

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s):

Anthony J. Callese

Applicant(s):

(if other than owner)

Subject
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

R3.
Residential
Recreation
0511212915
36755 N. Ridge Rd
Ingleside, IL 60041

Legal description:

(X see deed)

The following variation(s) are requested:

1. Brick paver pool patio located on North property fence line from 4 feet to zero feet.
2. Reduce the side yard setback from 4 feet to 1.37 feet for a detached deck and outdoor kitchen.
- 3.
- 4.

Explain why this variation(s) is necessary:

Due to the rear of the property characteristics, remaining three sides of the property provide no benefit due to a well/deck on the back of the house and no direct sunlight on the other two sides.

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:

Uncommon property conditions such as: a wetland at the back (East side) of the property; large deck and well at the back of the home (West side) and a Garage next to the pool at the South end.

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

The East end of the property (Wetland) has too many trees (shade); the South end (Garage) has too much shade and an inadequate space for the patio, and lastly, the West end (Rear of home) has a large deck and well which prevents any patio placement.

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

The placement of the brick paver pool patio does not detract from the harmony related to the general purpose of my closest neighbor (North) due to the patio being nestled along side a 6 foot privacy fence parallel to their three car garage and 40 feet from the rear of their home. The entire back of my home (property) is enclosed on all three sides with a 6 foot privacy fence. The remaining neighbor at the South end of my property is completely obscured from its view due to their large barn, shed and 6 foot privacy fence.

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>Anthony Callege</u> | Name: _____ |
| Address: <u>36755 W. Ridge Rd</u> | Address: _____ |
| State & Zip: <u>Illinois 60041</u> | State & Zip: _____ |
| Daytime Phone: [REDACTED] | Daytime Phone: _____ |
| Email: [REDACTED] | Email: _____ |

| | |
|-----------------------------------------|-------------------------------------|
| Applicant (if other than owner): | Contract Purchaser (if any): |
| Name: _____ | Name: _____ |
| Address: _____ | Address: _____ |
| State & Zip: _____ | State & Zip: _____ |
| Daytime Phone: _____ | Daytime Phone: _____ |
| Email: _____ | Email: _____ |

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

Owner

Owner's Signature

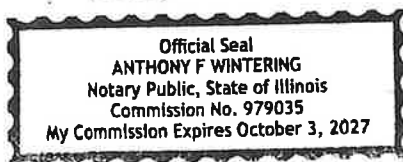
Signature(s) of contract purchasers (If applicable)

I, Anthony F. Wintering a Notary Public aforesaid, do hereby certify that [REDACTED] personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4-16-25 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 16th day of April, 2025.

(Seal)

My Commission expires

10-3-27



COURT REPORTER AGREEMENT

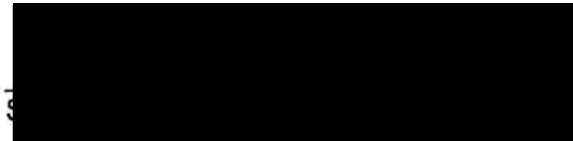
CHECK ONE OF THE FOLLOWING:



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.

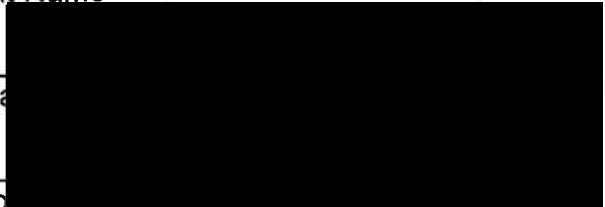


Billing Contact Information:

Anthony Callese
Print Name

Ema

Phone Number



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

QUIT CLAIM DEED

Statutory (Illinois)

MAIL TO:

BARBARA J. SWANSON
Attorney at Law
[REDACTED]

4903149
FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
04/12/2002 - 01:01:29 P.M.
RECEIPT #: 7908
DRAWER #: 19

NAME & ADDRESS OF TAXPAYER:

ANTHONY J. CALLESE
36755 N. Ridge Avenue
Ingleside, Illinois 60041

THE GRANTOR(S), ANNA M. WASHCO, a widow, and SHARON CALLESE, a married woman, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) to ANTHONY J. CALLESE, all interest in the following described real estate situated in the County of Lake, State of Illinois, to-wit:

THE NORTH 68 FEET OF THE SOUTH 162 FEET OF LOT 14 IN RIDGEDALE SUBDIVISION, A SUBDIVISION IN THE FRACTIONAL NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1921 AS DOCUMENT NUMBER 202814, IN BOOK "K" OF PLATS, PAGE 64, IN LAKE COUNTY, ILLINOIS

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

Subject to: (1) Easements, restrictions and conditions of record; and (2) General taxes for 2001 and subsequent years.

