



**Lake County Central Permit Facility**  
500 West Winchester Road  
Libertyville, Illinois 60048-1331  
Phone: 847.377.2600  
E-mail [lcpermits@lakecountyil.gov](mailto:lcpermits@lakecountyil.gov)

August 14, 2018

TO: George Bell, Chairman  
Lake County Zoning Board of Appeals

FROM: Thomas Chefalo, Principal Planner  
Lake County Department of Planning, Building, and Development

---

CASE NO: #VAR-000394-2018

HEARING DATE: August 23, 2018

REQUESTED ACTIONS:

A variance to reduce the south side yard setback from 6.5 feet to 3.7 feet to allow for the construction of an addition to a single-family house.

---

**GENERAL INFORMATION**

---

OWNERS: Omer Sabri and Elvia Sabri

# OF PARCELS: 1

SIZE: 0.25 acres, per Lake County GIS information

LOCATION: 34129 N. South Circle Dr. Grayslake, IL 60030 PIN: 06-21-416-016

EXISTING ZONING: R-2

EXISTING LAND USE: Single family home

PROPOSED LAND USE: Single family home

---

**SURROUNDING ZONING / LAND USE**

---

EAST: OS / Highland Lake

NORTH: R-2 / Single-Family Residential

SOUTH: R-2 / Single-Family Residential

WEST: R-2 / Single-Family Residential

---

**DETAILS OF REQUEST**

---

ACCESS: Direct access is provided from N. South Circle Dr.

CONFORMING LOT: The subject property is a nonconforming lot in the R-2 zoning district due to lot width and area.

FLOODPLAIN / WETLAND: There is a small area of mapped floodplain and wetland on the property that is located adjacent to Highland Lake.

SEPTIC AND WATER: The subject property is served by public sewer and water.

---

**STAFF COMMENTS**

---

Daniel Salgado – Public Works

- The Public Works Department has no objection to variance request.

Eric Steffen – Engineering & Environmental Services Division

- The Engineering Division has no objection to variance request.

Robert Springer – Building Division

- The Building Division has no objection to variance request.

---

**ADDITIONAL STAFF COMMENTS**

---

1. The current home is considered a legal nonconforming structure. The code states that a nonconforming single-family dwelling may be restored if deteriorated, damaged, or destroyed to an extent greater than 50% of the replacement cost if the structure is located at least ten feet from the street lot line and at least four feet from the side and rear lot lines.
2. Though the elevation provided with the application shows an overhang and gutters, the applicant has stated that none is anticipated at this time.

---

**RECOMMENDATION ON VARIANCES**

---

Staff recommends approval for the variance request. In Staff's opinion, the variance requests comply with the standards for variances in the following manner:

**Zoning Variance Approval Criteria – LCC Subsection 151.056 (C)(4)**

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

Comment – The lot is zoned R-2 which requires a lot area of 20,000 sq. ft. and a lot width of 90 ft. Because, the lot has an area, 10,691 sq. ft. and width of 65 ft. it is legal nonconforming in the zoning district. The house was constructed in 1937 and is a legal nonconforming structure. The house is askew on the lot: the structure is not oriented parallel to the side property lines. (The north rear corner of the house is 4.36 feet from the side property line while the north front corner is approximately 14 feet from the side property line; consequently, the proposed addition on the opposite side of the house does not run parallel to the property line.)

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

Comment – The applicant is proposing a 2-car garage and a 2<sup>nd</sup> story living space addition to their house. The property currently doesn't have a garage. Placing the 2-story addition behind the house would require the construction of additional driveway for the garage, adding more impervious surface to the lot. It would also partially obstruct the view of Highland Lake from the applicant's and the neighbor's homes.

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

Comment – Attached garages are customary in this neighborhood. The proposed addition would render the house similar in character with other homes located in the neighborhood. In 2011, the house located at 34079 N South Circle Dr. was granted a similar side yard variance request.

---

**Recommended Conditions of Approval**

---

This variance is hereby granted subject to the following;

1. The proposed addition is constructed in accordance with the site plan accompanying the variance application.
2. The addition will be constructed with no overhang or gutter closer than 3.7 ft. from the south property line.