

LAKE COUNTY ZONING NOTICE VAR-001173-2026
Grant Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Thursday June 25, 2026, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Codie A. Ward Trust (Codie A. Ward, sole trustee), record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the front setback from 27 feet to 2.2 feet to allow for the construction of a detached garage.
- 2.) Reduce the internal lot line side yard setback from 5 feet to 0.4 feet to allow for the construction of a detached garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 26123 W TARVIN LN INGLESIDE, IL 60041 and is approximately 0.30 acres.

PINs:0514221019, 0514221020

This application is available for public examination online at <https://www.lakecountyil.gov/Calendar.aspx?EID=12960> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): CODIE A WARD TRUST

Applicant(s): CODIE A. WARD
(if other than owner)

Subject Property: Present Zoning: R1 (RESIDENTIAL)
Present Use: RESIDENTIAL / SINGLE FAMILY HOME
Proposed Use: ACCESSORY STRUCTURE / DETACHED GARAGE
PIN(s): 0514221020 (and -019)
Address: 26123 W. TARVIN LN.
INGLESIDE, IL 60041
Legal description: _____
(☒ see deed)

The following variation(s) are requested:

1. Reduce the front street setback from 27 feet to 2.2 feet for garage placement.
2. Reduce the interior side-yard set back from ^(interior lot line) 5 feet to 0.4 feet for garage placement.
3. _____
4. _____

Explain why this variation(s) is necessary:

The requested variances are necessary to allow any reasonable use of the property given its unique and limiting conditions. The narrow lot configuration, Zone AE Floodplains, lack of road access to Lot -019 due to the dead-end street, mature Oak tree location, and public utilities and well locations create constraints that are not self-imposed and significantly restrict development. Strict application of the zoning regulations would impose an undue hardship by preventing the replacement of an existing, undersized garage with a functional, code-compliant structure typical of similar properties.

Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the three criteria below. (Please refer to pages 8-9 of this packet for more information on how to address these criteria).

1. Exceptional conditions peculiar to the applicant's property:

The subject property is uniquely constrained by a combination of physical and regulatory conditions that are not commonly shared by other properties in Lake County. Both lots are narrow and are impacted by Zone AE floodplain areas, which limit the feasible building envelope and require careful site planning. Lot -020 is located on a dead-end street. Tervin Ln has not been improved/extended to Lot -019 to provide direct access. Development of a garage on Lot -019 would necessitate the extension of the existing roadway, along with construction of a new driveway. This would require substantial grading and importation of fill material to establish a suitable and level building surface. In contrast, the proposed placement of the garage on Lot -020 makes practical use of the existing, improved driveway and avoids unnecessary infrastructure expansion. Collectively, the conditions - narrow lot dimensions, Zone AE floodplain locations, lack of access to Lot -019, public utility locations, well location, existing single-family home location, mature oak tree location, and roadway constraints - constitute exceptional and peculiar circumstances specific to this property, justifying the requested variance.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Lot -019 is located on a deadend street and currently has no roadway access. Any attempt to construct a garage in compliance with existing setbacks would necessitate the extension of Tervin Ln, significant grading and elevation changes, and the installation of a new driveway. A mature Oak tree is located on both lots and spans nearly the full width of Lot -019. It would have to be removed to accommodate construction on Lot -019. Lot -020 is constrained by existing improvements. A well is located on the NE corner of the dwelling, directly adjacent to the E side of the current driveway. These conditions collectively demonstrate that adherence to the existing setback regulations imposes undue and unnecessary hardship unique to these properties. The requested variance represents a reasonable and minimal adjustment necessary to allow functional use of the properties without triggering excessive site disturbance, infrastructure relocation, or environmental impact. For these reasons, strict enforcement of the setback requirements is neither practical nor equitable in this case.

