



March 5, 2026

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

FROM: Melanie Comer, Planner
Lake County Department of Planning, Building, and Development

CASE NO: #001153-2026

HEARING DATE: March 12, 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 20.8 feet to alleviate the nonconforming status of an existing single-family dwelling.
2. Reduce the front street setback from 30 feet to 23.8 feet to accommodate an addition to the house.
3. Reduce the minimum side-yard setback from 19 feet to 9 feet to accommodate the incorporation of a detached garage and covered deck addition to the existing principal structure (single-family dwelling).

GENERAL INFORMATION

OWNER: Marcin & Monika Szewczyk

OF PARCELS: 1

SIZE: 1.91 acres, per Lake County's Geographical Information Systems

LOCATION: 25960 W Hippler Rd, Barrington, IL
PIN: 13-25-306-003

EXISTING ZONING: Estate (E)

EXISTING LAND USE: Single-Family Dwelling

PROPOSED LAND USE: The applicant is proposing to add an addition connecting the primary dwelling to the detached garage and a one-story addition to the existing house.

SURROUNDING ZONING / LAND USE

NORTH AND EAST: Estate (E) / Single-Family Residential
SOUTH: Incorporated Barrington / Single-Family Residential
WEST: Residential-1 (R-1) / Single-Family Residential

COMPREHENSIVE PLAN

LAKE COUNTY: Residential Single-family Large Lot (>3-acre lot density)

DETAILS OF REQUEST

ACCESS: Access is provided via W Hippler Rd.
CONFORMING LOT: The subject property is considered a conforming lot in the Estate (E) zoning district.
FLOODPLAIN / WETLAND: The property contains no mapped floodplain. There is mapped wetland present on the south-central portion of the lot, but it is not located within the proposed work area.
SEPTIC AND WATER: The subject property is serviced by private septic and well.

ADDITIONAL COMMENTS

- The front street and interior side-yard setbacks for a primary structure on a conforming lot can be found in Table 151.125(1) of the LCC. For a conforming lot in the E zoning district, the minimum front street setback is 30 feet, and the minimum interior side-yard setback is 19 feet.
 - According to tax assessor records, the existing home was constructed in 1964, and the detached garage was constructed in 1995.
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STAFF COMMENTS

Regine Roberts – Health Department

1. The Health Department has no objection to the variance.
2. Please note that any changes to the property that may impact daily water usage or setback distances to the septic components and water well will require a property alteration permit from this Department with associated fees.
3. In order to retain the use of the existing septic on the property, any building addition cannot increase the square footage by more than 50% or add any bedrooms. If alterations are proposed that result in an increase in square footage above 50% or the addition of a bedroom, it may result in increased water usage. Thus, a new code-compliant septic system (adhering to all new construction standards of Lake County Chapter 171) would most likely need to be installed on this property.

Andrew Heuser – Engineering Division

The Engineering Division has no objection to these variances. Please note that a Site Permit will be required for this project.

Ieva Donev – Building Division

The Building Division has no objections to the proposed setback reduction request. A building permit will be required for the addition.

RECOMMENDATION

In Staff's opinion, the variances requested meet the approval criteria specified in LCC Section 151.056(C)(4) and recommends approval of the variances. Staff's analysis is based on the following:

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

Comment:

- Variance Requests 1 & 3: A conforming lot in the E zoning district has a minimum front street setback of 30 feet. The existing home was constructed 20.8 feet from the front property line. The existing detached garage is 9 feet from the side yard property line at its closest point. With the proposed addition of the breezeway to attach the garage to the home, the garage would then be considered attached, rendering it non-conforming. The home and garage have existed at these locations since before the year 2000.
- Variance Request 2: The applicant wishes to construct a one-story addition to the northwest side of the home. The proposed location of the addition is the only feasible location as a concrete patio is also proposed with this project to the southwest portion of the home.

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

Comment:

- Variance Request 1: According to tax records, the house has existed in its current configuration 1964. Granting this variance will allow for the alleviation of a non-conforming dwelling created before the implementation of current zoning code requirements.
- Variance Request 2: The proposed location for the one-story addition is the only suitable location for an addition to the home. With the existence of the septic system to the southwest, the garage to the east, and the existing deck to the south, there is limited space for a one-story addition that is fluid with the design of the original home.
- Variance Request 3: Given the location of the existing house and detached garage, which has been in this configuration since 1995, the proposed location for the addition is the only feasible area for the desired improvement. There is no other location on the lot suitable to connect the garage to the home.

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

Comment:

- Variation Request 1: The variance requests are in harmony with the general purpose and intent of zoning regulations. The approval of this variation request would allow for rectification of the non-conforming status of the home in the configuration in which it was constructed.
- Variation Request 2: The proposed addition is consistent with the original character of the single-family dwelling. The proposed configuration is a natural extension of the house. An addition in the proposed location shown on the site plan would be consistent with other single-family homes within the neighborhood and would not have a negative impact on neighboring properties in the surrounding area.
- Variation Request 3: The use of breezeway connections from single-family homes to detached garages is standard of typical single-family homes. The approval of this variation request would not cause a negative impact on adjacent properties.

RECOMMENDED CONDITION

In the event the Board decides to approve the proposed variances, staff recommends the following condition:

1. The location of the proposed building addition connecting the detached garage to the existing single-family home shall be consistent with the site plan and architectural drawings accompanying ZBA application #001153-2026.