

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Cindy & Gary Winemaster

Applicant(s): Suzanne Van Cleave, AIA
(if other than owner)

Subject Property: Present Zoning: R-3
Present Use: Single Family Home
Proposed Use: Single Family Home
PIN(s): 1036202159, 1036202021, 1036202024
Address: 19197 W Forest Lane
Mundelein, IL 60060

Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce the front yard setback from 30.0' to 20.0' to allow for an addition to a single-family home, which will include an addition to an existing covered front stoop & landscape steps.
- _____
- _____
- _____

Explain why this variation(s) is necessary:

There are three main goals for this project:

1. Expand the existing home so the existing garage is attached to the home.
2. Extend the covered stoop that leads to the front door forward towards the driveway & street so that it is more visible from the street and helps to mark the entry.
3. Add square footage to the home while still maintaining the existing footprint and established rooflines. The homeowners' goal is to minimize the area of new construction in order to allow the addition to appear as if it has always been there.

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 home was originally built before local zoning codes & streets were established. Other homes were later added, and streets were laid out. Now the house is almost completely surrounded by adjacent homes or the lake. Currently, the house itself has no exposure to W. Forest Lane and therefore, no front entry that is visible from the street. The lot does have considerable exposure to W. Forest Lane on the southwest half where the garage occurs and which has a generous setback of 44'-0". Since there is no clear path from the street to the front door, we are proposing to establish a new entry as close to the street (driveway) as feasibly possible and tie this new entry into the addition that is proposed to create an attached garage. While this is a peculiar-shaped site already, formed by a triangular-shaped lot facing the lake and a trapezoidal-shaped lot where the house is located, we propose an addition that fits within the character of the neighborhood and minimizes changes to the established rooflines, footprints and materials.~~

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

~~In addition to my comments above, there is no practical location to place this addition as its purpose is to create an entry to the house from the street and to attach the garage to the home. The proposed structure should help integrate the large garage with the existing home to minimize its size visually and bring it within the character of the surrounding neighborhood.~~

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

~~The proposed front entry stoop, landscape steps & house addition help to identify the entrance to this single-family home and breaks down the scale of the large garages that are currently the main visual element from the street. The proposed project should help harmonize the home with the surrounding neighborhood by marking the entrance, integrating the garages with the scale of the home and creating more visual interest from the street.~~

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:	Gary & Cindy Winemaster	Name:	Suzanne Van Cleave, AIA
Address:	19197 W Forest Lane	Address:	[REDACTED]
State & Zip:	Mundelein, IL 60060	State & Zip:	[REDACTED]
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

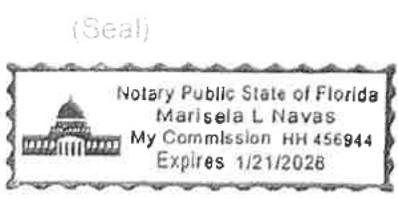
Applicant (if other than owner):		Contract Purchaser (if any):	
Name:	Suzanne Van Cleave	Name:	
Address:	[REDACTED]	Address:	
State & Zip:	[REDACTED]	State & Zip:	
Daytime Phone:	[REDACTED]	Daytime Phone:	
Email:	[REDACTED]	Email:	

[REDACTED] is true and complete to the best of my/our

 Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Marisela Navas a Notary Public aforesaid, do hereby certify that Cindy Lynn Winemaster personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 01/23/2026 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 23rd day of January, 2026



My Commission expires _____
 [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.

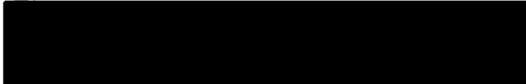
I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Billing Contact Information:

Cindy Winemaster

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

FNT 19015737

FIDELITY NATIONAL TITLE

Warranty Deed

Illinois

Prepared by:

Kenneth A. Rawson
308 West Erie,
Chicago, Illinois 60654



Image# 048070390002 Type: DW
Recorded: 11/08/2011 at 10:20:30 AM
Receipt#: 2011-00062217
Page 1 of 2
Fees: \$1,464.00
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **6785354**

The Grantors Louis Traiforos and Barbara Traiforos, husband and wife, of Lake County, State of Illinois for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Gary Winemaster and Cindy Winemaster, husband and wife, not as Tenants In Common nor Joint Tenants with the right of survivorship but as **Tenants By The Entirety**, the following described Real Estate situated in the County of Lake, State of Illinois to wit:

See Exhibit A, a copy of which is attached hereto and made a part hereof.

