

LAKE COUNTY ZONING NOTICE
VAR-001031-2024
Lake Villa Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday December 12, 2024, at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Kevin J. and Joan B. Knight, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the east side yard setback from 6.3 feet to 5 feet, as measured to the overhang, to allow for the construction of an addition to a single-family house

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25480 W COLUMBIA BAY DR LAKE VILLA, IL 60046 and is approximately 0.19 acres.

PIN:0501201002

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11880> 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): Jean + Kevin Knight

Applicant(s): Sam (Sinsuk) Kang
(if other than owner)

Subject Property: Present Zoning: R3
Present Use: Single Family Residential Home
Proposed Use: Single Family Residential Home
PIN(s): 0501201002
Address: 25480 West Columbia Bay Dr
Lake Villa, FL 60046

Legal description: SEE ATTACHED DEED
(X see deed)

The following variation(s) are requested:

1. Reduce the east side yard setback from 6.3 feet to 5 feet, as measured to the overhang, to allow for the construction of an addition to a single-family house
2. _____
3. _____
4. _____

Explain why this variation(s) is necessary:

Due to the existing non-conforming side yard setback along the east and west side of the home, along with the property narrowing, following the existing home's exterior would encroach into the setback. We brought the addition in to comply with the minor variation rules of 20% or less of the standard ordinance.

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 existing home was constructed and cited on the lot in such a way that adding on to the home in any capacity following the exterior side yard walls forces the homeowner to seek some form of a variation with the existing home already encroaching into both side yard setbacks. The lot also tapers down as you move towards the rear lot line creating additional complexities of any addition off an existing non-conforming side setback home.

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

To create any addition utilizing the existing home's footprint and layout, an addition starting towards the side of the existing structure allows for the most cohesive addition. With the existing home already encroaching into the side yard setback, we must place some of the new structure from the addition partially in the setback. The block also has existing homes that are larger and further encroach into setbacks than what we are seeking with a new addition.

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

All zoning codes create parameters that force homes to be built in reasonable units. Our intention with a minor variation is to preserve and improve the existing home on the property all the while seamlessly blending the addition into the current structure of the home.

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:	Joan + Kevin Knight	Name:	Sam (Sinsuk) Kang
Address:	25480 West Columbia Bay Drive	Address:	6825 N Lincoln Ave
State & Zip:	Lake Villa, IL 60046	State & Zip:	Lindwood, IL 60712
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

Applicant (if other than owner):		Contract Purchaser (if any):	
Name:	Sam (Sinsuk) Kang	Name:	
Address:	6825 N Lincoln Ave	Address:	
State & Zip:	Lindwood, IL 60712	State & Zip:	
Daytime Phone:	[REDACTED]	Daytime Phone:	
Email:	[REDACTED]	Email:	

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

[REDACTED]
Owner's Signature

[REDACTED]
Owner's Signature

Signature(s) of contract purchasers (if applicable)

I, Tania Nightingale a Notary Public aforesaid, do hereby certify that Joan & Kevin Knight personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of OCTOBER 16, 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 16th day of OCTOBER, 2024

My Commission expires July 22, 2028
[REDACTED]



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:

Print Name

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

GRANTOR -

FLORICA FIZESAN,
widowed, of Lake County,
in the State of Illinois for
and in consideration of
TEN AND NO/100 DOLLARS
(\$10.00)DOLLARS and other good
and valuable consideration in hand
paid, CONVEY and WARRANT
to:

KEVIN J. KNIGHT and
JOAN B. KNIGHT
16524 Hidden River Circle
Plainfield, IL 60586



Image# 060707450001 Type: DW
Recorded: 10/25/2013 at 02:28:01 PM
Receipt#: 2013-00071668
Page 1 of 1
Fees: \$369.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7049049**

220,000.00

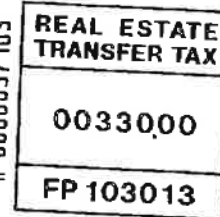
(Strike Inapplicable)

- ~~a) As Tenants in Common~~
- b) Not in Tenancy in Common, but in Joint Tenancy**
- ~~c) Not as Joint Tenants or not as Tenants in Common, but as Tenants by the Entirety Forever~~
- ~~d) Statutory (individual to individual)~~

STATE & COUNTY TAX



0000037103



all rights, title, and interest in the following described Real Estate situated in Lake County in the State of Illinois, to wit:

LOT 10 IN BLOCK "B" IN FOX LAKE HILLS, CHESNEY AREA UNIT NO. 3 BEING A SUBDIVISION OF LOT "A" IN FOX LAKE HILLS, CHESNEY AREA UNIT NO. 1, IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT NO. 3 RECORDED SEPTEMBER 3, 1955 AS DOCUMENT NO. 880076 IN BOOK 33 OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS

Permanent Real Estate Index Number: 05-01-201-002
Commonly known as: **25480 WEST COLUMBIA BAY DRIVE, LAKE VILLA, ILLINOIS 60046**

hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the state of Illinois.

