

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Alina and John Mermas / Range in

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

Subject Property: Present Zoning: R2
Present Use: _____
Proposed Use: _____
PIN(s): 05-23-400-001
Address: 39495 W Converse
Ingleside, IL 60044
Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce the front setback from 30' to 3' for construction of a new detached garage.
2. Reduce the front setback from 30' to 1.93 to alleviate the nonconforming status of the existing -
single-family dwelling.

Explain why this variation(s) is necessary:

see attached.

Subject Property:
34495 N Converse Ln
Ingleside, IL 60041

Present Zoning:r2

Present Use:
Single-family residence

Proposed Use:
Restoration of existing single-family residence and construction of detached garage

PIN(s):
05-23-400-001

Address:
34495 N Converse Ln, Ingleside, IL 60041

Explain why this variation(s) is necessary:

The requested variations are necessary due to the unique physical conditions and existing site constraints affecting this property.

The property is subject to unusual limitations, including significant topographic slope, wetlands affecting lower portions of the lot, and the location of the existing septic system and septic field. These conditions substantially restrict the feasible buildable area on the site.

The existing single-family dwelling is a legal nonconforming structure with an existing front setback of 1.93 feet. The requested relief is necessary to allow restoration of that existing dwelling condition. The applicant is not creating a new encroachment for the residence, but rather seeking approval to restore the legal nonconforming structure as required.

The request for the detached garage is also driven by the limited practical area available for new construction. Strict application of the required front street setback would prevent reasonable placement of a detached garage or force construction into areas with greater grading, drainage disturbance, environmental impact, or conflict with the septic system and other site constraints. The proposed garage location is the most practical and least intrusive option available under the site conditions.

The requested relief will allow reasonable use of the property while maintaining its residential character and remaining consistent with the general purpose and intent of the zoning regulations when considered in light of the parcel's unique condition

APPROVAL CRITERIA

Lake County Zoning Variance Application

Property Address: 34495 N Converse Ln, Ingleside, IL 60041

PIN: 05-23-400-001

The applicant requests a variation to allow construction of a detached garage that extends into the required front yard setback and is located generally in line with the existing residence.

1. Exceptional conditions peculiar to the applicant's property

The subject property has unusual physical constraints that are not generally shared by other residential properties. These include significant topographic slope, wetlands affecting the lower portion of the lot, and an existing septic system and septic field occupying much of the rear yard. The lot also has an irregular configuration associated with an older metes and bounds description rather than a typical subdivision layout. Because of these combined conditions, the practical buildable area on the property is unusually limited.

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

Strict enforcement of the required setback would create practical difficulty because the garage cannot reasonably be placed elsewhere on the lot without creating greater site impact or conflict. Rear placement is constrained by the septic system and required separation distances. Placement farther downslope would increase grading, disturb drainage patterns, and push development closer to wetlands and environmentally constrained portions of the site. Other possible locations would require greater land disturbance and would be less practical for normal residential use. The proposed location is the least intrusive and most functional buildable area available under the actual physical conditions of the property.

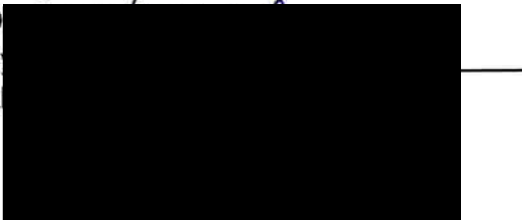
3. Harmony with the general purpose and intent of the zoning regulations

The requested variation remains in harmony with the general purpose and intent of the zoning regulations. The garage is a customary residential accessory structure serving the existing single-family residence and will remain subordinate to the principal structure. The proposed location generally aligns with the existing home and does not introduce a new development pattern that is out of character with the site. The request does not increase density or change the residential use of the property. It also minimizes environmental disturbance by avoiding more constrained portions of the lot. Under these circumstances, the requested relief is consistent with the intent of the ordinance while allowing reasonable use of the property.

