



May 2, 2025

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

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

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CASE NO: #001068-2025

HEARING DATE: May 8, 2025

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

- 1.) Reduce the front street setback from 30 feet to 0 feet, to allow for the construction of a detached garage.
- 2.) Reduce the front street setback from 30 feet to 28.54 feet to accommodate an existing single-family dwelling.
- 3.) Reduce the west side-yard setback from 4.7 feet to 2.74 feet, as measured to the chimney, to accommodate an existing single-family dwelling.

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#### GENERAL INFORMATION

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OWNER: Francesca Taylor, record owner

# OF PARCELS: One

SIZE: 0.17 acres, per Lake County's Geographical Information Systems

LOCATION: 20930 W Verona Ave., Lake Villa, IL

PINs: 0602301005

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Single-family home with shed.

PROPOSED LAND USE: Single-family home with shed and detached garage.

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#### **SURROUNDING ZONING / LAND USE**

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

NORTH: Open Space (OS) / Sand Lake

SOUTH: Residential-1 (R-1) / Single-Family Residential and Township Road (W Verona Ave)

WEST: Residential-1 (R-1) / Township Park with Public Playground

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#### **COMPREHENSIVE PLAN**

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LAKE COUNTY: Residential Single-family Medium Lot (1 to 3-acre lot density)

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#### **DETAILS OF REQUEST**

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ACCESS: Direct access is provided via W Verona Ave.

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

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

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

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### ADDITIONAL COMMENTS

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- The front setback for structures on a nonconforming lot is a function of the lot depth. Section 151.233(C)(1)(a) of the LCC specifies the minimum front setback for an accessory structure shall be 20% of the lot depth or the underlying zoning district setback, whichever is less. In this instance, 20% of the lot depth would be greater than the minimum setback required for the R-1 zoning district, so the required front yard setback is 30 feet.
- The minimum interior side yard setbacks for a principal structure on a nonconforming lot is set forth in Section 151.233 (C)(1)(b) of the LCC. The minimum interior side setback for principal structures shall be four feet or 10% of the lot width, whichever is greater, but no greater than the setback specified for the underlying zoning district. In this case, the width of the lot is 47 feet, which dictates a 4.7-foot setback to the west (side).
- According to the assessment records, the house was built in 1971.
- The home is currently served by existing well and septic systems; the owner would like to retain the use of these systems.

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### STAFF COMMENTS

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#### Joel Krause – Engineering Division

- The Engineering Division has no objection to the requested variances.
- A site development permit will be required for the detached garage.
- It will need to be ensured that existing drainage patterns are being maintained and that there will be no adverse drainage impacts to neighboring properties, particularly the property to the east.

#### Ieva Donev – Building Division

- The Building Division has no objections to the setback reduction requests.
- A building permit will be required to construct the detached accessory structure on the lot.

#### Miriam Vega – Health Department

- The Health Department has no objections.
- A property alteration permit will be required.
- The new proposed structure will have to meet the minimum required setbacks to the well located in the front yard:
  - 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

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## RECOMMENDATION

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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 & 3:

The subject property is located within an older subdivision (platted in 1930, characterized by small, narrow lots). The lot is a nonconforming parcel in the R-1 zoning district due to the total area of less than 40,000 square feet and lot width less than 130 feet. The existing house was constructed in 1971 without an attached or detached garage. The house is located 28.54 feet from the front property line and 2.74 feet away from the side property line, predating the adoption of the current Lake County Code. The narrowness of the lot, along with the location of the house, significantly restricts the ability to construct a garage in the rear of the property. Additional site constraints include a downward slope toward the north side of the parcel, the presence of the septic system occupying the majority of the rear yard, and mature trees located near the east property line.

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

Comment: Variance Requests 1, 2 & 3:

The property contains several exceptional conditions that would make the placement of the garage elsewhere on the property difficult due to existing structures, septic location, topography, and tree preservation. The proposed garage location utilizes the reasonably level and unobstructed areas of the property. Additionally, the LCC requires two off-street parking spaces per residence, and it is customary for those spaces to be in a covered garage, protected from the elements.

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

Comment: Variance Requests 1, 2 & 3:

These requests are in harmony with the general purpose and intent of the zoning regulations. A reasonably sized garage is considered appropriate for the beneficial use of the residentially zoned property. Construction of the detached garage will allow the applicant to store her vehicles in a secure space. There are other accessory and principal structures along Verona Avenue that extend into the front setback. Approval of the variance requests would have minimal impact on neighbors and community character.

Approval of the variance requests for the single-family dwelling would also correct nonconformities resulting from the adoption of the LCC in 2000.

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**RECOMMENDED CONDITION**

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

1. The location of the garage shall be consistent with the site plan accompanying ZBA application #001068-2025.