DATED this 22nd day of October, 2013.

[Redacted Signature] ✍
FLORICA FIZESAN

MT: Freedom Title Corporation
2260 Hicks Road
Suite 415
Rolling Meadows IL 60008
4001590
112

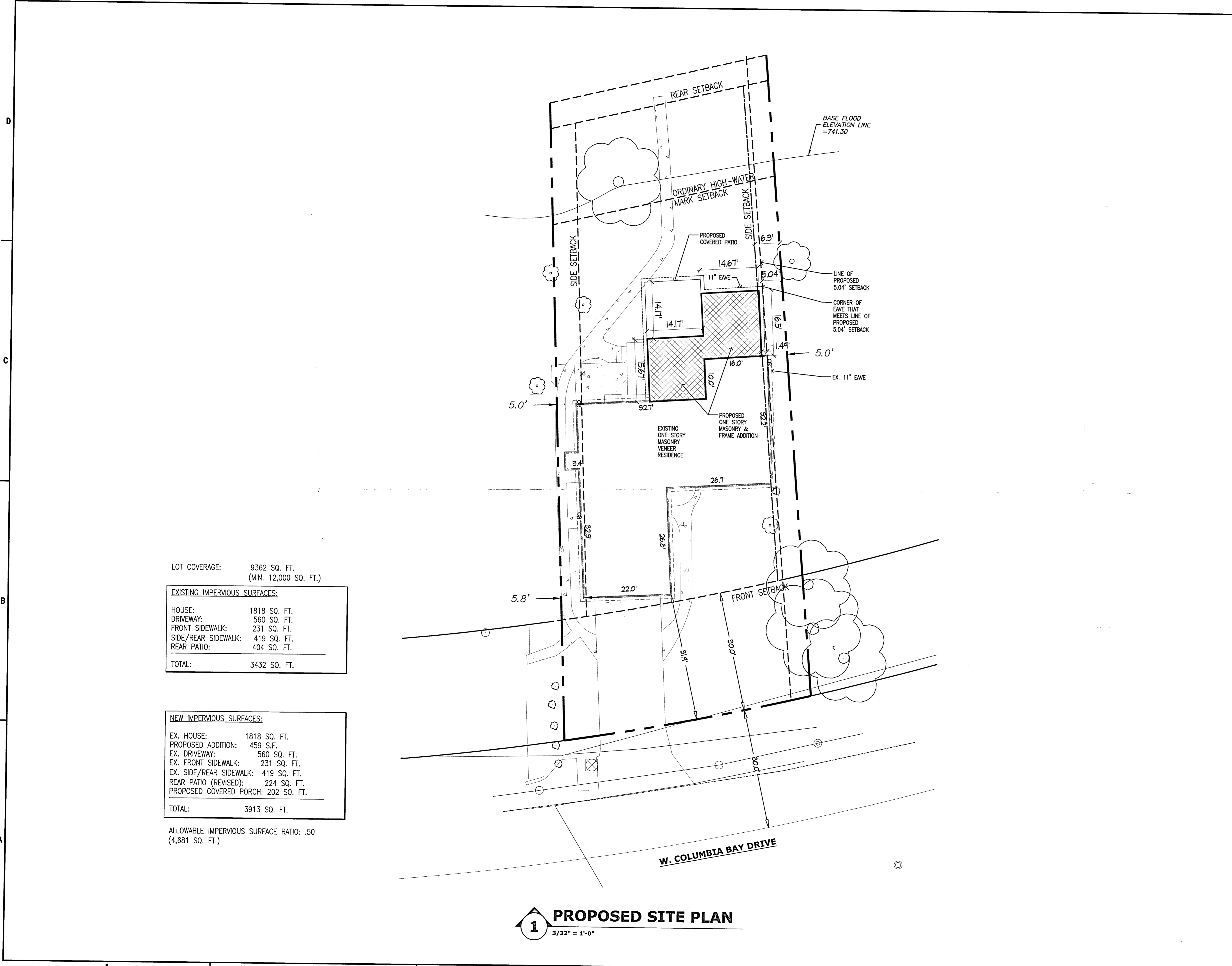
State of Illinois, County of **COOK**, I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **FLORICA FIZESAN** are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instruments, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her 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 official seal this 15th day of OCT, 2013.

