

**LAKE COUNTY ZONING NOTICE VAR-001044-2025**

**Antioch Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday February 27, 2025, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Joel Burns, record owner, who seeks the following variation 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 3.5 feet as measured from the eaves to allow an addition to the principal structure.

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

PIN:0125406031 & 0125406032

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12351> 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

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Owner(s): Joel Burns \_\_\_\_\_

Applicant(s): \_\_\_\_\_  
(if other than owner)

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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)	_____

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The following variation(s) are requested:

1. Reduce the front street setback from 30 feet to 3'-6" as measured from the eave to allow for construction of an addition to a house.

Explain why this variation(s) is necessary:

The topography interferes with access to the 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. The covered entry porch and mudroom will facilitate improved access to home.

## 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 was 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 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 the road to house and 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. 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**

<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>Joel Burns</u>	Name:	<u>DAVID CORNÉS</u>
Address:	<u>39428 N. Circle Ave</u>	Address:	<u>928 Main St</u>
State & Zip:	<u>Antioch IL 60002</u>	State & Zip:	<u>Antioch IL 60002</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:	_____

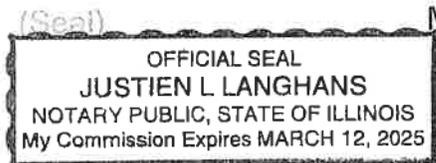
I/We hereby attest that all information given above is true and complete to the best of my/our knowledge. [REDACTED]

Owner's Signature

Owner's Signature

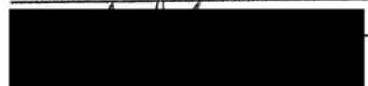
Signature(s) of contract purchasers (if applicable)

I, Jessien Langhan a Notary Public aforesaid, do hereby certify that Joel Burns personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of January 8<sup>th</sup> 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 8<sup>th</sup> day of January, 2025.



My Commission expires

March 12 2025



**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:**

*Joel Burns*

Print Name



Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

1072  
CT 15 ST 0498 4 P1C



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 Vanderverter 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

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 as aforesaid

BY: \_\_\_\_\_  
Dawn \_\_\_\_\_

ATTEST: \_\_\_\_\_  
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.

\_\_\_\_\_  
Notary Public



RETURN TO:

DOUGLAS G. DAVIDSON  
10472 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. ALGOURDIN  
CHICAGO 60646



CIRCLE AVENUE

PROPOSED COVERED  
CONCRETE ENTRY PORCH

PROPOSED MUD ROOM

3'-6" EAVE  
SETBACK

EAVE LINE

12'-0"

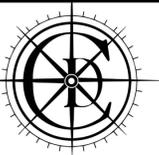
8'-3"

EXISTING HOUSE

NEW ONE STORY FRAME  
GARAGE AND HOUSE  
ADDITION.



① PROPOSED SITE PLAN/SURVEY  
1"=15'-0"



