

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): DANUTA OZYMKO

Applicant(s): THOMAS BUDZIK (ARCHTECT)
(if other than owner)

Subject Property: Present Zoning: R-1
Present Use: SINGLE FAMILY RESIDENTIAL
Proposed Use: SINGLE FAMILY RESIDENTIAL
PIN(s): 0111202007, 0111202046
Address: 42807 N WOODBINE
ANTIOCH, IL 60002
Legal description: SEE ATTACHED
(see deed)

The following variation(s) are requested:

1. per 151.113 C2a - reduction in side yard setback for accessory structure from 6' to 0' for an existing detached garage.
2. per 151.113 C2a - reduction in front setback for accessory structure from 30'-0" to 23' for an addition to an existing garage.
3. _____
4. _____

Explain why this variation(s) is necessary:

The variations are necessary to allow for an addition to an existing detached garage that is legal non-conforming.
The addition will allow for the existing garage structure to remain, but make it more functional for parking cars.

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. Exceptional conditions peculiar to the applicant's property:

The property is located on Lake Antioch. It is a lake front property with an accessory structure located in front of the primary residence. The site has a steep drop off from the rear of the residence down to the lake. This area is served by well and septic. Between the location of the existing home, the area needed for the septic system and the grading on the property. There is only one reasonable location for a garage, in the northwest corner of the property. The street is also quite narrow and the lot is near a dead end. As a result, there is very little room for street parking. The addition and driveway will allow for safe parking access for the owner and their guests.

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

The existing garage is already non-conforming with regards to the side and front yard setbacks. As the existing garage is only 16' wide, with a front load garage door, it can only practically fit 1 car with limited driveway space for additional parking. It is not possible to have any type of addition to the structure without seeking zoning relief. The only alternative would be to build a new detached garage further east and south on the property. This is impacted by the amount of space that is required for the installation of a septic system.

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

The garage and proposed drive conforms with all other zoning regulations outside of the two variances requested. The addition to the garage follows the front face of the existing garage and only extends out enough as to be functional inside. The garage is set back further from the street than the garage to the north. The garage structure was reconfigured to address existing structural issues with the garage, but also to have a design that is more in harmony with the recently remodeled home. With the primary garage doors facing south, there will be limited impact on the neighbors. The additional space on the driveway will allow for more guest parking on site as opposed to parking on the narrow street.

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: <u>DANUTA OZYMKO</u>	Name: <u>Thomas Budzik Thomas Architects</u>
Address: [REDACTED]	Address: [REDACTED]
State & Zip: [REDACTED]	State & Zip: [REDACTED]
Daytime Phone: [REDACTED]	Daytime Phone: [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

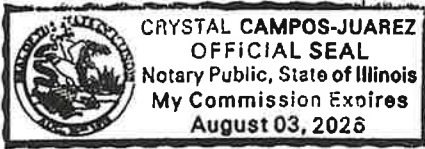
Applicant (if other than owner):	Contract Purchaser (if any):
Name: <u>PETER OZYMKO</u>	Name: _____
Address: [REDACTED]	Address: _____
State & Zip: [REDACTED]	State & Zip: _____
Daytime Phone: [REDACTED]	Daytime Phone: _____
Email: [REDACTED]	Email: _____

I, [REDACTED] above is true and complete to the best of my/our
[REDACTED] _____
Owner's Signature
[REDACTED] _____
Signature(s) of contract purchasers (if applicable)

I, CRYSTAL CAMPOS-JUAREZ a Notary Public aforesaid, do hereby certify that DANUTA OZYMKO personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 8TH OF AUGUST 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 8TH day of AUGUST, 2024

(Seal)

My Commission expires AUGUST 3RD, 2026



Type: DW
Recorded: 5/4/2021 12:53:19 PM
Fee Amt: \$570.00 Page 1 of 3
Receipt#: 202100043172
IL Rental Housing Fund: \$9.00
State Stamp Fee: \$340.00
County Stamp Fee: \$170.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File# 7783991

REAL ESTATE TRANSFER TAX

County:	\$170.00
Illinois:	\$340.00
Total:	\$510.00
Stamp No:	1-253-326-352
Declaration ID:	20210404994409
Instrument No:	7783991
Date:	04-May-2021

WARRANTY DEED

THE GRANTOR, RICHARD J. LAH, JR., widowed and not since remarried, of the City of Antioch, County of Lake, State of Illinois, for and in consideration of ten dollars, in hand paid, CONVEYS and WARRANTS to DANUTA OZYMKO of NORTHBROOK, Illinois, all his interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing

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

PERMANENT INDEX NO. 01-11-202-007, 01-11-202-046

ADDRESS OF PROPERTY: 42807^{N.} Woodbine Avenue, Antioch, Illinois 60002

Dated this 9th day of April, 2021


RICHARD J. LAH, JR.

