

APPLICATION FOR MAJOR SUBDIVISION MODIFICATION

COMMENTARY: This document has been created by the Lake County Department of Planning, Building and Development as a tool to guide the applicant(s) through the Major Subdivision Modification application process per the Lake County, Illinois, Code of Ordinances Section 151-192. Within ten (10) days of receipt of a complete written application, staff will:

- Review and evaluate the application considering the Standards for Minor and Major Subdivision Modifications
- Notify the applicant whether the application is eligible for consideration as a Minor Modification (Administrative Approval) or a Major Modification (Committee Approval).

MAJOR MODIFICATION PROCEDURE: Upon Staff's determination that a modification request is appropriately classified as a "Major Modification", the Project Manager shall schedule a meeting to review the proposal. The Multi-Disciplinary Team shall make a recommendation to the Planning, Building, Zoning and Environment (PBZE) Committee. Based on recommendations from the Multi-Disciplinary Team, the PBZE Committee shall make a final decision whether to approve the proposed Major Subdivision Modification. Neighbor, Newspaper and Posted notice of the PBZE Committee's meeting shall be provided in accordance with the Chapter 151 Unified Development Ordinance of the Lake County, Illinois Code of Ordinances.

1. CONTACT INFORMATION:

NAME:

ADDRESS:

TELEPHONE #

EMAIL:

2. PROPERTY INFORMATION:

PERMANENT INDEX NUMBER(S):

EXISTING LAND USE:

PROPOSED LAND USE:

SUBDIVISION NAME:

3. PROPOSED MODIFICATION (DETAILED DESCRIPTION) INCLUDING LIST OF CONDITIONS REQUESTED TO BE MODIFIED:

See attached.

151.190(B)(2) - Allowing a private street to serve 4 lots
Table 151.194 (M151.194)(M)(4)(c) - to lower standards for private streets
to as is conditions.

Modification Request – Lake County Board Meeting 3/26

Michael and Jessica Chappell

201 Melvin Drive, Lake Bluff IL

The granting of the major modification shall not be determined to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is

A) This modification will impose no ill effect on the neighboring homes, nor present any impediment to public safety, health, ambulances, safety vehicles, etc. The proposed modification will leave the current gravel road as is, and would continue to be maintained by the neighbors, as has been done for decades. The result would thus have no effect on any neighbors' current access. Additionally, the Chappells would accept responsibility for their section of the road.

Unique conditions exist with the property to be developed that require the modification and that these conditions are not self-created and that the applicant had no knowledge of the impact of the regulations on the development of the property at the time of purchase.

B) This land was platted in 1927 as two individual lots, later combined into one 1/2-acre lot. This land has not been developed for the past 98 years. Through the development of the neighborhood over the twenty years, this land has been an unkempt eyesore, overgrown with weeds, encircled by a large, vacant fenced area regularly trespassed upon for illegal dumping and bon fires. The complications of the lot's development, it would, is largely due to the road development that is currently required and the legal challenges therein. Thus history, and these requirements, were only later relayed to us after we purchased the land. The major modification is the least deviation from this chapter that will mitigate the hardships or practical difficulty that exists on the subject property.

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C) The least deviated plan would be to keep the gravel road as-is. The quotes received to develop the just the road range from \$40k-\$60k. Because it was platted 98 years ago, before the development of the surrounding roadways, this land has always been serviced by the gravel road as it currently exists; the proposed "improved" road would only cause additional financial hardships to the Chappells. In addition, the Chappells have had other challenges with this land which we've had to overcome financially: Wetlands, Bad Soil, Well, Septic and Sprinkler Systems. These challenges have caused significant financial drain, and have delayed our ability to get our permits to begin building our family home. Absent the requested modification that applicant will be deprived of the ability to develop the property to the full extent otherwise allowed for this chapter.

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D) Upon this request, all options to modify road requirements to remain as is with the township has been exhausted. The request for the current road to remain as-is comes down to unexpectedly high improvement cost requirements that may render the project unbuildable, benefiting neither owner nor neighborhood. The requested modification for the existing road to remain in its current condition meets all the requirements based on the approval criteria laid out in the application. The modification shall not in any manner vary any other provisions of this chapter

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E) All building requirements for the home build have been met. The modification will not affect the road. The standard sought to be modified serves no public or private interest.

