

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): ESOD LLC. \_\_\_\_\_

Applicant(s): \_Bradley Dose and Susan Reilly-Dose\_\_\_\_\_  
(if other than owner)

Subject Present Zoning: R-1  
Property: Present Use: Single Family Home  
Proposed Use: Single Family Home  
PIN(s): 01-24-414-018  
Address: 40138 N. Sibley Dr.  
Antioch, IL 60002  
  
Legal description: \_\_\_\_\_  
see deed)

The following variation(s) are requested:

1. Reduce the side yard setback from 6 feet to 5.5' feet to allow for an addition to a single-family home and to alleviate the nonconforming status of the existing single family home.
2. Reduce the front yard setback from 27 feet to 21.9 feet to allow an addition to a single-family home.

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:

The subject property is an existing non-conforming waterfront interior lot, which presents unique challenges due to its configuration and location. The owners intend to expand the home to meet future aging in place and accessibility needs. The lot is located partially within a floodplain; however the existing structure is not within the floodplain area and the proposed additions are not in floodplain. The septic field is located at the southwest portion of the rear yard. To comply with floodplain regulations and be able to accommodate potential future septic changes, the homes bedroom cannot expand into the rear yard. A side yard setback variation is being requested in the southern side of the yard as the home is already legal non-conforming to current setback requirements and the property owner is requesting to build on what is already existing.

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

Due to the existing non-conforming nature of the property, including the size of the property, current position of the existing structure on the property, location of the existing septic field, and floodplain location, an addition to the southwest portion of the rear yard is not feasible. The only way to expand the bedroom is to expand towards the front of the home. The only way to expand the garage space, without impacting current utilities in the home, is to expand towards the front of the home. Without a variation the property owners may have to explore extreme architectural modifications to the existing home which would render this project impractical.

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

The intent of the zoning regulations is to regulate land use, provide guidelines for development to provide a safe environment for its citizens and prevent diminishing property values. The home addition would allow the property owners to age in place while also providing accessibility in the home. The property owner will take care to ensure that the home is aesthetically pleasing which will increase overall surrounding property values. Additionally, the subject property would not appear to be overcrowded which could be unsightly to the adjacent property owners and ultimately cause property values to diminish.

**APPLICANT INFORMATION**

<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: <u>ESOD, LLC</u>	Name: <u>Bradley Dose</u>
Address: <u>425 W. Second St</u>	Address: <u>425 W. Second Street</u>
<u>Elmhurst, IL 60126</u>	State & <u>Elmhurst, IL 60126</u>
Daytime Phone: [REDACTED]	Daytime Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

<b>Agglicant (if other than owner):</b>	<b>Contract Purchaser (if an:i):</b>
Name: <u>Bradley Dose and Susan Reilly-Dose</u>	Name:
Address: <u>425 W. Second St.</u>	Address:
State & Zip: <u>Elmhurst, IL 60126</u>	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

Owner [REDACTED] Owner [REDACTED]  
*W/A*

Signature(s) of contract purchasers (If applicable)

I, Terry Patricia Meyer a Notary Public aforesaid, do hereby certify that Susan Reilly-Dose and Bradley Dose personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 10-25-2024 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 25th day of October, 2024



My Commission expires [REDACTED] 2-2028

**PROJECT NARRATIVE – 40138 N SIBLEY DRIVE**

The property owner located at 40138 N Sibley Drive, Antioch, IL is requesting front and side yard variations to permit a single-family home addition. The existing structure was constructed in 1965 as a single-family home with two bedrooms, one bathroom and an attached garage (converted into a storage area later). The lot is approximately 8,100 square feet and it is zoned R-1. The home was built prior to current zoning code setback requirements and is therefore considered to be legal-nonconforming. There is a single-family home to the north of the subject property and a vacant floodplain parcel to the south of the subject property.

The property owner purchased the home in 2014 and has maintained and improved the structure and property including the construction of a detached garage on a lot adjacent to the subject property, shoreline restoration, and general maintenance and cleanup of the landscaping. The home was originally intended to be used as a “Lakehouse” however after years of consideration, the property owners have decided to settle in and make it their primary residence to retire to.

