

LAKE COUNTY ZONING NOTICE #VAR-000723-2021

GRANT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on December 9, 2021 at 9:00 A.M., to be conducted by video/audio conference with limited in-person attendance available, on the petition of Rachel and Brenton Evans, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front street yard setback from 30 feet to 20 feet to construct a single-family dwelling with an attached garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 35370 N. Everett Avenue, Illneside, Illinois, and is approximately 0.18 acres. PIN 05-13-306-012

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) 377-2127 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 #000723-2021 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=10027> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Rachel Evans and Brenton Evans
(please print) Owner(s)

Subject Present Zoning: Residential - 3
Property: Present Use: Single Family Dwelling and a detached garage
Proposed Use: New single family dwelling with an attached garage
PIN(s): 05-13-306-012
Address: 35370 North Everett Ave
Ingleside, IL 60041

Legal description:
(X see deed)

Request: The following variation(s) are requested:

- 1. Requesting a 20 foot front setback instead of a 30 foot front setback
For a single family dwelling with an attached garage
- 2.
- 3.
- 4.

Explain why this variation(s) is necessary:

The property is sloped in 2 directions.
The variance will allow us to locate the new attached garage and the driveway on the flattest surface area.
We will be removing the existing garage which is located very close to both the property line and the lot line
and is not aligned to the current zoning regulations

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:

The land is sloped both to the side and the back

A variance will allow us to retain trees between the house and the lake - on the north central side of the property.

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

Response:

The slope of the property increases the complexity of the design for the garage and driveway

Given the onsite limitations, the location of our proposed improvement is appropriate

Denial of the requested variance will prevent us from improving our property consistent with nearby properties

Additionally, if we are unable to proceed with our planned construction, then our existing garage would stay

The existing detached garage on the property is not contributing positively to the neighborhood.

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

Response:

This request meets the intent of the zoning regulations.

This would allow the garage and driveway to be located on the flattest surface area and would be setback further than the existing detached garage

The existing detached garage is less than 1 foot from the front setback by the street.

And the existing garage encroaches on the south side lot line

The proposed development plan calls for the removal of the existing detached garage, and the proposed home with attached garage will be an improvement over the previous setback.

APPLICANT INFORMATION

Applicant(s): Rachel & Brenton Evans
(Please Print) Owner(s)

Phone: 256-572-8533

35370 N Everett
Ingleside, IL 60041

Email: 

Address

Phone: _____

Contract purchaser(s) if any

Email: _____

Address

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

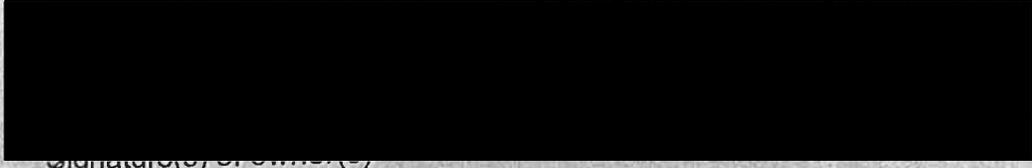
Name

Phone: _____

Address

Email: _____

Address

I certify that the information given above is true and complete to the best of

Signature(s) of owner(s)

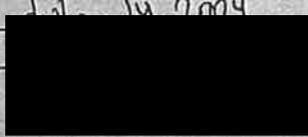
Signature(s) of contract purchasers

I, Kordell Cavelle a Notary Public aforesaid, do hereby certify
that Rachel & Brenton Evans
personally known to me is (are) the person(s) who executed the foregoing instrument
bearing the date of November 5, 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 5 day of November, 2021.

(Seal) 

My Commission expires July 14, 2024



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:

Rachel Evans

Print Name

35370 N Everett Ave

Street Address

Ingleside, IL 60041

City, State, Zip



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Chicago Title Insurance Company

**Quit-Claim DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**



Image# 060844040002 Type: DGC
Recorded: 05/17/2021 at 11:37:32 AM
Receipt#: 2021-00047305
Page 1 of 2
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7788589**

THE GRANTOR(S), Nancy K. Smith, single, of the Town of Selma, County of Dallas, State of Alabama for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit-Claims to Rachel Evans and Brenton Evans, not as tenants in common, nor as joint tenants, but as tenants by the entirety, forever.
(GRANTEE'S ADDRESS) 35370 N. Everett Ave., Ingleside, IL 60041
of the County of Lake; all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

