

LAKE COUNTY ZONING NOTICE #8051

LIBERTYVILLE TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, August 11, 2016 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of the Timothy and Melanie Gustafson as the co-trustees of The Gustafson Declaration of Trust, record owners, who seek the following variance from the requirements of the Lake County, Illinois Code of Ordinances and any other zoning relief as required:

1. To increase the height of a detached garage from 25 feet to 30 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 17065 Janas Ct., Libertyville, Illinois, and is approximately 1.12 acres.

PIN 11-08-201-168

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, (847) 377-2127.

**George Bell
Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): TIMOTHY & NEVANIE GUSTAFSON Phone: 847 816 3778
(please print) Owner(s)
17065 JANAS COURT Fax: _____
LIBERTYVILLE, IL 60048
Address _____ Email: _____
Contract purchaser(s) if any mtdg@sbcglobal.net Phone: _____
_____ Fax: _____
_____ Email: _____
Address _____

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

BRIAN FILA TREAUULT Phone: _____
Name Cell: _____
www.mbrproducts.com Fax: _____
Address Email: _____

Subject Present Zoning: R-1
Property: Present Use: SINGLE FAMILY DWELLING
Proposed Use: DETACHED GARAGE
PIN(s): 11-08-201-168
Address: 17065 JANAS COURT
LIBERTYVILLE, IL 60048
Legal description:
(see deed)

TIMOTHY AND MELANIE GUSTAFSON
ARE THE BENEFICIARIES OF THE
GUSTAFSON DECLARATION OF TRUST
DATED OCTOBER 22ND, 2015.

Request:

The following variation(s) are requested:

1. MINOR: (20%) ACCESSORY STRUCTURE HEIGHT OF 30' VS. 25' STANDARD
2. _____
3. _____

Explain why this variation(s) is necessary: SEE ATTACHED

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:

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

Timothy D. Gustafson Melanie Gustafson
Signature(s) of owner(s)

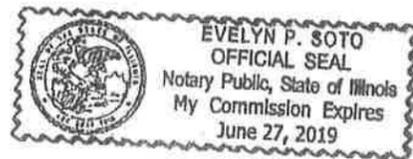
Signature(s) of contract purchasers

I, Evelyn P. Soto a Notary Public aforesaid, do hereby certify that Timothy and Melanie Gustafson

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 6/27/2016 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 27th day of June, 2016.

(Seal) My Commission expires 6/27/19.
Evelyn P. Soto



**Application for MINOR Zoning Variance
Related to
Height Standard for Accessory Structure**

Applicants: Tim & Melanie Gustafson
Property Address: 17065 W. Janas Ct., Libertyville
Variance Requested: **Minor** (20%) accessory structure height of 30' versus 25' standard

We believe the requested variance meets all of the approval criteria as follows:

1. Exceptional conditions peculiar to the applicant's property

- a. Distance from other homes/structures
 - i. The nearest house is more than 200' up the hill to the south and has a height of approximately 40' above the base of the proposed structure
 - ii. The nearest house that would have a lower height is to the north and is over 100 yards away and separated by wooded areas
 - iii. The nearest house to the west sits on a seven-acre lot and is over 200 yards away separated by woods and their own barn
- b. Large lot
 - i. The applicant's property is over one acre
 - ii. The proposed structure is buffered from neighboring properties
 - iii. 30' high accessory structure will not impair an adequate supply of light and air to adjacent properties
- c. Slope of property
 - i. The property slopes heavily to the north and west
 - ii. The proposed structure will sit on a lower area and therefore the absolute height is lower relative to existing house and neighboring buildings
 - iii. Nearest houses, which are to the south, are significantly higher than proposed structure due to natural slope of property
- d. Wetland and low lying drainage area limit location of structure
 - i. Moving structure far enough away from the home to minimize the comparison of a different architectural style that might possibly meet the 25' height standard is not an option due to the wetlands, low lying drainage area and the well
 - ii. Attaching the accessory structure to the home to eliminate the height restriction issue is not feasible due to the property layout
- e. Tudor architecture
 - i. The applicant's existing house is tudor revival architecture
 - ii. Neighboring houses also follow tudor architecture
 - iii. Tudor architectural standards call for minimum roof and gable pitch of 12/12
 - iv. Flatter roof designs would not be in harmony with tudor architecture

- v. 12/12 roof pitch is needed to properly blend with tudor architecture of neighborhood
- f. Existing attached garage is not deep enough to hold larger vehicles
 - i. Vehicles do not properly fit in existing attached garage
 - ii. Much deeper accessory structure is needed to accommodate larger vehicles
 - iii. The design of the accessory structure is a mirror image of the existing house garage with the exception of taller overhead doors
- g. Adjoining property to the north is a five-acre vacant lot owned by the applicants
 - i. Commonly known as the "Rouse Property"
 - ii. This adjacent lot is one of the most infamous properties in the history of Lake County
 - iii. Applicants purchased the property in 2013 and have made improvements to enhance the appearance and reputation of the property, including visible improvements along Milwaukee Ave.
 - iv. Applicants intend to continue to enhance and maintain natural beauty of this adjacent lot, improving property values throughout the area
 - v. Accessory structure is purposed to store equipment needed to properly enhance and maintain this formerly neglected property

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

- a. Wetland and low lying drainage area limit location of structure
 - i. Moving structure far enough away from the home to minimize the comparison of a different architectural style that might possibly meet the 25' height standard is not an option due to the wetlands, low lying drainage area and the well
- b. Attaching the accessory structure to the home to eliminate the height restriction issue is not feasible due to the layout of the principal structure
- c. Reducing the sidewall height by 5' would put the overhead door height at 4'
 - i. The design is a mirror image of the existing house garage with the exception of the taller overhead doors
- d. Applicant's vehicles do not properly fit in existing attached garage
 - i. Chevy Suburban length is approximately 19'
 - ii. Additional depth is needed to open cargo doors, clearance to walk around and access vehicles, work benches, etc.
- e. 32' depth is needed to allow for tandem vehicle storage
 - i. Standard car length is 15-16'
 - ii. Therefore in order to store two cars end-to-end requires 32' or more depth for accessory structure
- f. Equipment needed to maintain property
 - i. As noted above, enhancement and maintenance of former "Rouse Property" requires large accessory structure of 40' x 32' as proposed
 - ii. Over five acres of property in total to maintain

- g. Tudor architecture
 - i. Presents practical difficulty
 - ii. A 12/12 roof pitch is the minimum steepness needed to maintain tudor architectural style present in existing house and neighborhood
 - iii. A flatter roof pitch is incompatible with the neighborhood and tudor architecture style
- h. Property value
 - i. An accessory structure that is not architecturally in harmony with the existing house and neighborhood will reduce property values
 - ii. Consistent architectural styling enhances appearances and values throughout the area

3. Harmony with general purpose and intent of zoning regulations

- a. Tudor architecture harmony
 - i. One intent of the zoning regulations is to ensure harmony with the existing architecture and structures
 - ii. The proposed accessory structure is in harmony with the existing house and neighboring buildings
 - iii. The height of the proposed structure is lower than all houses within 100+ yards
 - iv. A lower building height would require a flatter roof pitch, which would not be in harmony with the tudor architecture of the neighborhood, impairing architectural consistency and value rather than enhancing it
- b. No adverse impact on neighboring properties
 - i. Another intent of the zoning regulations is to ensure neighboring properties are not adversely impacted
 - ii. All other houses within 100 yards have heights in excess of the proposed building
 - iii. As noted above, the natural slope of the property puts the proposed accessory structure on a lower base and further minimizes the absolute height relative to nearby buildings
 - iv. Not detrimental to the neighborhood nor to the value of adjacent properties
- c. Improve property values
 - i. Both the subject property and nearby properties will benefit from the proposed accessory structure
 - ii. As mentioned, applicants intend to enhance and maintain the formerly infamous and neglected property to the north they now own which will widely benefit Lake County residents

DEED IN TRUST QUIT CLAIM

Mail To:
Michael J. Boyd
1580 S. Milwaukee Ave., #600
Libertyville, IL 60048



Image# 054501980003 Type: DQT
Recorded: 10/27/2015 at 11:44:20 AM
Receipt#: 2015-00065512
Page 1 of 3
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7242208**

THE GRANTOR, **TIMOTHY D. GUSTAFSON and MELANIE M. GUSTAFSON**, husband and wife, of the Village of Libertyville, County of Lake, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid.

CONVEYS and QUIT CLAIMS unto **TIMOTHY D. GUSTAFSON and MELANIE M. GUSTAFSON, as co-trustees of The Gustafson Declaration of Trust Dated October 22, 2015**, of the Village of Libertyville, County of Lake, in the State of Illinois, all Interest in the following Real Estate situated in the Village of Libertyville, County of Lake, in the State of Illinois, to wit:

Parcel 1: Lot 4 in Homes by Janas, being a subdivision of part of the Lot 16 in Brookhill Park, a subdivision of part of the Northeast Quarter of Section 8 and part of the Northwest Quarter of Section 9, Township 44 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 17, 1986 as Document Number 2483909 and corrected by Certificate of Correction recorded May 10, 1989 as Document Number 2790891 and re-recorded June 8, 1989 as Document Number 2799793, in Lake County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 over the private drive known as Janas Court as delineated on the Plat of Homes by Janas Subdivision, in Lake County, Illinois.

