



Zoning Board of Appeals

Gregory Koeppen Chair

500 W. Winchester Road, Suite 101
Libertyville, Illinois 60048
Phone 847-377-2600
Fax 847-984-5608
Email pbdzoning@lakecountyil.gov

July 8, 2024

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

FROM: Jessica Oliver, Planner
Lake County Department of Planning, Building, and Development

CASE NO: #000990-2024

HEARING DATE: July 11, 2024

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

1.) Reduce the front setback from 30 feet to 0 feet to allow for the expansion of the accessory structure in the rear.

GENERAL INFORMATION

OWNER: Igor Gluzman, record owner

OF PARCELS: One

SIZE: 0.57 acres, per Lake County's Geographical Information Systems

LOCATION: 22667 W SILVER LAKE AVE, ANTIOCH, IL

PIN: 0209300026

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Single family home with detached garage.

PROPOSED LAND USE: Single family home with detached garage.

SURROUNDING ZONING / LAND USE

EAST: Residential-1 (R-1) / Single-Family Residential
NORTH: Residential-1 (R-1) / Single-Family Residential
SOUTH: Open Space (OS) / Little Silver Lake
WEST: Residential-1 (R-1) / Single-Family Residential

DETAILS OF REQUEST

ACCESS: Access is provided via W Silver Lake Ave.
NONCONFORMING LOT: The subject property is a nonconforming lot due to insufficient lot area.
FLOODPLAIN / WETLAND: The property contains no mapped wetlands. The property contains mapped floodplains at the rear of the property.
SEPTIC AND WATER: The subject property is served by septic system and private well.

ADDITIONAL COMMENTS

- The front yard setback for an accessory structure on a nonconforming lot is a function of the lot depth. Lake County Code Section 151.233(C)(1)(a) specifies the minimum front setback for an accessory structure shall be thirty feet or 20% of the lot depth, whichever is less. In this instance, 20% of the lot depth would be greater than the minimum setback required for the R-1 zoning district, so the required front yard setback is 30 feet.

- According to assessor records, the 836 sq. ft. house and the 480 sq. ft. detached garage were constructed in 1945.
- The applicant constructed the expansion without the required permits in the fall of 2023.

STAFF COMMENTS

Mark Mussachio – Health Department

- The Health Department has no objections to the requested variance.

Joel Krause – Engineering Division

- The Engineering Division has no objection to this requested variance. Please be advised that a Site Development Permit will be required for the construction of the garage addition as well as the construction of the concrete apron and additional asphalt driveway pavement.

Ieva Donev – Building Division

- The Building Division has no objection to this requested variance. Building plan submittal and review will be required for the proposed work.

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 the approval of the variance request for the following reasons:

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

Comment:

The subject property is a nonconforming lot in the R-1 zoning district due to insufficient lot area. Although the parcel is larger in size than many in the surrounding area, there are several factors that present site constraints. The house and the detached garage have existed in their current configuration since 1954. The septic field is located behind the house thus limiting the buildable area of the lot behind the house. The well is located

between the house and the garage and there are several mature trees that limit the buildable area of the lot beyond the front setback.

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

Comment:

The property contains many exceptional conditions that would make relocating a detached garage elsewhere on the property difficult. In addition to the well location, there are several mature trees with extensive root systems located in the area where a detached garage could possibly be constructed in compliance with current regulations. Relocating the garage would also negatively impact the neighbor's sight lines to the lake.

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

Comment:

A garage sufficiently sized to accommodate two vehicles or other storage is a customary accessory use to a single-family house. The variation request is in harmony with the general purpose and intent of the zoning regulations. Approving this request for additional storage space would pose no discernable negative impact to adjacent property owners and the size and location of the improvement is in keeping with the neighborhood character.

RECOMMENDED CONDITIONS

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

1. The variance granted is consistent with the site plan of ZBA application VAR-000990-2024.