



June 22, 2026

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

FROM: Natalia Fic, Planner
Lake County Department of Planning, Building, and Development

CASE NO: VAR-001182-2026

HEARING DATE: June 25, 2026

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

- 1.) Reduce the north side-yard setback from 7 feet to 2.06 feet, to allow for the reconstruction of a single-family dwelling.
- 2.) Increase the maximum allowable Impervious Surface Ratio (ISR) from 30% to 46% to allow for the reconstruction of a single-family dwelling.

GENERAL INFORMATION

OWNER: Robert A. Cellucci & Gail S. Cellucci, record owners

OF PARCELS: One

SIZE: 0.35 acres, per Lake County's Geographical Information Systems

LOCATION: 35346 N. Summit Pl., Round Lake, IL

PINs: 0618303006

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single-family home with detached garage and boathouse.

PROPOSED LAND USE: The applicant is proposing to reconstruct a single-family home on an existing foundation and retain the existing accessory structures.

SURROUNDING ZONING / LAND USE

EAST: Township Road (N Summit Pl) and Residential-3 (R-3) / Single-Family Residential

NORTH AND SOUTH: Residential-3 (R-3) / Single-Family Residential

WEST: Open Space (OS) / Long Lake

COMPREHENSIVE PLAN

LAKE COUNTY: Residential Single-family Residential (0.25 to 1-acre lot density)

DETAILS OF REQUEST

ACCESS: Direct access is provided via N Summit Pl.

NONCONFORMING LOT: The subject property is a conforming lot as it meets the minimum lot area and width requirements of the R-3 zoning district.

FLOODPLAIN / WETLAND: The property contains mapped floodplain at the rear of the property.

SEPTIC AND WATER: The subject property is serviced by Lake County public sewer and a private water well.

ADDITIONAL COMMENTS

- The applicants propose to reconstruct a fire-damaged single-family residence in its existing location by utilizing the existing foundation. According to assessment records, the residence was constructed in 1910. Permit records indicate that minor improvements were completed in 2009, including roof repairs, partial siding replacement, electrical work, and plumbing work.

- The single-family dwelling is a nonconforming structure as it intrudes into the required side-yard setback. Per LCC Section 151.232 (E) *Nonconforming Structures*, if a nonconforming structure is destroyed by disaster to the extent of more than 50% of the replacement cost of the structure located above the average ground elevation, it may not be reestablished except in compliance with all regulations applicable to the zoning district in which it is located, or in compliance with 151.232 subsection (H), as follows:
- Per LCC Section 151.232 (H)(1)(b), A legal nonconforming single-family dwelling on a foundation may be restored if deteriorated, damaged, or destroyed to an extent greater than 50% replacement cost of structure, provided that the following standard is met: The restored structure is located at least ten feet from the street lot line and at least four feet from the side and rear lot lines. The structure does not meet the minimum 4-foot setback.
- Per 151.125(1) of the LCC, the minimum side-yard setback for a principal residential structure on a conforming lot in the R-3 zoning district is a minimum side-yard setback of 7 feet and a minimum total-side yard setback of 17 feet.
- Impervious Surface Ratio (ISR) is calculated by dividing the total area of all impervious surfaces on a site by the base site area. Impervious surface is defined as any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas. The maximum permitted ISR for a conforming lot in the R-3 zoning district is 30%. Based on aerial photography and permitting records, the existing improvements appear to have been established prior to 2000.
- The applicants would like to retain the use of existing public sewer and private water well.

STAFF COMMENTS

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to these variances. A Site permit may be required if the submitted plans change.

Tony Dupree – Lake County Public Works

- The Lake County Department of Public Works has no objection to these variances.

Ieva Donev – Building Division

- The Building Division has no objections to the proposed variances. Building permit will be required.
- If an alteration is proposed to any exterior walls adjacent to the property line, per 2024 International Residential Code Table R302.1(1) exterior wall located closer than 5 feet from the property line must be 1 hour fire rated.
 - Wall openings are not allowed, if wall is located less than 3 feet from the property line.

- Overhangs are not allowed within 2 feet of the property line. Overhangs must be fire rated on the underside when proposed between 2 and 5 feet from the property line.

Miriam Vega – Health Department

- The Health Department has no objection to the variance. This project would require a property alteration permit. During the property alteration permit approval process, a detailed scaled drawing with the location of the well with accurate measurements to any existing and proposed structures must be submitted to this Department.
- The new proposed structure(s) must adhere to all the required setback distances as indicated by Illinois Administrative Code Title 77 – Public Health Part 920 – water well construction code Table C:
 - Water well to structure with a foundation drain: 10 feet
 - Water well to structure without foundation drain: 5 feet
 - Water well to a roof overhang: 2 feet

RECOMMENDATION

In Staff's opinion, the application for the variance requests meets the approval criteria for variations specified in LCC Section 151.056(C)(4). Staff's analysis of the requests is as follows:

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

Comment: Variance Requests 1 & 2:

The subject property contains a single-family residence constructed in 1910, prior to the adoption of current code requirements and dimensional standards. The home is located approximately 2.06 feet from the north property line and occupies a substantial portion of the lot's width, which is narrowly configured at 62 feet wide. Although the lot is conforming in area and width with respect to the R-3 zoning district, there are a number of factors that present site constraints. In addition, the eastern portion of the property is occupied by the existing garage and parking area, while the western portion contains a steep downward slope that limits the buildable area of the site

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

Comment: Variance Requests 1 & 2:

The proposed restoration utilizes the existing foundation of the residence. Relocation or reconfiguration of the residence would necessitate further zoning relief or adversely impact the functionality of the home's living space by creating impractically dimensioned rooms. Although the residence was damaged beyond 50% of its value, substantial

portions of the structure remain intact, including portions located within the required side-yard setback. Restoration of the fire-damaged home within its existing footprint minimizes site disturbance and allows the continuation of a long-established residential use, including approximately 46% ISR that has existed since prior to 2000. Relocating the residence to meet current setback standards is infeasible, as doing so would result in noncompliance with the required minimum and total side-yard setback requirements. A similarly sized residence could not be constructed elsewhere on the property without additional variances. The requested variances will confer legal status to existing nonconformities that were not created by the applicant. Approving these variances will bring the subject property into compliance.

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

Comment: Variance Requests 1 & 2:

The variance requests are in harmony with the general purpose and intent of the zoning regulations. Several principal structures within the surrounding neighborhood extend into the side-yard setback, reflecting an established development pattern that supports the requested relief. The residence and associated ISR have existed in substantially the same configuration for more than 30 years, and the requested variances address nonconformities that resulted from the adoption of the Lake County Code in 2000. Approval of the variances will allow restoration of the fire-damaged home within its existing footprint and is expected to have minimal impact on adjacent properties and neighborhood character.

RECOMMENDED CONDITION

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

1. The location of the proposed reconstruction of the existing single-family home shall be consistent with the site plan accompanying ZBA application #001182-2026.