

**LAKE COUNTY ZONING NOTICE VAR-001156-2026**  
**Grant Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday April 09, 2026, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of William Daniel and Caren Haberstroh, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front street setback from 30 feet to 12.9 feet to allow for the construction of a patio.
2. Reduce front street setback from 30 feet to 11.6 feet to allow for the construction of a deck.
3. Reduce the side street setback from 15 feet to 6.0 feet to allow for the construction of stairs.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25134 W LAKE SHORE DR INGLESIDE, IL 60041 and is approximately 0.27 acres.

PINs:0513209007 and 0513209014

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12877> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

**Gregory Koeppen**  
**Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s):

William Danizl Haberstroh and Caren Haberstroh

Applicant(s):

(if other than owner)

Subject Property:

Present Zoning:

R3

Present Use:

Single Family House

Proposed Use:

single family house with patio and stoop additions

PIN(s):

(1) 05-13-209-007 (2) 05-13-209-014

Address:

25134 W. Lake Shore Drive

Ingliside, IL 60041

Legal description:

(X see deed) attached

The following variation(s) are requested:

1. Reduce the front street setback from 30 feet to 12'9" to allow for the construction of a patio/deck.
2. Reduce the front street setback from 30 feet to 11'6" feet to allow construction of a stoop. (deck)
3. Reduce the side street setback from 15 feet to 6'0" to allow for the construction of stairs.
- 4.

Explain why this variation(s) is necessary:

Small corner lot - built property before current codes.

Need to have stair rails which were not there when purchased. So need to remodel stairs for safety and to make look better. We would like to have somewhere to be able to sit and look at lake. We currently only have back porch.

We are trying to do this in our small areas only, close to house.

## 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:

1. It's a nonconforming because it doesn't meet the required lot width for the R3 zoning district.
2. It is a corner lot.
3. The house was built in the currently required setbacks before their adoption.

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

We don't have the 30 feet required because of how the house was built back in the 1960's from Lake Shore Drive in front or the 15 feet from WARD on the side because of how house was built. There isn't room.

- ① The front door of the house, where all deliveries come, is main entrance <sup>is</sup> within the side and front street setbacks. There are currently no railings and it's dangerous for people, including us. We have back door also but this is main entrance in the setback area.

It's main entrance, second means of ingress and egress to house.

- ② Also, our back deck has northern exposure - no view of lake unlike neighboring properties. We would love to be able to view the lake <sup>from outside</sup>.  
3. Harmony with the general purpose and intent of the zoning regulations: <sup>So these proposed plans would allow us to have lake view.</sup>

The proposed three variances will not create any nuisance for our community. The steps and stoop are main entry to the house.

The side patio we would like is a small hidden area in line with front of house that will just provide a spot of privacy for us in an otherwise very open corner lot with no privacy.

**APPLICANT INFORMATION**

(both of us)

<b>Owner (include all fee owners listed on deed):</b>		<b>Authorized Agent:</b> I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	WILLIAM Daniel Haberstroh CAREN Haberstroh	Name:	Craiger Custom Design
Address:	25134 W. Lake Shore Drive	Address:	2510 IL Rt. 176 Unit D
State & Zip:	Ingleside IL 60041	State & Zip:	Crystal Lake, IL 60014
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

<b>Applicant (if other than owner):</b>	<b>Contract Purchaser (if any):</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

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Jesus Diaz a Notary Public aforesaid, do hereby certify that Caren V. Haberstroh & William D. Haberstroh personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 2-23-26 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 23 day of February, 2026

(Seal)



JESUS DIAZ  
Commission # HH 450755  
Expires October 3, 2027

My Commission expires

10/03/27



**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:**

*William & Carey Haberstroh*

Print Name



Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

WARRANTY DEED

Prepared By  
Antioch Legal, Ltd.  
950 Main St.  
Antioch, Illinois 60002

THE GRANTOR, **KATHLEEN KRUESER**, a single person, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to **WILLIAM DANIEL HABERSTROH AND CAREN HABERSTROH**, in Fee Simple, the following described real estate, in fee simple, situated in the County of Lake, in the State of Illinois, to wit: *as tenants by the antities*  
*and not as tenants in common*  
Legal Description:

LOTS 1 AND 14 IN BLOCK 1 IN THE SECOND ADDITION TO EVERBREEZE, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1919 IN BOOK "K" OF PLATS, PAGE 23, AS DOCUMENT 186045, IN LAKE COUNTY, ILLINOIS.