I certify that the statements above are true and accurate to the best of my knowledge and are submitted in support of the requested variation.

Ranger Inc.

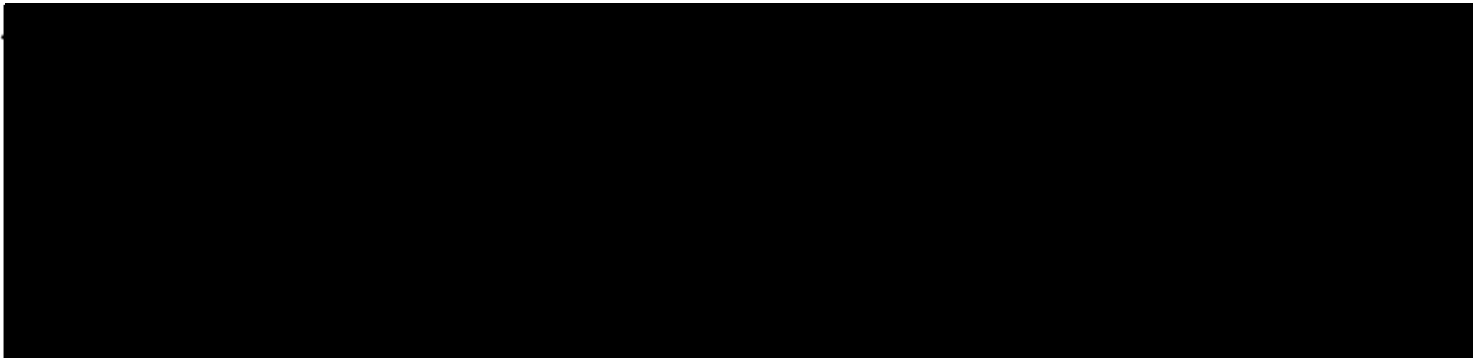
O
B
A



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>Alina Herman, Rangriac</u> <u>John Herman, Rangriac</u>	Name:	<u>Alina Herman, President</u> <u>John Herman, Secretary</u>
Address:	[Redacted]	Address:	[Redacted]
State & Zip:	[Redacted]	State & Zip:	[Redacted]
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, Janelle Amerie Calderon a Notary Public aforesaid, do hereby certify that Alina Herman and John Micheal Herman personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4/1/26 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 1 day of April, 2026.

(Seal)