The subject property is on a lot that is 8,100 square feet and approximately 30-35% of it is in floodplain. The variations being requested are outlined below:

	Required	Proposed	Max Encroachment
Front Yard Setback (East side of structure) <i>§151.233.C-1-a</i>	27'	21.9'	5.15'
Front Yard Setback (East side of structure) <i>§151.233.C-1-a</i>	27'	22.6'	4.4'
Side Yard Setback (South East side of structure) <i>§151.233.C-1-b</i>	6'	5.5'	0.5'

The home addition would allow for the expansion of one bedroom, addition of a foyer, and conversion of a storage area into a garage. The homeowner is also expanding towards the northwest portion of the rear yard, however that expansion does not need a variation as it meets all setback requirements. The property owner would like to “age in place” and is seeking to optimize the primary bedroom and garage for accessibility requirements.

There are many constraints in the rear yard that make expansion impracticable. This includes the location of the regulatory floodplain as well as location of the septic field in the southwest portion of the rear yard. An addition to the rear at the southwest corner of the structure would prevent any future potential improvements to the septic field as an appropriate setback would be required to be maintained.

The side yard setback for the existing structure is approximately 5.74' and 5.62' and is expected to be carried through the addition. Because the structure is not square to the property, the side yard setback for the addition would be no greater than 5.5'. The property owner plans to revise the existing roof to provide 18" eaves over the side yard. At no point is any improvement intended to be closer to the property line than 4'.

The property owner is committed to providing architectural features that beautify the front of the home including gable roofs and a mixture of both horizontal and vertical siding.

**Mary Ellen Vanderverter**

Lake County Recorder of Deeds

18 N COUNTY ST - 6<sup>th</sup> FLOOR  
WAUKEGAN, IL 60085-4358  
(847) 377-2575  
fax (847) 934-5860  
website: <http://www.lakecountyil.gov/recorder>



Image# 058539940003 Type: DQC  
Recorded: 08/27/2019 at 04:56:05 PM  
Receipt#: 2019-00043813  
Page 1 of 3  
Fees: \$60.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder

File **7587908**

**QUITCLAIM DEED**

Space Above for Recorder's Use

Return Recorded Document To:

ESOD LLC  
425 W. 2ND ST.  
ELMHURST, IL 60126

Name & Address of Taxpayer:

ESOD LLC  
425 W. 2ND ST.  
ELMHURST, IL 60126

THE GRANTOR(s) Susan Reilly-Dose + Bradley James Dose  
of the City/Village of ELMHURST County of DUPAGE State of IL  
for and in consideration of \$1.00 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) ESOD LLC  
(Grantee's address) 425 W. 2ND ST.  
of the City/Village of ELMHURST County of DUPAGE State of IL  
in the form of ownership: Tenancy by Entirety  
(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

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

(Note: If additional space is required for legal, attach on a separate 8½ x 11 sheet)

Permanent Index Number(s) P.I.N. 01-24-414-018  
Property Address 40139 N. Sibley, Aurora IL 60002

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

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

27  
20

Dated this 27<sup>th</sup> day of August, 2019

Signature(s) of Grantor(s):

[Redacted Signature]

(Printed Name)

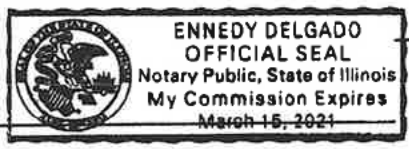
[Redacted Signature]

(Printed Name)

STATE OF ILLINOIS }  
County of Lake } SS

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Susan Reilly Dose is as PDA of Bradley J Dose is personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27<sup>th</sup> day of August, 2019



[Redacted Signature]

Notary Public

My commission expires \_\_\_\_\_

Name & Address of Preparer:

Susan Reilly Dose  
425 W 21st St  
Elmhurst IL 60126

Affix: State of Illinois / Lake County Transfer Stamp

or

Exempt under 35 ILCS 200/31-45 paragraph E

Section 4, Real Estate Transfer Act

Date: August 27, 2019

[Redacted Signature]