PARCEL 1:

LOT 10 IN BLOCK 4 IN HOOK AND NEVILLE'S LONG LAKE SUBDIVISION, BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1908 AS DOCUMENT 117858; IN BOOK "H" OF PLATS, PAGE 9, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 200 FEET OF PREMISES LYING WEST OF AND ADJOINING LOT 10 IN BLOCK 4 IN HOOK AND NEVILLE'S LONG LAKE SUBDIVISION, FALLING BETWEEN THE NORTH AND THE SOUTH LINES OF SAID LOT 10 AND EXTENDED WESTERLY IN SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS.

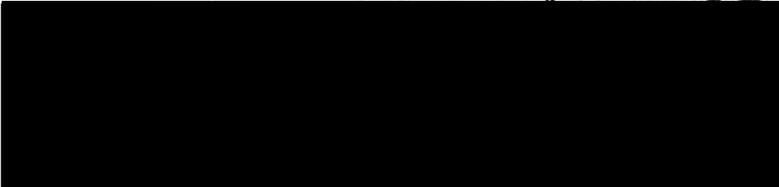
SUBJECT TO:

Covenants, conditions and restrictions of record, public and utility easements, General taxes for the year 2020 and subsequent years.

Permanent Real Estate Index Number(s): 05-13-306-012; 05-13-300-014

Address(es) of Real Estate: 35370 N. Everett Ave., Ingleside, IL 60041

Dated this 11 day of May, 2021



1/2
(2)

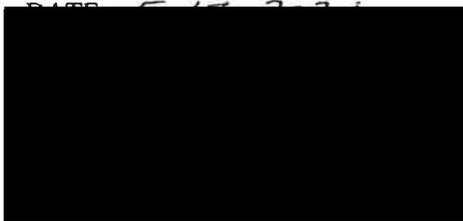
STATE OF _____, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nancy K. Smith, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 15th day of May, 2021

Harriet Pipin (Notary Public)
My Commission Expires 08/17/2021

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW



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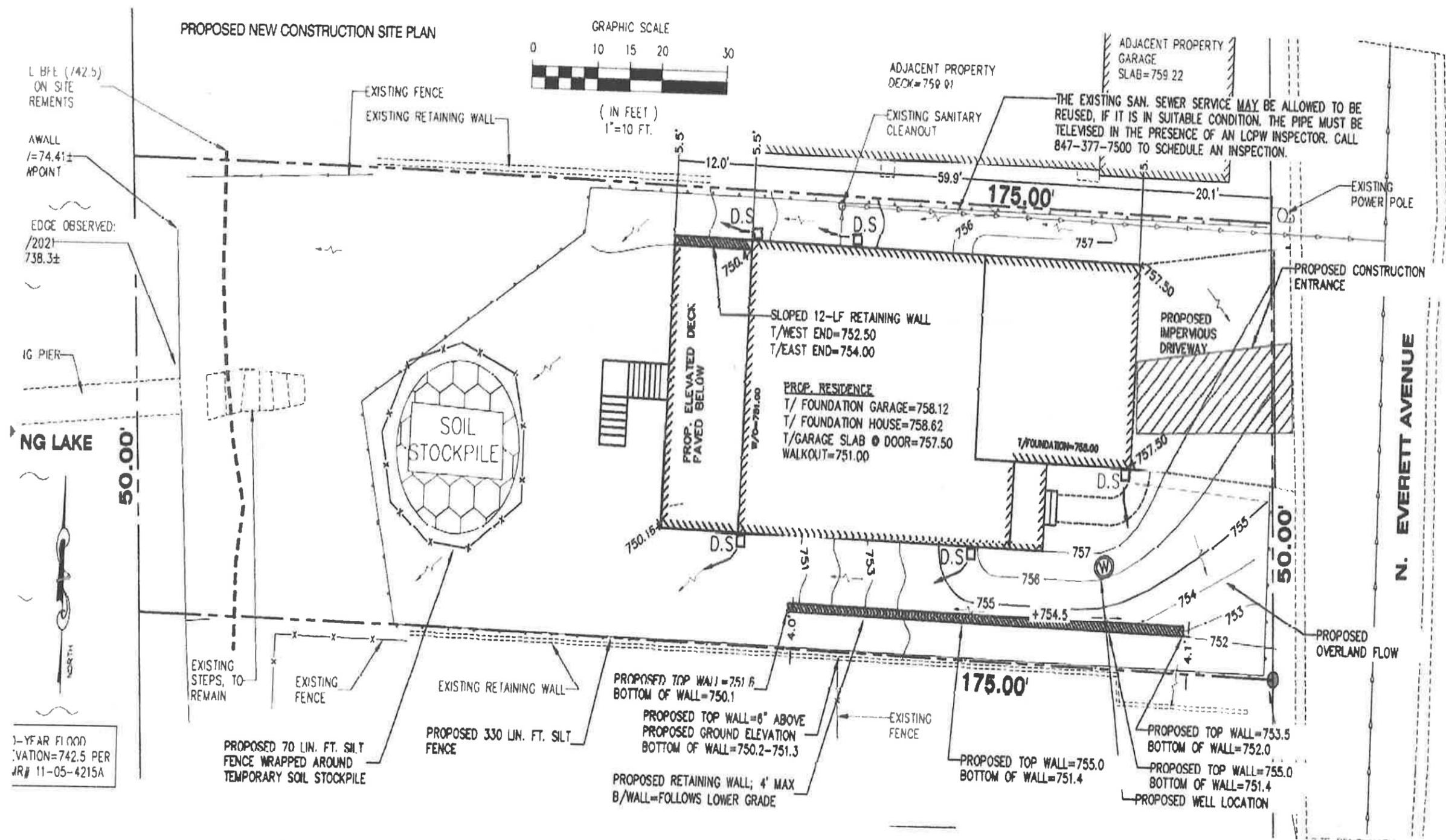
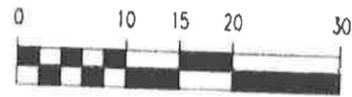
Prepared By: R. Christopher Ditton, ESQ
Harter & Schottland, P.C.


