



Zoning Board of Appeals

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Chair

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November 29, 2021

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

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

CASE NO: VAR-000718-2021

HEARING DATE: December 9th, 2021

REQUESTED ACTION:

- 1.) Reduce the front street setback from 30' to 2.8' to allow for the construction of an attached garage.
- 2.) Reduce the side-yard setback from 7' to 2.9' to allow for the construction of an attached garage.

GENERAL INFORMATION

OWNERS: TAK Lakehouse LLC, record owner

OF PARCELS: One

SIZE: 0.32 acres, per Lake County GIS information

LOCATION: 25138 W LAKE AVE INGLESIDE, IL

PIN: 0513409018

EXISTING ZONING: R-3

EXISTING LAND USE: A single-family residence

PROPOSED LAND USE: A single-family residence with a garage addition

SURROUNDING ZONING / LAND USE

EAST:	Channel (Long Lake)
NORTH:	Channel (Long Lake)
SOUTH:	Residential-3 (R-3)/ single family houses
WEST:	R-3/ single family houses

DETAILS OF REQUEST

ACCESS:	Access is provided from W. Lake Ave.
CONFORMING LOT:	The subject property is a conforming lot in the R-3 zoning district.
FLOODPLAIN / WETLAND:	There are mapped wetlands, floodplain and floodway on the property.
SEPTIC AND WATER:	The property is served by public sewer and private well.

STAFF COMMENTS

Andrew Heuser – Engineering & Environmental Services Division

- The Engineering Division has no objection to the requested variance.

David Modrzejewski – Building Division

- The Building Division has no objection to this request.

Brittany Sloan – Lake County Public Works Department

- The Lake County Public Works Department has no objection to the variance.

Tom Copenhaver – Lake County Health Department

- The Health Department has no objections to this request. The well will not be impacted as it is on the north side of the house.

ADDITIONAL STAFF COMMENTS

- 1.) In 2002, two variances were requested by and issued to a previous owner of the property to allow for the construction of a house. Variances were granted to reduce the front setback from 30 feet to 14 feet and reduce the water's edge setback from 30 feet to 25 feet.
 - 2.) The variances were granted subject to the condition that they apply only to the footprint and location of the proposed house as depicted in the 2002 variance application.
 - 3.) West Lake Ave. dead ends just west of the eastern most wall of the house.
 - 4.) The applicants purchased the property in 2020.
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RECOMMENDATION ON VARIANCES

Staff recommends approval for the variance requests. 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 eastern portion of the lot is encumbered by mapped wetlands and floodway making it difficult to locate an addition on the east side of the house. The variance that was approved in 2002 did not allow for the construction of a garage. In addition, West Lake Ave. dead ends just west of the eastern most wall of the house.

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

Comment –

Due to configuration of the lot and constraints caused by mapped flood hazard areas, there is no practical way to locate a garage addition on the east portion of the lot. Additionally, because of space constraints, a garage addition cannot be constructed on the west side of the applicant's house that would meet the required setbacks for a conforming lot in the R3 zoning district.

The house was constructed in 2003 without a garage. Constructing a garage addition on the east side of the house would block the view of the north channel from the neighboring house to the property's south and block the view of the lake and east channel from the applicant's home.

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

Comment –

The proposed addition will allow space for indoor parking of two vehicles. Garages are customarily accessory to single-family homes.

Approving the request would pose no discernable hardship to adjacent property owners or the neighborhood and is appropriate to the neighborhood character.

RECOMMENDED CONDITIONS OF APPROVAL

In the event the Board is inclined to grant the proposed variance request, staff recommends:

1. The location of the structure shall be consistent with the site plan accompanying ZBA application #000718-2021.