

Lake County Illinois



Agenda Report - Final

Thursday, May 22, 2025

9:30 AM

**Lake County Central Permit Facility, 500 Winchester Rd., 2nd
Floor, Libertyville, IL**

Zoning Board of Appeals

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance (if flag is present)**
4. **Public Comment**
5. **Approval of the Minutes**

5.1 [25-0762](#)

Action approving the Zoning Board of Appeals minutes from May 8, 2025.

Attachments: [5.8 Hearing Minutes](#)

6. **Added to Agenda Items**
7. **Deferred Matters**
8. **Other Business**

8.1 [25-0763](#)

VAR-001075-2025: On the petition of Ben and Martha Bates, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required: 1. Reduce the front street setback from 30 feet to 23 feet, to allow for the construction of a new detached garage; 2. Reduce the north side-yard setback from 6 feet to 3.6 feet, as measured to the eave, to allow for the construction of a new detached garage; and 3. Reduce the north side-yard setback from 4.2 feet to 3.15 feet, as measured to the overhang, to accommodate an existing single-family dwelling. The subject property is located at 24160 N. Lakeside Drive, Lake Zurich, IL, and is approximately 0.21 acres. PIN:14-10-415-003

Attachments: [VAR-001075 Staff Recommendation](#)
[VAR-001075 Complete Application Redacted](#)

8.2 [25-0764](#)

VAR-001078-2025: On the petition of GMR&H LLC, an Illinois Limited Liability Company, 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 west side yard setback from 5.3 feet to 2.14 feet to allow for the reconstruction of a single-family dwelling; 2. Reduce the west side-yard setback from 5.3 feet to 0.23 feet to alleviate the non-conforming status of an existing patio and retaining wall; 3. Reduce the front street setback from 30 feet to 24.84 feet to alleviate the non-conforming status of an existing stoop; and 4. Increase the maximum allowable Impervious Surface Ratio from 40% to 56% to allow for the reconstruction of a single-family dwelling and garage. The subject property is located at 18172 West Twin Lakes Blvd, Grayslake, IL and is approximately 0.26 acres. PIN: 07-30-411-026

Attachments: [VAR-001078-2025 Staff Recommendation](#)
[VAR-001078-2025 Application Redacted](#)

8.3 **22-0245**

Executive Session to discuss evidence presented and deliberate application pursuant to 5 ILCS 120/2 (c)(4).

9. **Adjournment**