

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): BEN & MARTHA BATES

Applicant(s): ANDREW VENAMORE, H.G.B.
(if other than owner)

Subject Property:	Present Zoning:	<u>R-3</u>
	Present Use:	<u>S.F.R.</u>
	Proposed Use:	<u>S.F.R.</u>
	PIN(s):	<u>14-10-415-003-0000</u>
	Address:	<u>24160 N. LAKESIDE DRIVE,</u> <u>LAKE ZURICH, IL 60047</u>
	Legal description:	<u>SEE PLAT OF SURVEY</u>
	(<u> </u> see deed)	

The following variation(s) are requested:

1. 1. Reduce the front-yard setback from 30 feet to 23 feet to allow for the construction of a detached garage.
2. 2. Reduce the side-yard setback from 6 feet to 3.6 feet, as measured to the eave, to allow for the construction of a 15-foot-high detached garage
3. 3. Reduce the side-yard setback from 4.2 feet to 3.65 feet to accommodate an existing single-family dwelling.
4.

Explain why this variation(s) is necessary:

THE VARIATION IS REQUIRED TO ENABLE THE CONSTRUCTION OF A NEW 2-CAR DETACHED GARAGE ON THIS THRU-LOT WHICH HAS LIMITED AVAILABILITY OF FLAT (OPTIMAL) BUILDING LAND. IN ADDITION, THE LOT WIDTH (WHICH AVERAGES ABOUT 40 FEET WHERE THE GARAGE CURRENTLY STANDS) IS QUITE LIMITING WHEN TRYING TO LOCATE A GARAGE THAT CAN PROVIDE STORAGE FOR THE SMALLER HOME & STILL MAINTAIN AN ACCESSIBLE SPACE BETWEEN THE SOUTH PROPERTY LINE AND THE GARAGE. THE EXISTING NON-CONFIRMITY ON THE S.F.R. IS ALSO GOING TO BE BROUGHT INTO ZONING COMPLIANCE.

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:

PLEASE SEE ATTACHED DOCUMENT

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

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

**EXPLANATION OF VARIATION
UNINCORPORATED LAKE COUNTY – LAKE BLUFF
24160 N. Lakeside Drive, Lake Zurich**

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.

This interior lot is located with Lakeside Drive to the east, and Forest Lake to the west. Compared to the ordinance requirements, this property is quite undersized: the existing Lot Area is 8,398 SF (approximately), whereas 12,000 SF is required, and the lot width is roughly 40 feet, whereas 60 feet is required. With these limitations already impacting the buildability of the lot, locating a 2-car garage that will effectively serve the properties parking requirements and improve the storage aspect of the existing limited house size, has required the application for a variation. An additional challenge that is peculiar to this property is the sloping grade from the back of the existing garage to the house (and ultimately to the water’s edge) which makes bringing the new garage forward towards the street property line a more effective solution for the lot. With the proposed new location, there will still remain over 50 feet from the street to the front of the garage which will enable any overflow parking to be kept on the driveway and not in the street. This setback is also important in order to ensure site visibility for oncoming south-bound traffic along the street and the new garage will maintain this important level of visibility by not extending further than the existing detached garage to the north.

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

The existing garage is failing, with numerous significant cracks in the concrete slab (which are a by-product of an existing tree located directly to the west) and so a new garage is necessary for the owners to continue to be able to effectively use the structure. Moving the garage closer to the street, while essentially maintaining the north setback is the best possible solution for the lot. If the R-3 district required setbacks were to be applied to this property, then the garage would be pushed closer to the home and down the slope potentially create some drainage issues for the residence. It would also mean the replacement garage would be located more into the center of the lot (based on the required 6.50 foot setback compared to the current less than 4 foot) which would compress the landscaped area on the south side of the lot (in the front), detrimentally impacting the usable open space on the property.

