

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Thomas Baur and Barbara Sistik Baur
(please print) Owner(s)

Subject Present Zoning: Residential
Property: Present Use: Residential
Proposed Use: Convert an accessory building to an accessory dwelling building.
PIN(s): 10-27-400-021
Address: 27570 N Chevy Case Rd
Mundelein IL 60060

Legal description: See Attached
(see deed)

Request: The following variation(s) are requested:

1. **Reduce the rear yard setback from 30 feet to 23.48 feet to allow for the conversion of an existing accessory structure into an accessory dwelling unit.**
- 2.
- 3.
- 4.

Explain why this variation(s) is necessary:

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:

This is an existing accessory building on our property. It sits adjacent to our detached garage. It meets the requirements for an accessory building. It is less than 1000 sq ft, (approx 900 sq ft), it is single level, built on a concrete slab and meets setback requirements. We purchased this property in October 2019. The original house and accessory building were developed in 1965. This is a heavily wooded area and our lot and the lots adjacent to us are also heavily wooded. There is a wide buffer of trees and vegetation along the property borders on all sides. Along the west property line, runs a very small creek which we will leave untouched. In fact, the creek winds along into the adjacent property. We have no plans to interfere with this.

The accessory building has been upgraded with central heat and air conditioning (we have no knowledge of when this was done). The building is finished on the inside with insulation and drywall. Electrical, gas and internet service lines are in place. The building also has been outfitted with a radon mitigation system. That was added in October 2019 by us since our plan is to use the building as a workshop, art studio or guest house. (It is NOT our plan to use it as an Airbnb nor was it ever our intention.)

In addition, it appears that the building is currently set up as office space. This is how we purchased the property. We want to remodel the building and remove this use.

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

Response:

This is an existing accessory building which is allowed on the site. The setback requirement is 30 feet from the back lot line and the building sits 25 or 23 feet (depending on the corner of the building) from the back lot line, very close to the 30 feet required.

Altering the structure

Removing the rear of the structure to meet the setback requirement would require us to relocate the HVAC in the building as well as make more significant alterations to the structure. We mention this to help give the board a better understanding of the layout of the structure.

Relocation

This is a heavily wooded lot, making it difficult to relocate the building or build anew without removing a significant number of trees (which we don't want to do). Open areas on our property include the septic field making it ineligible for building. Other open areas include groves of trees that would have to be removed.

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

Response:

We want to remove the non-conforming use as an office that was illegally established on the property before we purchased it and replace it with an allowed use in the RE zoning district.

The rear yard is buffered from the adjacent residential use by vegetation. We have talked with our adjacent neighbors to the rear and west of the property about our plans and they have expressed that they have no objection. We received letters of no objection of each of them and have included them with the application.

We have no plans to add to the building or alter the exterior with the exception of a sliding glass door to provide a second egress. Doing this work will not require us to alter the landscape.

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

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

(CT) 1/2 19 GHW 680036VH.



Image# 058678270005 Type: DW
Recorded: 10/11/2019 at 08:15:12 AM
Receipt#: 2019-00053281
Page 1 of 5
Fees: \$637.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

**WARRANTY DEED
ILLINOIS STATUTORY**

REAL ESTATE TRANSFER TAX



County: \$192.50
Illinois: \$385.00
Total: \$577.50

Stamp No: 1-178-170-976
Declaration ID: 20190904991305
Instrument No: 7599701
Date: 11-Oct-2019

File **7599701**

THE GRANTOR(S) Federico Minlos, divorced and not since remarried and Loreley Banchik, divorced and not since remarried, of the City of CHARLOTTE, County of MECKLENBURG, State of NC for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Thomas J. Baugr and Barbara Sistak Baugr, husband and wife, not as Tenants in Common, nor as Joint Tenants, but as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of LAKE in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-27-400-021
Address(es) of Real Estate: 27570 N. Chevy Chase Rd. Mundelein, IL 60060

 September, 20 19

Federico Minlos

STATE OF NC, COUNTY OF Mecklenburg ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Federico Minlos, personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of September, 20 19



(Notary Public)







Weppler Law Group, LLC



[Redacted]

Loreley Banchik

STATE OF NC, COUNTY OF Mecklenburg ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Loreley Banchik, personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of September, 2019.

