

LAKE COUNTY ZONING NOTICE #000728-2021

LIBERTYVILLE TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on January 27th, 2022 at 9:00 A.M., to be conducted by video/audio conference with limited in-person attendance available, on the petition of Andrew B. and Kwangae Jun, record owners, who seek the following variance from the requirements of the Lake County Code and any other zoning relief as required:

- 1) Reduced the rear yard setback from 30 feet to 10.54 feet to allow for the conversion of an accessory structure into an accessory dwelling unit.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 2088 BOB O LINK LN LIBERTYVILLE, IL 60048 and is approximately 1.87 acres.

PIN: 1106401002

Pursuant to Section 7(e) of the Illinois Open Meetings Act, the current Gubernatorial Disaster Proclamation and the written determination of the Zoning Board of Appeals Chair, this hearing will be held by audio and video conference without a physical quorum present at the Lake County Zoning Board of Appeals office. Individuals wishing to attend the hearing should contact the Planning, Building & Development Department at 847-377-2120 by 4:00 P.M., the day prior to the hearing to receive information and instructions on how to join via the ZOOM website, by phone, or by remote in-person attendance. Space for in-person remote attendance by members of the public will be available at the Lake County Central Permit Facility, 500 W Winchester Road, Libertyville, Illinois and is limited to the number of persons currently allowed per the Gubernatorial Proclamation and as practicable in keeping with social distancing requirements

Public comment may be presented during the hearing by individuals, whether attending remotely or in person, or may be submitted in writing. Written statements may be emailed to PBDZoning@lakecountyil.gov or delivered to the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois. Include your full name and subject title: ZBA 000728-2021 with your written statement. Comments received by 8:00 A.M. the day of the hearing will be provided to the ZBA prior to the close of testimony. Public comments are limited to three minutes each.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=10252> 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

Applicant(s):
(please print)

Andrew B. Jun Kwangae Jun
Owner(s)

Subject
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

11 06 401 002

2088 Bob-O-Link Lane

Libertyville, IL 60048

Legal description:

(☐ see deed)

Request:

The following variation(s) are requested:

1. Reduce the rear yard set back from 30 feet to 10.54 feet
to allow for conversion of accessory structure to accessory
2. dwelling unit.

3. _____

4. _____

Explain why this variation(s) is necessary:

The purpose of the request for a zoning variation is to make
the second building a residential building. The proposed
use, therefore, will be for a secondary residential building
for occupancy on the 2088 Bob-O-Link property.

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 following criteria:

1. Exceptional conditions peculiar to the applicant's property.

Response:

Converting unpermitted office space to accessory dwelling unit which is allowed on the property.

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

Response:

Meeting setback with existing structure would reduce the size by half.

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

Response:

The setback reduction will have little impact on adjacent property.

Written Narrative Outlining Details of Proposed Use
of Secondary Building on 2088 Bob-O-Link Ln.

The purpose of this document is to provide a written narrative outlining the details of the proposed use of the building. The purpose of the request for a zoning variation is to make the second building a residential building. The proposed use, therefore, will be for a secondary residential building for occupancy on the 2088 Bob-O-Link property. The residential building includes a kitchen, one bathroom, one bedroom, and a living room. The building will have radiant floor heating, plumbing for the kitchen and bathroom with hookups for a dishwasher, laundry machine, and sinks. The building has the amenities needed for comfortable occupancy: windows, window treatments, sliding glass door, solid wood floors, a walk-in closet with organizers, and a small utility closet. The specifications of the building provide details of the proposed use of residential occupancy. The residency will be occupied by either the property owner or another occupant.

APPLICANT INFORMATION

Applicant(s): Andrew B. Jun
(Please Print) Owner(s) Kwangae Jun

Phone: _____

2088 Bob-O-Link
Libertyville, IL 60048

Address _____

Email: _____

Contract purchaser(s) if any _____

Phone: _____

Address _____

Email: _____

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Name _____

Phone: _____

Address _____

Email: _____

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

I, Darcy McNeill a Notary Public aforesaid, do hereby certify
that Andrew & Kwangae Jun
personally known to me is (are) the person(s) who executed the foregoing instrument
bearing the date of 11/29/2021 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 29th day of November, 2021.

