



June 18, 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: VAR-001173-2026

HEARING DATE: July 15, 2026

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

1. Reduce the front setback from 30 feet to 2.2 feet to allow for the construction of a detached garage.
2. Reduce the internal lot line side yard setback from 5 feet to 0.4 feet to allow for the construction of a detached garage.

GENERAL INFORMATION

OWNER: Codie A. Ward Trust (Codie A. Ward, sole trustee),

OF PARCELS: Two

SIZE: 0.30 acres, per Lake County's Geographical Information Systems

LOCATION: 26123 W TARVIN LN INGLESIDE, IL

PINs: 0514221019, 0514221020

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single-family home and detached one car garage

PROPOSED LAND USE: Single-family home with a new 2 car detached garage

SURROUNDING ZONING / LAND USE

NORTH:	Residential-3 (R-3) / Single-Family Residential
WEST:	Residential-3 (R-3)/Single-Family Residential
EAST:	Residential-3 (R-3) / Single-Family Residential
SOUTH:	Residential-3 (R-3) / Manitou Creek

DETAILS OF REQUEST

ACCESS:	Direct access is provided via N. Tarvin Ln.
NONCONFORMING LOT:	The subject property is a conforming lot.
FLOODPLAIN / WETLAND:	There is mapped floodway and floodplain on the property. There is also mapped wetland on the property.
SEPTIC AND WATER:	The subject property is served by public sewer and a private well.

ADDITIONAL COMMENTS

- The applicant owns a confirming zoning lot composed of PINs: 0514221019 and 0514221020. The principal structure (house) is wholly located on PIN: 0514221020. Mr. Ward proposes to demolish the existing garage and construct a new garage on PIN: 0514221020 within the front setback and within the side setback of the common lot line of the 2 parcels
- According to assessor records, the house and detached garage were constructed in 1987.
- Per LCC Section 151.113 (C) (2)(a), the minimum front setback for a detached garage on a conforming lot is 30 feet.
- Per LCC Section 151.233 (D) (2) –a consolidation of parcels shall be required for construction of an accessory residential building on the same parcel on which the principal residential structure exists that will not meet the setback requirement from the common parcel line, unless the existing principal residential structure straddles the same common parcel line. The

applicant is proposing variance 2, a reduction of the setback from the common lot, because he prefers not to consolidate his two lot in perpetuity.

- Per LCC Sections 151.233 (C) (1) (b) and 151.233 (C) (1) (f) (2), the 4-foot setback is based on an accessory structure that is 12 feet or less in height. For each additional foot in setback the accessory structure may be 2 feet taller. The maximum is a 20-foot-tall garage at an 8-foot side and rear setback.

STAFF COMMENTS

Regina Roberts – Health Department

- The new proposed structure(s) must adhere to all the required setback distances as indicated by Chapter 171 Appendix D and Illinois Administrative Code Title 77 – public health Part 920 – water well construction code Table C. During the property alternation permit approval process, a detailed, scaled drawing with the location of the well must be submitted to this Department. The Health Department has no objection to the variances.

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to these variances. Please note that there is Regulatory Floodplain, Regulatory Floodway, and Regulatory Flood Table located on the property. The proposed structure is located outside of the Regulatory Floodway but may be within the Regulatory Floodplain or Regulatory Flood Table. A Site Development permit showing compliance with all applicable Regulatory Floodplain and Regulatory Flood Table requirements will be required.

Ieva Donev – Building Division

- The Building Division has no objection to these variances requested. A Building permit will be required. Per 2024 International Residential Code Table R302.1(1), exterior walls 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; and overhangs are not allowed within 2 feet of the property line. Also, overhangs must be fire rated on the underside where proposed structure is located between 2 and 5 feet from the property line.

Tony Dupre – Public Works

- Proposed work will not affect any Lake County Public Works' assets.
- New structure should not be constructed over private sewer service pipe. A Public Works permit will not be required as long as the existing sewer service line is not altered beyond five feet of the foundation.

RECOMMENDATION

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

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

Comment: **Variance Request 1:**

While the subject property is a conforming lot in the R-3 zoning district, there is no improved public road fronting PIN: 0514221019. The existing garage was constructed on PIN: 0514221020 within the required front setback between house and the front property line.

Variance Request 2:

There is no improved public road fronting PIN: 0514221019. Both parcels are incumbered by floodplain and floodway. While the north portion of PIN: 0514221020 is free of floodplain, floodplain extends across the western half of PIN: 0514221019. In addition, on PIN: 0514221019, a mature oak is located near the common lot line behind the existing garage. Lastly, the well is located at the northeast corner of the house at the eastern edge of the driveway.

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

Comment: **Variance Requests 1 & 2:**

A 2-car garage is a customary accessory use to a single-family home. There are several factors that present site constraints which are listed below:

- There is no improved street access to PIN: 0514221019 and much of the lot is encumbered by floodplain.
- In addition, the mature tree on PIN: 0514221019 also limits the dimension of a garage that could be constructed on that parcel. A 2-car garage can only be accommodated on PIN: 0514221020
- Constructing the garage on PIN: 0514221019 would require an expansion of impervious surface on the property through the addition of driveway and road pavement.
- Because of the location of the house on PIN: 0514221020, there is no other practical place to construct a 2-car garage that would meet the current setback requirements

from the front property and common lot lines without further obstructing the view of the street from the house.

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

Comment:

Variance Requests 1 and 2:

Development of the lot in the manner proposed by the applicant is in harmony with the general purpose and intent of the zoning regulations. The proposed location of the garage is in keeping with the character of the properties along Tarvin Ln. and will be located outside of the floodplain. Constructing the garage partially over existing impervious surface will also reduce the total new runoff from the site.

RECOMMENDED CONDITIONS

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

1. The building plans associated with the variances shall be consistent with the site plan accompanying ZBA application #001173-2026.