

**LAKE COUNTY ZONING NOTICE VAR-001063-2025**  
**Fremont Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday April 10, 2025, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of KC Hilltop Properties LLC, record owner, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1.) Reduce the side street setback from 30 feet to 24.4 feet, as measured from the eave, to allow for an addition to an accessory structure.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 28320 N Hilltop Terrace (AKA 22076 W IL Route 176) Mundelein, IL 60060 and is approximately 6.10 acres.

PIN:1021401006

Dawn Brandau of 28320 North Hilltop Terrace Mundelein, IL 60060 is acting as representative on behalf of the applicant KC Hilltop Properties LLC, also located at 28320 North Hilltop Terrace Mundelein, IL 60060

This application is available for public examination online <https://www.lakecountyil.gov/calendar.aspx?EID=12374> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

**Gregory Koeppen**  
**Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Grantor, Diane B. Chapin Successor Trustee of Living Trust of A. Kenneth Chapin dated January 30, 2012

Applicant(s):  
(if other than owner)

Subject  
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

AG Agricultural

Legal nonconforming landscape contracting

Legal nonconforming landscape contracting

10-21-401-0010

20016 W. IL RT. 1716 Murrelet, IL, 60060

Legal description:  
(X see deed)

Deed attached # 7885296

The following variation(s) are requested:

1. Reduce the side street setback from 30 feet to 24.7 as measured from the curb, to allow for an accessory structure
- 2.
- 3.
- 4.

Explain why this variation(s) is necessary:

We are asking for your consideration, as the owner and authorized agent were unaware that a permit was required to repair and replace a dilapidated previously existing accessory structure.

## 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 contains a private road easement, a sloping natural run off, and a wetland area.

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

Practical difficulties include that placement of the existing accessory structure on the opposite side of the property would create an obstacle for serving, maintaining, or repairs if needed to the well head pump that is housed on the northside of the property. This would also obstruct the water hydrant located in this area, and existing maintained nursery stock.

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

Please consider this structure in harmony with overall intent to maintain the exterior appearance, which does not cause a visual obstruction or unsightly obstruction to neighbors or traffic. The owner and authorization agent are simply committed to overall safety, structural integrity, and updated appearance to withstand weathering and the elements.

## APPLICANT INFORMATION

<b>Owner (include all fee owners listed on deed):</b>		<b>Authorized Agent:</b> I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	<u>Diane B. Chapin</u>	Name:	<u>Dawn Brandau</u>
Address:	<u>1130 Margott Ln. Libertyville</u>	Address:	<u>413 E. Austin Ave. Libertyville</u>
State & Zip:	<u>IL, 60048</u>	State & Zip:	<u>IL, 60048</u>
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

<b>Applicant (if other than owner):</b>		<b>Contract Purchaser (if any):</b>	
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, Benjamin Thackston a Notary Public aforesaid, do hereby certify that Diane B. Chapin personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of January 10, 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 10<sup>th</sup> day of January, 2025

(Seal)

My Commission expires

May 5, 2025



Disclosure Statement 2025

P.I.N: 10-21-401-006

Commonly Known as:

28320 N Hilltop Terr.

Mundelein, IL, 60060

RE: Variation Application

Disclosure Information

When the applicant is a land trust or trustee of a land trust:

Lake County IL Recorder

File # 7885296

Grantor, Diane B.Chapin, not personally, but as Successor Trustee of The Living Trust of A. Kenneth Chapin dated January 30, 2012.