My Commission expires

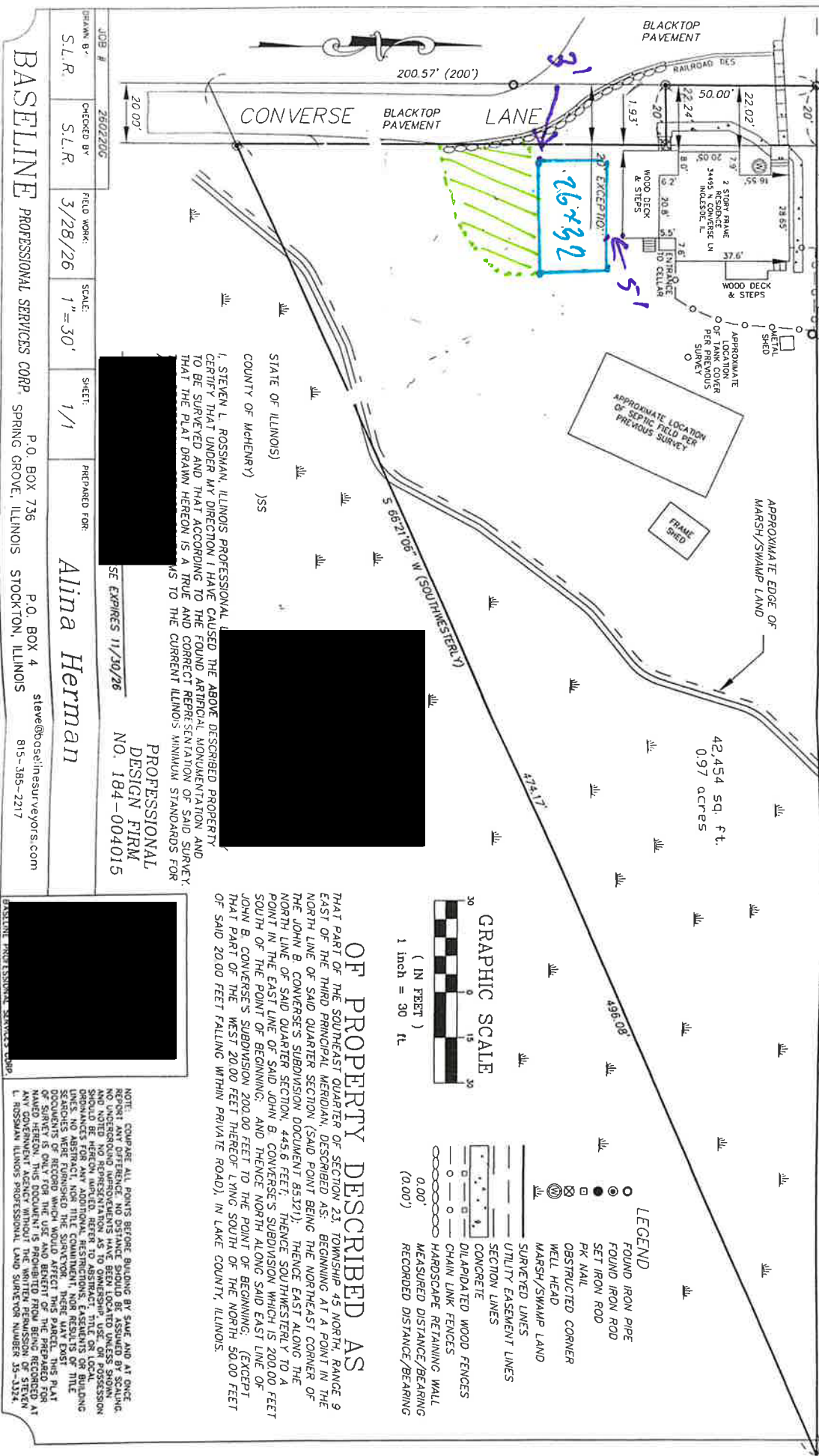
10/23/29
[Redacted]



AN

PLAT OF SURVEY

S 89°49'13" E (EAST) 452.80' (445.6')



OF PROPERTY DESCRIBED AS

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER SECTION (SAID POINT BEING THE NORTHEAST CORNER OF THE JOHN B. CONVERSE'S SUBDIVISION, DOCUMENT 851371); THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 445.6 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE EAST LINE OF SAID JOHN B. CONVERSE'S SUBDIVISION WHICH IS 200.00 FEET SOUTH OF THE POINT OF BEGINNING; AND THENCE NORTH ALONG SAID EAST LINE OF JOHN B. CONVERSE'S SUBDIVISION 200.00 FEET TO THE POINT OF BEGINNING; (EXCEPT THAT PART OF THE WEST 200 FEET THEREOF LYING SOUTH OF THE NORTH 50.00 FEET OF SAID 200 FEET FALLING WITHIN PRIVATE ROAD), IN LAKE COUNTY, ILLINOIS.

