



Zoning Board of Appeals

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Chair

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

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

CASE NO: VAR-000811-2022

HEARING DATE: September 8th, 2022

REQUESTED ACTION:

1. Reduce the minimum side-yard setback from 5 feet to 3.5 feet to allow a detached garage to be connected to the existing home.

GENERAL INFORMATION

PETITIONER: Patrice Goberville, record owner

OF PARCELS: One

SIZE: 0.29 acres, per Lake County GIS information

LOCATION: 42723 N WOODBINE AVE ANTIOCH, IL

PIN(s): 0111202017

EXISTING ZONING: Residential-1 (R-1)

EXISTING LAND USE: A single-family residence and detached garage

PROPOSED LAND USE: A single-family residence with attached garage

SURROUNDING ZONING / LAND USE

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

DETAILS OF REQUEST

ACCESS:	Access is provided from N. Woodbine Ave.
CONFORMING LOT:	The subject property is a non-conforming parcel in the R-1 zoning district due to insufficient area and frontage.
FLOODPLAIN / WETLAND:	The parcel contains a small area of mapped floodplain at the shore of Channel Lake. There are no mapped wetlands on the parcel.
SEPTIC AND WATER:	The property is served by a private septic system and well.

STAFF COMMENTS

Andrew Heuser – Engineering & Environmental Services Division

- The Engineering Division has no issues with this variation request.

David Modrzejewski – Building Division

- The Building Division has no objection to this request.

Arnie Rapa – Lake County Health Department

- The Health Department has no issues with this variance request.

ADDITIONAL STAFF COMMENTS

The subject property has been improved with a single-family residence and detached garage since the 1980s. According to County assessment records, the current, existing detached garage was constructed in 1995. According to the County aerial photography and Health Department records, the house was reconstructed sometime between 1997 and 2000. The floor plan of the house has remained essentially the same since that time.

The applicant is proposing to connect the house to the detached garage with an addition that will enclose a portion of the 7-foot wide outdoor space that currently separates the two structures.

The addition will provide the homeowner with direct, interior access between the house and garage through a new utility/mud room. The layout of the main bedroom suite will also be modified and expanded, with the reconfigured space intruding slightly into the existing garage. The exterior walls of the garage will remain as they are today.

RECOMMENDATION

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 parcel is a 50-foot-wide non-conforming lake front lot.

The existing garage is in the minimum four-foot south side yard setback that is currently required for a detached accessory structure and the garage and the house are separated by 7 feet 9 ½ inches.

The house is located 6 feet from the south side property line and 13 feet of the north side property line. The required side yard setback for the principal structure is 5 feet. If a detached accessory structure is attached to a principal structure, what was once the detached garage must then meet all principal structure setbacks.

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

Comment –

The septic system is located between the house and the lakeshore. This prohibits an addition to be constructed on the east side of the house.

Because of the narrowness of the lot, there is little room to construct an addition on the either side of the house.

The proposed improvements to the house, including a utility/mud room and reconfigured main bedroom suite, are more appropriately located on the street side of the house as it is more fitting to the current floor plan of the house.

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

Comment –

The applicant is proposing to use a portion of the existing garage on the lot to expand the living area of the house. While the footprint of the existing house will increase as a result of the connection, the actual massing of the structures on the lot will appear unchanged from neighboring properties, the street or lake. In addition, converting a small portion of the garage into living space will have no practical impact to the adjacent properties.

RECOMMENDED CONDITION

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 #000811-2022.