



June 7, 2024

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: #000972-2024

HEARING DATE: June 13, 2024

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

1. Reduce the side street setback from 15 feet to 4.68 feet to allow for a deck and stairs.
2. Reduce the side street setback from 15 feet to 5.63 feet, as measured from the eave, to accommodate an existing house.

GENERAL INFORMATION

OWNER: A1D1 Group, LLC

OF PARCELS: One

SIZE: 0.10 acres, per Lake County's Geographical Information Systems

LOCATION: 25234 W PARK DR. ANTIOCH, IL 60002

PINs: 0101404039

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Single family home.

PROPOSED LAND USE: Single-family home with new entrance deck.

SURROUNDING ZONING / LAND USE

EAST: Residential-1 (R-1) / Single-Family Residential
NORTH: Residential-1 (R-1) / Single-Family Residential
SOUTH: Residential-1 (R-1) / ROW containing narrow road and large unimproved area
WEST: Residential-1 (R-1) / Single-Family Residential

DETAILS OF REQUEST

ACCESS: Direct access is provided via N. Forest Dr.
NONCONFORMING LOT: The subject property is a non-conforming lot in the R-1 zoning district due to insufficient lot area and width.
FLOODPLAIN / WETLAND: There are no mapped floodplain or wetlands on the property.
SEPTIC AND WATER: The subject property is serviced by septic and well.

ADDITIONAL COMMENTS

- The minimum side street setback for a principal structure on a nonconforming lot is set forth in Section 151.233 (C) (1) (c) of the LCC. A minimum side street setback of four feet is required, plus one-half foot of additional setback for each foot lot width above 28 feet. In this case, the width of the lot is fifty feet, which dictates a fifteen-foot setback.
- Section 151.271 Definitions defines the front lot line as the part of the entire interior lot abutting the street or that part of a corner lot extending across the narrowest part of the lot abutting the street. The subject property abuts N Forest Dr. at its narrowest part. It abuts an unbuilt ROW along its curvilinear south lot line.
- According to assessment records, the house was built in 1964.
- The applicants constructed the deck and stairs in the required side setback without permits.

STAFF COMMENTS

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to these requested variances.

David Modrzejewski – Building Division

- The Building Division has no issues with these variation requests.

Miriam Vega – Environmental Health

- The Health Department has no objection to these requested variances.
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RECOMMENDATION

In Staff's opinion, the application for the variance requests meets the approval criteria for variations specified in Lake County Code Section 151.056(C)(4) and recommends approval of the variances for the reasons as follows.

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

Comment: The subject property is a nonconforming corner lot in the R1 zoning district because it does not meet the current lot width and lot area requirements.

The lot is very small at only 0.1 acres and is constrained further by a curvilinear frontage.

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

Comment: The requested variances are a direct result of the property's dimensional limitations and the location of the existing dwelling. The house was constructed within the side street setbacks before the current County Code was adopted. The secondary means of ingress/egress to the house is in the side street setback. There is insufficient area in which to locate an adequate means of ingress and egress to the structure without encroaching into the setback area.

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

Comment: The property is located adjacent to a large section of unimproved ROW that has been used by the neighborhood as informal open space. Approval of the variance requests would have no impact on neighbors and community character.

RECOMMENDED CONDITION

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

1. The location of the deck and stairs shall be consistent with the site plan accompanying ZBA application #000972-2024.