[Redacted]

[Redacted]

(Notary Public)

Prepared by:

WEPLER LAW GROUP, LLC

[Redacted]

Mail to:

[Redacted]



Wepler Law Group, LLC

[Redacted]

Exhibit "A" – Legal Description

A TRACT OF LAND COMMENCING AT A POINT IN THE WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 988.2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE NORTH 54 DEGREES 47 MINUTES EAST 600 FEET; THENCE NORTH 76 DEGREES 17 MINUTES EAST 260 FEET; THENCE SOUTH 79 DEGREES 20 MINUTES EAST 430 FEET; THENCE SOUTH 73 DEGREES 33 MINUTES EAST 310 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 19 MINUTES WEST 271.7 FEET; THENCE SOUTH 51 DEGREES 33 MINUTES EAST 355.8 FEET; THENCE NORTH 14 DEGREES 56 MINUTES EAST 430 FEET; THENCE NORTH 78 DEGREES 4 MINUTES WEST 330 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



PLAT ACT AFFIDAVIT

STATE OF Illinois
COUNTY OF Lake

Document No.: _____

Federico Minlos and Loreley Banchik, being duly sworn on oath, states that _____ resides at 27570 N. Chevy Chase Rd., Mundelein, IL 60060-9616, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception:

1. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
2. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that this affidavit is made for the purpose of inducing the Recorder of Lake County, Illinois to accept the attached deed for recording.