Address of Property: 17065 W. Janas Ct., Libertyville, IL 60048
Permanent Index No.: 11-08-201-068-0000

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute

3 OK

contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 22nd day of October, 2015.

Timothy D. Gustafson (Seal) Melanie M. Gustafson (Seal)
Timothy D. Gustafson Melanie M. Gustafson

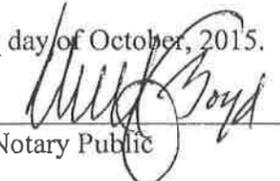
Timothy D. Gustafson & Melanie M. Gustafson, as co-trustees 17065 W. Janas Ct, Libertyville, IL 60048
Name of Grantee & Taxpayer Address of Grantee & Taxpayer

This Document Prepared by: Michael J. Boyd, 1580 S. Milwaukee Ave., #600, Libertyville, IL 60048

This conveyance must contain the name and address of the grantee. (Ch. 34:3-5026), name and address for tax billing, (Ch. 34.3-5020) and name and address of person preparing the instrument. (34:3-5022)

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 **TIMOTHY D. GUSTAFSON and MELANIE M. GUSTAFSON**, husband and wife, personally known to me to be the same persons whose names 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.

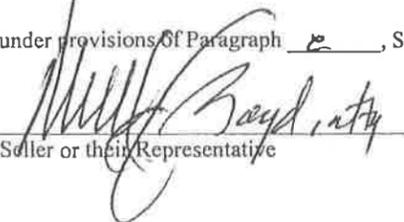
Given under my hand and notarial seal this 22nd day of October, 2015.


Notary Public



State of Illinois
Department of Revenue
Statement of Exemption under Real Estate Transfer Tax Act

I, hereby declare that this deed represents a transaction exempt under provisions of Paragraph 2, Section 31-45, of the Real Estate Transfer Tax Law 35ILCS 200131.

Dated this 22nd day of October, 2015


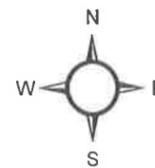
Buyer-Seller or their Representative



ZBA #8051
Adjacent Property Owner Map/List

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.



Legend

-  County Parcels
-  Road Names



ZBA #8051
Mail Out Date: 7-14-16

TIMOTHY D & MELANIE M
GUSTAFSON, TRUSTEE
17065 W JANAS CT
LIBERTYVILLE IL 60048-1079

SHRIKANT A MEHTA & HARSHA
MEHTA CO TRUST
2197 CATHERINE ST
GALESBURG IL 61401-1401

DAVID J MEADE
117 BROOKSIDE CT
LIBERTYVILLE IL 60048-1019

BRIAN M MCMURROUGH
123 BROOKSIDE CT
LIBERTYVILLE IL 60048

RICHARD W & JANE M GEORGE
121 BROOKSIDE CT
LIBERTYVILLE IL 60048

PEGGY J SCHLAPPER
119 BROOKSIDE CT
LIBERTYVILLE IL 60048-1019

RONALD L & SUZANNE M HERBES
308 PETERSON RD
LIBERTYVILLE IL 60048

SERGIY KORZHUK &
OLENA GOROSHKO
16995 W JANAS CT
LIBERTYVILLE IL 60048-1079

JONATHAN M DORR
246 CATER LN
LIBERTYVILLE IL 60048-1315

CHANDRASHEKHAR JOSHI
17035 W JANAS CT
LIBERTYVILLE IL 60048-1079

JAYSON L BENDER
30710 N MILWAUKEE AVE
LIBERTYVILLE IL 60048-1373

JEFF & CARRIE GRIMES
255 CATER LN
LIBERTYVILLE IL 60048-1315

JOHN W SKOUG
251 CATER LN
LIBERTYVILLE IL 60048

WEIJUN ZHENG & JUN ZHAN
258 CATER LN
LIBERTYVILLE IL 60048-1315

ASHIM & RUCHI SETH
247 CATER LN
LIBERTYVILLE IL 60048

ASHOK PHADKE
252 CATER LN
LIBERTYVILLE IL 60048

SALLY A SMITH TRUSTEE
243 CATER LN
LIBERTYVILLE IL 60048

BUILDING SPECIFICATIONS AND GENERAL NOTES

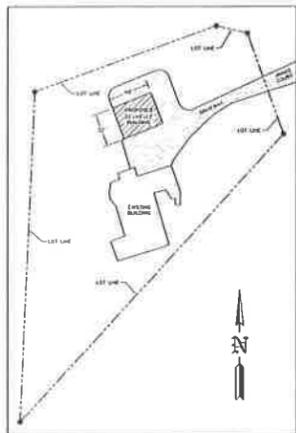
OWNER INFORMATION
NAME: TIM & MELANIE GUSTAFSON
ADDRESS: 12345 LIBERTYVILLE, IL
PHONE: 618-234-5678

DESIGN INFORMATION
DATE: 01-07-2016
PROJECT NO.: US36015H.01

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL ORDINANCES.
- PERMITS SHALL BE OBTAINED FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO EXCAVATION.
- PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- ALL FOUNDATION WORK SHALL BE COMPLETED PRIOR TO ERECTING WALLS.
- ROOFING SHALL BE COMPLETED PRIOR TO INTERIOR FINISHES.
- MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE INSTALLED PRIOR TO DRYWALL.
- ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- PROTECT ALL WORK COMPLETED PRIOR TO COMMENCING OTHER TRADES.
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**TIM & MELANIE
 GUSTAFSON
 LIBERTYVILLE, IL**



SITE PLAN
 SCALE: 1/4" = 1'-0"

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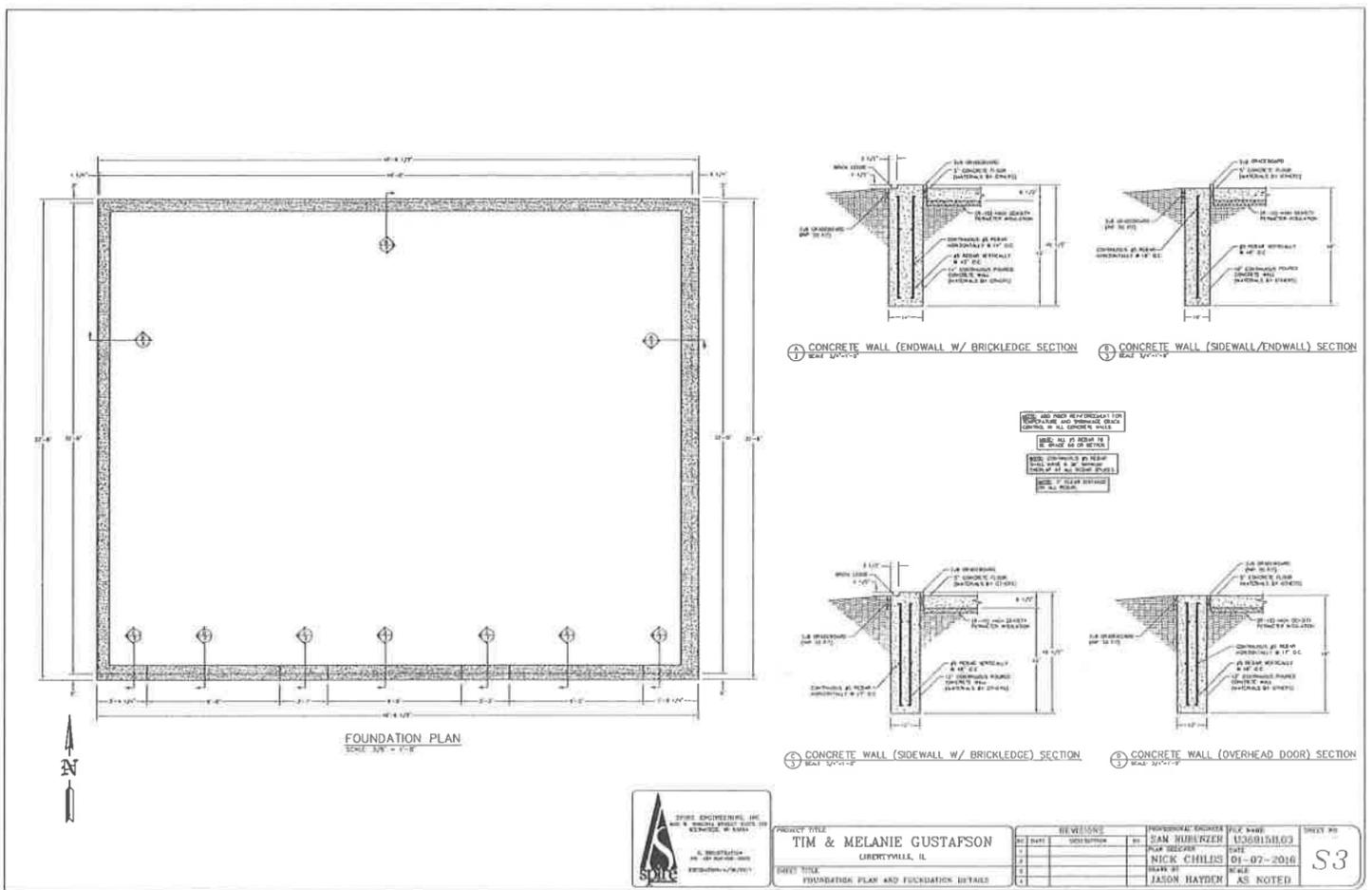
SHEET #	SHEET DESCRIPTION
1	GENERAL NOTES AND SITE PLAN
2	FLOOR PLAN
3	FOUNDATION PLAN
4	ROOF PLAN
5	MECHANICAL PLAN
6	ELECTRICAL PLAN
7	PLUMBING PLAN
8	EXTERIOR FINISHES
9	INTERIOR FINISHES
10	SECTIONAL DETAILS
11	CONSTRUCTION DETAILS
12	GENERAL NOTES