[Redacted Signature]
NOTARY PUBLIC



Prepared by: CHARLES T. NEWLAND, 121 S. WILKE RD., #501, ARLINGTON HTS., ILLINOIS 60005
Send Tax Bill To: KEVIN & JOAN KNIGHT, 25480 W. COLUMBIA BAY DR., LAKE VILLA, IL 60046
Return To: DOUGLAS CUSCADEN, 1001 E. MAIN ST., SUITE G, ST. CHARLES, IL 60174



LOT COVERAGE: 9362 SQ. FT.
(MIN. 12,000 SQ. FT.)

EXISTING IMPERVIOUS SURFACES:	
HOUSE:	1818 SQ. FT.
DRIVEWAY:	560 SQ. FT.
FRONT SIDEWALK:	231 SQ. FT.
SIDE/REAR SIDEWALK:	419 SQ. FT.
REAR PATIO:	404 SQ. FT.
TOTAL:	3432 SQ. FT.

NEW IMPERVIOUS SURFACES:	
EX. HOUSE:	1818 SQ. FT.
PROPOSED ADDITION:	459 S.F.
EX. DRIVEWAY:	560 SQ. FT.
EX. FRONT SIDEWALK:	231 SQ. FT.
EX. SIDE/REAR SIDEWALK:	419 SQ. FT.
REAR PATIO (REVISED):	224 SQ. FT.
PROPOSED COVERED PORCH:	202 SQ. FT.
TOTAL:	3913 SQ. FT.

ALLOWABLE IMPERVIOUS SURFACE RATIO: .50
(4,681 SQ. FT.)

1 PROPOSED SITE PLAN
3/32" = 1'-0"

DEPARTMENT APPROVAL:

AIRROOM
ARCHITECTS & BUILDERS
SINCE 1958

Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airoom.com
Email: info@airoom.com

ISSUES & REVISIONS :	
ISSUE DATES	DESCRIPTION
10/28/2024	ZONING REVIEW
XX/XX/2024	PUBLISHED FOR PERMIT
09/19/2024	PUBLISHED FOR PREDRAW
XX/XX/2024	PUBLISHED FOR PRE-PCC
XX/XX/2024	PUBLISHED FOR READY
XX/XX/2024	PUBLISHED FOR OKFC

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION GUIDE ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF AIROOM ARCHITECTS CORP. PREPARED AND DEVELOPED SOLELY FOR THE EXCLUSIVE USE OF AIROOM ARCHITECTS CORP. IN CONJUNCTION WITH THE SALES CONTRACT BETWEEN AIROOM ARCHITECTS CORP. AND BUYERS.

USE OF THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A SUBCONTRACTOR OF AIROOM LLC.

UNTIL THESE PLANS ARE APPROVED BY THE BUYERS, CONSTRUCTION CANNOT BE SCHEDULED, AND MATERIALS CANNOT BE ORDERED. THESE ARCHITECTURAL PLANS, PREPARED BY AIROOM ARCHITECTS CORP., ARE HEREBY FINALLY APPROVED AND AGREED UPON BY BOTH THE BUYERS AND AIROOM ARCHITECTS CORP. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT ANY ITEM NOT INCLUDED IN THE CONTRACT SPEC'S OR SHOWN IN THESE PLANS IS NOT INCLUDED IN THE CONTRACT.

I/WE, THE BUYER(S), HAVE EXAMINED THE AIROOM ARCHITECTS CORP. DOCUMENTS & AIROOM ARCHITECTS CORP. CONSTRUCTION SPEC GUIDE.