Pin #'s: 05-13-209-007  
05-13-209-014

The land commonly known as: 25134 W. Lake Shore Drive. Ingleside, IL

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25 day of July, 2025.

  
\_\_\_\_\_  
**KATHLEEN KRUESER**

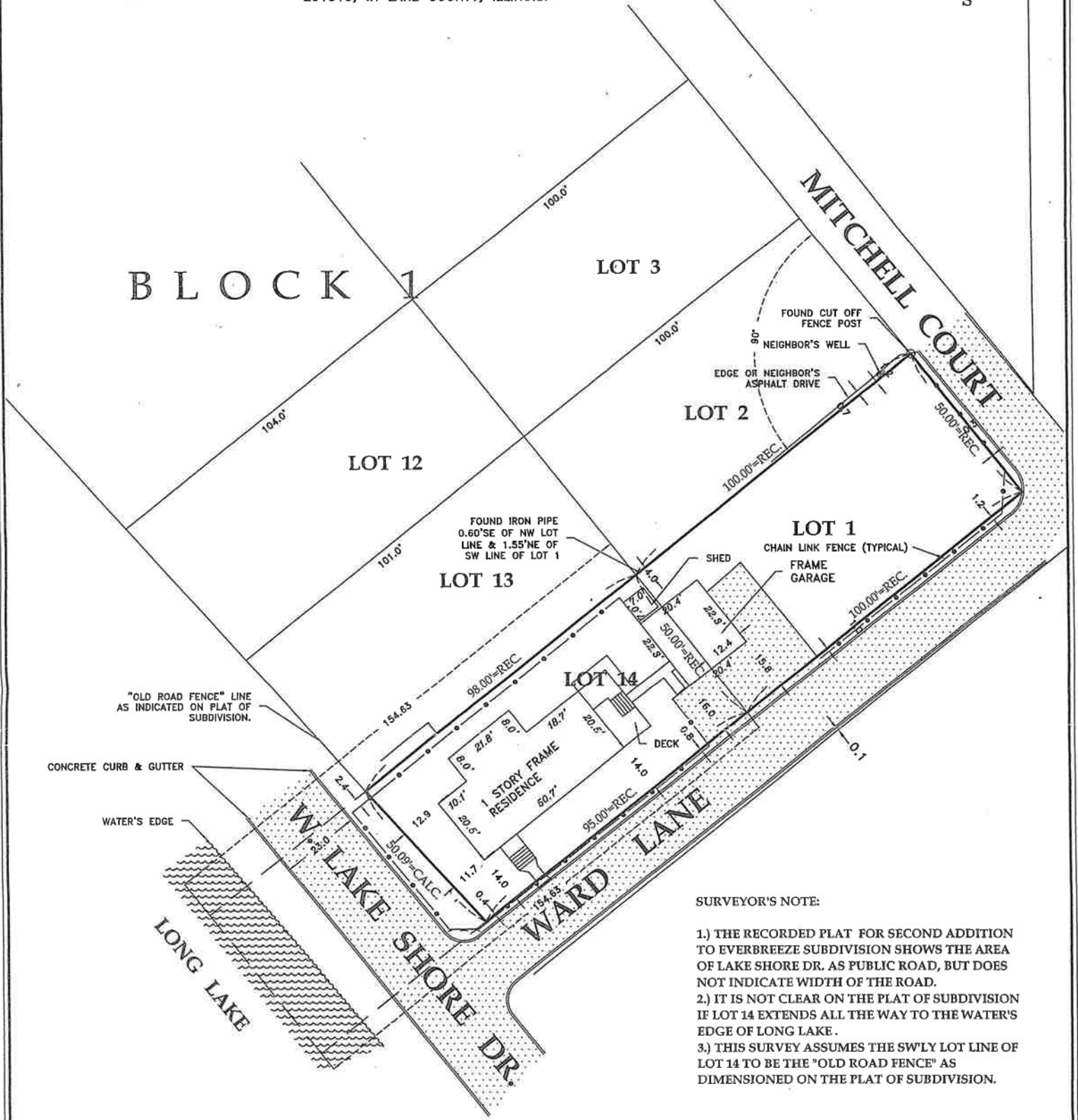
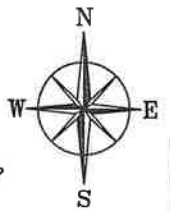


