



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

September 17, 2020

TO: Gregory Koeppen, Acting Chair
Lake County Zoning Board of Appeals

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

CASE NO: #VAR-000548-2020

HEARING DATE: September 24, 2020

REQUESTED ACTIONS:

1. Allow an existing accessory dwelling unit on a parcel of less than 80,000 sq. ft.
 2. Allow an existing accessory dwelling unit to exceed 1,000 sq. ft.
 3. Allow an existing accessory dwelling unit to contain more than one bedroom.
 4. Allow an existing accessory dwelling unit to exceed one story.
 5. Reduce the front street setback from 30 ft. to 0 feet for an existing accessory dwelling unit.
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GENERAL INFORMATION

OWNERS: Jeffrey Liesendahl and Pamela Liesendahl, record owners

OF PARCELS: One

SIZE: 1.56 acres, per Lake County GIS information

LOCATION: 25615 W FLORENCE AVE ANTIOCH, IL 60002; PIN: 01-24-106-008

EXISTING ZONING: Residential- 1 (R-1)

EXISTING LAND USE: Single family home with accessory dwelling unit

PROPOSED LAND USE: Single family home with accessory dwelling unit

SURROUNDING ZONING / LAND USE

EAST:	R-1/ Single-Family Residential
NORTH:	R-1/ Lot with accessory structure
SOUTH:	Open Space/ Bluff Lake
WEST:	R-1/ Single-Family Residential

DETAILS OF REQUEST

ACCESS:	Access is provided from W. Florence Ave.
CONFORMING LOT:	The subject property is a conforming lot in the R-1 zoning district.
FLOODPLAIN / WETLAND:	There is wetland and floodplain located at the south boundary of the parcel adjacent to Bluff Lake.
SEPTIC AND WATER:	The subject property is served by well and septic.

STAFF COMMENTS

Joel Krause – Engineering & Environmental Services Division

- The Engineering Division has no objection to the requested variance.

Eva Donev – Building Division

- The Building Division has no objection to the requested variance. If interior alterations proposed at the later date for the existing building, project will have to comply with Section R302.1, 2012 IRC. Exterior wall assembly will have to be rated in accordance to Table R302.1(1) where no setback from the property line provided.

Tom Copenhaver – Health Department

- The Health Department has no objection to variance request.

ADDITIONAL STAFF COMMENTS

1. The parcel is a conforming lot in the Ayling's Bluff Park subdivision that was platted in 1916.
 2. The lot is improved with a single-family home and an accessory dwelling unit, (coach house), that, according to the applicant, was constructed in approximately 1905.
 3. The coach house was part a large estate that once encompassed several lots in the Aylings Bluff Park subdivision.
 4. The front yard setback for a structure on a conforming lot in the R-1 zoning district is 30 feet. Accessory dwelling units are permitted on lots greater than 80,000 sq. ft. in the R-1 zoning district, provided they do not exceed one story and 1,000 square feet and are limited to one bedroom. The five variance requests that comprise this application are to remedy the nonconformity of the coach house and to allow it to be rebuilt in the current location in the event it was destroyed.
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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 coach house, built in 1905, is part of a historic estate that was subdivided in 1916. The structure is non-conforming per the current standards of the Unified Development Ordinance and predates the County's original establishment of zoning regulations in 1939. As such, the coach house has a unique pre-regulatory vintage.

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

Comment –

There is no practical means of addressing any of the non-conformities other than removing the structure. The 115-year-old structure was part of the original estate that was subdivided in 1916.

The accessory structure is a component of the historic site and removing it would diminish the site's unique character.

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

Comment –

Florence Ave. ends just west of the applicant's property. It serves approximately 12 additional lots beyond their property. The coach house has been located on the site, adjacent to Florence Ave., for approximately 115 years with no adverse impact to the surrounding properties. The presence of the structure is a unique part of the estate and the neighborhood's character. Denying the request would confer no discernable neighborhood benefit and prevent the owner from preserving and enhancing this unique historical structure.

RECOMMENDED CONDITIONS OF APPROVAL

In the event the Board is inclined to grant the proposed variance request, staff recommends:

1. There will be no expansion of the structure beyond its existing footprint and height.