

LAKE COUNTY ZONING NOTICE VAR-000631-2021
Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday April 8, 2021 to be conducted by audio/visual conference on the petition of Gregory Fabian, record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front setback from 30 feet to 8.2 feet to allow for the construction of a garage addition to a single-family home.
2. Reduce the side-yard setback from 5 feet to 3.6 feet to allow for the construction of a garage addition to a single-family home.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 28221 W. Stewart Ave. Spring Grove, IL and is approximately 0.26 acres.

PIN: 0133410016

Pursuant to Section 7(e) of the Illinois Open Meetings Act and the March 5th, 2021 Gubernatorial Disaster Proclamation, this hearing will be held by audio and video conference without a physical quorum present at the Lake County Zoning Board of Appeals office. This hearing may be continued and without further notice on the motion of the Zoning Board of Appeals. All interested persons participating in the Public Hearing will be given an opportunity to be heard. Individuals wishing to participate in the live hearing via video or audio conference should contact the Planning, Building & Development Department at 847-377-2120 by 4:00 P.M. Wednesday, April 7th, 2021 to receive information and instructions on how to join the hearing via the ZOOM website or by phone.

Interested persons may submit public comments in advance of the hearing. Include your full name and the subject title: LAKE COUNTY ZBA #000631-2021 with your written statement. Written statements may be emailed to PBDZoning@lakecountyil.gov or dropped off at the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois. Comments received by 8:00 A.M. Thursday, April 8th, 2021 will be read during consideration of that item. Comments received during the hearing will be held until the end of the hearing. Public comments are limited to three minutes each.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=9855> 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): Gregory Fabian
(please print) Owner(s)

Subject Present Zoning: R1
Property: Present Use: House
Proposed Use: House
PIN(s): 01-33-410-016
Address: 28221 W Stewart Spring Grove IL 60081
Legal description: Copy of Deed
(see deed)

Request: The following variation(s) are requested:

1. I will like to reduce the front set back of my property from ^{30'}32.6' to 8.2' to ad attached 2 car garage.
2. On the east side of the garage i will like to reduce the set back from 5' to 3.6' for the garage overhang.
- 3.
- 4.

Explain why this variation(s) is necessary:

I will like to ad a attached garage to my house. the only place i can build the garage its in the front of the house because on the back to the house its the septic tank.

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:

Because the lot its narrow and with the septic its located on the back of the house its no others options to build the garage.

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

Response:

The driveway its very narrow and hard to pull in and out or backing up the car

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

Response:

The reason to have garage its because of traditional usage of the space and garage keeps car safe from hazardous weather.

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.

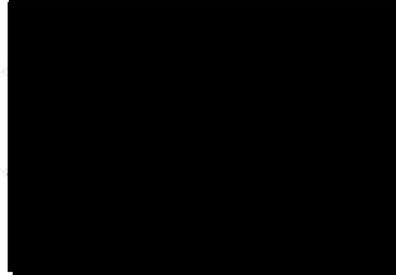


Signature

Please send the bill to:

Gregory Fabian

Print Name



Email

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

**TRUSTEE'S DEED
(Illinois)**

THIS INDENTURE, made this 21st
day of OCTOBER, 2020,
between Grantor, Lewis A. Affetto,
as Successor Trustee of the Bernard
A. Affetto Trust dated January 14, 2003
and any amendments thereto, and
Grantee, Gregory Fabian, of
Lincolnwood, Illinois

WITNESSETH, That grantor, in consideration of the sum of ten and no/100 dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantees in fee simple, the following described real estate, situated in the County of Lake and State of Illinois, to wit:

LOT 508 IN J.J. SHAW'S SECOND SUBDIVISION OF FOX LAKE, BEING A SUBDIVISION OF PART OF SECTIONS 33 AND 34, TOWNSHIP 48 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 20, 1912, IN BOOK "I" OF PLATS, PAGES 28 TO 31, AS DOCUMENT NUMBER 139398, IN LAKE COUNTY, ILLINOIS.

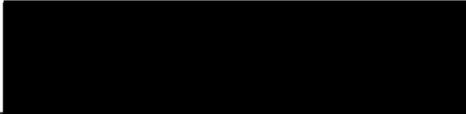
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2020 and subsequent years and covenants; conditions; restrictions of record; and existing leases and tenancies.

Permanent Real Estate Index Number(s): 01-33-410-016

Address of Real Estate: 28221 W. Stewart, Spring Grove, Illinois 60081

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set her hand and seals the day and year first above written.


