

LAKE COUNTY ZONING NOTICE VAR-001182-2026

Avon Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Thursday, June 25, 2026, at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, Illinois on the petition of Robert A. Cellucci and Gail S. Cellucci, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the north side-yard setback from 7 feet to 2.06 feet, to allow for the reconstruction of a single-family dwelling.
- 2.) Increase the maximum allowable Impervious Surface Ratio (ISR) from 30% to 46% to allow for the reconstruction of a single-family dwelling.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 35346 N. Summit Place, Round Lake, IL, and is approximately 0.35 acres.

PIN: 0618303006

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12960> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Natalia Fic, Project Manager 847-377-2127

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Robert & Gail Cellucci

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

Subject Property: Present Zoning: R3
Present Use: Single family home, detached garage with dwelling
Proposed Use: Single family home, detached garage with dwelling
PIN(s): 0618303006
Address: 35346 N. Summit Place
Round Lake, IL. 60073

Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce the side-yard setback from 7 feet to 2.06 feet to alleviate the nonconforming status of the existing single-family dwelling.
2. Increase the maximum allowable impervious surface ratio from 30% to 46% to allow for the reconstruction of a single family dwelling.
3. _____
4. _____

Explain why this variation(s) is necessary:

1. Plat of survey provided, the single family dwelling is located approximately 2.06 feet from the Northern Property line.
2. Increase maximum allowable impervious surface ratio from 30% to 46%.

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:

Age of home, built in 1910

Home will be restored back to same condition.

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

We believe this condition should be considered grandfathered based on the age of the home.

The hardship associated with the variance request would impose a financial burden of tens of thousands of dollars on the Celluccis to achieve compliance.

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

This project restores the home to its condition prior to the fire and does not create any impact on the surrounding community.

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:	<u>Robert & Gail Cellucci</u>	Name:	<u>Tyler Meudt</u>
Address:	<u>3534b N. Summit Pl.</u>	Address:	<u>62 N. Highway 12</u>
State & Zip:	<u>Round Lake, IL. 60073</u>	State & Zip:	<u>Fox Lake, IL 60020</u>
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

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 knowledge

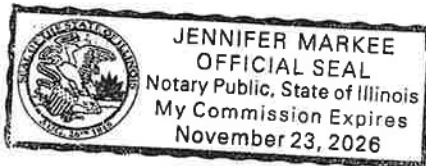
Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (if applicable)

I, Jennifer Markee a Notary Public aforesaid, do hereby certify that Robert & Gail Cellucci personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 5/11/2026 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 11 day of May, 2026



My Commission expires

November 23, 2026

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

[Handwritten signature]

Billing Contact Information:

Jennifer Markee

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

497009 ll

2698540

(1)

WARRANTY DEED

MAR. TO:

Cellucci & Yacobellis

NAME Bill West

ADDRESS 1155 S. Washington

CITY & STATE Naperville IL 60540

JOINT TENANCY

THE GRANTOR HENRY C. PIASECKI and DEBORAH L. PIASECKI, husband and wife

of the _____ of _____ County of Lake State of Illinois
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY and WARRANT to ROBERT A. CELLUCCI and GAIL S. CELLUCCI, husband and wife

of the _____ of _____ County of Lake State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

Parcel 1: Lot 25 and the North 16.25 feet of Lot 26 in Whitewood Subdivision, being a subdivision of part of the North East 1/4 of the South West 1/4 of Section 18, Township 45 North, Range 10, East of the 3rd P.M., according to the plat thereof recorded November 10, 1909 as Document 125630, in Book "H" of Plats, page 51, in Lake County, Illinois.

Parcel 2: That part of the North East 1/4 of the South West 1/4 of Section 18, Township 45 North, Range 10, East of the 3rd P.M., described as follows: Commencing at the North West corner of Lot 25 Whitewood Subdivision aforesaid; thence West along the North line of said lot extended Westerly to the West line of said Quarter Quarter Section; thence South on the West line of said Quarter Quarter Section 63 feet; thence East parallel to and 16.25 feet South of the North line of Lot 26 extended Westerly to the West line of said Lot 26; thence North on the West line of said lots 26 and 25 to the point of beginning, in Lake County, Illinois.