PLAT ACT AFFIDAVIT
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

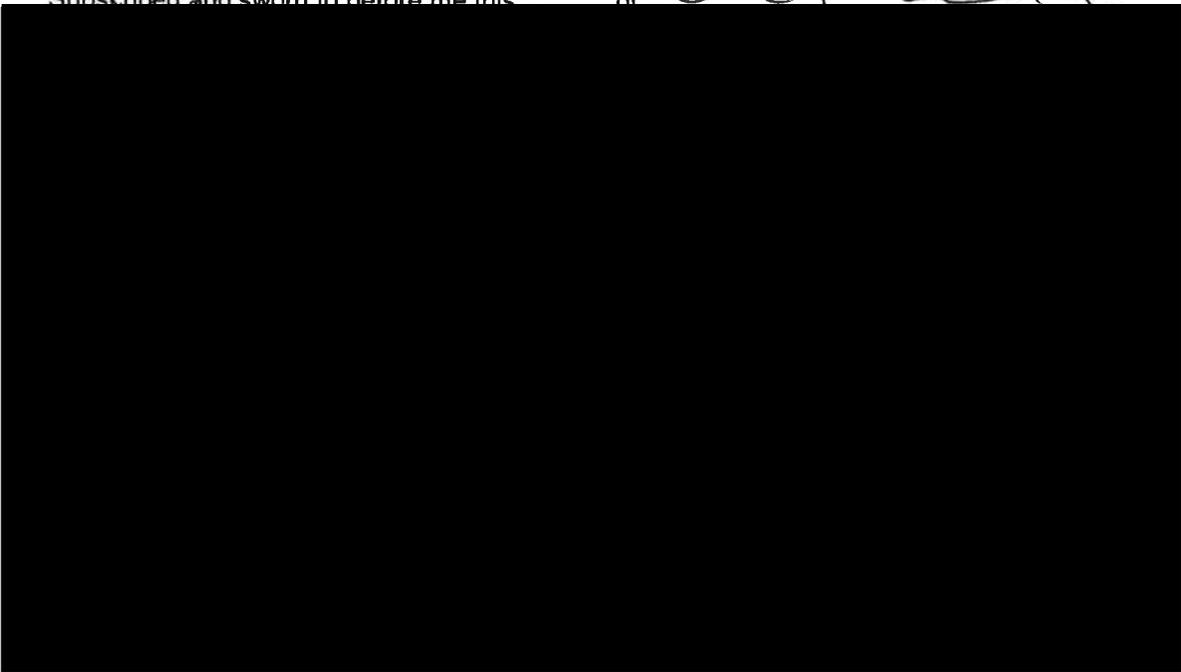


STATE OF IL

COUNTY OF Lake

Subscribed and sworn to before me this

10 of OCT 2019



- LEGEND**
- N = North
 - S = South
 - E = East
 - W = West
 - NW = Northwest
 - NE = Northeast
 - SE = Southeast
 - SW = Southwest
 - P.O.B. = Point of Beginning
 - S.F. = Square Feet
 - D.W. = Right of Way
 - D.C. = Easement
 - I.C. = Easement in Gross
 - M.P. = Measure
 - F. = Top of Foundation
 - IN. = Minimum
 - OR. = Maximum

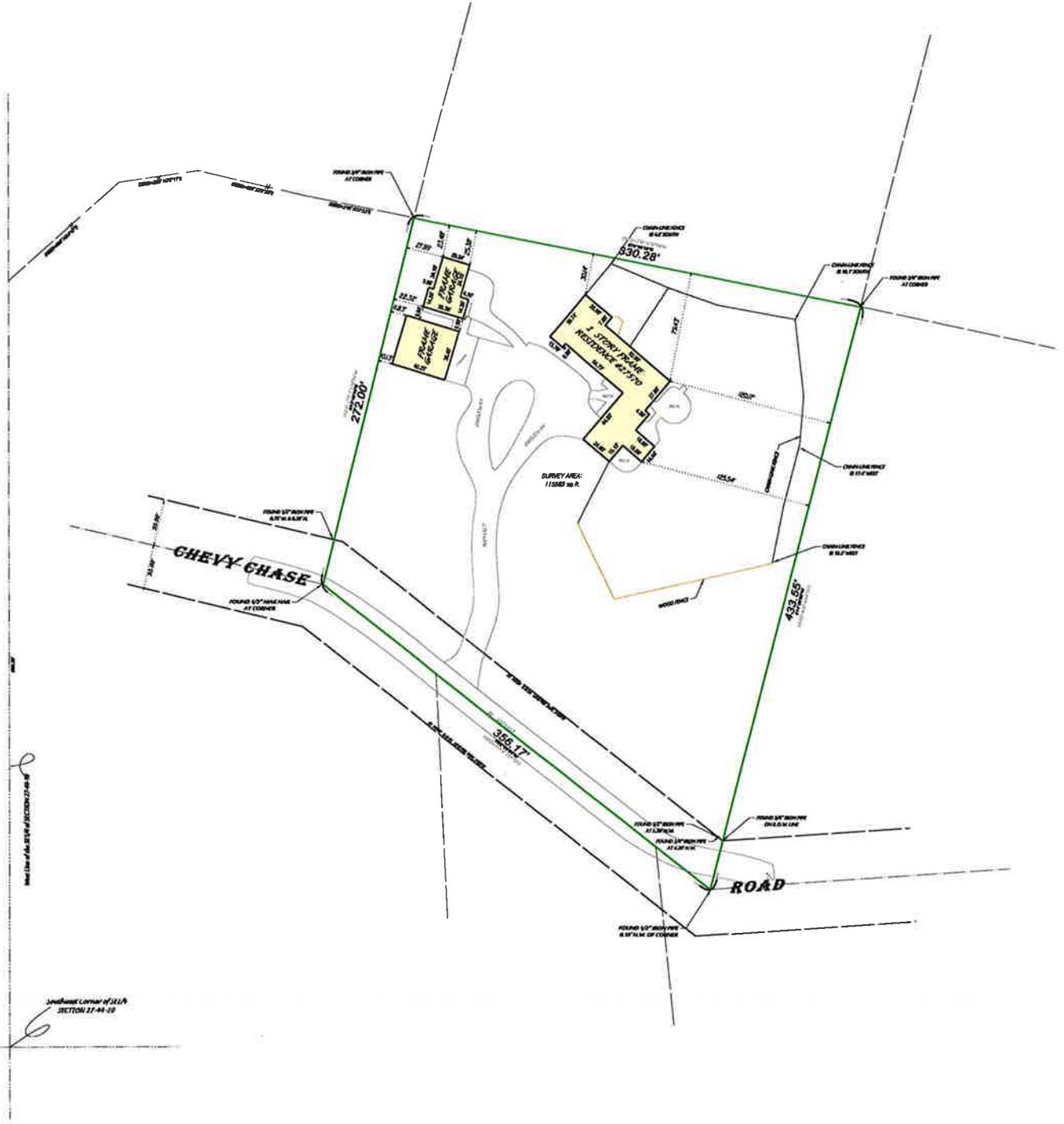
R.E. DECKER (1973, 1999) R.O. PAVLETIC P.L.S. 979-3261