Mail To and Send Subsequent tax bills to:

Rachel Evans and Brenton Evans
35370 N. Everett Ave.
Ingleside, IL 60041

PROPOSED NEW CONSTRUCTION SITE PLAN

GRAPHIC SCALE



L BFE (742.5)
ON SITE
REMENTS

AWALL
/=-74.41±
MPOINT

EDGE OBSERVED:
/2021
738.3±

IG PIER

NG LAKE

1-YEAR FLOOD
ELEVATION=742.5 PER
NR# 11-05-4215A

PROPOSED 70 LIN. FT. SILT
FENCE WRAPPED AROUND
TEMPORARY SOIL STOCKPILE

PROPOSED 330 LIN. FT. SILT
FENCE

PROPOSED TOP WALL=751.6
BOTTOM OF WALL=750.1

PROPOSED TOP WALL=6" ABOVE
PROPOSED GROUND ELEVATION
BOTTOM OF WALL=750.2-751.3

PROPOSED RETAINING WALL; 4' MAX
H/WALL=FOLLOWS LOWER GRADE

ADJACENT PROPERTY
DECK=759.01

ADJACENT PROPERTY
GARAGE
SLAB=759.22

THE EXISTING SAN. SEWER SERVICE MAY BE ALLOWED TO BE
REUSED, IF IT IS IN SUITABLE CONDITION. THE PIPE MUST BE
TELEVIEWED IN THE PRESENCE OF AN LCPW INSPECTOR. CALL
847-377-7500 TO SCHEDULE AN INSPECTION.

SLOPED 12-LF RETAINING WALL
T/WEST END=752.50
T/EAST END=754.00

PROP. RESIDENCE
T/ FOUNDATION GARAGE=758.12
T/ FOUNDATION HOUSE=758.62
T/GARAGE SLAB @ DOOR=757.50
WALKOUT=751.00

T/FOUNDATION=758.00

PROPOSED TOP WALL=755.0
BOTTOM OF WALL=751.4

PROPOSED TOP WALL=753.5
BOTTOM OF WALL=752.0

PROPOSED TOP WALL=755.0
BOTTOM OF WALL=751.4

PROPOSED WELL LOCATION

PROPOSED OVERLAND FLOW

N. EVERETT AVENUE

50.00'

50.00'

175.00'

175.00'

(IN FEET)
1"=10 FT.

