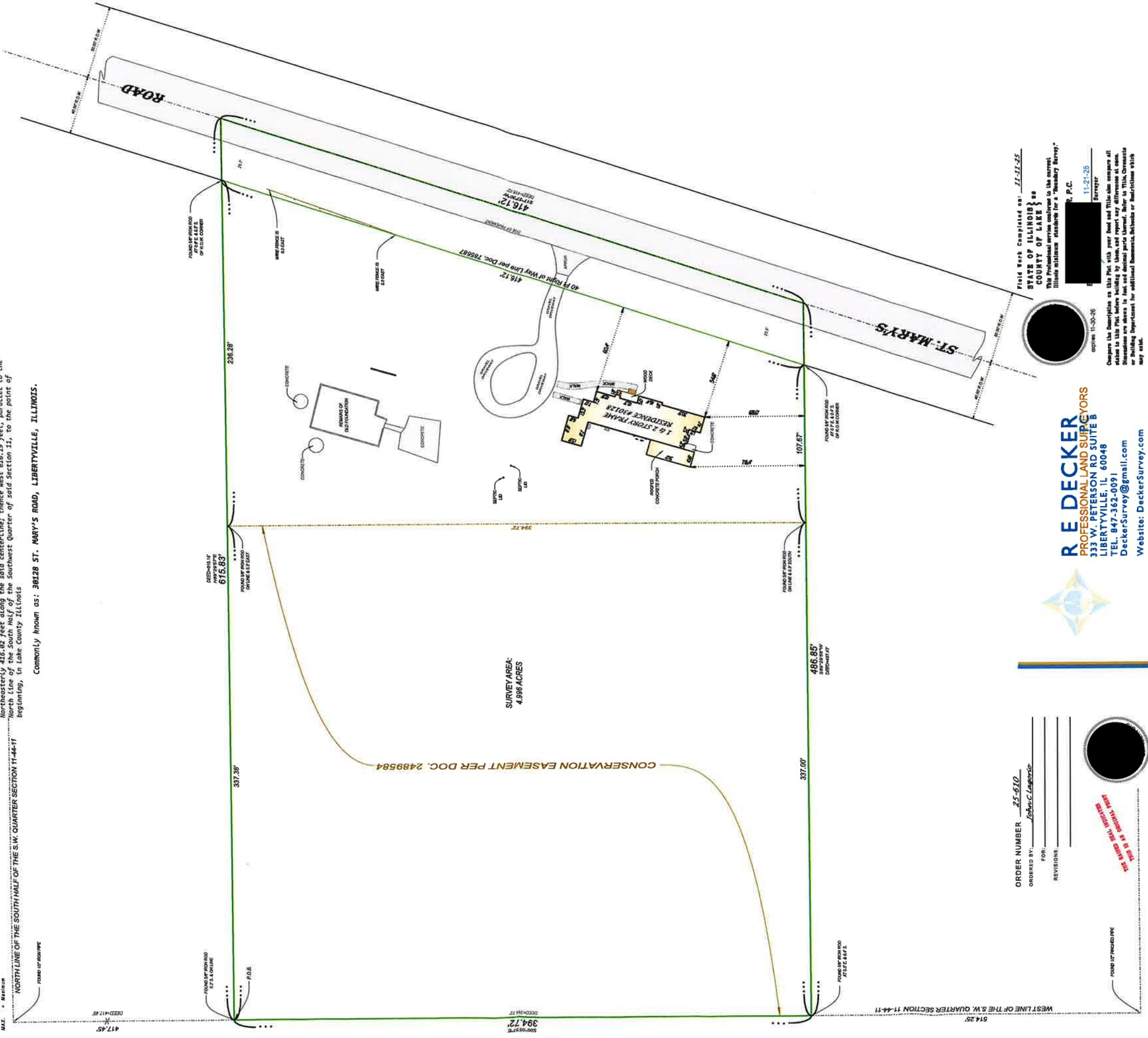
R.O. PAVLETIC  
P.L.L.C. 03-0381

# Plat of Survey

- LEGEND**
- N. North
  - S. South
  - E. East
  - W. West
  - N.W. Northwest
  - S.W. Southwest
  - S.E. Southeast
  - P.O.B. Point of Beginning
  - S.O.F. Square Feet
  - A.C. Acres
  - D.C. Decimals
  - Rec. Recorded as
  - Map. Measured
  - T.F. Top of Foundation
  - M.H. Minimum
  - M.A. Maximum