Lewis A. Affetto, as Successor Trustee of the
Bernard A. Affetto Trust dated January 14, 2003 and
any amendments thereto

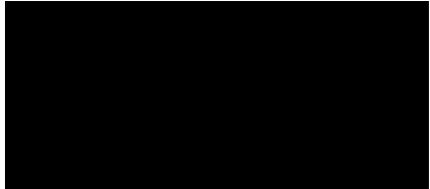
DuPage

State of Illinois, County of Cook. ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lewis A. Affetto, as Successor Trustee of the Bernard A. Affetto Trust dated January 14, 2003 and any amendments thereto, 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 as given under my hand and official seal, this 21st day of October, 2020.

Commission expires May 7 2024.



JCO Notary Public



This instrument was prepared by:

Gregory G. Castaldi
Attorney at Law



Send subsequent tax bills to:

Gregory Fabian
28221 W. Stewart
Spring Grove, Illinois 60081



Mail To: Matthew Loudenslagel, Esq.





PROPERTY ADDRESS: 28221 W STEWART AVENUE, SPRING GROVE, ILLINOIS 60081

SURVEY NUMBER: 2010,3947

FIELD WORK DATE: 10/31/2020 REVISION DATE(S): (REV.1 11/3/2020)

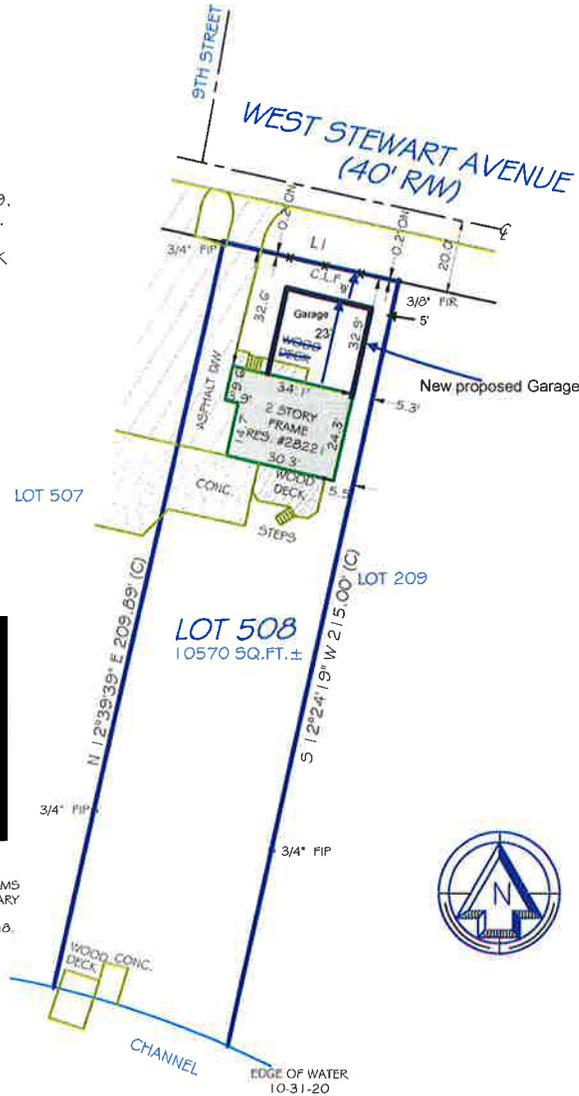
2010.3947
BOUNDARY SURVEY
LAKE COUNTY

LOT 508 IN J.J. SHAW'S SECOND SUBDIVISION OF FOX LAKE, BEING A SUBDIVISION OF PART OF SECTION 33 AND 34, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 20, 1912, IN BOOK "I" OF PLATS, PAGES 28 TO 31, AS DOCUMENT NUMBER 139398, IN LAKE COUNTY, ILLINOIS.

TABLE:
 LI S 77°39'21" E 49.47' (M)
 50.00' (R)



GRAPHIC SCALE (In Feet)
 1 inch = 40' ft.



STATE OF ILLINOIS }
 COUNTY OF LA SALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF NOVEMBER, 2020, IN NEWBICH, IL 60548.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
 LICENSE EXPIRES 11/30/2020
 EXACTA LAND SURVEYORS
 PROFESSIONAL DESIGN FIRM 184008059-0008

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 20GST16187PK DATE: 11/03/20

BUYER: GREG FABIAN

SELLER: LEWIS A AFFETTO AS SUCCESSOR TRUSTEE OF THE BERNARD A AFFETTO TRUST DATED JANUARY 14, 2003

CERTIFIED TO: GREG FABIAN; GREGORY CASTALDI LAW OFFICE; CHICAGO TITLE INSURANCE COMPANY.