Permanent Index Number: 05-11-212-015

Property address: 36755 N. Ridge Avenue, Ingleside, Illinois 60041

FIRST AMERICAN TITLE
LAR 103415
10/3

****NOTE: THIS IS NOT HOMESTEAD PROPERTY OF THE SPOUSE OF SHARON CALLESE.****

DATED this 16th day of February, 2002

[REDACTED]
ANNA M. WASHCO

[REDACTED] (SEAL)
SHARON CALLESE

4903149

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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 ANNA M. WASHCO, a widow, 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 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 notarial seal, this 16th day of February, 2002.

My commission expires on 7/9/05.

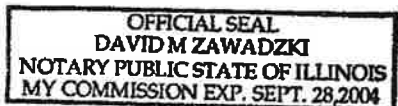


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHARON CALLESE, a married woman, 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 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 notarial seal, this 20 day of February, 2002.

My commission expires on 9/28/2004.



Impress Seal Here

4903149

n

LAKE COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4, ILLINOIS REAL ESTATE TRANSFER
ACT.

DATE: February 16, 2002


Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

BARBARA J. SWANSON
Attorney at Law
4473 Old Grand Avenue
Gurnee, Illinois 60031

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

4903149

2

PB-SD - Engineering -

1) All pool equipment, including filter, motor and electrical is ~~set~~ above the Base Flood elevation for this site.

REVISED

RECEIVED

AUG 12 2022

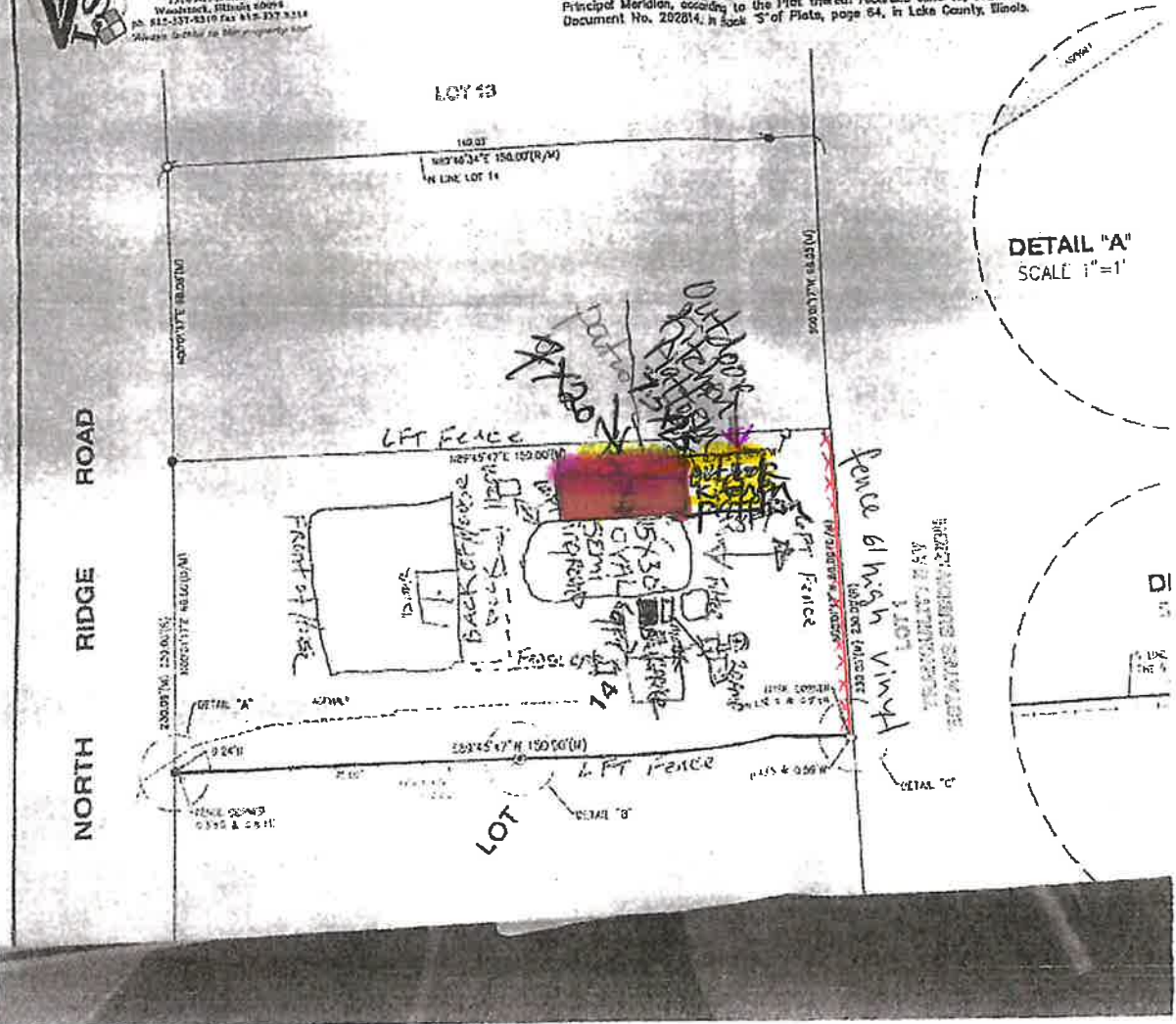
Anthony Callese
36755 N. Ridge Rd
Ingleside, IL 60041