3. Harmony with the general purpose and intent of the zoning regulations:

The proposed construction of a new, larger detached garage is consistent with, and remains in harmony with, the general purpose and intent of the applicable zoning regulations. The property is currently improved with a single-family dwelling and an existing detached garage, establishing the longstanding and permitted residential use of both the principal structure and its accessory structures. The proposed project does not introduce any new or incompatible use; rather, it involves the removal of an undersized, rotting, and functionally obsolete garage and its replacement with a modern, metal, and appropriately scaled accessory structure that better serves the needs of the property while remaining subordinate to the primary dwelling. The replacement structure has been thoughtfully sited to minimize encroachment, and enhance the aesthetic quality of the property, while accommodating the unique physical constraints of the lots. For these reasons, the proposed garage construction maintains harmony with the general purpose and intent of the zoning regulations, and the requested variance is justified.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):	Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application
Name: <u>Codie A. Ward Trust</u>	Name: _____
Address: <u>26123 W. Tarvin Ln.</u>	Address: _____
State & Zip: <u>Ingleside, IL 60041</u>	State & Zip: _____
Daytime Phone: [REDACTED]	Daytime Phone: _____
Email: [REDACTED]	Email: _____

Applicant (if other than owner):	Contract Purchaser (if any):
Name: <u>Codie Ward</u>	Name: _____
Address: <u>26123 W. TARVIN LN.</u>	Address: _____
State & Zip: <u>INGLESIDE, ILL 60041</u>	State & Zip: _____
Daytime Phone: [REDACTED]	Daytime Phone: _____
Email: [REDACTED]	Email: _____

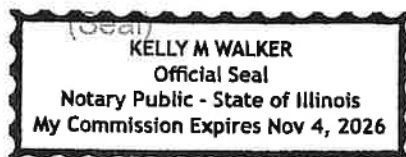
I/We hereby attest that all information given above is true and complete to the best of my/our knowledge [REDACTED]

Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Kelly m walker a Notary Public aforesaid, do hereby certify that Codie ward personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4/23/2026 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 23 day of April, 2026.



My Commission expires

Nov. 4, 2024

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.


Signature

Billing Contact Information:

Codie A. Ward
Print Name


Email


Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
Neither the publisher nor the seller of this form makes any warranty
With respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

Type: DIT
Recorded: 11/19/2025 12:03:28 PM
Receipt#: 20251110000169
Fees: \$70.00 Page 1 of 3
IL Rental Housing Fund: \$18.00
Lake County IL
Anthony Vega Lake County Clerk
File# **8133807**



THE GRANTOR Codie A. Ward, an unmarried person,

of the county of Lake and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)
DOLLARS, and other good and valuable considerations in hand paid,
Convey s and (WARRANT /QUIT CLAIM)* unto

Codie A. Ward Trust

dated October 07, 2025,

Codie A. Ward as trustee under declaration of
trust with the address of 26123 W. Tarvin Lane
Ingleside, IL 60041

(hereinafter referred to as "said trustee"
regardless of the number of trustees,) and unto all and every successor or
successors In trust under said trust agreement, the following described real
estate in the County of Lake and State of Illinois, to wit:

See the attached Exhibit A.

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS
EXEMPT IN ACCORDANCE
WITH THE PROVISION OF
35 ILCS 200/31-45(e).

Robert J. Mondo
Grantor's Attorney

10/29/25

Permanent Real Estate Index Number(s): 05-14-221-020 & 05-14-221-019

Address(es) of real estate: 26123 W. Tarvin Lane Ingleside, IL 60041

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein
and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any
part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said
property as often as desired; to contract to sell, to grant options to purchase; to sell on any terms; to convey either with or without
consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or
successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge
or otherwise encumber said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in
praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the
term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or
modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options
to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the
manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other or
real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or
about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all
other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether
similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor _____ hereby expressly waive s _____ and release s _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha s _____ hereunto set _____ hand _____ and seal _____
this 26 day of October, 2025.

[Redacted Signature]

Codie A. Ward

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that

Codie A. Ward, an unmarried person,
personally known to me to be the same person _____ whose name is _____ subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged that
_____ signed, sealed and delivered the said instrument as
free and voluntary act, for the uses and purposes therein set forth, including the release and
waiver of the right of homestead.



