

MINUTES
LAKE COUNTY ZONING BOARD OF APPEALS
REVIEW MEETING

9:00 A.M., THURSDAY, AUGUST 7, 2014

**LAKE COUNTY CENTRAL PERMIT FACILITY
500 WINCHESTER ROAD,
LIBERTYVILLE, IL**

Members Present

George Bell – Chairman
Geraldine Stimpson
Greg Koeppen
Dennis Hockney
Al Westerman
Marvin Raymond
John Reindl

Others Present

Susan Craner
Thomas Craner
Dennis Biedron

Staff Present

Brad Denz
Brittany Albrecht-Sloan
Pat Tierney

1.0 Call to Order

Chairman Bell called the Review Meeting to order at 9:00 a.m.

2.0 Roll Call

Roll call was taken and a quorum was present.

3.0 Pledge of Allegiance

The Pledge of Allegiance was recited.

4.0 Approval of the February 6, 2014 Minutes

Member Reindl moved to approve the minutes of February 6, 2014 review meeting, with a second by Member Stimpson; the motion passed unanimously.

5.0 Added to Agenda Items

None

6.0 Deferred Matters

- 6.1 #6537 On the petition of Thomas and Susan Craner, record owners, who seek the following variance from the requirements of the Lake County Unified Development Ordinance and any other zoning relief as required: 1) To decrease the minimum side

yard setback from 10 feet to 3.2 feet to the east property line. The applicant would like to construct an addition on the existing single-family dwelling and construct a new garage. The subject property is located at 22811 W. Logan Terrace, Antioch, Illinois and is approximately 0.57 acres.

Brad Denz stated the applicant has revised the site plan, so that the workshop to the south has a 3.2 foot setback and the garage has a 5.2 foot setback. Thomas Craner stated his workshop would have a 7-foot clearance from the table saw to the wall and sink area, which would not leave ample room to saw lumber. Mr. Craner gave examples of the wood products he creates such as copulas, coffee tables, spice racks, and benches. Additionally he indicated the kinds of tools he will be working with in his workshop in conjunction with woodworking, metal, and stain glass pieces. Mr. Craner indicated there are other garages in the Loon Lake area which have a smaller property line setback distance than what he is proposing. Mr. Denz state the reduced side yard setback for other nonconforming lots in the area are based-off a 10% lot width and ultimately a smaller lot width would be afforded a smaller side yard setback.

Member Reindl asked the applicant if his projects would be commercial in nature. Mr. Craner stated his projects would not be sold for commercial purposes. Member Stimpson stated she did not have a problem with the location of the garage portion of the structure (in same location) as it is a necessary feature for a residential lot, however a workshop isn't necessarily a required feature for the use of this parcel. Dennis Bierdon stated the garage portion would actually be setback slightly further away from the property line than the previous garage. Member Westerman asked if the garage could be placed further to the west, yet still meeting the setback requirement to the septic field along with decreasing the size of the eaves. Mr. Bierdon stated a 10 foot setback is required to the septic field and they wanted to account for the overdig to that setback as well. The proposed eaves on the house are 2-feet and the garage on the east side will have a 1-foot eave overhang.

Mr. Denz stated he wanted clarification from the applicant regarding the scale of the site plan and if they were open to the possibility of landscaping on the east side of the property. Chairman Bell and Member Raymond questioned the purpose of the landscaping request. Mr. Bierdon indicated it was the desire of the applicant to landscape the building area of the east property line.

At the close of the continued hearing of the Lake County Zoning Board of Appeals held on August 7, 2014, after a final review of all evidence and testimony presented, a motion was made by Member Koeppen, with a second by Member Raymond, to approve the revised variation request of a 3.2 foot sideyard variation for the garage, and a 5.2 sideyard variation for the attached workshop, limited to the site plan associated with the case. Voting "Aye" on this motion were Members Koeppen, Raymond, Hockney, Stimpson, Reindl, Westerman, and Chairman Bell. Voting "Nay" none. The motion to approve the requested variation passed by a vote of 7-0. The variation was granted with the condition that it be limited to the revised site plan of ZBA Application #6537.

- 6.2 #6584 At the direction of the Lake County Board, the Lake County Zoning Board of Appeals conducted a public hearing on certain proposed amendments to the text of the Lake County Unified Development Ordinance to reassign responsibilities of the Lake County Regional Planning Commission to the Lake County Zoning Board of Appeals.

On July 8, 2014 the Lake County Board acted to dissolve the Lake County Regional Planning Commission and assign its functions to the Zoning Board of Appeals (ZBA) to increase review process efficiency while continuing to support the County's planning and

formal public participation functions. Staff presented Exhibit A to the ZBA which outlined their new responsibilities of regional planning. The ZBA unanimously recommended approval of the amendments as indicated in staff's Exhibit A.

7.0 Other Business

8.0 Adjournment

The meeting was adjourned by consensus