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 20216588-IL

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD J. LAH, ^{4/2}widowed and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 ^{9th} day of April, 2021

Commission expires _____



This instrument was prepared by: J. [redacted] on Street, Suite 201, Grayslake, Illinois 60030

MAIL TO: Richard Chelminski, Esq.
[redacted]

Address of Property:
42807 Woodbine Avenue
Antioch, Illinois 60002
N.

SEND SUBSEQUENT TAX BILLS TO: Danuta Ozymko
42807 Woodbine Avenue
Antioch, Illinois 60002
N.

EXHIBIT A – LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 22 (AS MEASURED PERPENDICULARLY FROM THE SOUTH LINE THEREOF) AND LOT 23 IN BLOCK 1 IN CHANNEL LAKE BLUFFS SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1911 AS DOCUMENT 136297 IN BOOK "I" OF PLATS, PAGE 15 AND INCLUDED IN CHANNEL LAKE BLUFF SUBDIVISION AND RESUBDIVISION OF LOTS E AND F OF PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1914, AS DOCUMENT 153915, IN BOOK "I" OF PLATS, PAGE 96, IN LAKE COUNTY, ILLINOIS.

42807 Woodbine Avenue
Antioch, IL 60002

PIN 01-11-202-007

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.

S _____

Billing Contact Information:

PETER OZYMKO
Print Name

Title

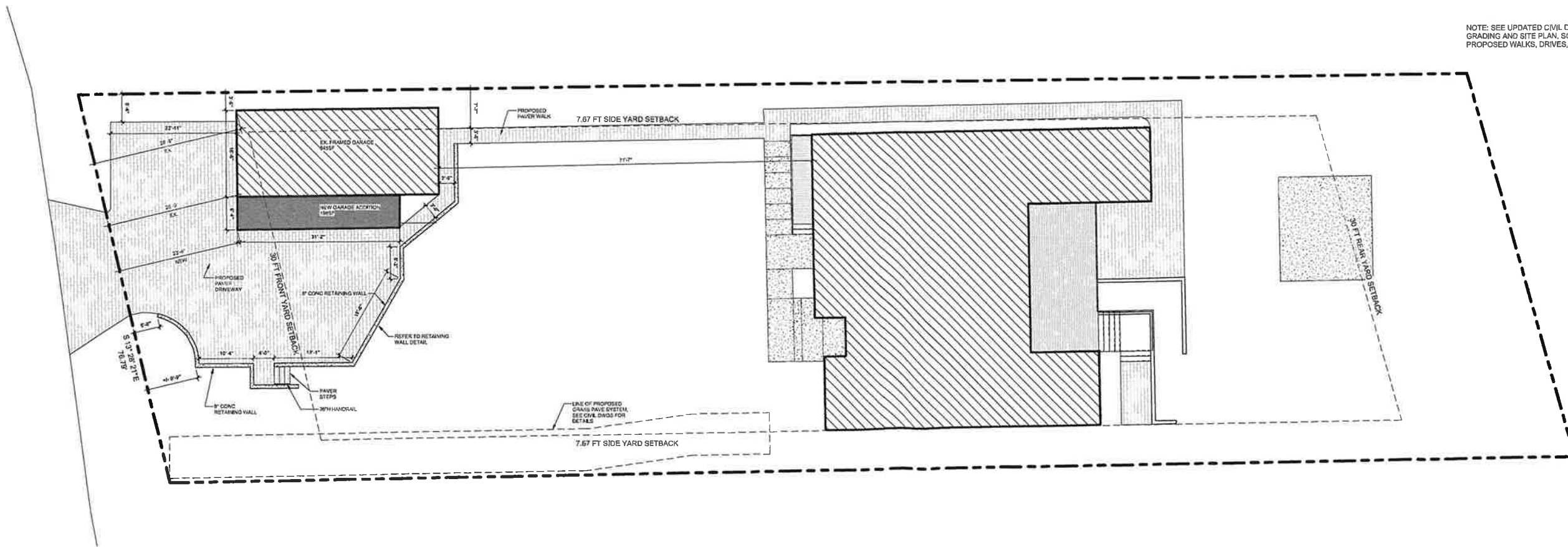
Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

