



Lake County Illinois

Legislation Details (With Text)

File #: 11-0434 **Version:** 2 **Name:** Zoning Case No. 3956 from the Limited Industrial (LI) zone to the Agricultural (AG) zone.
Type: resolution **Status:** Passed
File created: 4/27/2011 **In control:** Planning, Building and Zoning Committee
On agenda: **Final action:** 5/10/2011

Title: Resolution approving the rezoning of properties located at 28449 and 28445 Arcadia Road in Libertyville Township from Limited Industrial to Agricultural (zoning case 3956).

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZBA Case #3956 PB&D Recommendation, 2. ZBA Case #3956 Summary of Testimony from ZBA, 3. ZBA Case #3956 ZBA Resolution, 4. ZBA Case #3956 Aerial Photo

Date	Ver.	Action By	Action	Result
5/10/2011	2	Lake County Board	adopted	Pass
5/3/2011	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution approving the rezoning of properties located at 28449 and 28445 Arcadia Road in Libertyville Township from Limited Industrial to Agricultural (zoning case 3956).

- The applicants, International Precision Components Corporation and Karen Marie Stolzman, as trustee of the Karen Marie Stolzman Revocable Trust, request a rezoning from the Limited Industrial (LI) zone to the Agricultural (AG) zone.
- The applicants originally intended to use the properties for a factory use, but pursuant to an agreement with the Lake County Forest Preserve District agreed to not construct such a building.
- The applicants now desire to construct a single-family dwelling unit for themselves.
- Following a public hearing on April 4, 2011, the ZBA recommended approval of the request by a vote of 7-0.
- The Planning, Building & Development Department also recommends approval.

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 International Precision Components Corporation and Karen Marie Stolzman as trustee of the Karen Marie Stolzman Revocable Trust, record owners, which seek a rezoning from the Limited Industrial zone to the Agricultural zone for the following real estate, to-wit:

Parcel 1 - The Southerly 1198.8 feet of that part of the South half of Section 24, Township 44 North, Range 11, East of the 3rd P.M. described as follows: Commencing at the intersection of the North line of the South half of Section 24, Township 44 North, Range 11, East of the 3rd P.M. by the East line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, said point being 30 feet due West of the center of said Section 24; thence Southerly along the Easterly right of way line of said Chicago, Milwaukee, St. Paul and Pacific Railway Company 2002.7 feet, thence Easterly at right angles to said Easterly right of way line, 150 feet, thence Northerly parallel to the said Easterly right of way line 1969.5 feet to the North line of the South half of said Section 24; thence Westerly along said North line, 153.7 feet to the place of beginning, in Lake County Illinois.

Parcel 2 - Together with an easement for ingress and egress over the Easterly 20 feet of that part of the following described tract lying North of Parcel 1 above described, said parcel being described as follows: Commencing at the intersection of the North line of the South half of Section 24, Township 44 North, Range 11, East of the 3rd P.M., by the East line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, said point being 30 feet due West of the center of said Section 24; thence Southerly along the Easterly right of way line of said Chicago, Milwaukee, St. Paul and Pacific Railway Company, 802.9 feet; thence Easterly at right angles to said Easterly right of way line, 150 feet; thence Northerly parallel to the said Easterly right of way line, 770.7 feet to the North line of the South half of said Section 24; thence Westerly along said North line, 153.7 feet to the place of the beginning (except therefrom that part thereof described as follows, to wit: Commencing at the center of Section 24 aforesaid running thence East along the North line of the South half of said Section 24, 123.7 feet; thence Southerly parallel to the Easterly right of way line of said Chicago, Milwaukee, St. Paul and Pacific railway Company, due south of the center of said Section and thence North 33 feet to the place of beginning), as granted by Deed dated November 4, 1949 and recorded November 15, 1949, as Document 684777, made by Oscar O. Feltner and Virge R. Feltner, his wife, in Lake County, Illinois.

Parcel 3 - Easement for the purpose of ingress and egress over that part of the South East quarter of Section 24, Township 44 North, Range 11, East of the 3rd P.M., Described as follows; to wit: Commencing at the center of said Section 24; thence along the North line of said South East quarter, a distance of 123.7 feet; thence Southerly parallel with the Easterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, 50.7 feet; thence North Westerly 135.5 feet to a point which is 33 feet due South of the center of said Section 24, and thence North 33 feet to the place of beginning, as granted by Grant from James Stewart Corporation to LaSalle National Bank, as Trustee under Trust No. 6124 recorded May 15, 1959 as Document 1030498, in Lake County, Illinois.

Exhibit "A" - That part of the South half of Section 24, Township 44 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the North line of the South half of said Section 24, by the East line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company, said point being 30.00 feet due West of the center of said Section 24; thence Southerly along the Easterly right-of-way line of said Chicago, Milwaukee, St. Paul, and Pacific Railway Company, 2002.70 feet; thence Easterly at right angles to said Easterly right-of-way line, 150.00 feet; thence Northerly parallel with the said Easterly right-of-way line, 1969.50 feet, to the North line of the South half of said Section 24; and thence Westerly along said North line, 153.70 feet to the place of the beginning, except the Southerly 1198.80 feet thereof, in Lake County, Illinois.

Part of PIN(s) 11-24-400-008, 11-24-400-009

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 6 to 0 that the petition be granted. Motion made by Member Gravenhorst, with a second by Member Hewitt, to grant the petition. Voting "Aye" Carlson, Carey, Gravenhorst, Hewitt, Pedersen, and Thomson-Carter; voting "Nay", none.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Limited Industrial zone to the Agricultural 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, Illinois, on this 10th day of May, A.D., 2011.