NORTH

EXISTING POWER POLE

PROPOSED CONSTRUCTION
ENTRANCE

PROPOSED IMPERVIOUS
DRIVEWAY

PROP. ELEVATED DECK
PAVED BELOW

SOIL
STOCKPILE

EXISTING FENCE
EXISTING RETAINING WALL

EXISTING STEPS, TO
REMAIN

EXISTING FENCE

EXISTING RETAINING WALL

EXISTING FENCE

5.5'

5.5'

12.0'

59.9'

20.1'

750.15

750.4

750.00

751

753

755

756

757

757.50

755

754

753

755

754.5

752

753

752

D.S.

D.S.

D.S.

D.S.

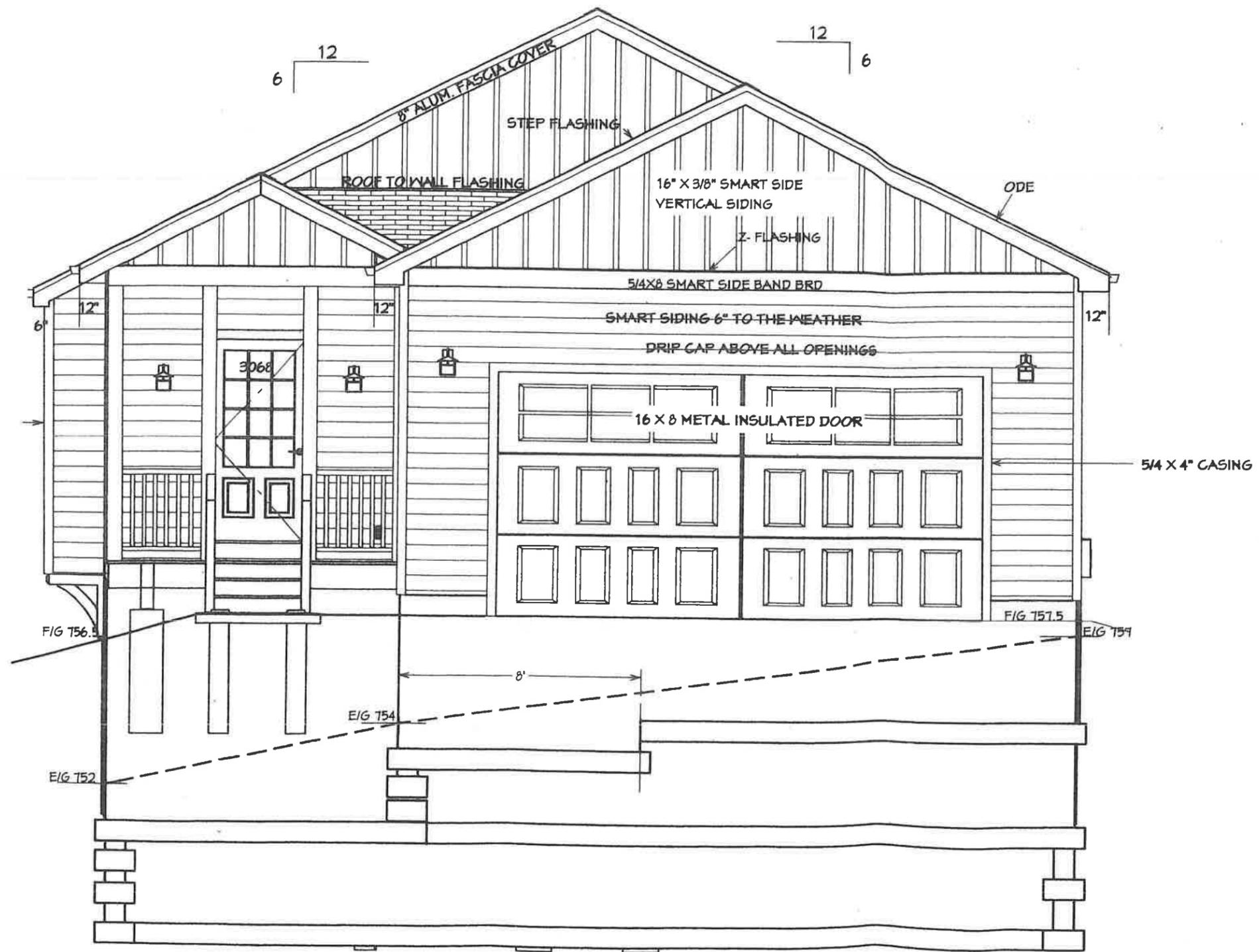
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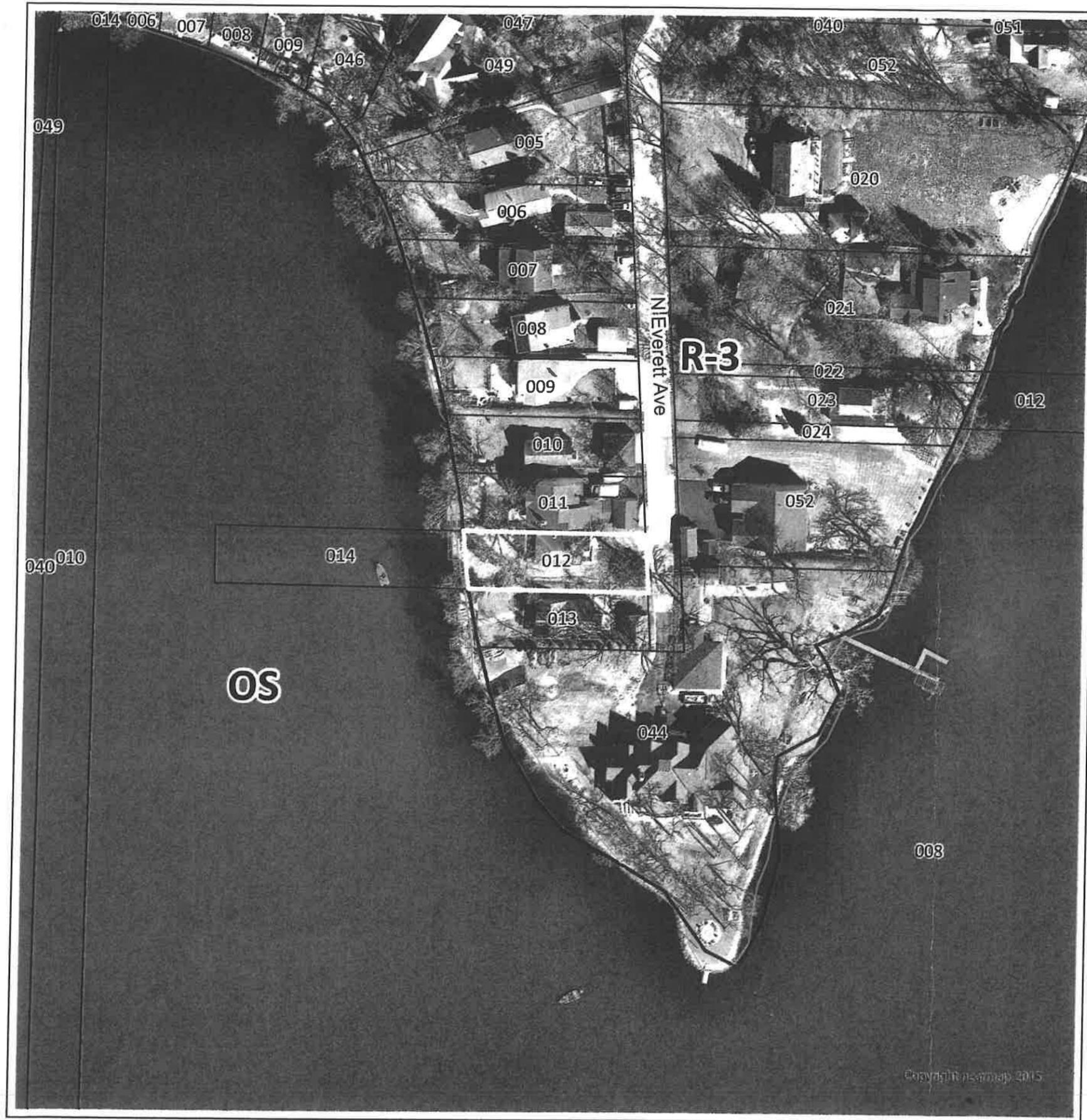
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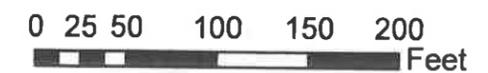