PROJECT DATA

PROJECT LOCATION: 42807 N WOODBINE
 ANTIOCH, IL 60002
 ZONING DISTRICT: R-1
 LOT AREA: 19,880 SF
 PIN: 0111202007
 MAX LOT COVERAGE: 8,000 SF
 PROPOSED LOT COVERAGE: 2,815 SF
 BUILDING FOOTPRINT: 3,079 SF
 DRIVEWAY / WALKS / PATIO: 841 SF
 GARAGE: 841 SF
 TOTAL PROPOSED COVERAGE: 7,635 SF

NOTE: SEE UPDATED CIVIL DRAWINGS FOR TOPO, PROPOSED GRADING AND SITE PLAN. SCOPE OF REVISIONS LIMITED TO PROPOSED WALKS, DRIVES, PATIOS AND RETAINING WALL.



No.	Description	Date
1	GARAGE ZBA	08.6.2024

Project Name and Address

OZYMKO
 ADDITION TO SINGLE
 FAMILY RESIDENCE
 42807 N WOODBINE
 ANTIOCH, IL

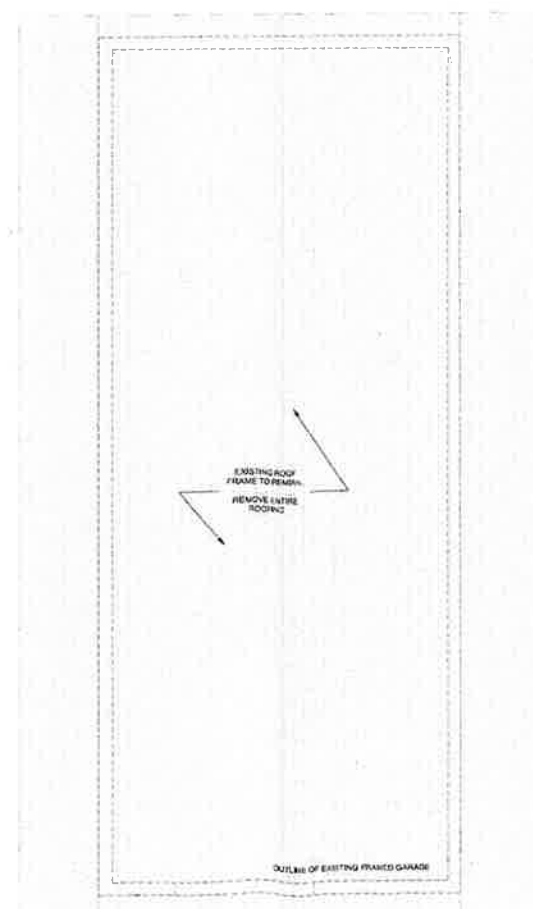
Project No. 24-064

Description SITE PLAN

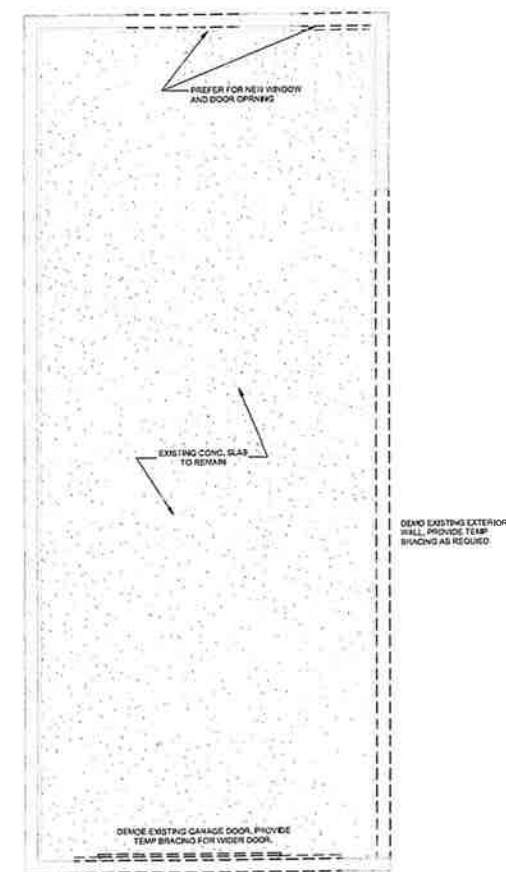
Sheet **A-1.0**

DEMOLITION NOTES

- 1 SAW CUT & REMOVE EXISTING EXTERIOR & INTERIOR WALLS, WINDOWS, DOORS, STAIRS & RELATED CONSTRUCTION (I.E. DECKS & AREAWAYS) AS INDICATED BY DASHED LINES.
- 2 PRIOR TO DEMOLITION:
 DEACTIVATE EXISTING GAS, ELECTRIC & WATER LINES. CONDUITS & PIPING IN WALLS TO BE DEMOLISHED SHALL BE REMOVED. CAP ALL PIPING BELOW WALL OR FLOOR FACES.
- 3 EXISTING FLOORS & FLOOR SLABS TO REMAIN (UNLESS OTHERWISE NOTED).