**EXPLANATION OF VARIATION
UNINCORPORATED LAKE COUNTY – LAKE BLUFF
24160 N. Lakeside Drive, Lake Zurich**

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

The ordinance identifies that managing growth to ensure a growing tax base is a part of the intent of the regulations. By granting relief for this garage, it will allow the owner to replace their existing decrepit structure with a new garage that will allow for the effective parking of their vehicles as well as some standard household items that need to be stored in the garage due to the homes' minimal size. It's standard for most single family homes in today's modern environment to have parking for two vehicles, and virtually all the lots within the Forest Lake subdivision have storage for two vehicles (whether it's an attached or detached garage) and so this garage will be rebuilt to meet that neighborhood existing condition while providing for some much-needed storage space for the home. It is also worth noting that the scope of work will still enable 2-car deep parking in front of the garage without impacting the street (i.e., for a total of 4 vehicles) to ensure that the street visibility is maintained.

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>BEN & MARTHA BATES</u>	Name: <u>ANDREW VENAMORE, H.G.B.</u>
Address: <u>24160 N. LAKESIDE DRIVE,</u>	Address: <u>[REDACTED]</u>
State & Zip: <u>LAKE ZURICH, IL 60047</u>	State & Zip: <u>[REDACTED]</u>
Daytime Phone: <u>[REDACTED]</u>	Daytime Phone: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

Applicant (if other than owner):	Contract Purchaser (if any):
Name: <u>ANDREW VENAMORE, H.G.B.</u>	Name: _____
Address: <u>[REDACTED]</u>	Address: _____
State & Zip: <u>[REDACTED]</u>	State & Zip: _____
Daytime Phone: <u>[REDACTED]</u>	Daytime Phone: _____
Email: <u>[REDACTED]</u>	Email: _____

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

[REDACTED] [REDACTED]
Owner's Signature Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, ANDREW VENAMORE a Notary Public aforesaid, do hereby certify that BEN & MARTHA BATES

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of April 17, 2025 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.

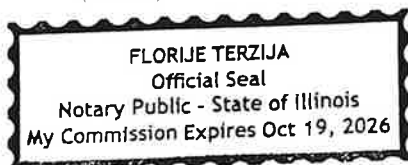
Given under my hand and Notarial Seal this 17 day of April, 2025

(Seal)

My Commission expires

MAY 9th, 2026

10/19/2026



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

Billing Contact Information:

ANDREW VENAMORE, H.G.B.

Print Name

Email

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), GARY S. ZAPEL, of the Town of LAKE ZURICH, County of LAKE, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to BEN BATES and MARTHA BATES, Husband and Wife, (GRANTEE'S ADDRESS) 306 E. ROCKLAND, LIBERTYVILLE, Illinois 60048 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

*ASTTEE OF THE GARY S ZAPEL TRUST
Agreement dated 5/8/17*

SUBJECT TO: covenants, conditions and restrictions of record

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

Permanent Real Estate Index Number(s): 14-10-415-003-0000

Address(es) of Real Estate: 24160 N. LAKESIDE DR., LAKE ZURICH, Illinois 60047

Dated this 25 day of OCTOBER, 2021

[Redacted Signature]

(SEAL)

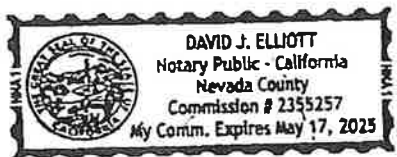
GARY S. ZAPEL as trustee of
THE GARY S. ZAPEL TRUST AGREEMENT DATED MAY 8, 2017

(SEAL)

CALIFORNIA NEVADA
STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GARY s.
ZAPTEL, ~~WILSON~~ *WILSON* *Zapfel*
personally known to me to be the same person(s) whose name(s) 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 official seal, this 25 day of October, 2021



(Notary Public)

Prepared By: Carlos A. De Leon

Mail To:

BEN BATES and MARTHA BATES

Name & Address of Taxpayer:
BEN BATES and MARTHA BATES
24160 N. LAKESIDE DR.
LAKE ZURICH, Illinois 60047