LAKE COUNTY
BUILDING & ENGINEERING
DIVISION

PLAT OF SURVEY

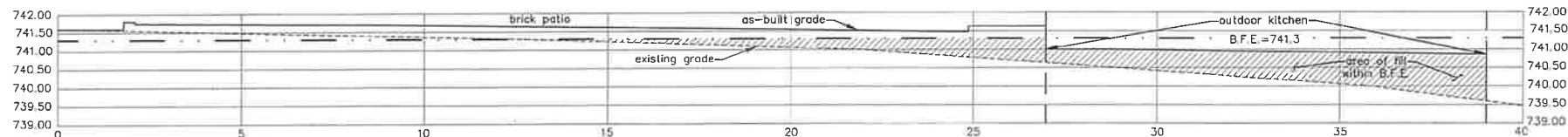
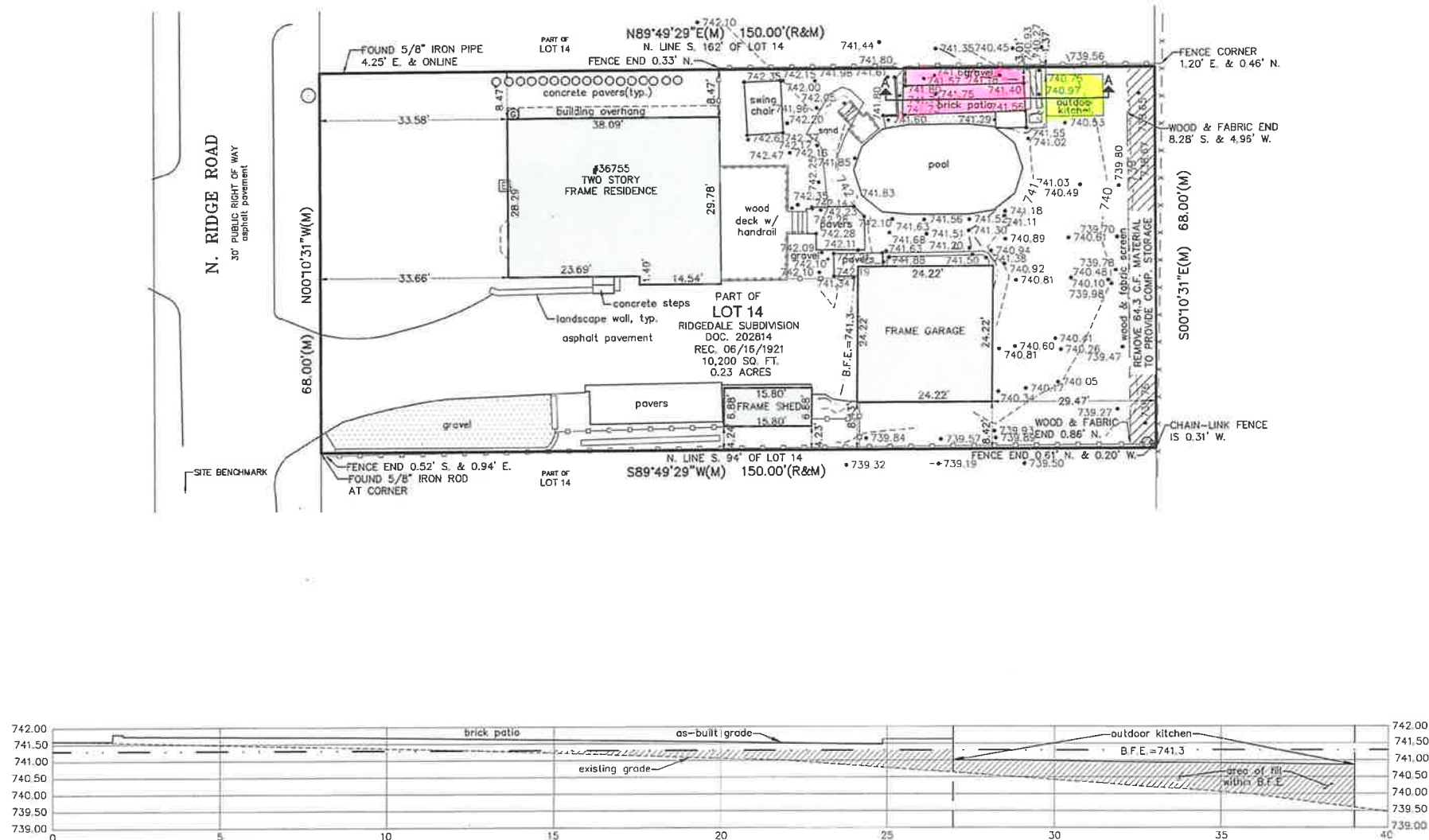
Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
2316 N. Madison St.
Waukegan, Illinois 60094
PH 815-337-4310 FAX 815-337-3314
Always follow the plat properly!

