

LAKE COUNTY ZONING NOTICE VAR-000997-2024
Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday April 9, 2026, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Flamur Alex and Albina Doci, 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 side street setback from 20 feet to 0 feet to allow for the construction of a deck.
2. Reduce the rear setback from 6 feet to 1.5 feet to accommodate an existing non-conforming house.
3. Reduce the side street setback from 20 feet to 5 feet to accommodate the existing non-conforming house, steps and paver patio.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 27044 W SUNSET AVE ANTIOCH, IL 60002 and is approximately 0.14 acres.

PINs:0134203129 and 0134203130.

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12877> 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): Flamur Alex Doci

Applicant(s): Flabio Doci
(if other than owner)

Subject Property: Present Zoning: _____
Present Use: _____
Proposed Use: Deck
PIN(s): 01-34-203-130, -129
Address: 27044 W Sunset Ave
Antioch IL

Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce the rear setback from 6ft to 2 feet to accommodate an existing non-centering home.
2. _____
3. Reduce the front setback from 2ft to 4 feet to allow for a construction of a patio.
4. _____

Explain why this variation(s) is necessary:
to allow for the construction of a deck.

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:

This property is on a non-conforming R-7 lot because it doesn't meet the lot area or lot width requirements of the current zoning code.

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

The home was constructed on a non-conforming R-7 lot within the required setbacks before the current code was adopted.

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

The deck will have no impact on neighboring properties.

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.

[Redacted Signature]

Signature

Billing Contact Information:

Fleming Alex Doce

Print Name

[Redacted Phone Number]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

AFTER RECORDING RETURN TO:

Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 244216

NAME AND ADDRESS OF TAXPAYER:

Flamur Alex Doci and Albina Doci
531 Ford Lane
Bartlett, IL 60103

This document prepared by:

Courney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 0134203130

QUITCLAIM DEED

THIS DEED made and entered into on this 13 day of August, 2025, by and between Flabio Doci, an unmarried man, residing at 27044 W. Sunset Ave. Antioch, IL 60002, hereinafter referred to as Grantor(s), and Flamur Alex Doci and Albina Doci, a married couple, residing at 531 Ford Lane, Bartlett, IL 60103, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 27044 W. Sunset Ave, Antioch, IL 60002

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

Date

Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 13 day of August, 2025

Flabio Doci

STATE OF ILLINOIS
COUNTY OF _____

This instrument was acknowledged before me on this 13 day of August, 2025 by Flabio

(Signature of Notary Public)

Print Name: Julie Lavallie

My commission expires: July 20, 2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The East 20 feet of Lot 19 and all of Lot 20 in First Addition to Simon's Klondike Subdivision, being a Subdivision in Sections 34 and 35, Township 46 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof Recorded July 21, 1925 as Document 261695, in Book "O" of Plats, Page 30, in Lake County, Illinois.

Being the same property as conveyed from Daniel M. Carole and Deborah L. Carole, as Co-Trustees under Trust Agreement dated October 12, 2020 and known as The Carole Revocable Living Family Trust to Fabio Doci as set forth in Deed Instrument #7947440 dated 11/15/2022, recorded 12/02/2022, LAKE County, ILLINOIS.