That part of the South Half of the Southwest Quarter of Section 11, Township 44 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of the South Half of the Southwest Quarter of said Section 11, thence North 417.45 feet along the West Line of the South Half of the Southwest Quarter of said Section 11 to the point of beginning; thence continuing South 394.72 feet along the West Line of the South Half of the Southwest Quarter of Section 11, thence East 487.42 feet, parallel to the West Line of the South Half of the Southwest Quarter of Section 11, to a point on the West Line of the South Half of the Southwest Quarter of Section 11, thence Northwesterly to the said West Line of the Southwest Quarter of said Section 11, to the North Line of the South Half of the Southwest Quarter of said Section 11, to the point of beginning, in Lake County Illinois

Commonly known as: 38128 ST. MARY'S ROAD, LIBERTYVILLE, ILLINOIS.



ORDER NUMBER 25-610  
 ORDERED BY: Lebo-C Longoria  
 FOR: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

**THIS PLAT AND ALL RIGHTS HEREIN ARE RESERVED BY THE SURVEYOR**



**R E DECKER**  
 PROFESSIONAL LAND SURVEYORS  
 333 W. PETERSON RD SUITE B  
 LIBERTYVILLE, IL 60048  
 TEL. 847-362-0091  
 DeckerSurvey@gmail.com  
 Website: DeckerSurvey.com

Field Work Completed on: 11-11-25  
 STATE OF ILLINOIS }  
 COUNTY OF LAKE }  
 This Professional Survey conforms to the current  
 Illinois minimum standards for a "Boundary Survey."  
 R. P.C.  
 11-21-25  
 Surveyor

Compare the description on this Plat with your deed and title and compare all  
 data to the Plat before building by lines and report any differences in case  
 differences are shown. It is not the intent of this Plat to create any  
 or change easements for additional easements, interests or restrictions which  
 may exist.



**LIBERTYVILLE TOWNSHIP**

**Kathleen M. O'Connor**  
SUPERVISOR

**Sari Hurtig**  
CLERK

**Christine G. Feeney**  
ASSESSOR

**Martin J. Neal**  
HIGHWAY COMMISSIONER

**Carol A. August**  
**Cathleen Dohrn**  
**Matthew Kovatch**  
**Terry A. White**  
TRUSTEES

April 1, 2026

Lake County Zoning of Appeals  
500 W Winchester Road  
Unit 101  
Libertyville, IL 60048

To Whom it May Concern:

Libertyville Township has reviewed the Rezoning Application of John C. Lagorio concerning the property located at 30128 N. Saint Mary's Road in Libertyville. It is the Township's understanding that the proposed rezoning to RE – Rural Estate District would not affect the conservation easement toward the rear of the property. Given that the conservation easement will not be affected, the Township has no objection to the Rezoning Application.

