

**LAKE COUNTY ZONING NOTICE VAR-000957-2024**

**Antioch Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday April 25, 2024, at the Lake County Public Works Training Facility, 648 W. Winchester Rd., Libertyville, IL on the petition of Trust #3222023, record owner, with (Sharon M. Arimas, of 3140 Overlook Dr. Richmond, IL being the Trustee) who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the front setback from 22 feet to 8.75 feet, as measured from the eave, to allow for the construction of a second-floor addition to a single-family house.
- 2.) Reduce the front setback from 22 feet to 11.87 feet, as measured from the eave, to allow for the construction of a garage 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 26355 W FOREST CT ANTIOCH, IL 60002 and is approximately 0.33 acres.

PIN(s):0114208004 & 0114208005

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11616> 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 J. Kunath / Deed in trust

Applicant(s): Sharon M. Azimas / Deed in trust  
(if other than owner)

Subject Property: Present Zoning: R-1  
Present Use: Single family house  
Proposed Use: SAME  
PIN(s): 01-14-208-004 / 01-14-208-005  
Address: 26355 W. Forest Ct.  
Antioch, IL 60002  
Legal description: \_\_\_\_\_  
( see deed)

The following variation(s) are requested:

1. Reduce the front setback from 22ft. to 8.75 ft., AS MEASURED FROM THE EAVES, to allow for the construction of a 2<sup>nd</sup> floor addition to a single-family house
2. Reduce the front setback from 22 ft. to 11.87 ft, AS MEASURED FROM THE EAVES to allow for the construction of a garage addition to a single-family house
3. \_\_\_\_\_
4. \_\_\_\_\_

Explain why this variation(s) is necessary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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:

PROPERTY IS IN THE FLOOD PLAIN AND IS A NON-CONFORMING LOT DUE TO INSUFFICIENT AREA. EXISTING HOME IS 9.75 FEET BACK FROM THE FRONT SETBACK AT ITS CLOSEST POINT.

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

PROPERTY IS IN THE FLOOD PLAIN. BUILDING A 2<sup>ND</sup> FLOOR ADDITION ON THE HOUSE WOULD BE DIFFICULT TO MEET CURRENT FRONT SETBACK OF 25 FEET, BECAUSE THE EXISTING HOUSE IS 9.75 FEET BACK FROM THE FRONT SETBACK, AT ITS CLOSEST POINT.

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

APPROVING THE VARIANCE WOULD NOT HAVE A NEGATIVE IMPACT ON THE NEIGHBORS OR THE COMMUNITY, BECAUSE MOST OF THE EXISTING STRUCTURES ON THE SAME SIDE OF THE STREET (FOREST CT.) ARE AT THE SAME FRONT SETBACK.

**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:	SHARON M. ARIMAS William J. Kunath	Name:	
Address:	3410 OVERLOOK DR.	Address:	
State & Zip:	Richmond, IL 60071	State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

<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

[Redacted Signature Area]

Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (if applicable)

I, Dawn Valloni a Notary Public aforesaid, do hereby certify that William J. Kunath & Sharon M. Arimas personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of March 9, 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 9th day of March, 2024.

(Seal)

My Commission expires

Feb 07, 2028



**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.

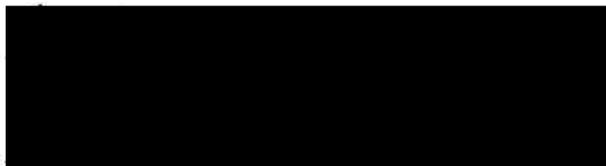


Signature

**Billing Contact Information:**

William J. Kwath

Print Name



Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

# DEED IN TRUST

Prepared By & Return To:

Julie Ann Jelinek  
Attorney at Law  
919 Toft Avenue  
Antioch, Illinois 60002

Send Tax Bills To:

Sharon M. Arimas, as Trust ee  
3410 Overlook Drive  
Richmond, Illinois 60071

GRANTORS, **WILLIAM J. KUNATH a/k/a WILLIAM KUNATH**, of the town of Richmond, County of McHenry and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and (WARRANT/QUIT CLAIM) unto **SHARON M. ARIMAS, as Trustee Under the Provisions of a Trust Agreement Dated the 22<sup>nd</sup> day of March, 2023, and known as Trust Number 3222023** (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Lake and State of Illinois, to wit:

PARCEL 1:

LOTS 29 AND 30 IN VOLK BROTHER'S SECOND MID-LAKES RESUBDIVISION OF CERTAIN LOTS IN MID-LAKES IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 25, 1931 AS DOCUMENT 367738, IN BOOK "V" OF PLATS, PAGE 69, IN LAKE COUNTY, ILLINOIS.

Common Address: 26338 W. Forest Court, Antioch, Illinois 60002  
PIN: 01-14-206-024