Given under my hand and official seal, this 26 day of October, 2025
Commission expires 12/21/25

[Redacted Signature]

NOTARY PUBLIC

This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { Robert J. Mondo
(Name)
P.O. Box 72668
(Address)
Roselle, IL 60172
(City, State, Zip) }

SEND SUBSEQUENT TAX BILLS TO:
Codie A. Ward
(Name)
26123 W. Tarvin Lane
(Address)
Ingelside, IL 60041
(City, State and Zip)

OR RECORDER'S OFFICE BOX

Exhibit A

LOTS 12 AND 13 IN BLOCK 3 IN LINDENHURST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1915, AS DOCUMENT 162343, IN BOOK "J" OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS

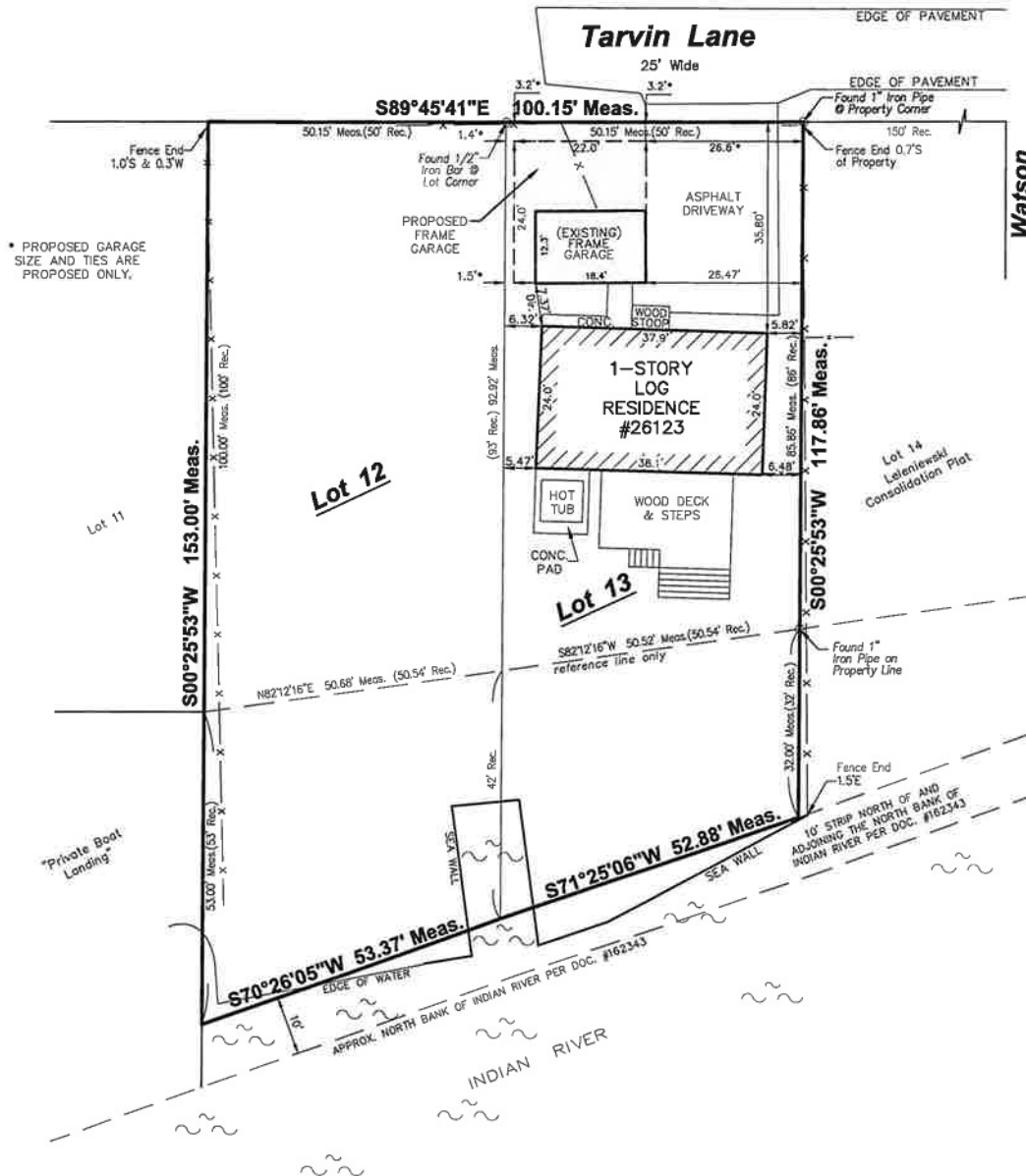
PIN: 05-14-221-019 and 05-14-221-020
Grant Township