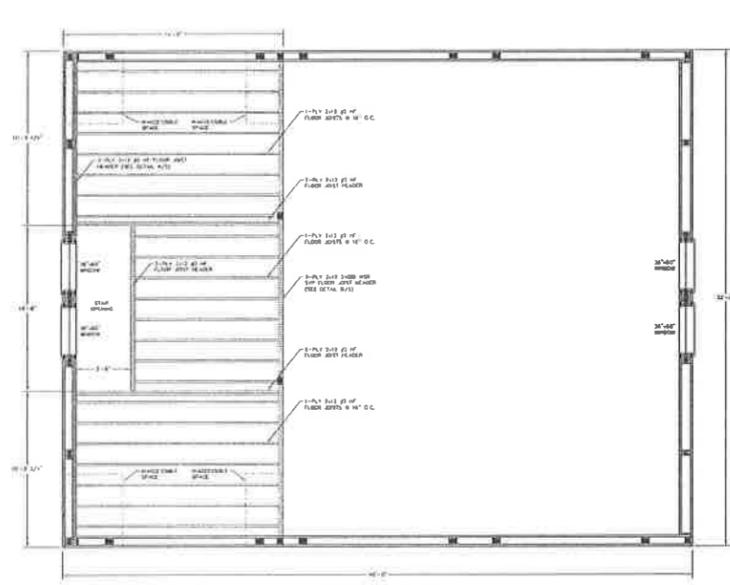
PROJECT TITLE:
TIM & MELANIE GUSTAFSON
 LIBERTYVILLE, IL

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

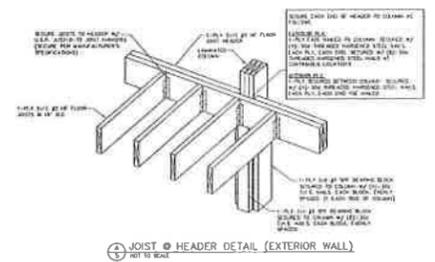
PROFESSIONAL ENGINEER	DATE	SCALE	SHEET NO.
SAM RUBENACK	01-07-2016	AS NOTED	S1
NICK CHILDS			
JASON HAYDEN			



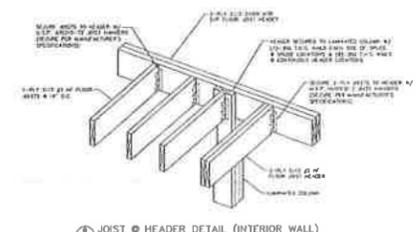
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SHEET TITLE FOUNDATION PLAN AND FOUNDATION DETAILS		REVISIONS	PROFESSIONAL ENGINEER DATE: AS NOTED	
NO.	DATE	DESCRIPTION	BY	
1			SAM RUBENZER	
2			NICK CHILDS	
3			JASON HAYDEN	



MEZZANINE PLAN
SCALE 3/8" = 1'-0"



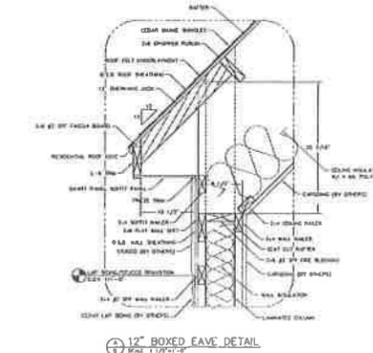
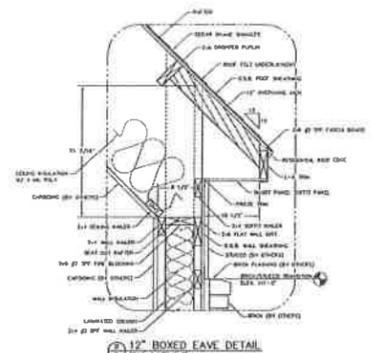
JOIST & HEADER DETAIL (EXTERIOR WALL)
NOT TO SCALE



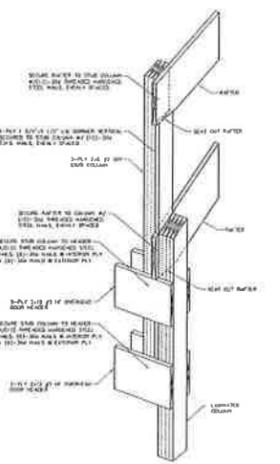
JOIST & HEADER DETAIL (INTERIOR WALL)
NOT TO SCALE



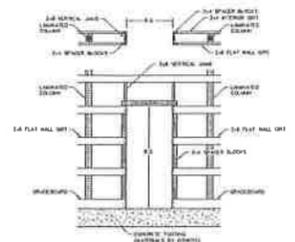
SPIRE ENGINEERING, INC. 100 N. WASHINGTON STREET, SUITE 100 LIBERTYVILLE, IL 62550		PROJECT TITLE TIM & MELANIE GUSTAFSON LIBERTYVILLE, IL		REVISIONS		PROFESSIONAL ENGINEER REG. NO.		SHEET NO.	
1	DATE	2	DESCRIPTION	3	BY	4	DATE	5	DESCRIPTION
1		1		1	SAM RUBENZER	01-07-2016	LIB00151803	1	S5
2		2		2	NICK CHILDS	01-07-2016	0442	2	
3		3		3	JASON HAYDEN	AS NOTED		3	



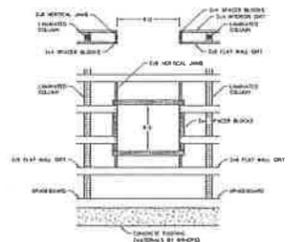
1. 1/2\"/>



OVERHEAD DOOR HEADER INSTALLATION DETAIL



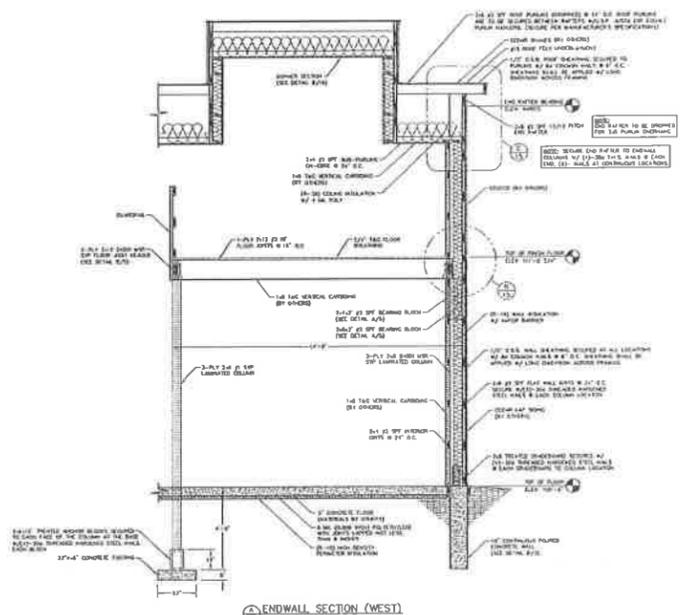
SERVICE DOOR FRAME-OUT DETAIL



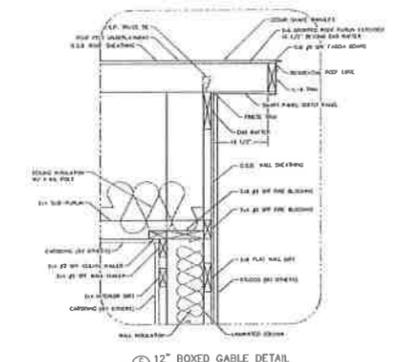
WINDOW FRAME-OUT DETAIL



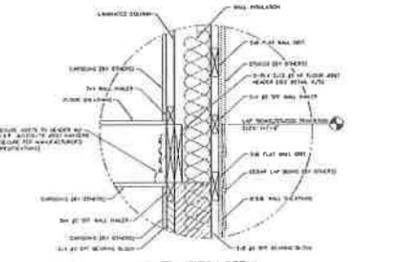
PROJECT TITLE TIM & MELANIE GUSTAFSON EBERTSVILLE, IL		PROFESSIONAL ENGINEER SAM RUBENZER DATE: 01-07-2018		SHEET NO. S9
CLIENT TITLE EBERTSVILLE, IL		REVISIONS		
NO.	DATE	DESCRIPTION	BY	DATE
1			NICK CHILDS	01-07-2018
2			JASON HAYDEN	AS NOTED



17 ENDWALL SECTION (WEST)
SCALE: 1/2"=1'-0"



18 12" BOXED GABLE DETAIL
SCALE: 1/2"=1'-0"