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

Exacta Proudly Supports

THE CARA PROGRAM
 transforming lives...

www.thecaraprogram.org

Since 1987, The Cara Program has helped more than 7,000 individuals and families live better lives. The Cara Program is a non-profit organization that provides financial counseling and assistance to individuals and families in need.

EXACTA LAND SURVEYORS, LLC

LB# 184008059
 316 East Jackson Street, Morris, IL 60450
 P: 773.305.4011

Please remit payment to: 1500 West 3rd Street, MZ130 | Cleveland, OH 44113

LEGAL DESCRIPTION:

LOT 508 IN J.J. SHAW'S SECOND SUBDIVISION OF FOX LAKE, BEING A SUBDIVISION OF PART OF SECTION 33 AND 34, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 20, 1912, IN BOOK "1" OF PLATS, PAGES 28 TO 31, AS DOCUMENT NUMBER 139398, IN LAKE COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

- 1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 1-page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. Unless specifically stated otherwise, an examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
15. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North D degrees east is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph 6, Sub-Paragraph 6, Item k.

LEGEND:

LEGEND section containing symbols and definitions for LINES/TYPES, SURVEYOR'S LEGEND, and SYMBOLS. Includes categories like LINES/TYPES (UNLESS OTHERWISE NOTED), SURVEYOR'S LEGEND, and SYMBOLS (UNLESS OTHERWISE NOTED) with corresponding symbols and text descriptions.

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- 1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale"

POWERED BY:



9TH STREET

WEST STEWART AVENUE
(40' RW)

9,
K

3/4" FIP

LI

C.L.F.

20.0

3/8" FIR

3.6'

New Proposed Garage

5.3'

ASPHALT DW

39.6'

7.9'

2 STORY
FRAME
RES. #28221

34.1'

24.3'

CONC.

WOOD
DECK

STEPS

5.5'

LOT 507

LOT 209

LOT 508

10570 SQ.FT. ±

N 12°39'39" E 209.89' (C)

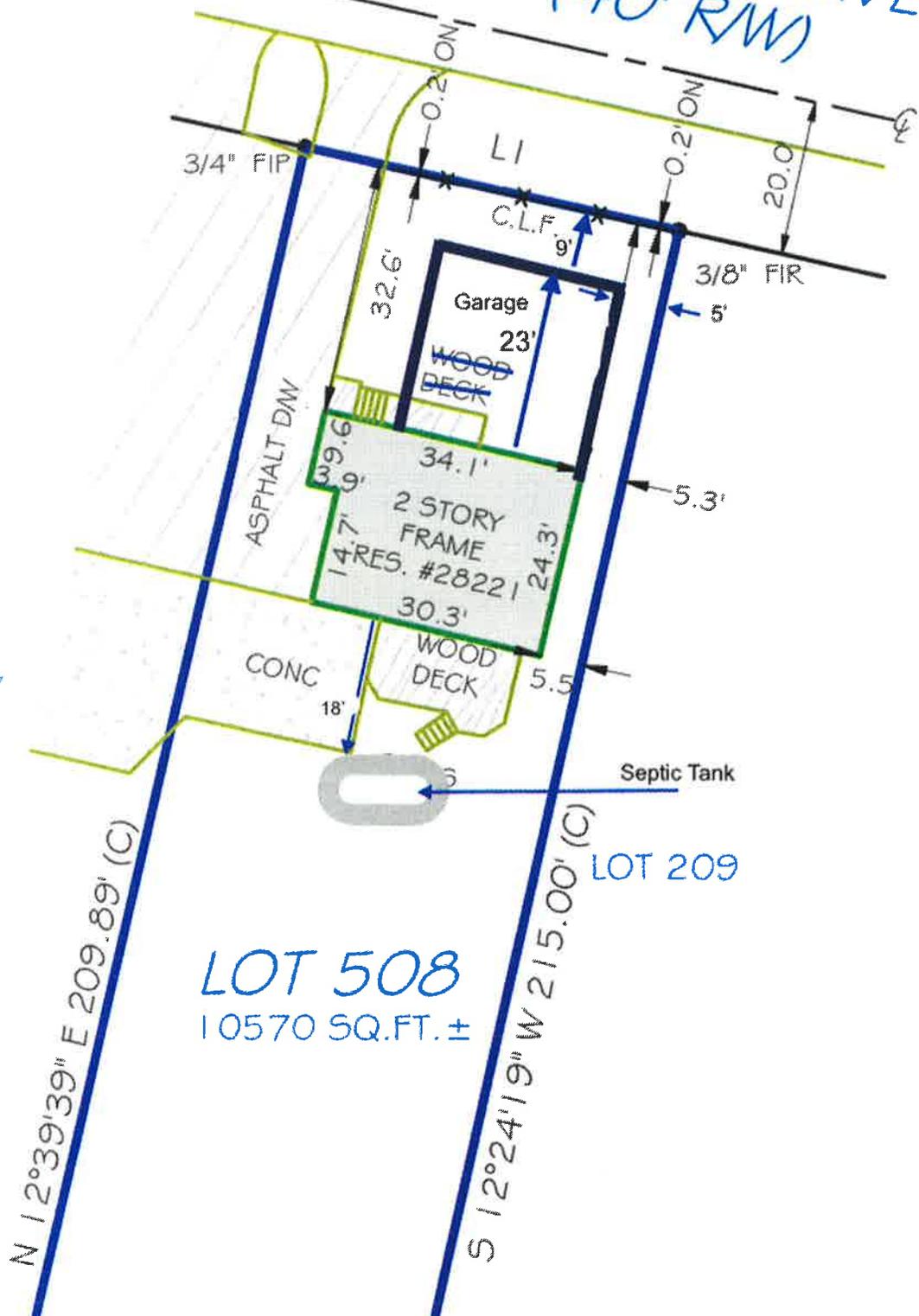
S 12°24'19" W 215.00' (C)



