



Lake County Illinois

Legislation Details (With Text)

File #: 15-0492 **Version:** 1 **Name:** Resolution on Zoning Board of Appeals Case No. 6980
Type: resolution **Status:** Passed
File created: 4/29/2015 **In control:** Planning, Building and Zoning Committee
On agenda: **Final action:** 5/12/2015
Title: Resolution on Zoning Board of Appeals Case No. 6980, which consists of the petition of Steven P. Gundelach, Carole and Michael Debenedetto, record owners, who seek a rezoning of two parcels totaling 0.92 acres from the Recreational Commercial (RC) District to the Residential-1 (R-1) District in Antioch Township - District 1.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 6980 Rezoning PBD Recommendation, 2. Site Plan of ZBA Case #6980, 3. Summary of Testimony #6980, 4. ZBA 6980 Resolution

Date	Ver.	Action By	Action	Result
5/12/2015	1	Lake County Board	adopted	Pass
5/5/2015	1	Planning, Building and Zoning Committee	recommended for adoption to the regular agenda	Pass

Resolution on Zoning Board of Appeals Case No. 6980, which consists of the petition of Steven P. Gundelach, Carole and Michael Debenedetto, record owners, who seek a rezoning of two parcels totaling 0.92 acres from the Recreational Commercial (RC) District to the Residential-1 (R-1) District in Antioch Township - District 1.

- Steven P. Gundelach, Carole and Michael Debenedetto, record owners, have submitted an application to rezone PINs 01-12-400-11 and 01-12-400-012 from the Recreational Commercial (RC) District to the Residential-1 (R-1) District. The parcels total 0.92 acres in area and are located at the southwest corner of North T Street and a Private Road (approximately 250 feet north of IL Route 173).
- The applicants will maintain the existing single-family dwellings.

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 Steven P. Gundelach, Carole and Michael Debenedetto, record owners, which seeks rezoning from the Recreational Commercial (RC) to Residential-1 (R-1) zone for the following real estate, to-wit:

Parcel 1:

THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE PUBLIC HIGHWAY KNOWN AS STATE ROUTE 173, AS NOW LOCATED, WHICH IS 2413.1 FEET WEST OF THE EAST LINE OF SAID FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 12, THENCE NORTH, ALONG A LINE HEREIN-AFTER DESCRIBED AS THE "FIRST COURSE", A DISTANCE OF 540 FEET MORE OR LESS, TO AN IRON PIPE ON THE SOUTH LINE OF A PRIVATE ROAD 15 FEET

WIDE, RUNNING EAST AND WEST AND ADJOINING THIS TRACT ON THE NORTH, SAID PIPE MARKING THE PLACE OF BEGINNING OF THE DESCRIPTION AND THE NORTHEAST CORNER OF THE TRACT ABOUT TO BE DESCRIBED: THENCE EAST ALONG THE SOUTH LINE OF SAID PRIVATE ROAD, 79.68; THENCE SOUTH 249.8 FEET TO A POINT 80.84 FEET EAST OF ANOTHER POINT SITUATED ON THE "FIRST COURSE" A DISTANCE OF 249.72 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE WEST 80.84 FEET TO THE LAST DESCRIBED POINT; THENCE NORTH 249.72 FEET TO THE PLACE OF BEGINNING.

Parcel 2:

THAT PART OF THE FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS DESCRIBED AS COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE PUBLIC HIGHWAY KNOWN AS STATE ROUTE 173, AS NOW LOCATED, WHICH IS 2413.0 FEET WEST OF THE EAST LINE OF SAID FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 12; THENCE NORTH, ALONG A LINE HEREINAFTER REFERED TO AS "FIRST COURSE" A DISTANCE OF 540 FEET, MORE OR LESS, TO AN IRON PIPE ON THE SOUTH LINE OF A PRIVATE ROAD, 15 FEET WIDE, RUNNING EAST AND WEST AND ADJOINING THE TRACT TO BE DESCRIBED ON THE NORTH, SAID PIPE MARKING A POINT HEREINAFTER REFERED TO AS "POINT A"; THENCE EAST, ALONG THE SOUTH LINE OF SAID PRIVATE ROAD, A DISTANCE OF 79.68 FEET FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION AND THE NORTHWEST CORNER OF THE TRACT ABOUT TO BE DESCRIBED; THENCE SOUTH 249.8 FEET TO A POINT 80.84 FEET EAST OF ANOTHER PINT SITUATED ON THE "FIRST COURSE" AT A DISTANCE OF 249.72 FEET SOUTH OR "POINT A", THENCE EAST 80.84 FEET TO A POINT ON THE WEST LINE OF A PRIVATE ROAD; THENCE NORTH, ALONG THE WEST LINE OF SAID PRIVATE ROAD; 249.88 FEET TO THE SOUTH LINE OF THE FIRST MENTIONED PRIVATE ROAD; THENCE WEST ALONG THE SOUTH LINE OF SAID PRIVATE ROAD, 79.68 FEET TO THE PLACE OF BEGINNING.

PINs 01-12-400-011 & 01-12-400-012

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 ___ to ___ that the petition be granted. Motion made by Member _____, with a second by Member _____, to grant the petition. Voting "Aye" _____; voting "Nay", _____.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Recreational Commercial zone to the Residential-1 zone be _____ for PIN 01-12-400-011 and 01-12-400-012; 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 12th day of May, 2015.