I, STEVEN L. ROSSMAN, ILLINOIS PROFESSIONAL SURVEYOR, CERTIFY THAT UNDER MY DIRECTION I HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND THAT ACCORDING TO THE FOUND ORIGINAL MONUMENTATION AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, AS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROFESSIONAL DESIGN FIRMS NO. 184-004015

Alina Herman

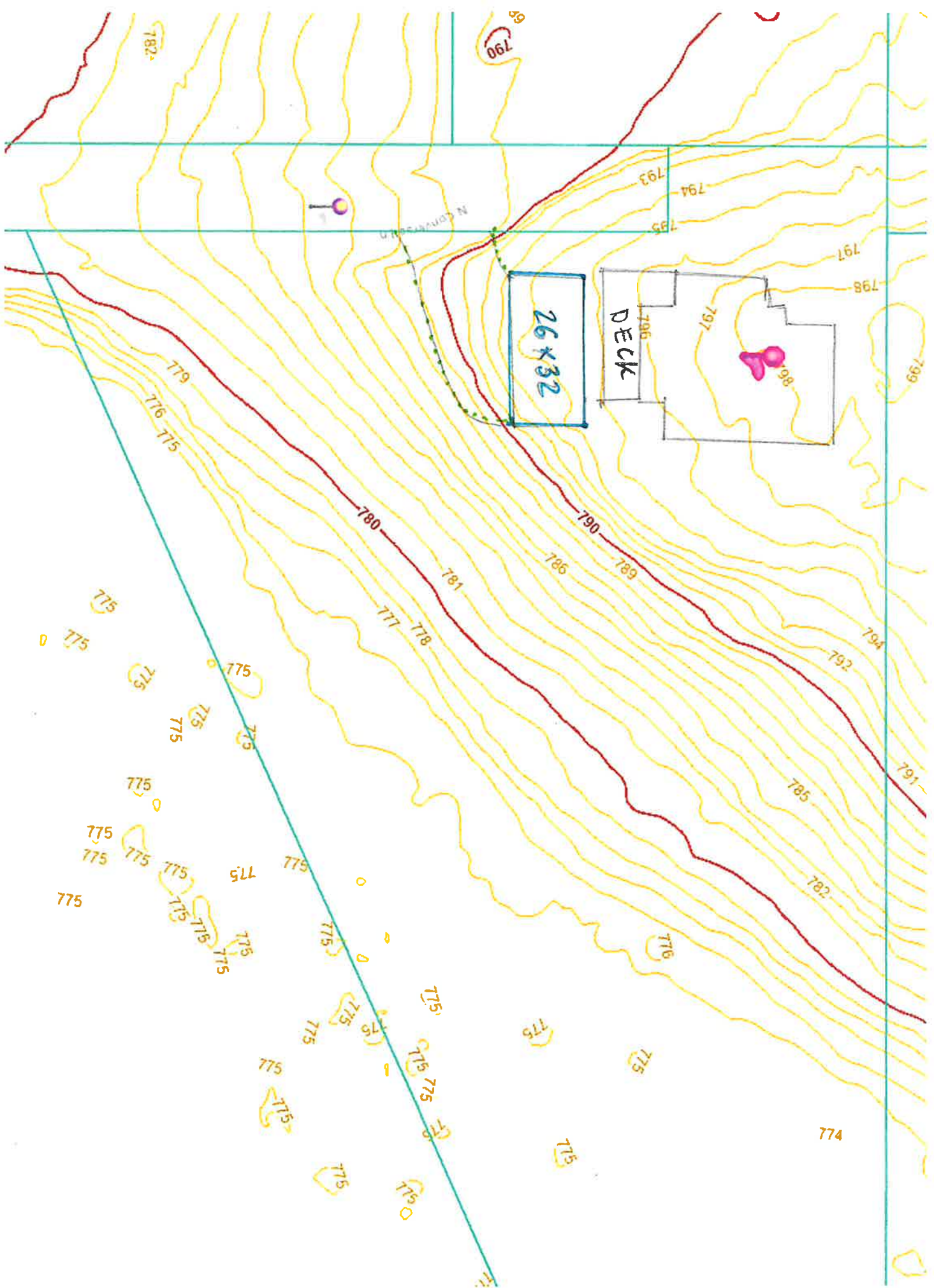
JOB #	26022006	FIELD WORK:	3/28/26	SCALE:	1" = 30'	SHEET:	1/1
DRAWN BY:	S.L.R.	CHECKED BY:	S.L.R.	PREPARED FOR:			

