



Zoning Board of Appeals

George Bell  
Chairman

500 W. Winchester Road, Suite 101  
Libertyville, Illinois 60048  
Phone 847-377-2600  
Fax 847-984-5608  
Email [planning@co.lake.il.us](mailto:planning@co.lake.il.us)

April 16, 2014

TO: George Bell, Chairman  
Lake County Zoning Board of Appeals

FROM: Brad Denz, Senior Planner  
Lake County Department of Planning, Building and Development

---

CASE NO: 6320 Variations

REQUESTED ACTION: 1. To decrease the minimum required street yard setback from North Street from 30 feet to 3.44 feet.

2. To decrease the minimum required street yard setback from 6<sup>th</sup> Street from 20 feet to 9.7 feet.

It is the desire of the applicants to construct a detached garage.

HEARING DATE: April 24, 2014

---

**GENERAL INFORMATION**

---

APPLICANTS: Luke Anderson and Susan Stahl-Anderson

# OF PARCELS: Two

SIZE: 0.23 acres

LOCATION: 21956 W. 6<sup>th</sup> Street, Lake Villa, Illinois

EXISTING ZONING: R – 1

EXISTING  
LAND USE: Single-family dwelling

PROPOSED: Detached garage

---

### **SURROUNDING ZONING / LAND USE**

---

ALL DIRECTIONS: Residential-1 (R-1) / single-family dwellings

---

### **COMPREHENSIVE PLANS**

---

LAKE COUNTY: Residential Single-Family Residential (0.25 to 1 acre)

---

### **DETAILS OF REQUEST**

---

ACCESS: Direct access for the detached garage is provided to 6<sup>th</sup> Street.

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

FLOODPLAIN / WETLAND: According to Lake County GIS maps, the property does not contain wetlands or floodplains.

SEWER AND WATER: Private water well and septic system.

---

### **ADDITIONAL STAFF COMMENTS**

---

The applicants desire to rebuild a detached garage in the same location within the street yard setbacks of North and 6<sup>th</sup> Streets. The previous detached garage was damaged in a storm. The property is constrained by three street setbacks and the placement of the septic field and septic system to the north and west of the previous detached garage (see Exhibit A). As a result, the applicant obtained approval for the Lake Villa Township Highway Commissioner and the Lake County Planning, Building, and Development Director to rebuild a detached garage within the intersection visibility triangle.

#### Lake County Division of Transportation - Comments by Joe Meyer

North Street and 6th Street are Lake Villa Township Roads under the jurisdiction of the Highway Commissioner; therefore, LCDOT has no comments on the requested setback variances.

Lake County Health Department - Comments by Mark Mussachio

We have no objections for the variances requested to reduce the street yard setbacks. The proposed garage will need to maintain the ten (10) foot minimum separation distance to the closest seepage trench.

Lake County Environmental Engineering Division - Comments by Eric Steffen

This Division has no objection to reduce both street setbacks to construct an accessory structure. If the variation request is approved, a Site Development Permit will be required for the proposed accessory structure.

Lake County Building Division – Comments by Bob Springer

The Building Division has no objection to the granting of this variance provided that all work will conform to all adopted building codes of Lake County.

---

**RECOMMENDATIONS**

---

Staff recommends approval. In our opinion the request meets the required standards in the following manner:

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

Comment: The buildable area and location for a detached garage is constrained due to the three street setbacks and the placement of the septic field and septic system to the north and west of the previous detached garage. The detached garage will have a similar street setback as two detached garages to the east along 6<sup>th</sup> Street.

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

Comment: Without the approval of the requested variations, the petitioner cannot reasonably accommodate a garage on the property.

