



Gregory Koeppen
Chair

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

February 20, 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: #001151-2026

HEARING DATE: February 26, 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 20 feet, as measured to the overhang, to accommodate an addition to a single-family home.

GENERAL INFORMATION

OWNER: Gary & Cindy Winemaster

OF PARCELS: 3

SIZE: 1.47 acres, per Lake County's Geographical Information Systems

LOCATION: 19197 W Forest Ln, Mundelein, IL
PINs: 10-36-202-159, 10-36-202-024, 10-36-202-021

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single-Family Dwelling

PROPOSED LAND USE: The applicant is proposing to add an addition connecting the primary dwelling to the detached garage.

SURROUNDING ZONING / LAND USE

NORTH:	Residential-3 (R-3) / Single-Family Residential
EAST:	Residential-3 (R-3) & Open Space (OS) / Single-Family Residential & Diamond Lake
SOUTH:	Residential-3 (R-3) / Single-Family Residential & HOA Park
WEST:	Residential-3 (R-3) / Single-Family Residential

COMPREHENSIVE PLAN

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

DETAILS OF REQUEST

ACCESS:	Access is provided via N Highland Terrace.
CONFORMING LOT:	The subject property is considered a conforming lot in the Residential-3 (R-3) zoning district.
FLOODPLAIN / WETLAND:	The property contains mapped floodplains and regulatory floodplain to the rear of the parcels. There is no wetland present on the lot.
SEPTIC AND WATER:	The subject property is serviced by public sewer and water.

ADDITIONAL COMMENTS

- The front street setback for a structure on a conforming lot can be found in Table 151.125(1) of the LCC. For a conforming lot in the R-3 zoning district, the minimum front street setback is 30 feet.
- According to accessor records, the existing home was constructed in 1959 and the garage was constructed in 1985.

STAFF COMMENTS

Tony Dupree – Lake County Public Works

Proposed work will not affect any Lake County Public Works' assets.

Andrew Heuser – Engineering Division

The Engineering Division has no objection to this variance request. Please note a Site Permit will be required for this project. Informational Comment: There is Regulatory Floodplain and Floodway located at the rear of this property, however the submitted plans show no impact to these Special Flood Hazard Areas.

Ieva Donev – Building Division

The Building Division has no objections to the proposed setback reduction request. A building permit will be required for the addition.

RECOMMENDATION

In Staff's opinion, the variance request meets the approval criteria specified in LCC Section 151.056(C)(4) and recommends approval of the variance. Staff's analysis is based on the following:

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

Comment: A conforming lot in the R-3 zoning district has a minimum front street setback of 30 feet. The existing home was constructed 20 feet from the front property line, as measured to the overhang of the existing stoop. The existing detached garage is 44 feet from the street setback at its closest point. The home and garage have existed at these points since before the year 2000. Additionally, the lot has an irregular and angular configuration that is wide yet shallow.

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

Comment: Given the location of the existing house and detached garage, and the constraints of the lot's configuration, the proposed location for the addition is the only feasible area for the desired improvement. There is no other location on the lot suitable to connect the garage to the home. The existing stoop is 20 feet from the front lot line, and an extension of this stoop would be necessary to provide a covered entrance to the garage from the house.

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

Comment: The variance request is in harmony with the general purpose and intent of zoning regulations. The proposed addition is consistent with the original character of the single-family dwelling. Further, the house is well-screened due to the substantial amount of landscaping between the house and the street. An addition in the proposed location shown on the site plan would be consistent with other single-family homes within the neighborhood and would not have a detrimental effect upon other nearby properties.

RECOMMENDED CONDITION

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

1. The location of the proposed building addition connecting the detached garage to the existing single-family home shall be consistent with the site plan and architectural drawings accompanying ZBA application #001151-2026.