



Zoning Board of Appeals

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Chairman

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October 18, 2018

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: #000417-2018

REQUESTED ACTION:

1. Reduce the street yard setback from 30 feet to 17 feet to allow the expansion of a detached garage.
2. Reduce the street yard setback from 30 feet to 0 feet to alleviate the nonconforming status of the existing detached garage.
3. Reduce the side yard setback from 5 feet to 0 feet to alleviate the nonconforming status of the existing detached garage.

HEARING DATE: October 25, 2018

GENERAL INFORMATION

APPLICANTS: David and Sheryl Bogaerts, record owners

OF PARCELS: One

SIZE: 0.66 acre, per Lake County Maps Online

LOCATION: 22712 W. Loon Lake Blvd., Antioch, Illinois
P.I.N. 02-21-301-020

EXISTING ZONING: Residential-1 (R-1)

EXISTING
LAND USE: Single-family dwelling with a detached garage

PROPOSED: Expansion of the detached garage

SURROUNDING ZONING / LAND USE

SOUTH, EAST,
WEST: Residential-1 (R-1) / single-family dwellings

NORTH: Open Space (OS) / Loon Lake

COMPREHENSIVE PLANS

LAKE COUNTY: Residential Medium Lot (1 to 3 acre density)

DETAILS OF REQUEST

ACCESS: The existing detached garage takes access from W. Loon Lake Drive.

NONCONFORMING LOT: The subject property is a nonconforming lot in the R-1 zoning district due to lot area and lot width.

FLOODPLAIN / WETLAND: The subject property contains no mapped wetlands. The property contains a floodplain area adjacent to the shoreline.

SEWER AND WATER: The property is currently served by a septic system and a private water well.

ADDITIONAL STAFF COMMENTS

Lake County Health Department – Comments by Mark Mussachio

The Health Department has no objection to the granting of this request.

Lake County Environmental Engineering Division - Comments by Eric Steffen

The Engineering 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 request.

ADDITIONAL COMMENTS

The subject property contains a detached garage at the southeast corner of the property which intrudes outside the property line. If the Board is inclined to grant the variation to alleviate the nonconforming status of the existing garage, and if that structure is destroyed, the rebuilt structure would be required to be contained entirely within the property lines.

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 detached garage. The following features and characteristics constitute, in the aggregate, exceptional conditions in staff's opinion:

- The applicant has an existing structure on the east side of the property which they wish to retain. If the proposed garage were located further north to meet the setback requirement, it would require the removal of this structure.
- The applicant would like to maintain the curb-appeal of the house by placing the garage addition at the southeast corner. If the applicant were to place the detached garage in the center of the lot, it would eliminate aesthetic appeal of the single-family dwelling from the view of the eastern street property line.
- Several mature trees (oaks, maples) are located elsewhere on the property, effectively constraining development options.

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

Comment: Given the location of the existing detached garage along with the on-site limitations, the location of the proposed improvement is appropriate. Denial of the requested variance would prevent the owners from improving their property consistent with nearby properties. The garage addition, although not meeting the street yard setback, is further away from the street yard setback than other structures along this street.

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

Comment: The variation requests are in harmony with the general purpose and intent of the zoning regulations. A reasonably-sized detached garage is considered appropriate for the beneficial use of residentially zoned property. The proposed placement of the improvements along with alleviating the nonconforming status of the existing detached garage will not have a negative visual effect upon the adjacent property owners.

RECOMMENDED CONDITION

In the event the Board grants the variation of the proposed street and side yard setbacks, staff recommends that it be consistent with the site plan of ZBA application #000417-2018.