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April 17, 2026

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

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

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CASE NO: VAR-001166-2026

HEARING DATE: April 23, 2026

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

- 1.) Reduce the north side-yard setback from 10 feet to 6.1 feet, to allow for the construction of an addition connecting the detached garage to the single-family dwelling.
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#### **GENERAL INFORMATION**

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OWNER: Nataliya Kolomiyets and Aleksandr Katsman, record owners

# OF PARCELS: One

SIZE: 0.45 acres, per Lake County's Geographical Information Systems

LOCATION: 23076 N. Richards Court, Prairie View, Illinois

PINs: 1516405015

EXISTING ZONING: Residential-1 (R-1)

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

PROPOSED LAND USE: Single-family Residence with new enclosed, covered connection to the detached garage; existing shed to be removed.

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**SURROUNDING ZONING / LAND USE**

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EAST: Township Road (N Richards Ct) and Residential-1 (R-1) / Single-Family Residential

NORTH: Residential-1 (R-1) / Single-Family Residential

SOUTH: Residential-1 (R-1) / Single-Family Residential

WEST: Unimproved Right-of-Way / Incorporated Prairie View

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**COMPREHENSIVE PLAN**

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

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**DETAILS OF REQUEST**

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ACCESS: Direct access is provided via N Richards Ct.

NONCONFORMING LOT: The subject property is a nonconforming lot due to insufficient lot area and lot width.

FLOODPLAIN / WETLAND: There are no mapped floodplain or wetlands on the property.

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

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**ADDITIONAL COMMENTS**

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- The minimum interior side yard setbacks for a principal structure on a nonconforming lot is set forth in Section 151.233 (C)(1)(b) of the LCC. The minimum interior side 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 lot width of 100 feet results in a calculated setback of 10 feet. As the proposed attachment would

convert the garage into part of the principal structure, the structure post-construction must comply with the principal structure setbacks.

- According to the assessment records, the house was built in 1962.
- County aerial photography confirms the existence of the garage prior to 1993.

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### STAFF COMMENTS

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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

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

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### RECOMMENDATION ON VARIANCES

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In Staff's opinion, the application for the variance requests 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 area of less than 40,000 square feet and lot width less than 130 feet. The single-family dwelling was constructed in 1962, and the detached garage has existed since at least 1993, based on County aerial photography, establishing long-standing building locations that cannot be reasonably subject to relocation or alteration. As a result of these conditions, there is limited flexibility for new construction that meets current setback requirements. The proposed design maintains compliance with the 30-foot required front setback. The addition would not extend any further into the front yard than the existing structures and would provide a safer and more feasible connection between the principal and accessory buildings, while also enhancing functionality.

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

Comment:

It is the applicants' intent to construct an enclosed connection between the existing single-family dwelling and detached garage. The addition would provide a safer and more convenient means of access between the structures, particularly during winter months. Without the requested variance, the existing house and garage could not be connected due to the applicable setback requirements for principal structures. The proposed location utilizes the only reasonably unobstructed portion of the property and minimizes disturbance to other areas of the site while taking advantage of the existing placement of both structures. Imposing the principal structure setback standards would effectively require relocation of the detached garage, which has existed in its current location for over 30 years. The request represents a reasonable accommodation of existing site conditions and long-standing improvements.

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

Comment:

The variation request is in harmony with the general purpose and intent of the zoning regulations. The proposed improvement is modest in scale and should not have a negative impact on adjacent property owners. The structure will comply with the required front yard setback, and the overall site remains compliant with the Impervious Surface Ratio (ISR) requirements. The proposed connection will not extend beyond the established building line of the existing structures and is unlikely to have a detrimental effect on surrounding properties. Denial of the request would prevent the reasonable improvement of connecting two structures that have existed in their current locations for decades.

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**RECOMMENDED CONDITION**

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

1. The location of the covered connection between the single-family dwelling and detached garage shall be consistent with the site plan accompanying ZBA application #001166-2026.