



Zoning Board of Appeals

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Chair

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November 12, 2002

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

FROM: Brad Denz, Senior Planner
Lake County Department of Planning, Building and Development

CASE NO: #000594-2020

REQUESTED ACTION: Reduce the street yard setback from 30 feet to 9 feet construct a garage addition.

HEARING DATE: November 19, 2020

GENERAL INFORMATION

APPLICANTS: Donald R. Barthel and Marianne S. Barthel, record owners

OF PARCELS: One

SIZE: 0.16 acre, per Lake County Maps Online

LOCATION: 39715 N. Circle Avenue, Antioch, Illinois
P.I.N. 01-25-210-004

EXISTING ZONING: Residential-1 (R-1)

EXISTING
LAND USE: Single-family dwelling

PROPOSED: Extension to existing attached garage

SURROUNDING ZONING / LAND USE

North, South,
and West: Residential-1 (R-1) / single-family dwellings

East: Open Space (OS) / channel to Petite Lake

COMPREHENSIVE PLANS

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

DETAILS OF REQUEST

ACCESS: The existing driveway takes access from N. Circle Avenue

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 east half of the property contains 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 requested variance.

Lake County Environmental Engineering Division - Comments by Eric Steffen

This division has reviewed ZBA Case VAR-000594-2020 with the following comments:

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

Lake County Building Division – Comments by Bob Springer

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

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

On September 15, 1999, the ZBA approved variation #3085 to allow a setback reduction of 30 feet to 20.89 feet for the existing attached one car garage.

RECOMMENDATION

Staff recommends approval. In our opinion, the request meets the required standards of Section 151.056 (C)(4) for variances 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 existing attached garage, located on the southwest side of the single-family dwelling. In staff's opinion, the following features and characteristics constitute, in the aggregate, exceptional conditions:

- The placement of the house and located of the floodplain makes access to the rear of the property impractical.
- The septic field is located in the rear of the property.
- The exceptional narrowness of the subject property. A conforming R-1 lot requires 130 feet of road frontage, while the subject property contains only 50 feet of road frontage.

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. The existing attached garage currently accommodates one car with some storage room. 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 attached 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 #000594-2020.