DAVID CORNES  
ARCHITECT

928 Main Street  
Antioch IL 60002  
312-519-1716  
david@cornesco.com  
© 2025 David Cornes Architect P48



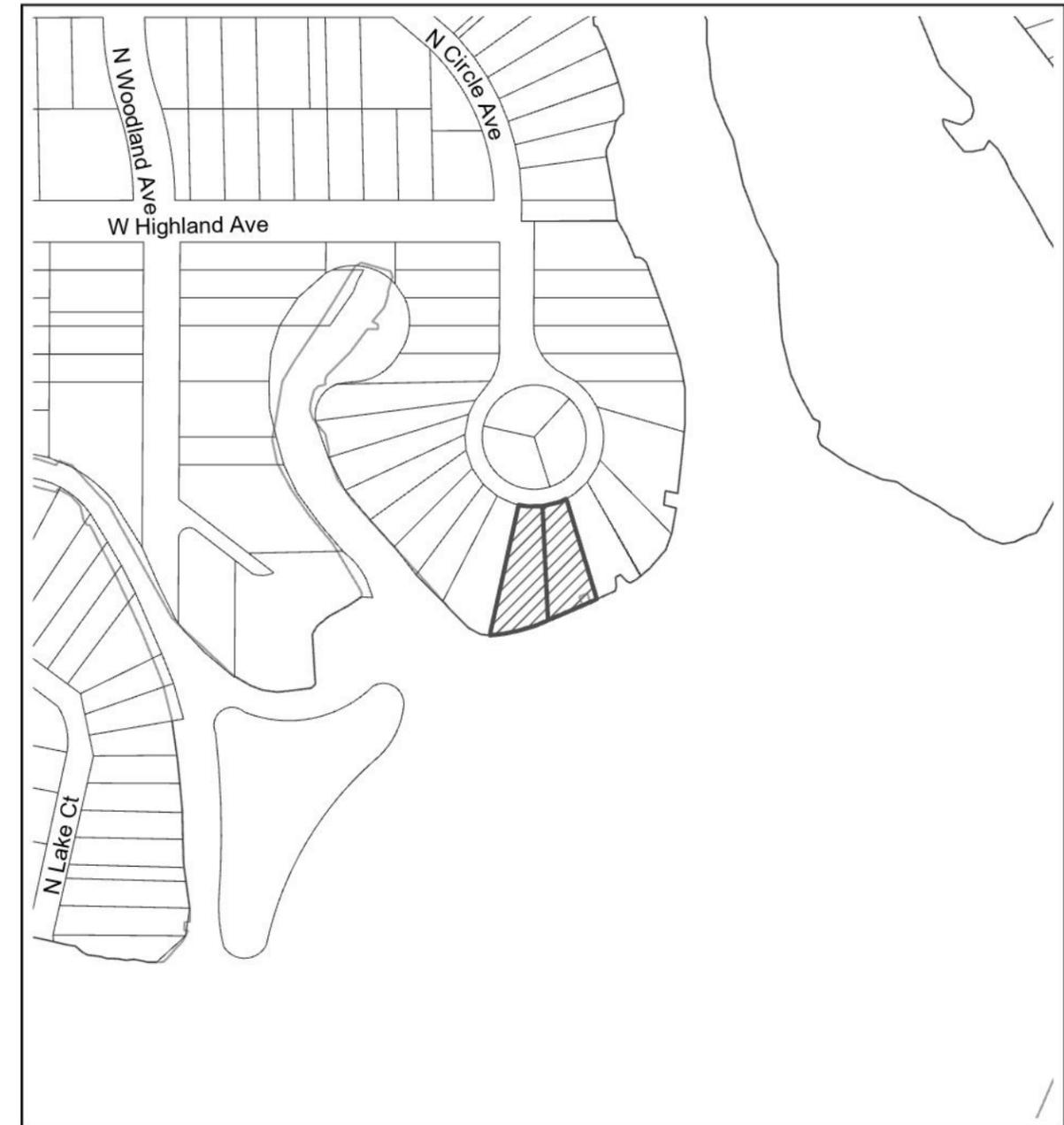
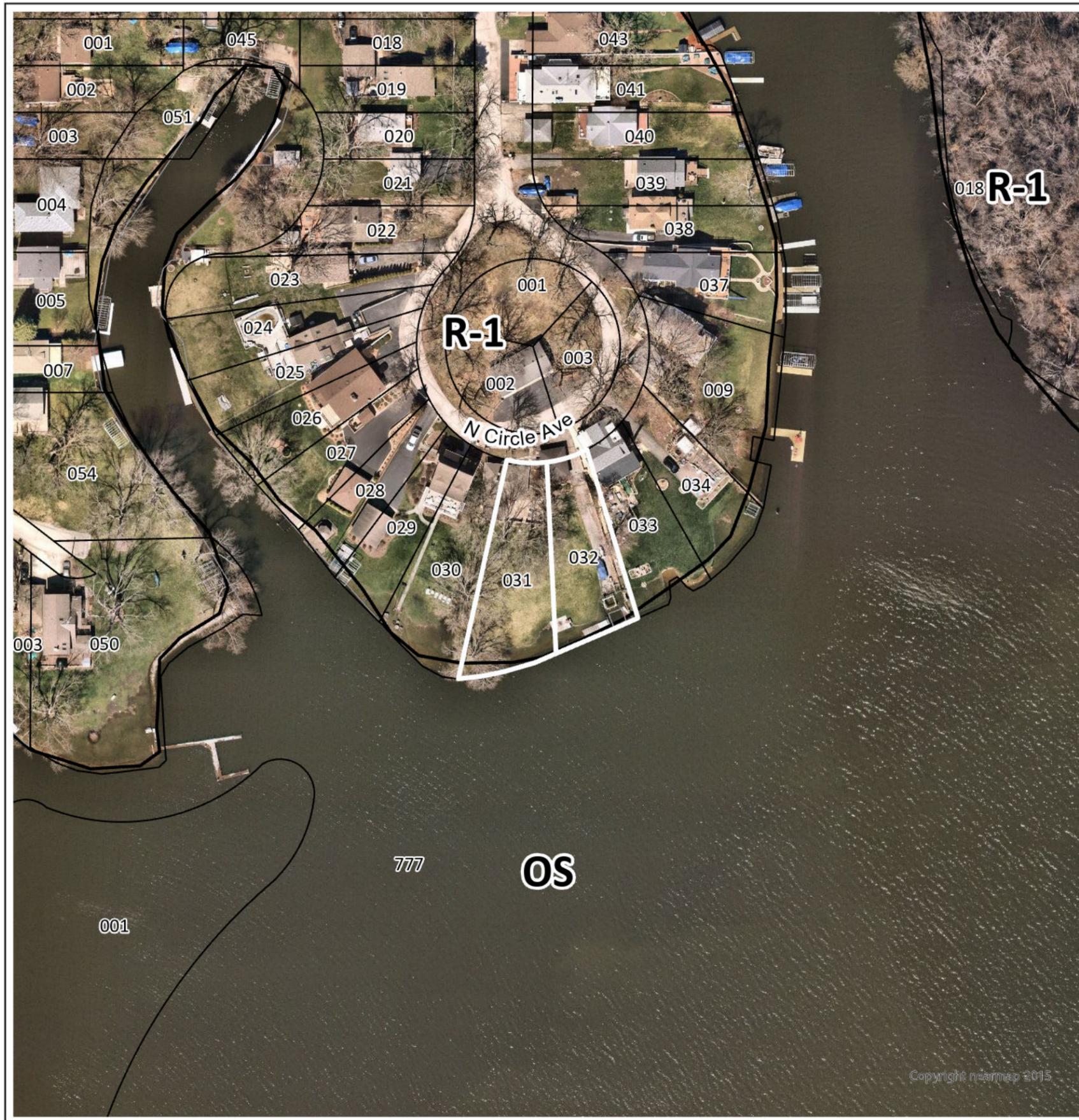
BURNS RESIDENCE  
39428 NORTH CIRCLE DRIVE ANTIOCH IL 60002

