



Zoning Board of Appeals

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Chairman

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May 4, 2017

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: #000210-2017

REQUESTED ACTION: Reduce the street yard setback from 30 feet to 15 feet for an expansion of a single-family dwelling.

HEARING DATE: May 11, 2017

GENERAL INFORMATION

APPLICANTS: John Edward Bristow and Katherine Agnes Bristow, as Trustees under the provisions of a Trust Agreement dated September 9, 2015 and known as the Bristow Family Trust, record owners.

OF PARCELS: One

SIZE: 0.51 acre, per Lake County Maps Online

LOCATION: 15418 W. Fair Lane, Libertyville, Illinois
P.I.N. 11-10-401-009

EXISTING ZONING: Residential-2 (R-2)

EXISTING
LAND USE: Single-family dwelling

PROPOSED: Adding an addition to the north side of the single-family dwelling.

SURROUNDING ZONING / LAND USE

ALL DIRECTIONS: Residential-2 (R-2) / single-family dwellings

COMPREHENSIVE PLANS

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

DETAILS OF REQUEST

ACCESS: Direct access to the single-family dwelling is from W. Fair Lane.

CONFORMING LOT: The subject property is a conforming lot in the R-2 zoning district.

FLOODPLAIN / WETLAND: The subject property contains no mapped wetlands or floodplains.

SEWER AND WATER: The property is served by public sewer and water.

ADDITIONAL STAFF COMMENTS

Lake County Division of Transportation - Comments by Joe Meyer

Fair Lane Road is under the Jurisdiction of Libertyville Township. LCDOT offers no comment.

Lake County Public Works – Comments by Chuck Degrave

The Public Works engineering division has no objection to this variance

Lake County Environmental Engineering Division - Comments by Eric Steffen

The Engineering Division has no objection to the requested variance.

Lake County Building Division – Comments by Bob Springer

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: It is the desire of the applicant to construct an addition to the north side of the existing house. The following features and characteristics constitute, in the aggregate, exceptional conditions in staff's opinion:

- Given the interior and exterior layout of the existing single-family dwelling, an addition to the west side of the structure is not practical (interior arrangement of the family room and kitchen, existing utilities, architectural feature, windows).
- The street yard setback follows the curvilinear line of the Fair Lane cul-de-sac, which prevents the placement of an addition along that side of the house absent a variance.

Given these on-site features and the street yard geometric limitation, a justification can be made to place the proposed addition within the street yard setback.

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

Comment: Given the location of the existing single-family dwelling along with the on-site limitations, the north side of the house is the optimal location for the addition. Relocating the addition to the west of the home would pose a difficulty in the amount of necessary site work and interior reconfiguration needed.

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

Comment: The variation request is in harmony with the general purpose and intent of the zoning regulations. The proposed addition on the north side of the house will match the roof-line of the existing structure and maintain a consistent appearance similar to other single-family dwellings in the neighborhood. The proposed placement of the addition will not have a negative effect upon the adjacent property owners as the appearance of the addition would maintain consistency with single-family dwellings in the neighborhood.

RECOMMENDED CONDITIONS

In the event the Board grants the variation of the street yard setback, staff recommends that it be limited to the site plan of ZBA application #000210-2017.