



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

October 24, 2024, 9:30AM
Public Works Training Facility
648 W Winchester Rd, Libertyville, IL

ZBA Members Present:

Gregory Koeppen	Present	Dalila Mondragon	Present
Maria Peterson	Absent	Maggie Roche	Present
Judy Garcia	Present	Linda Starkey	Present
Thaddeus Henderson	Absent	Ronald Traub	Present

Full comments on all agenda items are included in the audio recording of this meeting.

1. CALL TO ORDER

Hearing called to order at 9:36 AM.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. DEFERRED MATTERS

5. APPROVAL OF MINUTES

Motion to approve minutes by Roche, seconded by Garcia. Minutes approved 5-0 at 9:38AM.

6. OTHER BUSINESS

VAR-001019-2024: On the petition of Ryan Cleys and Stacy Cleys, 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 setback from 30 feet to 15.08 feet for an accessory structure (detached garage); 2. Increase the maximum allowed height of an accessory structure from 20 feet to 24 feet; and 3. Allow a second story on an accessory structure. The subject property is located at 28941 W Rustic Lane, Cary, Illinois and is approximately 1.045 acres. PIN:13-16-106-058

Member Roche inquired about why the staff report recommended denial for variations 2 and 3 while the comments allude to the recommendation of approval. Jessica Oliver stated that variations 2 and 3 did not fully meet the criteria for a variance.

Mr. Ryan Cleys, applicant, stated that this variance request is for the purpose of expanding the existing home within the lot with the intentions of living in the house indefinitely. He stated that the addition in the location that it exists in is beneficial to neighbors for sight-line benefits. He stated that the use of the existing basement for storage space was not ideal, leading to the need for expanded storage space in the form of the addition to the garage. Mr. Cleys noted that the potential location for the addition that exists east of the existing the garage is not ideal for building as there exist trees on the lot that the Cleys family does not wish to remove. He noted that additionally, grading would be required to place the addition in that location, which is costly and could obscure neighboring views. He stated that the proposed addition is located on top of the existing garage, not changing the footprint within the lot. He requests the height variance as to not incur additional costs of altering the structure.

Member Starkey inquired about the height and the reason for the height request. Mr. Cleys stated that he would like to reuse existing roofing materials and would like to use the maximum allowable space. Additionally, he stated that it would still be subsidiary to the primary structure.

Member Roche inquired about the potential of having heat in this building. Mr. Cleys stated that there is no proposed heat for the structure. He noted that he is a hobby mechanic and intends to use the primary garage for his mechanic work and vehicle storage, which is why he intends to use the second story for storage needs.

Member Traub asked why the drawings depict many windows on the second story of the garage. He is curious as to why there are many windows if there is no intention of using the structure as an accessory dwelling unit. Mr. Cleys noted that the windows were included in the drawings for aesthetics. Additionally, Member Traub asked about the use of existing trusses for the variance. Mr. Cleys stated that the reuse of these trusses would be the most economical and efficient. Member Traub asked about the slope of the garage compared to the existing home. Mr. Cleys stated that although the slope is greater at the existing structure, the existing home has a significant pitch to it, leaving the proposed garage to be shorter than the home.

Member Starkey inquired about the distance from the home to the garage. Measurements show the home to be roughly 112 feet away from the garage.

Member Starkey noted an issue she has with the height, stating that it will not be aesthetically pleasing as an entrance to the neighborhood. Mr. Cleys stated that there were only 6 homes to the north and that the intention is to keep the trees to break up visuals.

Motion to close testimony by Traub, seconded by Roche. Motion approved 5-0.

Motion to approve variance request #1 of VAR-001019-2024 introduced by Starkey, seconded by Traub. Motion passed 6-0.

Motion to approve variance request #2 of VAR-001019-2024 introduced by Roche, seconded by Traub. Motion passed 5-1, Member Starkey opposing.

Motion to approve variance request #3 of VAR-001019-2024 introduced by Roche, seconded by Traub. Motion passed 6-0.

Action to Amend ZBA Bylaws

Krista Braun of Planning, Building, and Development noted that the last time the bylaws were amended was 2020, meaning it is time for an update.

Member Traub inquired as to why the Bylaws are being changed to continuously say “ZBA” as opposed to “Zoning Board of Appeals”. Braun stated that the shortening to “ZBA” is for consistency and succinctness. Additionally, he stated he would like to include the word “the” on the second page. Chair Koeppen stated that these revisions were done along with the former State’s Attorney Lisle for legal verbiage.

Braun noted the inclusion of the Open Meetings Act section of the Bylaws as a post-COVID-19 addition to the Bylaws.

Chair Koeppen noted that the inclusion of weekday hours of 9:00AM-4:00PM are to keep meetings consistent and avoid meeting after typical work hours.

The Board discussed sign types for postings involving the size and appearance.

Motion to approve amended bylaws introduced by Member Traub, seconded by Member Roche. Motion passed unanimously.

7. PUBLIC COMMENT

8. ANNOUNCEMENTS

9. ADJOURNMENT

Motion to adjourn the hearing introduced by Traub, seconded by Roche. Hearing adjourned at 10:23AM.