1" FIP

9TH STREET

WEST STEWART AVENUE
(40' R/W)



LOT 507

LOT 508
10570 SQ.FT. ±

LOT 209

N 12°39'39" E 209.89' (C)

S 12°24'19" W 215.00' (C)

REVISIONS	BY

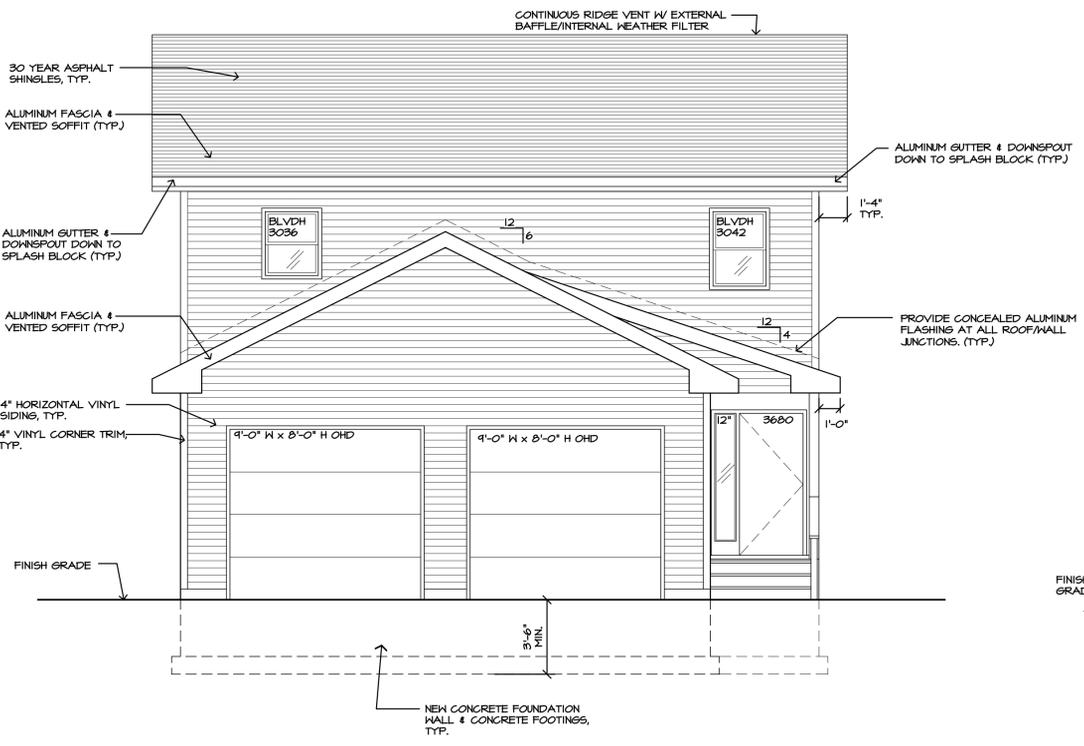
SIGNED: ARCHITECT
 ILLINOIS REGISTRATION NO. 000-06620
 DATE: MARCH 15, 2021
 EXPIRES: NOVEMBER 30, 2022