19 TRANSITION DETAIL
SCALE: 1/2"=1'-0"



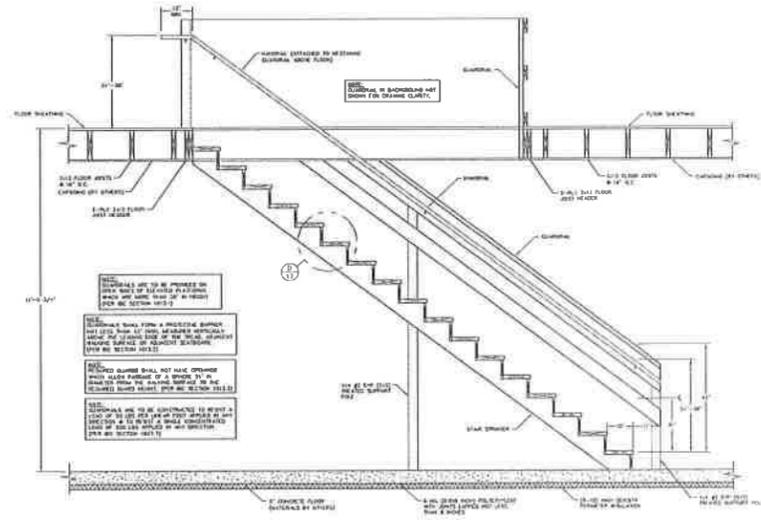
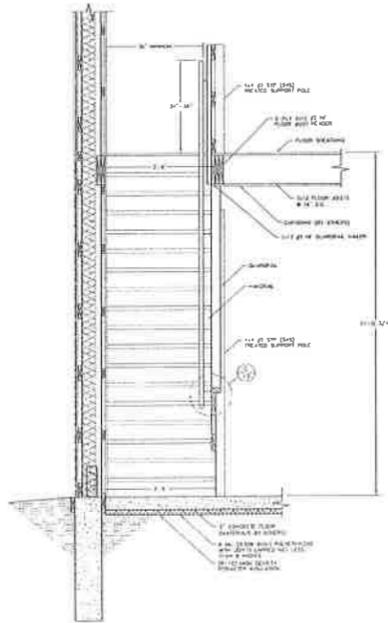
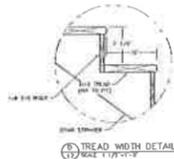
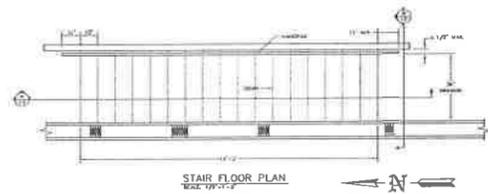
PROJECT TITLE
TIM & MELANIE GUSTAFSON
LIBERTYVILLE, IL

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

PROFESSIONAL REGISTER FILE NAME
SAM ROSENZWEIG U309150115
DATE
01-07-2016
SCALE
AS NOTED
DRAWN BY
NICK CHILDS
CHECKED BY
JASON HAYDEN

SHEET NO
S15

SHEET TITLE
ENDWALL SECTION (WEST) AND DETAIL

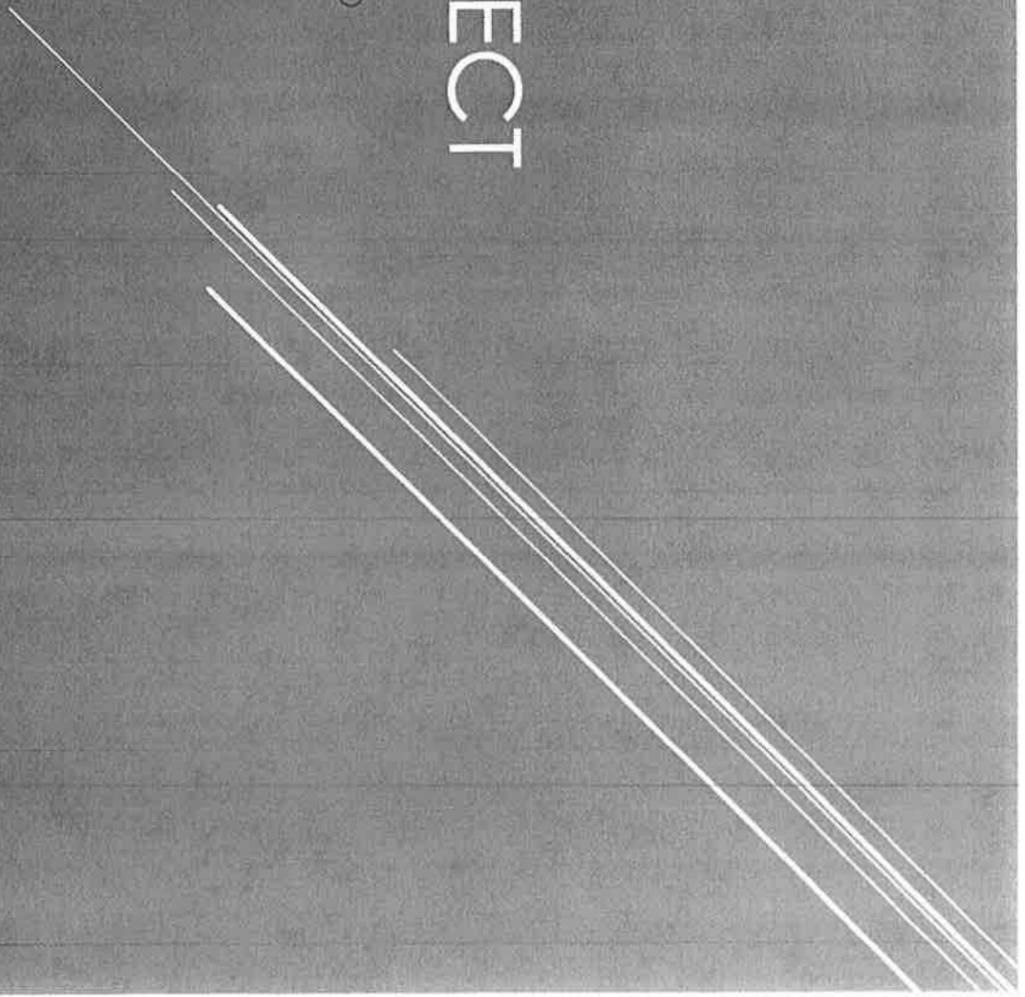


STAIR ENGINEERING, INC. 400 S. MAIN STREET, SUITE 100 LIBERTYVILLE, IL 62550 TEL: 618-792-1111 FAX: 618-792-1112 WWW.STAIR-ENGINEERING.COM		PROJECT TITLE: TIM & MELANIE GUSTAFSON LIBERTYVILLE, IL SHEET TITLE: STAIR DETAILS	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPROVED BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td>SAN RUBENZER</td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td>NICK CHILDS</td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td>JASON HAYDEN</td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	APPROVED BY	1			SAN RUBENZER		2			NICK CHILDS		3			JASON HAYDEN		4					PROJECT NUMBER: U36918LJ7 DATE: 01-07-2018 SCALE: AS NOTED	SHEET NO. S17
NO.	DATE	DESCRIPTION	BY	APPROVED BY																										
1			SAN RUBENZER																											
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3			JASON HAYDEN																											
4																														

GUSTAFSON PROJECT

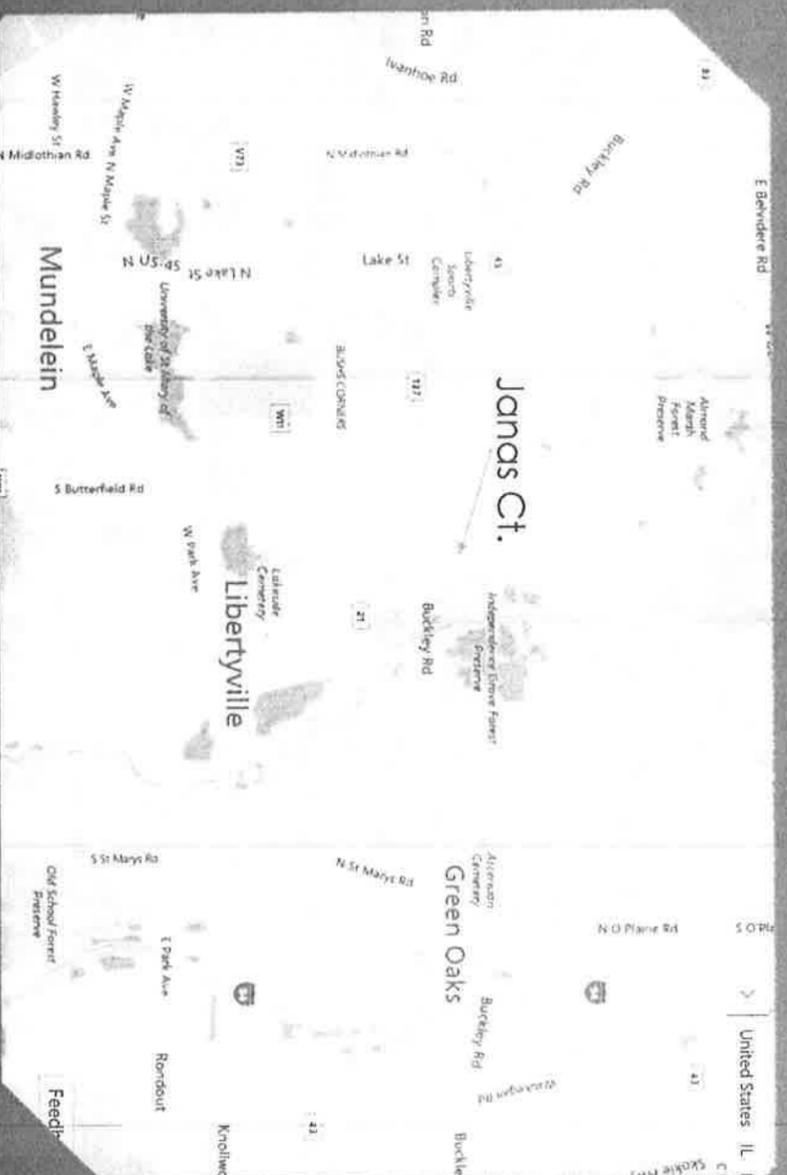
17065 W. Janas Ct. – Libertyville Township

