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March 16, 2017

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

FROM: Hannah Mulroy, Planner
Lake County Department of Planning, Building, and Development

CASE NO: 8522

HEARING DATE: March 23, 2017

REQUESTED ACTIONS:

1. Reduce the north side yard setback from 11.30 feet to 4.65 feet to allow for the expansion of an existing single family home.

GENERAL INFORMATION

OWNERS: Daniel McGrath

OF PARCELS: 1

SIZE: 0.77 acres, per Lake County's GIS Calculated Acreage

LOCATION: 24154 N. Bridle Trail Rd, Lake Forest, IL 60045. PIN 15-11-301-002

EXISTING ZONING: Estate (E)

EXISTING LAND USE: Single Family Residence

PROPOSED LAND USE: The applicant is proposing to construct an addition to the north side of the existing single family home.

SURROUNDING ZONING / LAND USE

EAST:	Estate (E) / Single-Family Residential
NORTH:	Estate (E) / Single-Family Residential
SOUTH:	Estate (E) / Single-Family Residential
WEST:	Estate (E) / Single-Family Residential

COMPREHENSIVE PLANS

LAKE COUNTY:	Medium Lot Residential 1-3 acre lot density
VILLAGE OF LINCOLNSHIRE:	Not designated
VILLAGE OF VERNON HILLS:	Not designated
CITY OF LAKE FOREST:	Not designated
VILLAGE OF METTAWA:	5 Acre Estate Residential

DETAILS OF REQUEST

ACCESS:	Direct access is provided from Bridle Trail, a private street.
CONFORMING LOT:	The subject property is a nonconforming zoning lot in the Estate (E) Zoning District.
FLOODPLAIN / WETLAND:	The property does not contain mapped floodplains or wetlands.
SEPTIC AND WATER:	The subject property is serviced by a private septic system and well.

ADDITIONAL STAFF COMMENTS

- The interior side yard setback for a structure on a nonconforming lot is a function of the lot width. Lake County Code Section 151.233(C)(1)(b) specifies the minimum interior side yard setback shall be four feet or 10% of the lot width, whichever is greater. In this case the lot is 113 feet wide at the 30 foot front yard setback line, therefore, the interior side yard setback is 11.3 feet.
- The proposed addition is located 1.65 feet further from the northern property line than the existing detached garage. It is also proposed to be 4.67 further east than the existing detached garage, and will be constructed in line with the front of the single family home.

STAFF COMMENTS

Joe Meyer – Lake County Division of Transportation

- Bridle Trail Road is a private street, not maintained by any public agency; therefore, LCDOT has no comments on the requested setback variation.

Arnie Rapa – Environmental Health Services

- The proposed new house addition (no net increase in bedrooms and less than 50% of total square footage of home) and request for side yard setback variance will not impact the existing well/septic system.

Eric Steffen – Engineering & Environmental Services Division

- The Engineering Division has no objection to the requested variance.

Robert Springer – Building Division

- The Building Division has no objection to the granting of this request.

RECOMMENDATION ON VARIANCES

Staff recommends approval for the variance request. In Staff's opinion, the variance request complies with the standards for a variance 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 subject property is in the Estate (E) zoning district and is a legal nonconforming due to the lot area and road frontage. The parcel is in the Bark's Oak Lane Acres, platted in 1957. Originally, the subdivision was platted with four two-and-a-half acre parcels, which were subsequently subdivided in 1985 to create the subject property. The subject parcel is exceptionally small at only 33,725 square feet, resulting in a lot area less than half of a conforming Estate lot, which requires 80,000 square feet.

Additionally, the existing single family home is unconventionally small for the area at 2,600 square feet. Neighboring homes range from 3,000 to 6,700 square feet. Similar to several homes in the area, the subject home is a ranch style which results in a larger footprint than a typical multi-story home.

Furthermore, the position of the existing garage is the logical placement for the addition due to the interior functionality of the home, resulting in an inability to meet the interior side yard setback. The proposed garage is slightly smaller than a standard 24x24 and would replace the current detached garage, which is unusually small at 20x22. Also, the proposed garage will be further away from the northern lot line than the existing detached garage.

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

Comment – The interior layout of the home provides limited opportunities to construct a code compliant attached garage. Building code dictates that an attached garage cannot have access through a bedroom. The three bedrooms are located on the east and north of the home, limiting the options for constructing a garage outside of the required side yard setback.

The home has a small family room as the home's only gathering place. The expansion of the home will provide both the opportunity for an attached garage, as well as additional recreation space. The existing home does not have an attic or basement and the proposed storage space above the garage would help provide additional storage.

Without the requested variance, the property owners would be unable to expand their home in a functional manner in order to blend into the existing floorplan of the home. An attached garage is a reasonable request as garages are common throughout Lake County, and many houses on the street have attached garages. Without zoning relief for the side yard setback, the applicant would be deprived of similar benefits enjoyed by neighboring properties with larger lots.

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

Comment – The proposed project will be in alignment with the purpose and intent of the ordinance by maintaining a pattern of single family homes present throughout the neighborhood. The proposed expansion of the single family home will meet all the remaining setbacks requirements, including the Impervious Surface Ratio (ISR).

RECOMMENDATION ON VARIANCE

1. In the event the Board is inclined to grant the proposed variance request, staff recommends that it be consistent with the site plan proposed with this zoning case.