

AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, JULY 15, 2026 – 6:30 P.M.

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

- I. **Meeting called to order**
- II. **Pledge of Allegiance**
- III. **Emergency exit announcement:** In case of an emergency, exit the Commissioners' Courtroom/Council Chamber, proceed to the stairs, go to the second floor, and exit the building. Do not enter an elevator in an emergency. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.
- IV. **Record of those present**
- V. **Minutes**
- VI. **Communications**
- VII. **Old Business**
- VIII. **New Business**

- 1. **26-V-13 BZA – Jonathan Culver, Owner/Petitioner**
Located approximately 1/10 of a mile south of W. 85th Avenue on the east side of Christopher Drive, a/k/a 8603 Christopher Drive in St. John Township.

Request: Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 30, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, Lot and Building Regulations for Conventional Development in A-1 and R Districts, Minimum Dwelling Size (sq. ft.), 768 sq. ft. required, in an R-3, One to Four-dwelling Zone, 288 sq. ft. requested

Purpose: To allow a new home with 288 sq. ft. of living area on the first floor.

approved_____denied_____deferred_____ vote_____

2. 26-UV-04 BZA – Garth Edwards, Owner and Tim Kubiak, Petitioner

Located approximately ½ mile south of W. 101st Avenue on the east side of State Line Road, a/k/a 10413 State Line Road in Hanover Township.

Request: Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 20, Residential Use Category, Section A (1), Detached House, A detached house is a principal residential building, that contains only one dwelling unit and that is located on a single lot that is not occupied by other principal residential buildings.

Purpose: To allow the construction of a second detached house as the owner occupies the existing detached house until the new detached house has completed construction.

approved _____ denied _____ deferred _____ vote _____

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-V-13

Date: July 15, 2026

Parcel numbers: 45-11-30-227-010.000-032

GENERAL INFORMATION:

Owner:

Jonathan Culver

Petitioner:

Jonathan Culver

Request:

Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 30, Lot and Building Regulations, Sec. (B), Conventional Development Regulations, Table 2-3, Lot and Building Regulations for Conventional Development in A-1 and R Districts, Building Setbacks, Minimum Dwelling Size (sq. ft.), 768 sq. ft. required, in an R-3, One to Four-dwelling Zone, 288 sq. ft. requested

Purpose:

To allow a new home with 288 sq. ft. of living area on the first floor.

Location:

Located approximately 1/10 of a mile south of W. 85th Avenue on the east side of Christopher Drive, a/k/a 8603 Christopher Drive in St. John Township.

Size:

0.36 Acres

Existing Zoning and Land Use:

R-3; Residential

Surrounding Zoning and Land Use:

North: R-3; Residential
East: R-3; Residential
South: R-3; Residential
West: R-3; Residential

Comprehensive Plan:

This property is targeted for residential uses.

AGENCY COMMENTS:

St. John Town Manager:

Sewer utility granted. No comment or concern.

Highway:

No Comment or Concern

Surveyor:

Proper grading shall be utilized in order to not disturb the natural overland flow of storm water as indicated by the contours on the GIS. This development will require an approved site plan in compliance with Lake County Stormwater Management Ordinance No. 1500 A.

BACKGROUND INFORMATION:

The Petitioner is seeking a variance from development standards to allow for the construction of a residential structure, the square footage of its first floor being smaller than the minimum allowed. This is proposed as to not disturb the flow of water on the property and to avoid the footprint of the structure encroaching on such areas.

The area in question is a wetland in the form of a freshwater pond. While it doesn't encroach more than 10 feet into the property, the concern of the owner is that in the event of a storm this water level would increase to such a degree as to threaten a structure placed too closely.

ANALYSIS:

Compliance with Comprehensive Plan:

This property is targeted for residential uses.

Compatibility with Neighborhood:

The proposed structures on the property are complimentary to the current and future uses of the land and surrounding area.

Environmentally Sensitive Areas:

Wetlands exist on the eastern edge of the property.

Traffic implications:

Similar to surrounding residential uses. Another driveway would need to be permitted on Christopher Dr.

Access and street design

Same as above.

Stormwater management:

See surveyor's office comments.

