

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 20-O-17

AN ORDINANCE AMENDING SECTION 16-8.5
OF THE LIBERTYVILLE ZONING CODE
RELATING TO VILLAGE BOARD AUTHORIZED VARIATIONS

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
This 25th day of February, 2020.

Published in pamphlet form by direction
and authority of the Village of Libertyville
Lake County, Illinois
This 26th day of February, 2020.

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RELATING TO VILLAGE BOARD AUTHORIZED VARIATIONS

WHEREAS, the President and Board of Trustees of the Village of Libertyville have considered amending the Libertyville Zoning Code regarding Village Board authorized variations as it relates to maximum allowed lot coverage in an IB, Institutional Buildings District; and

WHEREAS, on December 16, 2019, the Development Review Committee reviewed and recommended approval of the requested zoning relief; and

WHEREAS, the Plan Commission of the Village of Libertyville, pursuant to notice duly published on January 11, 2020, in the *Daily Herald*, held a public hearing on January 27, 2020, at 7:05 p.m., at the Village Hall, 118 West Cook Avenue, Libertyville, Illinois for the purpose of hearing and considering testimony regarding the requested zoning relief; and

WHEREAS, on January 27, 2020, the Plan Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the President and Board of Trustees of the Village of Libertyville that the proposed text amendment be approved, all as is more specifically set forth in that certain Report of the Plan Commission on Case No. PC 20-04, dated as of February 4, 2020; and

WHEREAS, the President and Board of Trustees of the Village of Libertyville have considered the findings and recommendations of the Plan Commission and are fully advised in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, STATE OF

ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated herein as if fully set forth.

SECTION TWO: Determination as to Findings. The Village Board finds the following:

- a. *The consistency of the proposed amendment with the purposes of this Code.* The proposed amendment is consistent with the purposes of the Code.
- b. *The existing uses and zoning classifications of properties in the vicinity of the subject property.* The amendment is not site specific.
- c. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.* The amendment is not site specific.
- d. *The extent to which the value of the subject property is diminished by its present zoning classification.* The amendment is not site specific.
- e. *The extent to which such diminution in value is offset by an increase in the public health, safety and welfare.* The amendment is not site specific.
- f. *The extent, if any, to which the use and enjoyment of adjacent properties would be adversely affected by the proposed amendment.* The amendment is not site specific.
- g. *The extent, if any, to which the value of adjacent properties would be adversely affected by the proposed amendment.* The amendment is not site specific.
- h. *The extent, if any, to which the future orderly development of adjacent properties would be adversely affected by the proposed amendment.* The amendment is not site specific.
- i. *The suitability of the subject property for uses permitted or specially permitted under its zoning classification.* The amendment is not site specific.
- j. *The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.* The amendment is not site specific.
- k. *The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or specially permitted under its present and proposed zoning classification.* The amendment is not site specific.
- l. *The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.* The amendment is not site specific.

m. *The community need for the proposed amendment and for the uses and development it would allow.* The amendment provides future flexibility to allow consideration for need for additional lot coverage for properties in the IB, Institutional Buildings District.

SECTION THREE: Amendment to Section 16-8.5. Section 16-8.5 entitled “**Authorized Variations - Board of Trustees**” of Article 16 of the Libertyville Zoning Code shall be, and it hereby is, amended pursuant to Section 16-14 of the Libertyville Zoning Code to amend Section 16-8.5.a.3), as follows:

3) To increase the maximum allowable building coverage or lot coverage, but not by more than five percent (5%) of the district requirement in the C-2 Downtown Community Commercial District, the C-3 General Commercial District, and the O-1 Professional Services Office District, by not more than fifteen percent (15%) of the district requirement in any Residential District, by not more than thirty-five percent (35%) of the district requirement in the IB Institutional Buildings District and by not more than twenty percent (20%) of the district requirement in every other district.

SECTION FOUR: Effective Date. This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

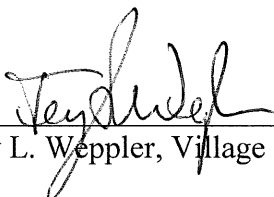
PASSED this 25th day of February, 2020.

AYES: Johnson, Moras, Justice, Adams, Garrity, Carey

NAYS: None


ABSENT: None

APPROVED this 26th day of February, 2020.



Terry L. Weppler, Village President

ATTEST:



Sally Kowal, Village Clerk