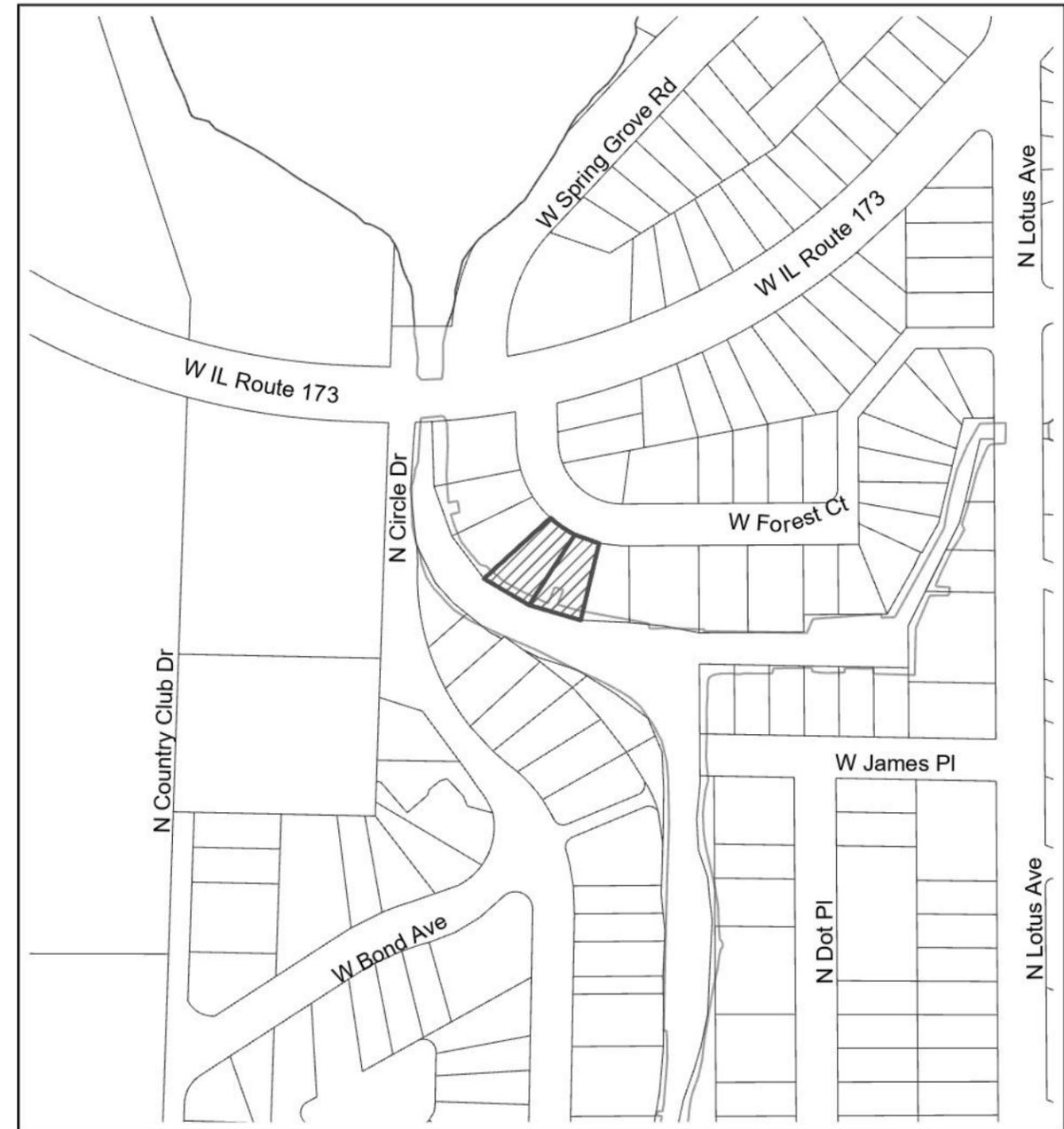
PARCEL 2:

LOTS 61 AND 62 IN YOLK BROTHER'S SECOND MID-LAKES RESUBDIVISION OF CERTAIN LOTS IN MID-LAKES IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 25, 1931 AS DOCUMENT 367738, IN BOOK "V" OF PLATS, PAGE 69, IN LAKE COUNTY, ILLINOIS.

Common Address: 26355 W. Forest Court, Antioch, Illinois 60002  
PIN: 01-14-208-004 and 01-14-208-005