Tax ID Number: 013420313C

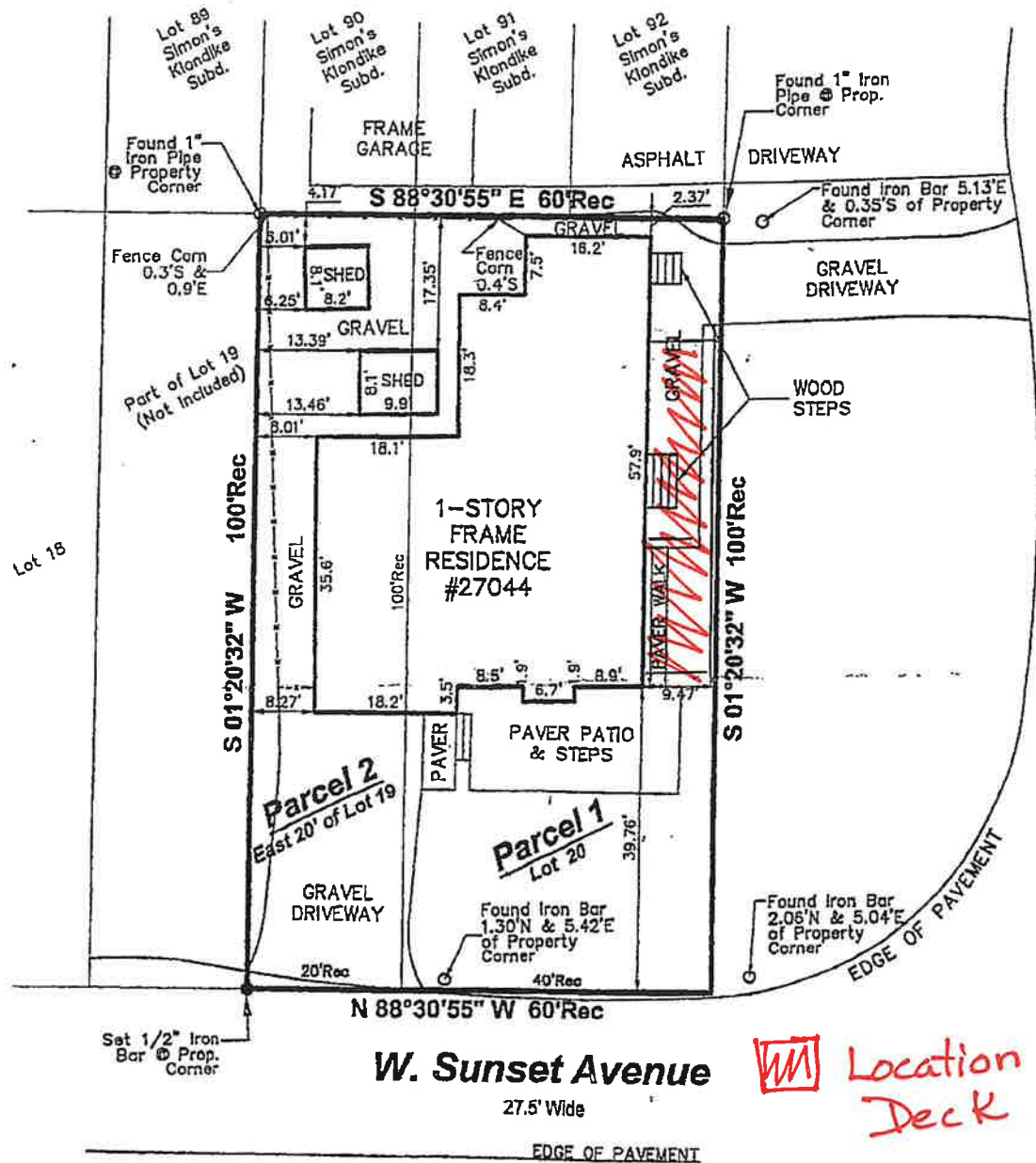
Property commonly known as: 27044 W. Sunset Ave, Antioch, IL 60002

Plat of Survey



LEGAL DESCRIPTION:
PARCEL 1: LOT 20 IN FIRST ADDITION SIMON'S KLONDIKE SUBDIVISION, BEING A SUBDIVISION IN SECTION 34 AND 35, TOWNSHIP NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 21, 1925 AS DOCUMENT 261695 IN BOOK 'O' OF PLATS, PAGE 30, IN LAKE COUNTY, ILLINOIS.
PARCEL 2: THE EAST 20 FEET OF LOT 19 IN FIRST ADDITION TO SIMON'S KLONDIKE SUBDIVISION, BEING A SUBDIVISION IN SECTION 34 AND 35, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 21, 1925 AS DOCUMENT 261695 IN BOOK 'O' OF PLATS, PAGE 30, IN LAKE COUNTY, ILLINOIS.

PARCEL AREA: 6,000 Sq. Feet



N. Lake Street
60' Wide

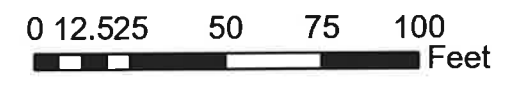
[Hatched Area] Location of proposed Deck

LEWIS A. SPIREK
1998
PROFESSIONAL



Zoning Board of Appeals
Case #VAR-000997-2024

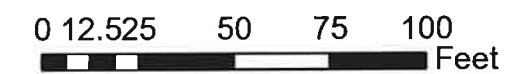
 Incorporated Lake County  Subject Parcel





Zoning Board of Appeals
Case #VAR-000997-2024

Incorporated Lake County
 Subject Parcel





OS

**Zoning Board of Appeals
Case #VAR-000997-2024**



Incorporated Lake County



Subject Parcel



Mailing Parcel