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

SUBJECT TO: General taxes for 2011 and subsequent years and Covenants, Conditions and Restrictions of record if any:

Permanent Real Estate Index Numbers: 10 [REDACTED] 2-024-0000

Address of the real estate: 19197 Forest L [REDACTED]

The date of this deed of conveyance is: Oc [REDACTED]

State of Illinois)
County of Lake) ss

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Louis Traiforos** and **Barbara Traiforos** personally known to me to be the same person whose names 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 therein set forth, including the release and waiver of the right of homestead.



Given under my hand and seal this 18th day of October, 2011

[REDACTED]

Notary Public

KB
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Exhibit Legal Description

19197 Forest Lane, Mundelein, Illinois 60060

PARCEL 1: LOT 38 IN BLOCK 2 IN WEST SHORE PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1923 AS DOCUMENT 231127 IN BOOK "M" OF PLATS, PAGES 26 AND 27, IN LAKE COUNTY, ILLINOIS. PARCEL 2: THAT PART OF LOT 135 IN BLOCK 2 IN WEST SHORE PARK AFORESAID, AND OF LOT 223 IN NORTH SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF A PART OF SECTIONS 25 AND 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1926 IN BOOK "Q" OF PLATS, PAGE 9 AS DOCUMENT 283566 DESCRIBED AS FOLLOWS:: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 135 AT THE NORTHEAST CORNER OF LOT 38 IN BLOCK 2 IN SAID WEST SHORE PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 135, 380.72 FEET TO A POINT WHICH IS 5 FEET WESTERLY OF THE MOST SOUTHERLY CORNER OF LOT 223 IN NORTH SHORE PARK SUBDIVISION AFORESAID; THENCE EAST 5 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 223 IN NORTH SHORE PARK SUBDIVISION AFORESAID; THENCE NORTH 51 DEGREES 54 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 223 260.58 FEET; THENCE NORTH 47 DEGREES 06 MINUTES WEST 240.96 FEET; THENCE IN A STRAIGHT LINE TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Mail to: ad

Taxes & Grantees Address

Gay Wine master

Cindy Wine master

19197 Fr. Forest Lane

Mundelein, Ill 60060

950,000.00

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000020186	REAL ESTATE TRANSFER TAX
	 NOV.-8.11		0142500
	LAKE COUNTY		FP 103013

FIRST AMERICAN TITLE
ORDER # 2596455



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual



Image# 053453040003 Type: DW
Recorded: 11/26/2014 at 04:32:42 PM
Receipt#: 2014-00064041
Page 1 of 3
Fees: \$579.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7151128

THE GRANTORS ROYDEN J. SLADE and JANIE ANN SLADE, Husband and Wife, of the Village of Mundelein, County of Lake, State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GARY WINEMASTER, of 19197 West Forest Lane, Mundelein, Illinois 60060 of the County of Lake, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not yet due or owing; covenants, conditions, and restrictions of record; and building lines and easements, if any

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

Permanent Real Estate Index Number: 10-36-202-118
Address of Real Estate: 19215 West Forest Lane, Mundelein, Illinois 60060

Dated this 11/14/14 day of November, 20 14



\$ 360,000.00

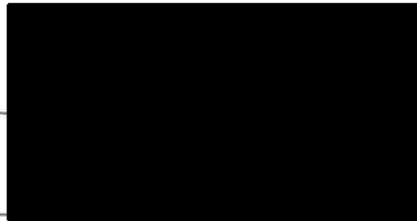


JT
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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROYDEN J. SLADE and VIE ANN SLADE, Husband and Wife, personally known to me to be the same person whose names 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of November, 20 14.



(Notary Public)

Prepared by:
Jeffrey M. Hayes
Attorney at Law



Mail to:
Kelly A. Crosier
Attorney at Law



Name and Address of Taxpayer:
Gary Winemaster
19197 West Forest Lane
Mundelein, Illinois 60060

Exhibit "A" – Legal Description

LOTS 36 AND 37 IN BLOCK 2 IN WEST SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER, LYING EAST OF THE CENTER LINE OF PUBLIC ROAD (EXCEPT THE SOUTH 394 FEET THEREOF) AND THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1923 AS DOCUMENT 231127, IN BOOK "M" OF PLATS, PAGES 26 AND 27, IN LAKE CPUNTY, ILLINOIS.