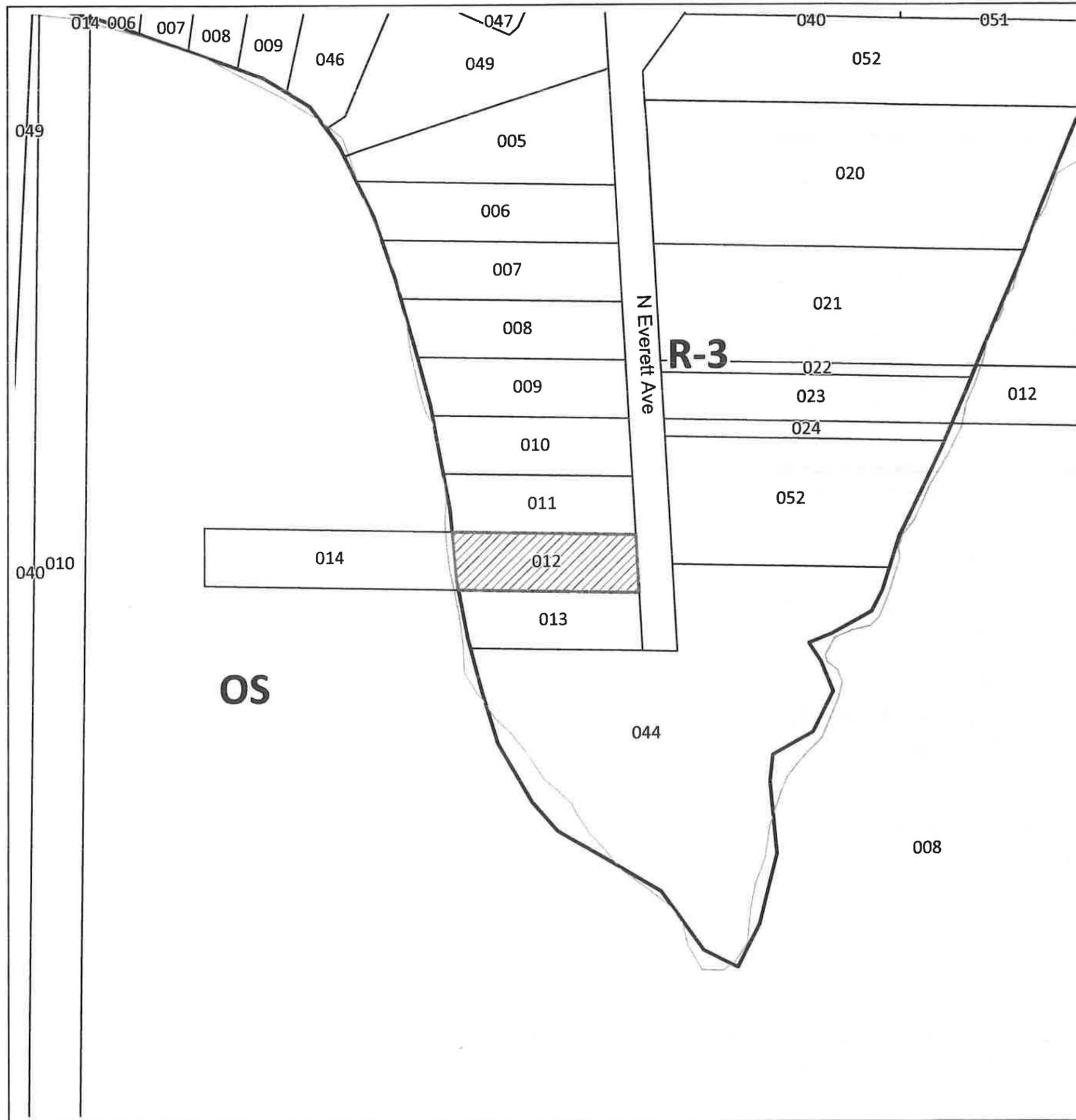
ROAD FRONT EAST SIDE ELEVATION



Zoning Board of Appeals
Case #VAR-000723-2021

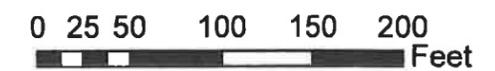
Incorporated Lake County
 Subject Parcel