MINOR Zoning Variance Application



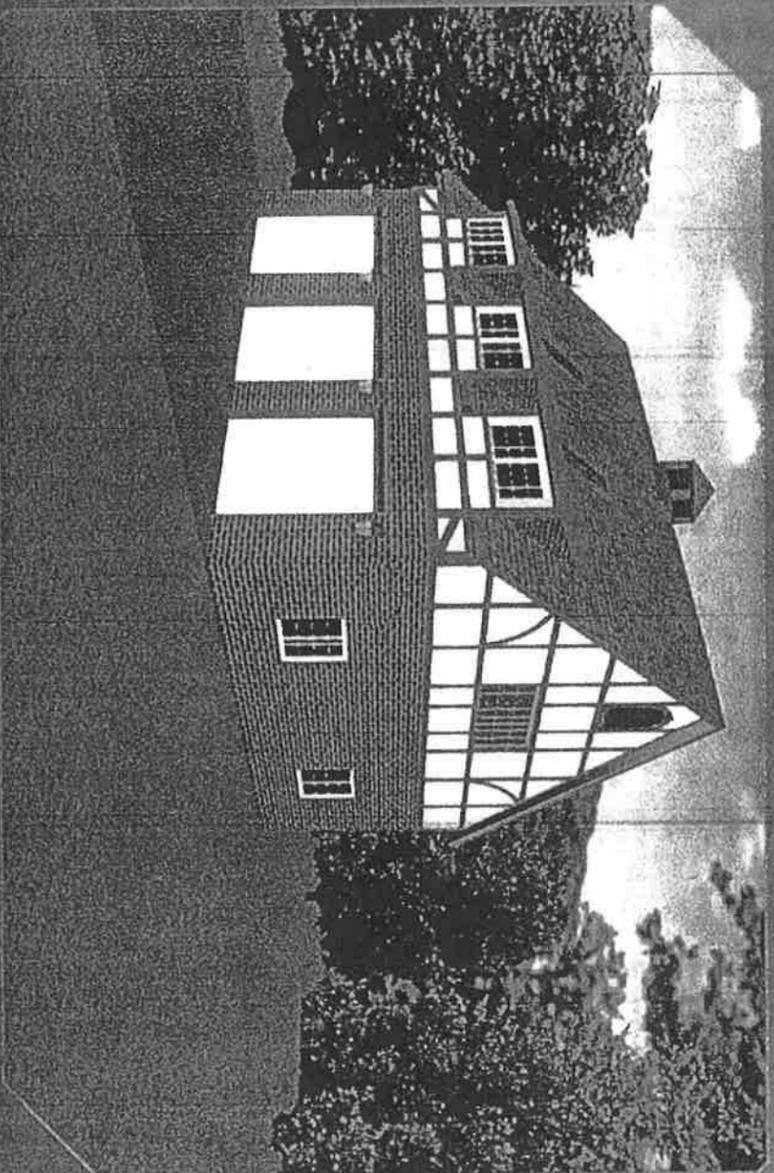
LOCATION

West of Milwaukee Ave. north of Peterson Rd.



PROPOSED BUILDING

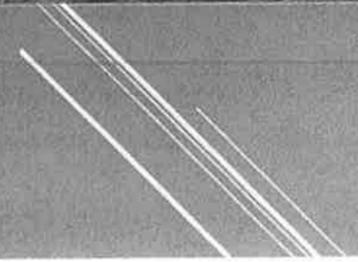
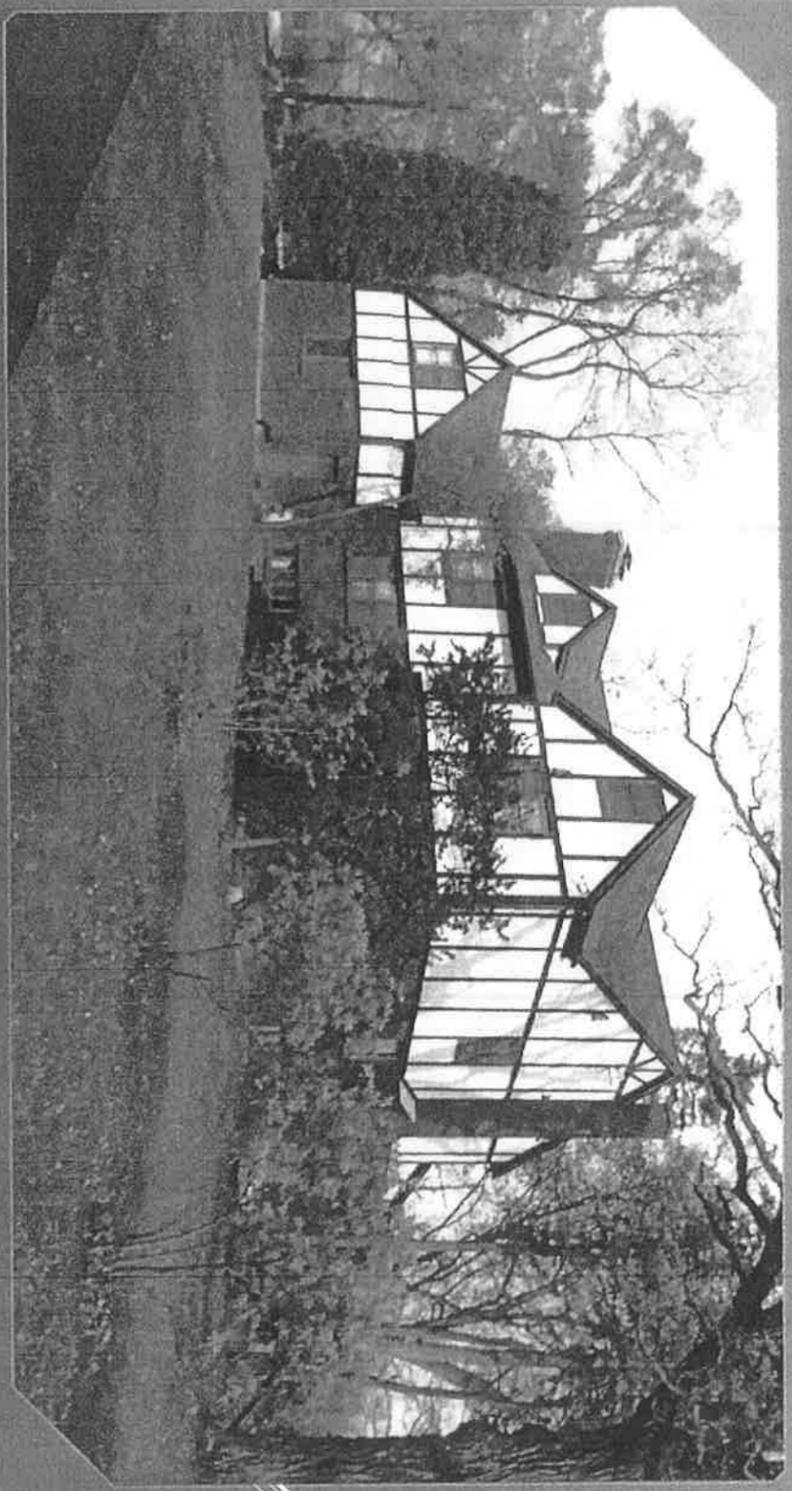
Tudor revival style to tie into existing architecture and landscape terrain