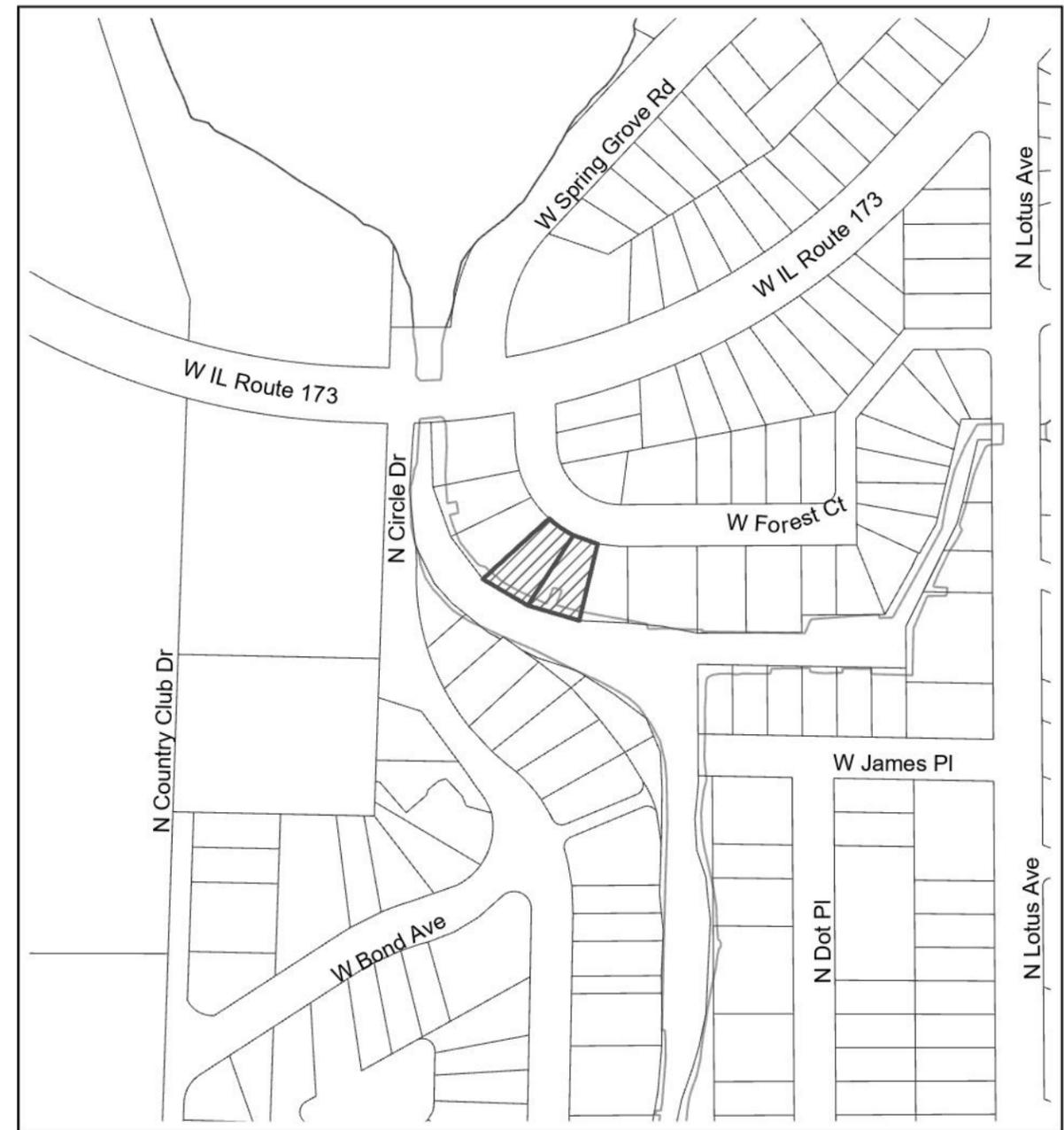
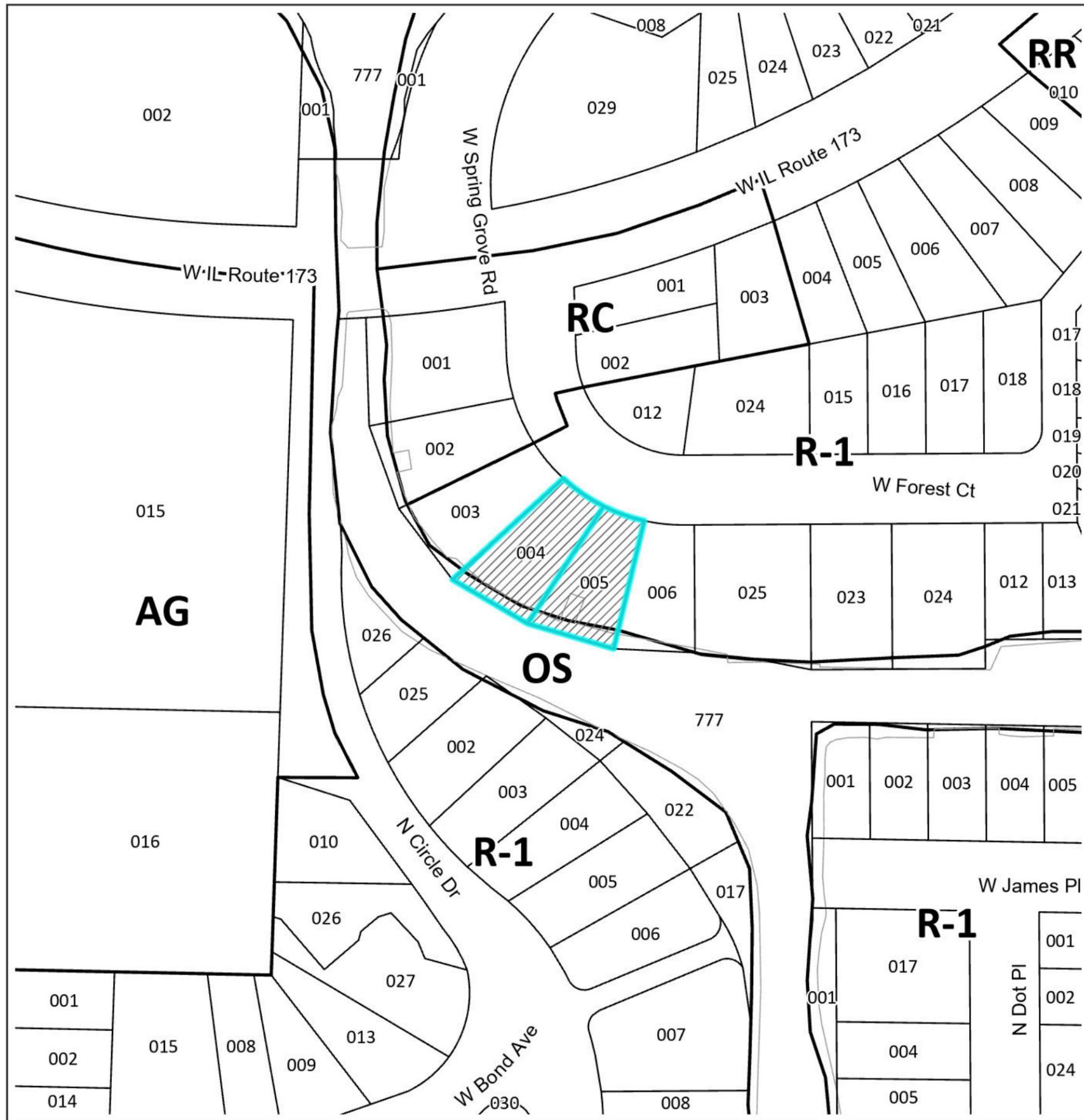
Existing home