P.I.N. 06-18-303-006

69.00

Lake County Real Estate Transfer Tax has been paid in the same amount as the State of Illinois Real Estate Transfer Tax.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: 1) General taxes for the year 1987 and subsequent years. 2) Easements, covenants, conditions and restrictions of record.

DATED this 28th day of June, 1988

(Seal)

(Seal)

DEBORAH L. PIASECKI

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

ROBERT A. CELLUCCI
Name of Grantee

35346 Summit Round Lake, IL 60073
Address Zip

SAME
Name of Taxpayer

SAME
Address Zip

W. HOWARD SWANSON
Name of Person Preparing Deed

205 N. West Street
P.O. Box 529, Naukegan, IL
Address Zip

This conveyance must contain the name and address of the grantee, (Ch.115: 12.1) name and address for tax billing, (Ch.115: 9.2) and name and address of person preparing instrument: (Ch.115: 9.3)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JUL 7 1988
69.00

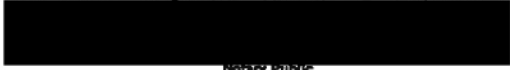


2

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 HENRY C. PIASECKI and DEBORAH L. PIASECKI,
husband and wife
personally known to me to be the same persons 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 notarial seal this 28th day of June, 1988



Notary Public

Commission Expires 8/7/88

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph _____, Section 4, of the Real Estate Transfer Tax Act.

Dated this _____ day of _____, 19____.