- 4 REMOVE ALL EXISTING WINDOWS, DOORS, AND FRAMES IN WALLS AS INDICATED BY DASHED LINES.
- 5 PROVIDE SHORING OF EXISTING WALLS & FLOORS AS REQUIRED BY DEMOLITION UNTIL NEW CONSTRUCTION IS IN PLACE.
- 6 SEE STRUCTURAL FRAMING PLANS FOR ALL NEW COLUMNS, BEAMS AND OTHER STRUCTURAL SUPPORTS.
- 7 REMOVE ALL WIRING, ROMEX & BX THROUGHOUT AREA OF WORK.
- 8 REMOVE ALL PLUMBING SUPPLY, WASTE & VENT LINES THROUGHOUT AREA OF WORK.
- 9 VERIFY CONDITION OF ALL MECHANICAL DUCTWORK THROUGHOUT AREA OF WORK.
- 10 DEMOLITION CONTRACTOR TO TAKE SPECIAL CARE TO DEMOLISH AREAS SO AS TO MAINTAIN THE CONDITION OF STRUCTURAL ELEMENTS TO REMAIN (I.E. FOUNDATION, STEEL BEAMS, STEEL COLUMNS)
- 11 OWNER TO PROVIDE LIST OF SALVAGE ITEMS TO CONTRACTOR PRIOR TO ANY DEMOLITION.
- 12 GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE PLANS.



① GARAGE - ROOF DEMOLITION
 1/4" = 1'-0"



③ GARAGE - DEMOLITION
 1/4" = 1'-0"



No.	Description	Date
1	GARAGE ZBA	08.6.2024

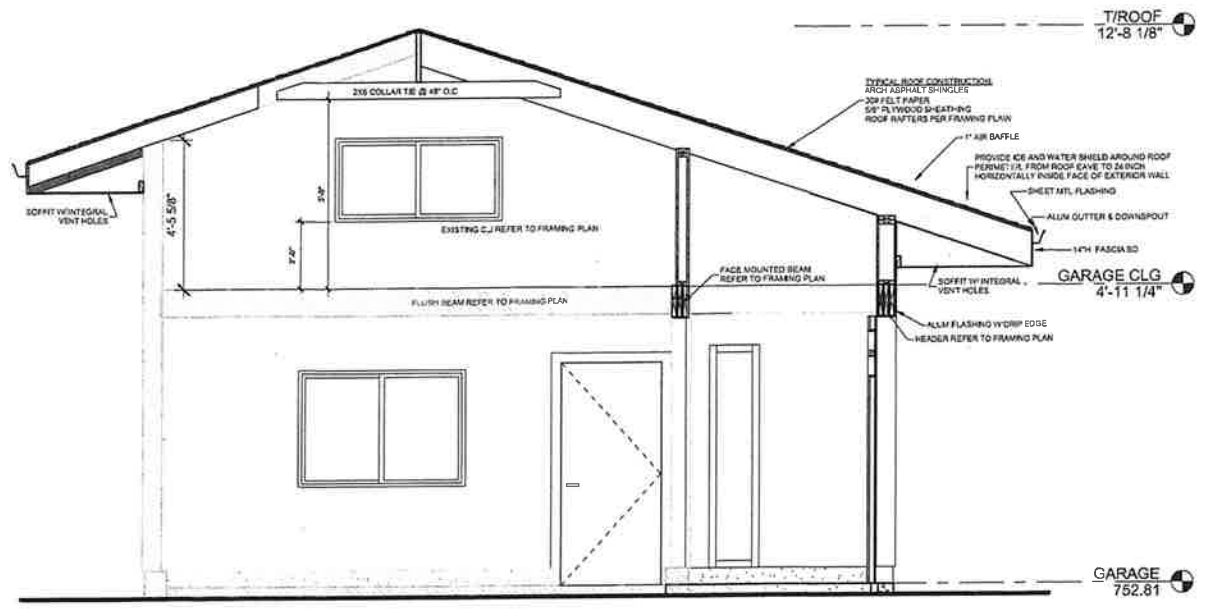
Project Name and Address

OZYMKO
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 42807 N WOODBINE
 ANTIOCH, IL

