



Lake County Illinois

Legislation Details (With Text)

File #: 10-0885 **Version:** 2 **Name:** Zoning Board of Appeals Case number 3541 a request to rezone from the Estate (E) zone to the Residential-1 (R-1) zone.

Type: resolution **Status:** Passed

File created: 9/21/2010 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 10/12/2010

Title: Resolution on Zoning Board of Appeals Case No. 3541, which consists of the petition of Harry and Deborah Stackhouse, record owners, which seek a rezoning from the Estate (E) zone to the Residential-1 (R-1) zone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sum. of Testimony #3541, 2. ZBA resolution, 3. 2008 aerial, 4. 10-0885_20101015131103

Date	Ver.	Action By	Action	Result
10/12/2010	2	Lake County Board	adopted	Pass
9/28/2010	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case No. 3541, which consists of the petition of Harry and Deborah Stackhouse, record owners, which seek a rezoning from the Estate (E) zone to the Residential-1 (R-1) zone.

- The subject property is 3.8 acres, currently improved with a single-family dwelling; located on the north side of Grass Lake Road, approximately 700 feet northwest of Beck Road in Lake Villa Township - District 1
- The applicant desires to rezone the subject property from Estate (E) to Residential-1 (R-1) to construct a single-family dwelling.
- The ZBA recommends approval 7-0; Planning, Building & Development Department recommends approval. PB&Z Committee recommends approval 7-0. See attached for further explanation.

WHEREAS, a public hearing has been held by the Lake County Zoning Board of Appeals pursuant to the Statutes of the State of Illinois on the petition of Harry and Deborah Stackhouse, record owners, which seek a rezoning from the Estate zone to the Residential-1 zone for the following real estate, to-wit:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GRASS LAKE ROAD AND THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH ALONG SAID EAST LINE, 796.20 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 300.0 FEET THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 616.0 FEET TO THE CENTERLINE OF GRASS LAKE ROAD, THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF GRASS LAKE ROAD TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS

FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GRASS LAKE ROAD AND THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH ALONG SAID EAST LINE, 348.87 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 150.0 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 271.22 FEET TO THE CENTERLINE OF GRASS LAKE ROAD, THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF GRASS LAKE ROAD TO THE POINT OF BEGINNING), AND ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GRASS LAKE ROAD (S.A.R NO. 18) AND THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH ALONG SAID EAST LINE, 796.20 FEET, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 300.0 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 396.60 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 219.37 FEET TO A POINT ON THE CENTERLINE OF GRASS LAKE ROAD, THENE NORTHEASTERLY ALONG THE CENTERLINE OF GRASS LAKE ROAD, BEING A 1432.70 FOOT RADIUS CURVE, CONCAVED NORTHEASTERLY, A DISTANCE OF 170.10 FEET, THENCE NORTH 50 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 166.11 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Part of PIN: 02-26-303-069

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be approved; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearing on the aforesaid petition, has submitted its report thereon to the County Board and its report recommends by a vote of 7 - 0 that the petition be approved; and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 7 to 0 that the petition be granted. Motion made by Vice-Chairman Lawlor, with a second by Member Hewitt, to grant the petition. Voting "Aye" Members Carlson, Gravenhorst, Hewitt, Lawlor, Mountsier, O'Rourke, and Schmidt; voting "Nay", none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Estate zone to the Residential-1 zone be granted; and

BE IT FURTHER RESOLVED, that the Secretary of said Zoning Board of Appeals be instructed to notify the Petitioners as to the action taken by the Board.

DATED, at Waukegan, Lake County, Illinois on this 12th day of October, A.D., 2010.