



November 10, 2025

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

FROM: Natalia Fic, Planner
Lake County Department of Planning, Building, and Development

CASE NO: #001131-2025

HEARING DATE: November 13, 2025

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

- 1.) Reduce the side-yard setback from 4 feet to 0 feet, to allow an existing detached patio.
- 2.) Reduce the side-yard setback from 4 feet to 1.37 feet, to allow an existing detached open deck.

GENERAL INFORMATION

OWNER: Anthony J. Callese

OF PARCELS: One

SIZE: 0.23 acres, per Lake County's Geographical Information Systems

LOCATION: 36755 N. Ridge Rd, Ingleside, IL

PIN: 0511212015

EXISTING ZONING: Residential-3 (R-3)

EXISTING LAND USE: Single family residence with detached garage, shed, and swimming pool.

PROPOSED LAND USE: Single-family residence with detached garage, shed, pool, with patio and deck addition.

SURROUNDING ZONING / LAND USE

EAST: Wetland and Residential-3 (R-3) / Single-Family Residential

NORTH: Residential-3 (R-3) / Single-Family Residential

SOUTH: Residential-3 (R-3) / Single-Family Residential

WEST: Township Road (N Ridge Rd) and Residential-3 (R-3) / Single-Family Residential

DETAILS OF REQUEST

ACCESS: Direct access is provided via N. Ridge Rd.

NONCONFORMING LOT: The subject property is a nonconforming lot as it does not meet the minimum lot area requirement of the R-3 zoning district.

FLOODPLAIN / WETLAND: There is mapped floodplain and a small area of mapped wetlands at the rear of the property.

SEPTIC AND WATER: The subject property is serviced by Lake County public sewer and a private water well.

ADDITIONAL COMMENTS

- The existing detached patio was constructed without the required permits. As part of Planning, Building & Development Red Tag Case PBDRT-014067-2023 related to fill within the floodplain. the applicant is seeking to come into compliance by requesting a variance that would allow the patio to remain. The applicant was advised to address other nonconformities on the property, including the deck.
- The LCC Section 151.233(C)(1)(b) specifies the minimum interior side setback for accessory structures on nonconforming lots shall be four feet. The required side yard setback for both improvements is 4 feet from the north property line.

STAFF COMMENTS

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to these variances.
- All floodplain ordinances are required to be followed.

Ieva Donev – Building Division

- Building Division has no objections to the proposed variances.
- Building permit will be required.

Tony Dupree – Lake County Public Works

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

Jeff Schrei – Health Department

- Note: The following comments are based on the ordinance(s) of the Lake County Health Department Chapter 171 ONSITE WASTEWATER TREATMENT SYSTEMS and 170 CHAPTER 170: WELL AND WATER REGULATIONS
- Any changes to the property that may impact daily water usage or setback distances to the septic components and water well will require a property alteration permit from this Department with associated fees.
- All proposed structures must be drawn to scale on the Plat of Survey or on a separate site plan with the water well drawn to scale in an accurate proportion to the property with accurate measurements to any existing or proposed structures.
- If a water well is to be located underneath a deck, it shall have access within the deck to access well head for maintenance including replacing the submersible pump.
- Water well must maintain a minimum set back distance of 2' to any over-hang.
- Water wells must maintain a minimum set back distance of 10' to any footing drain.

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 approval of the variances for the following reasons:

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

Comment: Variance Requests 1 & 2:

The subject property is a nonconforming lot in the R-3 zoning district due to the total area of less than 12,000 square feet. The portion for the lot is physically constrained by the placement of existing structures, including the single-family dwelling at the front, the detached garage to the south, and the swimming pool near the center of the yard. Due to setback requirements for accessory structures and the limited open area of the pool and the patio – which measures approximately 7 feet in width and 20 feet in length – there is limited feasibility for relocation or reconfiguration of the proposed improvements. The rear of the property also contains an approximate two- to three-foot grade drop where the boundary of the mapped wetlands begins. Any relocation of the proposed improvements would likely require additional variances from applicable setback standards.

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

Comment: Variance Request 1 & 2:

It is reasonable for a property owner to desire a small patio adjacent to a swimming pool for functional use and outdoor enjoyment. Due to the property's limited area, existing improvements, and grade change at the rear, compliance with the required setbacks would restrict the patio to a width of only about three feet – an impractical dimension for its intended purpose. While the current structures were constructed without permits, the site's physical limitations significantly constrain alternatives for placement. Strict application of the setback requirements would effectively prevent the construction of a functional patio, and the resulting impact of the proposed placement would be minimal.

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

Comment: Variance Request 1&2:

Patios and decks are customary accessory uses to a single-family residence and are generally consistent with the character of the R-3 zoning district. The proposed patio and deck are small in scale and located within the rear portion of the lot, where they would not be visible from the public right-of-way or alter the overall appearance of the neighborhood. Given the property's limited size and configuration, the relief requested is reasonable in context and generally consistent with the purpose and intent of the zoning regulations to allow for functional residential outdoor space while maintaining the neighborhood character.

RECOMMENDED CONDITIONS

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

1. The location of the detached patio and deck shall be consistent with the site plan accompanying ZBA application #001131-2025.