



Zoning Board of Appeals

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Chair

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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: #000615-2020

REQUESTED ACTION: Reduce the street yard setback from 30 feet to 0 feet to construct a garage addition.

HEARING DATE: January 14, 2021

GENERAL INFORMATION

APPLICANTS: Scott A. Humphrey, record owner

OF PARCELS: One

SIZE: 0.56 acres, per Lake County Maps Online

LOCATION: 24755 N. Jensen Ave., Cary, Illinois
P.I.N. 13-09-203-016

EXISTING ZONING: Residential-1 (R-1)

EXISTING
LAND USE: Single-family dwelling

PROPOSED: Garage addition to single-family dwelling

SURROUNDING ZONING / LAND USE

South, East
and West: Residential-1 (R-1) / Single-family dwellings

North: Open Space (OS) / Vacant land owned by the McHenry County Conservation District

COMPREHENSIVE PLANS

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

DETAILS OF REQUEST

ACCESS: The existing driveway takes access from Jensen Avenue.

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 mapped wetlands along the northeast side and a portion of the south side. The subject property is not located in a floodplain.

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

No issues with well or septic.

Lake County Environmental Engineering Division - Comments by Joel Krause

This division has reviewed ZBA Case VAR-000615-2020 with the following comments:

The Engineering Division has no objection to the requested variance. Note that a Site Development Permit will be required for the proposed garage addition.

Lake County Building Division – Comments by Bob Springer

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

Cuba Township Highway Department

No objection.

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 northwest 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 in conjunction with the location of the road designation from the *Drillick's Subdivision* does not afford the applicant sufficient area to meet the street yard setback for a garage addition.
- The septic field is located in the rear of the property.
- Placement of the garage along the southside of the property would impact the wetland area, necessitate tree removal and require internal reconfiguration of the residence.

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 limitations of the site, the variance request for 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 any of 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 #000615-2020.