

LAKE COUNTY ZONING NOTICE VAR-000974-2024

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday July 11, 2024, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Joel Burns, record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the front street setback from 30 feet to 1.26 feet, as measured from the eave, to accommodate the incorporation of a detached garage and addition to the principal structure.
- 2.) Reduce the west side yard setback from 8.3 feet to 2.25 feet, as measured from the eave, to accommodate an existing single-family house.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 39428 N CIRCLE AVE ANTIOCH, IL 60002 and is approximately 0.48 acres.

PINs:0125406031 & 0125406032

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11722> 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): Joel Burns _____

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

| | | |
|-------------------|--------------------|---|
| Subject Property: | Present Zoning: | R-1 _____ |
| | Present Use: | Single Family Home _____ |
| | Proposed Use: | Single Family Home _____ |
| | PIN(s): | 01 25 406 031 _____ |
| | Address: | 39428 North Circle Drive Antioch IL 60002 _____ |
| | | _____ |
| | Legal description: | _____ |
| | (__ see deed) | |

The following variation(s) are requested:

1. Reduce the front yard setback from 30 feet to 1.26 feet as measured from the eave to allow for a detached garage to be incorporated into a principal structure.
2. Reduce the west side yard setback from 8.3 feet to 2.25 feet as measured from the eave to accommodate an existing single family dwelling.

Explain why this variation(s) is necessary:

The topography interferes with access to the garage and house since the property has a steep drop off from the street to the south. The subject property is a nonconforming lot since it meets neither the minimum lot area nor minimum lot width for zoning district. The house and detached garage were constructed within the required setback before the current dimensional standards were adopted.

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. The subject property is a nonconforming lot since it meets neither the minimum lot area nor minimum lot width for zoning district. The house and detached garage were constructed within the required setback before the current dimensional standards were adopted.

2. Exceptional conditions peculiar to the applicant's property: The topography interferes with access to the garage and house since the property has a steep drop off from the street to the south. Owner has an elderly in-law who i suffered from polio at a young age and is not capable of navigating stairs. Direct access from existing garage to house would be a great help.

3. Practical difficulties or particular hardship in carrying out the strict letter of the regulation: Practically the entirety of th house was built within the now require 30 foot front yard setback. The west side of the existing house is well within the now required 7.6' side yard setback. This and septic restrictions make expansion of the house impossible. _

4. Harmony with the general purpose and intent of the zoning regulations: The proposed work is in keeping with the neighborhood character. No substantial impact on neighbors. _____

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: | Joel Burns | Name: | DAVID CORNAS, ARCHITECT |
| Address: | 39428 N. Circle Ave. | Address: | 928 MAIN ST |
| State & Zip: | IL 60002 | State & Zip: | ANTIOCH, IL 60002 |
| Daytime Phone: | [REDACTED] | Daytime Phone: | [REDACTED] |
| Email: | [REDACTED] | Email: | [REDACTED] |

| | | | |
|---|-------------------------|-------------------------------------|--|
| Applicant (if other than owner): | | Contract Purchaser (if any): | |
| Name: | DAVID CORNAS, ARCHITECT | Name: | |
| Address: | 928 MAIN ST | Address: | |
| State & Zip: | ANTIOCH IL 60002 | State & Zip: | |
| Daytime Phone: | [REDACTED] | Daytime Phone: | |
| Email: | [REDACTED] | 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, Natalie A. Rice a Notary Public aforesaid, do hereby certify that JOEL E. Burns personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of April 29, 2024 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 29 day of April, 2024.
My Commission expires 05/23/24



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.

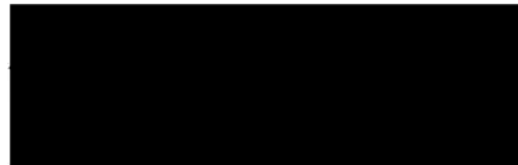


Signature

Billing Contact Information:

DAVID CORAN

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

10/2
CT 15 ST 0498 4 P/L



Image# 054391500003 Type: DTR
Recorded: 09/22/2015 at 12:35:34 PM
Receipt#: 2015-00057659
Page 1 of 3
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7232623**

**TRUSTEE'S DEED
INDIVIDUAL**

THIS INDENTURE, made this 9th day of September, 2015, between FIRST AMERICAN BANK as successor trustee to FIRSTMERIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, 218 West Main Street, Dundee, Illinois 60118, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a Trust Agreement dated the 22nd day of October, 1984, and known as Trust No. 84-10-4545, party of the first part, and JOEL BURNS, A MARRIED PERSON, OF 6519 N. ALGONQUIN, CHICAGO, ILLINOIS 60646, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 dollars (\$10.00), and the other good and valuable considerations in hand paid, does hereby grant, sell, convey and quitclaim unto said party of the second part, all of its right, title and interest, if any, in the following described real estate, situated in Lake County, Illinois, to wit:

THE WESTERLY HALF OF LOT 16, ALL OF LOT 17, ALL OF LOT 18 AND THE EASTERLY HALF OF LOT 19, ALL N BEACHWOOD, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1926 AS DOCUMENT 277495, IN BOOK "P" OF PLATS, PAGE 23, IN LAKE COUNTY, ILLINOIS.