(Seal)

My Commission expires _____

**DEED IN TRUST
(ILLINOIS)**

Mail To:

Kathryn T. McCarty
FMS Law Group LLC



Subsequent Tax Bills to:

Andrew B. & Kwang Ae Jun
2088 Bob O'Link
Libertyville, Illinois 60048

Image# 050797090003 Type: DIT
Recorded: 11/26/2013 at 09:26:51 AM
Receipt#: 2013-00078136
Page 1 of 3
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7058013**

Above Space for Recorder's Use Only

THE GRANTORS, Andrew B. Jun and KwangAe Jun, husband and wife, of the County of Lake, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto the **GRANTEE**:

Andrew B. Jun and Kwang Ae Jun, not individually, but solely as Co-Trustees (and all successor or successors in trust) under the provisions of a declaration of trust dated November 20, 2013, and known as the **Jun Family Trust dated November 20, 2013**, of which Andrew B. Jun and Kwang Ae Jun are the primary beneficiaries, said beneficial interest to be held as tenants by the entirety, of 2088 Bob O'Link, Libertyville, Illinois 60048, all right, title and interest in the following described real estate in the County of Lake and State of Illinois, to wit: **See Exhibit -A- attached hereto**

Exempt under Provision of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Date 11-20-2013

Sign 

Permanent Real Estate Index Number: **11-06-401-002-0000**
Address of Real Estate: **2088 Bob O'Link, Libertyville, Illinois 60048**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 property, 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 premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

348

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the applications of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said 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 in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 its, his or their predecessor in trust.

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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

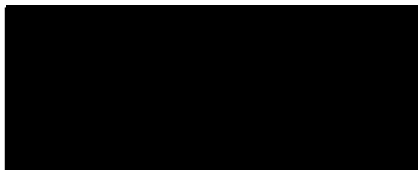
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 20 day of November, 2013.

 (SEAL)
Andrew B. Jun

 (SEAL)
Kwang Ae Jun

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Andrew B. Jun** and **Kwang Ae Jun**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of November, 2013.

Commission expires March 25 2017


NOTARY PUBLIC

This instrument was prepared by: Kathryn T. McCarty
FMS Law Group LLC



Exhibit -A-

Property Address: **2088 Bob O'Link, Libertyville, Illinois 60048**

Property Index Number: **11-06-401-002-0000**

Legally described as follows:

**LOT 9 IN WOOD HOLLOW, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.**

COURT REPORTER AGREEMENT

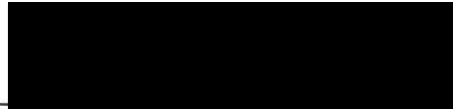
CHECK ONE OF THE FOLLOWING:



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

Please send the bill to:

ANDREW JUN

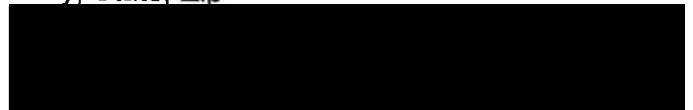
Print Name

2088 BOB-D-LINK LANE

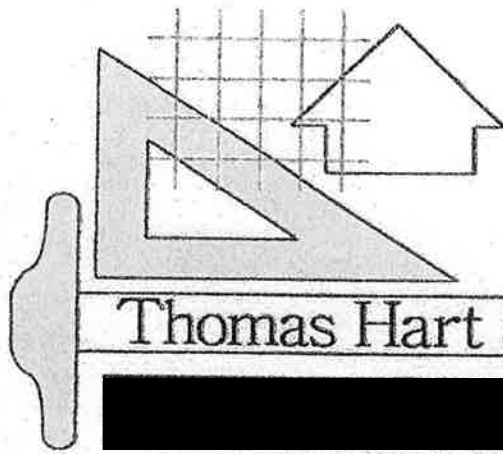
Street Address

LIBERTYVILLE, IL 60048.