Infrastructure fees

N/A

DEFICIENCIES AND DISCREPANCIES:

None observed

Attached:

Findings of Fact, Plat of Survey, and Comp Plan



New Land Use Zones - Overlay:

-  Park
-  Business Park
-  Highway Commercial
-  Mixed Use Commercial

Proposed Land Use

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed Use Commercial

Jonathan Culver 8603 Chestnut
St. John, MO 657

Findings of Fact

VARIANCE FROM DEVELOPMENT STANDARDS

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall base their decision on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Variance from Development Standards. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Variance will not be injurious to the public health, safety, morals, and general welfare of the community because:
It is a standard house plan used in many areas
Modern building that fits properly on lot due
to unique lot shape - lot is narrow and dense.
; and,

2. The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner because:
This floor plan is designed for low land water front
properties and will have no negative impact + only
positive affect on surrounding properties.
It's a modern building that will not ; and,
overdevelop the area.

3. The strict application of the terms of the zoning ordinance will ~~not~~ result in practical difficulties in the use of the property because:
This parcel of land is in a app. 50 year old
neighborhood because of the narrow footage
and water front low lands we have chose the
style home due to potential of flooding.
and giving us the best possible off street parking

The Planning Staff acknowledges that additional evidence and comments will be made at the public hearing and may be included in the Board of

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-UV-04

Date: July 15, 2026

Parcel number: 45-14-01-100-011.000-013

GENERAL INFORMATION:

Owner:

Garth Edwards

Petitioner:

Tim Kubiak

Request:

A Variance of Use from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 20, Residential use Category, Section A (1), Detached House, a detached house is a principal residential building, that contains only one dwelling unit and that is located on a single lot that is not occupied by other principal residential buildings.

Purpose:

To allow the construction of a second detached house as the owner occupies the existing detached house until the new detached house has completed construction.

Location:

Located approximately ½ of a mile south of 101st Avenue on the east side of State Line Road aka 10413 State Line Road in Hanover Township

Size:

4.99 acres

Existing Zoning and Land Use:

A-1; Agricultural & Single-Family Residence

Surrounding Zoning and Land Use:

North: A-1; Agricultural

East: A-1; Agricultural

South: A-1; Agricultural

West: State of Illinois

Comprehensive Plan:

This property is targeted for Agricultural use, but is contained within an area of a proposed park/open space.

AGENCY COMMENTS:

Health:

No issues or concern.

Crete Township Road District:

No objections. No permit required.

Surveyor:

No objections.

Soils:

Approval recommended

BACKGROUND INFORMATION:

The Petitioner is seeking a Variance of Use from the Residential Use Category addressing Detached Houses to construct a new residence on the property for a temporary period. The property currently contains an existing single-family residence.

This variance of use is being pursued so that the petitioner can construct a new home for the owner, and so the owner does not have to vacate their property prematurely. Both homes will remain on separate utility connections.

The Board of Zoning Appeals has approved similar Variances of Use with the condition that the original single-family residence is to be removed under a demolition permit roughly 60-90 days after a Certificate of Occupancy has been issued for the new single-family residence.

ANALYSIS:

Compliance with Comprehensive Plan:

This property is targeted for Agricultural uses.

Compatibility with neighborhood:

A-1 zoned residential properties exist in each immediate cardinal direction from the property. Closest non-agricultural use is to the north. R-2 residential use is permitted 4 lots north.

Environmentally Sensitive Areas:

None.

Traffic implications: None.

Access and street design See highway department comments.

Stormwater management / Infrastructure Fees: N/A

DEFICIENCIES AND DISCREPANCIES: None

ATTACHMENTS: Site Plan, Comprehensive Plan & Findings of Fact

VARIANCE OF USE

FINDINGS OF FACT

1. The approval of the Variance of Use ~~will~~/will not be injurious to the public health, safety, morals, and general welfare of the community because:

Temporary Situation Old home
to be demolished 90 days after
completion of New home

; and,

2. The use and value of the area adjacent to the property included in the Variance of Use ~~will~~/will not be affected in a substantially adverse manner because:

Temp Situation

; and,

3. The need for the Variance of Use ~~does~~/does not arise from some condition peculiar to property involved because:

Need a place to live during
construction

; and,

-
4. The strict application of the terms of the zoning ordinance ~~will~~ will not constitute an unnecessary hardship if applied to the property for which the Variance of Use is being sought because:

Will Not it is a temp situation

; and,

5. The approval ~~does~~ does not interfere substantially with the adopted Unincorporated Lake County Comprehensive Plan Because:

It is a temporary situation



