LAKE COUNTY ZONING NOTICE VAR-001199-2026
Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday, August 6th, 2026, at the Lake County Department of Transportation, 600 W Winchester Rd, Libertyville, Illinois on the petition of Georgi Zhelev, record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1.) Reduce the side yard setback from 5 feet to 3.77 feet, as measured from the eave, to allow for the reconstruction of a fire damaged house.
2.) Reduce the front setback from 30 feet to 9.9 feet to allow for the reconstruction of a fire damaged house with a new porch/balcony addition.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 38266 N 5TH AVE, SPRING GROVE, IL 60081 and is approximately 0.17 acres.

PIN:0134314022

This application is available for public examination online at https://www.lakecountyil.gov/calendar.aspx?EID=12975 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): Georgi Zhelev

Applicant(s): _____
(if other than owner)

Subject Property:
38266 N 5th Ave
Springgrove, IL, 60081

Present Zoning: Single Family residence
Present Use: _____
Proposed Use: Repair and reconstruction of existing Single Family residence
PIN(s): 01-34-314-022
Address: 38266 N 5th Ave, Spring grove, IL, 60081

Legal description: (__ see deed) Lot 305 in J.L. Shaws 2nd Subdivision on Fox Lake, being a subdivision of Part of the Southwest quarter of sections 33 and 34, Township 46 North, range 9, East of the Third principal Meridian, according to the plat thereof, recorded January, 20, 1912, as Document 139398, in book "I" of Plat, Pages 28, 29, 30 and 31, in Lake county Illinois

The following variation(s) are requested:

1. Reduce the side yard setback from 5ft to 3.77ft as measured from the eave to allow reconstruction of Fire damaged home.
2. Reduce Front Setback from 30ft to 9.9ft to allow compliance and reconstruction of fire damaged house with porch
3. and belcony
4. _____

Explain why this variation(s) is necessary:
The requested variances are necessary to allow the repair and reconstruction of an existing residence that was damaged by fire. The home existed in its current location for many years (40). The setback deficienies are pre-existing conditions that were not created by current owner. The requested relief is the minimum necessary to allow the existing residence to be repaired and brought into compliance with current permitting requirements. Requireing the house to be relocated or altered significantly to meet setbacks create an unnecessary Hardship and would be impractical.

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:
The property is a Legally existing non conforming lot and the home was constructed in 1986 before current Zoning setback requirements were adopted. The existing house is not situated parallel to the lot lines resulting in minor encroachments into the required Front and side setbacks. These conditions are unique to this property and were not created by the Current owner. Due to the existing lot configuration and placement of home, it is not possible to meet the current setback requirements without relocating or Substantially reconstructing the house.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:
Requiring the existing home to fully comply with todays setback requirements would create an unnecessary Hardship because the house has existed in its Current location since 1986. The Front setback encroachment is only approximately 1.3 feet and side setback deficiency is minor, 4.77ft instead of the Allotted 5ft. Correcting these encroachments would require moving or Substantially rebuilding the existing structure, which is not practical. Removal would impact the functionality and Livability of the House

3. Harmony with the general purpose and intent of the zoning regulations:
Granting the variance will confirm Legal conformity Status and will not be detrimental to neighboring properties or public welfare. The home has existed in its current location for nearly 40 years without creating Safety, drainage, access or visibility issues. The requested variance is minimal, will not alter the character of the neighborhood, and will not negatively affect adjacent property owners. The request simply recognizes the existing placement of the home while remaining consistant with the intent of the zoning ordinance.
Variances will simply allow the existing house to be repaired and brought into compliance with the current building code requirements

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):	**Authorized Agent:** I/we hereby authorize this person to represent me/us in all matters related to this application
Name: Georgi Zhele	Name:
Address: 4172 Cove Ln	Address:
State & Zip: Glenview, IL, 60025	State & Zip:
Daytime Phone: [redacted]	Daytime Phone:
Email: [redacted]	Email:

Applicant (if other than owner):	**Contract Purchaser** (if any):
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 k[redacted]

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Leslie A Fulton a Notary Public aforesaid, do hereby certify that Georgi Zhelev personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 7/10/2024 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 10th day of July, 2024

(Seal)

My Commission expires 8/8/2027 [redacted]

LESLIE A. FULTON
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
08/08/2027

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.