City, State, Zip



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Design Write

Septic Design and Evaluations

STATE # 049-017403

L.C.H.D. # 3131-90-0135

DESIGN # 3631-96-5028

Thomas Hart Sr.

Andrew Jun,
2088 Bob O Link Lane
Libertyville, Il. 60048

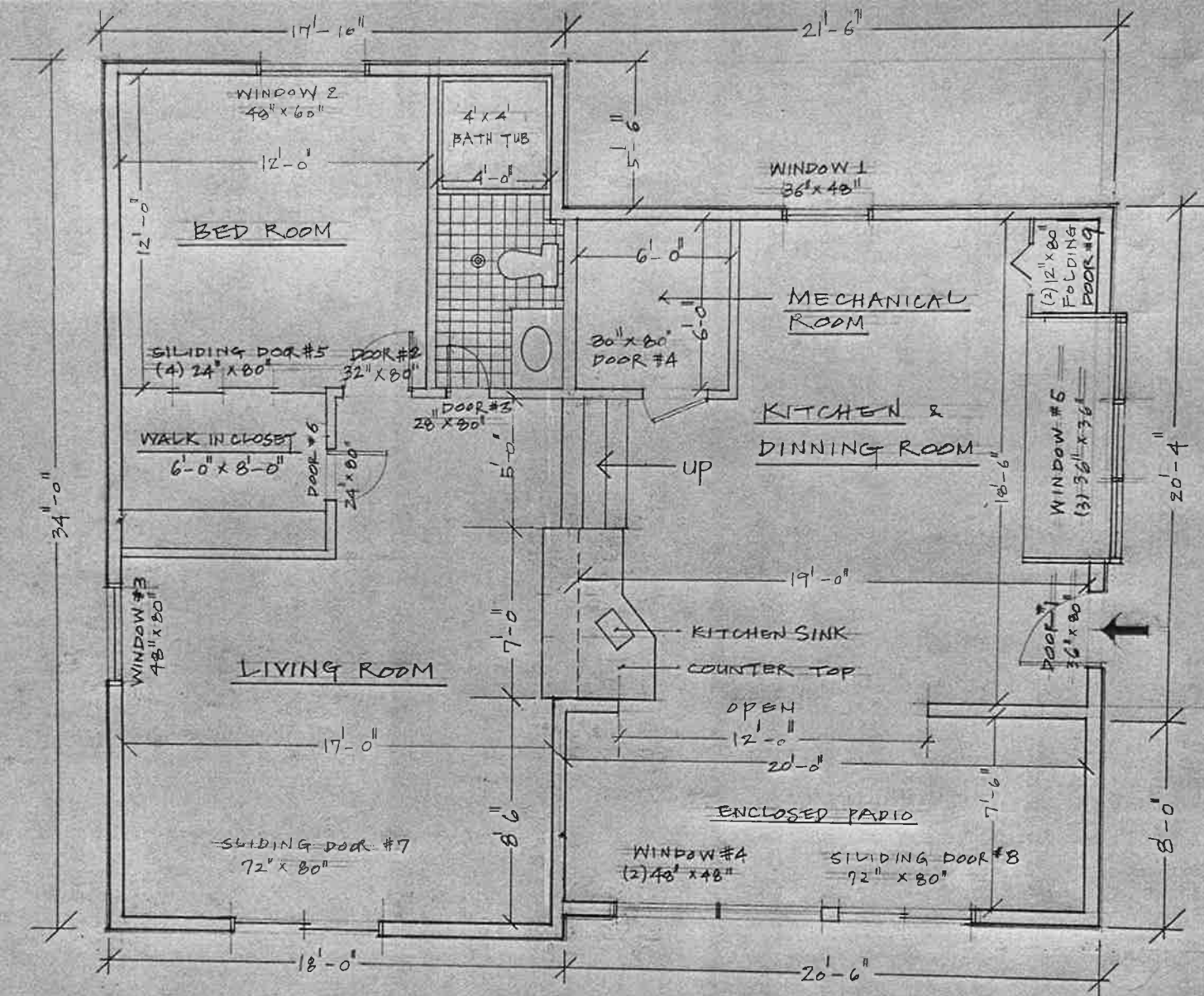
October 30 2021

This letter is in reference to the property located at 2088 Bob O Link Lane Libertyville, Il. 60048. Upon the request of Andrew Jun owner for said property I Thomas Hart performed a septic evaluation on October 30th 2021. At the time of the septic inspection the effluent in the septic tank was at it's proper operating level. There are some minor repairs that need to be done on the septic. The septic field needs three new drop boxes on the lower lines. The inlet and the outlet of the septic tank need hydraulic cement around the piping and a new baffle put on the outlet of the septic tank.

This evaluation in no way is a guarantee that the field will be trouble free in the future nor can I determine the longevity of the system.