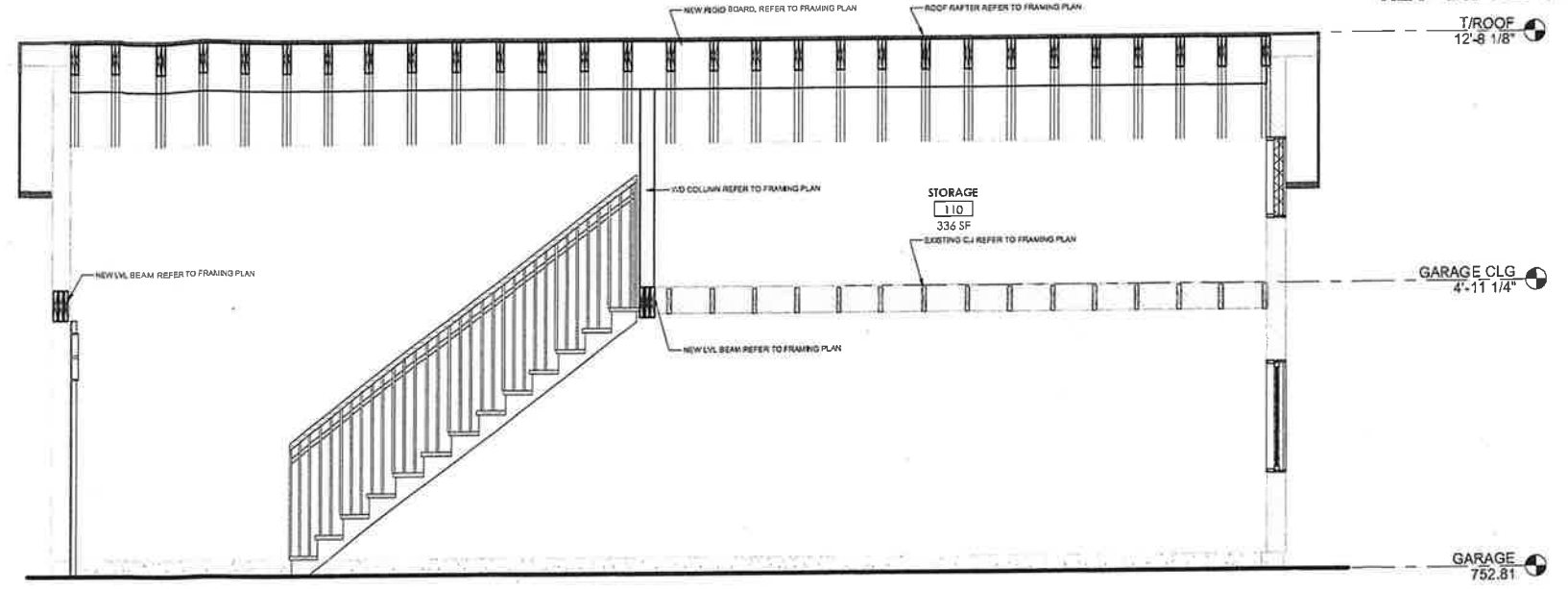
Project No. 24-064

Description DEMOLITION PLAN

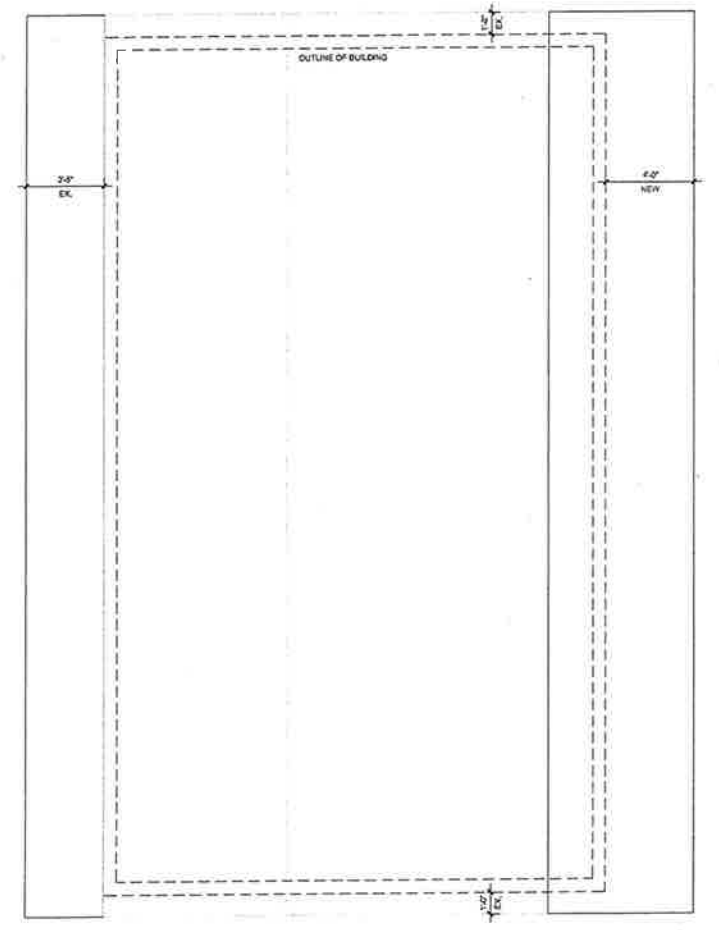
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