TUDOR STYLE HOMES IN NEIGHBORHOOD

Neighbor's house is 35' high with 12/12 pitch roof



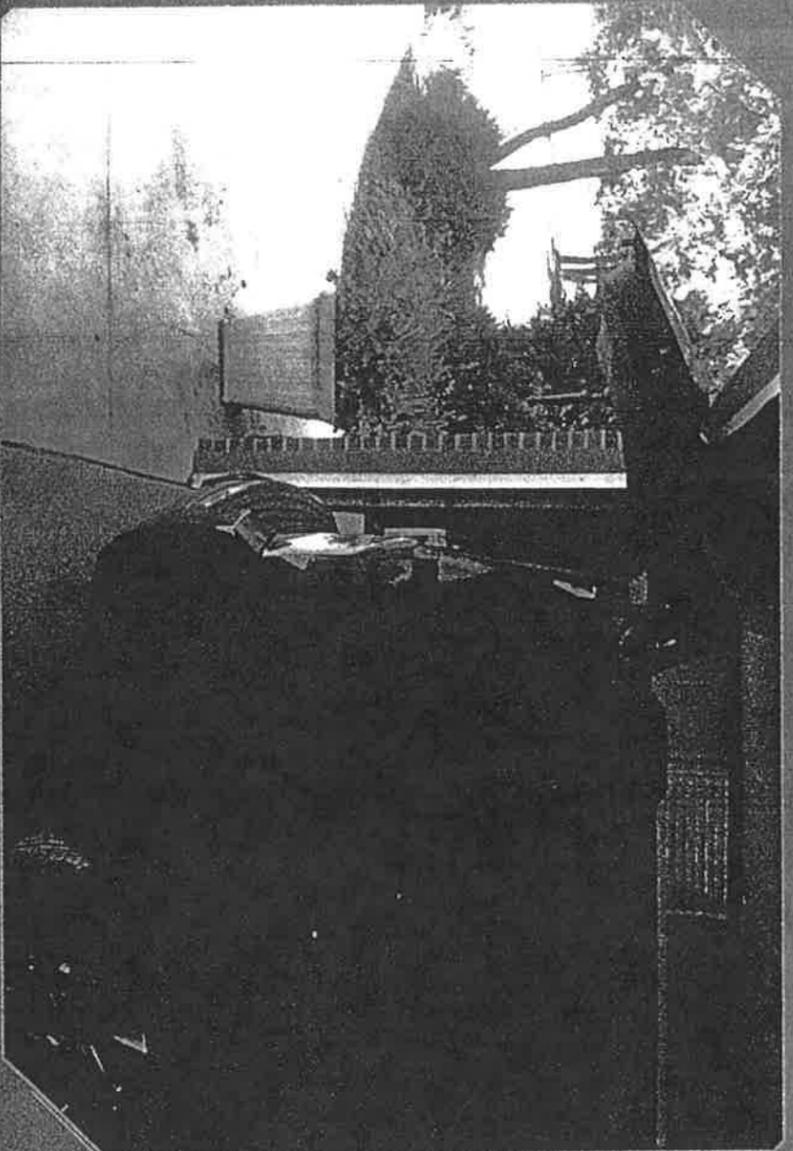
NEIGHBORHOOD TO THE SOUTH IS UP THE HILL

Houses are 3 stories with walkout basements and steep pitched roofs; ground slopes up to the south; no impact since on other side of the house from proposed building



EXISTING GARAGETOO SMALL

Depth and height of existing garage does not accommodate vehicle needs



CONSISTENCY WITH EXISTING GARAGE

Overall look of proposed building is consistent with existing attached garage





CONSISTENCY WITH EXISTING GARAGE

Overall look of proposed building is consistent with existing attached garage





EXISTING GARAGE TOO SMALL

There is no room to walk around vehicles in existing garage



ARCHITECTURE CONSISTENT WITH HOUSE ON PROPERTY

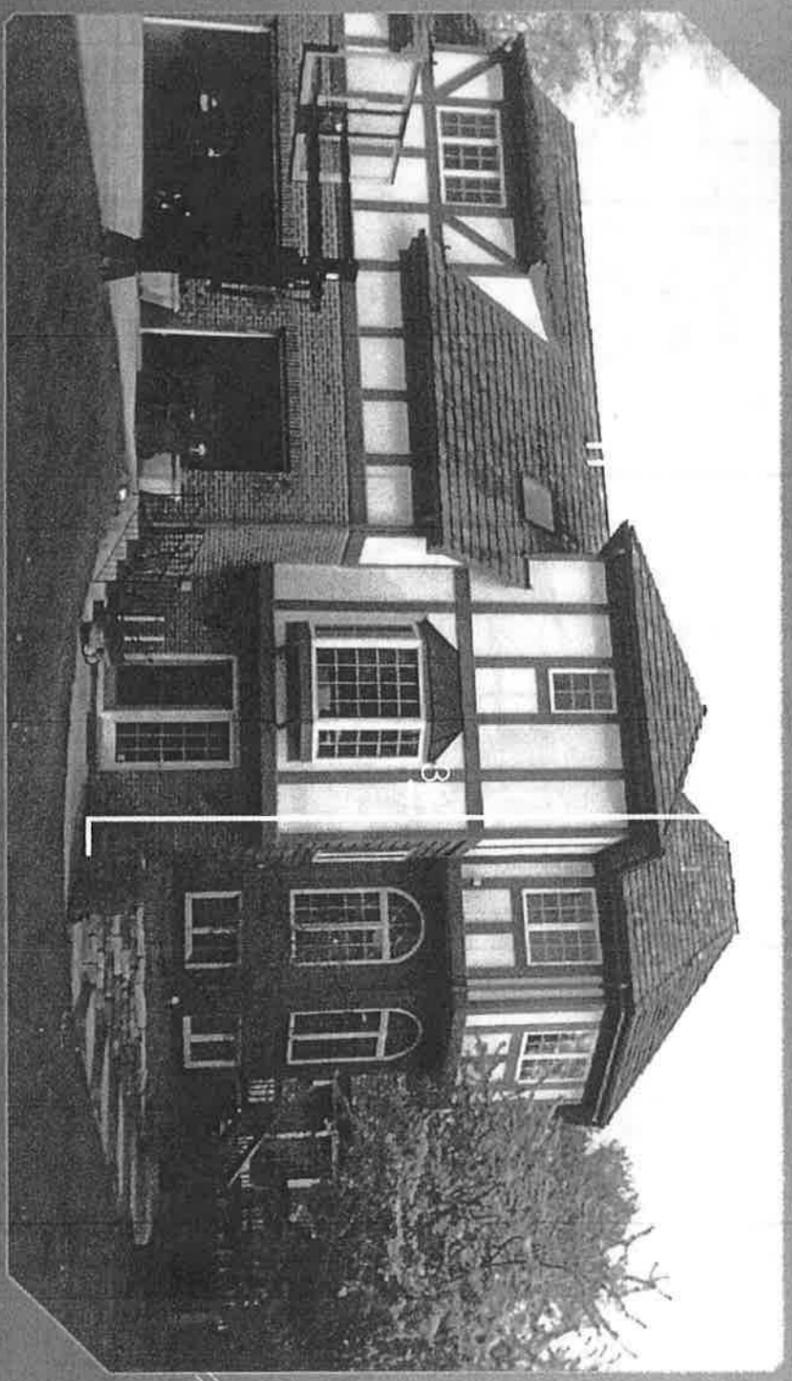
Proposed building has Tudor revival style architecture consistent with existing home. Roof pitch of 12/12 needed to be consistent.





PROPOSED BUILDING SHORTER THAN EXISTING HOUSE

38' height of existing house from ground to peak





CLOSEST NEIGHBORING HOUSE IS UP THE HILL

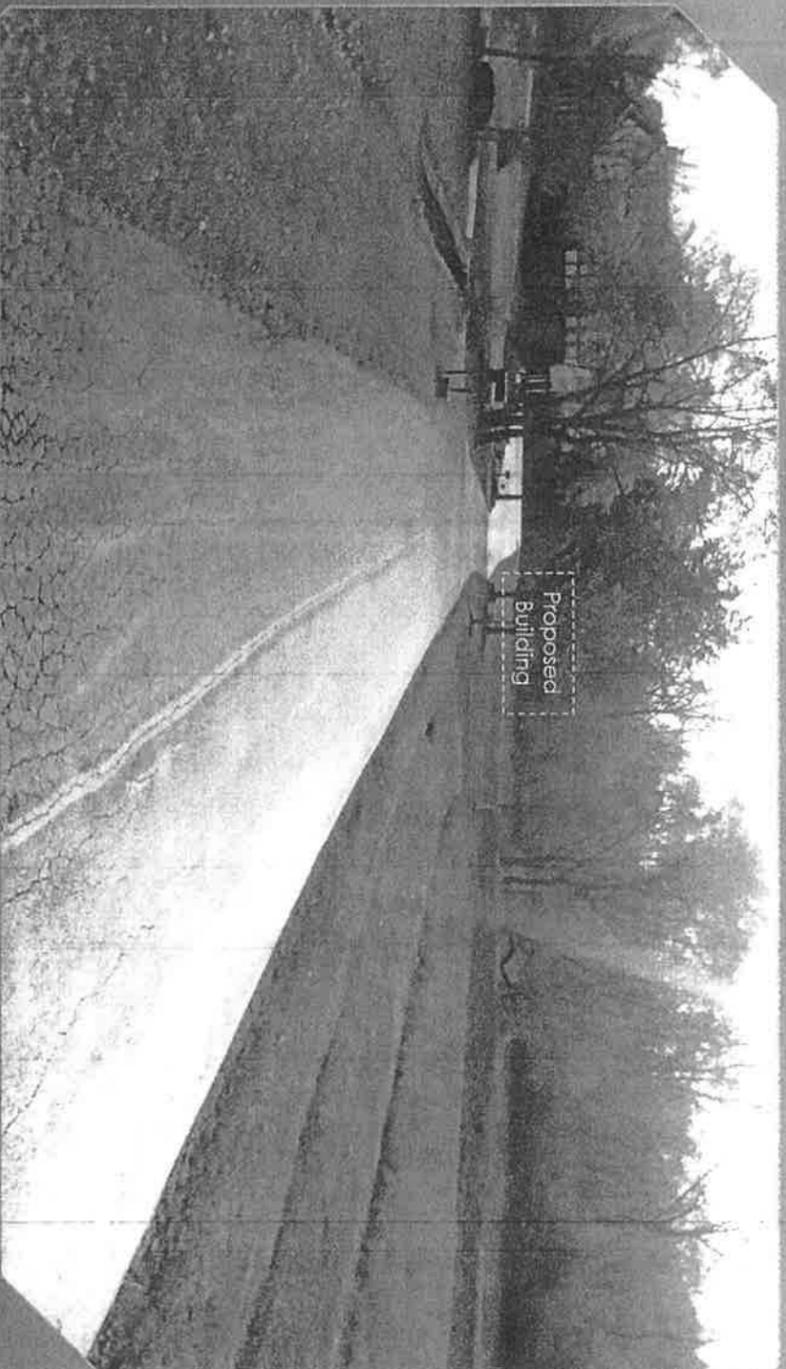
Neighbor's house base starts 12' above grade of proposed building and has a steep sloped roof