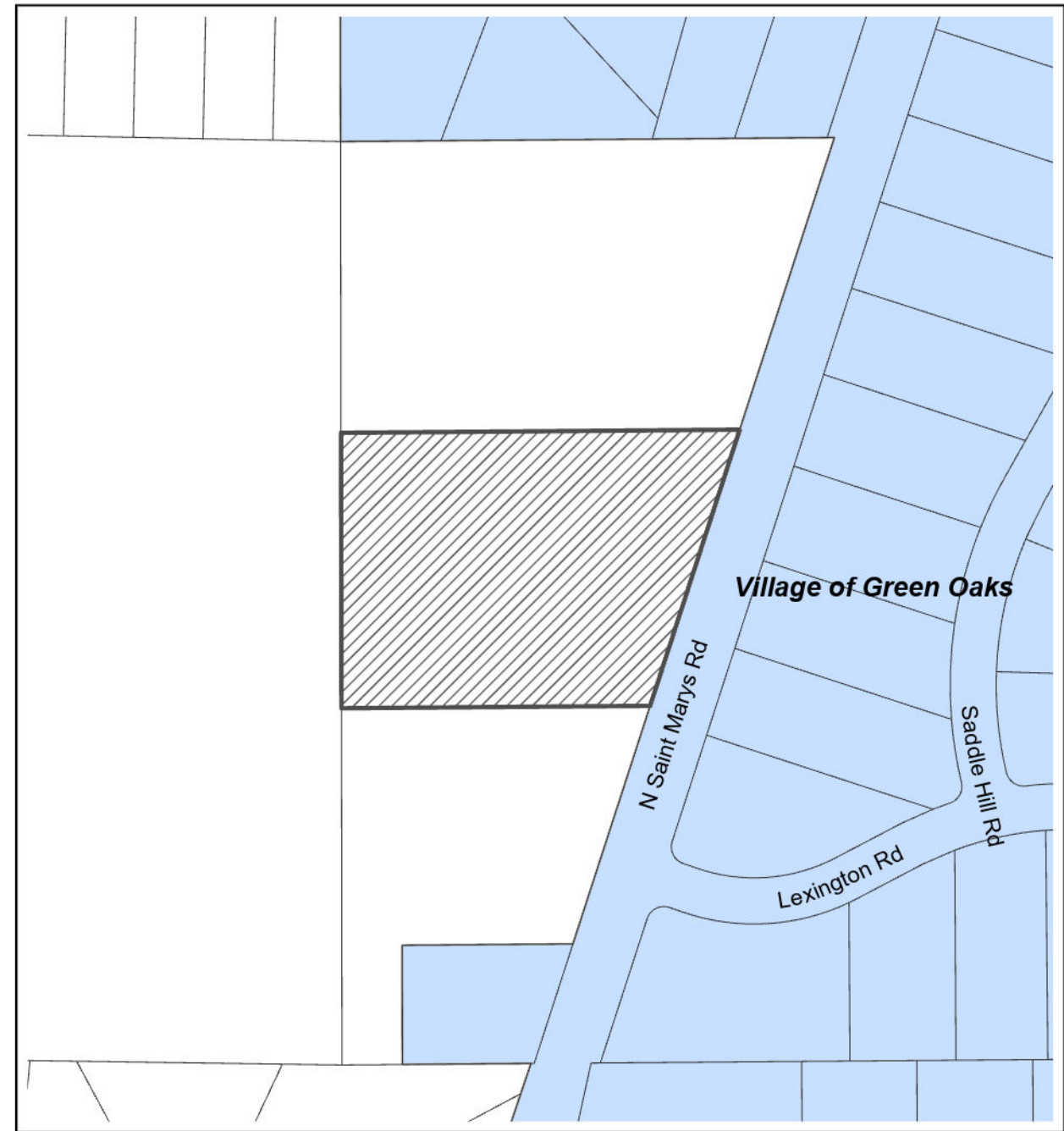
Sincerely,



Kathleen M. O'Connor  
