



**Lake County Central Permit Facility**  
500 West Winchester Road  
Libertyville, Illinois 60048-1331  
Phone: 847.377.2600  
E-mail [lcpermits@lakecountyil.gov](mailto:lcpermits@lakecountyil.gov)

May 8, 2018

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

FROM: Thomas Chefalo, Principal Planner  
Lake County Department of Planning, Building, and Development

---

CASE NO: #VAR-000357-2018

HEARING DATE: May 24, 2018

**REQUESTED ACTIONS:**

Reduce the minimum lot width from 130 feet to 86 feet to remedy a nonconformity created by an improper land division.

---

**GENERAL INFORMATION**

---

OWNERS: Clark and Karen Kramme

# OF PARCELS: 1

SIZE: 1.25 acres, per Lake County GIS information

LOCATION: 38944 N Lakeside Pl. Antioch, IL 60002. PIN: 01-35-108-030

EXISTING ZONING: R-1

EXISTING LAND USE: Single family home

PROPOSED LAND USE: Single family home

---

## **SURROUNDING ZONING / LAND USE**

---

EAST:	R-1 / Single-Family Residential
NORTH:	R-1 / Single-Family Residential (detached garage and unimproved right-of-way)
SOUTH:	R-1 / Single-Family Residential (vacant)
WEST:	OS / Open water and wetlands (vacant)

---

## **DETAILS OF REQUEST**

---

ACCESS:	Direct access is provided from Lakeside Place.
CONFORMING LOT:	The subject property is a nonconforming lot in the R-1 zoning district due to lot width.
FLOODPLAIN / WETLAND:	The property contains regulatory floodplain and mapped wetlands.
SEPTIC AND WATER:	The subject property is served by private septic and private well.

---

## **ADDITIONAL STAFF COMMENTS**

- The subject property is zoned R-1 which requires a minimum lot size of 40,000 square feet and a lot width of 130 feet. Per the Lake County Code when a lot has more than one street lot line, lot width is measured along the street lot line with the narrowest width. For this property, the 86-foot-long segment adjacent to Sherwin Ave. is the narrowest width of the lot.
- The subject property was improperly divided in 2014, and a 5,600 square foot portion thereof was sold to the neighbor who owns property north of Sherwin Ave., an unimproved private road. The sale of the land rendered the subject property nonconforming for lot width by creating an 86-foot frontage on Sherwin Ave. This division occurred before the applicant, Mr. Kramme, purchased the property in 2015.
- In 2017, two years after his purchase of the property, Mr. Kramme listed the property for sale. Mr. Kramme was made aware that the land division had made his property nonconforming after

a contract purchaser researched the property history and spoke with the Lake County Planning, Building and Development Department.

---

### **STAFF COMMENTS**

---

Mark Mussachio – Environmental Health

- The Health Department has no objection to the requested variances.

Eric Steffen – Engineering & Environmental Services Division

- The Engineering Division has no objection to variance request.

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 requests. In Staff's opinion, the variance requests comply with the standards for variances 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 situation Mr. Clark found himself in is the result of the previous owners' decision to sell a portion of the property to his neighbor to the north. Before his purchase of the subject property, Mr. Kramme was not informed by the previous owner that the land division had made the property he purchased nonconforming.

Prior to the improper land division, the property contained 60,222 square feet of area and 227 feet of road frontage and was therefore considered conforming. Following the improper subdivision, the property contains 54,598 square feet in area, and consequently remains conforming in terms of lot area. While the lot has technically been rendered nonconforming due to insufficient lot width. (86 feet) , access to the property remains unaffected.

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

Comment – Without recognition of the nonconformity, the subject property would remain in violation and cannot be improved consistent with the improved character of nearby properties. The requested variance would remedy the nonconforming status of the existing property and allow a new owner to improve the property.

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

Comment – Granting of the variance would allow the property to be improved in a manner consistent with other nearby properties. The subject single-family dwelling could be improved and maintained.