BASELINE PROFESSIONAL SERVICES CORP. P.O. BOX 736 SPRING GROVE, ILLINOIS STOCKTON, ILLINOIS

P.O. BOX 4 STEVE@baselineprofessional.com 815-385-2217

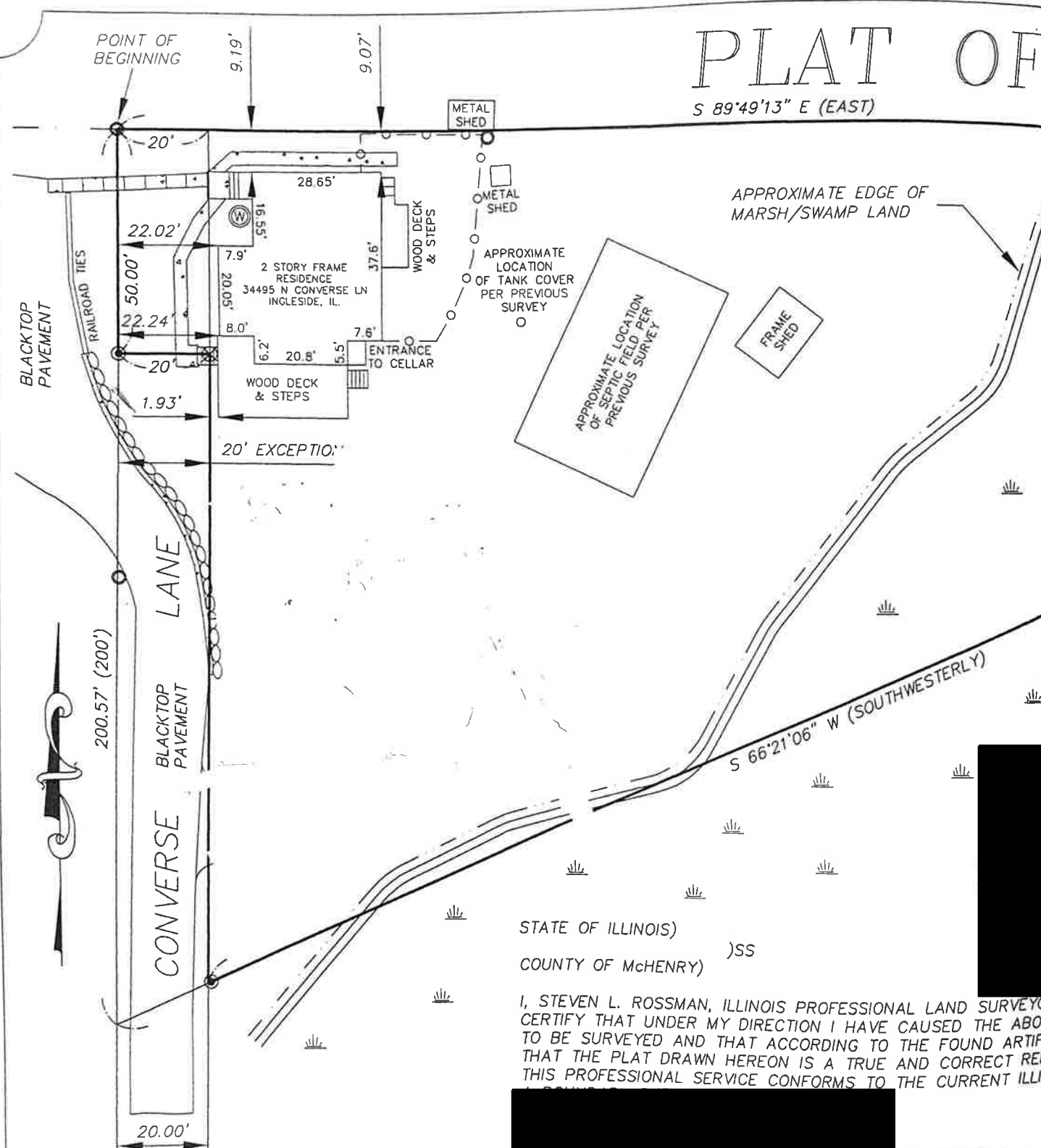
* Garage not to scale.

