

**To:** Planning, Building, Zoning and Environment Committee (PBZE)

**Date:** June 3, 2026

**Subject:** Request for Rezoning from Open Space (OS) zoning district to Rural Estate (RE) zoning district

John C. Lagorio, record owner of the property since 1997, has petitioned to rezone a 4.62-acre parcel from the Open Space (OS) zoning district to the Rural Estate (RE) zoning district.

The subject property is located at 30128 N. Saint Mary's Road, Libertyville, Illinois within unincorporated Libertyville Township. Libertyville Township owns a public open space area to the north, west, and south. The subject property is adjacent to a single-family subdivision located in the Village of Green Oaks to the east directly across N. Saint Mary's Road. The parcel is improved with a single-family dwelling located on the eastern (front) two acres of the property. The western two-thirds of the property is deed-restricted with a conservation easement held by Libertyville Township. The petitioner is requesting the rezoning to facilitate the sale of the property for continued residential use.

The Lake County Planning, Building and Development Department (PB&D) provided a staff report to the Zoning Board of Appeals (ZBA) recommending approval of the request. The staff recommendation was based upon compliance with the standards for Zoning Map Amendments pursuant to Section 151.047 of the Lake County Illinois Code of Ordinances (LCC). The rezoning request will bring the property into alignment with the use that has occupied the parcel since the home was constructed in 1888 and would be compatible with the existing uses and zoning of nearby properties.

The ZBA conducted a public hearing conducted on May 14, 2026, on the aforesaid petition. At the conclusion of the hearing, the ZBA unanimously recommended approval of the requested rezoning.

Following a recommendation on the request by the PBZE Committee, the application will proceed to the Lake County Board for final action.