

Lake County Illinois



Agenda Report - Final

Thursday, January 14, 2021

9:00 AM

Audio and video conference

This meeting will be live-streamed at lakecountyil.gov/WatchZBA

Zoning Board of Appeals

Pursuant to Section 7(e) of the Illinois Open Meetings Act (OMA), the December 11, 2020 Gubernatorial Disaster Proclamation, and the attached Written Determination of the Zoning Board of Appeals Chair, this hearing will be held via audio and video conference and not at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, Illinois.

PUBLIC VIEWING: This hearing will be live-streamed at lakecountyil.gov/WatchZBA. Per the Governor's Disaster Proclamation, in accordance with ILCS 120/7(e)(4), in-person attendance by members of the public will be available at the Lake County Central Permit Facility, 500 W Winchester Road, Libertyville, Illinois and is limited to the number of persons allowed under per the Gubernatorial Proclamation and as practicable in keeping with social distancing requirements.

PUBLIC COMMENT: Public Comments are welcomed and encouraged. Public Comment qualifies as testimony at the hearing and may be emailed to PBDZoning@lakecountyil.gov or dropped off at the Central Permit Facility. Public Comments received by one hour prior to the start of the hearing related to a case on the agenda will be read during consideration of that case in the order they are received. Comments received during the hearing will be held until the end of the hearing. Public comments are limited to three minutes per person per the Lake County Zoning Board of Appeals (ZBA) Bylaws. All written comments received will be included in the ZBA's hearing transcript.

Email Public Comments to PBDZoning@lakecountyil.gov with the following:

- * Subject Title: ZBA #_____ (Include Case Number)
- * Name
- * Address and phone (Optional)
- * Organization/agency/etc. represented. (If representing yourself, put "Self")
- * Topic or Agenda Item Number followed by Public Comment.

Public in attendance at the Lake County Central Permit Facility, 500 W Winchester Road, Libertyville, Illinois may also provide Public Comment.

0. [21-0140](#)

Determination of need for meetings of the Zoning Board of Appeals to be held by audio or video conference.

Attachments: [Written Determination_DEC](#)

1. Call to Order
2. Roll Call

3. Pledge of Allegiance (if flag is present)

4. Added to Agenda Items

5. Deferred Matters

6. Other Business

6.1 [21-0138](#)

ZBA #000614-2020 - On the petition of the Diane G. Eller Trust (Diane G. Eller and James A. Eller, trustees), record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required: 1) An accessory structure greater than 576 square feet on a non-contiguous parcel; 2) Reduce the north side street yard setback from 30 feet to 22.25 feet; 3) Reduce the south side street yard setback from 30 feet to 21 feet; 4) Increase the height of an accessory structure from 20 feet to 21.16 feet. The subject property is located at 25933 W. Wilson Road, Antioch, Illinois, and is approximately 0.25 acres.

Attachments: [000614-2020 Variation PBD recommendation \(FINAL\)](#)

[Application ZBA #000614-2020 Redacted](#)

6.2 [21-0139](#)

ZBA #000615-2020 - On the petition of Scott A. Humphrey, 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 street yard setback from 30 feet to 0 feet to construct a garage addition. The subject property is located at 24755 N. Jensen Ave., Cary, Illinois, and is approximately 0.56 acres.

Attachments: [000615-2020 Variation PBD recommendation \(FINAL\)](#)

[Application ZBA #000615-2020 Redacted](#)

7. Adjournment