



Zoning Board of Appeals

Gregory Koeppen
Chair

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January 20, 2022

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-000733-2021

HEARING DATE: January 27, 2022

REQUESTED ACTION:

- 1.) Increase the maximum allowed impervious surface ratio from 40% to 45.6% to allow for the construction of a screened porch and patio. (Minor Variation)

GENERAL INFORMATION

OWNERS: Dominic and Laurie Guagenti, record owners

OF PARCELS: One

SIZE: 0.21 acres, per Lake County GIS information

LOCATION: 32957 N. Three Oaks Ln. Libertyville, IL

PIN: 0732201031

EXISTING ZONING: R-4

EXISTING LAND USE: A single-family residence

PROPOSED LAND USE: A single-family residence with a covered porch and patio addition

SURROUNDING ZONING / LAND USE

EAST:	Residential-4 (R-4)/ single family houses
NORTH:	R-4/ single family houses
SOUTH:	R-4/ Subdivision stormwater detention/ Open Space
WEST:	R-4/ single family houses

DETAILS OF REQUEST

ACCESS:	Access is provided from N. Three Oaks Ln.
CONFORMING LOT:	The subject property is a conforming lot in the R-4 zoning district.
FLOODPLAIN / WETLAND:	There are no mapped wetlands, floodplain, or floodway on the property.
SEPTIC AND WATER:	The property is served by public sewer and water.

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.

ADDITIONAL STAFF COMMENTS

- 1.) The house was constructed in the Belvidere Estates Subdivision, a conventional subdivision, in 2015.
 - 2.) When the house was constructed, the property's final impervious surface ratio (ISR) was 38.7%.
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RECOMMENDATION ON VARIANCE

Though the proposed ISR increase and improvements will have no impact on the character of the neighborhood and adjacent properties, staff is compelled to recommend denial of the variance request because in staff's opinion the request does not comply with standards 1 and 2. Staff's analysis of the request follows below:

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

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

Comment –

The parcel is a conforming lot in the R-4 zoning district occupied by a conforming house that was built in 2015. There are no exceptional conditions peculiar to the applicant's property.

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

Comment –

There do not appear to be any practical difficulties or hardships in carrying out the strict letter of the regulations. Access to and use of a screened porch and patio is not a practical necessity for a single-family residence in the R-4 zoning district.

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

Comment –

Notwithstanding criteria 1 and 2 above, screened porches and patios are customary and convenient improvements to a single-family house. The size and location of the proposed improvements are in harmony with the character of the neighborhood. The ISR increase will not have a negative impact on adjacent properties.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. The final buildout of the porch and patio will be consistent with the site plan accompanying ZBA application #000733-2021.