This copy is provided by the Recorder for use in Lake County, Illinois (revised March 5, 2014)  
A legal opinion is recommended prior to taking final action with this deed.  
Changes in ownership may have tax, inheritance and other legal ramifications.  
**Mary Ellen Vanderventer**  
Lake County Recorder

Form **LLC-5.5**

Illinois  
Limited Liability Company Act  
Articles of Organization

FILE # 07936362

Secretary of State Jesse White  
Department of Business Services  
Limited Liability Division  
www.cyberdriveillinois.com

Filing Fee: \$150

Approved By: TLB

FILED  
JUL 18 2019  
Jesse White  
Secretary of State

1. Limited Liability Company Name: ESOD LLC

2. Address of Principal Place of Business where records of the company will be kept:

425 W 2ND ST.

ELMHURST, IL 60126

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

S.REILLY-DOSE  
425 W 2ND ST  
ELMHURST, IL 60126-2509

5. Purpose for which the Limited Liability Company is organized:

"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

SUSAN REILLY DOSE  
425 W. 2ND ST  
ELMHURST, IL 60126

BRADLEY DOSE  
425 W 2ND ST.  
ELMHURST, IL 60126

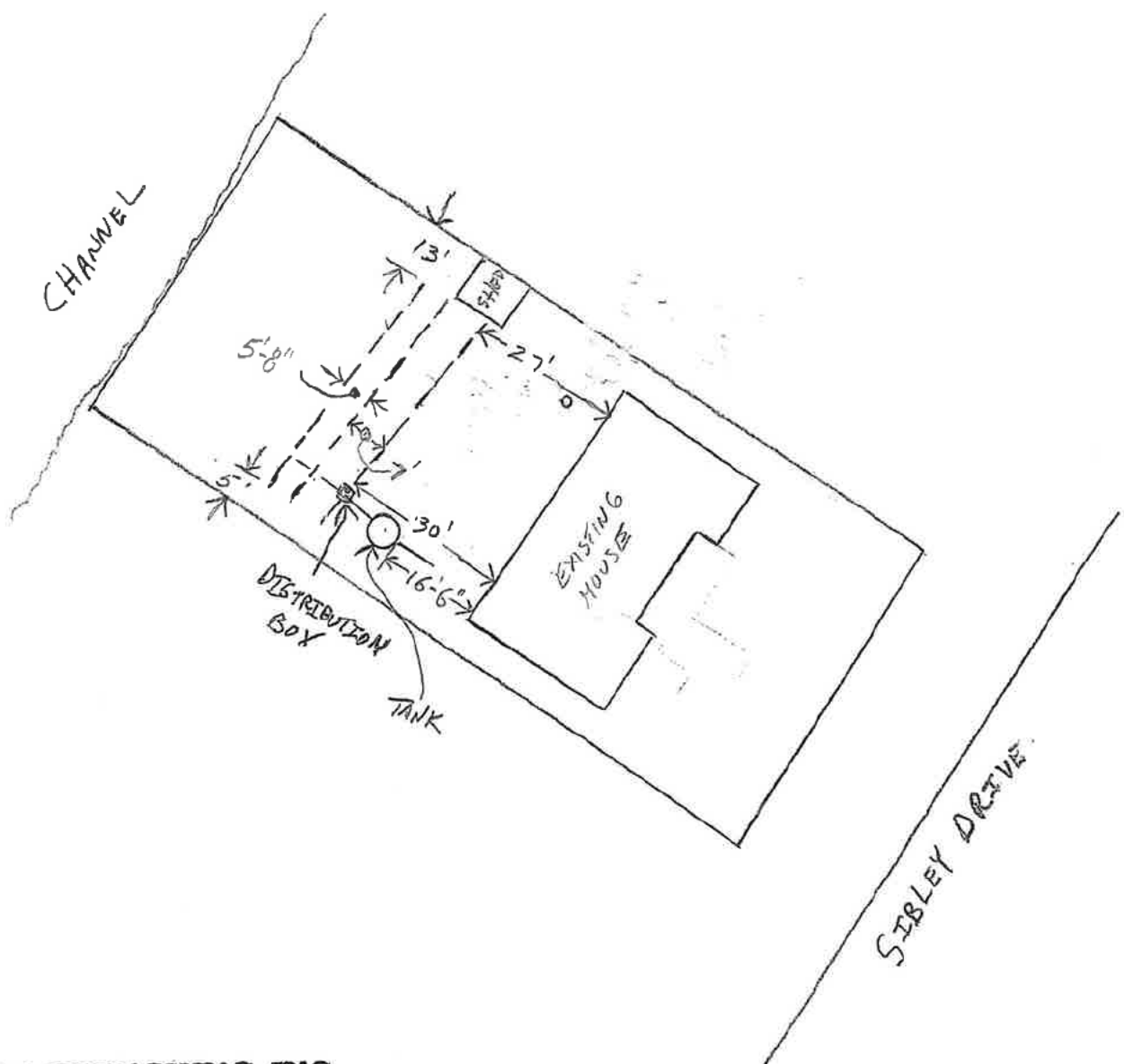
8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: JULY 18, 2019