Permanent Index Numbers: 01-25-406-031-0000 and 01-25-406-032-0000

Commonly known as: 39428 N. Circle, Antioch, Illinois 60002


Subject to: (1) General real estate taxes of 2015 and subsequent years. (2) all Covenants, conditions and restrictions of record, hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois. **This is NOT HOMESTEAD PROPERTY.**

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. Nothing in this Deed shall be construed as creating any liability or duty on the part of the Trustee with respect to any Environmental Law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) or the Illinois Environmental Protection Act (Ill. Rev. Stat. ch. 111-1/2, Paragraph 1001 et. seq.)

KB
3

| | | | |
|-----------------------|---|--------------|-----------------------------|
| STATE & COUNTY TAX | STATE OF ILLINOIS | # 0000014156 | REAL ESTATE TRANSFER TAX |
| |  SEP. 18. 15 | | 0038250 |
| | LAKE COUNTY | | FP326708 |

\$ 255,000⁰⁰

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Senior Vice President & Trust Officer and attested by its Vice President & Trust Officer the day and year first above written.

FIRST AMERICAN BANK,
As Trustee of aforesaid

BY: [Redacted]
Dawn Griffin, Senior Vice President & Trust Officer

ATTEST: [Redacted]
Rosanne M. DuPass, Vice President & Trust Officer

STATE OF ILLINOIS
COUNTY OF KANE SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT DAWN GRIFFIN of the First American Bank and ROSANNE M. DUPASS of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President & Trust Officer and Vice President & Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice President & Trust Officer did also then and there acknowledge that said Senior Vice President & Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Senior Vice President's & Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of September, 2015.

[Redacted]
Notary Public



RETURN TO:

DOUGLAS G. DAVIDSON
2472 N. LEHIGH
CHICAGO IL 60646

FOR INFORMATION ONLY INSERT
ADDRESS STREET ADDRESS ABOVE
DESCRIBED PROPERTY HERE:
39428 N. CIRCLE AVENUE
ANTIOCH, ILLINOIS 60002

Document Prepared By:
First American Bank
218 West Main Street
West Dundee, Illinois 60118

SEND SUBSEQUENT TAX BILLS TO:

JOEL BURDS
6519 N. ALGOURVILL
CHICAGO 60646



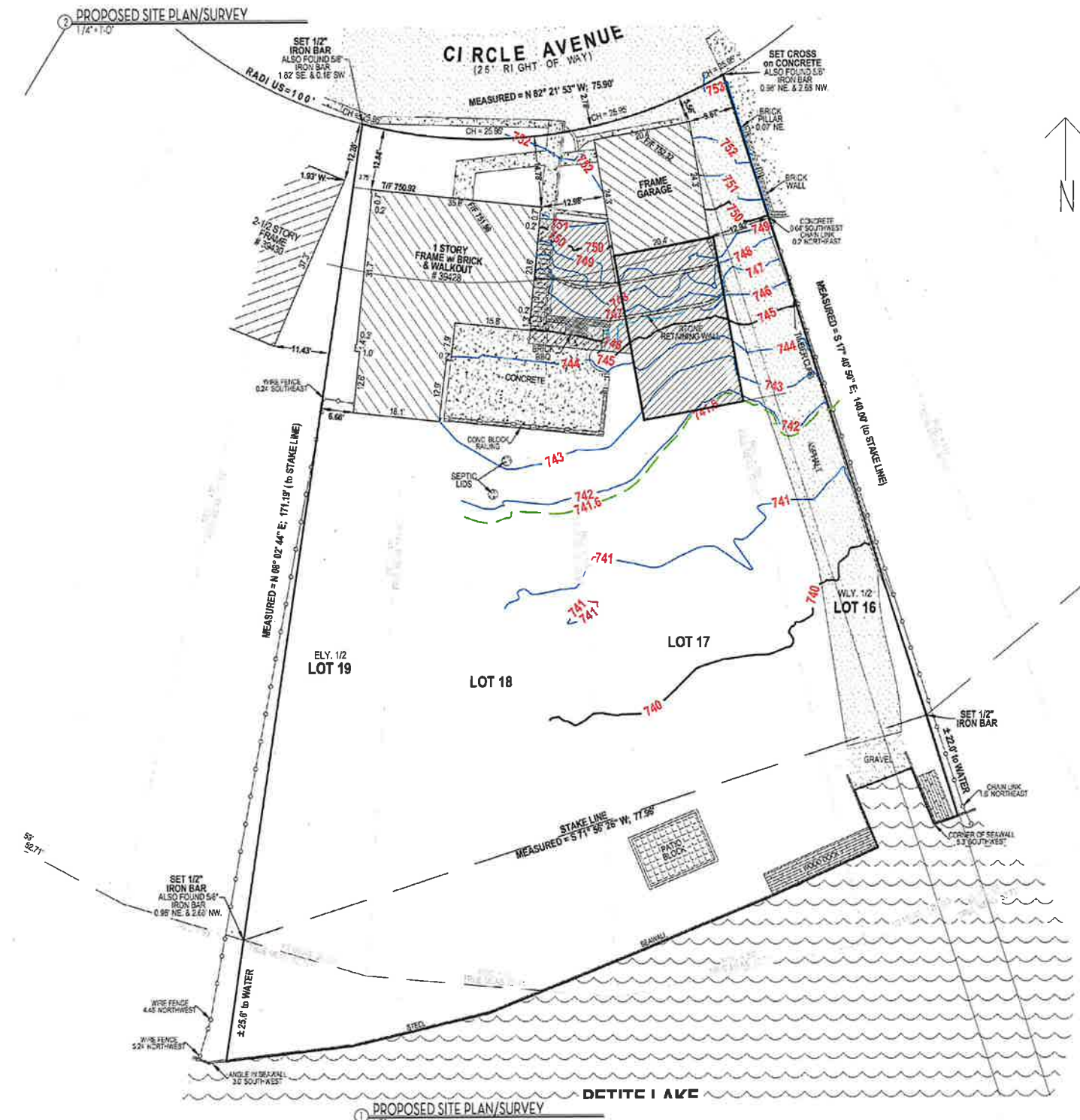
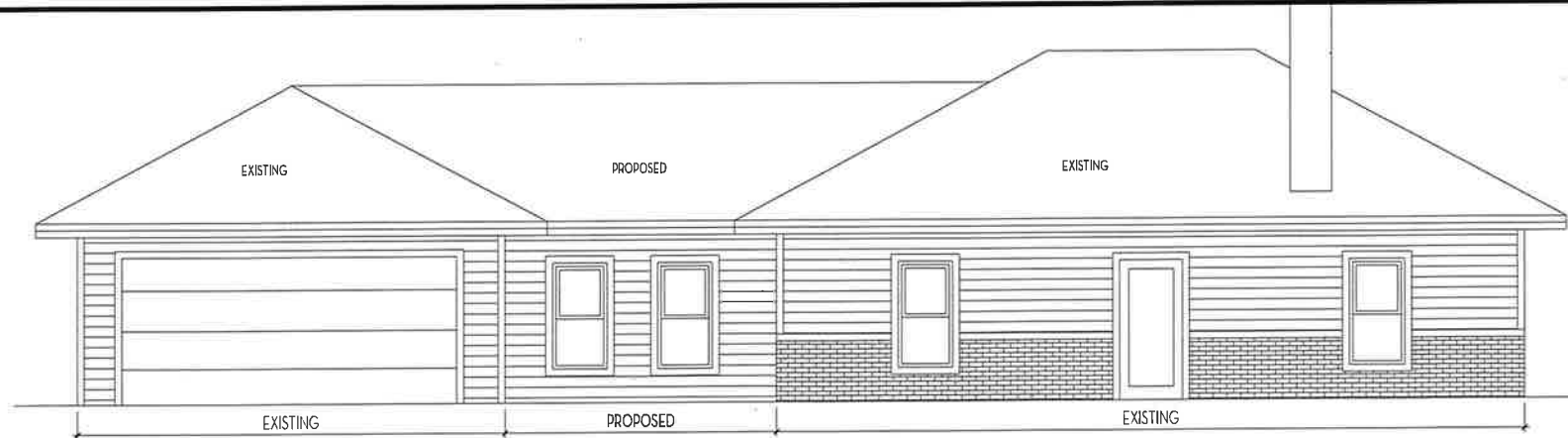
VIEW OF EXISTING HOUSE AND GARAGE FROM NEIGHBOR TO THE WEST



