



Zoning Board of Appeals

Gregory Koeppen Chair

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March 7, 2025

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

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

CASE NO: #001037-2024

HEARING DATE: March 13, 2025

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

- 1.) Reduce the side street setback from 30 feet to 11 feet to allow for the construction of an addition to the single-family dwelling.
- 2.) Reduce the side street setback from 30 feet to 19.8 feet to accommodate an existing single-family dwelling.

GENERAL INFORMATION

OWNER: James & Kelly Buckman, record owners

OF PARCELS: One

SIZE: 0.44 acres, per Lake County's Geographical Information Systems

LOCATION: 26956 W Highland Rd, Barrington, IL 60010

PIN: 13-26-302-011

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Single-family home and detached shed.

PROPOSED LAND USE: Single-family home with house and garage additions.

SURROUNDING ZONING / LAND USE

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

EAST: Residential-1 (R-1) / Single-Family Residential and Township Road (N 20th St)

SOUTH: Residential-1 (R-1)/ Single-Family Residential and Township Road (W Highland Rd)

WEST: Residential-1 (R-1)/ Unimproved alley right-of way and Single-Family Residential

COMPREHENSIVE PLAN

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

DETAILS OF REQUEST

ACCESS: Access is provided via W Highland Rd and N 20th St.

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

FLOODPLAIN / WETLAND: The property contains no mapped floodplain or wetlands.

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

ADDITIONAL COMMENTS

- For corner lots, Lake County Code Section 151.271 defines the front lot line as the part of a corner lot extending across the narrowest part of the lot abutting the street. The subject property abuts N. 20th Street along its east lot line and W. Highland Road along the south lot line, however, the portion abutting W. Highland is the narrowest part and therefore considered the front of the lot.
- For principal structures on nonconforming lots, Lake County Code Section 151.233 (C)(1)(c) requires a minimum side street setback of four feet, plus one-half foot of additional setback for each foot of lot width above 28 feet with a maximum 30-foot setback. In this case, since the lot width exceeds 80 feet, a 30-foot setback is required both for the existing single-family dwelling and for reconstruction of the two-car garage and second-story addition.
- According to the assessment records, the house was built in 1953.
- The home is currently served by existing well and septic system.; the owners would like to retain the use of these systems.

STAFF COMMENTS

Miriam Vega – Lake County Health Department

- The Health Department has no objections to this variance request.
- A property alteration permit will be required.
- If the addition includes living space, architect scaled drawings will be required showing the existing floor plans and changes to the structure.
- Alterations with an increase in square footage of over 50% or the addition of a bedroom may result in increased water usage, requiring the septic system to adhere to all new construction standards of Chapter 171.

Joel Krause – Engineering Division

- The Engineering Division has no objection to this variance.

Ieva Donev – Building Division

- The Building Division has no objects to the variance request.
- Building permits will be required.

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:

Variance Requests 1 & 2: The subject property is in an older subdivision (platted in 1902) that was designed with small, very narrow lots. Although comprised of six original lots, the property is still nonconforming due to the total lot area of less than 40,000 square feet and lot width less than 130 feet. The subject property is located on a corner, requiring street setbacks from both Highland Avenue and N 20th Street, and a vision triangle clearance from both streets. The existing house was built in 1953 with the foundation located 11.5 feet from the property line, well before the current Lake County Code was adopted. Given the driveway and garage access locations and the presence of several trees, there is limited buildable area west of the house. Additionally, the location of the septic system limits options for house addition on the south side.

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

Comment:

Variance Requests 1 & 2: The property owners want to demolish and rebuild both the existing attached garage and second-story. The existing location of the house prevents the applicants from constructing house and garage additions that would meet the required side street setback while preserving the functionality of the driveway and home. As proposed, the home will not be encroaching any closer into the side street setback than now and only expanding approximately two feet to the north to allow for a new foundation and addition. The area to the west of the house is constrained by the driveway, existing trees, and shed. The southern portion of the lot is subject to a street setback and contains the septic system. The proposed location utilizes the practical area available for the addition.

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

Comment:

Variance Request 1 & 2: This request is in harmony with the general purpose and intent of the zoning regulations. The addition will not significantly encroach any further into the side street setback than it does now and will allow for the reconstruction of an aging foundation and house addition. Further, approving this variance will alleviate the nonconformity of the existing house which was constructed prior to the adoption of the current code. The principal structure has existed in the same location since 1953 and allowing the structure to be expanded to the north within the side street setback will have minimal impact on neighboring properties. The size and location of the improvement is in keeping with the 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 and addition to the single-family home shall be consistent with the site plan accompanying ZBA application #001037-2024.