Signature of Buyer-Seller or their Representative

2698540
RECORDER
LAKE COUNTY, ILLINOIS
1988 JUL -7 PM 3:01
Frank J. Nustra
RECORDER'S STAMP

Printed by Recorder for use in
Lake County, Illinois
FRANK J. NUSTRA
Recorder

WARRANTY DEED
JOINT TENANCY

FROM

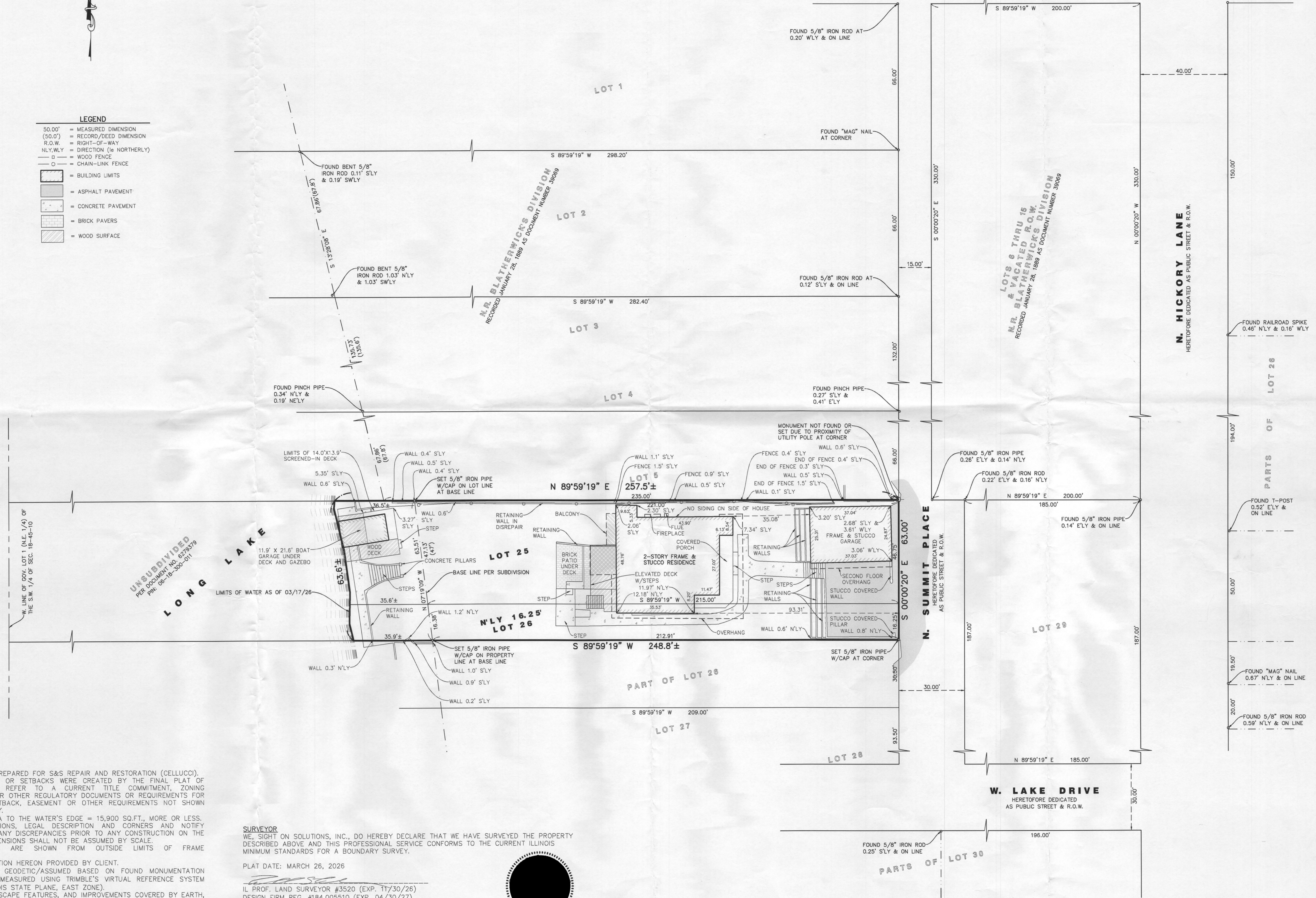
TO

BOUNDARY SURVEY

LEGAL DESCRIPTION
 LOT 25 AND THE NORTH 16.25 FEET OF LOT 26 IN WHITEWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1909 AS DOCUMENT 125630, IN BOOK "H" OF PLATS, PAGE 51, IN LAKE COUNTY, ILLINOIS.



LEGEND	
50.00'	= MEASURED DIMENSION (50.0')
(50.0')	= RECORD/DEED DIMENSION
R.O.W.	= RIGHT-OF-WAY
N'LY, W'LY	= DIRECTION (N= NORTHERLY)
---	= WOOD FENCE
○	= CHAIN-LINK FENCE
[Pattern]	= BUILDING LIMITS
[Pattern]	= ASPHALT PAVEMENT
[Pattern]	= CONCRETE PAVEMENT
[Pattern]	= BRICK PAVERS
[Pattern]	= WOOD SURFACE



NOTES

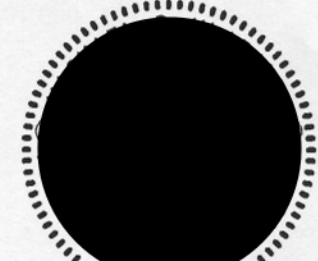
- THIS SURVEY PREPARED FOR S&S REPAIR AND RESTORATION (CELLUCCI).
- NO EASEMENTS OR SETBACKS WERE CREATED BY THE FINAL PLAT OF SUBDIVISION. REFER TO A CURRENT TITLE COMMITMENT, ZONING REGULATIONS OR OTHER REGULATORY DOCUMENTS OR REQUIREMENTS FOR ADDITIONAL SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON, IF ANY.
- PROPERTY AREA TO THE WATER'S EDGE = 15,900 SQ.FT., MORE OR LESS. VERIFY DIMENSIONS. LEGAL DESCRIPTION AND CORNERS AND NOTIFY SURVEYOR OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ON THE PROPERTY. DIMENSIONS SHALL NOT BE ASSUMED BY SCALE.
- BUILDING TIES ARE SHOWN FROM OUTSIDE LIMITS OF FRAME CONSTRUCTION.
- LEGAL DESCRIPTION HEREON PROVIDED BY CLIENT.
- BEARINGS ARE GEODETIC/ASSUMED BASED ON FOUND MONUMENTATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE).
- UTILITIES, LANDSCAPE FEATURES, AND IMPROVEMENTS COVERED BY EARTH, LANDSCAPING, OTHER MATERIALS OR OBSTRUCTIONS, IF ANY, ARE NOT SHOWN HEREON.