Mary Ellen Vanderverter

Lake County Recorder of Deeds

18 N COUNTY ST - 6th FLOOR

WAUKEGAN, IL 60085-4358

(847) 377-2575

fax (847) 984-5860

website: <http://www.lakecountyil.gov/recorder>



Image# 057744230003 Type: DOC

Recorded: 10/22/2018 at 02:31:21 PM

Receipt#: 2018-00055691

Page 1 of 3

Fees: \$60.00

IL Rental Housing Fund: \$9.00

Lake County IL Recorder

Mary Ellen Vanderverter Recorder

File **7520743**

QUITCLAIM DEED

Space Above for Recorder's Use

Return Recorded Document To:

Gary S. Winemaster

19197 W. Forest Lane

Mundelein, IL 60060

Name & Address of Taxpayer:

Gary S. and Cindy Winemaster

19197W. Forest Lane

Mundelein, IL 60060

THE GRANTOR(s) Gary S. Winemaster

of the City/Village of Mundelein County of Lake State of Illinois

for and in consideration of \$10.00 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) Gary S. Winemaster and Cindy Winemaster

(Grantee's address) 19197 W. Forest Lane

of the City/Village of Mundelein County of Lake State of Illinois

in the form of ownership: Tenancy by the 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:

See Exhibit A, a copy of which is attached hereto and made a part hereof.

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

Permanent Index Number(s) P.I.N. 10-36-202-147, 10-36-202-021, 10-36-202-024, 10-36-202-118(19215 Forest Ln)

Property Address 19197 W. Forest Lane, Mundelein, IL

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.)

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DE

Dated this 22 day of October, 2018.



(Printed Name)

STATE OF ILLINOIS }
 } SS
County of Lake }

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT

GARY S. WINEMASTER

is personally known to me to be the same person whose name(s) is/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.

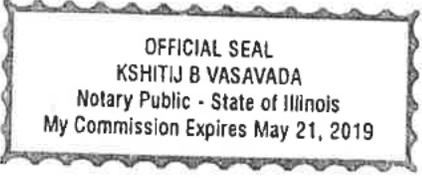
Given under my hand and notarial seal, this 22ND day of OCTOBER, 2018.



Notary Public

My commission expires MAY 21, 2019.

Name & Address of Preparer:
Gary S. Winemaster
19197 W. Forest Lane
Mundelein, IL 60060



Affix: State of Illinois / Lake County Transfer Stamp

or

Exempt under 35 ILCS 200/31-45 paragraph D

Section 4, Real Estate Transfer Act

Date: 10.22.18



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

Exhibit "A"

Legal Description

19197 W. Forest Lane, Mundelein, Illinois 60060

PARCEL 1: LOT 38 IN BLOCK 2 IN WEST SHORE PARK, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ IN SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1923 AS DOCUMENT 231127 IN BOOK "M" OF PLATS, PAGES 26 AND 27, IN LAKE COUNTY, ILLINOIS. PARCEL 2: THAT PART OF LOT 135 IN BLOCK 2 IN WEST SHORE PARK AFORESAID, AND OF LOT 223 IN NORTH SHORE PARK SUBDIVISION OF A PART OF SECTIONS 25 AND 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1926 IN BOOK "Q" OF PLATS, PAGE 9 AS DOCUMENT 283566 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 135 AT THE NORTHEAST CORNER OF LOT 38 IN BLOCK 2 IN SAID WEST SHORE PARK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 135, 380.72 FEET TO A POINT WHICH IS 5 FEET WESTERLY OF THE MOST SOUTHERLY CORNER OF LOT 223 IN NORTH SHORE PARK SUBDIVISION AFORESAID; THENCE EAST 5 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 223 IN NORTH SHORE PARK SUBDIVISION AFORESAID; THENCE NORTH 51 DEGREES 54 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 223 260.58 FEET; THENCE NORTH 47 DEGREES 06 MINUTES WEST 240.96 FEET; THENCE IN A STRAIGHT LINE TO THE POINT OF THE BEGINNING, IN LAKE COUNTY, ILLINOIS.

