

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): GMR&H LLC (Venkata Guduri)

Applicant(s):
(if other than owner)

Subject Property: Present Zoning: R4
Present Use: Non Confirming Single family home
Proposed Use: Non confirming single family home
PIN(s): 07-30-411-026
Address: 18172 Twin Lakes Blvd, Grayslake, IL, 60030
Legal description:
(__ see deed)

The following variation(s) are requested:

- 1. Increase the maximum allowable Impervious Surface Ratio from 40% to 56% to allow for the reconstruction of a single-family dwelling and garage.
- 2. Reduce the west side yard setback from 5'3" feet to 2.14 feet to allow for the reconstruction of a single-family dwelling.
- 3. Reduce the west side-yard setback from 5'3" feet to 0.23 feet to alleviate the non-conforming status of an existing patio and retaining wall.
- 4. Reduce the front street setback from 30 feet to 24.84 feet to alleviate the non-conforming status of an existing stoop.

Explain why this variation(s) is necessary:

Variation is necessary in order to restore a home to its original condition

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 property is a narrow, nonconforming lot with limited buildable area, making compliance with current zoning setbacks challenging.
It has an existing foundation and utility connections, which are intended to be reused to minimize disruption and cost.
The home was significantly damaged by fire, and the project aims to rebuild within the same footprint to restore habitability.

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

The property at 18172 Twin Lakes Blvd is a narrow lot with an existing foundation and utility connections, which limit the ability to redesign or relocate the structure while complying with current zoning requirements.

40% ISR would not allow for the reconstruction of the home in its exact dimensions and that it is an overall decrease in ISR from existing home

Additionally, this home was fire damaged and intent is to rebuild with existing footprint to restore the property to a habitable condition.

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

The property at 18172 Twin Lakes Blvd was constructed in 1960's and has been in the same configuration. Utilizing existing foundations and utility connections minimizes unnecessary land disturbance.

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: GMR&H LLC (Venkata Guduri)	Name: _____
Address: _____	Address: _____
State & Zip: _____	State & Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Email: _____	Email: _____

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 Sig _____

Owner's Signature _____

Signature(s) of contract purchasers (If applicable) _____

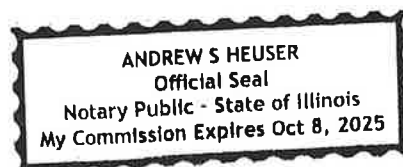
I, Andrew S Heuser a Notary Public aforesaid, do hereby certify that Venkata Guduri personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of April 25th, 2023 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of April, 2023

(Seal)

My Commission expires

October 8th
2023



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:

VENKATA GUDURI

Print Name



Email



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



Type: DW
Recorded: 1/23/2025 10:32:41 AM
Fee Amt: \$127.00 Page 1 of 3
Receipt#: 202500003818
IL Rental Housing Fund: \$18.00
State Stamp Fee: \$38.00
County Stamp Fee: \$19.00
Lake County IL
Anthony Vega Lake County Clerk

File# 8079591

REAL ESTATE TRANSFER TAX

County:	\$19.00
Illinois:	\$38.00
Total:	\$57.00
Stamp No:	0-747-250-096
Declaration ID:	20250104991557
Instrument No:	8079591
Date:	23-Jan-2025

THE GRANTOR, CASSIUS LYANDISHA, A Single INDIVIDUAL, of the City of _____, in the County of _____, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby conveys and warrants to THE GRANTEE, GMR&H LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of _____, in the County of _____, in the State of Illinois, the following described real estate situated in the County of Lake, in the State of Illinois, to wit:

SEE ATTACHED LEGAL

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

PIN NUMBER(S): 07-30-411-026-0000
ADDRESS: 18172 West Twin Lakes Boulevard, Grayslake, IL 60030

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 3 day of

January, 2025.