[redacted]
Signature

Billing Contact Information:

Georgi Zhelev
Print Name

[redacted]
Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

REAL ESTATE TRANSFER TAX

County:	$2.50
Illinois:	$5.00
Total:	$7.50
Stamp No:	0-834-515-056
Declaration ID:	20250604997548
Instrument No:	8103890
Date:	13-Jun-2025

Type: DW
Recorded: 6/13/2025 9:41:31 AM
Fee Amt: $77.50 Page 1 of 3
Receipt#: 202500027055
IL Rental Housing Fund: $18.00
State Stamp Fee: $5.00
County Stamp Fee: $2.50
Lake County IL
Anthony Vega Lake County Clerk

File# 8103890

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, JENESSA COLEMAN, an unmarried woman, **JESSE COLEMAN,** an unmarried man, of 38266 N 5th Ave, Spring Grove, IL 60081, of the **COUNTY** of **COOK,** for and in consideration of **TEN & 00/100 DOLLARS,** and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **GEORGI ZHELEV,** an unmarried man, of **COUNTY** of **COOK,** all interest in the following described Real Estate 38266 N 5th Ave, Spring Grove, IL 60081, located in the **COUNTY** of **COOK** in the State of Illinois:

SEE EXHIBIT "A" for Legal Description

together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index Number: 01-34-314-022-0000
Address of Real Estate: 38266 N 5th Ave, Spring Grove, IL 60081

FIRST AMERICAN TITLE
FILE # AF10S2277

Dated this 24th day of May 2025

[redacted]

JENESSA COLEMAN

[redacted]

JESSE COLEMAN

Prepared by: Joshua M. Martin, Esq.
3069 W. Armitage Ave.
Chicago, Illinois 60647

Mail Deed & Tax Bills to
Georgi Zhelev
38266 N 5th Ave
Spring Grove, IL 60081

LAKE Jm 5/29/25

STATE OF ILLINOIS, COUNTY OF ~~____~~ **COOK** _____ **ss.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT JENESSA COLEMAN AND JESSE COLEMAN** personally known to me to be the same person(s) whose name(s) 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 [redacted]

Given under my hand and official sea [redacted]

LORI A MIKULSKI
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 05, 2026

(Notary Public)

DA [redacted]

