

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): James E. Buckman, Kelly A. Buckman

Applicant(s): \_\_\_\_\_  
(if other than owner)

Subject Property: Present Zoning: R-1  
Present Use: Residential  
Proposed Use: Residential  
PIN(s): 13-26-302-011  
Address: 26956 W. Highland Rd  
Barrington, IL 60010  
  
Legal description: \_\_\_\_\_  
(X see deed)

The following variation(s) are requested:

1. See attached
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Explain why this variation(s) is necessary: See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the three criteria below. (Please refer to pages 8-9 of this packet for more information on how to address these criteria).

1. Exceptional conditions peculiar to the applicant's property: *See attached*

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

*See attached*

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

*See attached*

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**Lake County Zoning Board of Appeals**  
**Variation Application Supplement**

Owners: James E. Buckman, Kelly A. Buckman

Subject Property:

Present Zoning: Residential

Present Use: Residential

Proposed Use: Residential

PIN: 13-26-302-011

Address: 26956 W. Highland Road, Barrington, IL 60010

Legal description: Lots 19, 20, 21, 22, 23 and 24 in Block 8 in Subdivision of Lots 9 and 10 in Chicago Highlands, being a Subdivision of part of the Southwest Quarter of Section 26, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof, recorded February 10, 1902, as Document No. 84805, in Book "E" of Plats, pages 68, 69, 70 and 71, in Lake County, Illinois.

**The following variation(s) are requested:**

1. Reduce the side street setback from 30 feet to 11.2 feet to allow for the construction of an addition to the single-family home.
2. Reduce the side street setback from 30 feet to 19.8 feet to bring the nonconforming single-family home into compliance.

Explain why this variation(s) is necessary:

Approval Criteria:

- **Exceptional Conditions peculiar to the applicant's property/Practical Difficulties in carrying out strict letter of regulation:**
  - Current lot is nonconforming as it does not meet the dimensional standards of the zoning district:
    - Minimum lot size requirement is 40,000 square feet, whereas the existing lot is 19,397 square feet
    - Minimum lot width requirement is 130 feet, while the existing lot is 126.61 feet
  - The lot is also subject to two side street setbacks of 30 feet, which further restricts the buildable area and limits where construction can take place.
  - These conditions collectively present constraints on the development and meeting standards.
- **Practical difficulties or particular hardship in carrying out the strict letter of the regulation:** given the existing layout of our house and driveway location (which we do not

intend to change), it would not be possible to rebuild the garage 20 feet to the west. It would block the rear (main) entrance to the house and completely block windows and impede the functionality of the existing house and driveway. We are simply requesting to replace the foundation and rebuild the attached garage and bedroom above it in the same location, no closer to 20<sup>th</sup> Street than it is today.

- **Harmony with the general purpose and intent of the zoning regulations:** we believe the intent of zoning regulations is to create sufficient space between the street and structures. There is an easement of 24 feet between our east property line and 20<sup>th</sup> Street. In addition, there is no sidewalk in the easement. Accordingly, pedestrians on 20<sup>th</sup> Street are at least 35 feet from the garage and at least 44 feet from the house. This seems to be an ample distance for the comfort of ourselves and our neighbors.

**APPLICANT INFORMATION**

<b><u>Owner (include all fee owners listed on deed):</u></b>		<b><u>Authorized Agent:</u></b> I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	<u>James E. Bockman</u>	Name:	_____
Address:	<u>Kelly A. Bockman</u>	Address:	_____
State & Zip:	<u>26956 W. Highland Rd</u>	State & Zip:	_____
Daytime Phone:	<u>Barrington, IL 60010</u>	Daytime Phone:	_____
Email:	_____	Email:	_____

<b><u>Applicant (if other than owner):</u></b>		<b><u>Contract Purchaser (if any):</u></b>	
Name:	_____	Name:	_____
Address:	_____	Address:	_____
State & Zip:	_____	State & Zip:	_____
Daytime Phone:	_____	Daytime Phone:	_____
Email:	_____	Email:	_____

I/We hereby attest that all information given above is true and complete to the best of my/our knowledge

\_\_\_\_\_  
 Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Alison Dasso a Notary Public aforesaid, do hereby certify that James Bockman and Kelly Bockman personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of November 23, 2024 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of November, 2024

(Seal)



My Commission expires

March 28, 2027

**COURT REPORTER AGREEMENT**

**CHECK ONE OF THE FOLLOWING:**



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

\_\_\_\_\_  
Signature

**Billing Contact Information:**

James Buckman

Print Name

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

**WARRANTY DEED  
TENANCY BY THE ENTIRETY**

**4220803**

**MAIL TO:**  
Michael A. Wlodek  
2400 Big Timber Road  
Elgin, Illinois 60123



Filed for Record in:  
LAKE COUNTY, IL  
MARY ELLEN VANDERVENTER - RECORDER  
On Oct 13 1998  
At 9:48am  
Receipt #: 133752  
Doc/Type : WD  
Deputy - Cashier #2

