



March 31, 2026

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: VAR-001156-2026

HEARING DATE: April 9, 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 12.9 feet to allow for the construction of a patio.
2. Reduce front street setback from 30 feet to 11.6 feet to allow for the construction of a deck.
3. Reduce the side street setback from 15 feet to 6.0 feet to allow for the construction of stairs.

GENERAL INFORMATION

OWNER: William Daniel and Caren Haberstroh

OF PARCELS: Two

SIZE: 0.27 acres, per Lake County's Geographical Information Systems

LOCATION: 25134 W. Lakeshore Drive,

PINs: 0513209007 and 0513209014

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single-family home and detached garage

PROPOSED LAND USE: Single-family home with deck, stairs and patio additions and detached garage.

SURROUNDING ZONING / LAND USE

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

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

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

SOUTHWEST: Open Space (OS)/Long Lake

DETAILS OF REQUEST

ACCESS: Direct access is provided via N. Ward Ln.

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

FLOODPLAIN / WETLAND: The property is within mapped floodplain. A small portion of the property's lakefront contains mapped wetlands on the property.

SEPTIC AND WATER: The subject property is served by public sewer and a private well.

ADDITIONAL COMMENTS

- According to assessment records, the house was constructed in 1962.
- The minimum front setback for a deck or patio attached to a principal structure on a nonconforming lot is a function of the lot depth. Section 151.233(C)(1)(a) of the LCC requires the minimum front setback shall be 20% of the lot depth or the underlying zoning district setback, whichever is less. In this instance, 20% of the lot depth is less than the underlying zoning district setback, so the setback is 30 feet. (Refer to variance #1 & 2)
- For deck and stairs attached to the principal structure and for principal structures on nonconforming lots, LCC 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 is 50 feet, a 15-foot setback is required. (Refer to variance #3)

STAFF COMMENTS

Miriam Vega – Health Department

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

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to these variances. Please note that the entire property is within the FEMA Regulatory Floodplain and a site permit will be required for all work. The existing structure will have to be evaluated for Substantial Improvement as part of the permitting process.

Ieva Donev – Building Division

- The Building Division has no objections to the proposed variances. Building permits will be required for the proposed work.

Tony Dupre – Public Works

- According to Tap Card (sewer drawing on record) the private sewer service enters the parcel from Lake Shore and connects to the home on the southeast side. Patio or deck should not be built over private sewer service pipe. Prior to construction, the applicant may choose to have the sanitary service located by a private contractor.

RECOMMENDATION

In Staff's opinion, the variance requests meet the approval criteria for variations specified in LCC 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 through 3:**

The subject property is a nonconforming lot in the R-3 zoning district due to lot area and lot width. The lot is a corner lot located at the intersection of W. Lakeshore Drive and Ward Lane, which requires two street setbacks. The narrowness of the lot provides, and the location of the house on the lot provides no area for the small expansion of the deck and stairs outside of the side and front street setbacks

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

Comment: **Variance Request 1:**

Patios are a customary addition to a house. Because of the location of the house on a narrow lot there is no other practical place to construct a patio that also provides a lake view from the lakefront house that would meet the current setback requirements.

Variance Request 2 and 3:

The applicants are replacing and expanding a small stoop and stairs at the front door of their house. The small expansion will provide safer access to the front entrance, especially when maneuvering large objects, such as furniture, into the home.

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

Comment:

Variance Requests 1, 2 and 3:

Development of the lot in the manner proposed by the applicant is in harmony with the general purpose and intent of the zoning regulations. The patio will extend no further into the front setback than the existing house. Allowing the deck and stairs within the required side street setback will have a negligible impact on the adjacent property owners.

RECOMMENDED CONDITIONS

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

1. The building plans associated with the variances shall be consistent with the site plan accompanying ZBA application #001110-2025.