



Zoning Board of Appeals

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Chairman

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April 18, 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: #000476-2019

REQUESTED ACTION:

1. Reduce the street yard setback from 29.18 feet to 6 feet for the construction of an attached garage.
2. Reduce the street yard setback from 29.18 feet to 15 feet for the construction of an attached second story.
3. Reduce the street yard setback from 29.18 feet to 23 feet for the construction of an at-grade addition to the single-family dwelling.

HEARING DATE: April 25, 2019

GENERAL INFORMATION

APPLICANTS: Aleksandar Fedorov

OF PARCELS: One

SIZE: 0.43 acres, per Lake County Maps Online

LOCATION: 23391 W. South Lakewood Lane, Lake Zurich, Illinois
P.I.N. 14-17-209-005

EXISTING ZONING: Residential-1 (R-1)

EXISTING
LAND USE: Single-family dwelling

PROPOSED: An at-grade and second story addition to the single-family dwelling

SURROUNDING ZONING / LAND USE

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

SOUTH: Residential-1(R-1) / pond

COMPREHENSIVE PLANS

LAKE COUNTY: Residential Single-Family (0.25 to 1 acre lot density)

DETAILS OF REQUEST

ACCESS: The existing driveway takes access from South Lakewood Lane.

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

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 community water well.

ADDITIONAL STAFF COMMENTS

Lake County Health Department – Comments by Mark Mussachio

The Health Department has no objections to the requested variances, however, Health Department approval of the building project would require the following:

1. The seepage pit for the laundry waste would be too close to the proposed garage and second story addition. The seepage pit would need to be eliminated (permit required) and the plumbing for the laundry waste would need to be routed to the existing septic tank.
2. The septic tank and septic field need to be located and drawn to scale on a site plan by a Lake County licensed septic contractor.
3. An evaluation of the septic system by the septic contractor concerning the operation of the system now and with the future laundry wastewater must be submitted to determine the existing septic system is functioning and routing the laundry discharge into the septic system would not create a negative impact to the system.

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 approval of this request. Final approval of the project is subject to building review of the construction documents.

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

- The septic tank and hydric soils are located on the south side of the property.
- The placement and orientation of the house at the northwest corner of the property makes an addition to the north side challenging, as it already encroaches into the setback.

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

Comment: Given the on-site limitations, the location of the proposed improvements are appropriate. Denial of the requested variance would prevent the owner from any reasonable expansion and use of a garage.

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 house and attached garage is considered appropriate for the beneficial use of residentially zoned property. The proposed placement of the improvements 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 setbacks, staff recommends that it be consistent with the site plan of ZBA application #000476-2019 and complies with Health Department regulations.