EXHIBIT A

Order No.: 21NW7146000PK

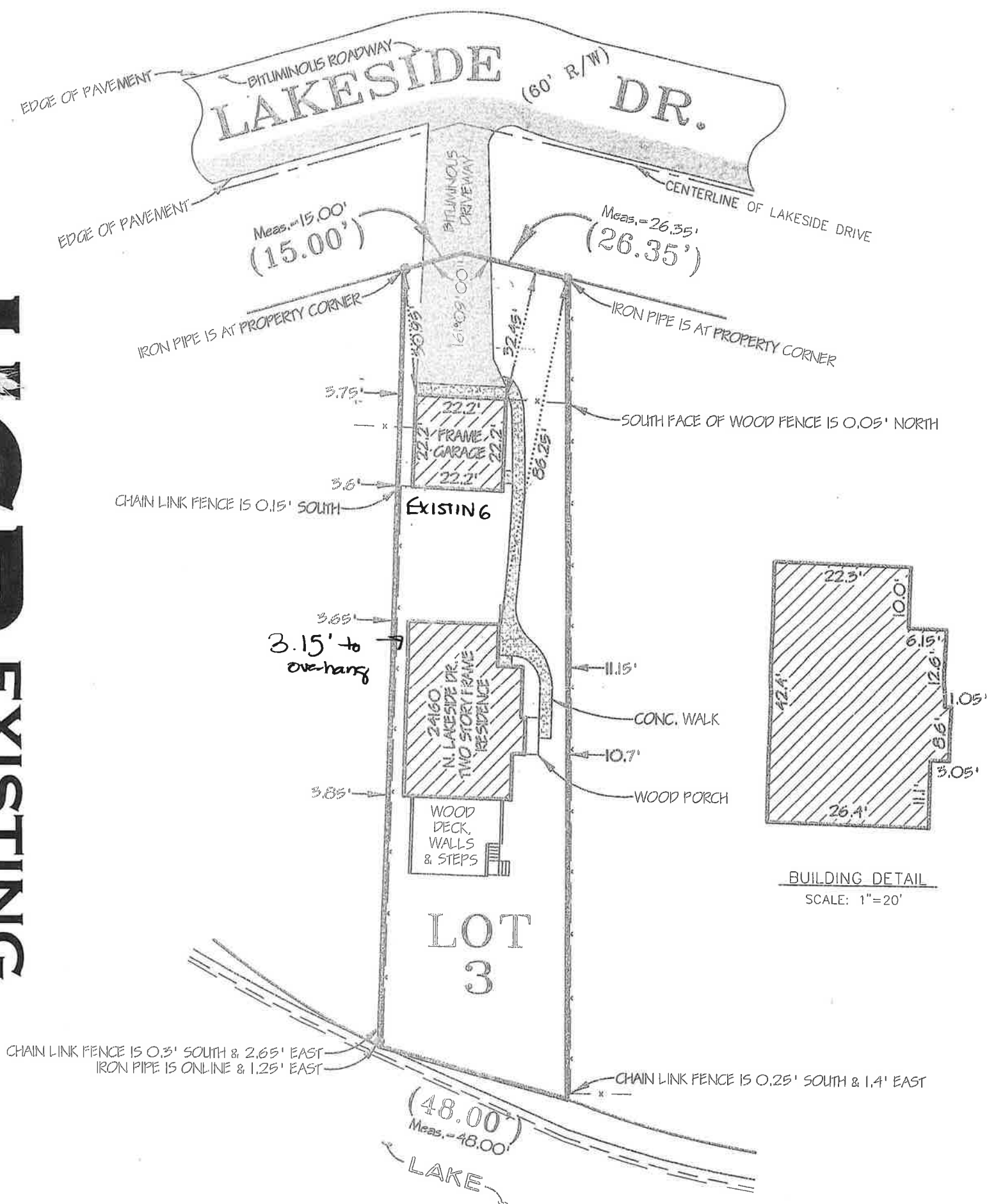
For APN/Parcel ID(s): 14-10-415-003-0000

LOT 3 IN BLOCK 8 IN THE ARTHUR T. MC INTOSH AND COMPANY'S FOREST LAKE, BEING A SUBDIVISION OF PARTS OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLATS THEREOF, RECORDED MAY 20, 1937, IN BOOK "X" OF PLATS, PAGES 49, 50 AND 51, AS DOCUMENT 437157, IN LAKE COUNTY, ILLINOIS

AREA OF SITE= 8,423 SQ.FT.

