

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): James W Reth and Margaret E Reth

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

Subject Property:	Present Zoning:	<u>R-1 Single Family Residential</u>
	Present Use:	<u>R-1 Single Family Residential</u>
	Proposed Use:	<u>R-1 Single Family Residential</u>
	PIN(s):	<u>02-20-403-016</u>
	Address:	<u>23028 W. Villa Rica Road</u> <u>Antioch, IL 60002</u>
Legal description: (<u> </u> see deed)		<small>The South One Hundred (100) feet of Lot (2) in William Baden Jr.'s Highland Subdivision in North East Quarter (1/4) of South East Quarter (1/4) of Section Twenty (20), Township Forty-Six (46) North, Range Ten (10), East of the Third Principal Meridian, Lake County, Illinois.</small>

The following variation(s) are requested:

1. Reduce the north side yard setback from 10 feet to 0 feet, as measured to the eave, to allow for an addition to a
single-family home.
2. Reduce the west side yard setback from 10 feet to 5.9 feet, as measured to the eave, to accommodate for an
existing single-family home.
3. _____
4. _____

Explain why this variation(s) is necessary:

We are selling our primary residence located in Des Plaines, IL, and plan to make 23028 W Villa Rica Road, Antioch, IL
our new primary residence. This property has been in Margaret's family for three (3) generations. It has been used as a
summer cottage for most of those years. We would find it difficult to move from our large home in Des Plaines to this
home without adding a garage, a basement and some additional living space. It currently has a three (3) foot gravel
crawl space and no garage. All bedrooms are on the second floor. We are seniors and would be safer if we had a
bedroom on the first floor. The variance we are requesting would allow us to build an addition that is in line with the
existing home, and avoid building too close to our septic field.

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 lot is non-conforming due to insufficient lot area and lot width. The lot is located on the corner of two streets which restricts the buildable area on the lot. There is currently no garage.

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

The septic field is located in the southern portion of the lot limiting the buildable area.
The proposed location for the addition utilizes the only practical area for an addition.
The house has been in existence in its current configuration since 1936.

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

The variation request is in harmony with the general purpose and intent of the zoning regulations.
The zoning district is R-1 and is surrounded by R-1 zoning, which is appropriate for low-density, single-family homes.
The addition of a garage will allow for adequate storage of vehicles and yard tools.

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u>		<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	James Reth and Margaret Reth	Name:	
Address:		Address:	
State & Zip:		State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

<u>Applicant (if other than owner):</u>		<u>Contract Purchaser (if any):</u>	
Name:		Name:	
Address:		Address:	
State & Zip:		State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

jimreth@yahoo.com

I/We hereby certify that the information given above is true and complete to the best of my/our knowledge.

Owner

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Leslie A Fulton a Notary Public aforesaid, do hereby certify that James & Margaret Reth personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of February 21, 2025 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 21

(Seal)

My Commission expires

01/8/2027

COURT REPORTER AGREEMENT

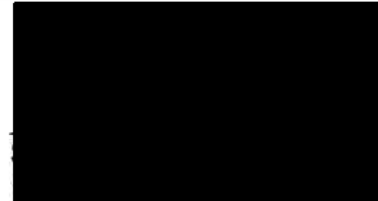
CHECK ONE OF THE FOLLOWING:



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:

James Reth

Print Name



Email



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

TEK TITLE, LLC
217 N JEFFERSON ST
CHICAGO, IL 60661
TRUSTEE'S DEED
(Illinois)

MAIL TO:
JAMES RETH and MARGARET RETH
2299 WEBSTER LANE
DES PLAINES, IL 60018

NAME AND ADDRESS OF TAXPAYER:
JAMES RETH and MARGARET RETH
2299 WEBSTER LANE
DES PLAINES, IL 60018

TT21-29641W \$60
1-3



Image# 061387460003 Type: DTR
Recorded: 10/12/2021 at 09:51:22 AM
Receipt#: 2021-00086547
Page 1 of 3
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File 7832969

