



Lake County Central Permit Facility
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August 30, 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-000395-2018

HEARING DATE: September 13, 2018

REQUESTED ACTIONS:

Reduce side street setback from 30 feet to 4 feet to allow for the construction of a detached garage

GENERAL INFORMATION

OWNERS: Rose Guarini

OF PARCELS: 1

SIZE: 0.22 acres, per Lake County GIS information

LOCATION: 24901 W Lakeview Dr Lake Villa, IL 60046 PIN: 02-30-307-003

EXISTING ZONING: R-3

EXISTING LAND USE: Single family home

PROPOSED LAND USE: Single family home

SURROUNDING ZONING / LAND USE

EAST:	R-3/ Single-Family Residential
NORTH:	R-3/ Single-Family Residential
SOUTH:	R-3/ Single-Family Residential
WEST:	R-3/ Single-Family Residential

DETAILS OF REQUEST

ACCESS:	Direct access is provided from W. Lake View Dr.
CONFORMING LOT:	The subject property is a nonconforming lot in the R-3 zoning district due to lot area.
FLOODPLAIN / WETLAND:	There are no mapped wetlands or floodplain located on the property.
SEPTIC AND WATER:	The subject property is served by public sewer and well.

STAFF COMMENTS

Chuck Degrave – Public Works

- The Public Works Department has no objection to variance request.

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 variance request.

ADDITIONAL STAFF COMMENTS

1. The property is a corner lot with a required setback of 30 foot set back from both the front and side street property lines. The lot narrows from 80 feet at the front yard setback to 50 feet at the rear property line.
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RECOMMENDATION ON VARIANCES

Staff recommends approval for the variance request. In Staff's opinion, the variance request complies 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 lot is zoned R-3 which requires a lot area of 12,000 sq. ft. and a lot width of 60 ft. Because the lot has an area, 9407.3 sq. ft. and width of 80 ft. it is legal nonconforming in the zoning district. The lot's configuration is exceptionally constrained: the property's adjacency to two angled intersecting streets creates a significant narrowing effect from east to west which is exacerbated by the parcel's street setback requirements along its north and east property lines.

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

Comment – The applicant is proposing to build a 2-car garage. The property currently doesn't have a garage, which is a reasonable use to accommodate parking for a single-family residence. The applicant is practically prevented from accommodating a garage within the current setbacks given the aforementioned setbacks, the unusual lot configuration, and the house's location on the subject property. Under these challenging requirements, absent a variation the owner's only remaining option would be to place the garage within the property's small backyard.

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

Comment – Garages are a customary accessory use to a single-family house and detached garages are common in the neighborhood. The variation would have minimal impact on surrounding properties.

Recommended Conditions of Approval

This variance is hereby granted subject to the following;

1. The proposed addition is constructed in accordance with the site plan accompanying the variance application.