Signature of Buyer, Seller or Representative

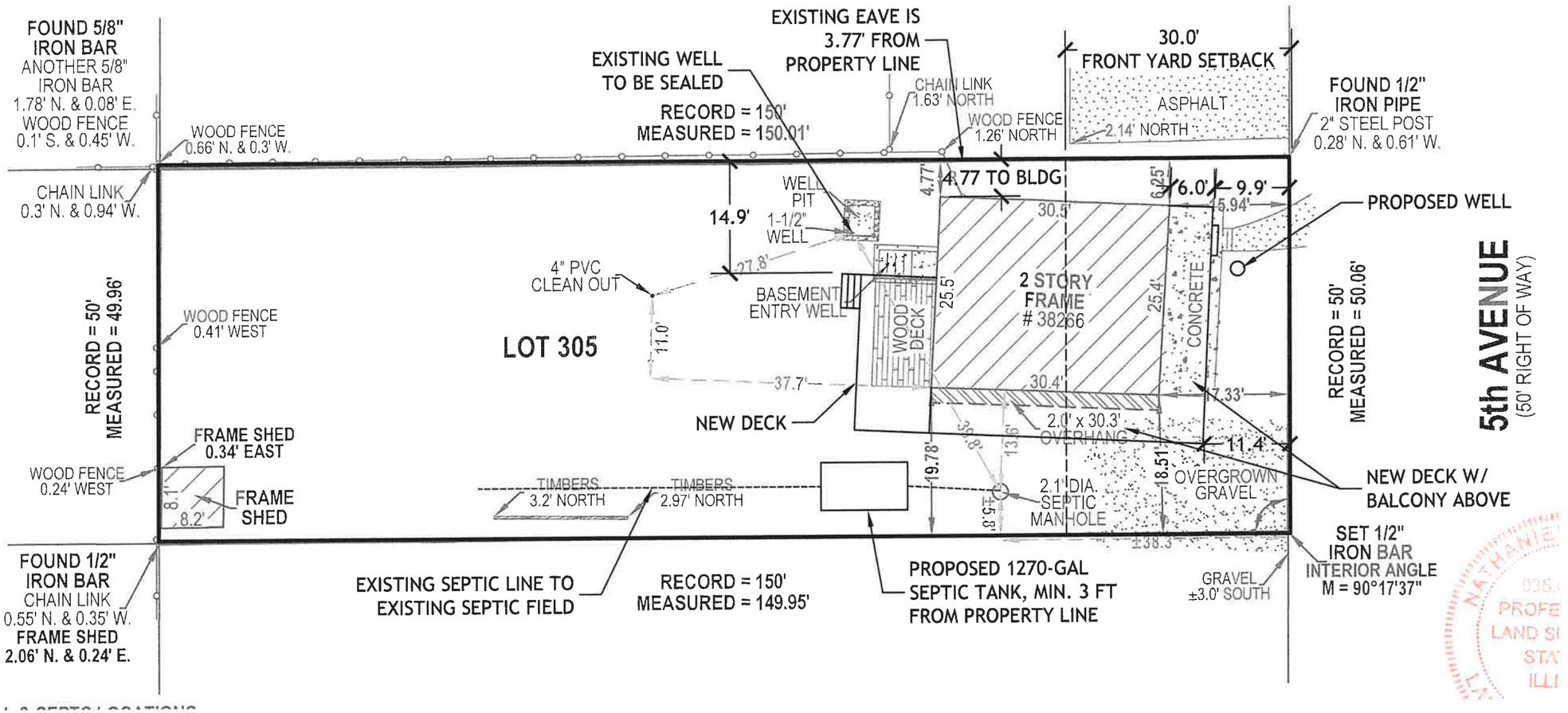
EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lot 305 in J.L. SHAWS 2ND SUBDIVISION ON FOX LAKE, being a subdivision of part of the Southwest Quarter of Sections 33 and 34, Township 46 North, Range 9, East of the Third Principal Meridian, according to the plat thereof, recorded January 20, 1912, as Document 139398, in Book "I" of Plat, pages 28, 29, 30 and 31, in Lake County, Illinois.

Permanent Index #'s: 01-34-314-022

Property Address: 38266 North 5th Avenue, Spring Grove, Illinois 60081



SITE PLAN

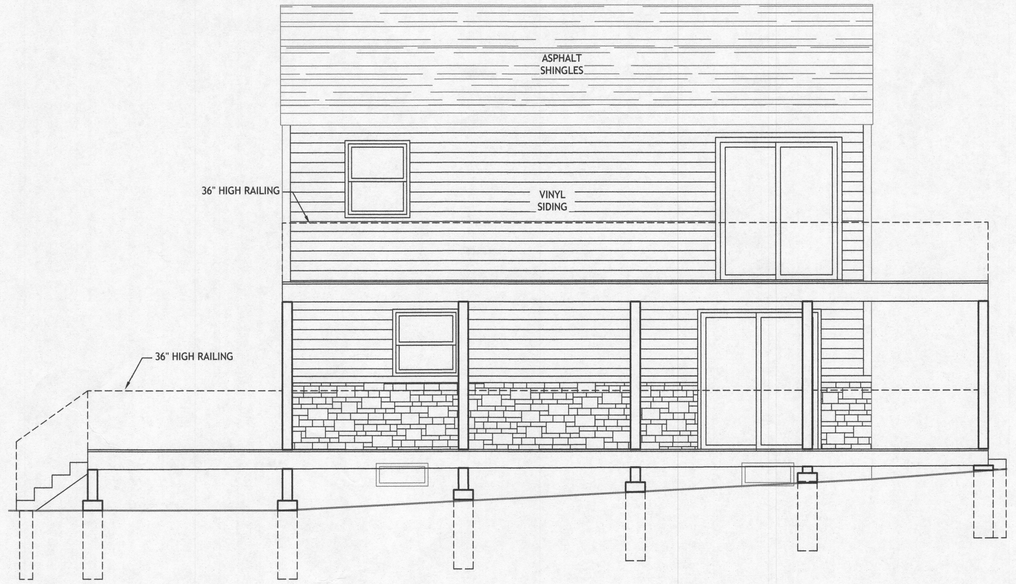
SCALE: 1/16"= 1'-0"

