



July 9, 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: #001184-2026

HEARING DATE: July 15, 2026

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

1. Reduce the side street setback from 30 feet to 2 feet to allow for the construction of an attached garage.
2. Increase the maximum allowable Impervious Surface Ratio from 30% to 37.5% to allow for the construction of an attached garage.

GENERAL INFORMATION

OWNER: Janusz & Lidia Raszewski

OF PARCELS: 1

SIZE: 0.29 acres, per Lake County's Geographical Information Systems

LOCATION: 26811 N Oakdale Ln, Mundelein, IL
PIN: 10-36-202-072

EXISTING ZONING: Residential-3 (R3)

EXISTING LAND USE: Single-Family Dwelling

PROPOSED LAND USE: The applicant is proposing to add an attached, 19' x 20' garage addition southeast of the house.

SURROUNDING ZONING / LAND USE

NORTH:	Residential-3 (R3) & Open Space (OS) / Subdivision Park & Mundelein Park District water channel
EAST:	Residential-3 (R3) / Unimproved Right-of-Way (private ownership)
SOUTH, & WEST:	Residential-3 (R3) / Single-Family Residential

COMPREHENSIVE PLAN

LAKE COUNTY:	Residential Single-family Residential (0.25 to 1-acre lot density)
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DETAILS OF REQUEST

ACCESS:	Access is provided via W Oakdale Ln.
CONFORMING LOT:	The subject property is considered a conforming lot in the Residential (R3) zoning district.
FLOODPLAIN / WETLAND:	The property contains mapped floodplain and wetland on the northern portion of the lot, outside of the proposed work area.
SEPTIC AND WATER:	The subject property is serviced by public sewer and community water well.

ADDITIONAL COMMENTS

- The street setbacks, both front and side, 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 R3 zoning district, the minimum side street setback is 30 feet. The side street setback is from an unimproved right-of-way to the east.

- Impervious Surface Ratio (ISR) is calculated by dividing the total area of all impervious surfaces on a site by the base site area, per LCC Section 151.271 (Terms Defined). Impervious surface is defined as any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas. The ISR for an R-3 lot conforming to the minimum lot size requirement is 30%. The applicant is proposing an increase in ISR on the lot from the current coverage of approximately 30% to 37.5%. Since the maximum allowable ISR for this lot is 30%, the applicant must obtain a variation to construct a garage.
- According to tax assessor records, the existing home was constructed in 1961 with no garage on the lot. An addition to the rear of the house was permitted by PBD in 2008.
- The two properties directly west of the subject property have received variations for setback reductions for detached garages in the year 1997 (26821 W Oakdale Ln) and 2013 (26831 W Oakdale Ln).

STAFF COMMENTS

Tony Dupree – Department of Public Works

The proposed variance does not affect any Lake County Public Works' assets.

Andrew Heuser – Engineering Division

The Engineering Division has no objection to the variance requests. Please note that a Site Permit will be required for this project. During the Site permit the drainage to the rear will need to be adequately addressed. This may require engineered grading plans by an Illinois Licensed Professional Engineer.

Ieva Donev – Building Division

The Building Division has no objection to these variance requests. A Building Permit will be required. Per Table R302.1(1), of 2024 International Residential Code, overhangs are not allowed closer than 2 feet from the property line; a maximum of 25% of wall openings is allowed for windows and doors adjacent to the property line; and the exterior wall shall be one hour fire rated on both sides with the overhang one-hour rated at the underside.

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 Request 1: A conforming lot in the R-3 zoning district has a minimum side street setback of 30 feet. The existing home was constructed 21 feet from the east side street property line. The house has existed at this location since before the year 2000. To the rear of the parcel exists both floodplain and wetland, which could impact the proposed garage were the 2 foot setback to the side street not approved.
- Variance Request 2: The applicant wishes to construct an attached garage addition east of the house. The property takes access from W Oakdale Ln, which is a very narrow, 20.6 foot-wide right-of-way in which is it difficult to maneuver when more than one vehicle is present. Due to the narrow lot-width, there is no street parking allowed within the subdivision pursuant to a no-parking sign located at the entrance to W Oakdale Ln. The proposed addition would require an extension of the existing driveway to allow for the vehicle to maneuver into the proposed garage, increasing the ISR. With the proposed addition of the attached garage, the distance from the lot line to the house would be 2 feet. If a garage were constructed at a distance which conformed to the minimum side street setback, then there would effectively be no functional use of the backyard space on this lot.

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

Comment:

- Variance Requests 1 & 2: According to tax records, the house has existed in its current configuration since 1961. There is no existing garage on this property, which limits storage space for both vehicles and personal effects. By allowing for a garage addition in this location, it would avoid mapped floodplain and wetland to the rear of the property and be in line with the existing house. The proposed location for the garage addition is the only suitable location for a garage addition to the home. By placing the garage and driveway in the proposed location, it would reduce the overall amount of ISR required to access the proposed garage as the driveway would be much shorter than if the garage was built to meet the required 30-foot setback. Without the extension of the driveway to the proposed garage, the garage would not be accessible to vehicles. Due to the no-parking requirement on W Oakdale Ln, there would be no alternative location for the applicants or their guests to park their personal vehicles to access the site.

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

Comment:

Variation Request 1 & 2: The variance requests are in harmony with the general purpose and intent of zoning regulations. The approval of this variation request would allow for sheltered off-street parking and storage space via a garage, which is a standard accessory use for a single-family home. The extension of the driveway to meet the proposed garage would be necessary for practical use of the proposed structure.

RECOMMENDED CONDITION

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

1. The location of the proposed garage addition shall be consistent with the site plan and architectural drawings accompanying ZBA application #001184-2026.