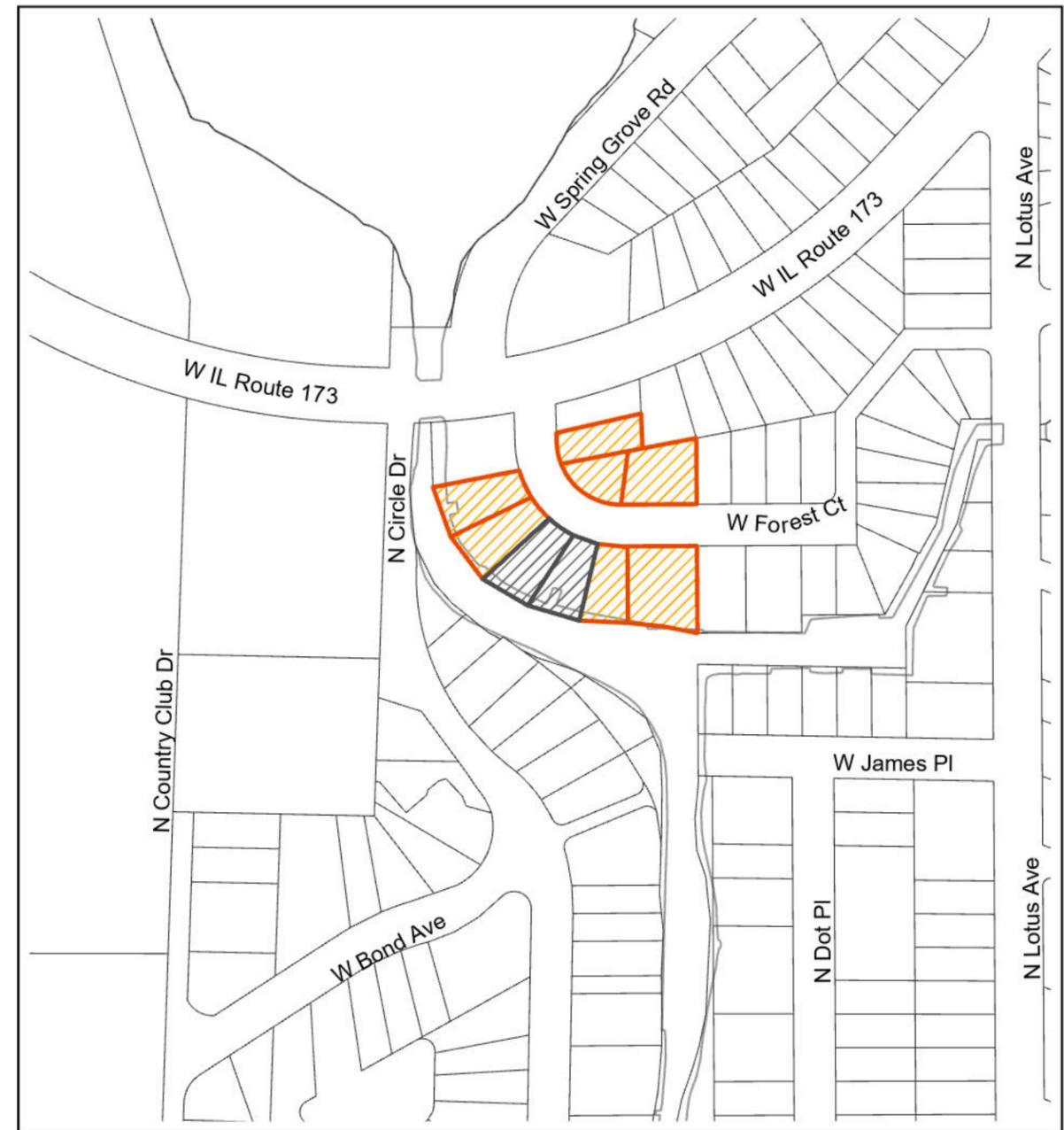
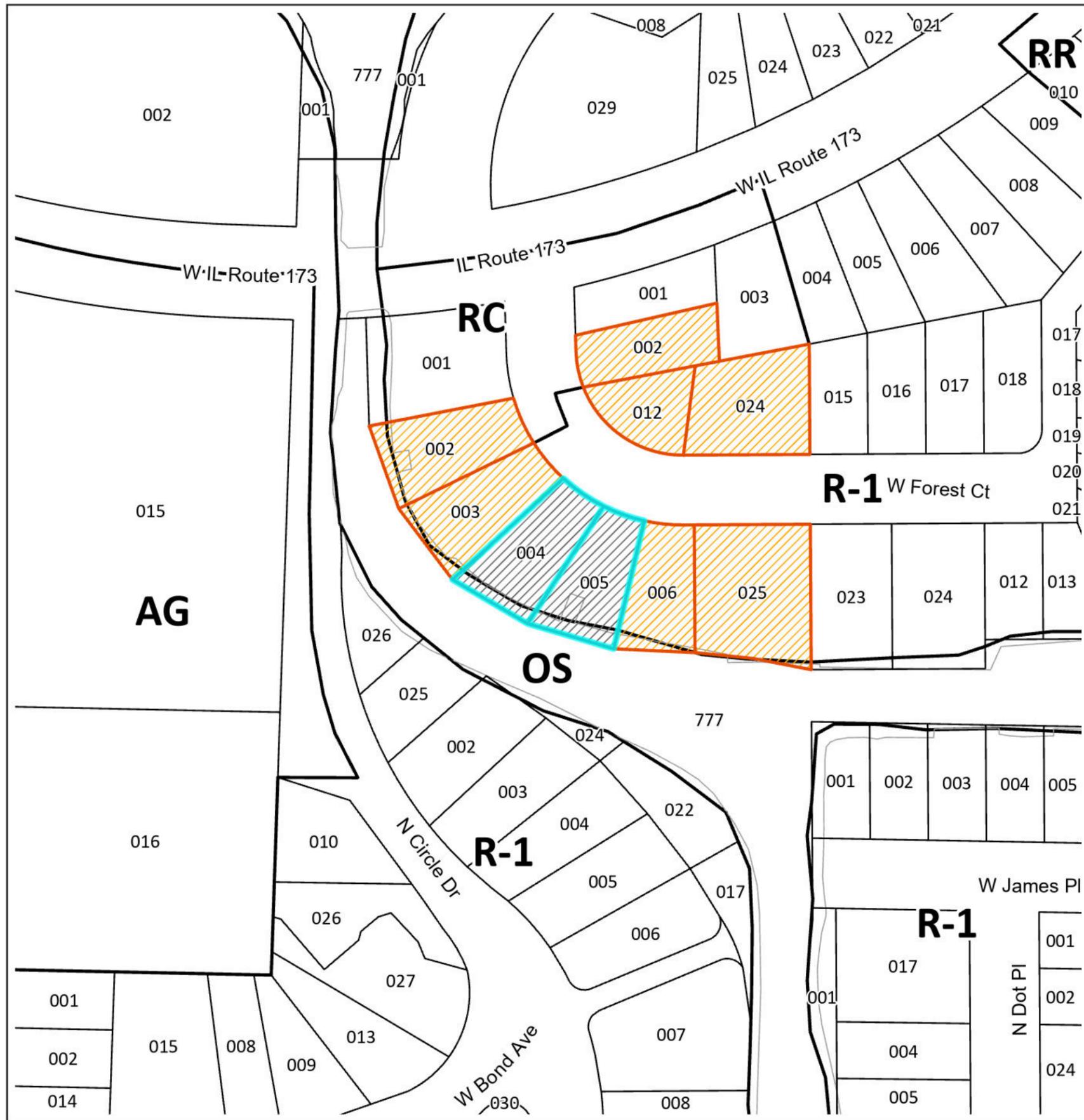
Zoning Board of Appeals  
Case # VAR-000957-2024