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @1-800-892-0123 BEFORE DIGGING

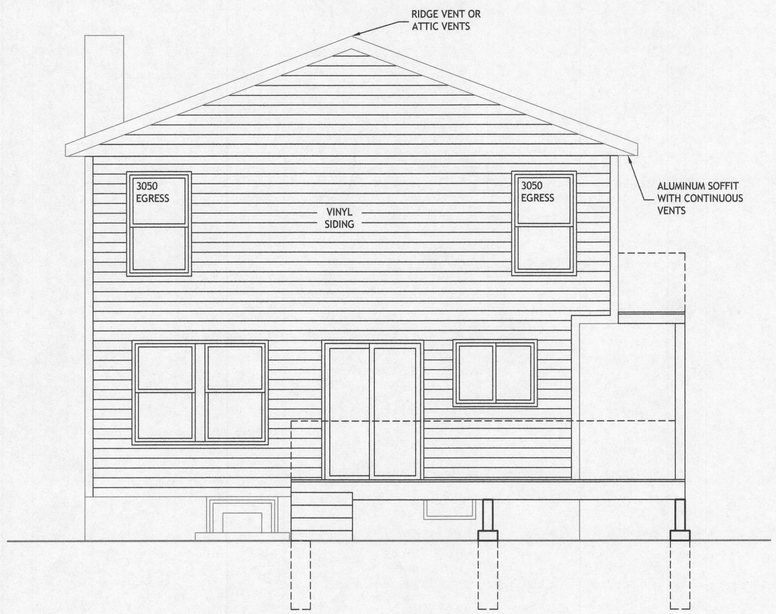
C:\Users\dhdra\OneDrive\Documents\38266-N-5th-Spring-Grove-Deck\PLANS.dwg, 1/15/2026 1:00:02 PM, dhdra



1 A2 **PROPOSED FRONT ELEVATION**
SCALE 1/4"= 1'-0"

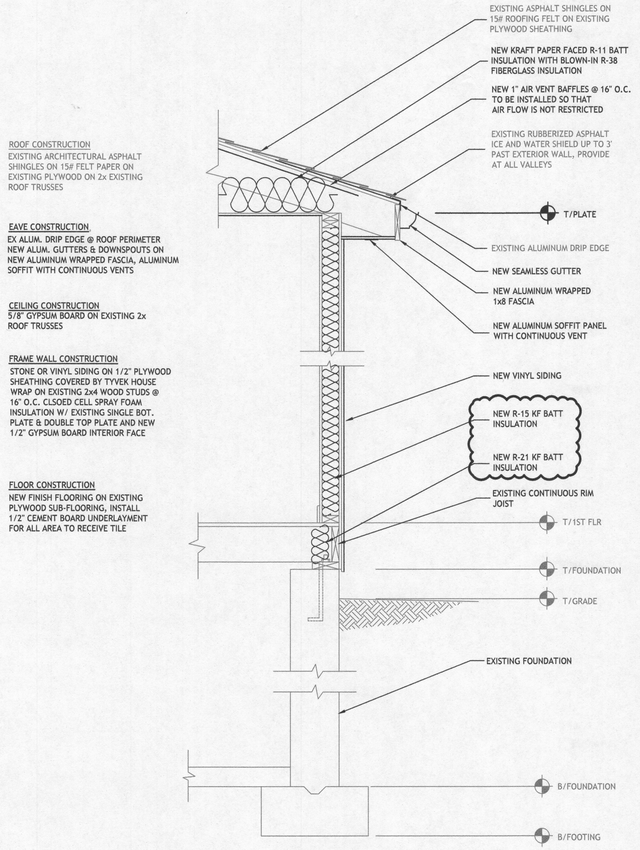


2 A2 **PROPOSED LEFT ELEVATION**
SCALE 1/4"= 1'-0"



3 A2 **PROPOSED REAR ELEVATION**
SCALE 1/4"= 1'-0"

WINDOWS SHALL MEET ALL CODE REQUIREMENTS FOR EGRESS, LIGHT AND VENTILATION. WINDOWS SHALL BE DUAL PANE (MIN U VALUE OF 0.3). EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SF. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH. SAFETY GLAZING IS TO BE USED IN DOORS WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR. SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, AND SHOWERS. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHERSTRIPPED.