Garage not to scale.



PLAT OF

S 89°49'13" E (EAST)



STATE OF ILLINOIS)
 COUNTY OF McHENRY) SS
 I, STEVEN L. ROSSMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR,
 CERTIFY THAT UNDER MY DIRECTION I HAVE CAUSED THE ABOVE
 TO BE SURVEYED AND THAT ACCORDING TO THE FOUND ARTIFICIAL
 THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS

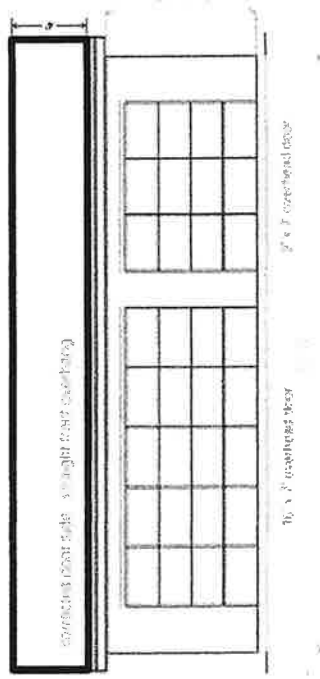
JOB #	260220G			LICENSE EXPIRES 11/30/26	
DRAWN BY:	CHECKED BY:	FIELD WORK:	SCALE:	SHEET:	PREPARED FOR:
S.L.R.	S.L.R.	3/28/26	1"=30'	1/1	Alina Hern

BASELINE PROFESSIONAL SERVICES CORP. P.O. BOX 736 SPRING GROVE, ILLINOIS P.O. BOX 4 STOCKTON, ILLINOIS

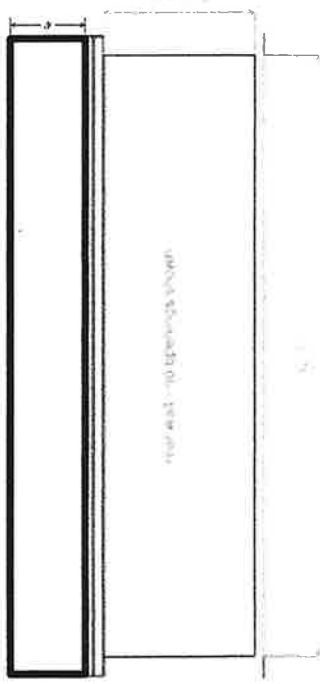
Detached 3-Car Garage - Corrected Elevations

26' x 32' simple detached garage | low-slope roof | 8'-0" wall height | double + single overhead doors