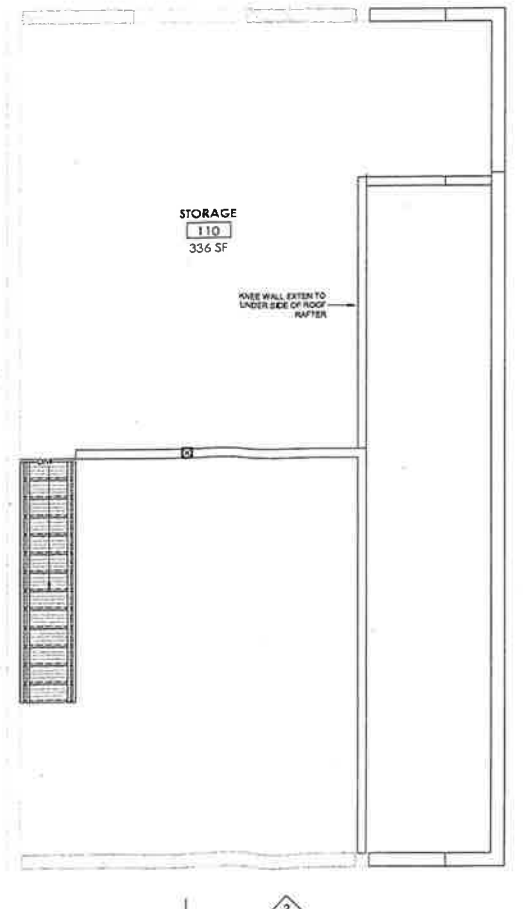
4 BUILDING SECTION - A
 3/8" = 1'-0"



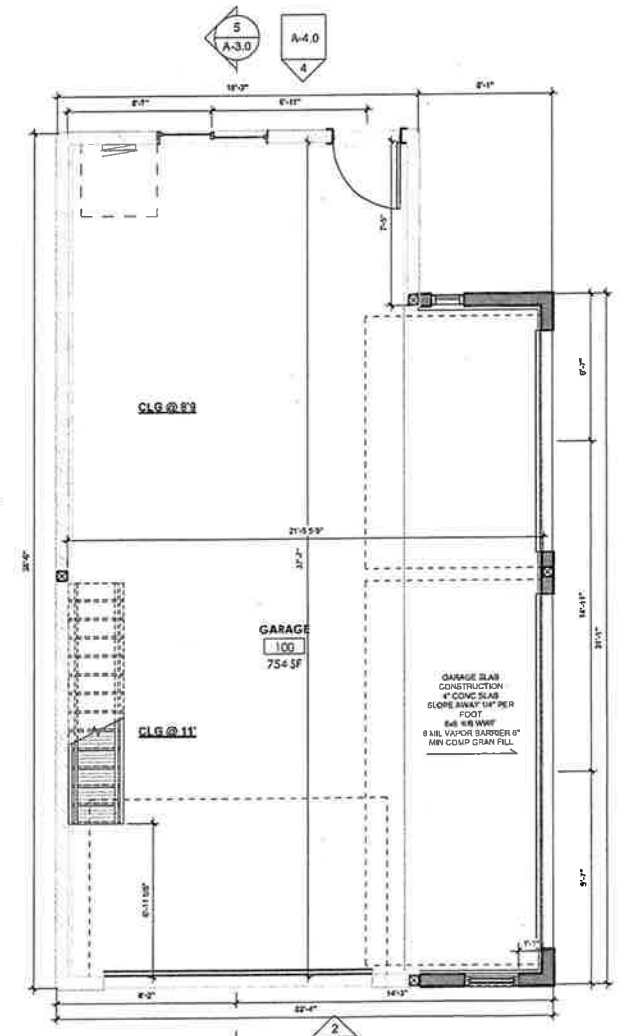
5 BUILDING SECTION - B
 3/8" = 1'-0"