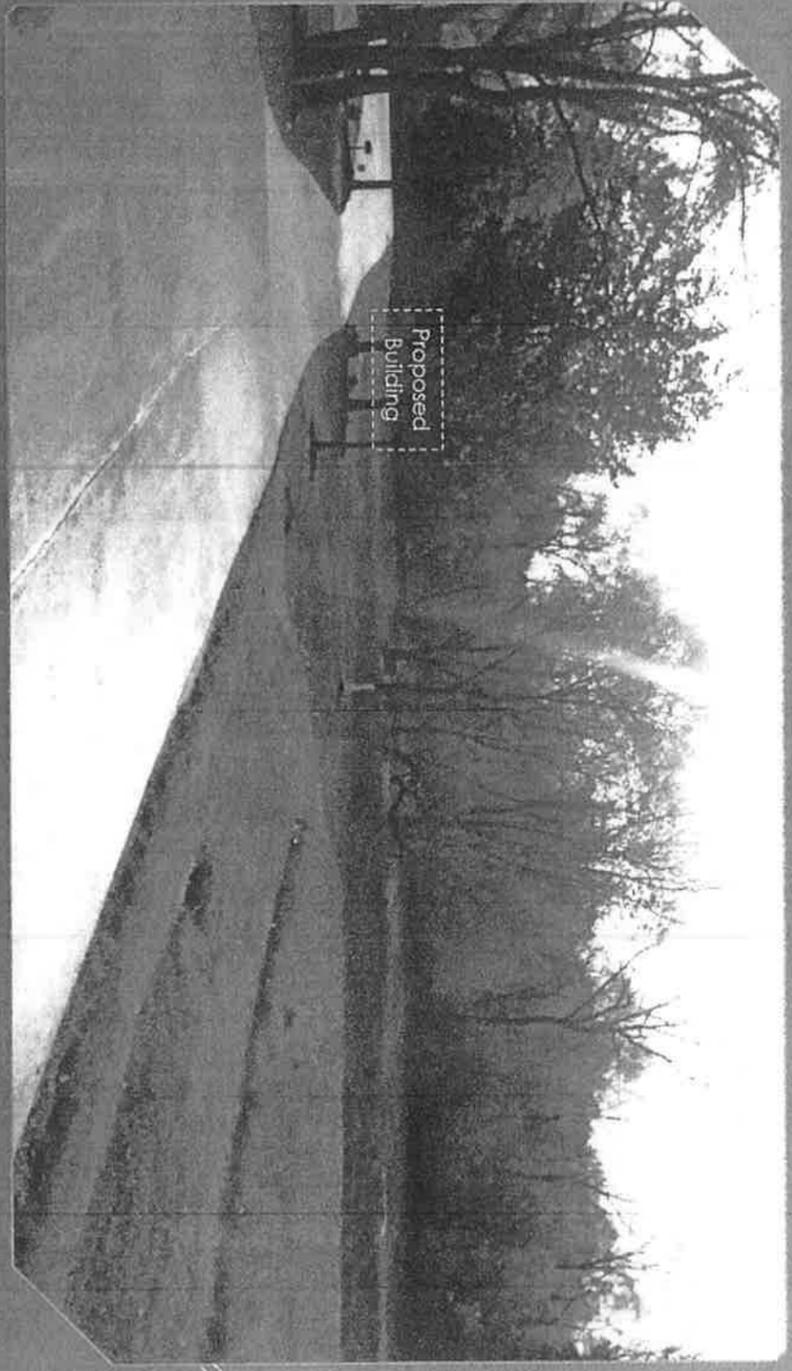
PROPOSED BUILDING SIZE IS CONSISTENT

Building size and height is consistent with other buildings in the area and mirrors house





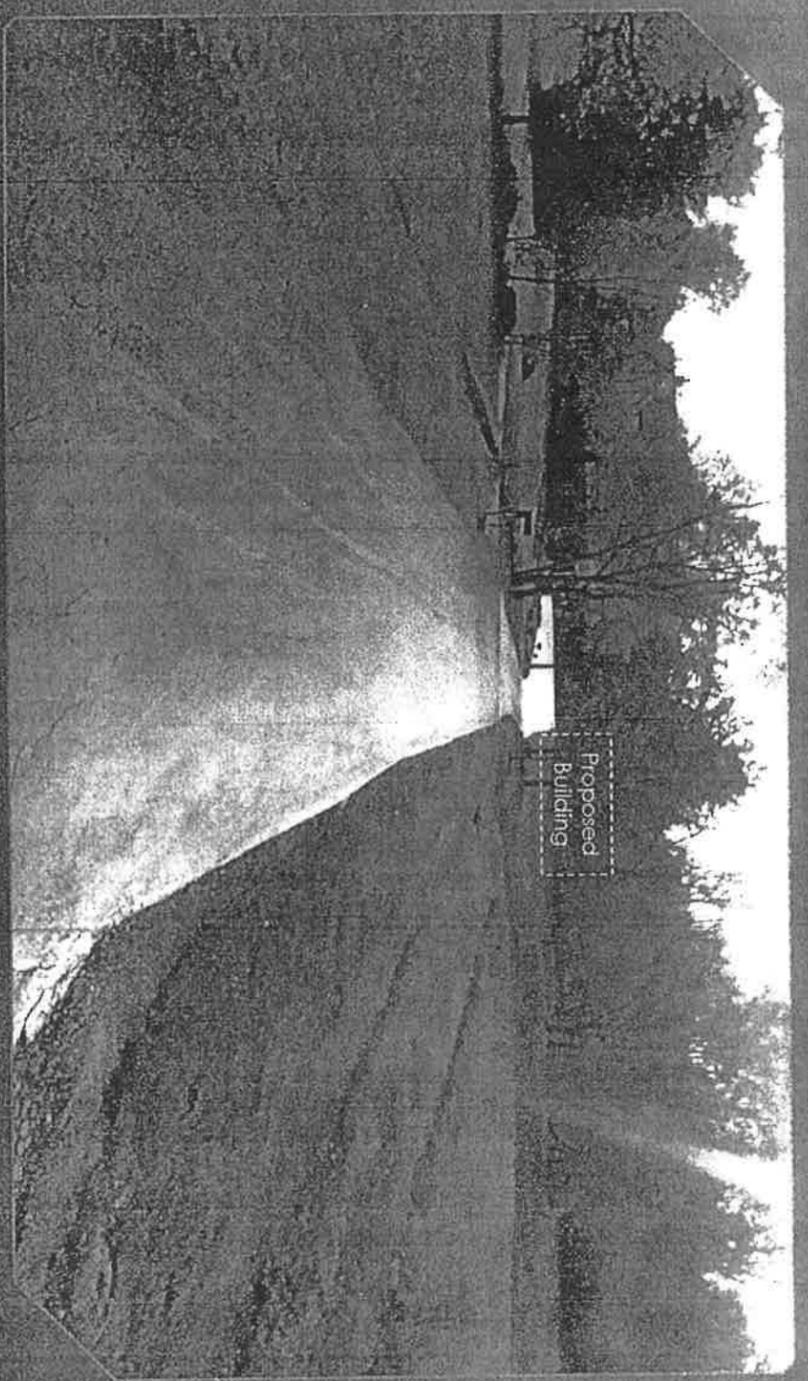
THERE ARE NO OTHER BUILDINGS OR NEIGHBORS NEARBY
Hundreds of feet to closest building