SURVEYOR

WE, SIGHT ON SOLUTIONS, INC., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT DATE: MARCH 26, 2026

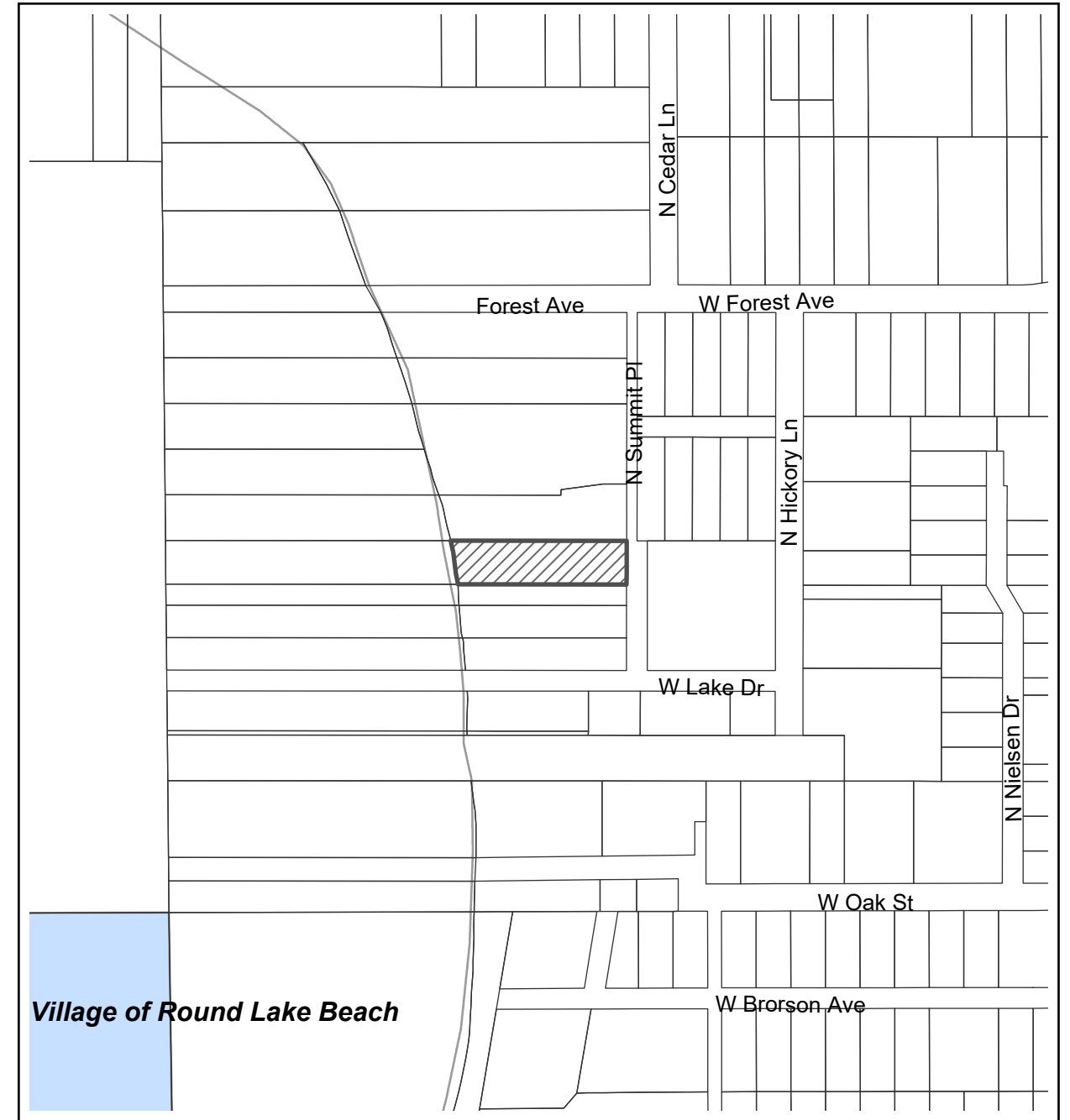