Plat of Survey

of

A tract of land commencing at a point in the West line of the Southeast Quarter of Section 27, Township 44 North, Range 10, East of the Third Principal Meridian, which is 988.2 feet North of the Southwest corner of said Southeast Quarter; thence North 54 degrees 47 minutes East 600 feet; thence North 76 degrees 17 minutes East 260 feet; thence South 79 degrees 20 minutes East 430 feet; thence South 73 degrees 33 minutes East 310 feet for the point of beginning; thence South 24 degrees 19 minutes West 271.7 feet; thence South 51 degrees 33 minutes East 355.8 feet; thence North 14 degrees 56 minutes East 430 feet; thence North 78 degrees 4 minutes West 330 feet to the point of beginning, in Lake County, Illinois.

Commonly known as: 27570 N. CHEVY CHASE ROAD, MUNDELEIN, ILLINOIS.



ORDER NUMBER 19-030
 ORDERED BY: WRIPPLER LAW GROUP, LLC
 FOR: MUNLOS
 REVISIONS: _____

WITHOUT A RAISED SEAL
 PLAT IS NOT VALID



R E DECKER
 PROFESSIONAL LAND SURVEYORS P.C.
 114 E. COOK AVENUE
 LIBERTYVILLE, IL 60048
 TEL. 847-362-0091
 DeckerSurvey@gmail.com
 Website: DeckerSurvey.com



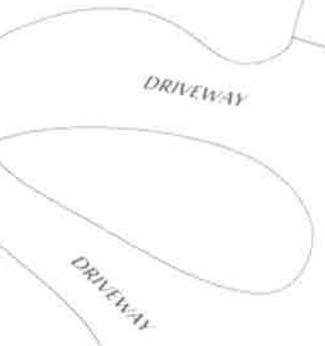
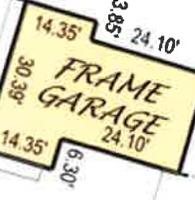
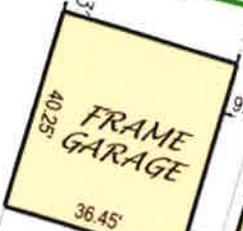
Field Work Completed on: 9-26-19
 STATE OF ILLINOIS }
 COUNTY OF LAKE } ss
 This Professional services conforms to the current Illinois minimum standards for a "Boundary Survey."
R. E. DECKER, P.C.
 By: _____
 Professional Land Surveyor

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 difference at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Comments, Easements or Restrictions which may exist.

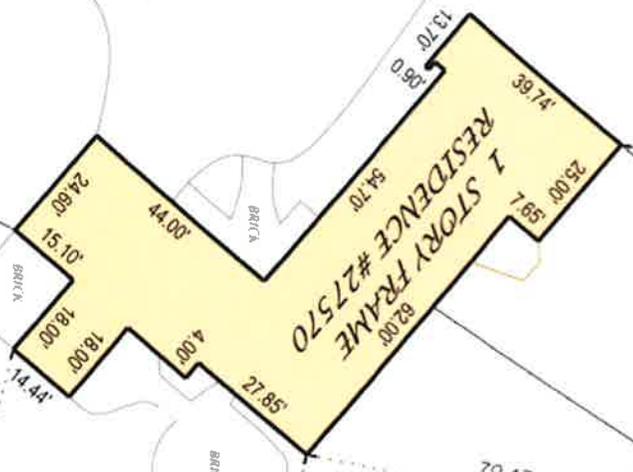
FOUND 3/4" IRON PIPE
AT CORNER

DEED=710° S73°33'E

DEED=271.7° S14°56'W
N13°48'10"E
272.00'



SURVEY AREA:
115583 sq. ft.