HGB

EXISTING SITE PLAN



NOTES

1. All **distances** shown hereon are in feet and decimal parts thereof **corrected** to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your **Deed**, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED THIS 22nd DAY OF October A.D. 2021
BY [Signature] ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2022.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services

PREPARED FOR: CARLOS A. DELEON

DRAWN BY: JW	DATE OF FIELD WORK: 10/22/21	SCALE: 1" = 30'	FLD.BK. - PAGE 48-00	PROJECT NO. 35854
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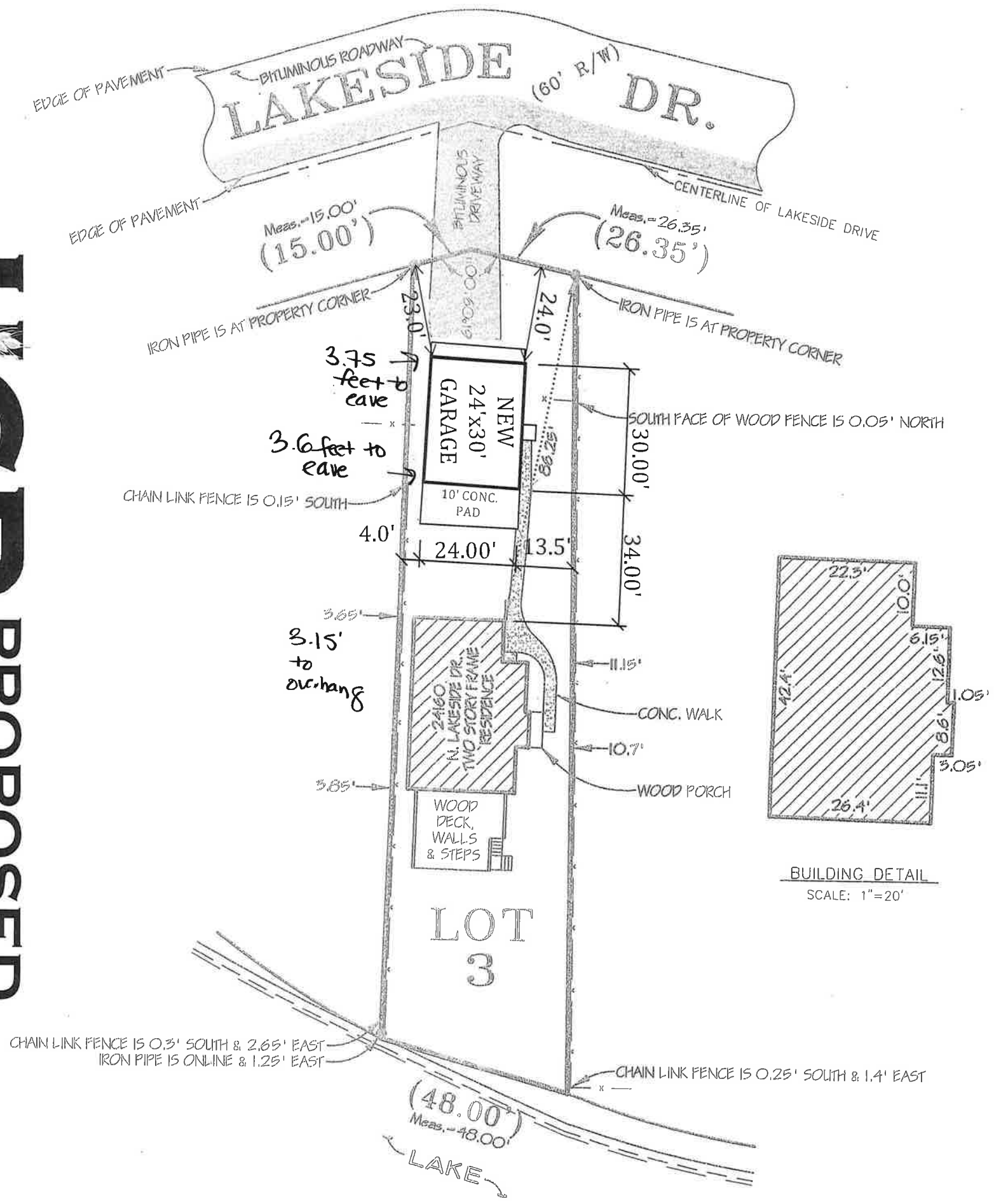
LEGEND
Monumentation Found
Monumentation Set
(IRLS 35-2551)
(50') Record Dimension
-X- Fence Line