ZAHN LAND SURVEY, P.C.

7514 BEVERLY WAY  
 SPRING GROVE, IL 60081  
 (815)675-2774  
 D.F.P.R. #184003386

PLAT OF SURVEY

LOTS 1 AND 14 BLOCK 1 IN SECOND ADDITION TO EVERBREEZE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1919 AS DOCUMENT NUMBER 291919, IN LAKE COUNTY, ILLINOIS.



SURVEYOR'S NOTE:

- 1.) THE RECORDED PLAT FOR SECOND ADDITION TO EVERBREEZE SUBDIVISION SHOWS THE AREA OF LAKE SHORE DR. AS PUBLIC ROAD, BUT DOES NOT INDICATE WIDTH OF THE ROAD.
- 2.) IT IS NOT CLEAR ON THE PLAT OF SUBDIVISION IF LOT 14 EXTENDS ALL THE WAY TO THE WATER'S EDGE OF LONG LAKE.
- 3.) THIS SURVEY ASSUMES THE SW'LY LOT LINE OF LOT 14 TO BE THE "OLD ROAD FENCE" AS DIMENSIONED ON THE PLAT OF SUBDIVISION.

LEGEND

- R=RECORD
- D=DEED
- M=MEASURED
- FI=FOUND IRON PIPE
- FIR=FOUND IRON ROD
- SQ. FT.=SQUARE FEET
- P.O.C.=POINT OF COMMENCEMENT
- P.O.B.=POINT OF BEGINNING
- BSL=BUILDING SETBACK LINE
- SRL=SEPTIC RESTRICTION LINE
- CL=CENTERLINE
- R/W=RIGHT OF WAY
- =IRON PIPE FOUND
- =IRON BAR FOUND
- ⊙=IRON PIN SET

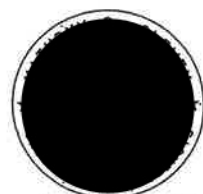
SURVEY NOTES:

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTION ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.  
 \*NO DISTANCE SHOULD BE ASSUMED BY SCALING.  
 \*NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.  
 \*COMPARE DESCRIPTION, MEASUREMENTS AND BOUNDARY CORNERS BEFORE BUILDING AND IMMEDIATELY REPORT ANY APPARENT DISCREPANCY TO THE SURVEYOR.  
 \*THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT EMBOSSED SEAL AND SIGNATURE.  
 \*LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TCP1203 ROBOTIC TOTAL STATION AND/OR LEICA RTX GPS.



PROPERTY ADDRESS: 25134 W. LAKE SHORE DR.  
 INGLESIDE, IL 60041

CLIENT: Thomas O'Brien Law  
 DRAWN BY: CAD CHECKED BY: KCC  
 SCALE: 1" = 30'  
 JOB NUMBER 2025-109  
 PIN: 05-13-209-007, 014