DRIVEWAY SLOPES DOWNWARD

Height of building much lower relative to street level



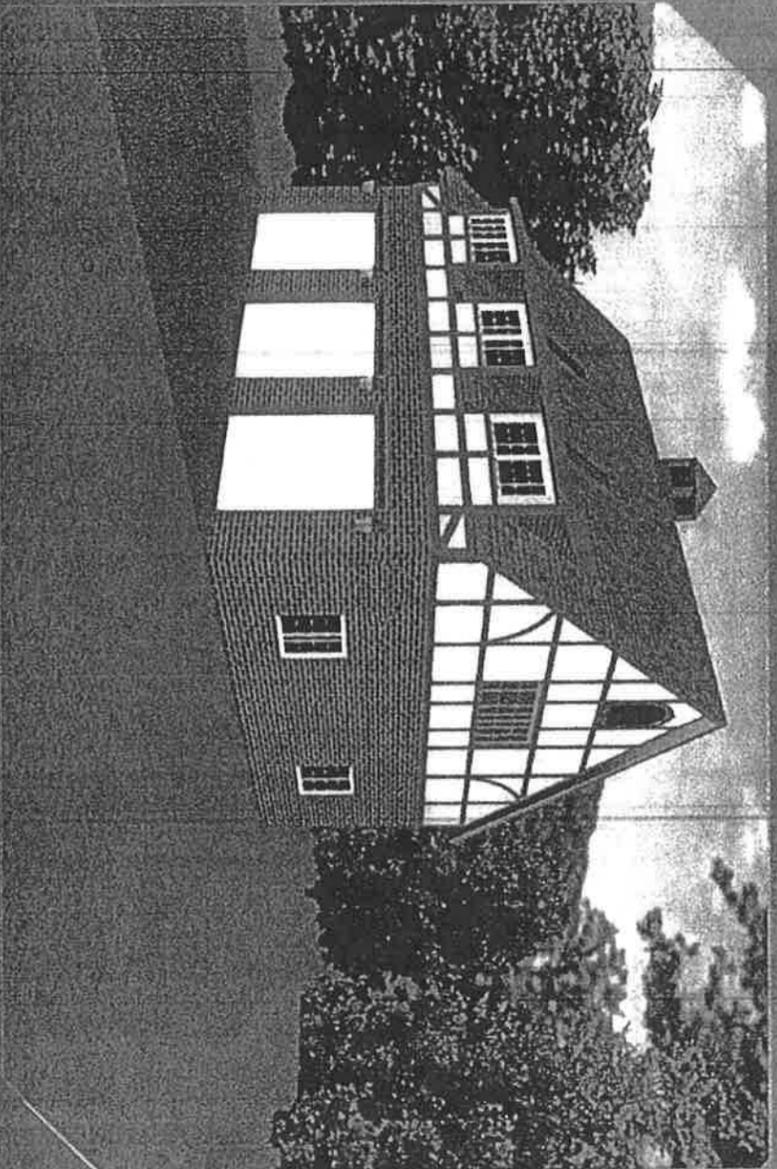
OPEN RURAL SPACE

Nearest building other than our house is another barn



THANK YOU FOR YOUR CONSIDERATION

Variance request

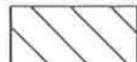




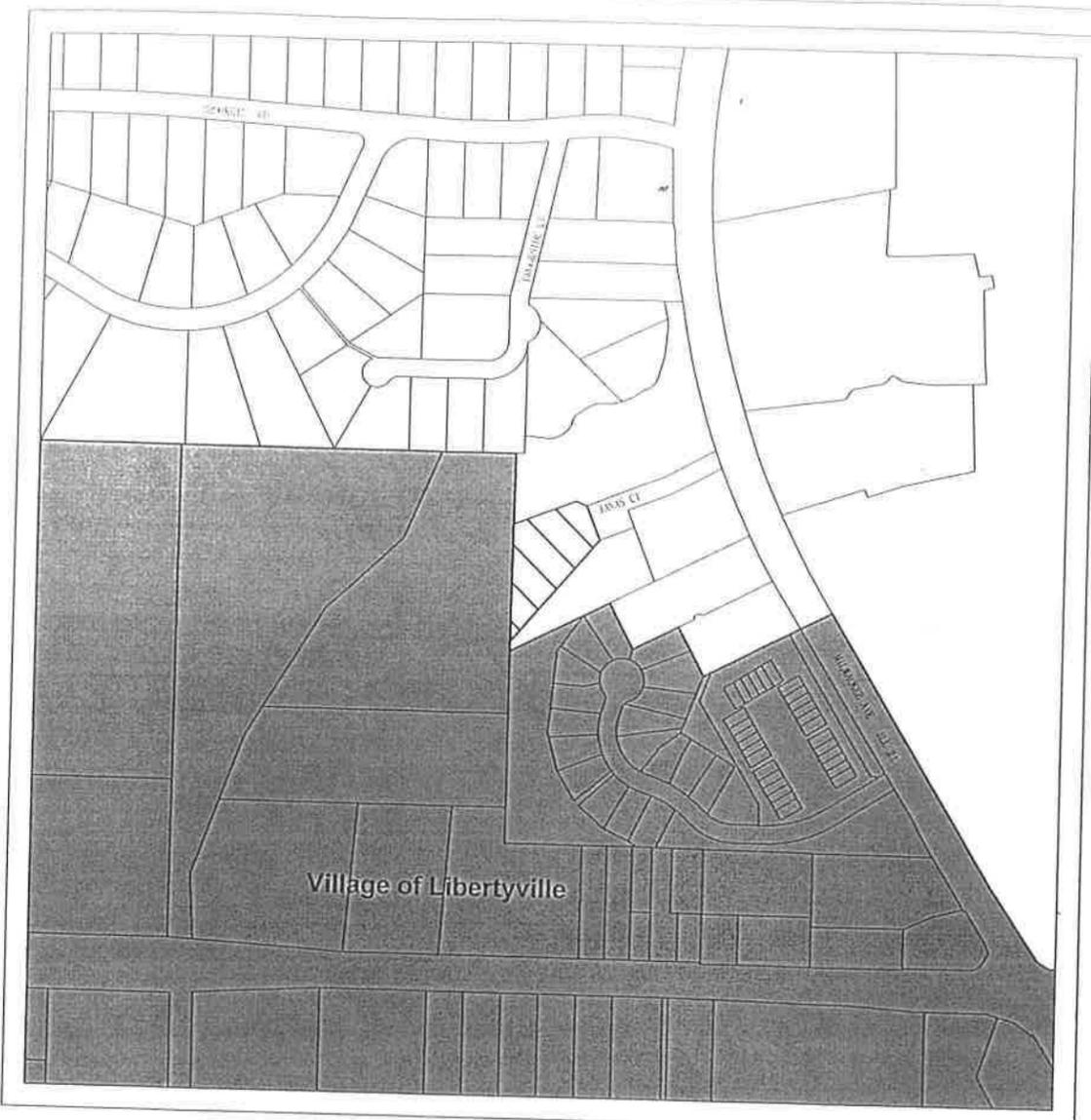
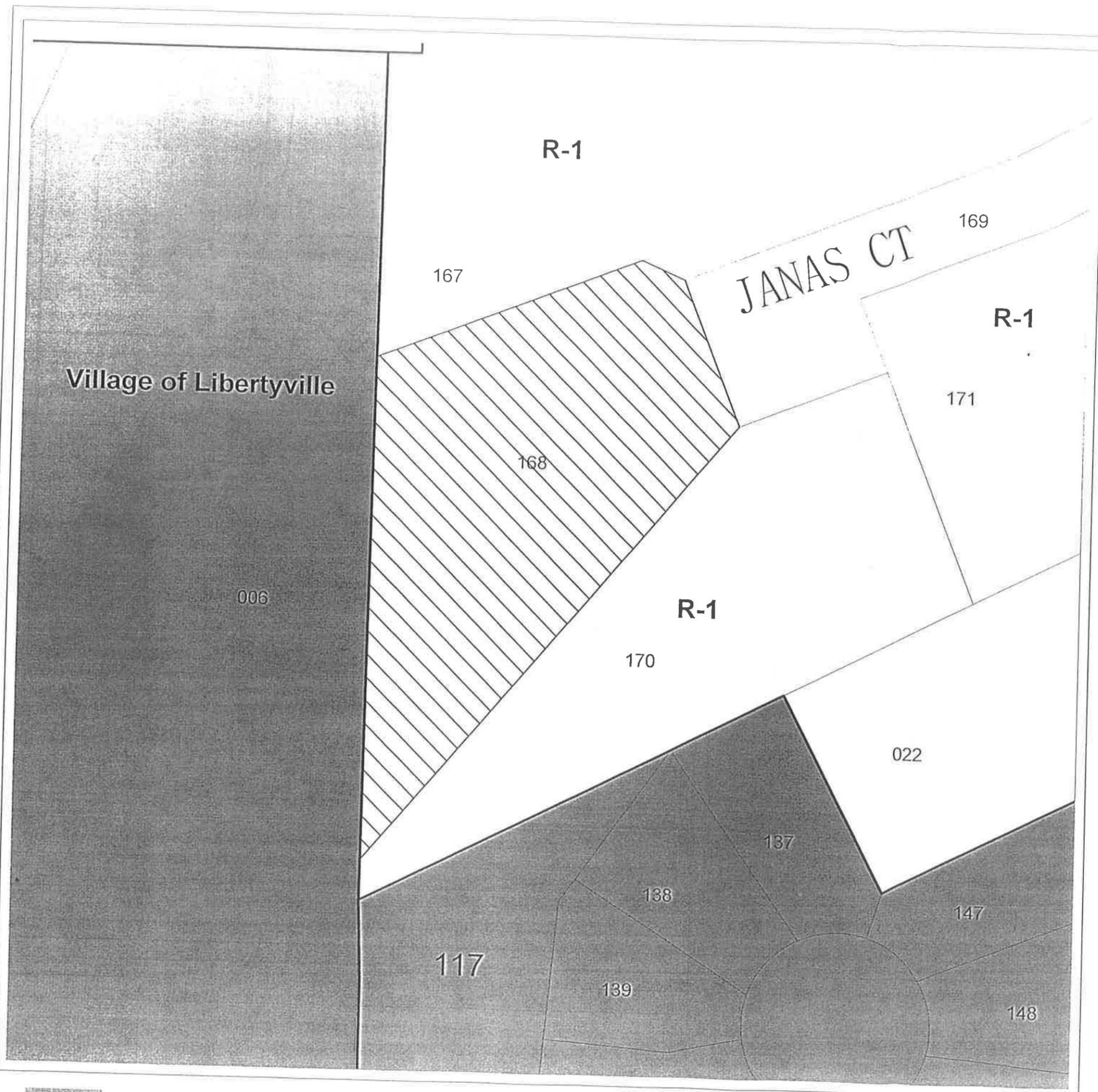
Zoning Board of Appeals Case# 8051

Libertyville Township

 Incorporated Lake County

 Subject Parcel





Zoning Board of Appeals
Case# 8051

 Incorporated Lake County

 Subject Parcel

