



Zoning Board of Appeals

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Chair

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

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

CASE NO: VAR-000656-2021

HEARING DATE: July 22, 2021

REQUESTED ACTION:

1) Reduce the west side yard setback from 4.5 feet to 0 feet to remedy the nonconforming status of the existing single-family home and to allow for the construction of an addition that will be no closer than 1 foot from the west property line.

GENERAL INFORMATION

OWNERS: Vita and Ian Mindich, record owners

OF PARCELS: One

SIZE: 0.12 acres, per Lake County GIS information

LOCATION: 27900 W. Riverside Dr. Antioch, IL

PIN: 0110302003

EXISTING ZONING: R-1

EXISTING LAND USE: A single-family residence

PROPOSED LAND USE: A single-family residence

SURROUNDING ZONING / LAND USE

EAST: Residential-1 (R-1)/ single family houses

NORTH: R-1/ single family houses

SOUTH: Open Space (OS)/ Fox River

WEST: R-1/ single family houses

DETAILS OF REQUEST

ACCESS: Access is provided from N. Park Ave. via an access easement across PIN 0110302002

CONFORMING LOT: The subject property is a non-conforming lot in the R-1 zoning district.

FLOODPLAIN / WETLAND: There are no mapped wetlands on the property. A very small portion of the south end of the parcel may contain mapped floodplain.

SEPTIC AND WATER: The property is served by septic and well.

STAFF COMMENTS

Joel Krause – Engineering & Environmental Services Division

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

David Modrzejewski – Building Division

- The Building Division has no objections to the requested variance.

Jeff Bixler – Health Department

- The Lake County Health Department has no objection to the requested variance.

ADDITIONAL STAFF COMMENTS

1. The Assessor's property record states that the house was constructed in 1960 and has an adjusted gross floor area of 693 sq. ft.
2. The applicant will be constructing an enclosed porch and 2 small additions to the existing house.

RECOMMENDATION ON VARIANCES

Staff recommends approval for the variance request. In Staff's opinion, the variance request complies 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 house, constructed in 1960, is currently within the required side yard setback. The building's walls do not run parallel to the lot lines. At its closet point, the structure is at the property line, with a zero (0) foot setback. The small addition proposed on the west side of the house will be no closer than one (1) foot from the property line.

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

Comment –

The house was constructed before current dimensional standards were enacted. The house was derelict for several years before the applicants purchased it. The applicant is making improvements to the structure which would increase the livable space of the structure while maintaining the internal integrity of the existing living spaces.

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

Comment –

Granting the variance will confirm legal non-conforming status to the house and allow the owners the opportunity to improve their property. The small addition on the west side of the house will have no appreciable impact on neighboring properties.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. The location of the structure shall be consistent with the site plan accompanying ZBA application #000656-2020.