Plat of Survey

LEGAL DESCRIPTION: LOTS 12 AND 13 IN BLOCK 3 IN LINDENHURST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1915, AS DOCUMENT 162343, IN BOOK "J" OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS.

PARCEL AREA: 13,539 Sq. Feet



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }
COUNTY OF MCHENRY }SS

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

- NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
 - BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
 - UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

TITLE NOTE: A TITLE COMMITMENT WAS NOT PROVIDED TO THE SURVEYOR IN THE COURSE OF COMPLETING THIS SURVEY.



- LEGEND
- FOUND IRON PIPE/BAR
 - SET IRON BAR
 - PK NAIL
 - × "X" SCRIBED INTO SURFACE
 - ⊙ STORM MANHOLE
 - WOOD FENCE
 - METAL WIRE FENCE
 - PLASTIC/VINYL FENCE

- ABBREVIATIONS
- PUE PUBLIC UTILITY EASEMENT
 - MUE MUNICIPAL UTILITY EASEMENT
 - VUE VILLAGE UTILITY EASEMENT
 - LE LANDSCAPE EASEMENT
 - DE DRAINAGE EASEMENT
 - BSL BUILDING SETBACK LINE
 - P.C. POINT OF CURVATURE
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY



LUCO SURVEYING

A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184-007972
Telephone: (815) 528-3974
Email: admin@lucosurveying.com

Common Address: 26123 Tarvin Ln, Ingleside, IL

PIN: 05-14-221-019 & -020

Job Number: 26-77363 Drafted By: JJP

Client: Codie Ward

Reference: N/A

Field Work Completion: 2/27/2026

Revision: 3/4/2026 changed proposed garage size



USGS, USDA, The National Map: Orthoimagery, March 12, 2025.

Powered by Esri

MAP PANELS

- Approximate location based on user input and does not represent an authoritative property location
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- Area of Minimal Flood Hazard Zone X Effective LOMRS
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

OTHER AREAS

SPECIAL FLOOD HAZARD AREAS

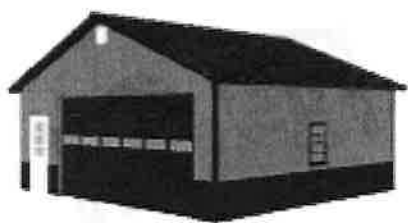
- Without Base Flood Elevation (BFE) Zone A, V, AE, AH
- With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

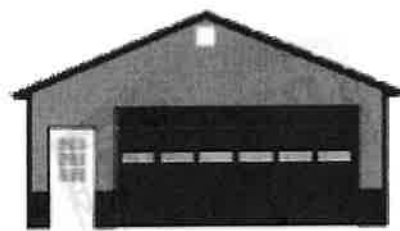
OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