**THIS DOCUMENT PREPARED AND  
AFTER RECORDING RETURN TO:**  
Michael P. Rhoades, ESQ.  
RHOADES LEVY LAW GROUP P.C.  
3400 Dundee Road, Suite 340  
Northbrook, Illinois 60062  
(847) 870-7600; Fax: (847) 380-2036

Type: DTT  
Recorded: 3/15/2022 10:11:28 AM  
Fee Amt: \$60.00 Page 1 of 3  
Receipt#: 202200023343  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

**File# 7885296**

**Send Subsequent Tax Bills to:**

DIANE B. CHAPIN, Trustee  
1130 Margate Lane  
Libertyville, Illinois 60048

**FOR RECORDER'S USE ONLY**

**TRUSTEE'S DEED IN TRUST**

Grantor, DIANE B. CHAPIN, not personally, but as Successor Trustee of the Living Trust of A. KENNETH CHAPIN dated January 30, 2012, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to DIANE B. CHAPIN, not personally, but as Trustee of the Living Trust of DIANE B. CHAPIN dated January 30, 2012, as amended, her successor or successors, the following described real estate in the County of Lake, State of Illinois:

LOT 1 IN HILLTOP MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 13, 1979 AS DOCUMENT 2033409 IN LAKE COUNTY, ILLINOIS.

P.I.N.: 10-21-401-006-0000

Commonly known as: 28320 North Hilltop Terrace, Mundelein, Illinois 60060

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part

thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with Trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of Trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.


Every deed, trust deed, mortgage, lease, or other instrument executed by Trustee or any successor Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that Trustee or any successor Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, does hereunto set her hand and seal this 21<sup>st</sup> day of February 2022.

  
DIANE B. CHAPIN, as Trustee aforesaid

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 21<sup>st</sup> day of February, 2022.

  
DIANE B. CHAPIN, as Trustee aforesaid

STATE OF ILLINOIS  
COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that DIANE B. CHAPIN, not personally, but as Successor Trustee of the Living Trust of A. KENNETH CHAPIN dated January 30, 2012, 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.

Given under my hand and notarial seal this 21<sup>st</sup> day of February, 2022.

[REDACTED]  
Notary Public

*Benjamin Thackston*



LEGEND

N. = North  
S. = South  
E. = East  
W. = West  
N.W. = Northwest  
N.E. = Northeast  
S.E. = Southeast  
S.W. = Southwest  
P.O.B. = Point of Beginning  
SQ.FT. = Square Feet  
R.O.W. = Right of Way  
Doc. = Document  
Rec. = Recorded as  
Meas. = Measured  
T.F. = Top of Foundation  
MIN. = Minimum  
MAX. = Maximum