PLAT OF SURVEY

LOT 3 IN BLOCK 8 IN THE ARTHUR T. MC INTOSH AND COMPANY'S FOREST LAKE, BEING A SUBDIVISION OF PARTS OF SECTIONS 10 AND 15, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLATS THEREOF, RECORDED MAY 20, 1937, IN BOOK "X" OF PLATS, PAGES 49, 50 AND 51, AS DOCUMENT 437157, IN LAKE COUNTY, ILLINOIS.

AREA OF SITE= 8,423 SQ.FT.

HGB PROPOSED
SITE PLAN



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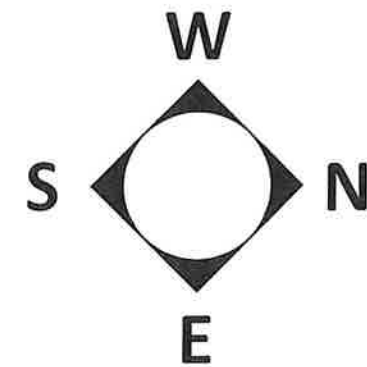
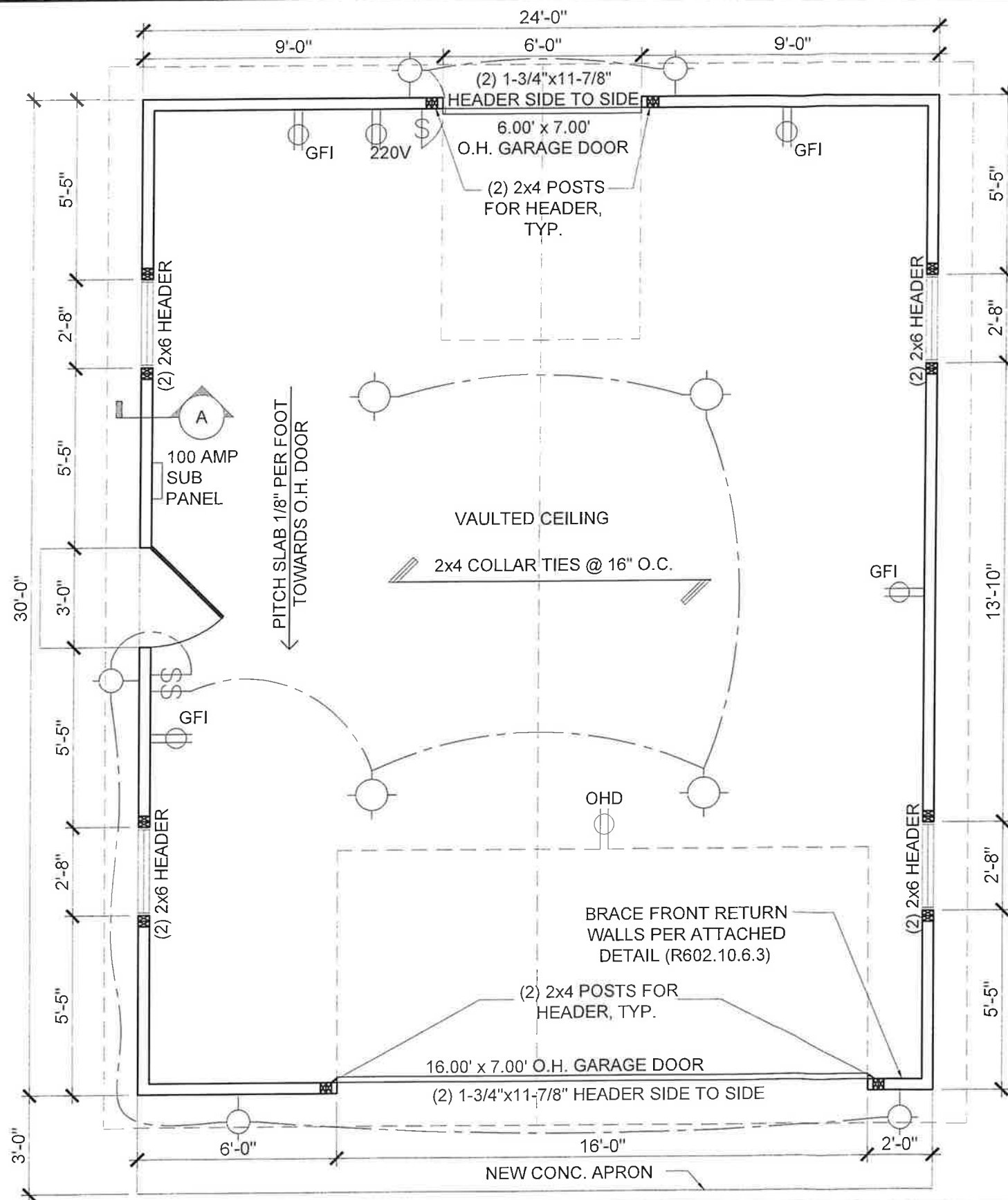
PREPARED FOR: CARLOS A. DELEON