RECORDER'S STAMP

THE GRANTOR, Mary Kathleen Martin, Successor Trustee of Under the Provisions of a Declaration of Trust dated March 30, 1993, and known as the William D. Kennely and Catherine L. Kennely Revocable Trust to James Reth and Margaret Reth, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee and of every other power and authority the Grantor does hereby CONVEY AND QUIT CLAIM to James Reth and Margaret Reth, 2299 WEBSTER LANE, DES PLAINES, IL 60018, not in Tenancy in Common, but in JOINT TENANCY all interest in the following described Real Estate in the County of Lake, in the State of Illinois, to wit:

The South One Hundred (100) feet of Lot Two (2) in William Baden Jr.'s Highland Subdivision in the North East Quarter (1/4) of the South East Quarter (1/4) of Section Twenty (20), Township Forty-Six (46) North, Range Ten (10), East of the Third Principal Meridian, Lake County, Illinois.

PERMANENT INDEX Number: 02-20-403-016
Property Address: 23028 W. Villa Rica Rd., Antioch, IL 60002

DATED: June 10, 2021 June 16, 2021 mzm

MARY KATHLEEN MARTIN, Successor Trustee as aforesaid

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STATE OF ILLINOIS)
County of COOK)

FOR ANTIOCH PROPERTY IN LAKE COUNTY MKM

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that MARY KATHLEEN MARTIN, Successor Trustee as aforesaid personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth

, this 16th day of June 2021.



NAME AND ADDRESS OF PREPARER:
Vincent F. Giuliano
Attorney at Law



COUNTY-ILLINOIS, TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW



Buyer, Seller or Representative

MARY KATHLEEN MARTIN,
SUCCESSOR TRUSTEE

EXHIBIT "A"

THE SOUTH ONE HUNDRED (100) FEET OF LOT TWO (2) IN WILLIAM BADEN JR.'S HIGHLAND SUBDIVISION IN THE NORTH EAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY-SIX (46) NORTH, RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Legal Description

