



Lake County Illinois

Master

File Number: 08-0677

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Type: Resolution

Status: Regular Agenda

Version: 1

Reference:

Controlling Body: Planning, Building and Zoning Committee

File Created Date : 09/24/2008

File Name: ZBA Case #3738

Final Action:

Title: Resolution on Zoning Case No. 3738, which consists of the Petition of North Star Trust Co., T/U/T #10-2240, record owner, which seeks rezoning from the Recreational Commercial zone to the Residential - 1 zone. The Department of Planning, Building and Development recommends the petition be granted.

Notes:

Sponsors:

Agenda Date:

Attachments: 3738 PB&Z Electronic File of Case

Enactment Number:

Authorizer:

Hearing Date:

Entered by:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning, Building and Zoning Committee	09/30/2008	Recommended for adoption to the Regular Agenda				Pass
1	Lake County Board	10/14/2008					

Text of Legislative File 08-0677

Title

Resolution on Zoning Case No. 3738, which consists of the Petition of North Star Trust Co., T/U/T #10-2240, record owner, which seeks rezoning from the Recreational Commercial zone to the Residential - 1 zone. The Department of Planning, Building and Development recommends the petition be granted.

Staff Summary

- The property is located at the west end of Dressel Road, with frontage on Lake Marie (address 25630 N. Dressel Road). The area of the parcel is 1.03 acres.
- The applicant intends to construct one, single-family dwelling to be his residence. The SF dwelling will be served by private septic system and water

well. Access will be from Dressel Road, a township road.

- The County's Framework Plan is Retail / Commercial due to the previous use as a tavern and rental cabins. Adjoining property to the south is zoned RC (summer cottages, single-family dwellings, vacant); properties to the north and east are zoned R - 1 (single-family dwellings); and Lake Marie is to the west.
- The ZBA recommends approval (7-0). Staff recommends approval. There were no objectors at the ZBA public hearing.

Body

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 North Star Trust Co., T/U/T #10-2240, record owner, which seeks rezoning from the Recreational Commercial zone to the Residential - 1 zone for the following real estate, to-wit:

Lot 6 (except the east 420 feet thereof) in Resubdivision of Dressel's Subdivision of part of the Northwest Quarter of Section 24, Township 46 North, Range 9, East of the Third Principal Meridian, according to the plat of said resubdivision recorded June 2, 1916 as Document No. 165783 in Book "J" of Plats page 72, in Lake County, Illinois.

PIN: 01-24-103-013

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

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the request of the Petitioner for rezoning from the Recreational Commercial 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.