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April 16, 2014

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

FROM: Roberto Rodriguez, Senior Planner
Lake County Department of Planning, Building, and Development

CASE NO: 6163

REQUESTED ACTION:

1. To reduce the minimum required street setback from 30 feet to 3 feet.
2. To increase the maximum allowable gross floor area of accessory structures from 1.5 times the area of the principal structure to 1.86 times the principal structure.

The applicant would like to build a detached garage.

HEARING DATE: April 24, 2014

GENERAL INFORMATION

APPLICANTS: Bonnie Bussiere

OF PARCELS: 1

SIZE: 0.19 acre

LOCATION: 40280 N. West Shore Drive, Antioch, IL 60002
02-20-402-018

ZONING: R-1

EXISTING
LAND USE: Residential

PROPOSED: Residential

SURROUNDING ZONING / LAND USE

NORTH, EAST, SOUTH, WEST: R-1 / Residential

COMPREHENSIVE PLANS

LAKE COUNTY: Residential –Medium Lot

DETAILS OF REQUEST

ACCESS: Access is provided from both West Shore Drive and Lambert Drive

NONCONFORMING LOT: This is a nonconforming lot in that it does not meet the size and lot width standards for the R-1 zoning district.

FLOODPLAIN / WETLAND: There are mapped wetlands located on the subject property.

SEWER AND WATER: The property is served by private septic and well.

ADDITIONAL STAFF COMMENTS

Staff of the Lake County Division of Transportation, the Health Department, and the Building and Engineering Division, have provided the following comments:

Joe Meyer – Lake County Division of Transportation

Lambert Drive and West Shore Drive are Antioch Township Roads under the jurisdiction of the Highway Commissioner; therefore, LCDOT offers no comments on the requested variations for the street setback and floor area.

Jeff Bixler – Environmental Health

The Lake County Health Department (OWTS/Water Well Programs) has no objection to the variances and zoning relief that has been requested by the property owner.

Eric Steffen – Engineering

This division has no objection to reduce the street setback and to increase the maximum allowable gross floor area of the accessory structure as requested. The proposed project is currently under site plan review (Project #6249). If the variation request is approved, the Site Development Permit application will need to be revised to include the proposed detached garage.

Robert Springer – Building

The building division has no objection to the granting of this variance.

RECOMMENDATION

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 conditions peculiar to the applicant's property are that the property is a small, narrow lot with two dwelling units constructed before 1961, before adoption of the Lake County Unified Development Ordinance (UDO). Septic and well lines are located in the only open spaces on the property.

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

Comment: The location of the existing residences and the location of the septic areas and water service lines do not allow for the placement of a garage that will meet the setback. The smaller dwelling unit serves as accessory to the larger dwelling unit on the property, significantly increasing the amount of existing accessory structure gross floor area. This peculiar condition does not allow for a garage without a variance allowing an increase in the amount of gross floor area for accessory structures.

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

Comment: The UDO requires two off-street parking spaces per dwelling unit, totaling to four spaces for the subject property. Construction of this detached garage would provide off-street parking and mitigate the undesirable practice of parking within the right-of-way. Additionally, the garage placement would be consistent with neighboring property characteristics.

RECOMMENDED CONDITIONS

In the event the Board grants the variances, Staff recommends that it be limited to the site plan of ZBA application #6163.