EXPIRES 11-30-2026

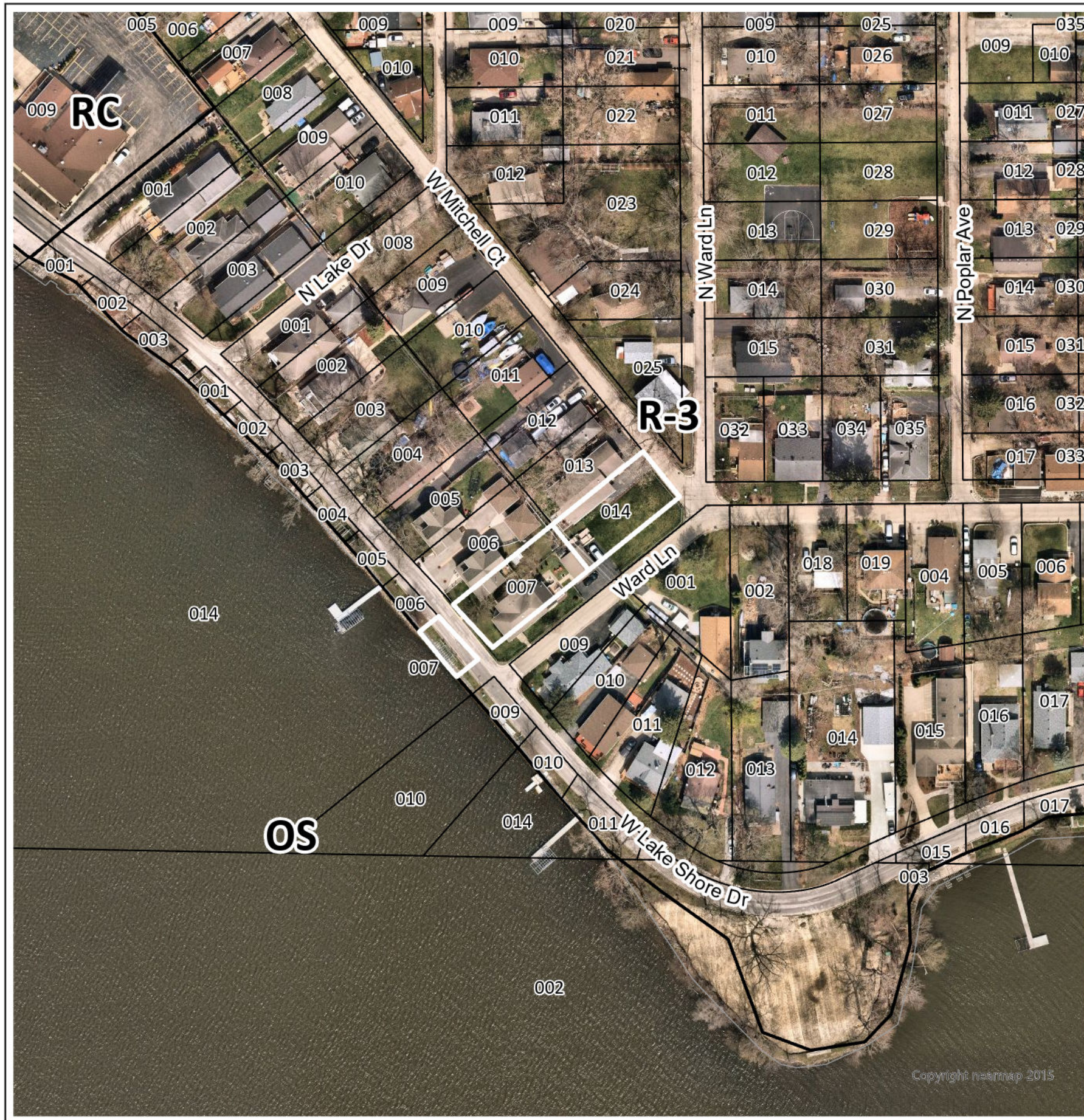
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF McHENRY } S.S.

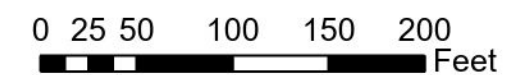
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE OFFICIAL RECORDS, AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. SIGNED AND SEALED AT SPRING GROVE, McHENRY COUNTY, ILLINOIS THIS 18TH DAY OF JULY, 2025.