3 ROOF PLAN
 1/4" = 1'-0"



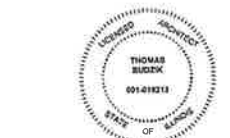
2 GARAGE CLG
 1/4" = 1'-0"



1 GARAGE - PROPOSED
 1/4" = 1'-0"

FLOOR PLAN NOTES

- ALL STAIRS SHALL MEET THE FOLLOWING MIN REQUIREMENTS:
 MIN TREAD WIDTH: 10"
 MAX RISER HEIGHT: 7 3/4"
 MIN HEADROOM: 6'-8"
- CONTINUOUS HANDRAIL 34" TO 38" HIGH ON ONE SIDE OF STAIR
 HANDRAILS TO HAVE MIN 1 1/4" DIA & MAX 2" DIA
 NON-CIRCULAR HANDRAILS TO HAVE MIN & MAX PERIMETER OF 4" & 8 1/4" RESP. AND MAX CROSS SECTION OF 2 1/4"
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
 HANDRAIL ENDS SHALL RETURN TO THE WALL OR SHALL TERMINATE AT A POST.
 GUARDRAILS REQUIRED WHERE WALKING SURFACE IS 30" OR MORE ABOVE GRADE LEVEL BELOW
 GUARDRAIL HEIGHT TO BE MIN 36"
 OPENINGS IN GUARDS SHALL NOT ALLOW PASSAGE OF 4" SPHERE. TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF 6" SPHERE.
- ALL DOORS TO BE SETBACK FROM WALL 4" UNLESS NOTED OTHERWISE.



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Project No. 24-064
 Description PROPOSED PLAN

