



March 26, 2026

TO: Gregory Koeppen, Chair
Lake County Zoning Board of Appeals

FROM: Thomas Chefalo, Principal Planner
Lake County Department of Planning, Building, and Development

CASE NO: #000997-2024

HEARING DATE: April 9, 2026

REQUESTED ACTIONS: Variances from the requirements of the Lake County, Illinois Code of Ordinances (LCC) to:

1. Reduce the side street setback from 20 feet to 0 feet to allow for the construction of a deck.
 2. Reduce the rear setback from 6 feet to 1.5 feet to accommodate an existing non-conforming house.
 3. Reduce the side street setback from 20 feet to 5 feet to accommodate the existing non-conforming house, steps and paver patio.
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GENERAL INFORMATION

OWNER: Flamur and Albina Doci

OF PARCELS: Two

SIZE: 0.14 acres per Lake County's Geographical Information Systems

LOCATION: 27044 W. Sunset Ave. Antioch, IL

PINs: 0134203129 and 0134203130

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Single-family house

PROPOSED LAND USE: Single-family house with deck addition

SURROUNDING ZONING / LAND USE

EAST: Residential-1 (R-1) / Single-Family Residential

NORTH: Residential-1 (R-1) / Single-Family Residential

SOUTH: Open Space (OS) / Channel

WEST: Residential-1 (R-1) / Single-Family Residential

DETAILS OF REQUEST

ACCESS: Direct access is provided via W. Sunset Ave.

NONCONFORMING LOT: The subject property is a nonconforming lot due to insufficient lot area and lot width.

FLOODPLAIN / WETLAND: The property is completely within mapped floodplain. There are no mapped wetlands on the property.

SEPTIC AND WATER: The subject property is served by a private septic system and well.

ADDITIONAL COMMENTS

- The minimum side street setback for structures on a nonconforming lot is a function of the lot width. Section 151.233(C)(2)(d) of the LCC requires the minimum side street setback shall be four feet, plus one-half foot of additional setback for each foot of lot width above 28 feet. In this instance, the required side street setback is 20 feet.
- According to assessment records, the house was constructed in 1961 and while the assessment records show it has been improved since then, County aerial photography shows it existed in its current configuration since before 2000.

STAFF COMMENTS

Jeff Schrei – Health Department

- The Health Department has no objections to the variance requests. Please note: This project will require a property alteration permit. The structure support posts for the deck must be at least 3 feet from the sewer line and septic tank, and at least 5 feet away from the septic field.

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to the requested variances, VAR-000994-2024. Please be advised that a Site Development Permit will be required for the after-the-fact (ATF) patio (including the seat walls) that has been constructed within the regulatory floodplain.

Ieva Donev – Building Division

- The Building Division has no objections to the proposed variance request. Building permits shall be required.

RECOMMENDATION

In Staff's opinion, the variance requests meet the approval criteria for variations specified in LCC Section 151.056(C)(4) and recommend approval of the variances for the following reasons:

1. Exceptional conditions peculiar to the applicant's property:

Comment: **Request 1:** The subject property is a nonconforming lot in the R-1 zoning district due to insufficient lot area and lot width. Although the property is comprised of two parcels, it is still very narrow at a width of 60 feet and the footprint of the house covers much of the property. In addition, the property is located at the corner of W. Sunset and N Lake St, which limits the buildable area of the lot. The septic system is located to the south of the home adjacent to Sunset St.

Requests 2 and 3: The house was constructed in its current location before the current code was adopted.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Comment: **Request 1:** Typically, outdoor residential improvements such as decks are constructed in backyard areas. However, because of the constraints to the buildable area of the lot, on the eastern side of the house, it is only possible to construct a deck with sufficient width to be usable, in the side yard to the zero-lot line.

Requests 2 and 3: This variance request will confer legal status to an existing nonconformity. The house could not be reconstructed in its current location if it were destroyed beyond 50% of its value.

3. Harmony with the general purpose and intent of the zoning regulations:

Comment:

Requests 1: The edge of pavement of N. Lake St. is approximately 40 feet from the applicant's side street property line. Constructing a deck at a zero-foot setback will have a negligible impact on adjacent properties or vehicular traffic on N. Lake St. The property is currently improved with a paver sidewalk and wooden steps within the footprint of the proposed deck.

Requests 1, 2 and 3: The variation requests are in harmony with the general purpose and intent of the zoning regulations. Approving the requests will have a negligible impact on adjacent property owners.

RECOMMENDED CONDITIONS

In the event the Board grants the proposed variances, staff recommends the following conditions:

1. The location of the proposed deck shall be consistent with the site plan accompanying ZBA application #000997-2024.
2. The applicant must apply for a site permit for the new deck which must also include any other improvements or modifications to the site that are identified by the County's site development inspectors and that had not been permitted by the County Planning, Building and Development, within a month of the approval of the variance requests.