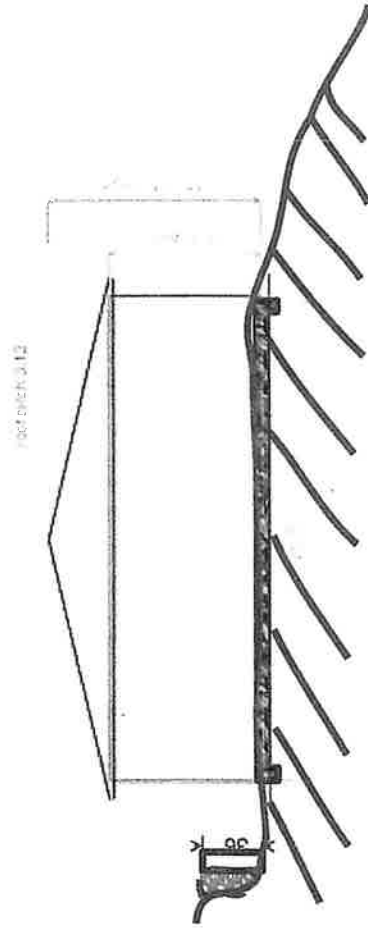
Front elevation



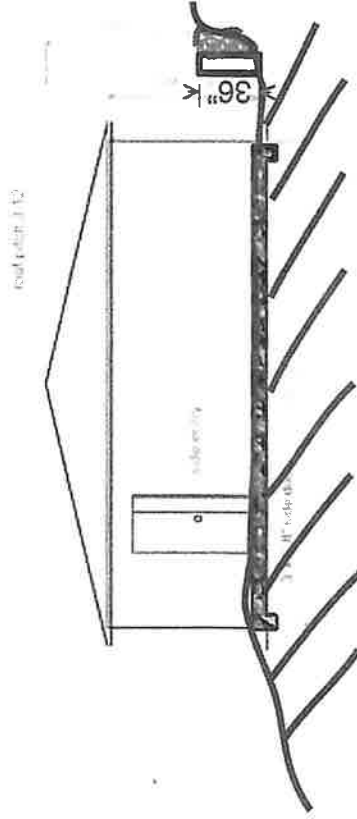
Rear elevation



Left elevation



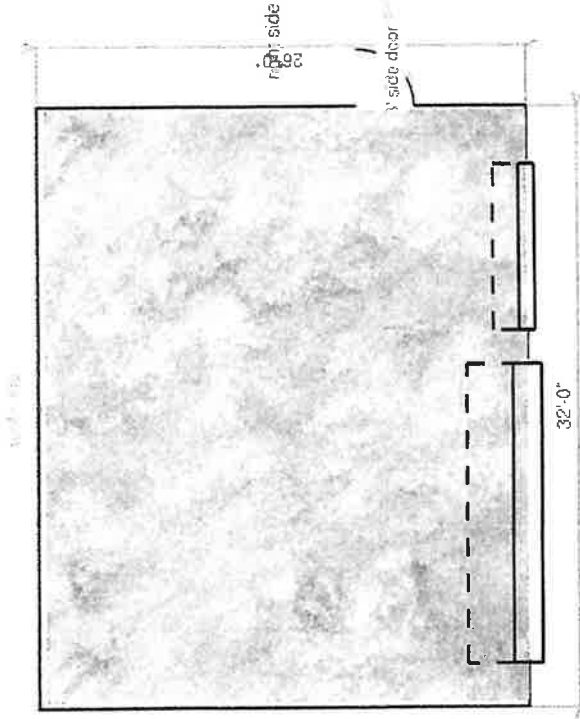
Right elevation



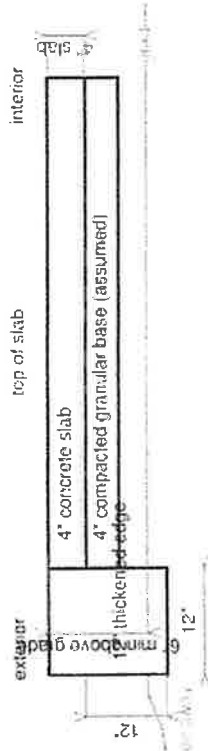
Detached 3-Car Garage - Plan and Foundation Concept

Companion concept sheet for 25' x 32' garage

Simple plan / opening layout



Perimeter slab / footing concept section



Concept notes

1. Overall footprint: 26' x 32' detached 3-car garage (832 sq ft).
2. Openings shown: one 16' x 7' overhead door, one 9' x 7' overhead door, and one 3' x 6'-8" side door.
3. Wall height shown as 8'-0" clear interior wall / ceiling height; roof shown as simple front gable at 3:12 pitch.
4. Foundation concept shown as a flat slab with a 12" x 12" thickened perimeter footing.
5. This is a concept drawing for layout and zoning discussion only. Final permit drawings should confirm framing, slab reinforcement, roof truss design, drainage, and all code requirements.
6. If the project uses Lake County's detached-garage thickened-edge slab exception, the county memo states the slab perimeter must be 12" wide, extend 12" below grade, and project 6" above grade, with gross area 1,000 sq ft or less and leave height 10' 11" or less.