Supervisor

file

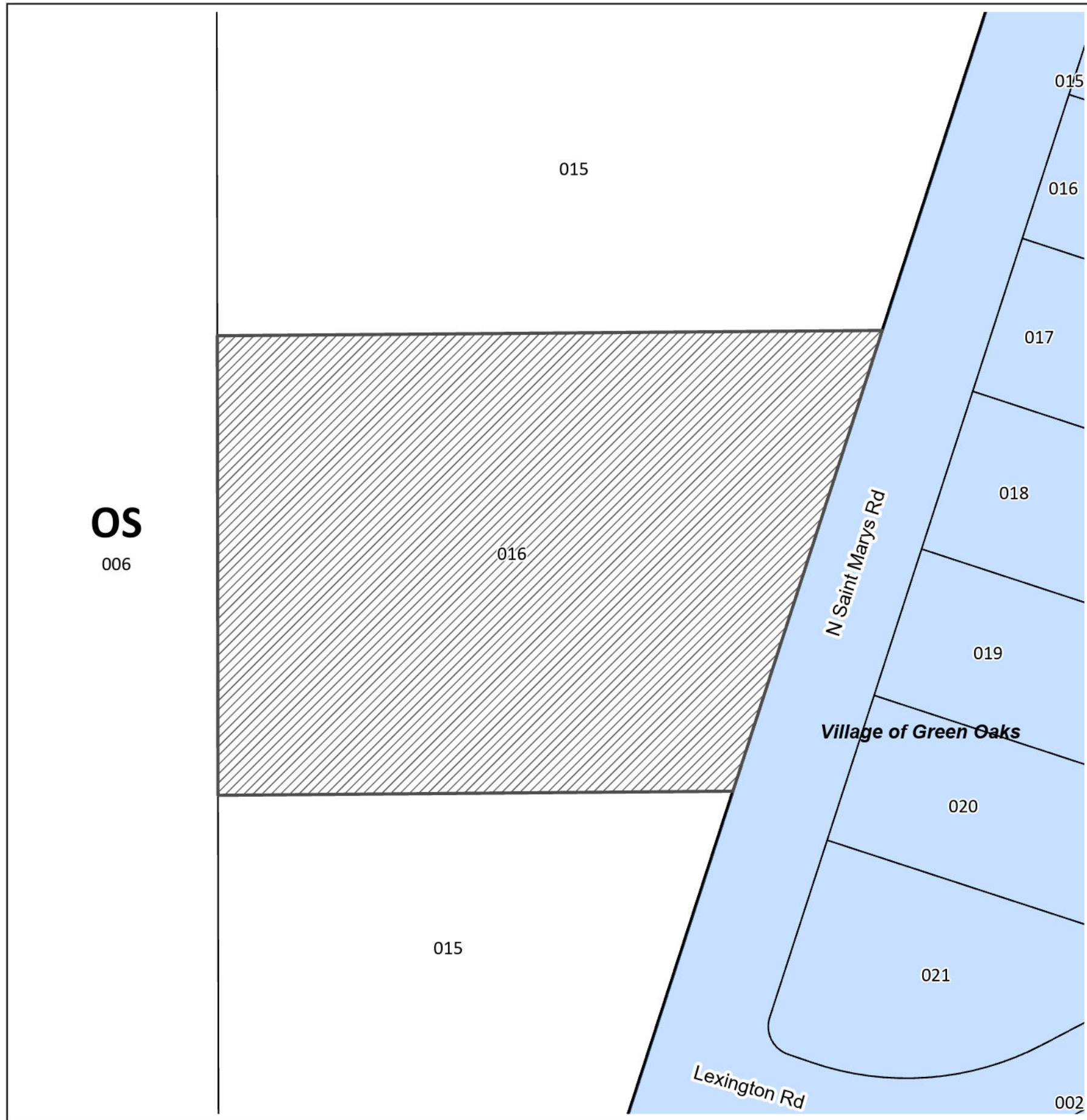