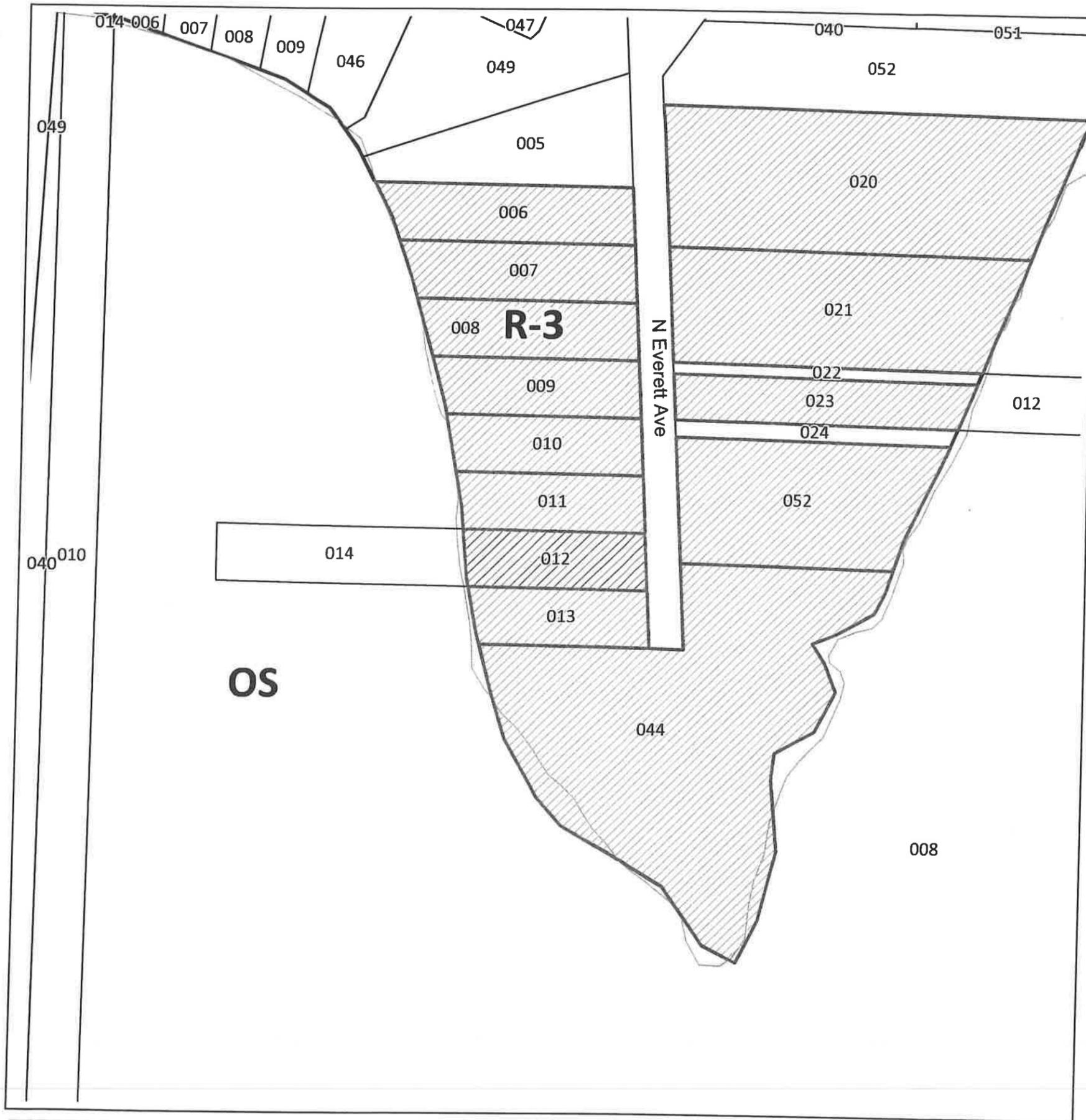




Zoning Board of Appeals
Case #VAR-000723-2021

 Incorporated Lake County  Subject Parcel





Zoning Board of Appeals
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