



Zoning Board of Appeals

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Chair

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May 6, 2022

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

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

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CASE NO: VAR-000761-2022

HEARING DATE: June 9<sup>th</sup>, 2022

REQUESTED ACTION:

1.) Reduce the front street setback from 30 feet to 1.5 feet to allow for the reconstruction of a pool house.

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**GENERAL INFORMATION**

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PETITIONER: John and Denise Mandigo, record owners

# OF PARCELS: Two

SIZE: 1.8 acres, per Lake County GIS information

LOCATION: 38727 N DREXEL BLVD ANTIOCH, IL

PIN(s): 0135202048; 0135202049

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: A single-family residence and dilapidated detached accessory structure

PROPOSED LAND USE: A single-family residence and new detached accessory structure

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**SURROUNDING ZONING / LAND USE**

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EAST: R-1/ Single family houses  
NORTH: R-1/ Single family houses  
SOUTH: R-1/ Single family houses  
WEST: R-1/ Single family houses

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**DETAILS OF REQUEST**

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ACCESS: Access is provided from N. Drexel Blvd.  
CONFORMING LOT: The subject property is a conforming parcel in the R-1 zoning district.  
FLOODPLAIN / WETLAND: There are no mapped wetlands on the parcel There are mapped floodplain on the parcel well to the east of the structure.  
SEPTIC AND WATER: The property is served by a private septic system and well.

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**STAFF COMMENTS**

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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.

Arnie Rapa – Lake County Health Department

- Health has no objections to reduce the front street setback from 30 feet to 1.5 feet to allow for the reconstruction of a pool house. OWTS/Water Well Programs - You will need to contact a Lake County licensed septic contractor/installer, a list of names can be found on line <https://www.lakecountyiil.gov/818/Onsite-Wastewater-Treatment-System> The site plan must be a scaled drawing preferably a Plat of Survey showing the existing water well, septic system,

footprint of the house and new pool house will be required. These site plans must be drawn and submitted by a licensed septic contractor/installer at the time of application.

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**ADDITIONAL STAFF COMMENTS**

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Based on County aerial imagery, there has been pool house situated in the same location as the existing structure since at least prior to 1961.

The pool house is located behind a 6-foot privacy fence that runs along the Drexel Blvd right-of-way.

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**RECOMMENDATION**

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Staff recommends approval for the variance request because, in staff’s opinion, the request complies 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 property is part of an estate that was developed 100 years ago. The pool and the accompanying pool house were constructed prior to 1961. At the time the pool house was constructed, the County’s current street setback requirements were not in effect.

In addition, the portion of the subject property immediately adjacent to the pool and pool house includes mature trees and pathways that are part of a larger historic garden that covers much of PIN 0135202049.

The pool house is currently located on the only level portion of the property that receives direct sunlight and that is also adjacent to the pool.

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

Comment –

The portion of the pool that abuts the pool house does not meet the current required street setback. Relocating the pool house to a position on the property that would meet the setback requirements while abutting the pool would significantly alter the character of the property and disturb the historic garden.

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. A pool house has existed at the same location as the proposed structure for more than 60 years. Approving the request to reconstruct a low profile structure with a low intensity use, in its current location, would create no discernable negative impact on adjacent property owners and is appropriate to the neighborhood character.

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**RECOMMENDED CONDITION**

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In the event the Board is inclined to grant the proposed variance requests, staff recommends the following condition:

1. The location of the structure shall be consistent with the site plan and elevation drawings accompanying ZBA application #000761-2022.