Sincerely,

Thomas L. Hart

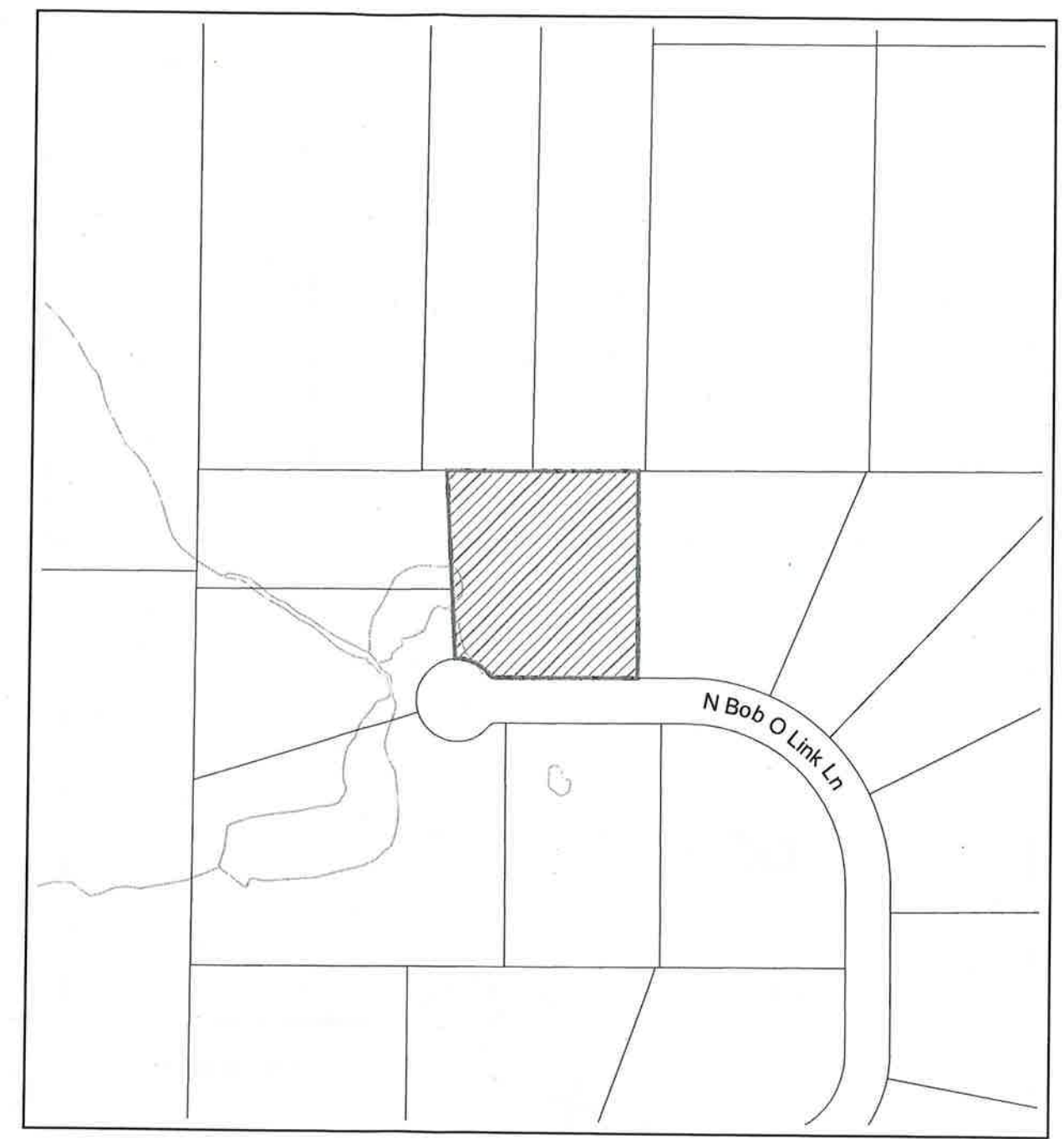


PROJECT ADDRESS	OWNER'S NAME	SUBJECT	SCALE	DATE	
2088 BOB-O-LINK LANE LIBERTYVILLE, IL 60048	ANDREW JUN KWANG AB JUN	FLOOR PLAN	1/4" = 1'-0"	NOV. 21, 2021	

