



Lake County Illinois

Legislation Text

File #: 09-2214, **Version:** 2

Resolution on Zoning Case #3782 which consist of the petition of Gary and Brenda Eberhardt, record owners, which seeks rezoning from the Agricultural (AG) zone to the Residential-1 (R-1) zone.

- Subject property is 5 acres currently improved with a single-family dwelling, located on the northside of Hermann Avenue, approximately 600-feet east of Grass Lake Road in Antioch Township
- Applicants desire to subdivide the property into one additional lot and construct a single-family dwelling.
- Property is shown as Agricultural on County's Comprehensive Plan; sewer and water are not available.
- ZBA recommends approval (7-0); PB&Z Committee recommends approval (6-0), Planning, Building and Development Department recommends approval. See attached reports 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 Gary and Brenda Eberhardt, record owners, relative to a request for rezoning from the Agricultural Zone to the Residential-1 zone for the following real estate, to-wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 45 North, Range 9, East of the Third Principal Meridian, describes as follows: Commencing at the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 25; thence Easterly 148.30 feet along the South line of said Northwest Quarter of the Southwest Quarter of Section 25 to the Point of Beginning; thence continuing Easterly along the last described course 594.55 feet; Thence North and parallel with the West line of said Southwest Quarter of Section 25, 430.38 feet to a Point which is 215.00 feet South of the North line (as extended Easterly) of Gilday's Subdivision, recorded as Document Number 1003451; thence Westerly parallel with said North line of Gilday's Subdivision 427.60 feet to a point on the Easterly line of said Gilday's Subdivision and said point being 230.57 feet Southwesterly of the Northeast corner of said Gilday's Subdivision (as measured along the Easterly line thereof); thence Southwesterly along the Easterly line of said Gilday's Subdivision and its extension Southwesterly thereof 453.06 feet to the Place of Beginning, all in Lake County, Illinois.

Part of PIN 01-25-300-022

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 granted; and

WHEREAS, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends by a vote of 6-0 that the petition be granted.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board, that the prayer of the Petitioner be granted and that the above described real estate shall be rezoned from the Agricultural zone to the Residential-1 zone; and

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