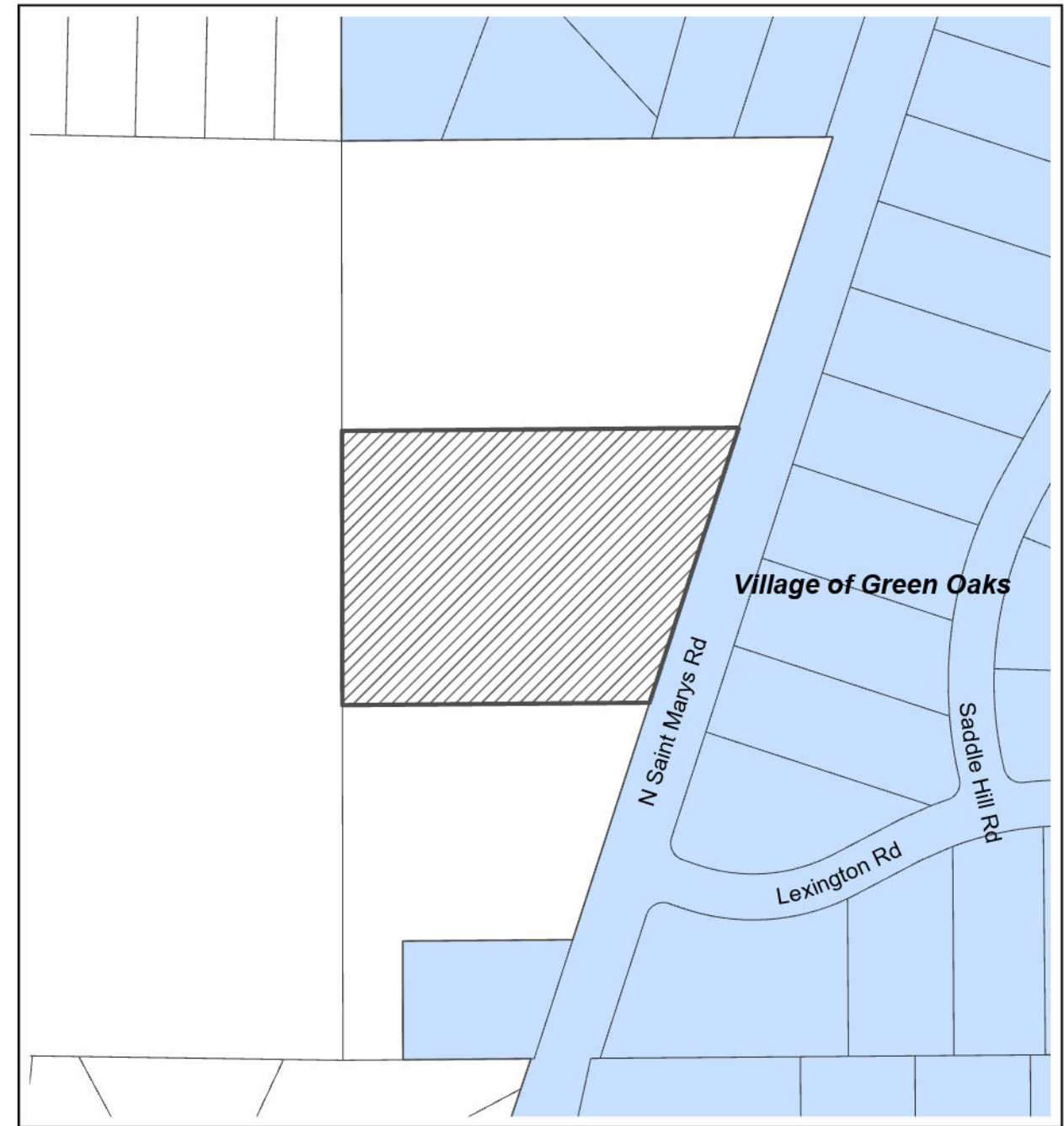
Zoning Board of Appeals  
Case #RZON-001154-2026

