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February 20, 2026

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

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

CASE NO: VAR-001150-2026

HEARING DATE: February 26, 2026

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

- 1.) Reduce the side street setback from 30 feet to 20 feet, to allow for the expansion of an existing attached garage.

GENERAL INFORMATION

OWNER: Robert and Michelle Hrdlicka, record owners

OF PARCELS: One

SIZE: 0.92 acres, per Lake County's Geographical Information Systems

LOCATION: 16770 W. Sibelius Ln., Gurnee, Illinois

PINs: 0716303016

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: Single Family Residence with attached garage and shed.

PROPOSED LAND USE: Single-Family Residence with expanded attached garage.

SURROUNDING ZONING / LAND USE

EAST:	Township Road (N Karelia Rd) and Residential-1 (R-1) / Single-Family Residential
NORTH:	Residential-1 (R-1) / Single-Family Residential
SOUTH:	Township Road (W Sibelius Ln) and Residential-1 (R-1) / Single-Family Residential
WEST:	Residential-1 (R-1) / 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:	Direct access is provided via W Sibelius Ln.
NONCONFORMING LOT:	The subject property is a nonconforming lot due to insufficient lot width.
FLOODPLAIN / WETLAND:	There are no mapped floodplain or wetlands on the property.
SEPTIC AND WATER:	The subject property is serviced by Gurnee public sewer and a private water well system.

ADDITIONAL COMMENTS

- For corner lots, LCC Section 151.271 defines the front lot line as the part of a corner lot extending across the narrowest part of the lot abutting the street. The subject property abuts N. Karelia Road along its east lot line and W. Sibelius Lane along the south lot line, however, the portion abutting W. Sibelius Lane is the narrowest part and therefore considered the front of the lot.
- For principal structures on nonconforming lots, LCC Section 151.233 (C)(1)(c) requires a minimum side street setback of four feet, plus one-half foot of additional setback for each foot of lot width above 28 feet with a maximum 30-foot setback. In this case, since the lot width exceeds 80 feet, a 30-foot front and side street setback is required for expansion of the attached garage.
- According to the assessment records, the house was built in 1984.
- County aerial photography confirms the existence of the garage prior to 1993, and assessment records indicate its presence since 1984.
- The home is currently served by an existing well system. The owners would like to retain the use of this system.

STAFF COMMENTS

Andrew Heuser – Engineering Division

- The Engineering Division has no objection to this variance request. A Site Permit may be required for this project.

Ieva Donev – Building Division

- Building Division has no objections to the setback reduction request. A building permit will be required.

Miriam Vega – Health Department

- The Health Department has no objection to the variance request. This project would require a property alteration permit.

RECOMMENDATION ON VARIANCES

In Staff's opinion, the application for the variance request meets the approval criteria for variations specified in LCC Section 151.056(C)(4). Staff's analysis of each request is provided below:

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

Comment:

The subject property is a nonconforming parcel in the R-1 zoning district due to the total lot width of less than 130 feet. The existing single-family dwelling and attached garage were constructed in 1984, prior to the adoption of the LCC. The structure complies with the required front setback and is located approximately 32 feet from the east property line, which limits opportunities for future expansion without encroaching into the required setback. Additionally, the subject property is located on a corner, requiring street setbacks from both N. Karelia Rd and W. Sibelius Ln, and a vision triangle clearance at the street intersections. The area to the south is further constrained by the existing driveway, while the area to the north contains underground sewer and gas lines located near the structure. The proposed location utilizes the practical area available for the addition and maintains compliance with front setback while preserving usable yard area and the existing deck at the rear of the property.

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

Comment:

The proposed garage location utilizes the reasonably unobstructed area of the property, avoiding more significant disruption to the existing structure and the required front setback. The existing garage meets the Lake County Code minimum standard of 576 square feet for a two-car garage. The proposed addition of approximately 312 square feet is intended to accommodate additional vehicle and storage needs. Locating the garage elsewhere on the property would disrupt established walkways and the primary entryway to the dwelling. It is the applicants' intent to construct an addition to the existing attached garage to improve functionality and allow for additional storage. Without the requested variance, the existing dwelling and garage could not be expanded in a functional manner.

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

Comment:

This variation request is in harmony with the general purpose and intent of the zoning regulations. The proposed placement of the addition to the attached garage is not expected to have a negative impact on adjacent property owners. The proposed addition will comply with the front yard setback, and the overall site meets the Impervious Surface Ratio (ISR) requirements. The addition will be screened by the existing landscape buffering along the east property line and not pose a visual or functional impact on surrounding neighbors, as it will extend towards the eastern roadway rather than toward adjoining residential yards. Denial of the request would prevent the expansion of a structure that has existed in this location for over 45 years.

RECOMMENDED CONDITION

In the event the Board grants the proposed variance, staff recommends the following condition:

1. The location of the garage expansion shall be consistent with the site plan accompanying ZBA application #001150-2026.