DEED=120° N78°04'W
S78°56'39"E
330.28'

CHAIN-LINK FENCE
IS 4.6 SOUTH

79.43'

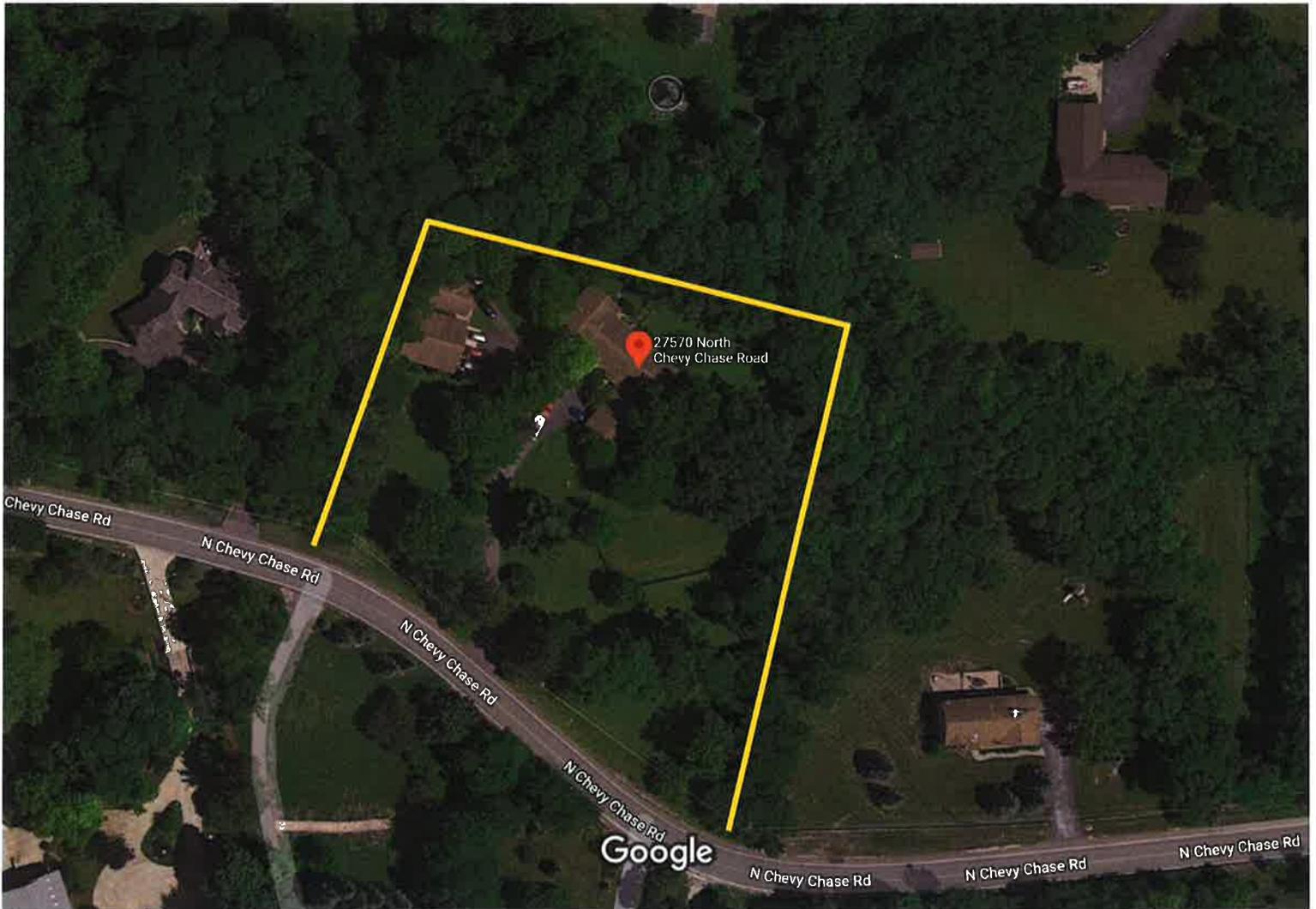
CHAIN-LINK FENCE

125.54'

120.7'

CHAIN
IS 1.