S 80° 54' 52" E 208.74

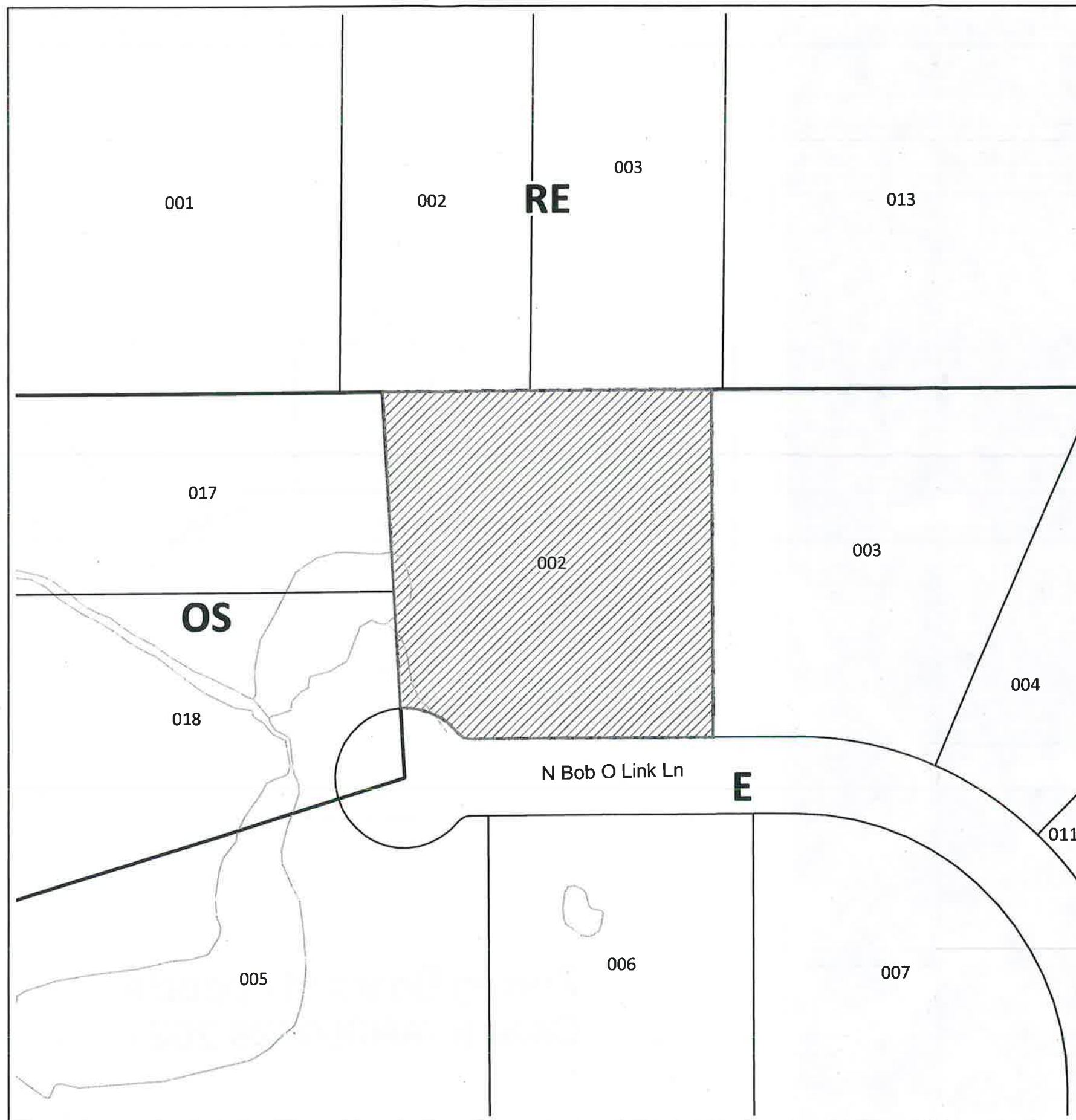


Incorporated Lake County
 Subject Parcel

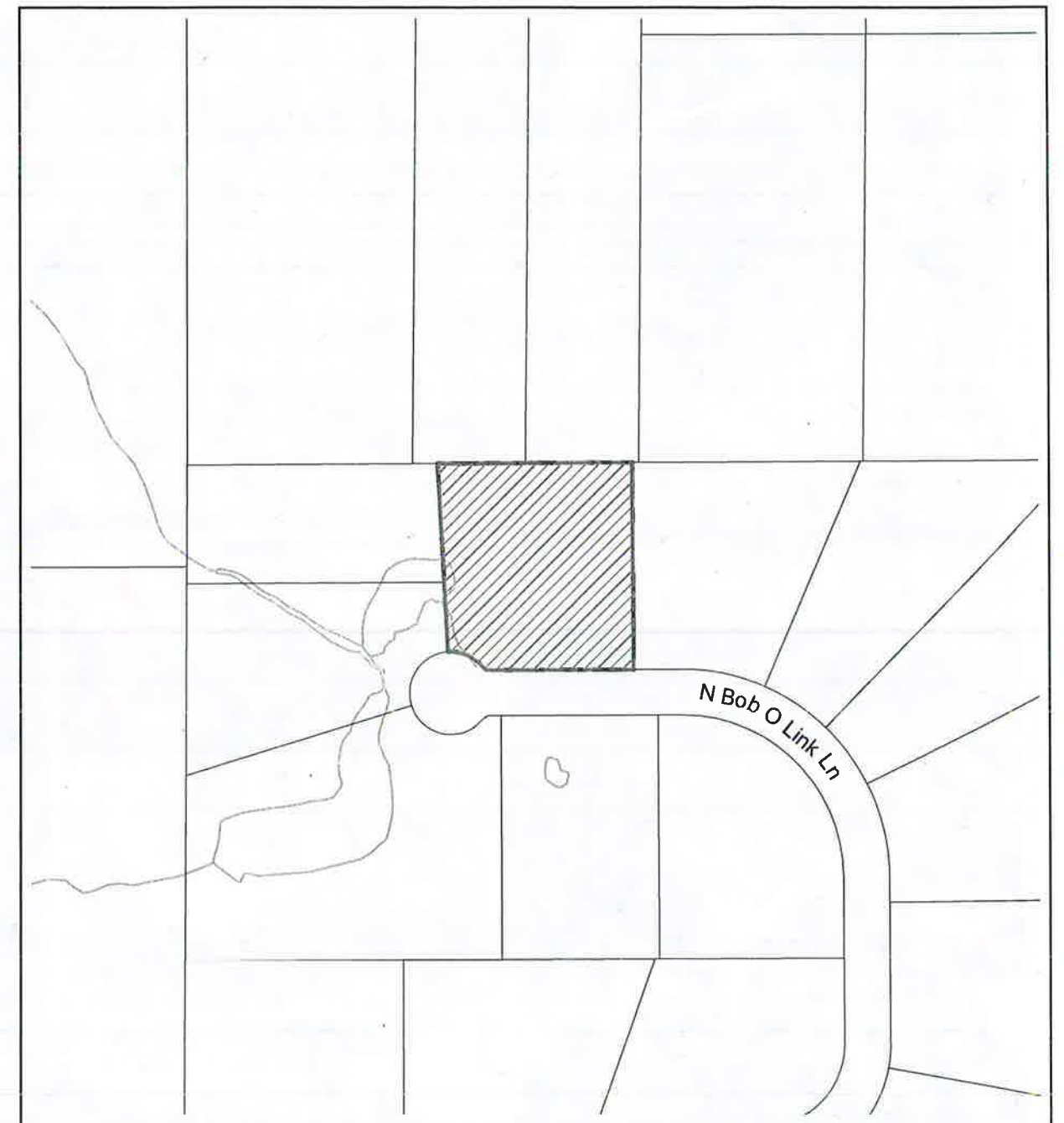