R. E. DECKER  
(1933-1999)

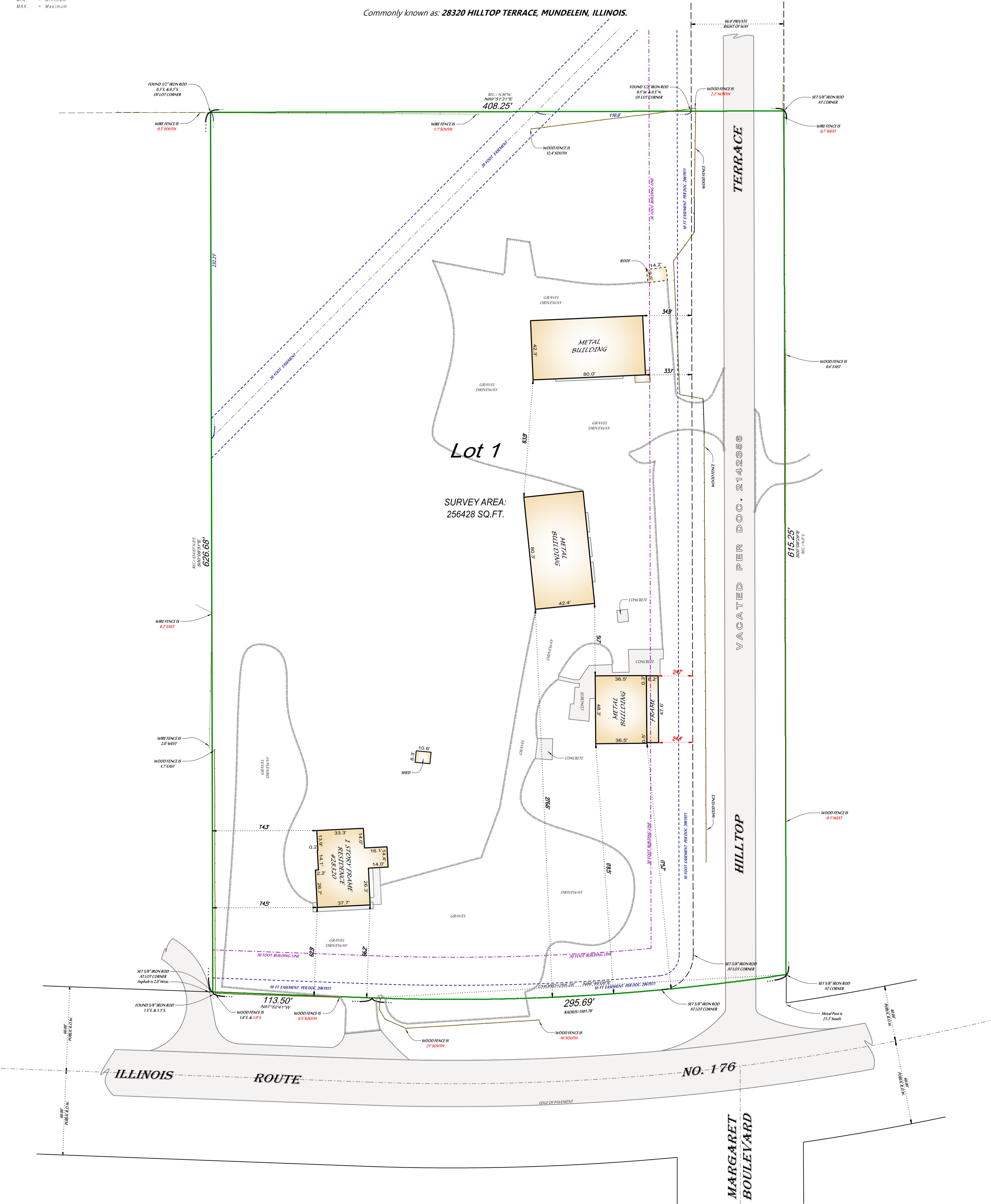
R. G. PAVLETIC  
P.L.S. 035-3261

# Plat of Survey

Parcel 1: Lot 1 in Hilltop Manor being a subdivision of part of the Southeast of the Southeast Quarter of Section 21, Township 44 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded November 13, 1979, as Document 2033409, in Lake County, Illinois.

Parcel 2: All that part of Hilltop Terrace lying East of and adjoining said Lot 1 in Hilltop Manor, aforesaid as vacated by instrument recorded December 15, 1981, as Document 2142356, in Lake County, Illinois.

Commonly known as: 28320 HILLTOP TERRACE, MUNDELEIN, ILLINOIS.



ORDER NUMBER 24-757  
ORDERED BY: KC Hilltop Properties LLC  
FOR: \_\_\_\_\_  
REVISIONS: 12-16-24 for types

THE RAISED SEAL INDICATES  
THIS IS AN ORIGINAL PRINT



**R E DECKER**  
PROFESSIONAL LAND SURVEYORS P.C.  
333 W. PETERSON RD SUITE B  
LIBERTYVILLE, IL 60048  
TEL. 847-362-0091  
DeckerSurvey@gmail.com  
Website: DeckerSurvey.com



Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

Field Work Completed on: 11-26-24  
STATE OF ILLINOIS } ss  
COUNTY OF LAKE }  
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: \_\_\_\_\_  
Professional Land Surveyor