**NAME & ADDRESS OF TAXPAYER:**  
James E. Buckman  
26956 West Highland Road  
Barrington, Illinois 60010

GRANTOR(S), Diane Lietz-Dod, n/k/a Diane L. Stuart, as Trustee under the Diane Lietz-Dod Declaration of Trust dated June 11, 1992, and Brian J. Stuart, married to Diane L. Stuart of Barrington, in the County of Lake, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), James E. Buckman and Kelly A. Buckman, husband and wife, of 1207 W. Lill, #2, Chicago, in the County of Cook, in the State of Illinois, not as TENANTS IN COMMON and not as JOINT TENANTS, but as TENANTS BY THE ENTIRETY, the following described real estate:

Lots 19, 20, 21, 22, 23 and 24 in Block 8 in Subdivision of Lots 9 and 10 in Chicago Highlands, being a Subdivision of part of the Southwest Quarter of Section 26, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof, recorded February 10, 1902, as Document No. 84805, in Book "E" of Plats, pages 68, 69, 70 and 71, in Lake County, Illinois.

Permanent Index No:  
13-26-302-011

**ATGF, INC**  
*1108522*

Property Address:  
26956 West Highland Road, Barrington, Illinois 60010

SUBJECT TO: (1) General real estate taxes for the year 1997 and subsequent years. (2) Covenants, conditions and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To HAVE AND TO HOLD said premises not as TENANTS IN COMMON and not as JOINT TENANTS but as TENANTS BY THE ENTIRETY.

*4th* day of *September* 19*98*  
Diane L. Stuart

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②

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Diane Lietz-Dod, n/k/a Diane L. Stuart, as Trustee under the Diane Lietz-Dod Declaration of Trust dated June 11, 1992, and Brian J. Stuart, married to Diane L. Stuart personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 4th day of September 1998



Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph \_\_\_\_\_ Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_

Prepared By:  
John A. Noble  
4880 Euclid Avenue  
Palatine, Illinois 60067

Signature: \_\_\_\_\_

16374



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OCT 1 1998  
DEF L OF REVENUE  
226.50

226.50

COUNTY OF LAKE  
REAL ESTATE TRANSFER TAX  
\$ 113.25 PAID

4220803

R.E. DECKER  
(1933-1999)

R.G. PAVLETIC  
P.L.S. 035-2261

# Plat of Survey

of

Lots 19, 20, 21, 22, 23 and 24 in Block 68 in the Subdivision of Lots 9 and 10 in Chicago Highlands, in the Southwest Quarter of the Southwest Quarter of Section 26, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat of said Subdivision, recorded February 10, 1902, as Document Number 84805, in Book "E" of Plats, page 68, 69, 70 and 71 in Lake County, Illinois.