CASSIUS LY

(Seal)

Fidelity National Title VH24022947

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT CASSIUS LYANDISHA**, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3 day of January 2024



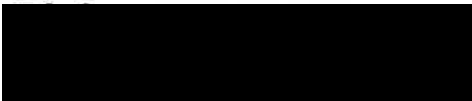
THIS INSTRUMENT WAS PREPARED BY:



**REAL
LAW GROUP**



Vincent Anthony Incopero



Website: <https://www.reallawgroup.com>

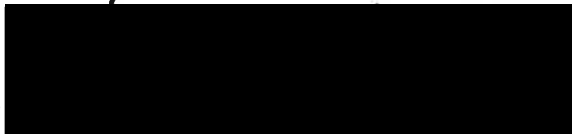
File #: SR TO - VH24022947

MAIL TO:

The Efosa Group LLC



Denny Kam + Jabousdy

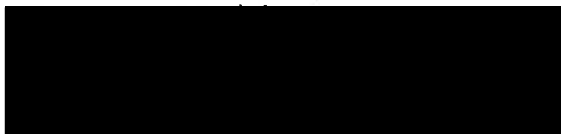


SEND SUBSEQUENT TAX BILLS TO:

The Efosa Group LLC



GMR+HLLC



GRANTEE'S ADDRESS ^

EXHIBIT A

Order No.: VH24022947

For APN/Parcel ID(s): 07-30-411-026-0000

For Tax Map ID(s): 07-30-411-026-0000

LOT 15 IN BLOCK 32 IN WILDWOOD ON GAGES LAKE FOURTH UNIT, A SUBDIVISION IN SECTIONS 29,30,31, AND 32, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 8, 1950, AS DOCUMENT NUMBER 705333, IN LAKE COUNTY, ILLINOIS.

18172 TWIN LAKES BLVD.
GRAYSLAKE, IL 60030

AKL

**REPAIR & REMODEL FOR:
RAM GUDURI**
18172 TWIN LAKES BLVD.
GRAYSLAKE, IL 60030

ZONING DATA
SITE PLAN

SCALE: AS NOTED

NO.	ESTATE	INVESTMENT
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DATE:	4/23/79
DRAWN:	GD
CHECKED:	AG
25003	
PROJ. NO.:	

ZBA



PROJECT ADDRESS: 1815 N. THIN LAKES BLVD.				
GRATYLAKE, IL 60030				
UNINCORP. LAKE CO. ZONING: R-4				
MINIMUM LOT SIZE: 6500 SF.				
MINIMUM LOT WIDTH: 60.0'				
FRONT YARD SETBACK: 30.0'				
INTERIOR SIDE YARD SETBACK: 6.0' MIN.				
REAR YARD SETBACK: 6.0'				
LAR: 0.40				
LOT SIZE: 13629 SF.				
MAX. IMP. LOT X 0.40 = 4201 SF.				
I.S.R. CALCULATIONS				
EXIST. AREA	EXIST. OFT.	CHANGE	NEW AREA	NEW OFT.
RESIDENCE	2,691 SF.	N/A	RESIDENCE	2,691 SF.
DRIVEWAY	354 SF.	-354 SF.		0 SF.
GARAGE	1,097 SF.	-944 SF.	GARAGE	404 SF.
DRIVEWAY	232 SF.	-140 SF.	DRIVEWAY	232 SF.
FRONT WALK/STOOP	140 SF.	N/A	FRONT WALKWAY	140 SF.
REAR WALKWAY	231 SF.	-231 SF.	REAR WALKWAY	0 SF.
POOL + PATIO	1,212 SF.	N/A	POOL + PATIO	1,212 SF.
RETAINING WALLS	143 SF.	N/A	RETAINING WALLS	143 SF.
BASEMENT STAIR	N/A	+44 SF.	BASEMENT STAIR	44 SF.
FRAME SHED	20 SF.	-20 SF.		0 SF.
CHICKEN COOP	43 SF.	-43 SF.		0 SF.
		+60 SF.	NEW HOME WALK	30 SF.
		+60 SF.	NEW GARAGE WALK	30 SF.
TOTAL (67.1A)	7,649 SF.	-1,211 SF.	TOTAL (56.6A)	6,326 SF.
ALLOWABLE (40.0A)	4,521 SF.		ALLOWABLE (40.0A)	4,521 SF.