EXTERIOR ELEVATIONS

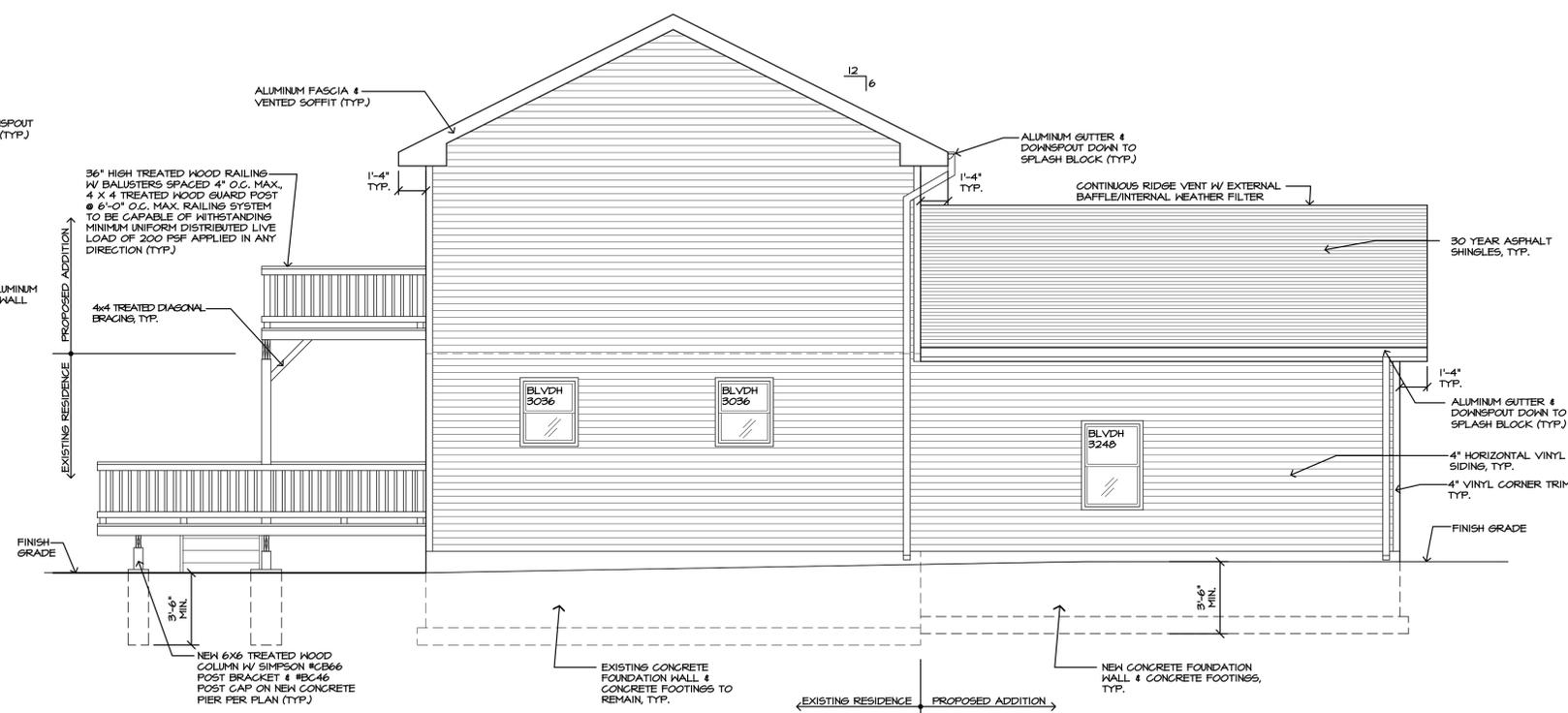
ADDITION & REMODELING FOR:
 GREG FABIAN
 28221 N. STEWART AVENUE
 SPRING GROVE, ILLINOIS 60081

R.B. CUSTOM DESIGNS INC.
 2108 N. Johnson Road
 Johnson, Illinois 60951
 Phone: 815-754-9454
 Fax: 815-307-8200

Date 3/17/21
 Scale AS NOTED
 Drawn RJB
 Job 202107
 Sheet A-1



NORTH ELEVATION - OPTION "2"
 SCALE: 1/4" = 1'-0"



EAST ELEVATION - OPTION "2"
 SCALE: 1/4" = 1'-0"

SITE & BUILDING STATISTICS

ZONING CLASSIFICATION:	R-1 RESIDENTIAL
CONSTRUCTION TYPE:	VB - COMBUSTIBLE UNPROTECTED
OCCUPANCY TYPE:	R-1, RESIDENTIAL
ALLOWABLE BUILDING HEIGHT:	40 FEET