CHAIN-LINK
IS 18.7 SC



September 12, 2020

To Lake County Officials:

Tom and Barbara Baur, at 27570 N Chevy Chase Rd., Mundelein, IL, have informed me of their desire to seek a setback variance on their property so they can make modifications to an existing accessory building.
I have no objection.

Signed

Name: Chris de Figueiredo

Address:

September 7, 2020

To Lake County Officials:

Tom and Barbara Baur, at 27570 N Chevy Chase Rd., Mundelein, IL, have informed me of their desire to seek a setback variance on their property so they can make modifications to an existing accessory building.

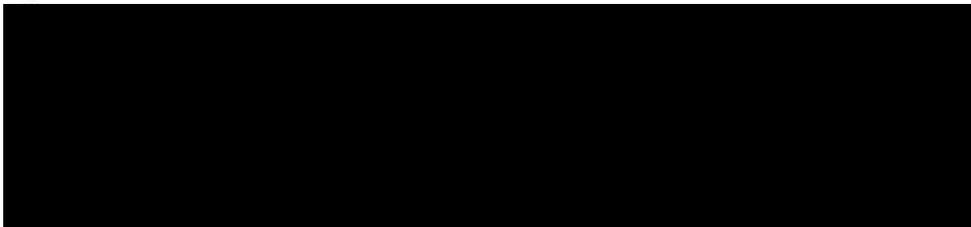
I have no objection.