Zoning Board of Appeals
 Case #VAR000728-2021



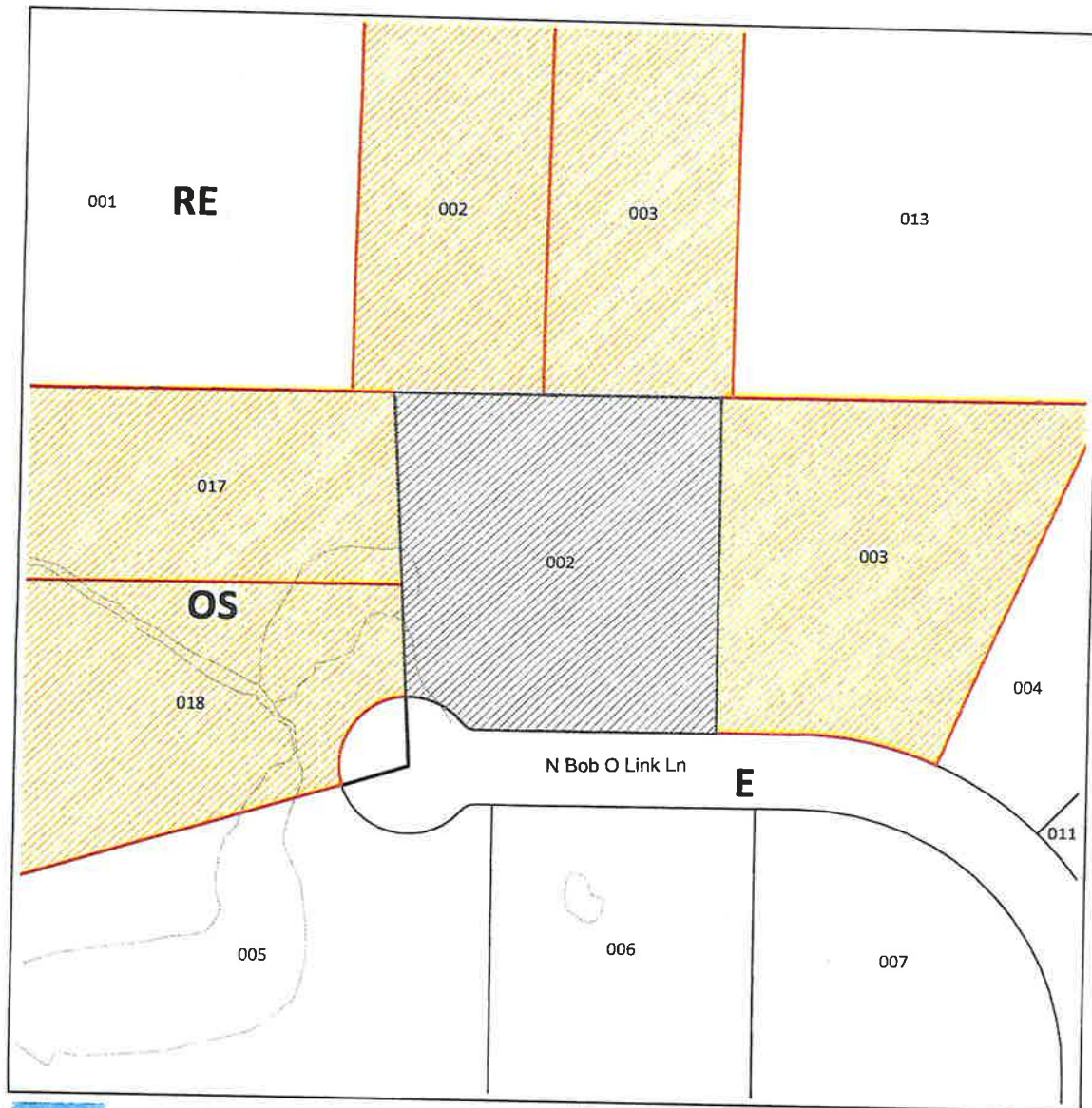




 Incorporated Lake County  Subject Parcel