SITE PLAN

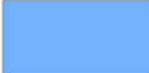
DATE  
1-10-2024

SCALE

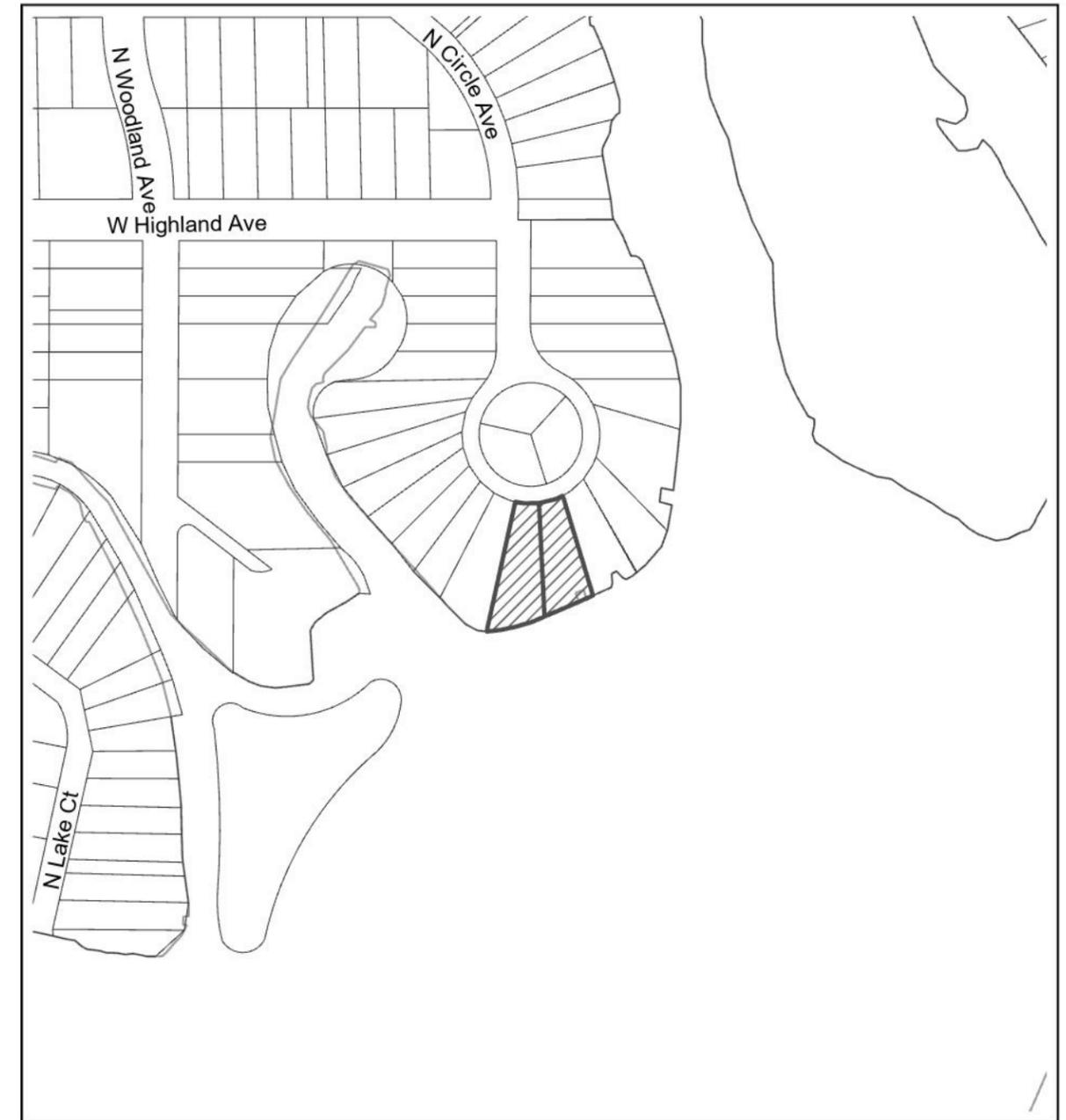
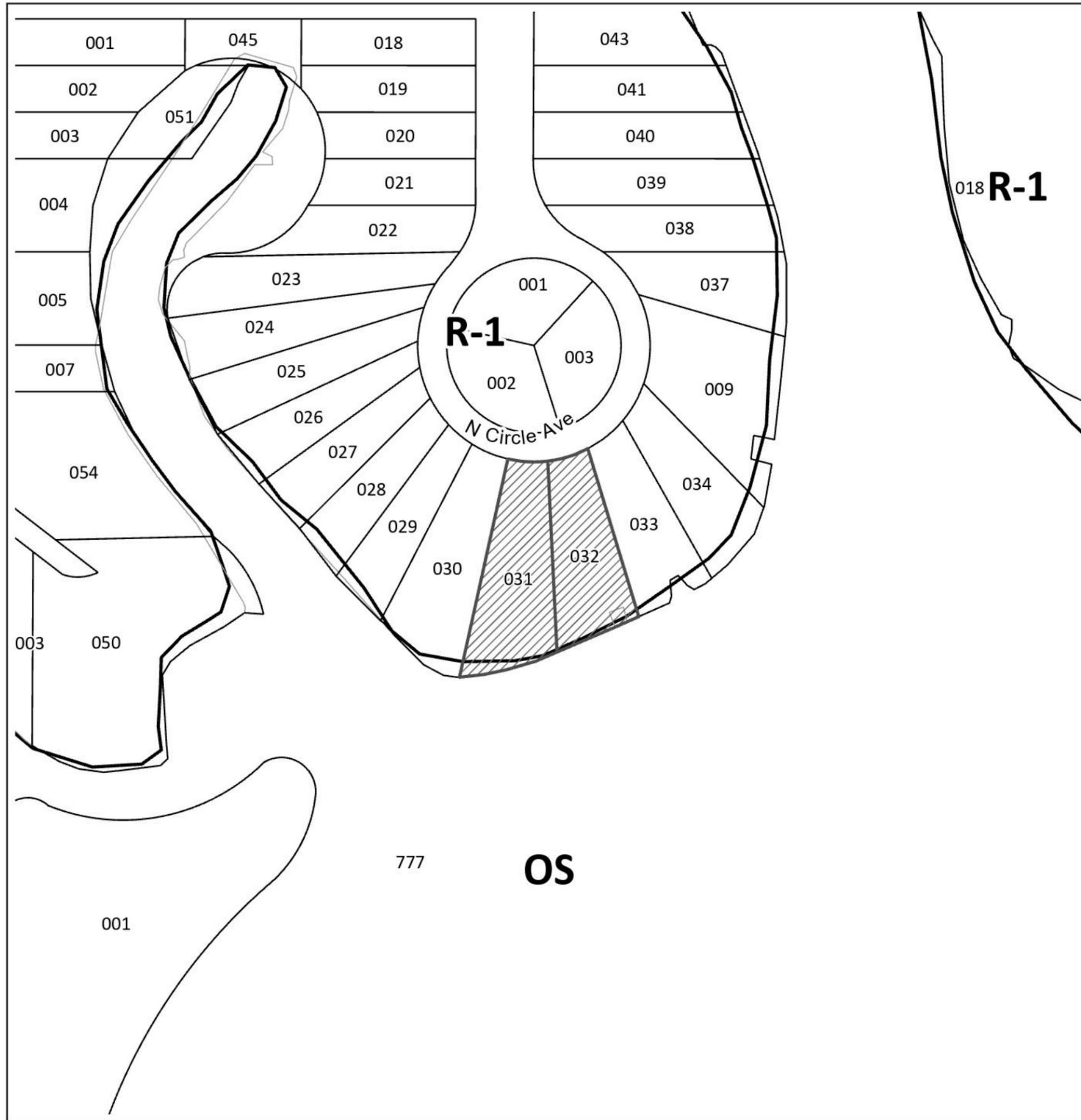
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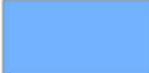
Zoning Board of Appeals  
Case #VAR-001044-2025