AND

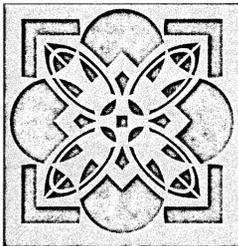
LOTS 36 AND 37 IN BLOCK 2 IN WEST SHORE PARK SUBDIVISION. BEING A SUBDIVISION OF THAT PART OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER. LYING EAST OF THE CENTER LINE OF THE PUBLIC ROAD (EXCEPT THE SOUTH 394 FEET THEREOF) AND WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH. RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1923 AS DOCUMENT 231127, IN BOOK "M" OF PLATS. PAGES 26 AND 27, IN LAKE COUNTY, ILLINOIS.

ZONING CALCULATIONS

PARCELS: #036202021, #1036202159, #1036202024

AREAS:

Principal Structure:	10,644.76 sf (gross)	Total Impervious Area: 16,886.8
Principal Structure:	5389.50 sf (footprint)	
(2) Accessory Buildings:	655.40 sf	
Driveways, Walks, Brick Paths:	10,841.96 sf	
Total Lot Area:	64,832.08 sf	
PROPOSED I.S.R.:	26.05%	
MAXIMUM I.S.R. ALLOWED =	30%	



Cindy & Gary Winemaster
19197 W. Forest Lane
Mundelein, IL 60060

SCOPE OF WORK:

Partial demolition and 786 sf Addition
to a Single-Family residence

INDEX OF DRAWINGS:

Cover Page / Site Plan

BUILDING CODES:

- 2024 ICC International Residential Code
- 2021 ICC Illinois Energy Conservation Code
- 2024 ICC International Mechanical Code
- 2024 ICC International Fire Code
- 2024 ICC International Fuel Gas Code
- 2023 NFPA 70 National Electrical Code

ISSUE DATES:

Issue for Permit 10-31-25
Issue for Zoning Variance 1-23-26

ARCHITECT:

VAN CLEAVE ARCHITECTURE + DESIGN, LLC
Suzanne Van Cleave
4421 N Oakland Ave #200
Milwaukee, WI 53211

ARCHITECT'S CERTIFICATION:

I certify that these drawings were prepared by myself or under my direct supervision and to the best of my professional knowledge, conform to the unincorporated Lake County Building and Zoning Ordinances.

Suzanne D. Van Cleave
License No. 001-019413

Date: 1/23/2026
Exp. Date 11/30/2026

GENERAL NOTES:

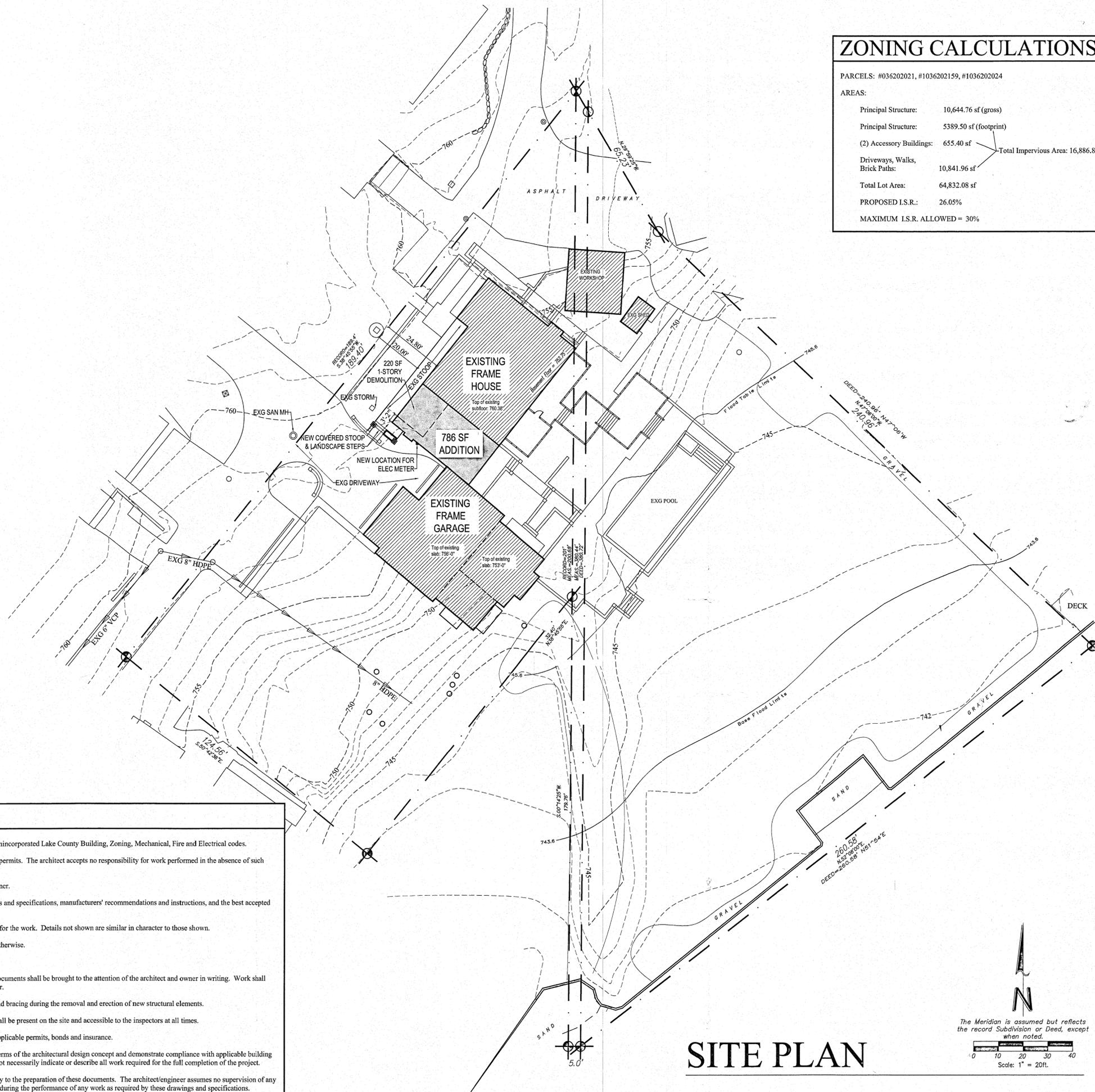
- All work shall comply with the most current requirements of unincorporated Lake County Building, Zoning, Mechanical, Fire and Electrical codes.
- No work shall be completed without the proper and necessary permits. The architect accepts no responsibility for work performed in the absence of such permits and requisite inspections.
- All work shall be done with the review and approval of the owner.
- All work shall be of the highest quality, following the drawings and specifications, manufacturers' recommendations and instructions, and the best accepted trade practices and standards.
- Details shown are indicative of the profiles and types required for the work. Details not shown are similar in character to those shown.
- All work shall be erected plumb, level and true, unless noted otherwise.
- Do not scale the drawings.
- Variations in the field conditions relative to the construction documents shall be brought to the attention of the architect and owner in writing. Work shall not proceed without a written response from the architect or owner.
- The contractor shall furnish all necessary temporary shoring and bracing during the removal and erection of new structural elements.
- The original permit documents and the original permit card shall be present on the site and accessible to the inspectors at all times.
- The general contractor shall be responsible for procuring all applicable permits, bonds and insurance.

The documents indicate the general scope of the project in terms of the architectural design concept and demonstrate compliance with applicable building codes and ordinances. As permit documents, these drawings do not necessarily indicate or describe all work required for the full completion of the project.

The architect/engineer's responsibility extends only and solely to the preparation of these documents. The architect/engineer assumes no supervision of any work or any liability in the erection, installation or construction during the performance of any work as required by these drawings and specifications.

The owner and general contractor shall indemnify and hold harmless the architect from and against all claims, damages, losses and expenses arising from and resulting from the performance of the work. The architect assumes responsibility for these drawings and their content only.

15. Commencement of the work shall be considered an agreement of terms and conditions contained herein between the general contractor and the owner, and that the general contractor has accepted the existing conditions and limitations of the project. Commencement of the work shall also be performed only after the general contractor has submitted a proposal to furnish all labor, material, equipment, furnishings and services (unless noted otherwise) in a safe, timely and workmanlike manner.



SITE PLAN