SUSAN REILLY DOSE  
425 W. 2ND ST  
ELMHURST, IL 60126

SEPTIC LOCATED 12/12/23  
40138 N. SIBLEY DRIVE  
ANTIOCH IL.



**J W TRENCHING, INC.**  
28W074 INDUSTRIAL AVENUE  
BARRINGTON, ILLINOIS 60010-2376  
PHONE: 847-381-1340 FAX: 847-381-6537

SCALE: 1" = 30'

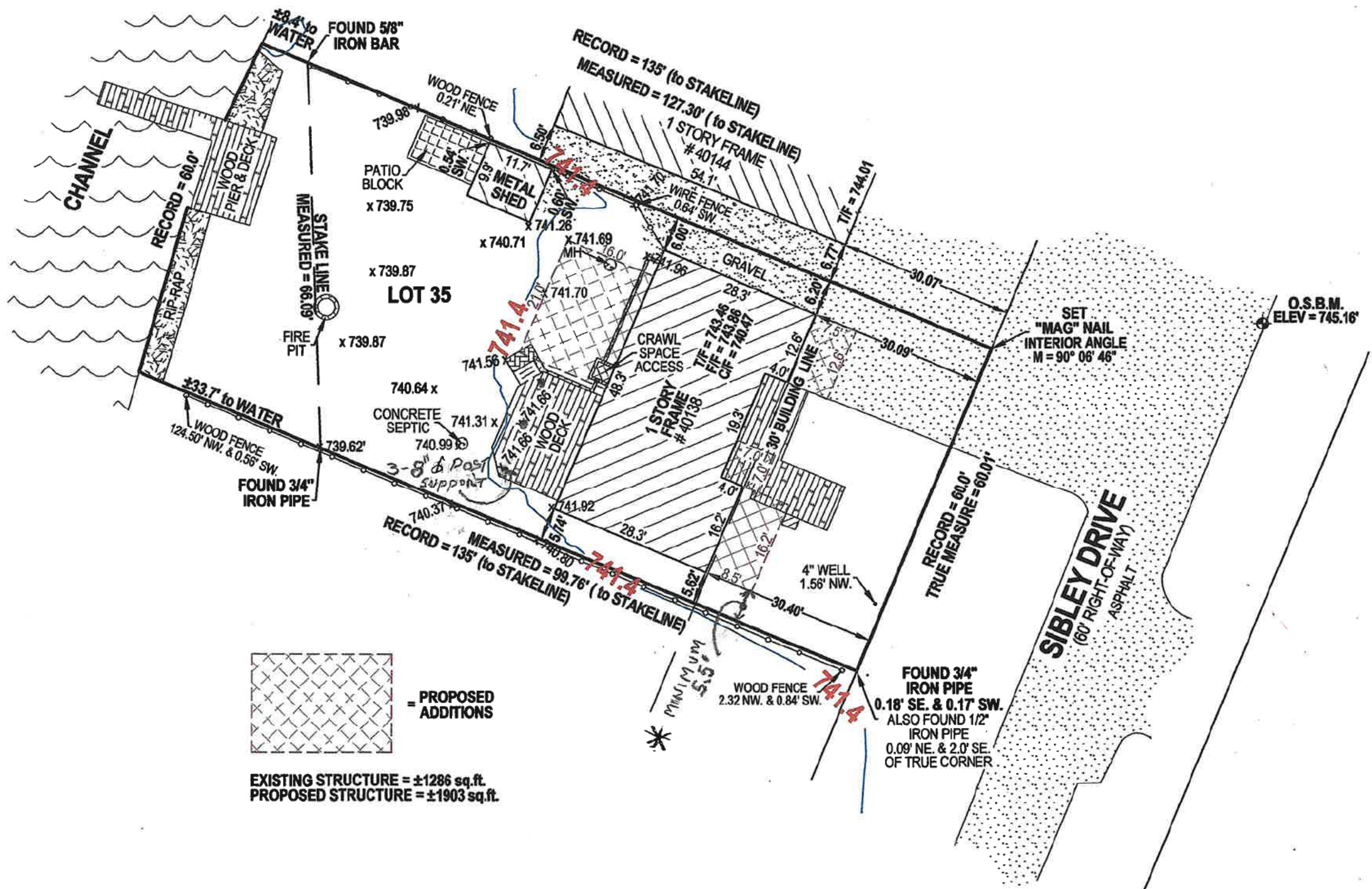


# MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

## PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY

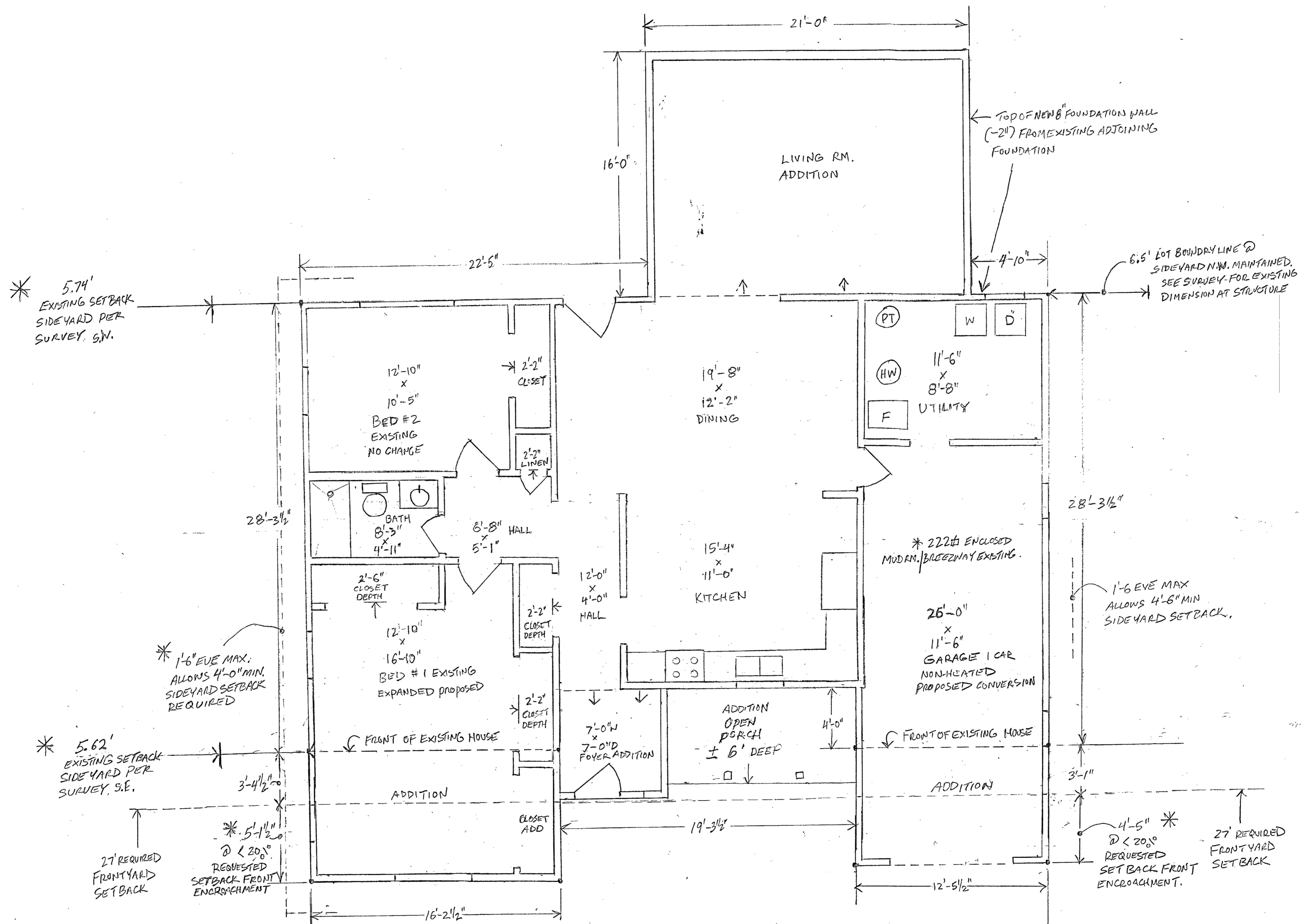
LOT 35 IN LAKES COUNTRY CLUB, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 1, 1949, AS DOCUMENT 683520, IN BOOK 32 OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.