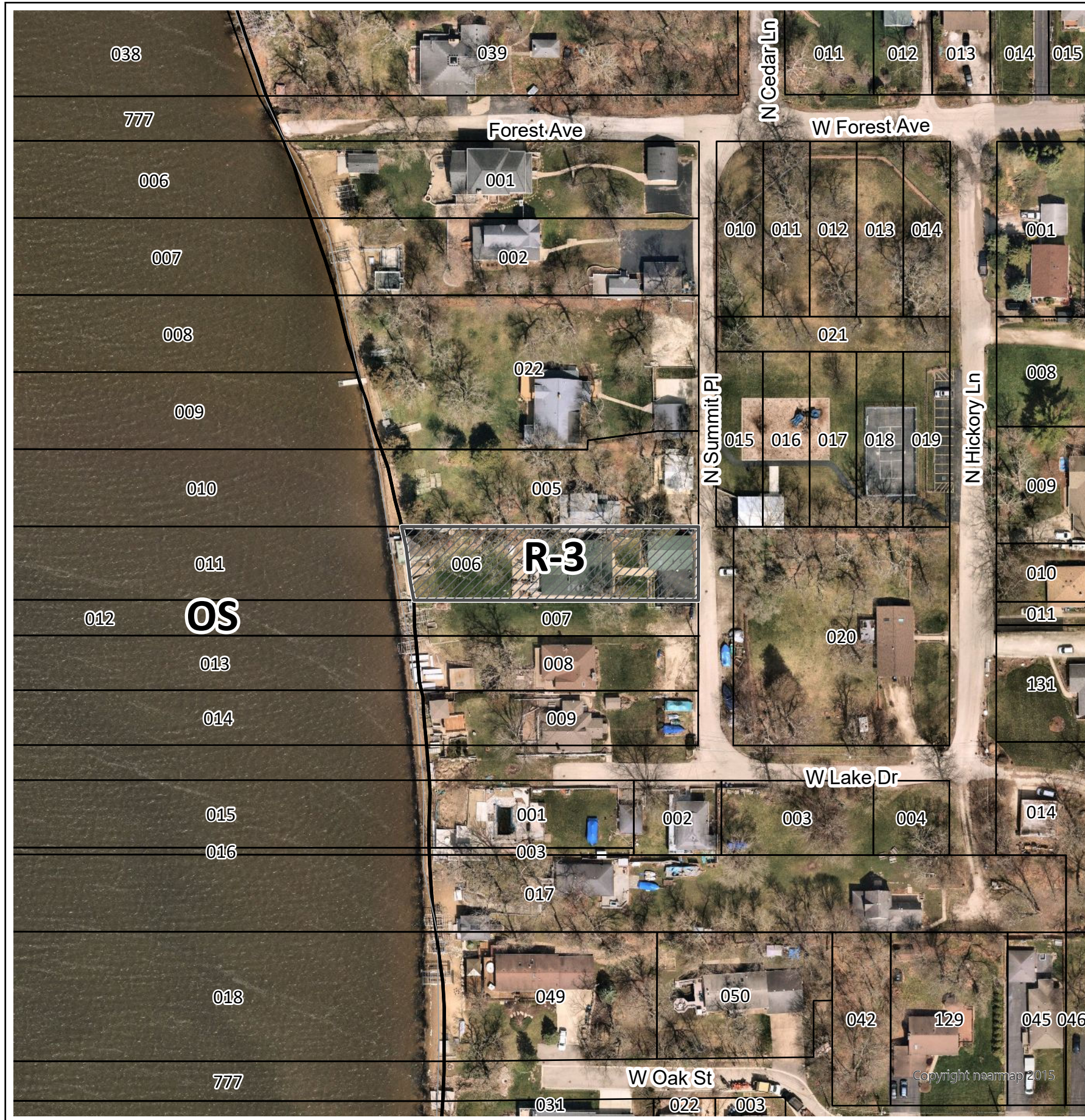
IL PROF. LAND SURVEYOR #3520 (EXP. 11/30/26)
 DESIGN FIRM REG. #184.005510 (EXP. 04/30/27)
 FIELD WORK COMPLETED 03/17/2026