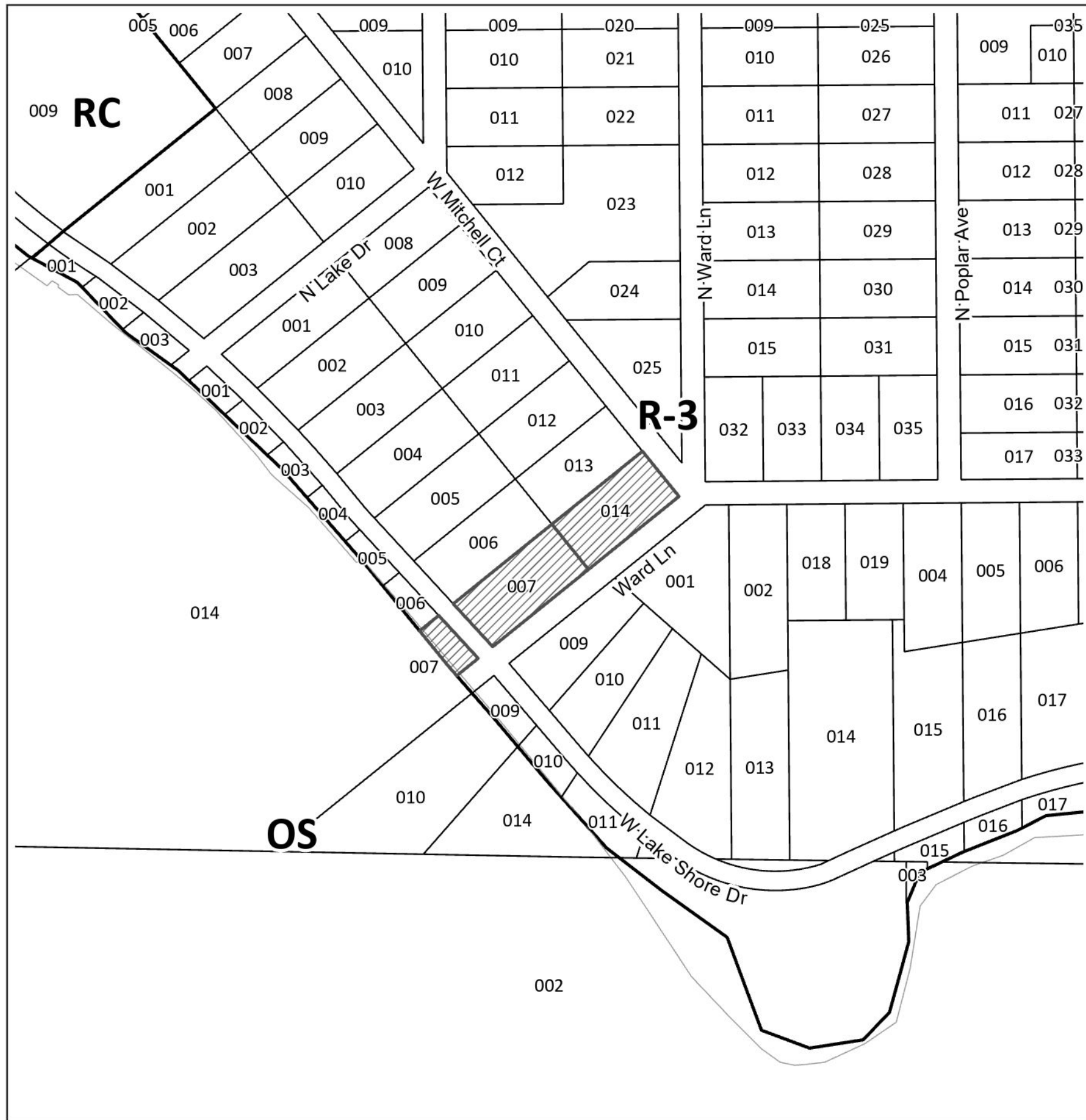
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4036



Zoning Board of Appeals  
Case #VAR-001156-2026

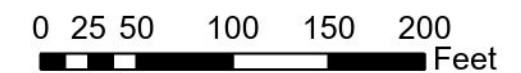
Incorporated Lake County
  Subject Parcel

