

Lake County Illinois



Agenda Report - Final

Thursday, April 8, 2021

9:00 AM

Audio / Video Conference Hearing

Zoning Board of Appeals

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

PUBLIC ATTENDANCE: The public wishing to attend remotely/virtually should contact the Planning, Building & Development Department at 847-377-2149 by 4:00 P.M., the day prior to the meeting to receive information and instructions on how to join via the ZOOM website or by phone. Per the Governor's Disaster Proclamation, in accordance with ILCS 120/7(e)(4), space for in-person remote attendance by members of the public will be available at the Lake County Public Works Facility Maintenance Conference Room, 650 W Winchester Road, Libertyville, Illinois and is limited by the number of persons practicable in keeping with social distancing requirements not to exceed 10 people.

PUBLIC VIEWING: This meeting will be live-streamed at lakecountyl.gov/WatchZBA.

PUBLIC COMMENT: Public Comments are welcomed and encouraged. Individuals attending remotely/virtually may directly present their Public Comment during the meeting or submit a written comment to be read into the record. Written Public Comment may be delivered to the Central Permit Facility in advance of the hearing or emailed.

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

- * Subject Title: ZBA # _____ (Include Case or Agenda Number)
- * Name
- * Organization/agency/etc. represented. (If representing yourself, put "Self")

Written Public Comments received by one hour prior to the start of the meeting for items not on the agenda will be presented at the beginning of the meeting. Comments received by one hour prior to the start of the hearing related to an agenda item will be read during consideration of that item in the order they are received. Comments received during the meeting 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

0. [21-0280](#)

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

Attachments: [Determination of Need For Hearings for the LC ZBA](#)

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 [21-0577](#)

[ZBA #000626-2021](#) - On the petition of Gregory Fabian, record owner of subject property located at 28221 W. Stewart Avenue, Spring Grove, Illinois, 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 30 feet to 8.2 feet to allow for the construction of a garage addition to a single-family home; 2) Reduce the side-yard setback from 5 feet to 3.6 feet to allow for the construction of a garage addition to a single-family home. The subject property is approximately 0.26 acres.

Attachments: [000631-2021 Application Redacted](#)

[Staff Recommendation 000631-2021](#)

6.2 [20-1640](#)

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

7. **Adjournment**