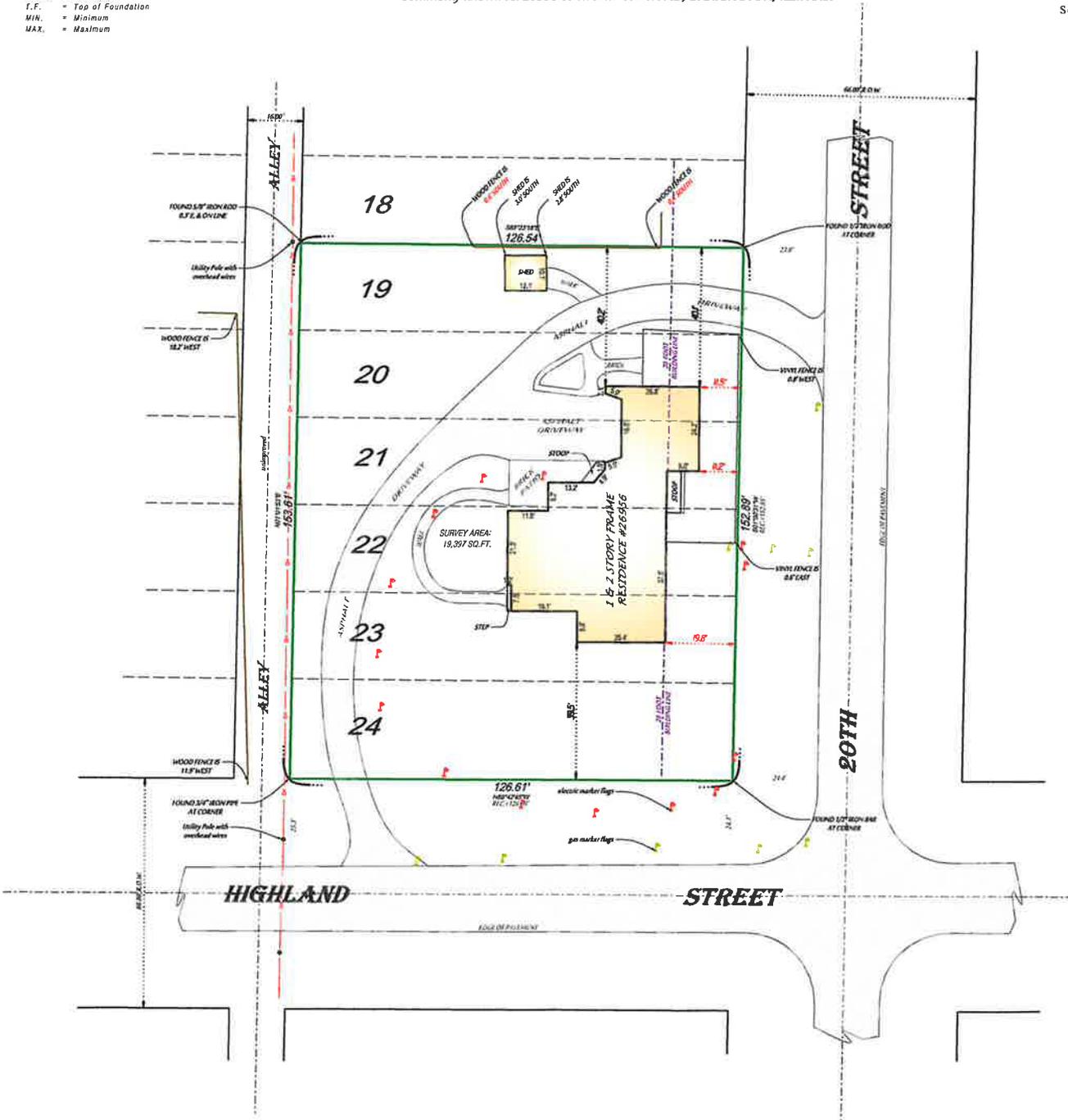
Commonly known as: 26956 W HIGHLAND ROAD, BARRINGTON, ILLINOIS.



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1"=20 ft

- LEGEND**
- N. = North
  - S. = South
  - E. = East
  - W. = West
  - N.W. = Northwest
  - N.E. = Northeast
  - S.E. = Southeast
  - S.W. = Southwest
  - P.O.B. = Point of Beginning
  - S.O.F.T. = Square Foot
  - H.O.W. = Right of Way
  - Doc. = Document
  - Rec. = Recorded as
  - Meas. = Measured as
  - F.F. = Top of Foundation
  - MIN. = Minimum
  - MAX. = Maximum



ORDER NUMBER 25-037  
 ORDERED BY: Jim Buckmann  
 FOR: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**THIS RAISED SEAL INDICATES  
THIS IS AN ORIGINAL PRINT**



**R E DECKER**  
 PROFESSIONAL LAND SURVEYORS PC  
 333 W. PETERSON RD SUITE B  
 LIBERTYVILLE, IL 60048  
 TEL. 847-362-0091  
 DeckerSurvey@gmail.com  
 Website: DeckerSurvey.com

Field Work Completed on: 2-3-25  
 STATE OF ILLINOIS }  
 COUNTY OF LAKE }  
 This Professional service conforms to the current Illinois Minimum standards for a "Boundary Survey."  
 By: \_\_\_\_\_ 10-25  
 per \_\_\_\_\_

Compare the Description on this Plat with your Deed and Title also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

expires 4-30-25

PROPERTY LINE 126'-8"

BACKYARD SETBACK: 15'-0"

CONTRACTOR TO VERIFY ALL DIMENSION / SETBACKS PRIOR TO ANY CONSTRUCTION

SETBACK 30'-0"

EXISTING DRIVE

3'-0" X 4" THICK CONCRETE SIDEWALK - LIGHT BROOM FINISH

REINSTALL VINYL FENCE



22' - 4 5/8" EXISTING

5" CONCRETE SLAB

EXISTING DRIVE

2 CAR GARAGE

3' X 3' X 4" THICK CONCRETE UTILITY PAD FOR NEW AC UNIT

AC UNIT

11' - 5 1/2" EXISTING

EXISTING SLAB

PROPERTY LINE: 153'-2"

SIDE YARD SETBACK: 13'-0" / 50'-0"

EXISTING 2 STORY WOOD STRUCTURE

ELECTRICAL METER

EXISTING AC UNIT

PROPERTY LINE: 153'-2"

EXISTING SIDEWALK

SEPTIC TANK

FRONT YARD SETBACK: 30'-0"

EXISTING LEACH FIELD

30'-0" FRONT YARD SETBACK

51' - 0 5/8"

EXISTING DRIVE

PROPERTY LINE 126'-8"

1 SITE PLAN  
1/8" = 1'-0"