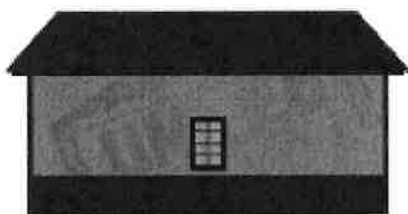
GENERAL STRUCTURES



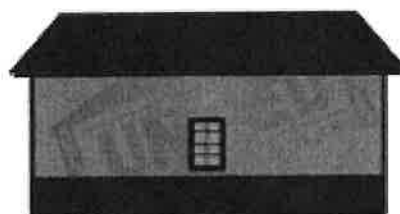
Perspective View



Front



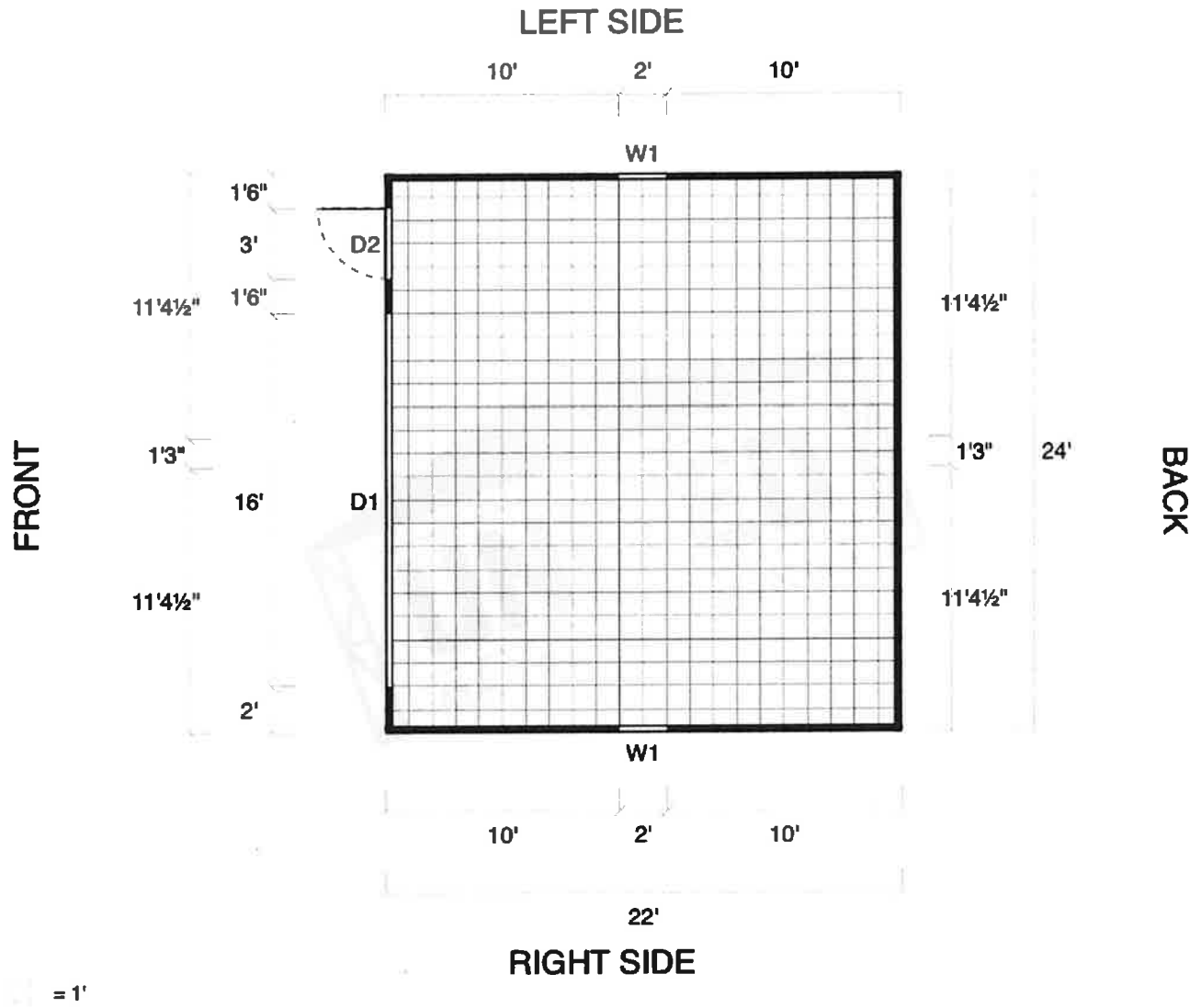
Left Side



Right Side



Back