VIEW OF EXISTING HOUSE FROM NORTH CIRCLE DRIVE



VIEW OF EXISTING GARAGE FROM FRONT WALK OF HOUSE



DAVID CORNES ARCHITECT

926 Main Street
Antioch, IL 60002
312-519-1716
david@cornes.com
© 2024 David Cornes Architect P48

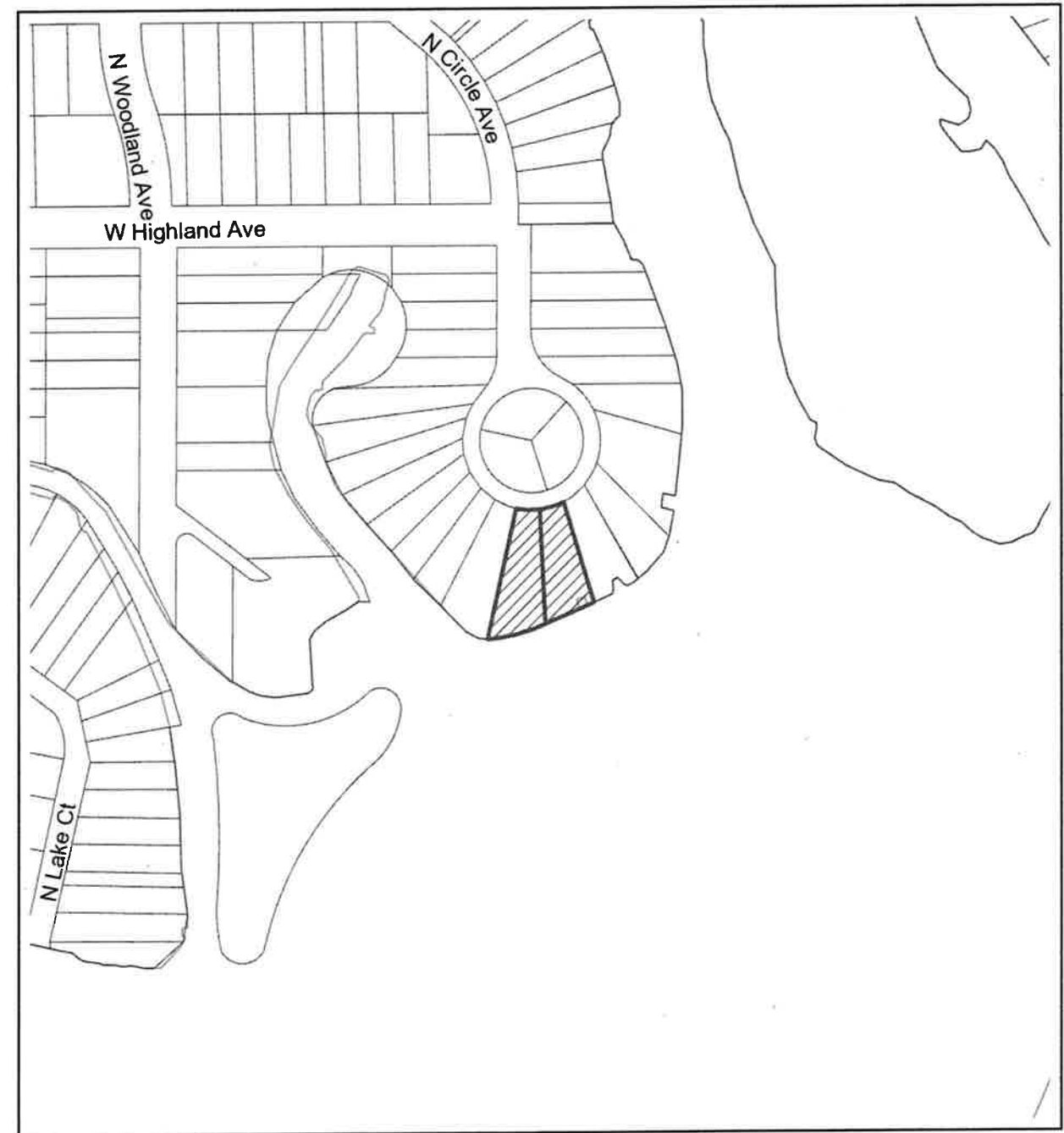
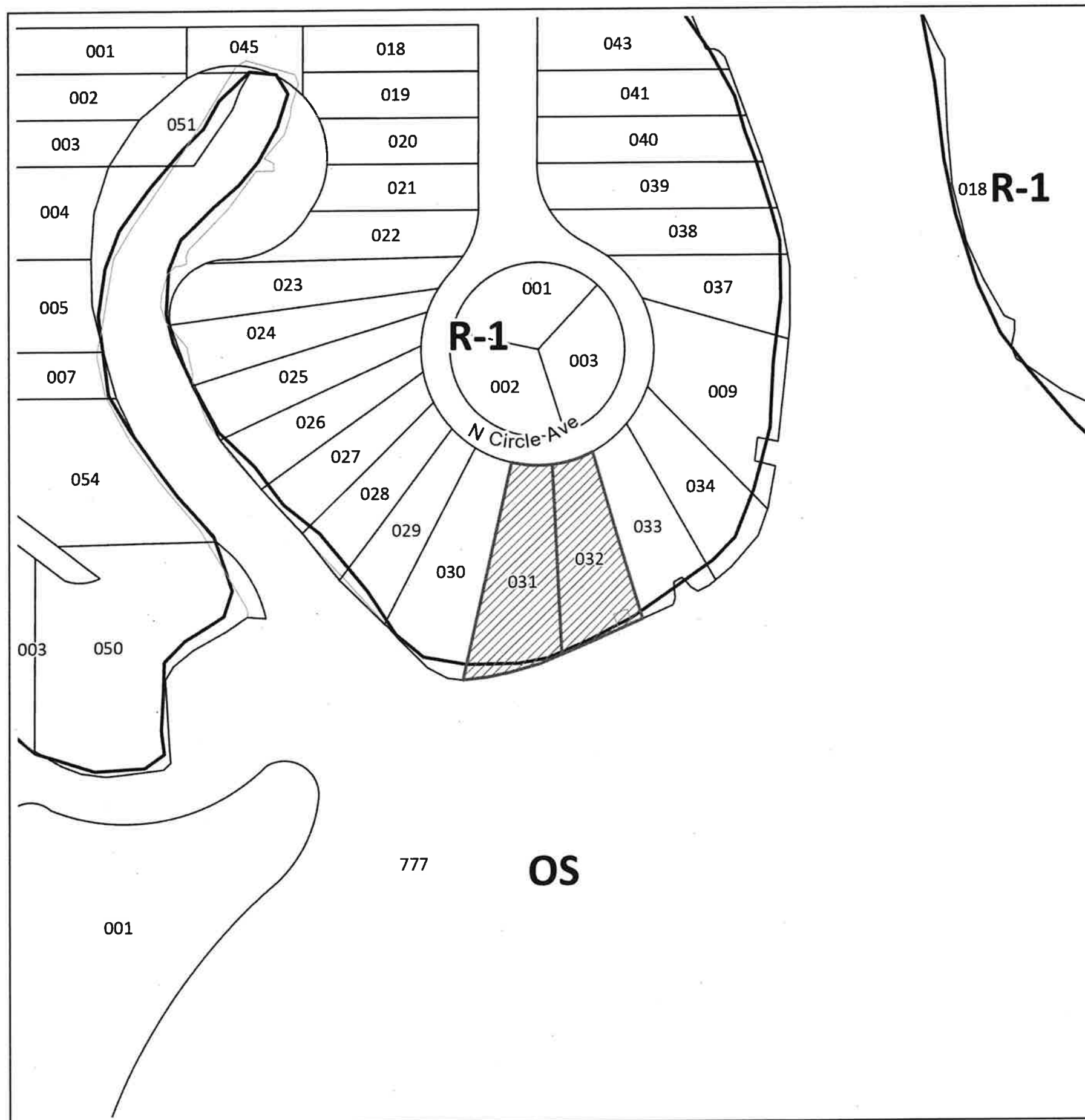