ROOF CONSTRUCTION
EXISTING ARCHITECTURAL ASPHALT SHINGLES ON 15# FELT PAPER ON EXISTING PLYWOOD ON 2x EXISTING ROOF TRUSSES

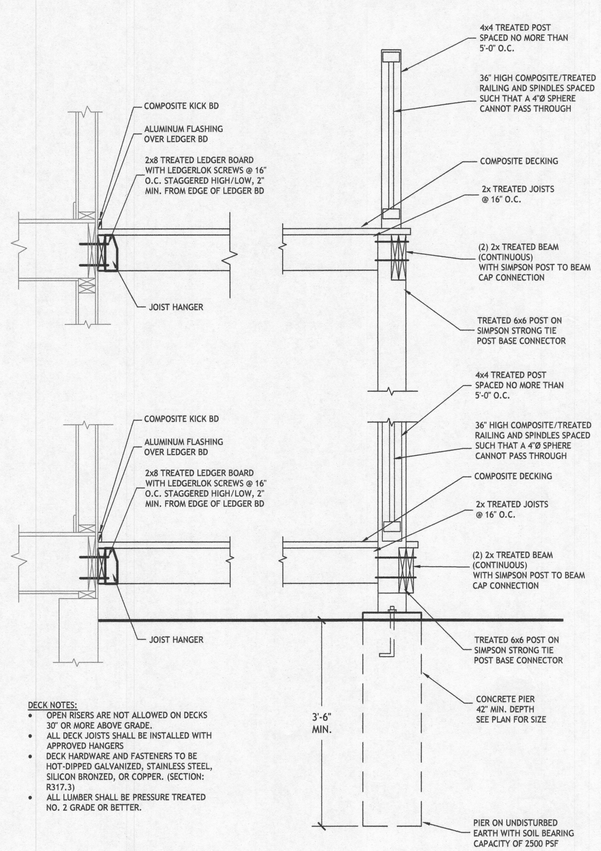
EAVE CONSTRUCTION
EX ALUM. DRIP EDGE @ ROOF PERIMETER NEW ALUM. GUTTERS & DOWNSPOUTS ON NEW ALUMINUM WRAPPED FASCIA, ALUMINUM SOFFIT WITH CONTINUOUS VENTS

CEILING CONSTRUCTION
5/8" GYPSUM BOARD ON EXISTING 2x ROOF TRUSSES

FRAME WALL CONSTRUCTION
STONE OR VINYL SIDING ON 1/2" PLYWOOD SHEATHING COVERED BY TYVEK HOUSE WRAP ON EXISTING 2x4 WOOD STUDS @ 16" O.C. CLSOED CELL SPRAY FOAM INSULATION W/ EXISTING SINGLE BOT. PLATE & DOUBLE TOP PLATE AND NEW 1/2" GYPSUM BOARD INTERIOR FACE

FLOOR CONSTRUCTION
NEW FINISH FLOORING ON EXISTING PLYWOOD SUB-FLOORING, INSTALL 1/2" CEMENT BOARD UNDERLAYMENT FOR ALL AREA TO RECEIVE TILE

4 A2 **TYPICAL WALL SECTION**
SCALE 3/4"= 1'-0"



DECK NOTES:
- OPEN RISERS ARE NOT ALLOWED ON DECKS 30" OR MORE ABOVE GRADE.
- ALL DECK JOISTS SHALL BE INSTALLED WITH APPROVED HANGERS
- DECK HARDWARE AND FASTENERS TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZED, OR COPPER. (SECTION: R317.3)
- ALL LUMBER SHALL BE PRESSURE TREATED NO. 2 GRADE OR BETTER.

5 A2 **TYPICAL DECK SECTION**
SCALE 3/4"= 1'-0"

Project Name:
ZHELEV
RESIDENCE

Project:
INTERIOR REMOD
NEW WOOD DECK
AND BALCONY

Address:
38266 N 5TH AVE
SPRING GROVE, IL

0 1"
SCALE

REVISED FOR VARIANCE
Revised Per Permit Comments
Revised Site Plan
Revised Per Permit Review
Issued For Permit
Preliminary Plans