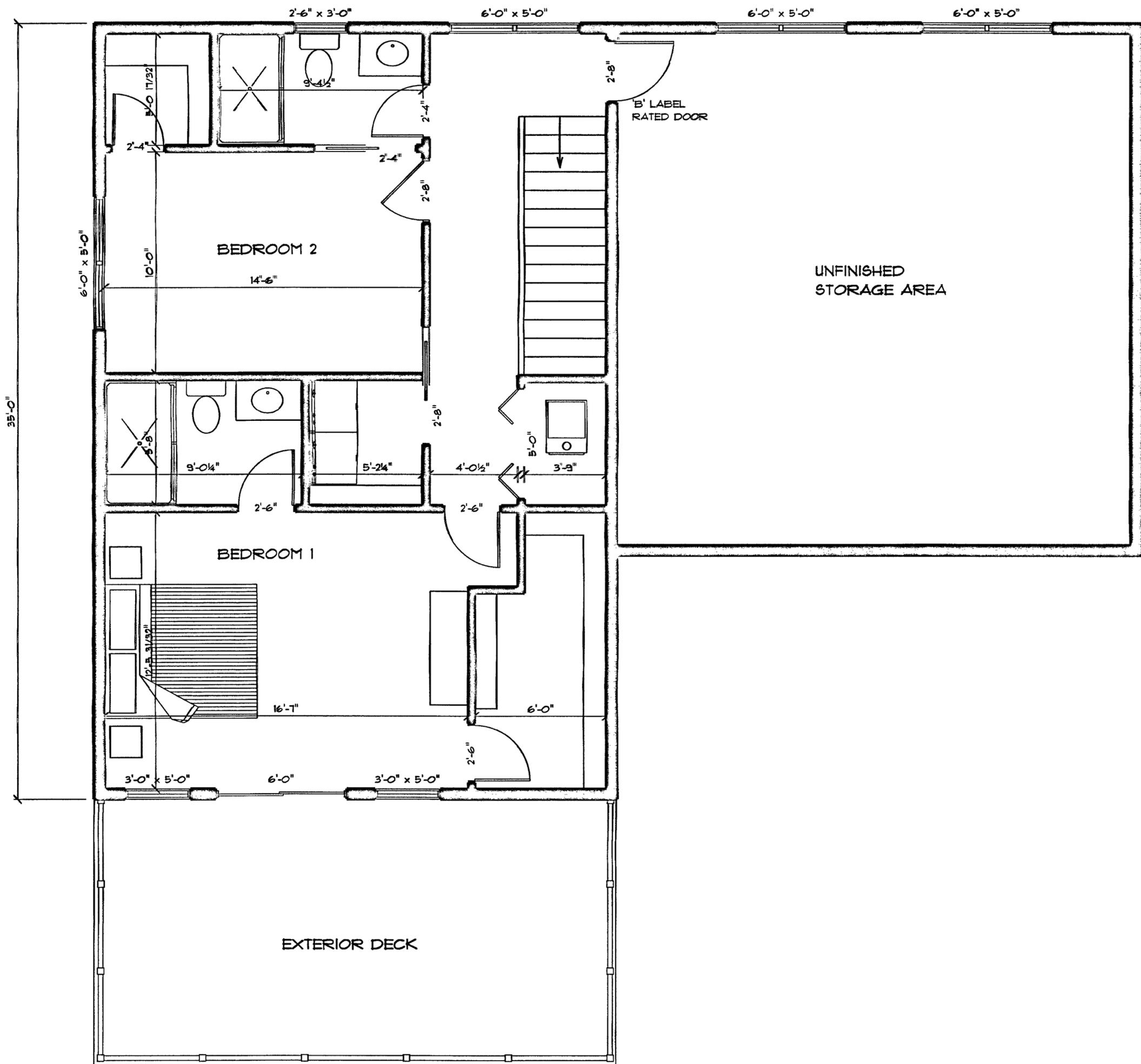
Zoning Board of Appeals  
Case # VAR-000957-2024