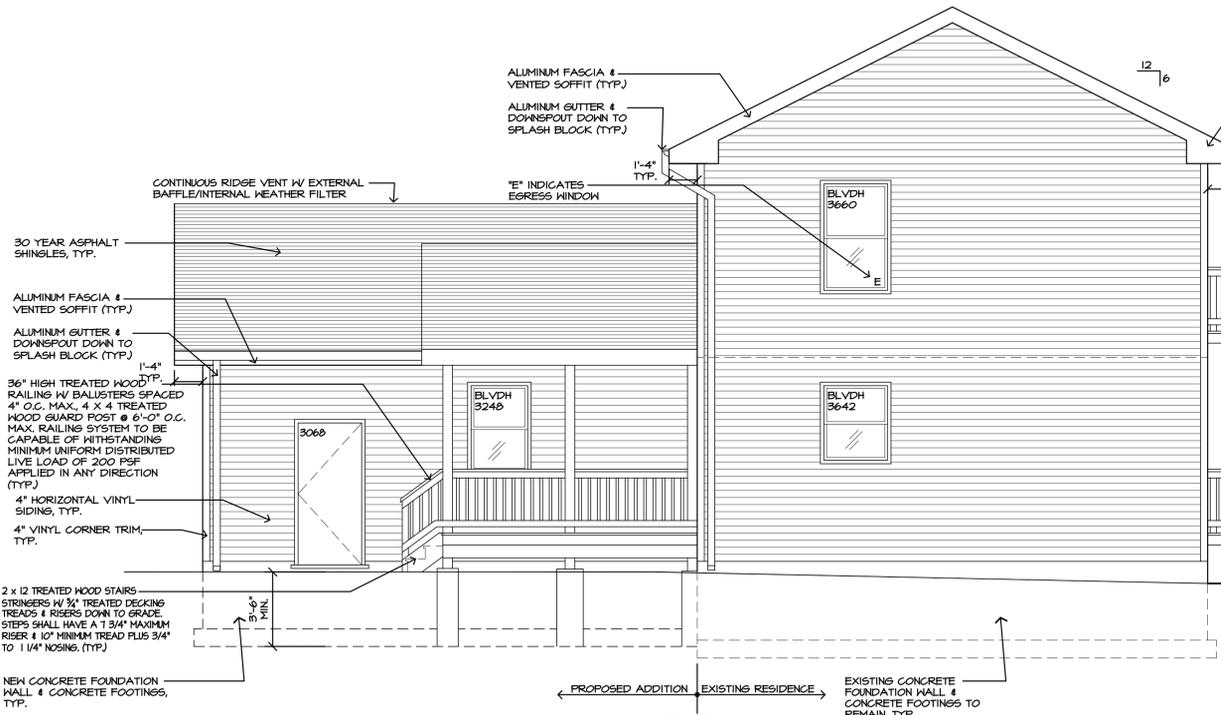
DESIGN LOADS

FLOOR LIVE LOAD:	40 PSF	WIND LOAD:	115 MPH
FLOOR DEAD LOAD:	15 PSF	WIND EXPOSURE LOAD:	B
ROOF LIVE LOAD:	30 PSF		
ROOF DEAD LOAD:	15 PSF		