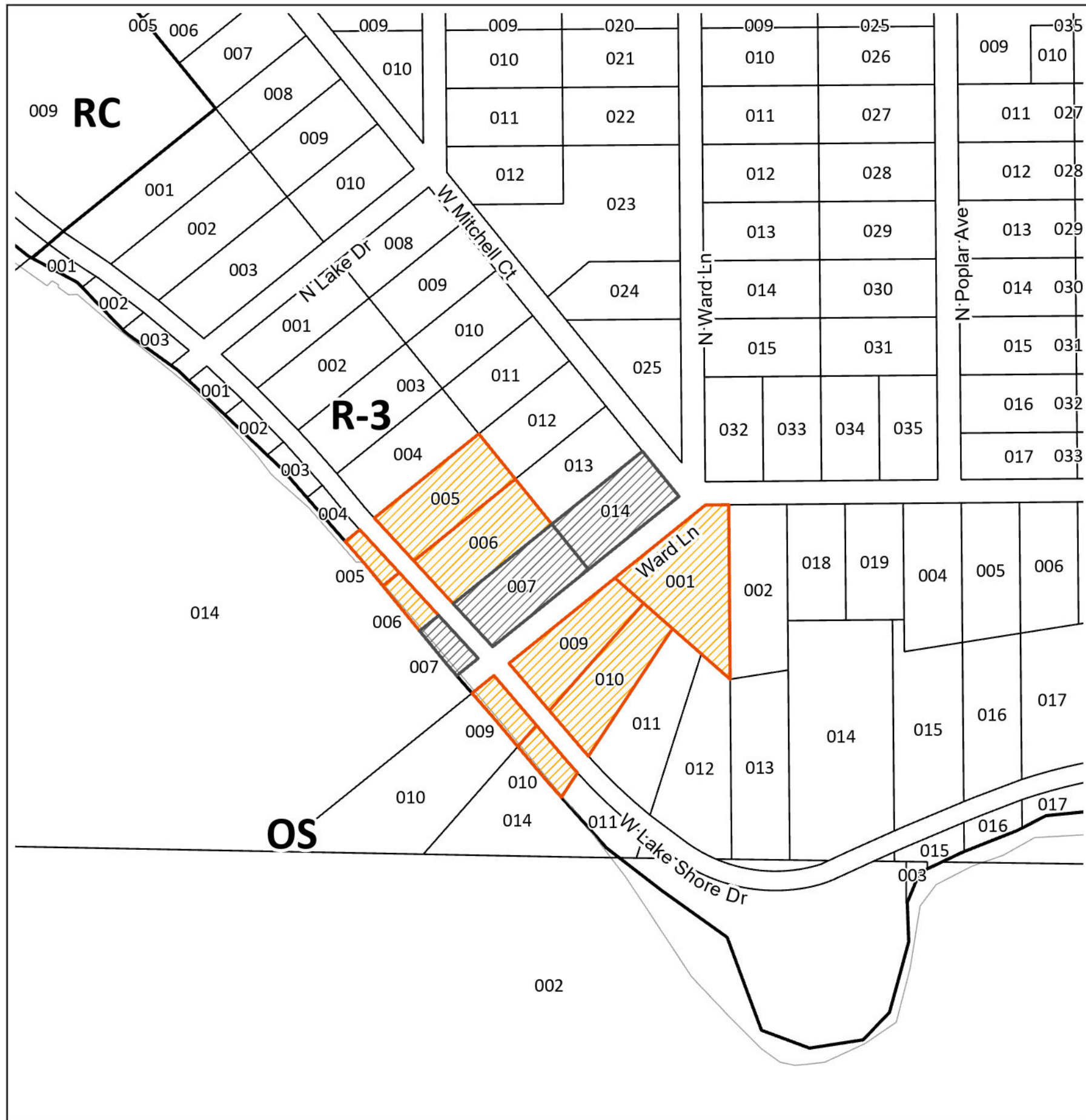




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 Incorporated Lake County      Subject Parcel





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