DRAWN BY: JW DATE OF FIELD WORK: 10/22/21 SCALE: 1" = 30' FLD. BK. - PAGE 48-00 PROJECT NO. 35854

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COUNTY OF DU PAGE } SS

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SIGNED AND SEALED AT [REDACTED] 22nd DAY OF October A.D. 2021
BY [REDACTED] ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
LICENSE EXPIRES NOVEMBER 30, 2022.



ELECTRICAL DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 3/4" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL

FLOOR PLAN

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



DETACHED GARAGE - GABLE ROOF

24160 NORTH LAKESIDE DRIVE, LAKE ZURICH

BATES RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR:

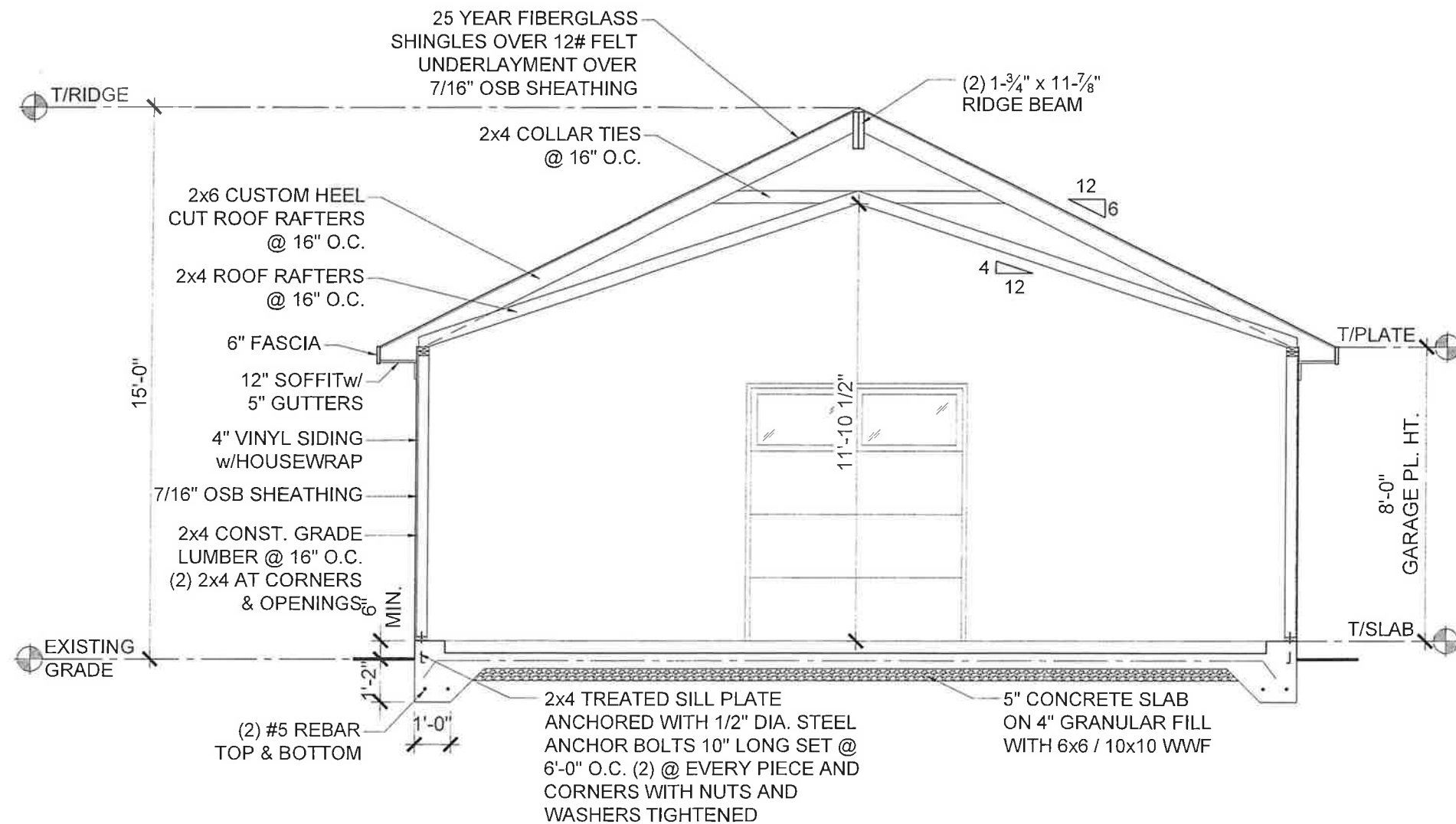
HEARTLAND GARAGE
BUILDERS

SHEET NAME:

FLOOR PLAN

SHEET NUMBER:

1 OF 4



BUILDING SECTION

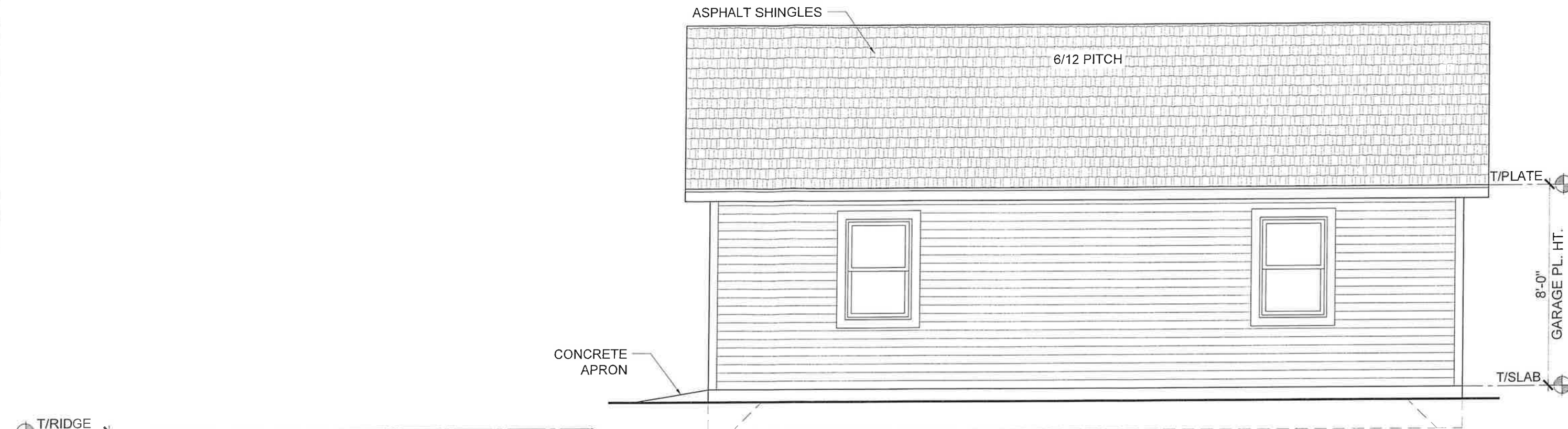
SCALE: 1/4" = 1'-0"