DATE	REVISIONS	CHECK BY

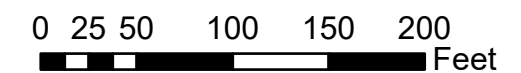
"WE GET CORNERS OTHER PEOPLE CUT!"
 LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING,
 SITE PLANS, GRADING PLANS, FEMA CERTIFICATES AND MORE
SIGHT ON SOLUTIONS, INC.

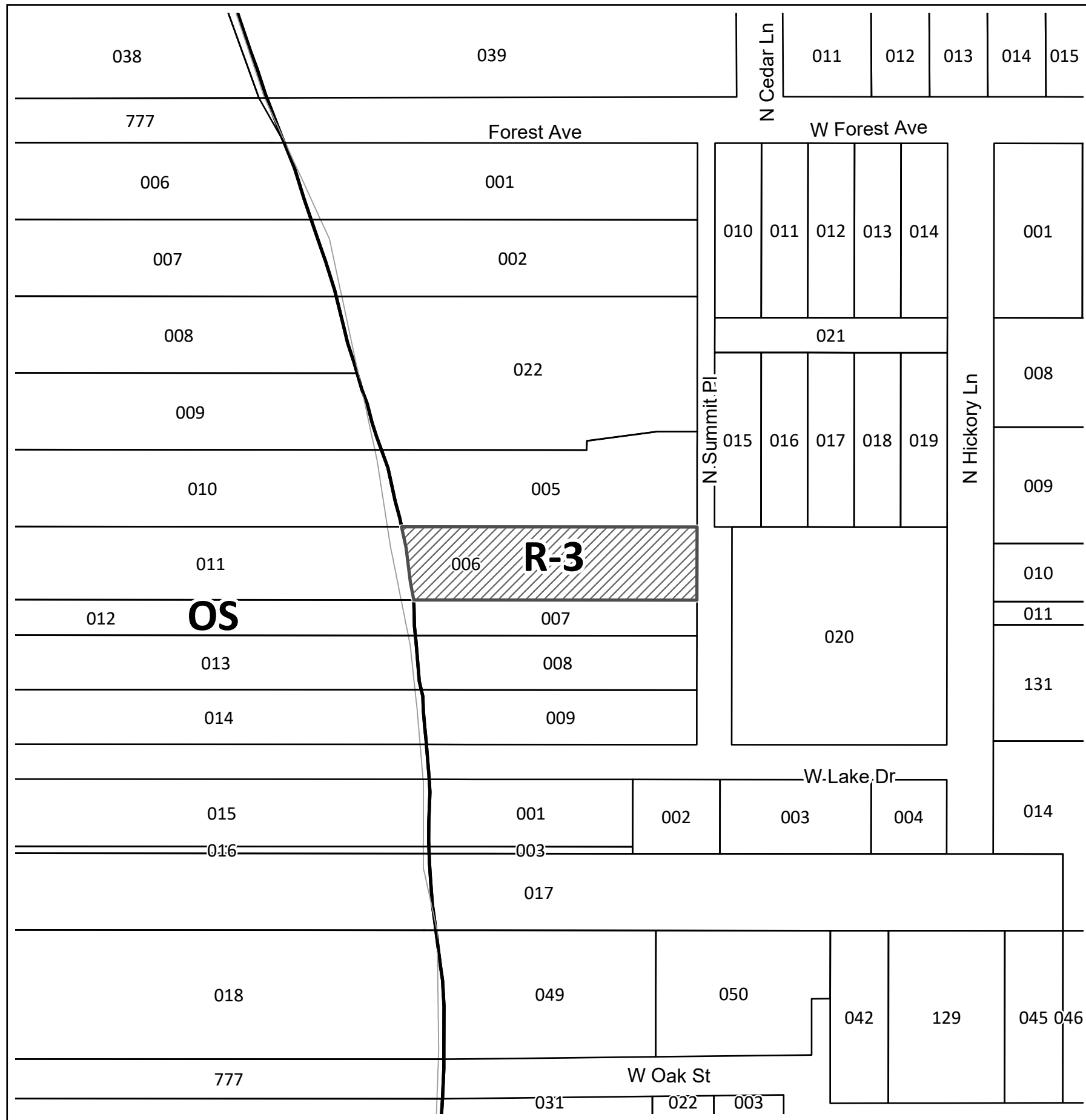
PLAT OF SURVEY
 35346 N. SUMMIT PLACE
 SHEET
1 OF
 260