The South line of the following described lands, the North 66 feet of the South 162 feet of Lot 14 in Ridge Subdivision, a Subdivision in the fractional Northeast Quarter of Section 11, Township 45 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1921 as Document No. 282814, is back 5' of Plat, page 64, in Lake County, Illinois.



PLAT OF TOPOGRAPHY

THE NORTH 66 FEET OF THE SOUTH 162 FEET OF LOT 14 IN RIDGEDALE SUBDIVISION, A SUBDIVISION IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1921 AS DOCUMENT NO. 202814, IN BOOK K OF PLATS, PAGE 64, IN LAKE COUNTY, ILLINOIS.



CROSS SECTION A-A

SCALE: 1"=2.5'

COMPENSATORY STORAGE CALCULATION

$A_{FILL} = 12.85 \text{ S.F.}$
 $WIDTH_{X-SECTION} = 5'$
 $V_{COMP. STORAGE} = (12.85 \text{ S.F.}) \times (5') = 64.3 \text{ C.F.}$

LEGEND

- (R) RECORD
- (M) MEASURED
- FENCE, WOOD
- FENCE, CHAIN-LINK
- GRAVEL AREA



PROJECT BENCHMARK:
NGS BENCHMARK DM4220
ELEVATION = 786.06'

SITE BENCHMARK:
P.K. NAIL IN N. RIVER ROAD 6.99' S. & 24.43' W. OF THE
SOUTHWEST PROPERTY CORNER
ELEVATION = 741.58'

BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST.

ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

IMPERVIOUS AREA CALCULATIONS

| | |
|---------------------|---------------|
| RESIDENCE | 1,101 SQ. FT. |
| DETACHED GARAGE | 587 SQ. FT. |
| DRIVEWAY | 1,671 SQ. FT. |
| SHED | 109 SQ. FT. |
| WALK, PORCH & STEPS | 388 SQ. FT. |
| PATIO | 109 SQ. FT. |
| WALLS | 117 SQ. FT. |
| OUTDOOR KITCHEN | 76 SQ. FT. |
| GRAVEL AREAS | 507 SQ. FT. |
| SAND AREAS | 97 SQ. FT. |

| | |
|----------------|----------------|
| TOTAL AREA | 4,762 SQ. FT. |
| TOTAL LOT AREA | 10,200 SQ. FT. |



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL, SEPTEMBER 22nd, A.D. 2025.

BY
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2026

IG CONSULTING, INC.

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WARDEN DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 ig@igconsulting.net

PREPARED FOR: ANTHONY CALLESE
FIELD CREW: C.W.
FIELD WORK: 05/16/25
FIRM NO. 184-001330

PLAT OF TOPOGRAPHY
RESIDENCE
36755 N. RIDGE ROAD
INGLESIDE, ILLINOIS

PROJECT NUMBER
23819