



Lake County Illinois

Legislation Text

File #: 18-0541, **Version:** 1

#000347-2018 On the petition of James and Mary Montrie, record owners, who seek the following variances from the requirements of the Lake County Code and any other zoning relief as required:

- 1) Reduce the minimum west side yard setback from 7 feet to 0.40 feet to accommodate the expansion of the existing single-family home and to alleviate the nonconforming status of the home;
- 2) Reduce the setback to the Ordinary High Water Mark (OHWM) from 30 feet to 10.23 feet to accommodate the expansion of the existing single family home and to alleviate the nonconforming status of the home;
- 3) Increase the maximum Impervious Surface Ratio (ISR) from 30% to 39% to accommodate the expansion of the existing single-family home;
- 4) Reduce the minimum street yard setback from 30 feet to 0 feet to alleviate the nonconforming status of the existing shed;
- 5) Reduce the minimum south side yard setback from 6 feet to 3.73 feet to alleviate the nonconforming status of the existing shed.

The subject property is located at 35013 N. James Ave., Ingleside, Illinois and is approximately 0.36 acres.