The American Institute of Architects

BURNS RESIDENCE
39428 NORTH CIRCLE DRIVE ANTIOCH IL 60002

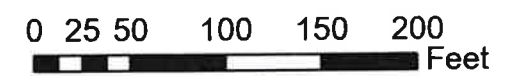
PLANS & NOTES

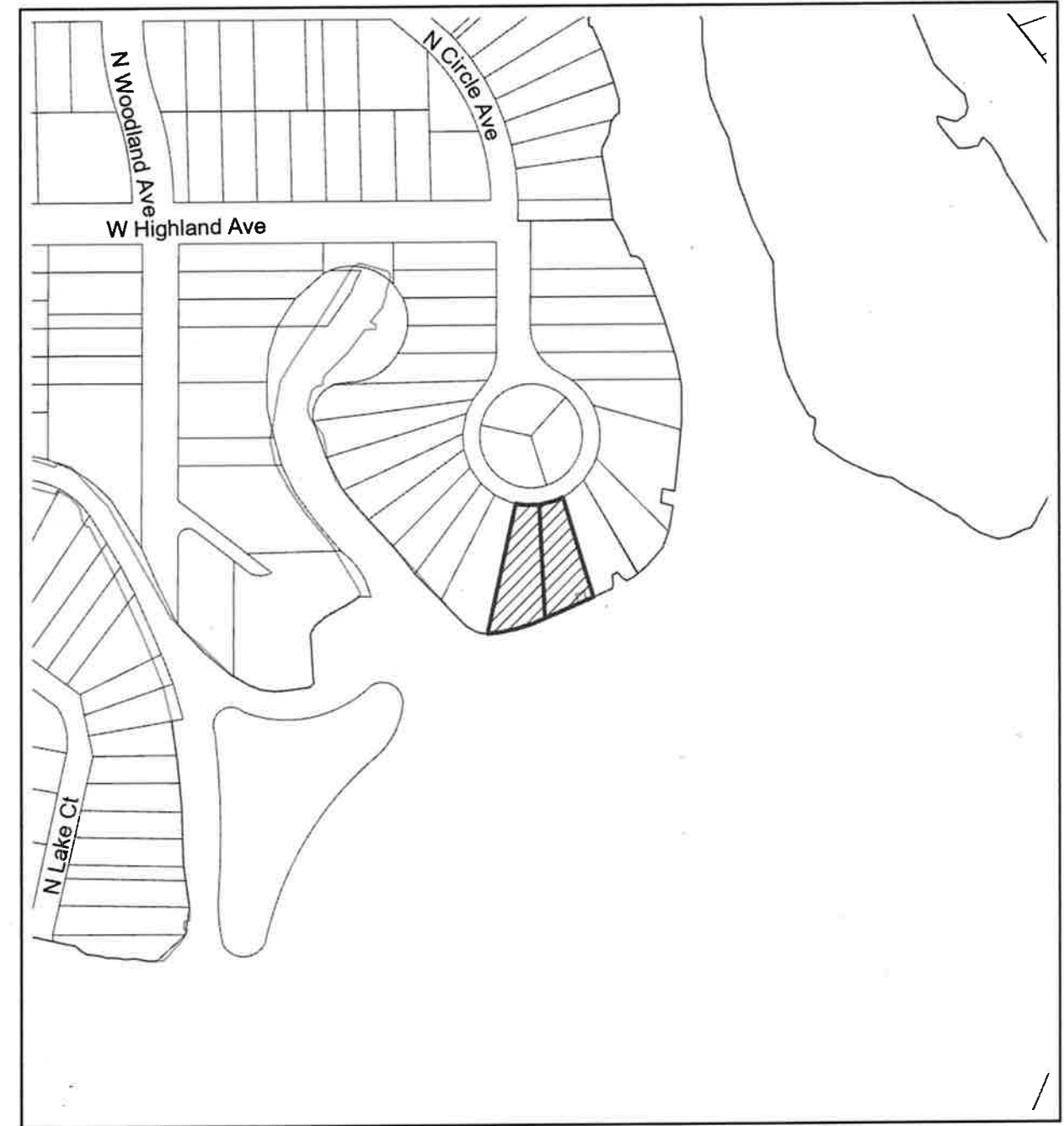
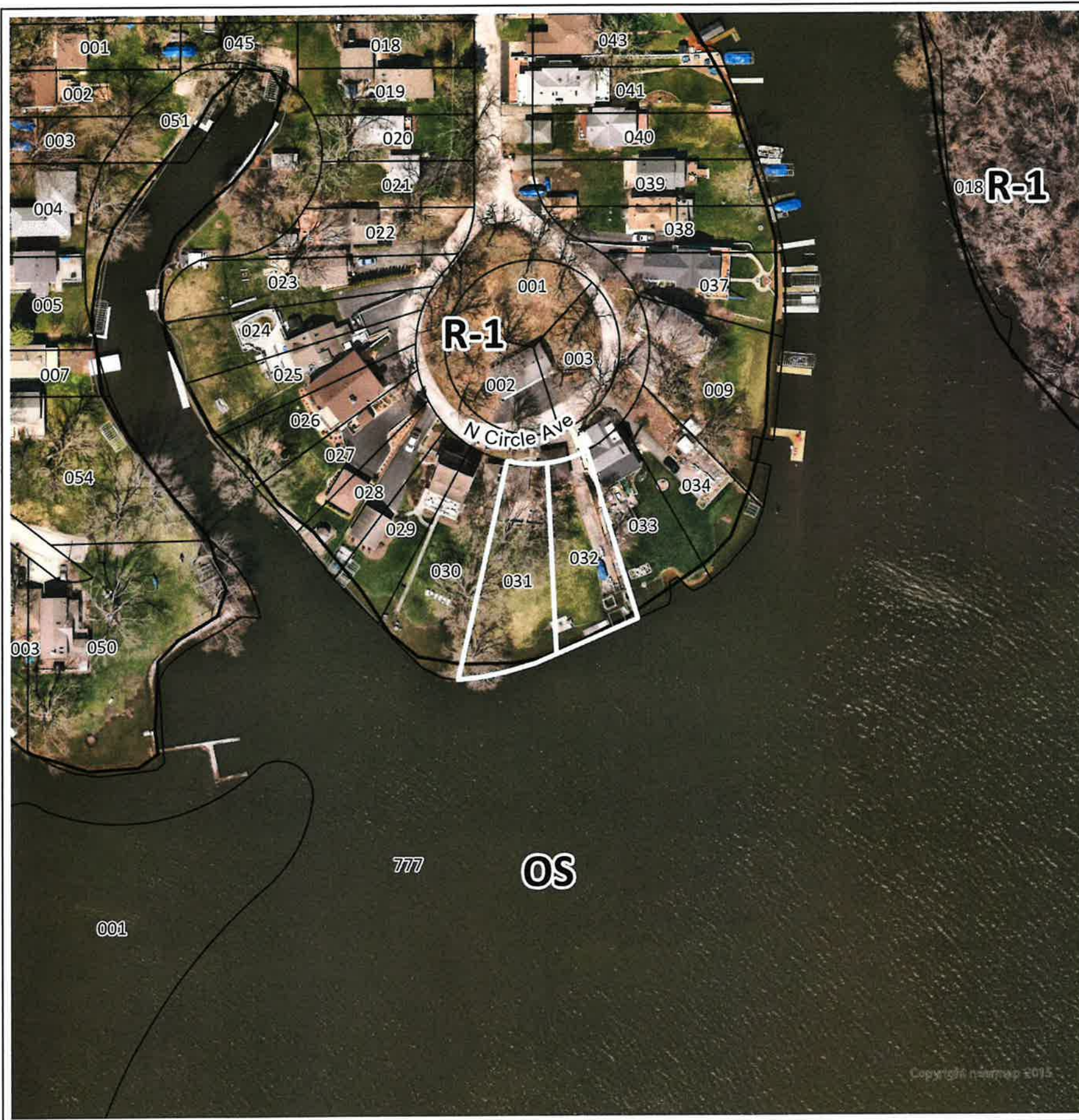
DATE 1-28-2024
SCALE A1