I/WE, THE BUYER(S), UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

BUYER	DATE
BUYER	DATE
AIROOM REPRESENTATIVE	DATE

PROJECT INFORMATION:

KNIGHT
JOAN & KEVIN
25480 West Columbia Bay Dr.
Lake Villa, IL 60046
JoanCell:(630) 300-4463
JoanEmail:joan_b_knight@yahoo.com

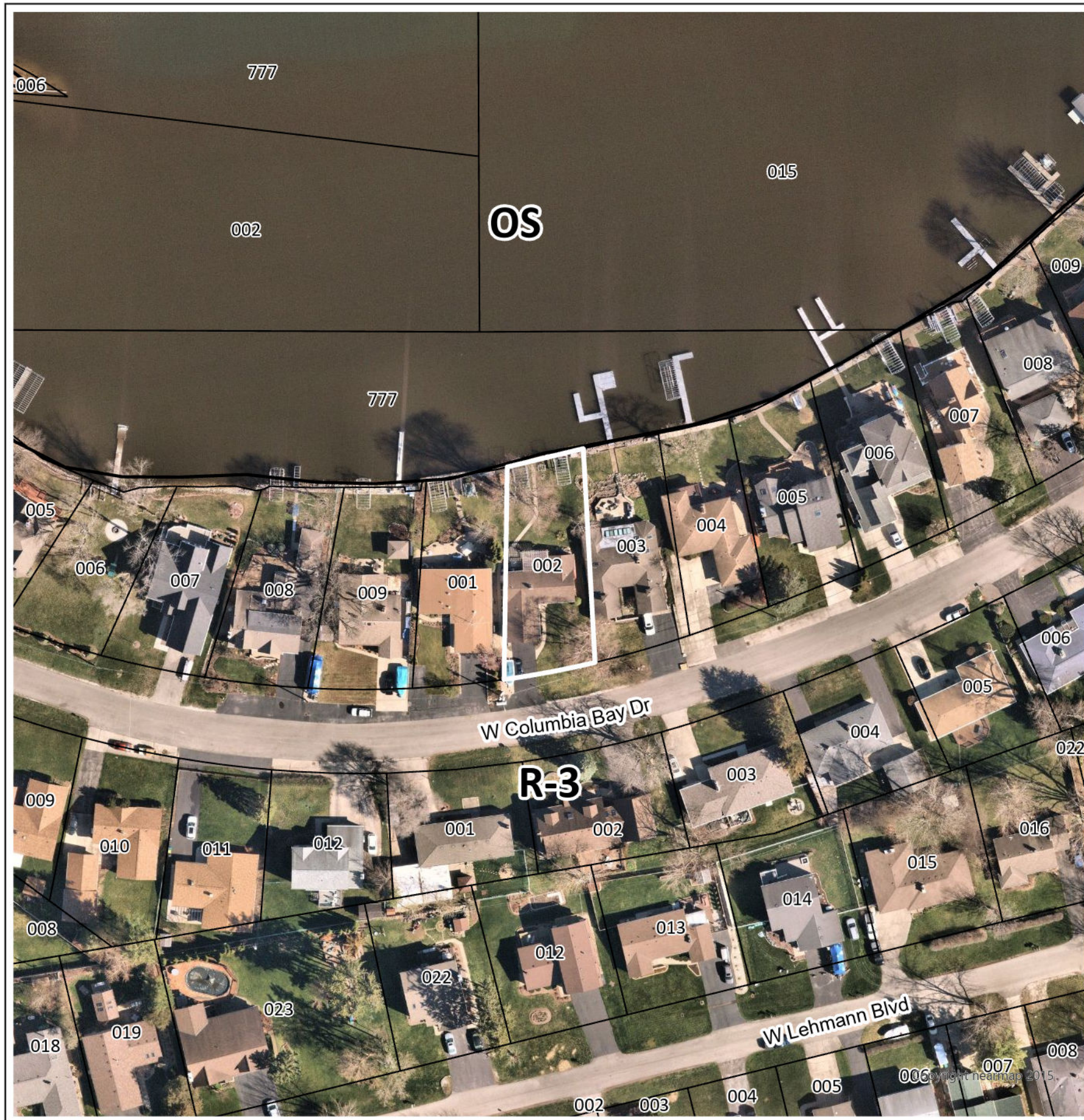
PROJECT COORDINATOR	LAURA DRATHS
PROJECT MANAGER	MARY WARNER, BRETT HENTHORN, DAVID MCWULF
PROJECT ARCHITECT	SAM KANG, PRESTON FAWCETT
PROJECT DEV. MANAGER	NAME
ARCHITECT TEAM	COO/HARON SADEH
POC TEAM	GINA BON/ROBYN BLUE/CRISTI MAXHLOUP
KITCHEN & BATH TEAM	JORGE ESCOBAR/JENNIFER ROBERTS
ESTIMATING TEAM	ARMANDO SALAZAR, ADAM RUNNELS
SUPERINTENDENT	NICK BUTTITA
SUPERINTENDENT	NAME