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

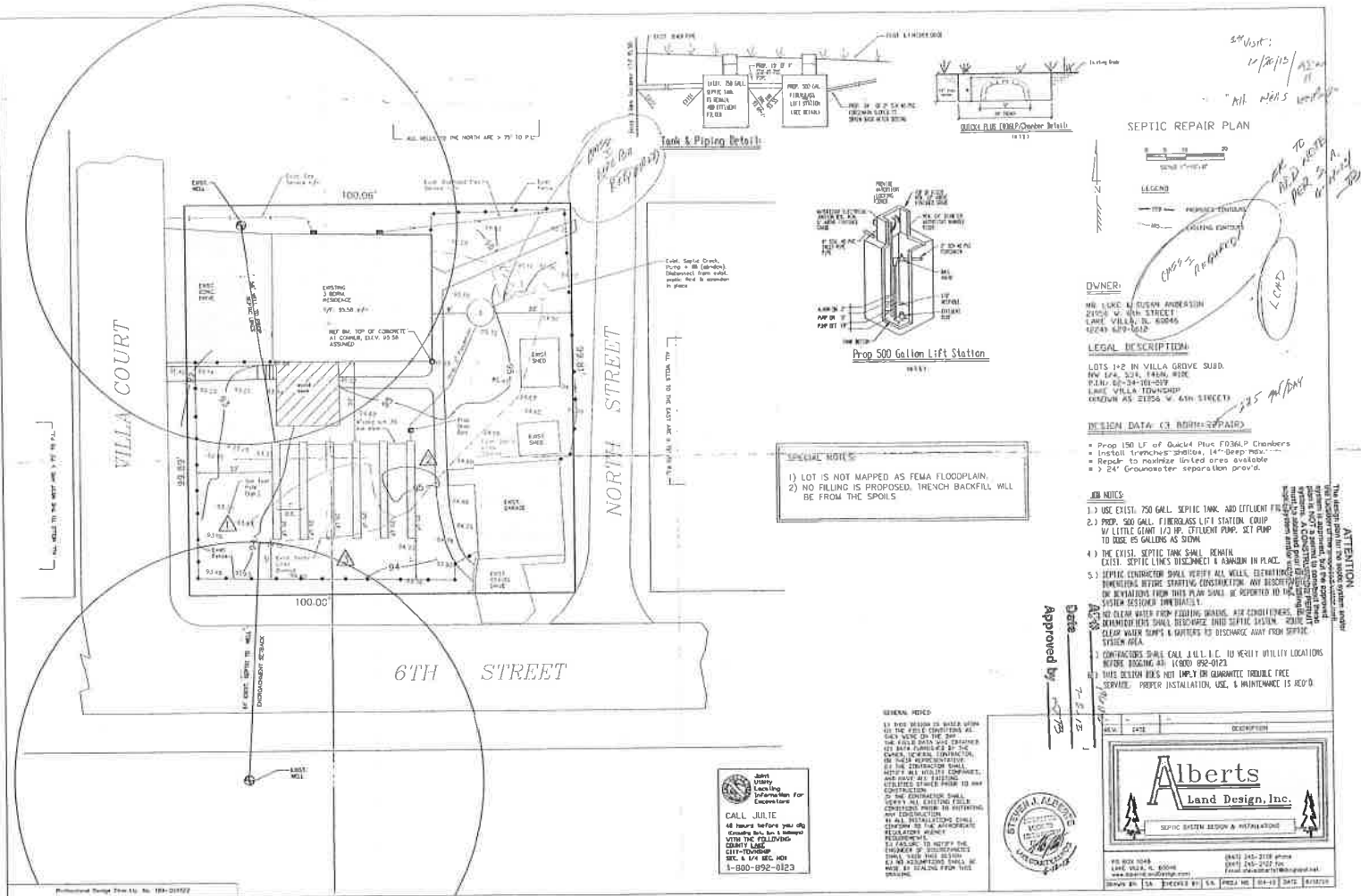
Comment: The proposed detached garage will have a similar to others in the neighborhood, and the garage would replace a structure which was damaged and subsequently demolished in March 2014. Granting the variation is in harmony with the general purpose of the regulations.

---

**RECOMMENDED CONDITIONS**

---

In the event the Board grants the variation of the street setbacks, staff recommends that it be limited site plan of ZBA application #6320.



## Exhibit A

### Health Dept Septic Plan