Incorporated Lake County
 Subject Parcel

Zoning Board of Appeals
Case #VAR-000974-2024

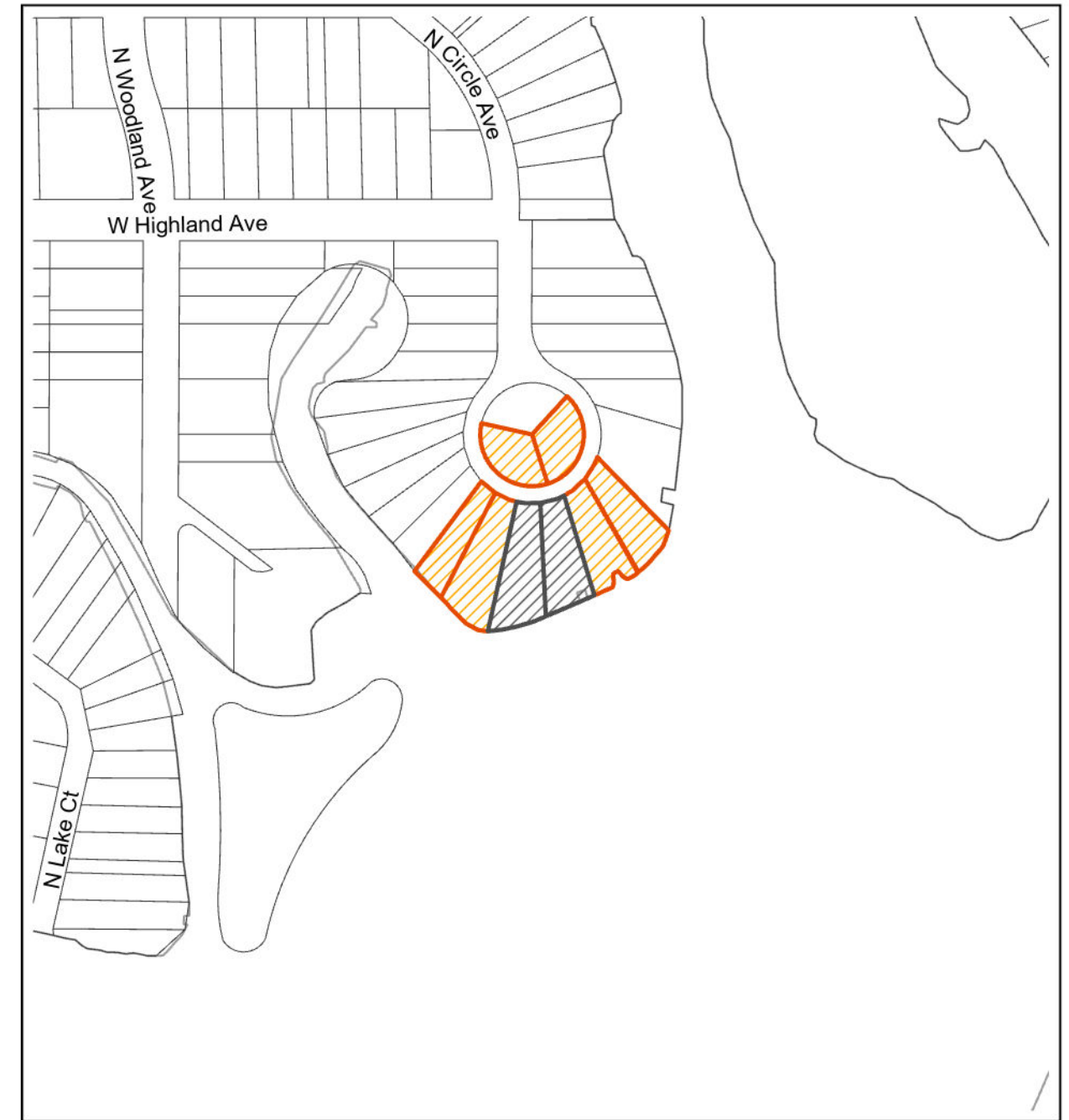
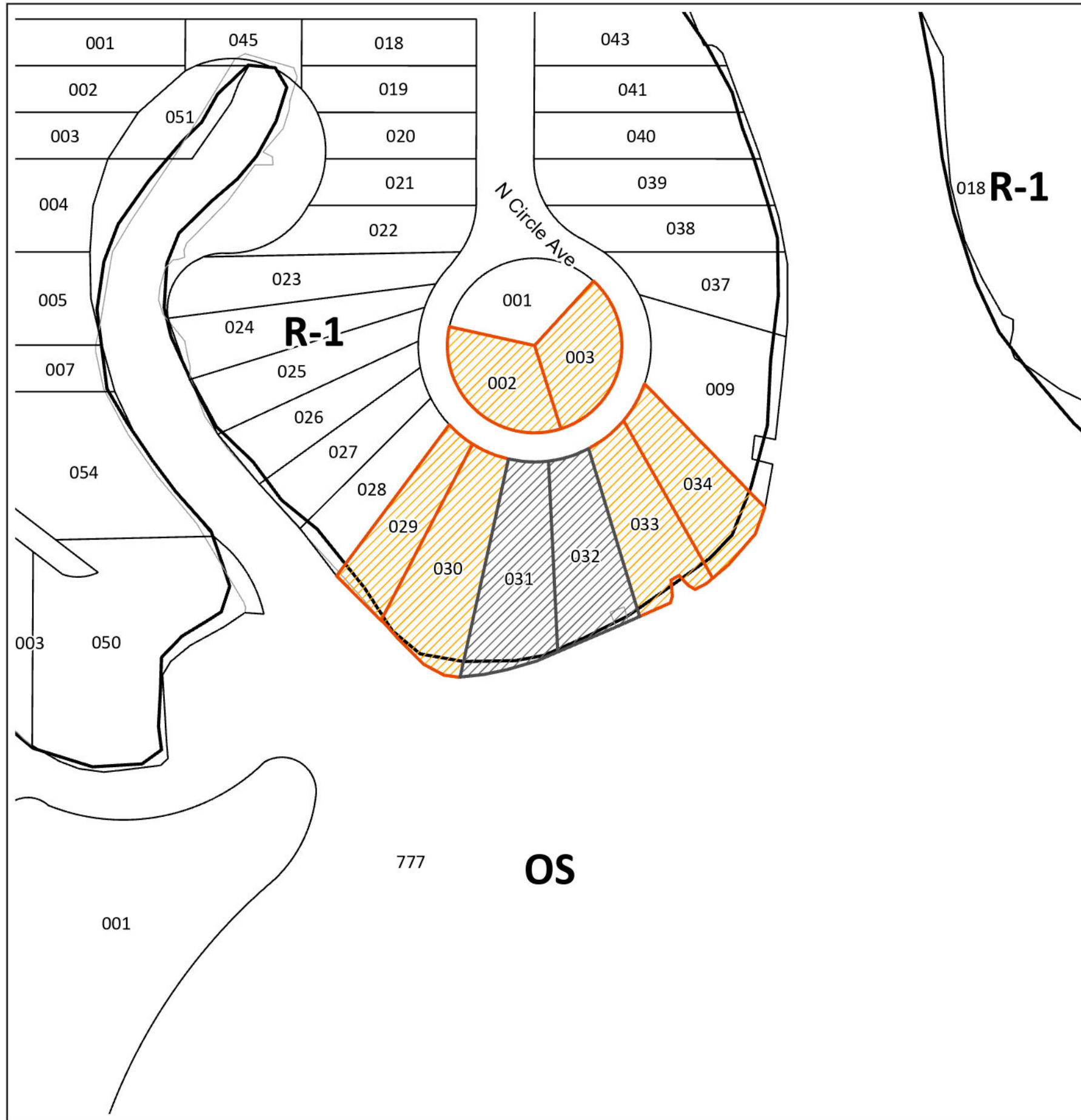




Zoning Board of Appeals
Case #VAR-000974-2024

 Incorporated Lake County  Subject Parcel

0 25 50 100 150 200
Feet



Zoning Board of Appeals
Case #VAR-000974-2024