Zoning Board of Appeals  
Case # VAR-000957-2024





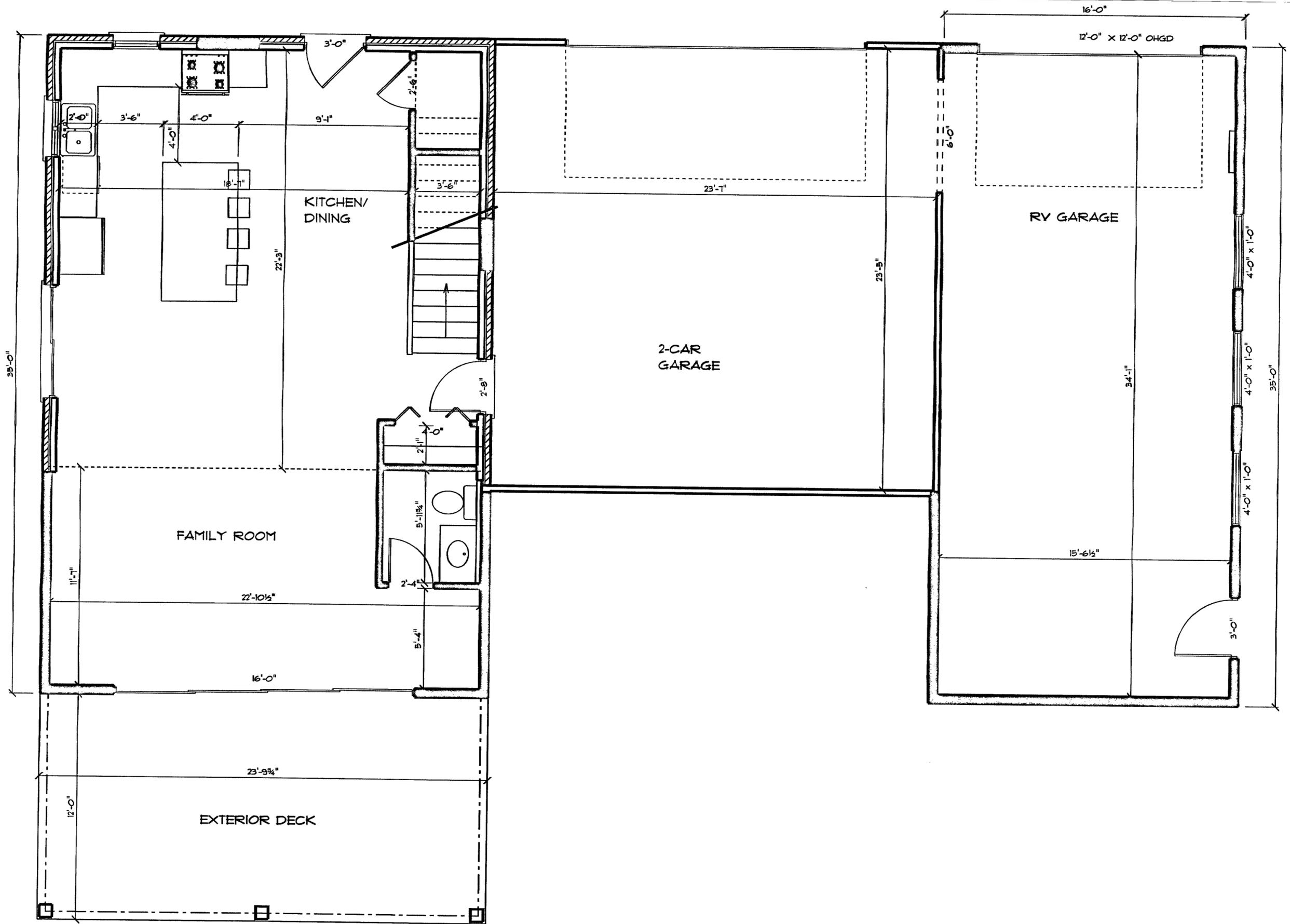
# PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

