

## LAKE COUNTY ZONING BOARD OF APPEALS

## VARIATION APPLICATION

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**Applicant(s):**

Jeffrey & Pamela Liesendahl R  
Owner(s)

Phone:

[REDACTED]

Fax:

N/A

Email:

Address

N/A

Contract purchaser(s) if any

Phone:

N/A

N/A

Fax:

N/A

N/A

Email:

N/A

Address

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

Adam M. Hecht  
Name

Phone:  
Cell:

Hecht Schondorf, LLC

Fax:  
Email:

Address

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**Subject Property:**

Present Zoning:  
Present Use:  
Proposed Use:  
PIN(s):  
Address:

R1
Household Living
Household Living
01-24-106-008-000
25615 W. Florence Ave.
Antioch, IL 60002

Legal description:

(X - see deed)

## **Request:**

**The following variation(s) are requested:**

1. To allow an existing accessory dwelling unit on a parcel of less than 80,000 square feet
2. To allow an existing accessory dwelling unit in excess of 1,000 square feet and with more than one bedroom
3. To allow a second story on existing accessory dwelling unit
4. Reduce the front yard setback from 30 feet to 0 feet to accommodate an existing accessory dwelling unit

**Explain why this variation(s) is necessary:**

The existing accessory dwelling unit is an original two story coach house structure that was built when the original Curt Teich Estate was constructed in approximately 1905. This existing coach house structure contains on the first story: a three bay carriage barn, a green house, a summer kitchen and an ice house. The second story contains a three bedroom/two bath dwelling unit for farm workers.

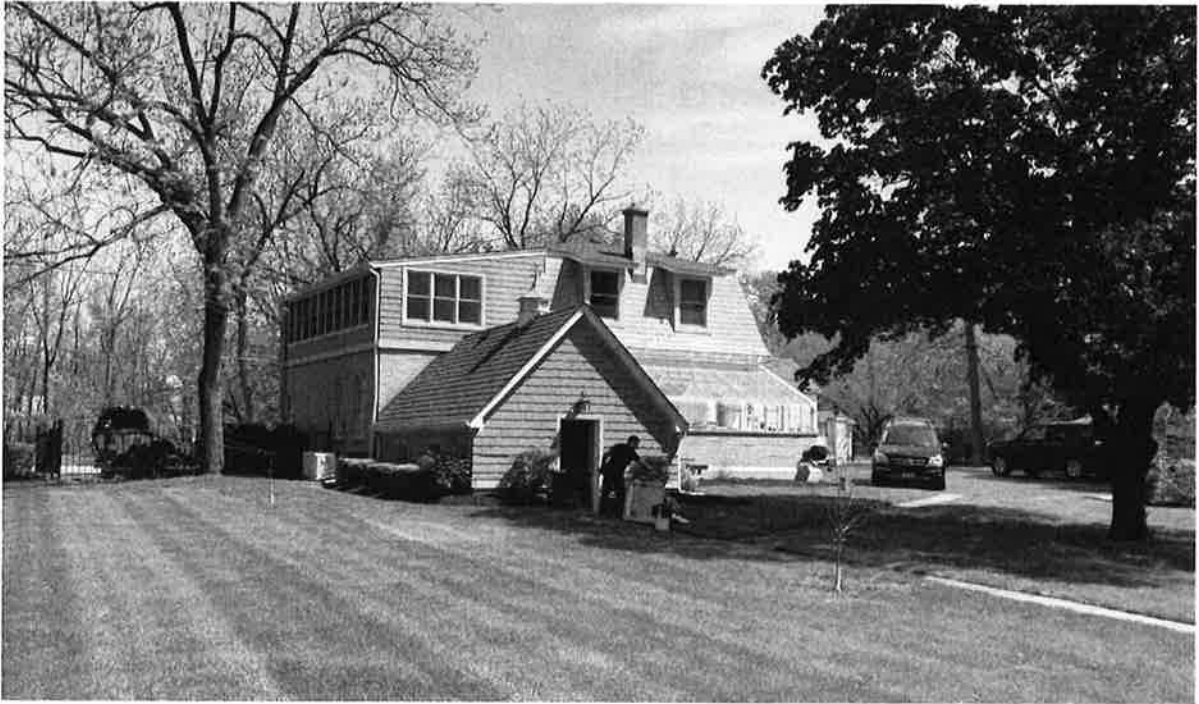
The carriage barn is currently being used for storage, the summer kitchen is currently used as a game room, the ice house is currently used for storage and the farm worker's dwelling unit is currently used as a guest house. The carriage barn is too small for use as a vehicle garage.

