



May 4, 2026

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: VAR-001172-2026

HEARING DATE: May 14, 2026

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 3 feet, to allow for the construction of a detached garage.
- 2.) Reduce the front street setback from 30 feet to 1.93 feet to alleviate the nonconforming status of the existing single-family dwelling.

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**GENERAL INFORMATION**

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OWNER: Ranger Inc., record owner

# OF PARCELS: One

SIZE: 1.01 acres, per Lake County's Geographical Information Systems

LOCATION: 34495 N. Converse Ln., Ingleside, IL

PINs: 0523400001

EXISTING ZONING: Residential-2 (R-2)

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-2 (R-2) / Single-Family Residential  
NORTH: Residential-2 (R-2) / Single-Family Residential  
SOUTH: Residential-2 (R-2) / Subdivision Open Space  
WEST: Township Road (N Converse Ln) and Residential-1 (R-1) / Single-Family Residential

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**COMPREHENSIVE PLAN**

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

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**DETAILS OF REQUEST**

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ACCESS: Direct access is provided via N Converse Ln.  
NONCONFORMING LOT: The subject property is a conforming lot as it meets the minimum lot area and width requirements of the R-2 zoning district.  
FLOODPLAIN / WETLAND: The property contains no mapped floodplain. There are mapped wetlands present 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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- Per 151.113 (2)(a), accessory structures in residential zoning districts must comply with the street setback requirement of the underlying zoning district. In this case, the required setback in the R-2 zoning district is 30 feet.

- Per Table 151.125(1) of the LCC, the minimum street yard setback for a principal residential structure on a conforming lot in the R-2 zoning district is 30 feet.
- According to the assessment records, the house was built in 1923.
- 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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Andrew Heuser – Engineering Division

- The Engineering Division has no objection to the requested variances. A site permit will be required for the project.

Ieva Donev – Building Division

- The Building Division has no objections to the requested variances. A building permit will be required.

Miriam Vega – Health Department

- The Health Department has no objection to the requested variances. A property alteration permit will be required.

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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:

The property is subject to a 30-foot front street setback for both principal and accessory structures. The existing home was constructed in 1923, without an attached or detached garage. The structure is located approximately 1.93 feet from the property line, predating the adoption of the current Lake County Code. The southern and eastern portions of the property contain a steep downward slope, limiting feasible locations for the construction of an accessory structure that would comply with the 30-foot setback. Additionally, the

rear yard is encumbered by an existing septic system and wetlands, further reducing the buildable area on the property. The proposed location near the home presents the most functional area of the site, minimizing disturbance, preserving the wetlands, and consolidating parking and storage into a single structure.

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

Comment: Variance Requests 1 & 2:

The proposed garage location utilizes the reasonably level and unobstructed area of the property. The property contains several exceptional conditions that would make the placement of the garage elsewhere on the property difficult due to the septic location, topography, and wetland preservation. 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. The variance request will confer legal status to an existing nonconformity and bring the structure into compliance.

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

Comment: Variance Requests 1 & 2:

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 a residentially zoned property. Construction of the detached garage will allow the applicants to store their vehicles in a secure space. There are other accessory and principal structures within the neighborhood that extend into the front setback, reflecting an established development pattern that supports the requested relief. Approval of the variance requests is expected to have minimal impact on adjacent properties and community character, while addressing nonconformities that resulted from the adoption of the Lake County Code 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 #001172-2026.