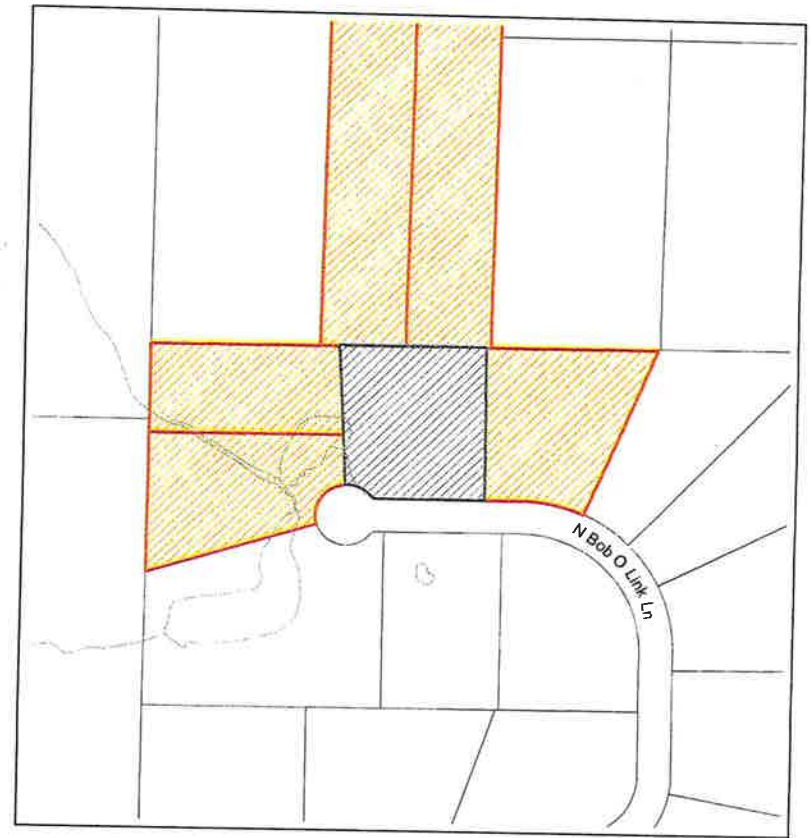


Zoning Board of Appeals
Case #VAR000728-2021

0 25 50 100 150 200
Feet



 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals
Case #VAR000728-2021

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