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F) There will be no negative impact to the private or public interest. The road will still be accessible to the neighbors and the two additional cars owned by the Chappells will not adversely impact the current road or the local neighbors that will continue to use it.

March 3, 2025

Michael and Jessica Chappell

201 Melvin Drive, Lake Bluff IL

Re: 201 Melvin Drive Modification Request – Lake County Board

To Whom it may concern,



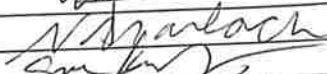

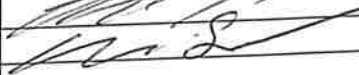
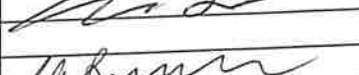
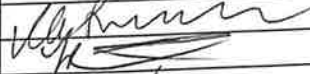

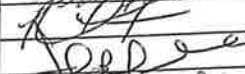
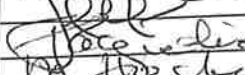




This letter is to voice our collective agreement for 201 Melvin Drive, Lake Bluff, IL, to be approved for the Lake County Board Meetings Variance/Modification Request on March 26, 2025.

As a local Lake County and Lake Bluff resident, my signature below represents my support of The Chappell's request for the Lake County Board modification request to allow the Douglas/Melvin Road leading to their new, single-family build.

As a local Lake County and Lake Bluff community member, I agree that:

1. The Douglas/Melvin Road leading to their new build at 201 Melvin Drive should remain gravel, as is currently, and as it has been for the last 98 years.
2. The Douglas/Melvin Road leading to their new build at 201 Melvin Drive should continue to be maintained locally by the three neighboring properties, as it has been for generations while the Chappell's maintain their portion of the road.
3. The Chappell's are not developers and should not have to bear the full financial burden to build and/or maintain a community road that has been utilized for the last century without problem, by the three neighboring homes.
4. Adding a single, new residential home to the current vacant lot at 201 Melvin Drive would not be present a burden to the immediate Lake Bluff neighborhood community, nor would it present any ill effect on the neighboring homes.
5. Adding a single, new residential home to 201 Melvin Drive would be a beautifying asset to the Lake Bluff community vs. the current vacant lot which is a potentially dangerous eyesore.
6. Lake Bluff is a beautiful, welcoming community that is ever growing and we, as a community, need to allow growth for the benefits of the residents and generations to come.

As a local Lake County and Lake Bluff resident, please accept my signature as a sign of support in granting the Chappell Family this modification so the abandoned lot can finally have a beautiful home with a young family looking to be part of the Lake Bluff community.

NAME	ADDRESS	SIGNATURE
Bert Hebert	19 E Washington	
CLAUDE MARBACH	701 PARK PLACE	
Nichole Marbach	701 PARK PL	
Sara Kerbin Leonard	106 Kohl Ave, Lake Bluff	
CHIRIE KOHL	196 MELLIN LANE	
Mark Smirnov	200 Kohl Ave	
Michael Smirnov	200 Kohl Ave	
Marina Smirnov	200 Kohl Ave	
Michael Leonard	106 Kohl Ave	
Fredric Brown	220 Kohl	
RICHARD FALLER	337 KATH AVE	
THERRY LEFEBVRE	208 KOHL AVE	
Jacqueline Lefebvre	212 Kohl Ave	
Marlene Hopkins	227 RIVERS PR	

Randa Bednarek SHATT 223 RIVERS DR.

STEVEN J. ORT 110 KOHL AVENUE, LAKE BLUFF, IL 60044, 48PM
 Sara Kerbin Leonard 189 MEVIN DR. LAKE BLUFF

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As a local Lake County and Lake Bluff resident, please accept my signature as a sign of support in granting the Chappell Family this modification so the abandoned lot can finally have a beautiful home with a young family looking to be part of the Lake Bluff community.

NAME ADDRESS SIGNATURE

Jeffrey Schioli

1025 Campbell Ct. LB

A handwritten signature in black ink, appearing to be 'JS' with a long vertical stroke extending upwards from the 'S'.