



December 6, 2024

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: #001031-2024

HEARING DATE: December 12, 2024

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

- 1.) Reduce the east side yard setback from 6.3 feet to 5 feet, as measured to the overhang, to allow for the construction of an addition to a single-family house

GENERAL INFORMATION

OWNER: Kevin J. and Joan B. Knight

OF PARCELS: One

SIZE: 0.19 acres, per Lake County's Geographical Information Systems

LOCATION: 25480 W COLUMBIA BAY DR LAKE VILLA, IL 60046

PIN: 0501201002

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single family home.

PROPOSED LAND USE: The applicant is proposing to construct an addition to a single-family home on the east side of the house.

SURROUNDING ZONING / LAND USE

EAST: Residential-3 (R-3) / Single-Family Residential

NORTH: Open Space (OS) / Fox Lake

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

WEST: Residential-3 (R-3) / Single-Family Residential

DETAILS OF REQUEST

ACCESS: Direct access is provided via W. Columbia Bay Dr.

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

FLOODPLAIN / WETLAND: The property contains a small area of mapped floodplain along Fox Lake at the north edge of the lot.

SEPTIC AND WATER: The subject property is serviced by public sewer and water.

ADDITIONAL COMMENTS

- The minimum interior side setback for a structure on a nonconforming lot is a function of the lot width. Lake County Code Section 151.233(C)(1)(b) specifies the minimum interior side setback shall be four feet or 10% of the lot width, whichever is greater. In this instance, 10% of the lot width is 6.3 feet.
- Minor Zoning Variance is defined in Section 151.056(2) of the Lake County Code as: A modification of 20% or less of any numeric standard (except those of §§ 151.070 through 151.072 and §§ 151.145 through 151.154) and except those that are administrative variance or are related to maximum allowed densities or building height shall be classified and may be processed as minor zoning variances.
- The applicant is proposing to construct an addition to the rear side of their single-family home. According to assessment records, the house was built in 1957. The existing structure currently is within the required east side yard setback.

STAFF COMMENTS

Noah Brown – Lake County Public Works

- Public Works has no objection to the proposed reduction in setback on the east side of the lot.

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to this variance. A site permit will be required.

Hayden Greene – Building Division

- The Building Division has no objection to the variance request.
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RECOMMENDATION

In Staff’s opinion, the application meets the approval criteria for variations specified in Lake County Code 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: The subject property is a nonconforming lot because it doesn’t meet the minimum lot area for the zoning district.

The house was constructed in 1957 before the current dimensional standards were adopted. The building’s walls do not run parallel to the lot. A small portion of the northeast corner of existing structure is already within the side yard setback.

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

Comment: The applicant has proposed to build a one story 464 sq. ft. addition to his house. The location of the proposed addition takes advantage of the exiting layout of the house. The applicant has modified the plans for the addition so that there is minimal intrusion into the side yard setback while maintaining a what the applicant states is the most “cohesive addition” to the existing building.

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

Comment: Granting the allow the owner the opportunity to enlarge his home and will have no appreciable impact on neighboring properties and is in keeping within the community character.

RECOMMENDED CONDITION

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

1. The location of the structure shall be consistent with the site plan accompanying ZBA application VAR-001031-2024.