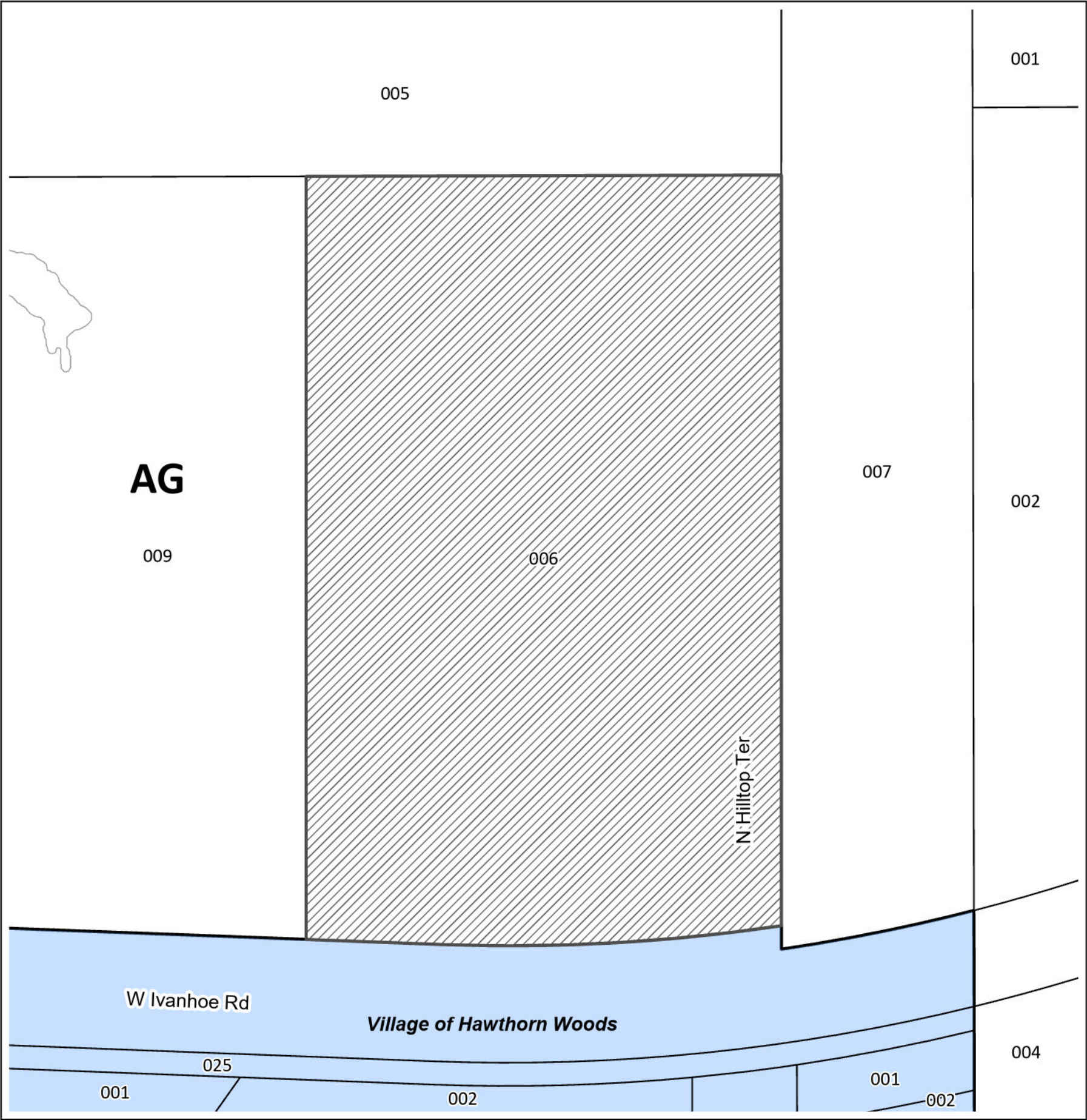


Incorporated Lake County
  Subject Parcel

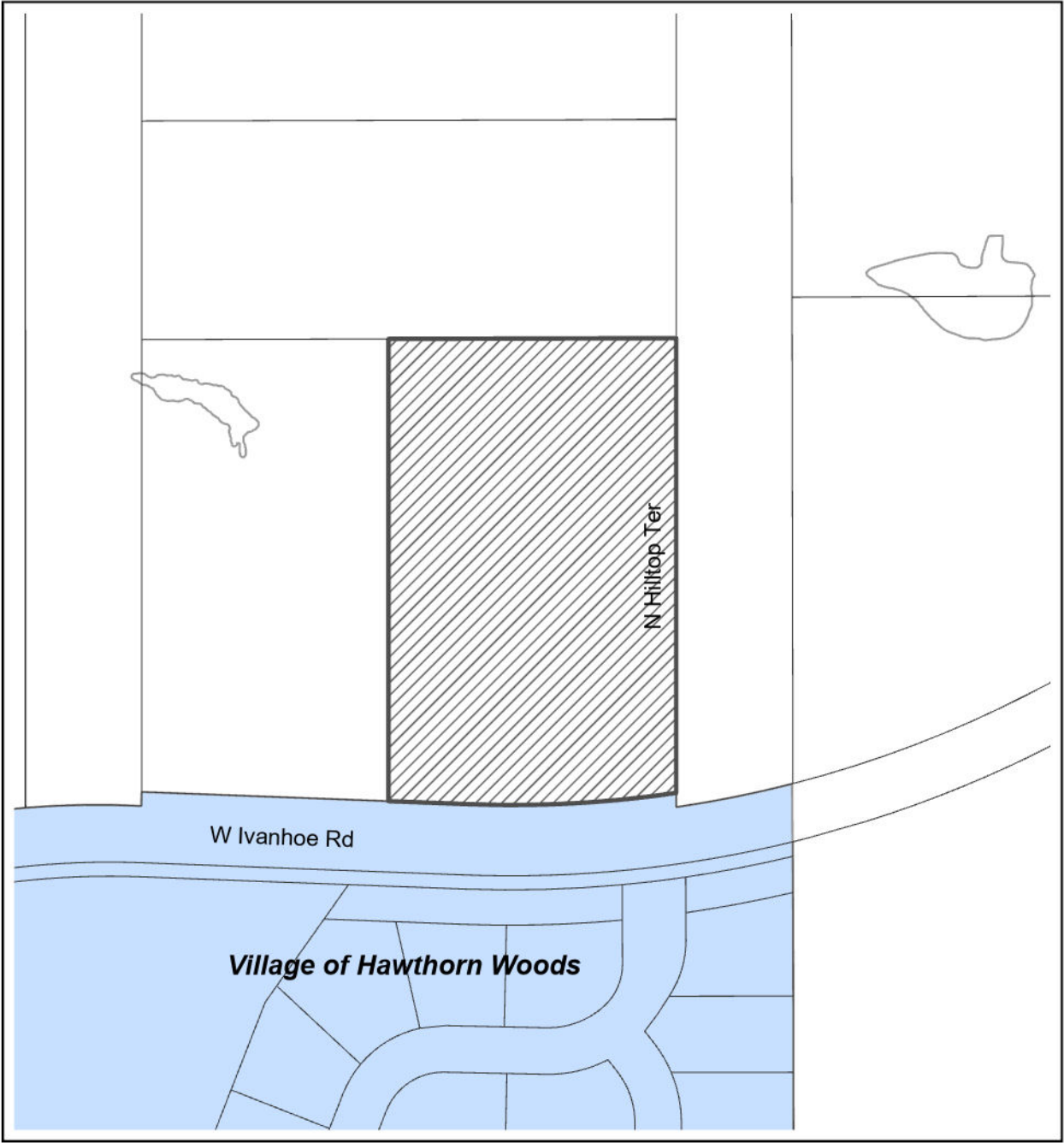


## Zoning Board of Appeals Case #VAR-001063-2025

0 25 50 100 150 200  
 Feet



 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals  
Case #VAR-001063-2025