The coach house structure was build prior to any current zoning requirements relating to parcel size, bedrooms, number or stories or set back.

Coach House (view from North East)



Coach House (view from South West)



## **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 related to each of the following criteria

**1. Exceptional conditions peculiar to the applicant’s property.**

**Response:** The property has existed in its current state for many decades, a period of time far exceeding the current zoning ordinance. This request is to formalize as legal what is currently legal non-conforming. This constitutes an exceptional condition peculiar to the applicant’s property.

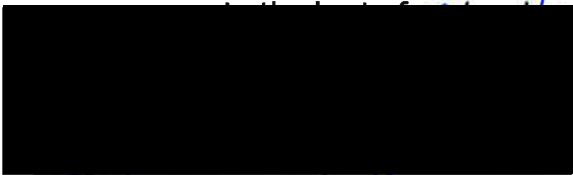
**2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.**

**Response:** Again, the current property is legal non-conforming as the current structures were legal when constructed and predate by many decades the current zoning ordinance. Without relief, the property would continue as legal non-conforming. However, should the applicant ever desire to make changes that require permits, even those that do not change the current footprint, he would need to seek the relief sought in this application. The only other option would be to demolish most of the current structures, which would constitute a unique and unfair hardship not contemplated in or in the spirit of the current the zoning ordinance.

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

**Response:** As stated above, the property has existed in its current state for many decades. This application is to formalize what is already there. Zoning ordinances exist for planning purposes and to maintain a certain character within the particular jurisdiction. Granting the relief requested will do just that.

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



Signature(s) of owner(s)

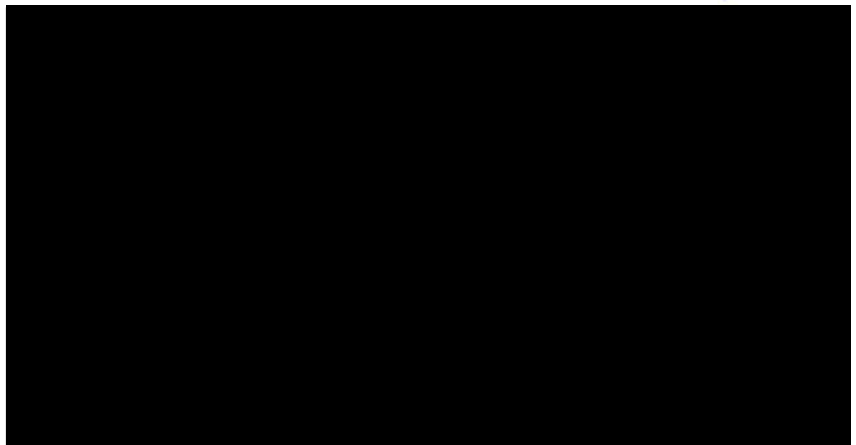
Signature(s) of contract purchasers

I, Adam Hecht a Notary Public aforesaid, do hereby  
certify that Jeffrey Liesendahl

personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of February 25, 2020 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 25<sup>th</sup> day of February,  
2020.