833 SF



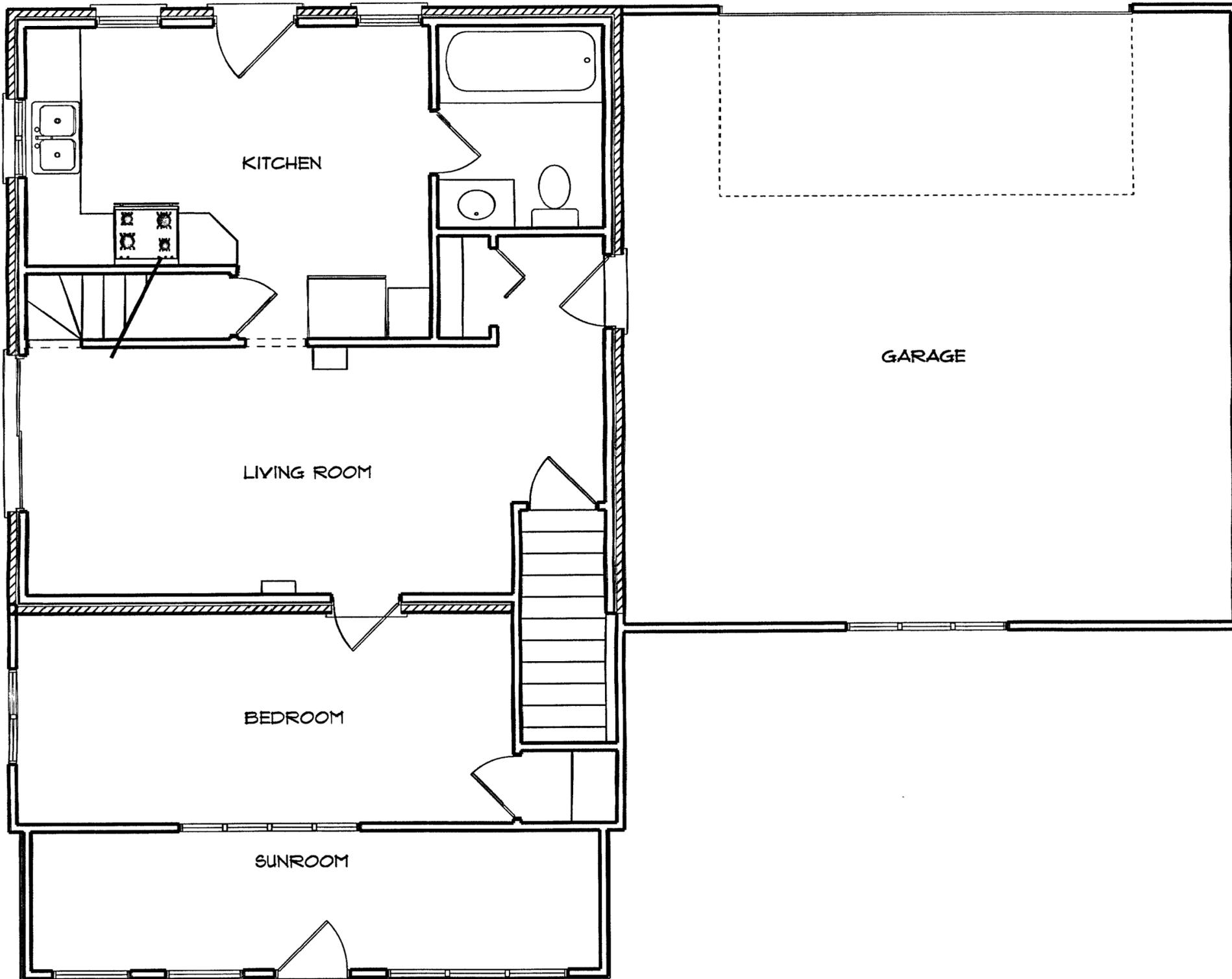
PROPOSED FRONT ELEVATION



# PROPOSED FLOOR PLAN

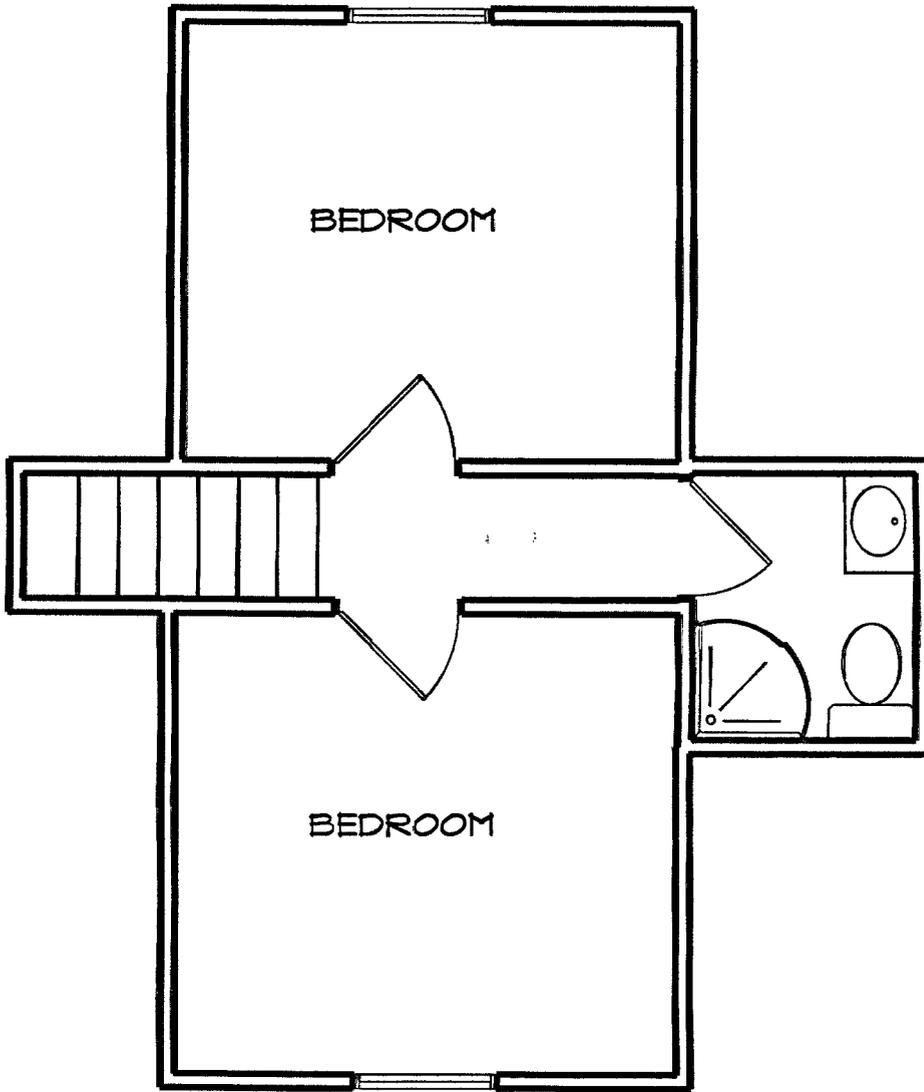
SCALE 1/4" = 1'-0"