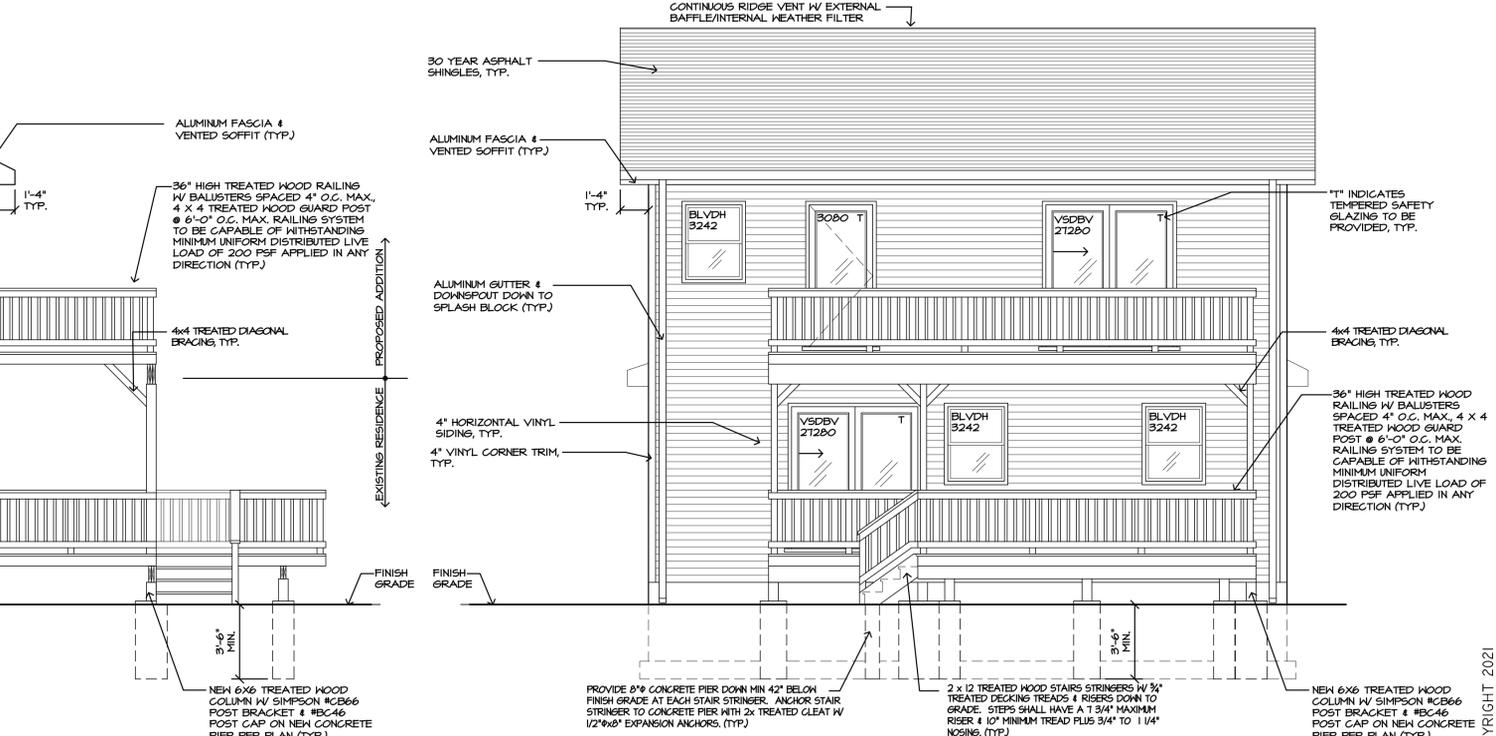
CODES

BUILDING CODE:	2012 INTERNATIONAL RESIDENTIAL BUILDING CODE W/ AMENDMENTS
ELECTRICAL CODE:	2011 NATIONAL ELECTRIC CODE W/ AMENDMENTS
MECHANICAL CODE:	2012 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
PLUMBING CODE:	CURRENT EDITION ILLINOIS PLUMBING CODE
ACCESSIBILITY CODE:	1981 ILLINOIS ACCESSIBILITY CODE
ENERGY CODE:	2018 INTERNATIONAL ENERGY CONSERVATION CODE

FIRE RESISTANCE RATINGS: 0
ROOF COVERING CLASS: VB CONSTRUCTION = CLASS C (CLASS B PROVIDED)
INTERIOR FINISHES CLASS: NO RESTRICTIONS



WEST ELEVATION - OPTION "2"
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - OPTION "2"
 SCALE: 1/4" = 1'-0"