COURT REPORTER AGREEMENT

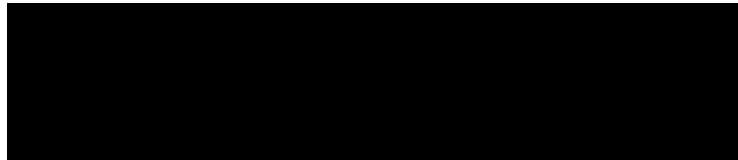
CHECK ONE OF THE FOLLOWING:



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.



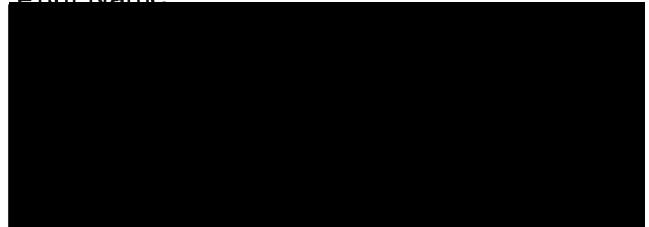
I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused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



Billing Contact Information:

Alina Herman

Print Name



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Above Space for Recorder's Use Only

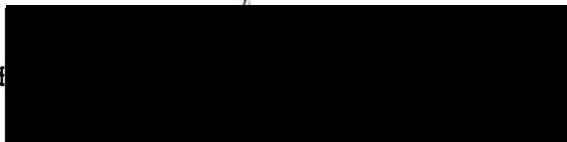
SHERIFF'S DEED

THE GRANTOR, John D. Idleburg, Sheriff of Lake County, Illinois, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale by the Circuit Court of Lake County, Illinois, entered on **11/21/2025** for case number **25FC191** entitled **Lakeview Loan Services, LLC v Marcin Mazur** with 735 ILCS 5/15-1507(c) by said grantor on **02/03/2026**, does hereby grant, transfer, and convey to the grantee **Ranger Inc** by assignment the following described real estate situated in the County of Lake, in the State of Illinois, to have and to hold forever. To have and to hold the same, with all the appurtenances there unto belonging and all improvements thereon, and fixtures attached to or used in connection with said grantee, forever.

*****See next page for legal description, address and PIN*****

Witness the Hand and Seal of said Grantor,

Dated: March 2, 2026

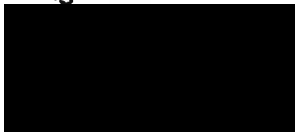


(Seal)

John D. Idleburg
Sheriff of Lake County, Illinois

GRANTEE CONTACT / TAX BILLS / MAIL TO:

Ranger Inc



CORPORATE DISCLOSURE STATEMENT
Lake County Zoning Variance Application

Property Address: 34495 N Converse Ln, Ingleside, IL
PIN: 05-23-400-001

1. Corporation Information

Legal Name: Ranger Inc
840 S Northwest, Barrington, Illinois 60010

2. Officers and Directors

- Alina Herman – President
- John Herman – Secretary

3. Shareholder Ownership (Greater than 20%)

- Alina Herman – 31.4% ownership
- John Herman – 68.12% ownership

4. Additional Ownership Interests

- John Herman and Alina Herman (Joint Interest) – 0.49% ownership

5. Certification

The undersigned certify that the above information is true and accurate to the best of their knowledge and complies with the ownership disclosure requirements of Lake County.