833 SF



## EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"  
AREA - 880 SF



# EXISTING SECOND FLOOR

SCALE 1/4" = 1'-0"

AREA - 270 SF

# PLAT OF SURVEY

OF

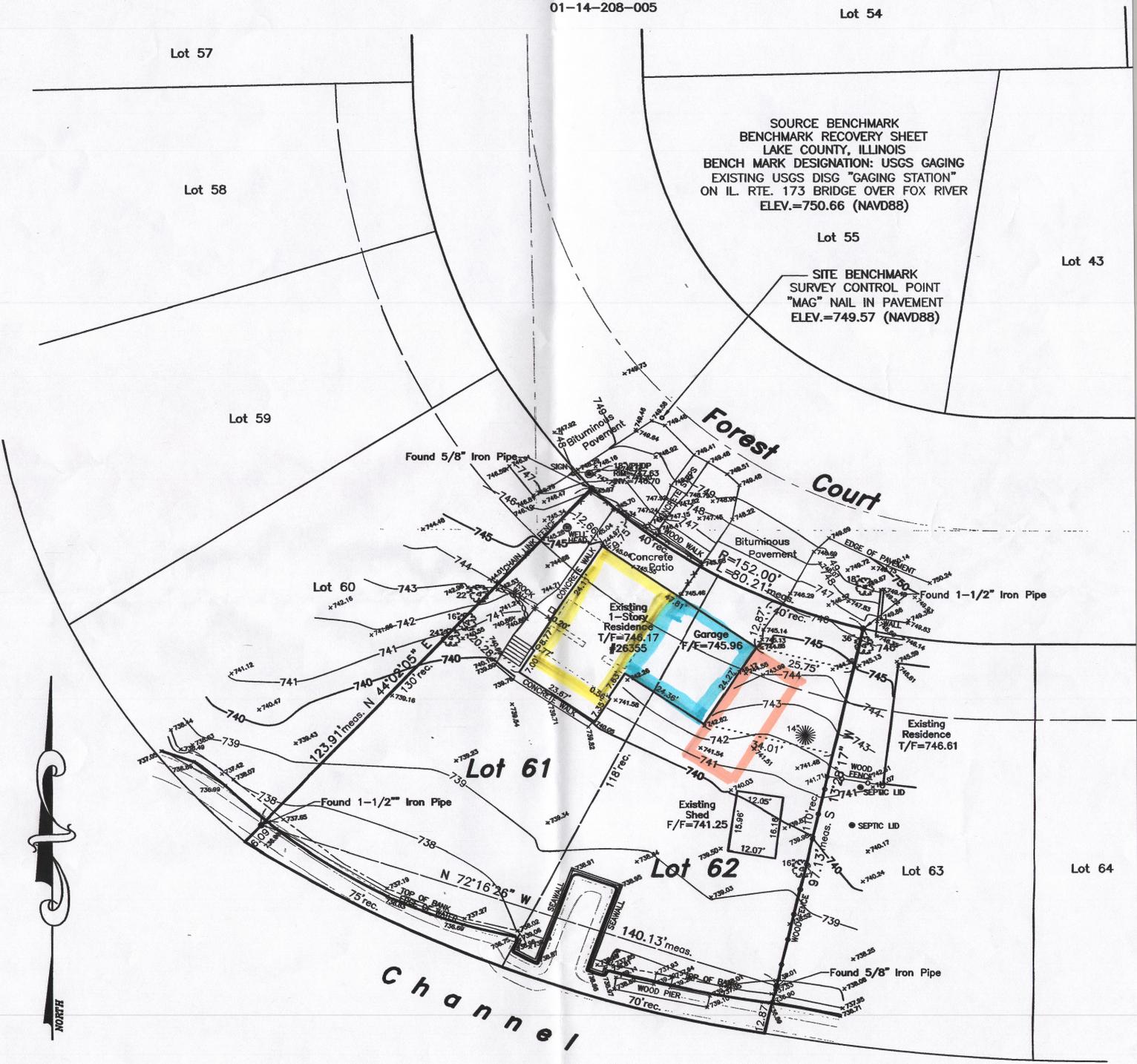
LOTS 61 AND 62 IN VOLK BROTHER'S MID-LAKES; BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1926 AS DOCUMENT 284242, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:  
26355 W. FOREST COURT, ANTIOCH, IL

PARCEL AREA = 12,219+/- S.F.  
(TO WATERS EDGE)

PIN'S: 01-14-208-004  
01-14-208-005

- New 2<sup>nd</sup> floor
- Attic storage
- New RV garage



STATE OF ILLINOIS  
COUNTY OF LAKE S.S.

BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE OPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DRAWN AT GRAYSLAKE, ILLINOIS THIS 29TH DAY OF AUGUST, A.D. 2023.



BRYAN J. LEE  
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-24  
PROFESSIONAL DESIGN FIRM NO. 184-002732

Scale: 1" = 20'  
FILE NO. 113-23  
F11323.DWG

FIELDWORK COMPLETED: 08-29-2023  
CLIENT NAME: Bill Kunath  
ADDRESS: 26355 W. Forest Court  
Antioch, IL 60002

NOTES:  
PLAT IS VOID if the Impressed Surveyors Seal does not Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this PLAT ONCE report any discrepancies which you may find.

**R.E. ALLEN AND ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE 100  
GRAYSLAKE, ILLINOIS 60031  
PHONE: 847-223-0914 FAX: 847-223-0915