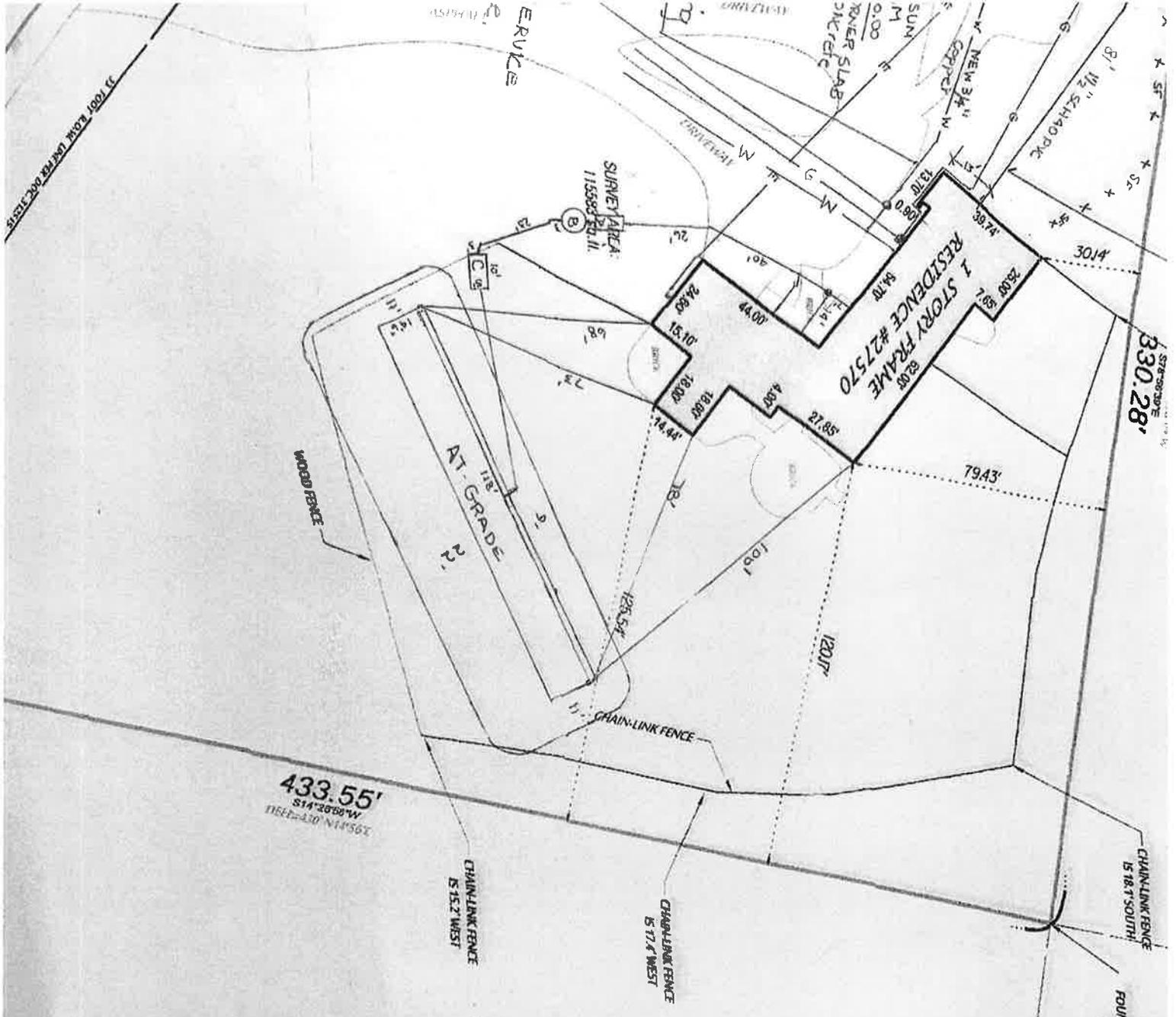
Signed

A solid black rectangular box redacting the signature of the official.

Name: Bill Provenzano

Address:

A large solid black rectangular box redacting the address of the official.



* EXISTING septic Designed
 For 5 Bedroom Home. HAS 4
 Bedrooms Adding a Fifth Bedr
 in out Building.