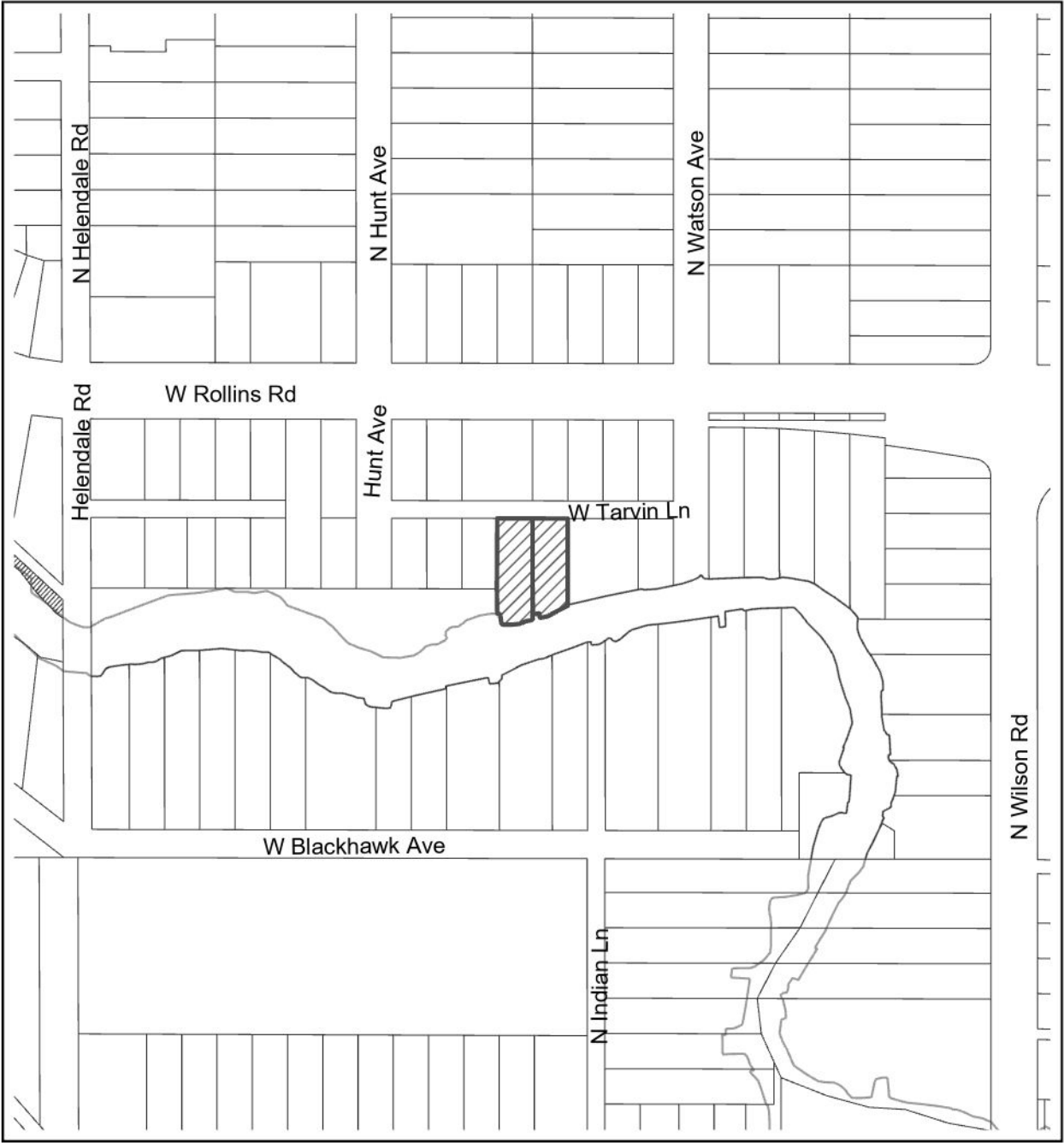


SYMBOL LEGEND

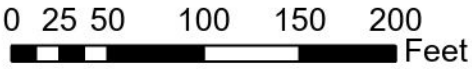
D1	16' x 8' Sandwich Door With Windows	D2	9-lite Door (36' x 80")
W1	24W x 36H Black Insulated Window		Closed Wall

