



Lake County Illinois

Legislation Details (With Text)

File #: 08-0712 **Version:** 1 **Name:** ZBA Case #3739
Type: resolution **Status:** Regular Agenda
File created: 9/29/2008 **In control:** Planning, Building and Zoning Committee
On agenda: **Final action:** 11/18/2008
Title: Resolution on Zoning Case No. 3739, which consists of the Petition of Michael Corbett, record Owner, and Jack and Margaret Buttacavoli, record owners and the contract purchasers, which seeks rezoning from the Residential-2 zoned to the Limited Commercial zone.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZBA Case #3739 Rezoning Request

Date	Ver.	Action By	Action	Result
11/18/2008	1	Lake County Board	adopted	Pass
11/11/2008	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass
10/7/2008	1	Planning, Building and Zoning Committee	postponed	Pass

Resolution on Zoning Case No. 3739, which consists of the Petition of Michael Corbett, record Owner, and Jack and Margaret Buttacavoli, record owners and the contract purchasers, which seeks rezoning from the Residential-2 zoned to the Limited Commercial zone.

- The addresses of the two properties are 34039 and 34047 N. Hainesville Road, Round Lake Park, Avon twp. They are located approximately 135 feet north of the intersection of Hainesville Road and Washington Street. The area of both parcels is 0.35 acres.
- The applicants own the adjoining parcel to the south which has a sign business and restaurant. The applicants intend to relocate the sign business into the existing house on one of the properties (address 34039) and create the parking on the other.
- The County’s Framework Plan is Residential (0.25 - 1 acre lot density) which reflects the former single-family use on the property of the rezoning request.
- The ZBA recommends approval (5-0-1). Staff recommends approval. Board Member Leafblad and several residents of the Highland Lake neighborhood attended the ZBA hearing to oppose the requested rezoning.
- This item was postponed from the October 7, 2008 PB&Z Committee meeting to allow more time for the applicant and staff to work on issues pertaining to the site plan.
- The Planning, Building and Zoning Committee voted 6-0 to recommend in favor of the rezoning.

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 Michael Corbett, record owner, and Jack and Margaret Buttacavoli, record owners and contract purchasers, which seeks rezoning from the Residential - 2 zone to the Limited Commercial zone for the following real estate, to-wit:

Lot 11 (Except the West 7 feet thereof) in Highland Lake Subdivision South, a Subdivision of part of the South East Quarter of the South East Quarter of Section 21,

Township 45 North, Range 10, East of the Third Principal Meridian, according to the plat thereof, recorded April 13, 1923, as Document 222647 in Book "L" of Plats, page 64, in Lake County, Illinois.

PIN: 06-21-417-006

Lot 10 (Except the West 7 feet thereof) in Highland Lake Subdivision South, a Subdivision of part of the South East Quarter of the South East Quarter of Section 21, Township 45 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, Recorded April 13, 1923, as Document 222647 in Book "L" of Plats, page 64, in Lake County, Illinois.

PIN: 06-21-417-015

WHEREAS, your Department of Planning, Building and Development duly considered the aforesaid petition and recommends that it be granted; 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 5 - 0 - 1 that the petition be granted; and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 6 to 0 that the petition be granted. Motion made by Member Mountsier, with a second by Member Gravenhorst, to grant the petition. Voting "Aye" Members Gravenhorst, Leafblad, Martini, Mountsier, Newton, and Sabonjian; voting "Nay" Members: none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioners for rezoning from the Residential - 2 to the Limited Commercial 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.