© COPYRIGHT 2021

**VAR-000631-2021
NEIGHBOR MAILING LABELS**

BRICK & BEAM HOMES LLC
516 LIVINGSTON ST
MCHENRY IL 60050-7110

BENJAMIN & DEBORAH PURRAZZO
28265 W STEWART AVE
SPRING GROVE IL 60081-9009

SANDRA ROUT
10156 S ARTESIAN AVE
CHICAGO IL 60655-1054

CLAUSSEN, LAURA
28231 W STEWART AVE
SPRING GROVE IL 60081-9009

CHARLES & ROSEMARYM MATCHEN
38374 N 9TH ST
SPRING GROVE IL 60081-9216

FRANK MUNS
28211 W STEWART AVE
SPRING GROVE IL 60081-9009

DAVID CAPLAN
28191 W STEWART AVE
SPRING GROVE IL 60081-9009

SCOTT A & ERICA S MCCLAIN
28210 W STEWART AVE
SPRING GROVE IL 60081-9004

BRIAN SHEEHAN
8929 HARLEM AVE
MORTON GROVE IL 60053-2064

OTHER AGENCIES

ANTIOCH TWP CLERK
MEGHAN DYER DAWE
P O BOX 658
ANTIOCH IL 60002

ANTIOCH TWP HIGHWAY COMM
ERIC RING
933 BARTLETT AVE
ANTIOCH IL 60002

VILLAGE OF FOX LAKE
ASHLEY MAGNINE - DEPUTY CLK
66 THILLEN DR
FOX LAKE IL 60020

RON HOEHNE FIRE CHIEF OR CURRENT
FOX LAKE FIRE PROTECTION DIST
301 IL RT 59
FOX LAKE IL 60020



Incorporated Lake County



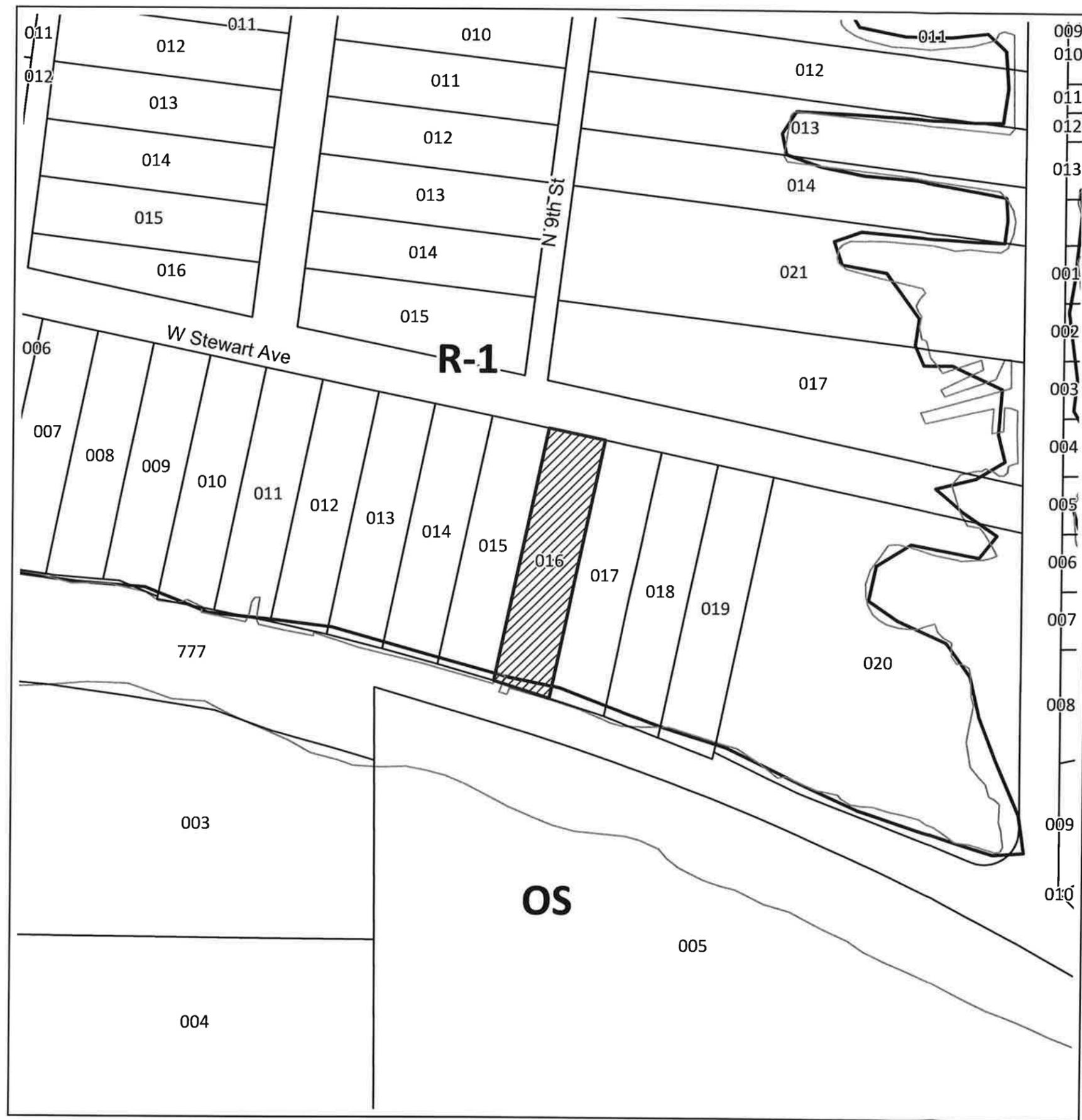
Subject Parcel



Mailing Parcel



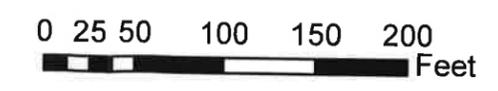
Zoning Board of Appeals
Case # VAR-000631-2021



Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
 Case # VAR-000631-2021





Zoning Board of Appeals
Case # VAR-000631-2021

 Incorporated Lake County  Subject Parcel

0 25 50 100 150 200
Feet