 = PROPOSED ADDITIONS

EXISTING STRUCTURE = ±1286 sq.ft.  
PROPOSED STRUCTURE = ±1903 sq.ft.





\* 5.74' EXISTING SETBACK SIDEYARD PER SURVEY, S.W.

\* 1'-6" EYE MAX. ALLOWS 4'-0" MIN. SIDEYARD SETBACK REQUIRED

\* 5.62' EXISTING SETBACK SIDEYARD PER SURVEY, S.E.

27' REQUIRED FRONTYARD SETBACK

\* 5'-11 1/2" @ < 20° REQUESTED SETBACK FRONT ENCROACHMENT

\* MIN. TO LOT BOUNDARY AT SIDEYARD SE. SETBACK PROJECTION SEE SURVEY FOR EXISTING DIMENSION AT STRUCTURE.

21'-0"  
16'-0"  
LIVING RM. ADDITION  
TOP OF NEW 8" FOUNDATION WALL (-2") FROM EXISTING ADJOINING FOUNDATION  
4'-10"

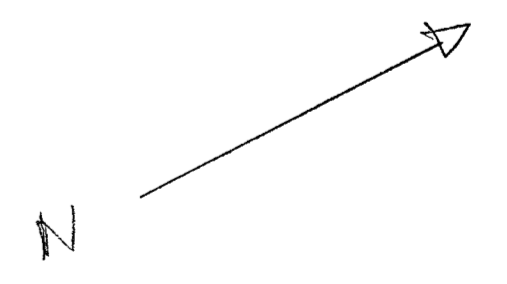
6.5' LOT BOUNDARY LINE @ SIDEYARD N.W. MAINTAINED. SEE SURVEY FOR EXISTING DIMENSION AT STRUCTURE

28'-3 1/2"  
1'-6" EYE MAX ALLOWS 4'-6" MIN. SIDEYARD SETBACK.

3'-1"  
4'-5" \* @ < 20° REQUESTED SETBACK FRONT ENCROACHMENT.  
27' REQUIRED FRONTYARD SETBACK

\* 6.2' LOT BOUNDARY LINE @ SIDEYARD N.E. MAINTAINED. SEE SURVEY FOR EXISTING DIMENSION AT STRUCTURE.

1-STORY RANCH FRAME HOME  
1,286 sq ft LIVING SPACE EXISTING  
PROPOSED ADDITIONS 617 sq ft =  
TOTAL STRUCTURE 1,903 sq ft



40138 N. SIBLEY DR.  
ANTIOCH IL. 60002  
1/4" = 1'-0"

