



Zoning Board of Appeals

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Chairman

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September 3, 2015

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: 7402 Variation

REQUESTED ACTION: 1. To decrease the minimum street yard setback from 25.30 feet to 11 feet.
2. To decrease the minimum side yard setback from 6 feet to 5 feet.

HEARING DATE: September 10, 2015

GENERAL INFORMATION

APPLICANTS: Christopher Farina

OF PARCELS: One

SIZE: 0.15 acre, as calculated by the Lake County Geographic Information System

LOCATION: 21177 W. Sylvan Drive, Mundelein, Illinois
P.I.N. 10-34-403-019

EXISTING ZONING: R – 3

EXISTING
LAND USE: Single-family dwelling

PROPOSED: The applicant would like to construct a detached garage.

SURROUNDING ZONING / LAND USE

NORTH: Residential-3 (R-3) / open space (maintained by the Sylvan Lake Improvement Association)

SOUTH and EAST: Residential-3 (R-3) / single-family dwellings
WEST: Open Space (OS) / Sylvan Lake

COMPREHENSIVE PLANS

LAKE COUNTY: Residential Single-Family Medium Lot, 1 to 3 acre lot density

DETAILS OF REQUEST

ACCESS: Direct access is provided via W. Sylvan Drive.

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

FLOODPLAIN / WETLAND: The western-quarter of the subject property contains mapped wetlands or floodplains.

SEWER AND WATER: Community water well and public sewer.

ADDITIONAL STAFF COMMENTS

Lake County Public Works - Comments by Scott Baum

Public Works has no objection to a setback variation. Please be aware that building a structure in the front yard may place that structure over the sanitary sewer service. It is unclear from our records exactly where the sanitary sewer service lies. LCPW has no regulation prohibiting building over a sanitary service. However, we recommend installing a service clean out in the garage floor.

Lake County Division of Transportation - Comments by Joe Meyer

Sylvan Drive is a Fremont Township road, therefore, LCDOT has no comments on the requested setback variances.

Lake County Environmental Engineering Division - Comments by Eric Steffen

This Division has no objection to the requested variances.

Lake County Building Division – Comments by Bob Springer

The Building Division has no objection to the granting of this variance, subject to relocation of utilities that are located in the area of the proposed new garage.

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 buildable area and location for an attached garage is constrained due to the lot configuration, placement of the house, location of mature trees, and the topography of the lot. The applicant has proposed a 20' x 22' detached garage addition at the northeast side of the property. This detached garage will have a similar reduced street yard setback as other detached and attached garages along Sylvan Drive. The side yard setback variance would minimize any impact to the mature tree south of the garage site.

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

Comment: Without the approval of the requested variation the petitioner cannot reasonably accommodate a garage on the property. Denying the variation would create a hardship for the applicant by depriving him of a garage which is an amenity enjoyed by others in the neighborhood.

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

Comment: The proposed detached garage will not have a negative effect upon the adjacent property owners. The proposed attached garage will have a similar reduced street yard setback as other detached and attached garages along Sylvan Drive. Granting the variation is in harmony with the general purpose of the regulations.

RECOMMENDED CONDITIONS

1. Relocation of the utilities (electric, gas, cable) which are located in the area of the proposed new garage.
2. In the event the Board grants the variation, staff recommends the variation be limited to one 20' x 22' detached garage.