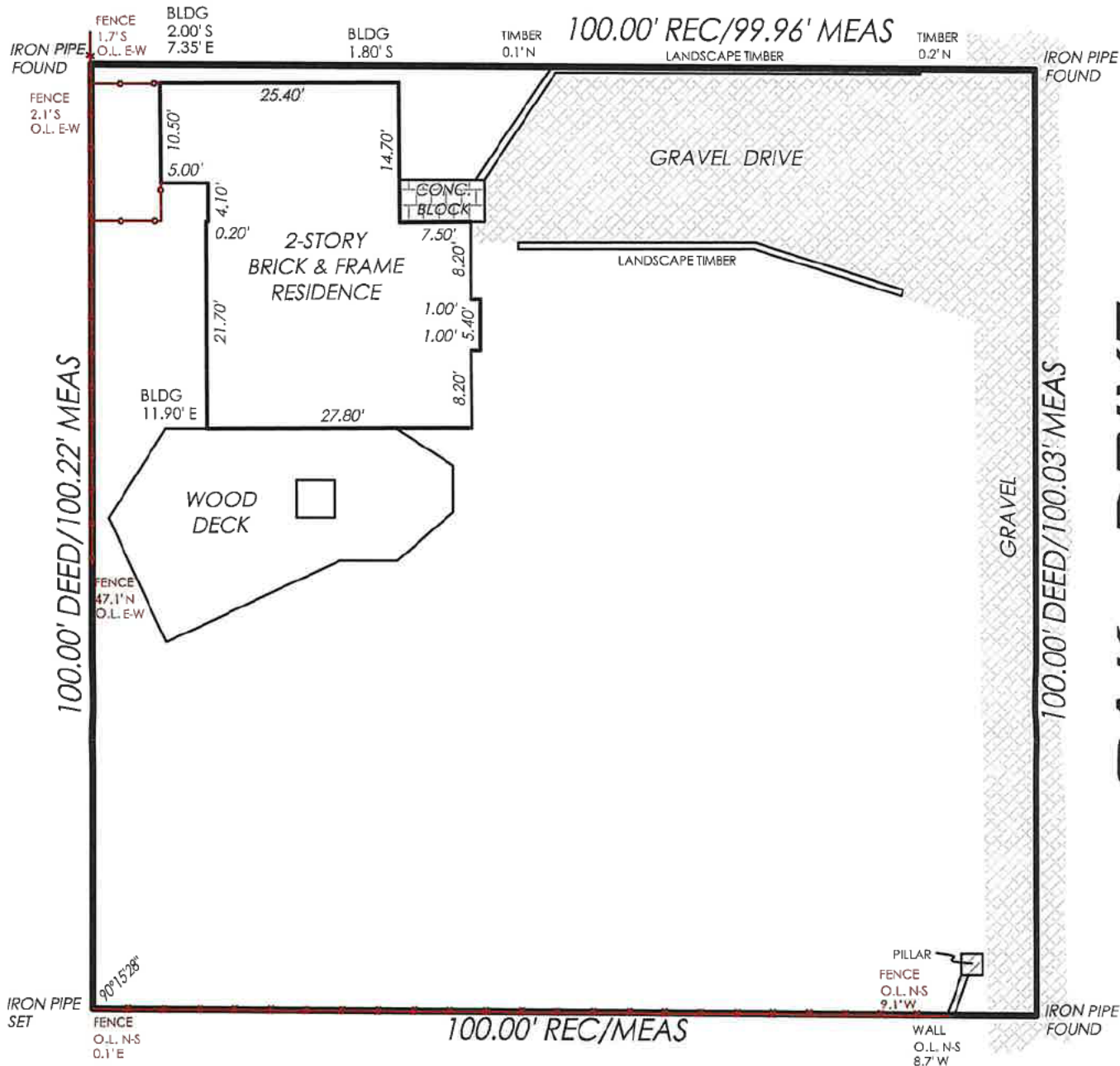
TT21-29641W/9



PLAT OF SURVEY

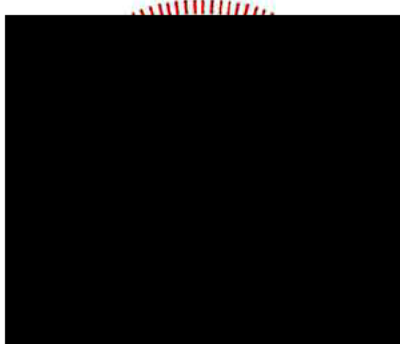
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-I-SURVEY (478-7839) 708-478-4076 FAX

THE SOUTH ONE HUNDRED (100) FEET OF LOT TWO (2) IN
WILLIAM BADEN JR.'S HIGHLAND SUBDIVISION IN THE NORTH
EAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF
SECTION TWENTY (20), TOWNSHIP FORTY-SIX (46) NORTH,
RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN,
LAKE COUNTY, ILLINOIS.



VILLA RICA ROAD

LOT AREA:
10,000.0 SQ. FT.
0.23 ACRES



☐ AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS} S.S
COUNTY OF COOK}

ON BEHALF OF STREAMLINE SURVEY, INC. I CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRICULUM AND STANDARDS FOR A BOUNDARY SURVEY.

BY: [REDACTED] DATED: JUNE 8, 2021

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2022 DATE OF FIELD WORK COMPLETION: JUNE 8, 2021

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'

JOB NO.: 21-1005

ADDRESS: 23028 W. VILLA RICA RD.
ANTIOCH, IL

P.I.N.: 02-20-403-016

TOWNSHIP:

ORDERED BY: GIULIANO



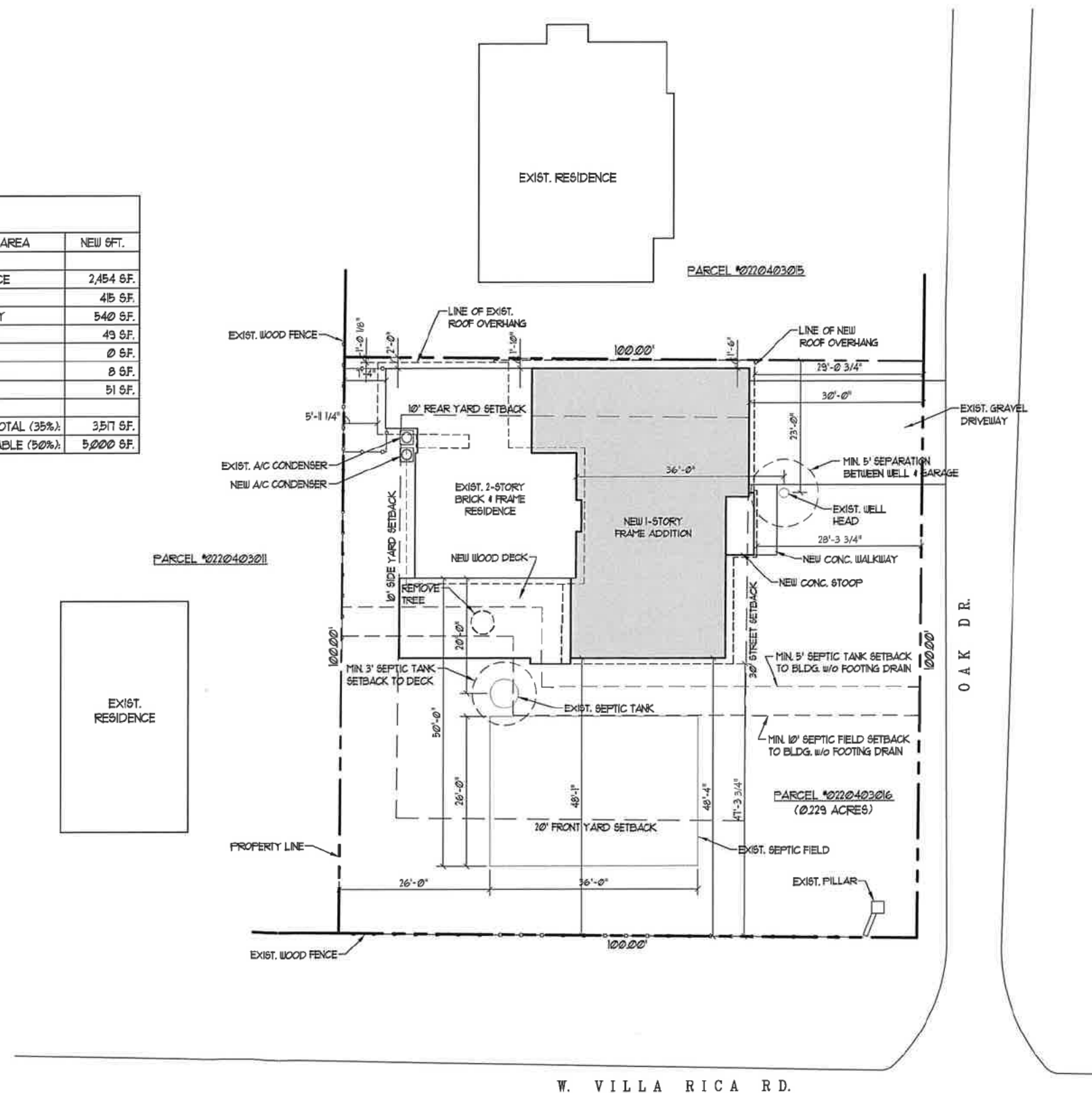
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LOT SIZE: 10,000 SF.
MAXIMUM I.S.R.: LOT x 0.50 = 5,000 SF.

I.S.R. CALCULATIONS				
EXIST. AREA	EXIST. SFT.	CHANGE	NEW AREA	NEW SFT.
RESIDENCE	943 SF.	+1505 SF.	RESIDENCE	2,454 SF.
DECK	545 SF.	-130 SF.	DECK	415 SF.
DRIVEWAY	1,038 SF.	-558 SF.	DRIVEWAY	540 SF.
WALKWAY	43 SF.	+6 SF.	WALKWAY	49 SF.
L/SCAPE TIMBER	50 SF.	-50 SF.	---	0 SF.
PILLAR	8 SF.	N/A	PILLAR	8 SF.
		+51 SF.	STOOP	51 SF.
TOTAL (27%):	2,693 SF.	+824 SF.	TOTAL (35%):	3,517 SF.
ALLOWABLE (50%):	5,000 SF.		ALLOWABLE (50%):	5,000 SF.