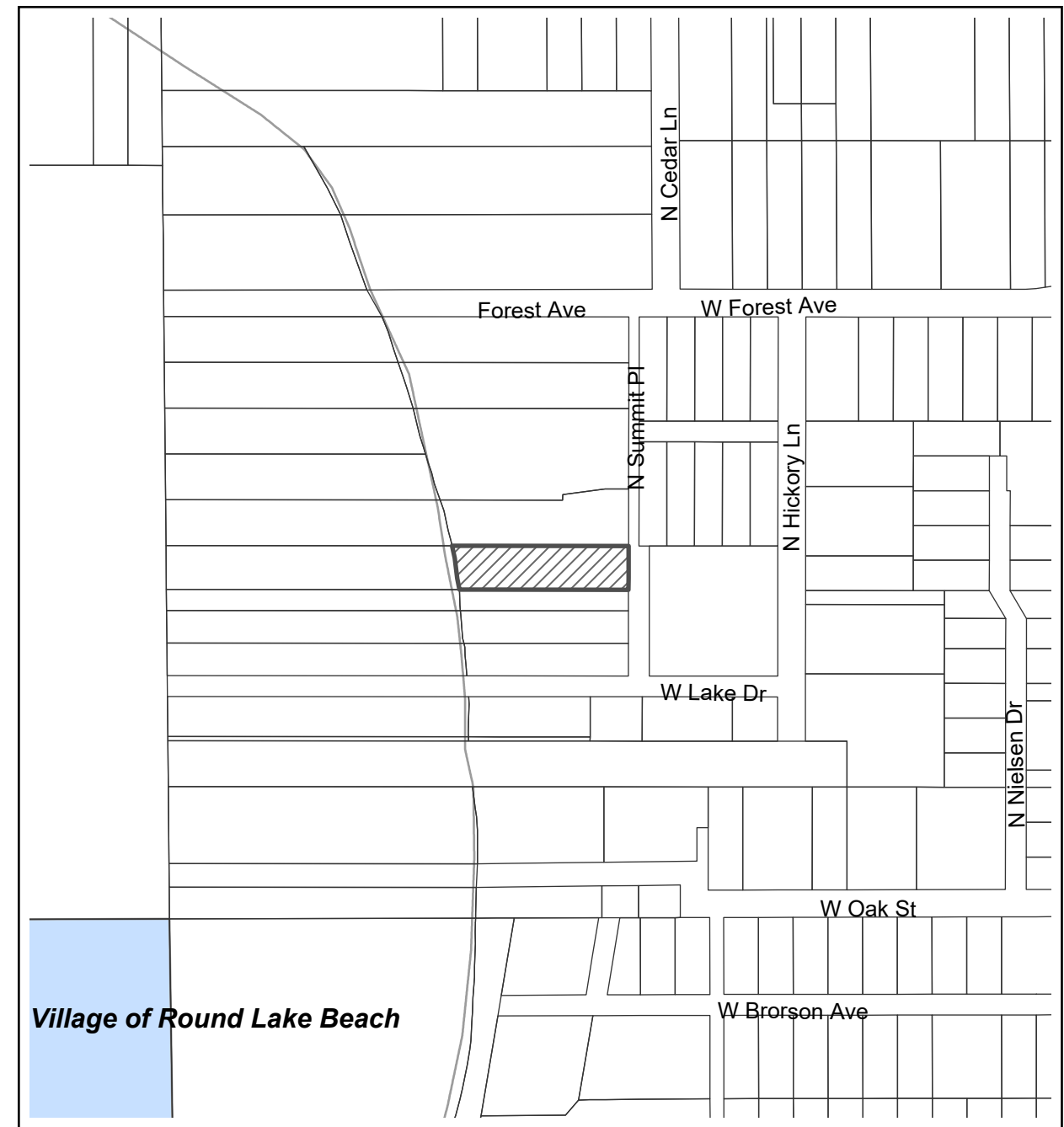
Zoning Board of Appeals
Case #VAR-001182-2026

Incorporated Lake County
 Subject Parcel





 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals Case #VAR-001182-2026

