



May 12th, 2025

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

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

CASE NO: #001078-2025

HEARING DATE: May 22, 2025

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

1. Reduce the west side yard setback from 5.3 feet to 2.14 feet to allow for the reconstruction of a single-family dwelling.
2. Reduce the west side-yard setback from 5.3 feet to 0.23 feet to alleviate the non-conforming status of an existing patio and retaining wall.
3. Reduce the front street setback from 30 feet to 24.84 feet to alleviate the non-conforming status of an existing stoop.
4. Increase the maximum allowable Impervious Surface Ratio from 40% to 56% to allow for the reconstruction of a single-family dwelling and garage.

GENERAL INFORMATION

OWNER: GMR&H LLC

OF PARCELS: One

SIZE: 0.26 acres, per Lake County's Geographical Information Systems

LOCATION: 18172 W Twin Lakes Blvd, Grayslake, IL
PIN: 07-30-411-026

EXISTING ZONING: Residential-4 (R-4)

EXISTING LAND USE:	Single-Family Dwelling
PROPOSED LAND USE:	The applicant is proposing to reconstruct a single-family home and a detached garage.

SURROUNDING ZONING / LAND USE

NORTH:	Residential-4 (R-4) / Single-Family Residential
EAST:	Residential-4 (R-4) / Single-Family Residential
SOUTH:	Residential-4 (R-4) / Single-Family Residential
WEST:	Residential-4 (R-4) / 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 Twin Lakes Blvd.
CONFORMING LOT:	The subject property is considered a non-conforming lot in the Residential-4 (R-4) zoning district given that it does not meet the minimum lot width requirement of the R-4 district.
FLOODPLAIN / WETLAND:	The property does not contain mapped floodplain or wetland.
SEPTIC AND WATER:	The subject property is serviced by public sewer and water.

ADDITIONAL COMMENTS

- The minimum interior side and rear yard setbacks for a principal structure on a nonconforming lot is set forth in Section 151.233 (C)(1)(b) of the Lake County Code. The minimum interior side and rear setback for principal structures shall be four feet or 10% of the

lot width, whichever is greater, but no greater than the setback specified for the underlying zoning district. In this case, the width of the lot is 53 feet, which dictates a 5.3-foot setback to the west and to the east (side yards) and to the north (rear yard).

- The front street setback for a structure on a nonconforming lot is a function of the lot depth. Lake County Code Section 151.233(C)(1)(a) specifies the minimum street setback shall be 20% of the lot depth or the setback for the underlying zoning district, whichever is less. In this case, 20% of the lot depth exceeds 30 feet, therefore, the 30-foot front yard setback applies.
- Impervious Surface Ratio (ISR) is calculated by dividing the total area of all impervious surfaces on a site by the base site area. 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-4 lot conforming to the minimum lot size requirements is 40%. The applicant is proposing an overall decrease in ISR on the lot from 67% to 56%. However, since the maximum allowable ISR for this lot is 40%, the applicant must obtain a variation.
- Previously, the subject property was served by a garage that was attached to the house. A fire started in the garage in 2024, resulting in significant damage to both the garage and the house. The applicant is proposing to rebuild the home in the same footprint and reduce the overall size of the garage.

STAFF COMMENTS

Tony Dupree – Lake County Public Works

1. Lake County Public Works Department (LCPW) provides water and sewer to this parcel.
2. Since the original foundation will remain intact, the assumption is the sewer and water services will as well. If this is not the case, please notify the project manager.
3. Tap card on record marks buffalo box location (i.e., outside water shut off valve) but records neither water nor sewer service route.
4. A Public Works permit will not be required as long as the existing sewer or water service lines are not altered beyond five feet of the foundation.

Joel Krause – Engineering Division

The Engineering Division has no objection to the requested variances for the residential property.

Ieva Donev – Building Division

The Building Division has no objections to the variance request. A building permit will be required. Design shall incorporate requirements per Table R302.1(1), 2018 IRC.

RECOMMENDATION

In Staff's opinion, the variances requested meet the approval criteria specified in Lake County Code 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, 2, & 3: A conforming lot in the R-4 zoning district has a minimum lot width of 60 feet. The subject property is considered non-conforming because it is below the required width at 53 feet. The home was built in its current configuration in the year 1960, prior to current code requirements regarding setbacks for non-conforming lots.

Variance Request 4: The maximum allowable Impervious Surface Ratio for a lot that is conforming in square footage in the R-4 zoning district is 40%. The lot has existed with 67% ISR since pre-1990. The proposed plan includes an overall reduction in ISR on the lot at 56% through disconnection and size reduction of the garage. All structures on the lot were built prior to the current code requirements for ISR.

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

Comment:

Variance Requests 1, 2, & 3: The proposed plans utilize the existing foundations of the home and garage. The configuration of the home and structures on the lot will allow for the continued use of utilities in their existing location. Additionally, the narrow lot width restricts the areas suitable for both a home and a reasonably sized garage with a driveway to be located on the lot.

Variance Requests 2 & 3: The variance will confer legal status to an existing nonconformity that was not created by the applicant. Approving this variance will bring the subject structures into compliance.

Variance Request 4: The reconstruction of the home and garage as proposed would allow the homeowner to reconstruct the home while decreasing the overall ISR. The construction of the garage as detached instead of the original attached structure will decrease the ISR from its original amount.

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

Comment:

Variance Requests

1, 2, 3, & 4:

The variance requests are in harmony with the general purpose and intent of the zoning regulations. It is surrounded by other single-family homes on smaller lots. The reconstruction of the house and a smaller detached garage is in keeping with the neighborhood character.

RECOMMENDED CONDITION

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

1. The location of the proposed reconstruction of the existing single-family home shall be consistent with the site plan accompanying ZBA application #001078-2025.