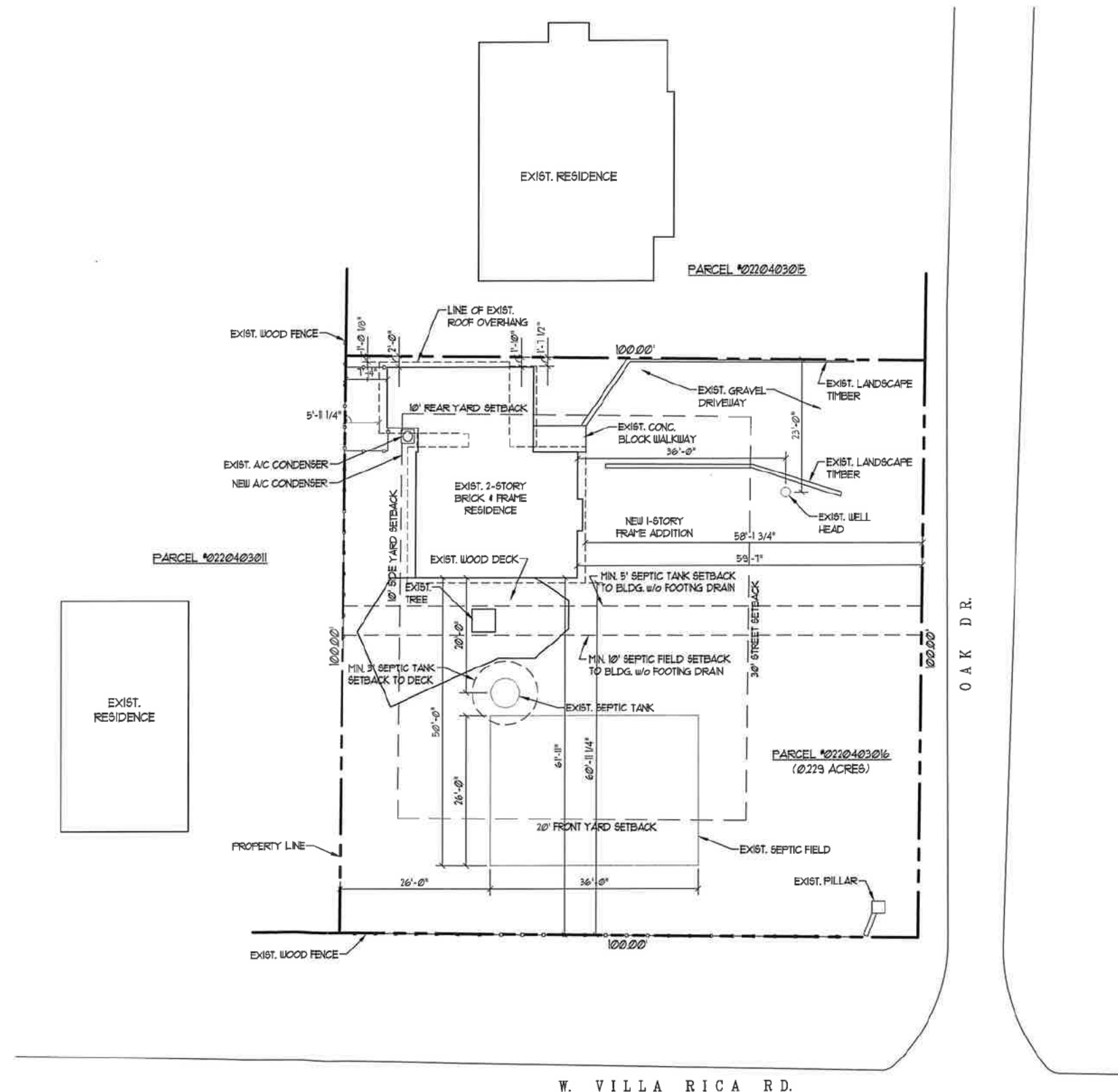
CALCULATION NOTES:

1. NON-CONFORMING PER MIN. 40,000 SF. LOT SIZE
2. NON-CONFORMING PER MIN. 1300' LOT WIDTH



PROPOSED SITE PLAN
SCALE: 1"=10'-0"
DATE: 7/25/23

AKL architectural
services
WWW.AKLDC.COM
3413 N. 14th St. 4th Floor, Phoenix, AZ 85016 (602) 947-2665



EXISTING SITE PLAN
SCALE: 1"=10'-0"
DATE: 3/25/05

AKL architectural services
WWW.AKARCH.COM
34121 N. U.S. 41, SUITE 200, CHANDLER, ARIZONA 85226-8435