(Seal)



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

[Redacted Signature]

Signature(s) of owner(s)

N/A

Signature(s) of contract purchasers

I, Jelena Vulovic a Notary Public aforesaid, do hereby certify that Pamela Joy Liesendahl

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of Feb. 27, 2020 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 27<sup>th</sup> day of Feb., 2020

(Seal)

M

[Redacted Seal]

# PLAT OF SURVEY

## FOR LETTER OF MAP REVISION FEDERAL EMERGENCY MANAGEMENT AGENCY

LOT 9 IN AYLING'S BLUFF PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1916 AS DOCUMENT 167552, IN BOOK "J" OF PLATS, PAGE 78, IN LAKE COUNTY, ILLINOIS.

P.I.N. 01-24-106-008

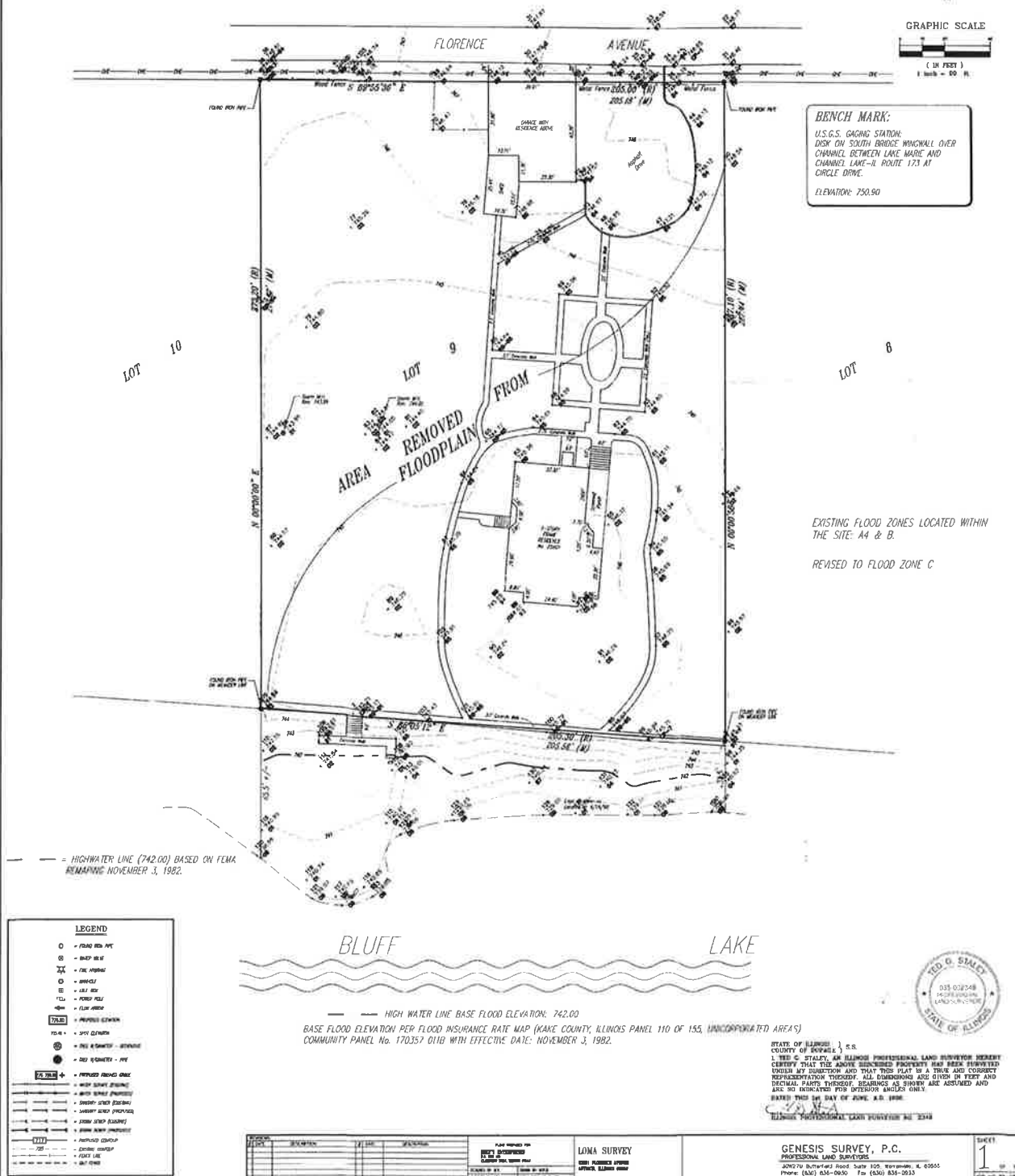
### LEGAL DESCRIPTION OF LOMA:

LOT 9 IN AYLING'S BLUFF PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1916, AS DOCUMENT 167552, IN BOOK "J" OF PLATS, PAGE 78, IN LAKE COUNTY, ILLINOIS.

AREA OF PARCEL: 57,533.51 S.F. 1.32 Acres

### AREA REMOVED FROM FLOODPLAIN:

57,533.51 Square Feet - 1.32 Acres



**TRUSTEE'S DEED  
JOINT TENANCY**

Image# 048846850002 Type: DTR  
Recorded: 06/18/2012 at 10:47:15 AM  
Receipt#: 2012-00036612  
Page 1 of 2  
Fees: \$1,369.50  
IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6862998**

160390/201226124  
This indenture made this **1st day of June, 2012**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee to LaSalle Bank National Association, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **20th day of February, 1986** and known as Trust Number **4783-WH**, party of the first part, and **JEFFREY LIESENDAHL AND PAMELA LIESENDAHL**, not as tenants in common, but as joint tenants, whose address is: **2839 Weaver Lane, Batavia, Illinois 60510**, parties of the second part.

**Reserved For Recorder's Office**

**WITNESSETH**, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in Lake County, Illinois, to wit:

**Lot 9 in Ayling's Bluff Park Subdivision, being a Subdivision of part of the Northwest Fractional Quarter of Section 24, Township 46 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded October 11, 1916, as Document 167552 in Book "J" of Plats, page 78, in Lake County, Illinois.**

**Property Address: 25615 West Florence Avenue, Antioch, Illinois 60002**

**Permanent Tax Number: 01-24-106-008**

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

**This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.**

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

**CHICAGO TITLE LAND TRUST COMPANY**

as Trustee

By: [REDACTED]

Assistant Vice President





State of Illinois

County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 1st day of **June, 2012**.



NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
1725 S. Naperville Road  
Wheaton, IL 60189

AFTER RECORDING, PLEASE MAIL TO:

NAME Todd Wallace

ADDRESS

OR BOX NO. \_\_\_\_\_

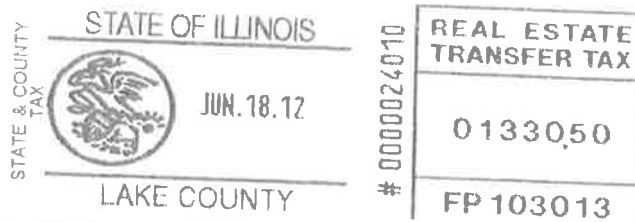
CITY, STATE

SEND TAX BILLS TO:

NAME Jeffrey & Pamela Liesendahl

ADDRESS

CITY, STATE



## **COURT REPORTER AGREEMENT**

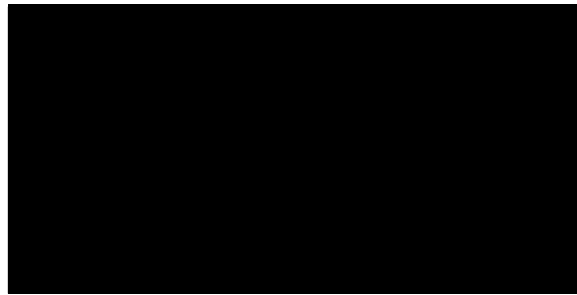
### **CHECK ONE OF THE FOLLOWING:**



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.



**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**