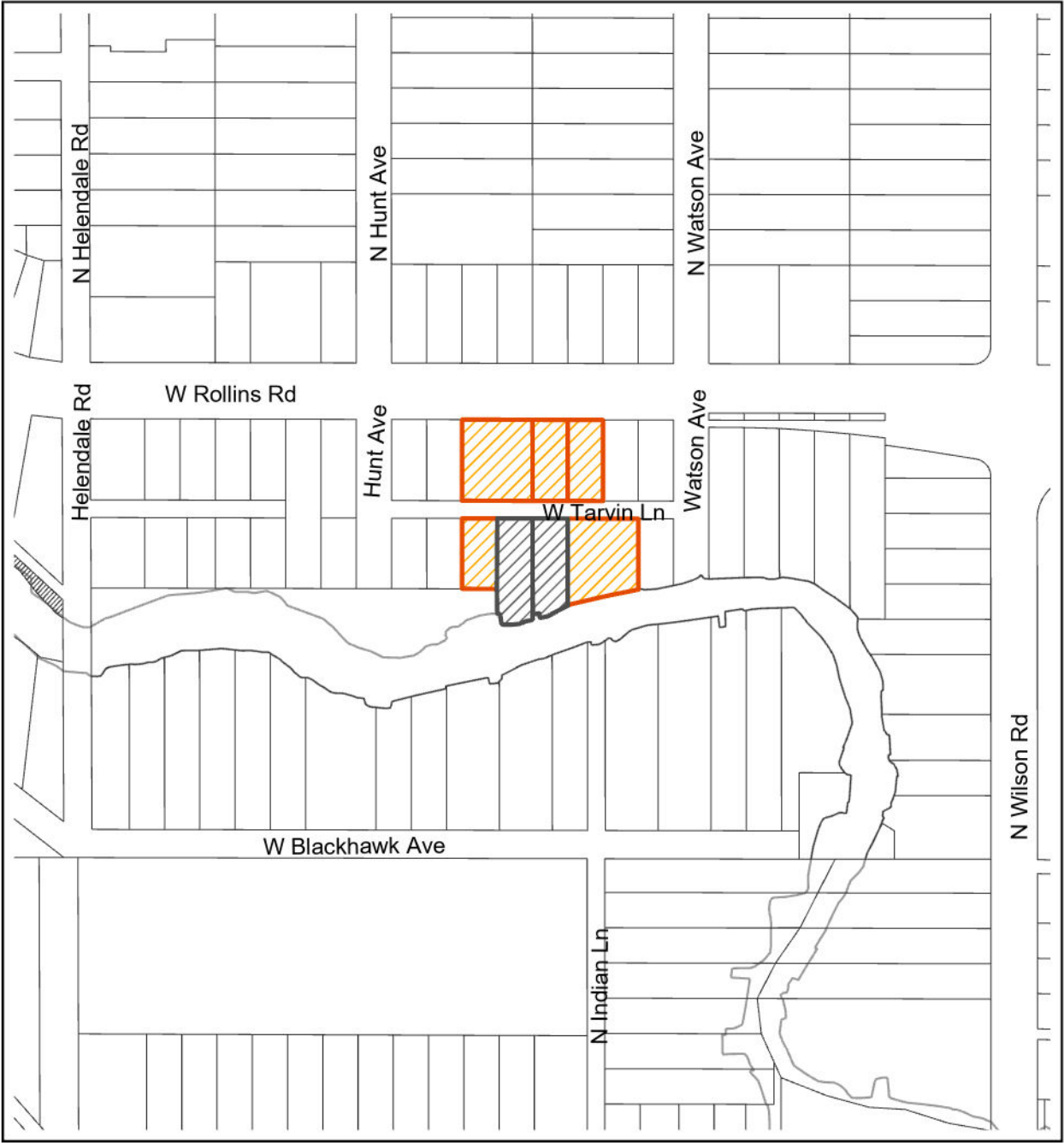


 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals
Case #VAR-001173-2026





Zoning Board of Appeals
Case #VAR-001173-2026

