

Lake County Illinois



Agenda Report - Final

Thursday, December 9, 2021

9:00 AM

Audio / Video Conference

Zoning Board of Appeals

Pursuant to Section 7(e) of the Illinois Open Meetings Act (OMA), the current 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 without a physical quorum present at the Lake County Zoning Board of Appeals Office. Limited in-person remote attendance will be available.

PUBLIC ATTENDANCE: Individuals wishing to attend or participate in the live hearing via video or audio conference should contact the Planning, Building and Development Department at 847-377-2127 by 4:00 p.m., the day prior to receive information and instructions on how to join the hearing 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 Central Permit Facility, 500 W Winchester Road, Libertyville, Illinois and is limited to the number of persons currently allowed per the Gubernatorial Proclamation and as practicable in keeping with social distancing requirements.

PUBLIC VIEWING: This hearing will be live-streamed at lakecountyil.gov/WatchZBA.

PUBLIC COMMENT: Public comment may be presented during the hearing by individuals, whether attending remotely or in person, or may be submitted in writing. Written comments may be emailed or delivered to the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois.

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

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

Comments received by one hour prior to the start of the meeting will be provided to the ZBA prior to the close of testimony. Public comments are limited to three minutes per individual or spokesperson pursuant to the Lake County Zoning Board of Appeals (ZBA) Bylaws. Interested persons that wish to present evidence and/or conduct witness cross-examination may do so following the instructions in the ZBA rules at <https://www.lakecountyil.gov/1881/Zoning-Board-of-Appeals>

0. [21-1284](#)

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

Attachments: [Written Determination for Electronic Participation AUG](#)

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 **[21-1934](#)**

ZBA #000718-2021 - On the petition of TAK Lakehouse LLC, record owner, which seeks the following variances from the requirements of the Lake County Code and any other zoning relief as required: 1) Reduce the front street setback from 30' to 2.8' to allow for the construction of an attached garage; 2) Reduce the side-yard setback from 7' to 2.9' to allow for the construction of an attached garage. The subject property is located at 25138 W. Lake Avenue, Ingleside, Illinois and is approximately 0.32 acres.

Attachments: [Staff Recommendation 000718-2021](#)
[000718-2021 application File Redacted](#)

6.2 **[21-1935](#)**

ZBA #000723-2021 - On the petition of Rachel and Brenton Evans, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required: 1) Reduce the front street yard setback from 30 feet to 20 feet to construct a single-family dwelling with an attached garage. The subject property is located at 35370 N. Everett Avenue, Ingleside, Illinois, and is approximately 0.18 acres.

Attachments: [000723-2021 Variation PBD recommendation \(FINAL\)](#)
[Application 000723 Redacted](#)

6.3 **[20-1640](#)**

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

7. **Adjournment**