Incorporated Lake County
  Subject Parcel

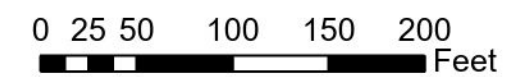


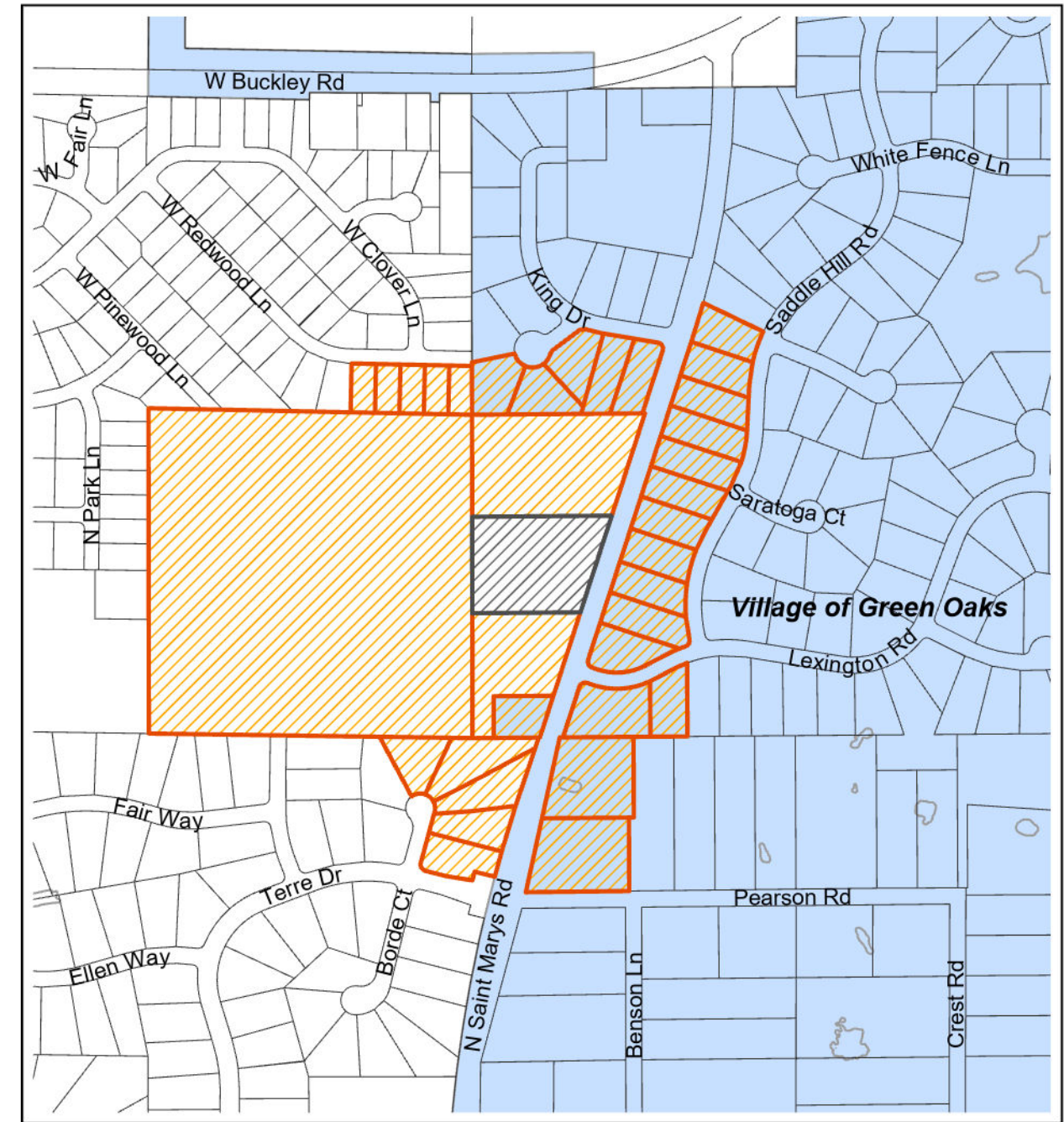
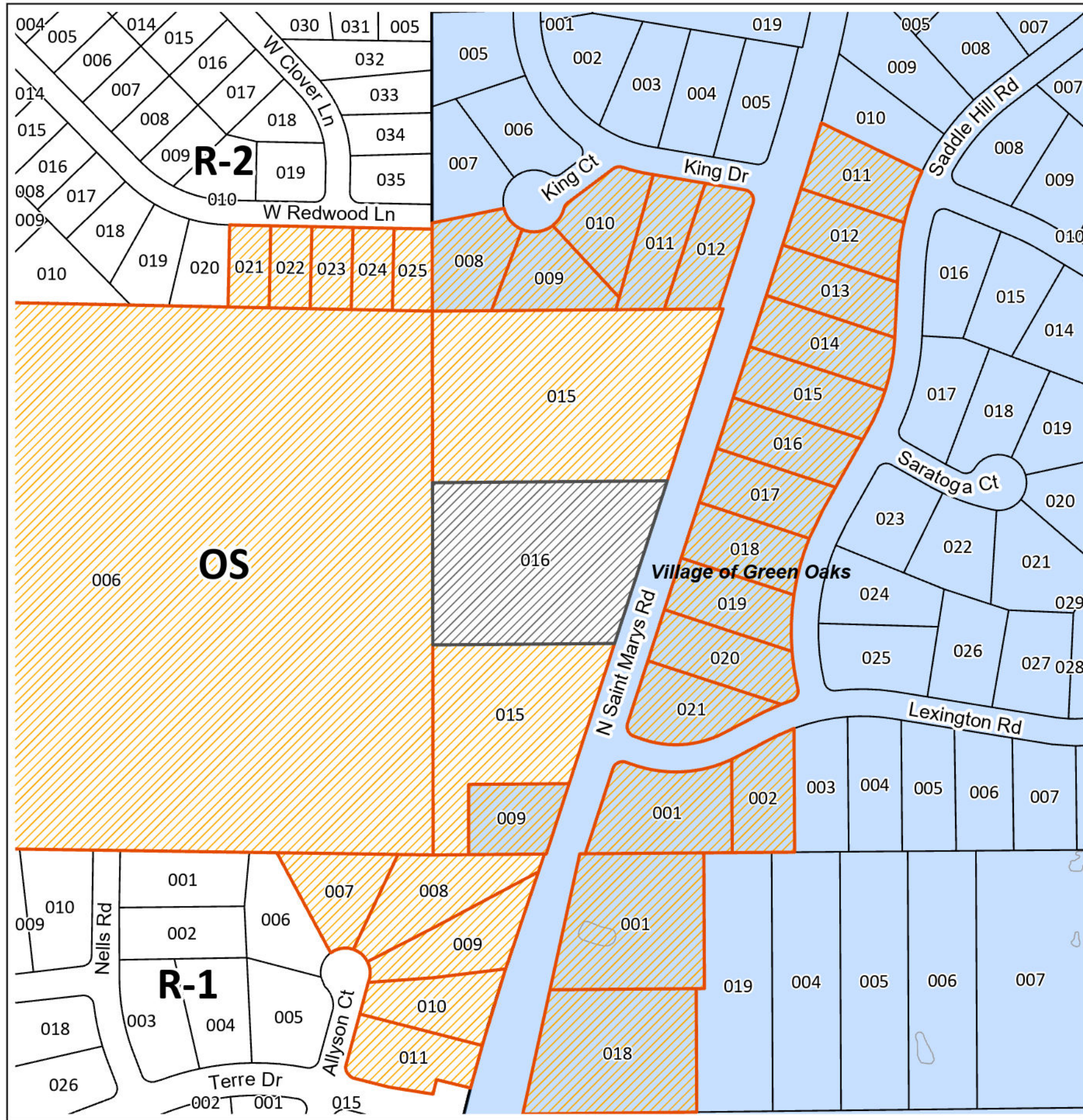


 Incorporated Lake County     Subject Parcel



Zoning Board of Appeals  
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Zoning Board of Appeals  
Case #RZON-001154-2026