 Incorporated Lake County  Subject Parcel

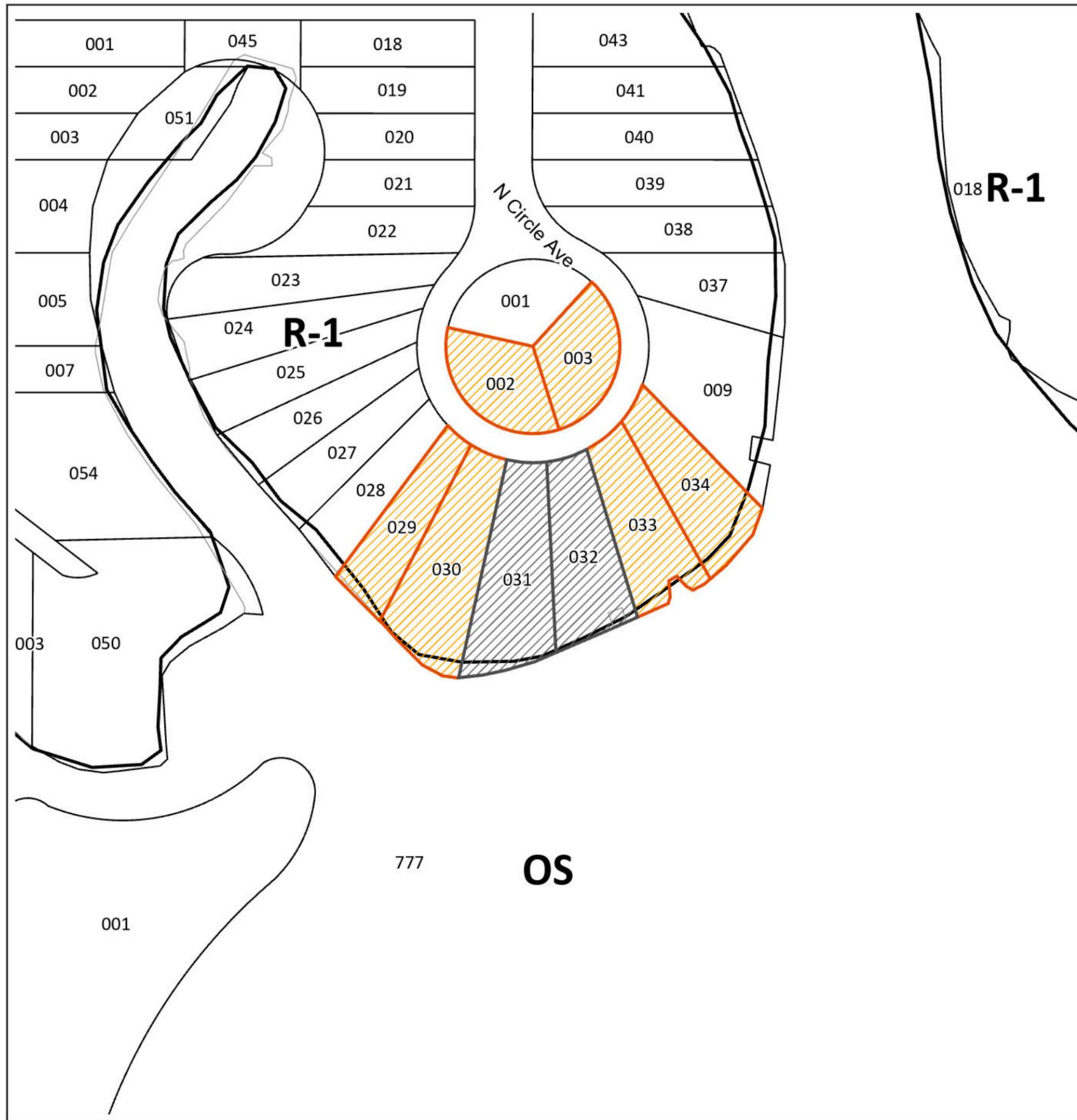
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Feet



Zoning Board of Appeals  
Case #VAR-001044-2025

 Incorporated Lake County     Subject Parcel





Zoning Board of Appeals  
Case #VAR-001044-2025