CLEAN OUT ●

C = 1500 LIFT STATION 

B = 750 GAL AEROBIC
 UNIT

A = TRASH TANK 

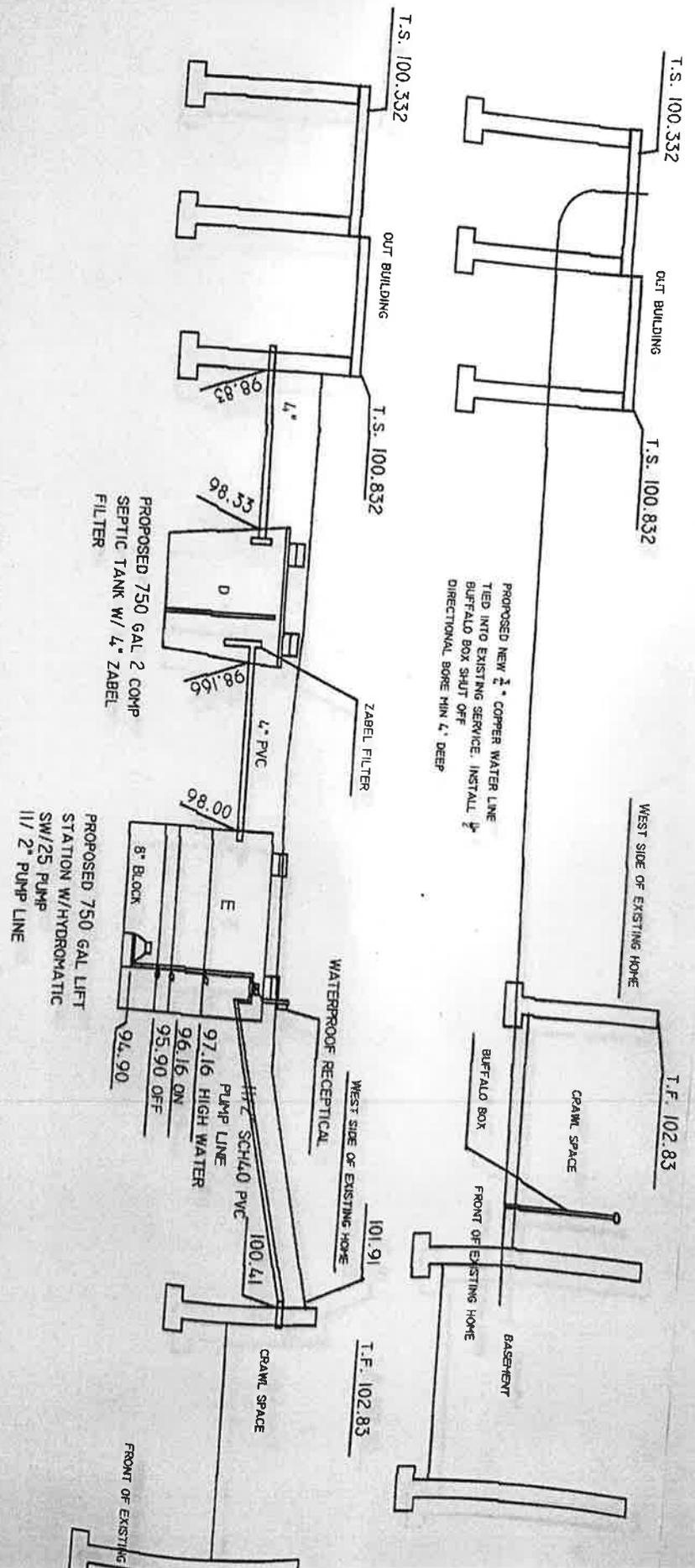
DECKER



Field Work Completed on: 9-26-19

STATE OF ILLINOIS }
 COUNTY OF LAKE } ss

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."



FOUND 1/2" IRON PIPE
 0.15' N.W. OF CORNER

PROPOSED NEW 1/2" COPPER WATER LINE
 TIED INTO EXISTING SERVICE. INSTALL 4"
 BUFFALO BOX SHUT OFF
 DIRECTIONAL BORE MIN 4' DEEP

110011

* **Owner:** Barb & Tom Baur



* **Designer:** Thomas L. Hart



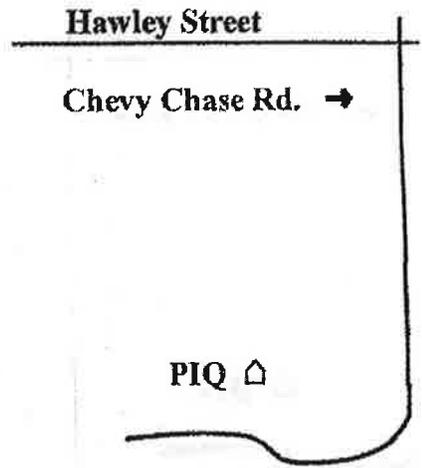
* **Contractor:** Bob Rohrs & Son



- * **Legal Description:**
Fremont Township
Subd: Metes And Bounds
Lot: 20, S15, T46N, R10E
- * RE: 27570 N Chevy Chase Road
Mundelein, Il. 60060
P.I.N. # 10-27-400-021
- * **Existing: Septic**
BDRM: 5 = 700 gals pd
Exist. At Grade Septic
(See work sheet)
SLR: .40 gpd/sqft LLR: .8
SS: Corwin RG: C L.L. 28"
- * **Ref. B.M. 100.00** Corner of slab in front of Out Building Noted On Plan

* **JOB NOTES**

- A. D. Proposed 750 gal 2 comp. Septic Tank W/ Zabel Filter
- B. E. Proposed 750 gal lift station
W / SW25 effluent lift pump
- C. SCH 40 1 1/2" pump line 116'
- D. SCH 40 4" sewer pipe
- E. City Water
- F.
- G. **Proposed Install 3/4 " Copper Water Liner To Out Building**
Connect New Service To Existing Water Line In Front
Of Home
- H. Install A 2" buffalo Box In Line To New Copper Line
- I. **Construction Path** → → → → → →
- J. No clear water from footing drains, humidifiers Air
conditioners shall be discharged into septic or sewer lines
- K. Install risers as needed on new Septic Tank and Lift Station
- L. Silt Fence X X SF X X SF X X
- M. Existing Septic Designed For 5 Bedrooms Home Currently
Has 4 Bedrooms Adding A 5th Bedroom and Bath in Out Building



* **Driving direction**

* **Call For Julie Locates Prior To Installing Field**
1-800-892-0123

NUMBER 19-854
 WEPLER LAW GROUP, LLC
 MINLOS