PROJECT NO :
240085

SHEET TITLE :
NEW SITE PLAN

DISCREPANCIES FOUND BETWEEN DRAWING AND SPECIFICATIONS AND VISIT ARE TO BE CALLED TO ATTENTION OF THE ARCHITECT. NO EXTRAS ARE ALLOWED FOR WORK FORSEENABLE BY VISIT OR FOR MINOR CONSTRUCTION ADJUSTMENTS OR CHANGES THAT MAY OCCUR WHEN THE WALL, ETC., ARE ERECTED FOR NEW CONSTRUCTION ACCESS

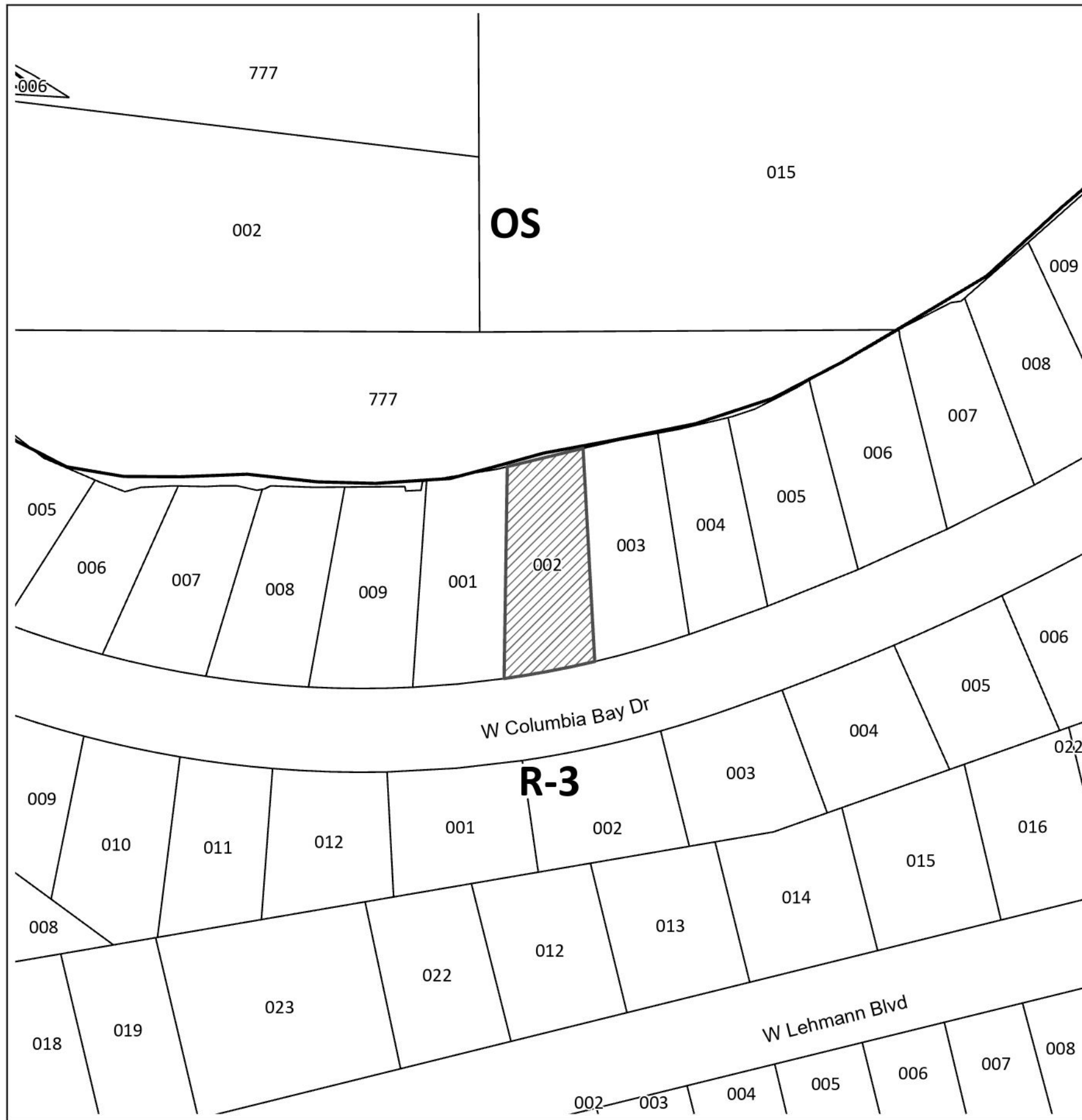
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C12345 - L12345