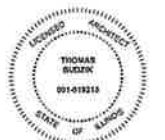
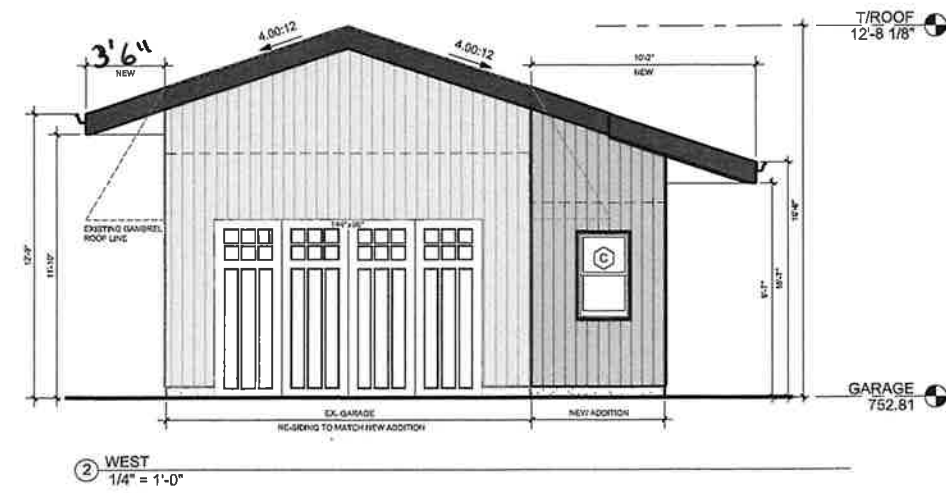
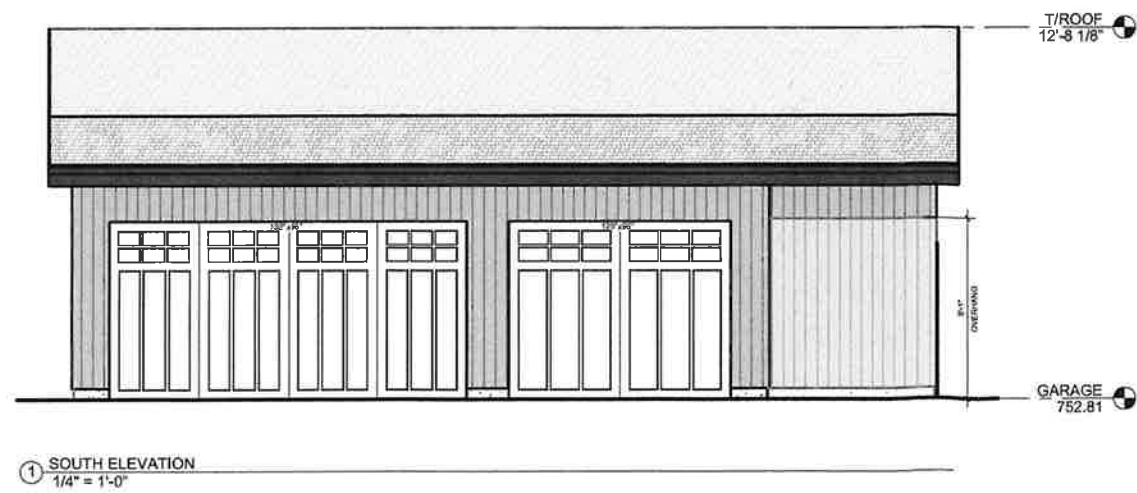
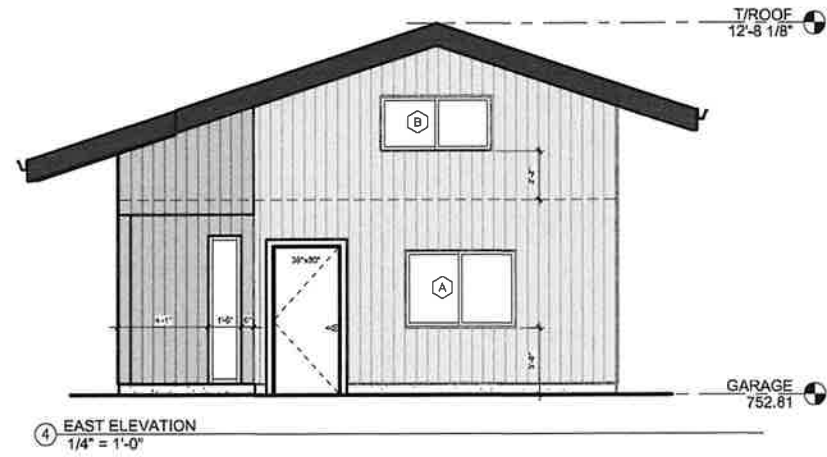
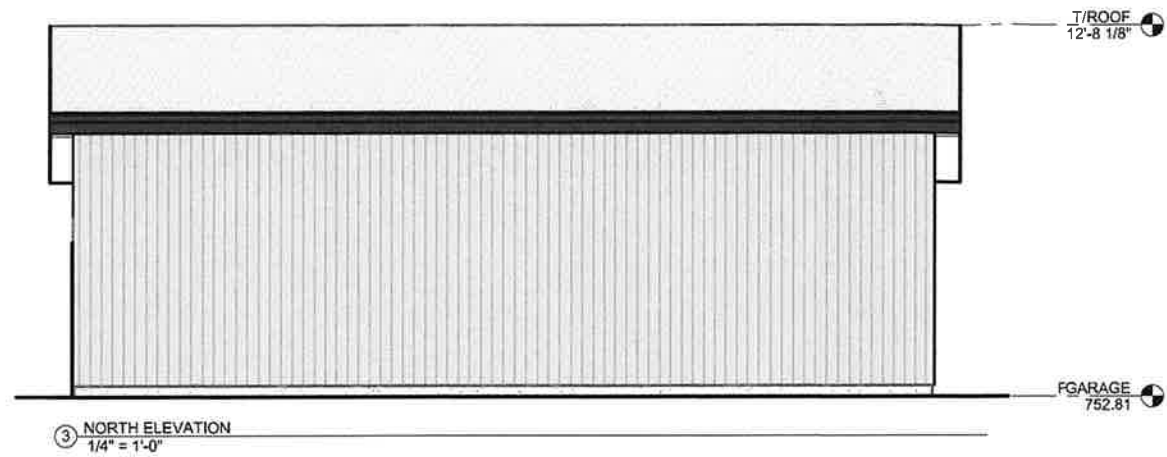
Sheet **A-3.0**

GARAGE WINDOW SCHEDULE

MARK	NOMINAL OPENING		HEAD HEIGHT	SILL HEIGHT	TYPE	LIGHT AREA	VENT AREA
	WIDTH	HEIGHT					
A	5'-0"	3'-6"	8'-6"	3'-0"	WI Slider	14.5 SF	7.7 SF
B	5'-0"	2'-6"	4'-8"	2'-0"	WI Slider	9.8 SF	5.4 SF

KEYNOTES - ELEVATION

- 1 FIBERCEMENT VERT SIDING
- 7 GUTTER & DOWNSPOUT - ALUM
- 8 ARCH ASPHALT SHINGLE - 30 YR



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 ANTIOCH, IL

Project No. 24-064
 Description GARAGE ELEVATION

Sheet **A-4.0**