



Zoning Board of Appeals

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Chairman

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March 7, 2019

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: #000462-2019

REQUESTED ACTION: Reduce the street yard setback from 30 feet to 8 feet construct a detached garage.

HEARING DATE: March 14, 2019

GENERAL INFORMATION

APPLICANTS: Dean Sontag, record owner

OF PARCELS: One

SIZE: 0.27 acre, per Lake County Maps Online

LOCATION: 29695 N. Rivers Drive, Lake Bluff, Illinois
P.I.N. 12-17-211-004

EXISTING ZONING: Residential-1 (R-1)

EXISTING
LAND USE: Single-family dwelling

PROPOSED: Detached garage

SURROUNDING ZONING / LAND USE

ALL DIRECTIONS: Residential-1 (R-1) / single-family dwellings

COMPREHENSIVE PLANS

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

DETAILS OF REQUEST

ACCESS: The existing driveway takes access from N. Rivers 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 or floodplains.

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 variance.

Lake County Building Division – Comments by Bob Springer

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

Lake County Planning, Building & Development – Comments by Brad Denz

The existing house is improved with a one-car attached garage which is below grade. If the location of the proposed detached car is approved, the applicant would convert the existing one-car attached garage into living space.

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 a detached garage southwest of the single-family dwelling. The following features and characteristics constitute, in the aggregate, exceptional conditions in staff's opinion:

- The placement of the house, deck and trees makes rear access impractical.
- The septic field is located in the rear of the property with mature trees.

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

Comment: The Lake County Unified Development Ordinance requires two off street parking spaces per residence, and it is common for those spaces to be in a covered garage, protected from the elements. Given the on-site limitations, the location of the proposed improvement is appropriate. Denial of the requested variance would prevent the owner from improving their property consistent with nearby properties.

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. A reasonably-sized detached garage is considered appropriate for the beneficial use of residentially zoned property. The proposed placement of the improvement 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 setback, staff recommends that it be consistent with the site plan of ZBA application #000462-2019.