Zoning Board of Appeals
Case #VAR-001031-2024

 Incorporated Lake County  Subject Parcel

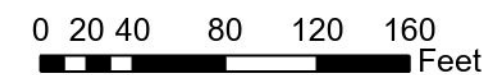
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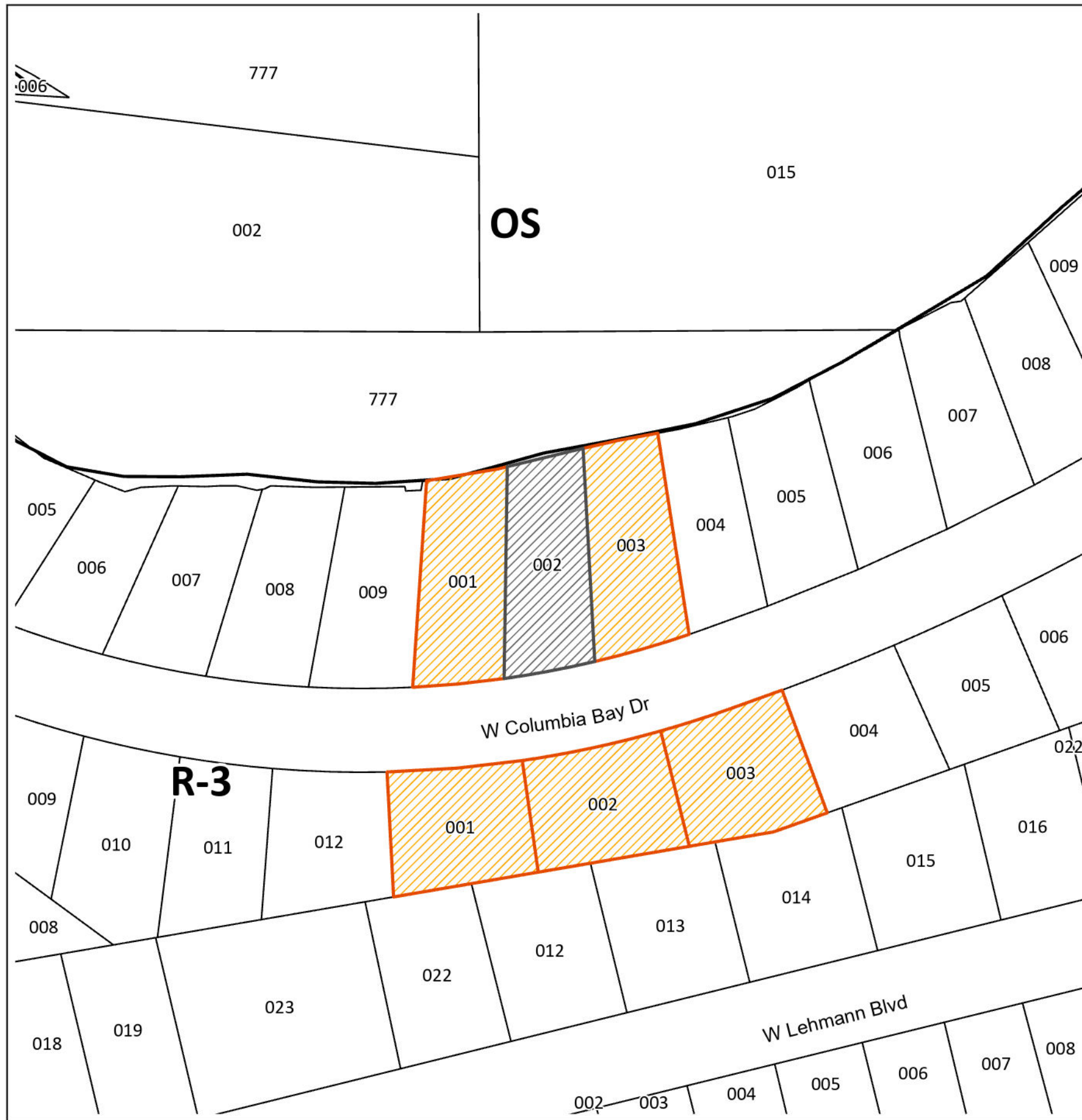


Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals Case #VAR-001031-2024





Zoning Board of Appeals
Case #VAR-001031-2024