Drawn By
Checked By

Sheet:
A2





Incorporated Lake County

Subject Parcel

Zoning Board of Appeals
Case #VAR-001199-2026

0 15 30 60 90 120
Feet



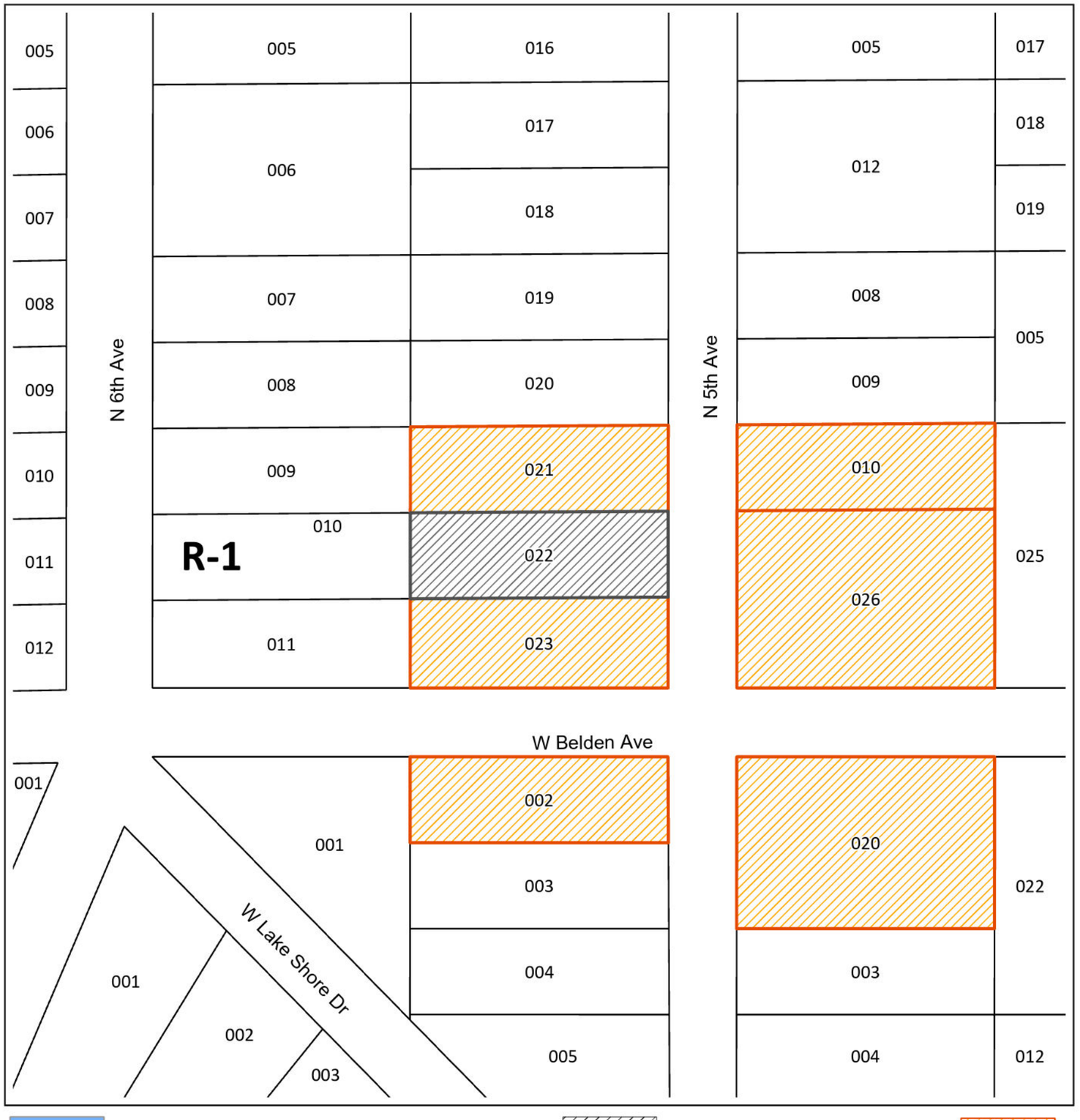


Incorporated Lake County

Subject Parcel

Zoning Board of Appeals
Case #VAR-001199-2026

0 15 30 60 90 120
Feet





Zoning Board of Appeals
Case #VAR-001199-2026

Incorporated Lake County

Subject Parcel

Mailing Parcel

0 15 30 60 90 120
Feet