HGB

DETACHED GARAGE - GABLE ROOF
24160 NORTH LAKESIDE DRIVE, LAKE ZURICH
BATES RESIDENCE

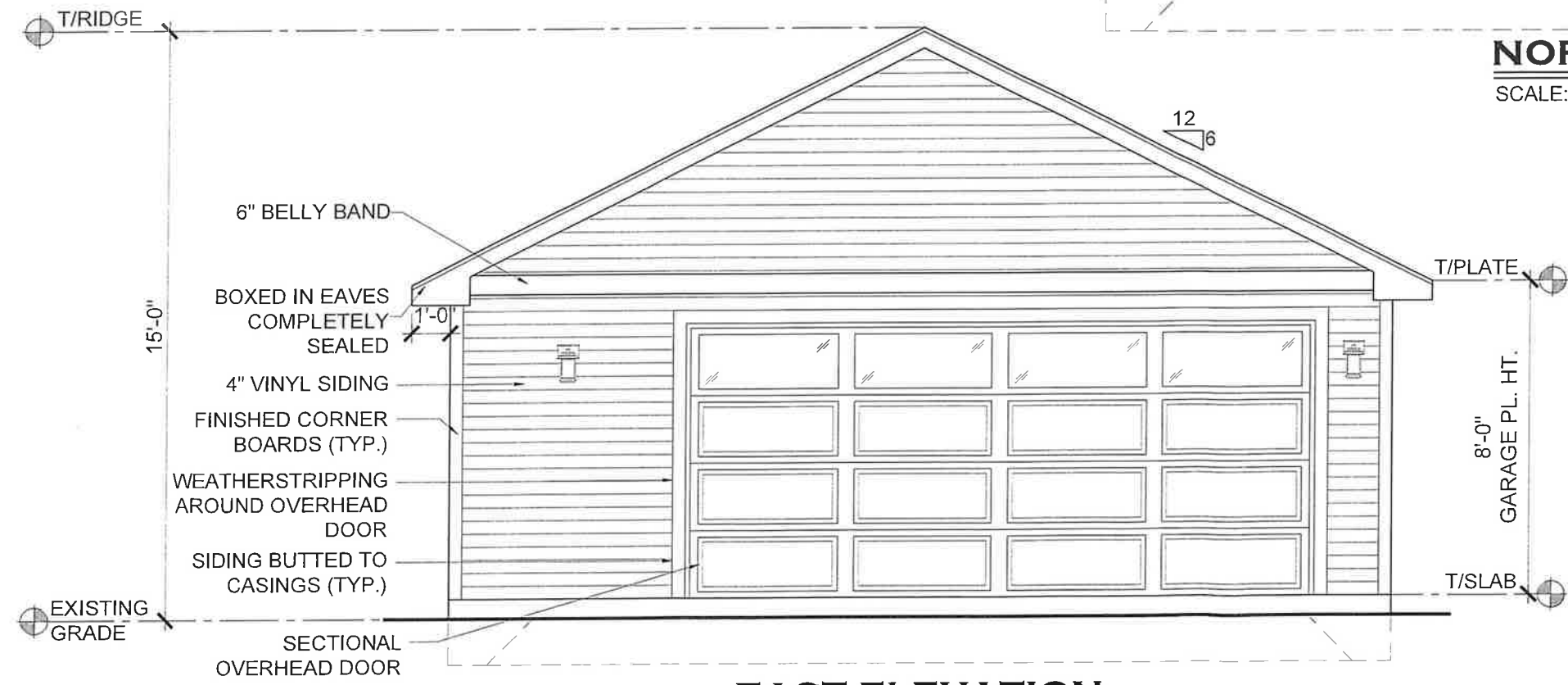
CONTRACTOR:
HEARTLAND GARAGE BUILDERS

SHEET NAME:
BUILDING SECTION
SHEET NUMBER:
2 OF 4



NORTH ELEVATION

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



EAST ELEVATION

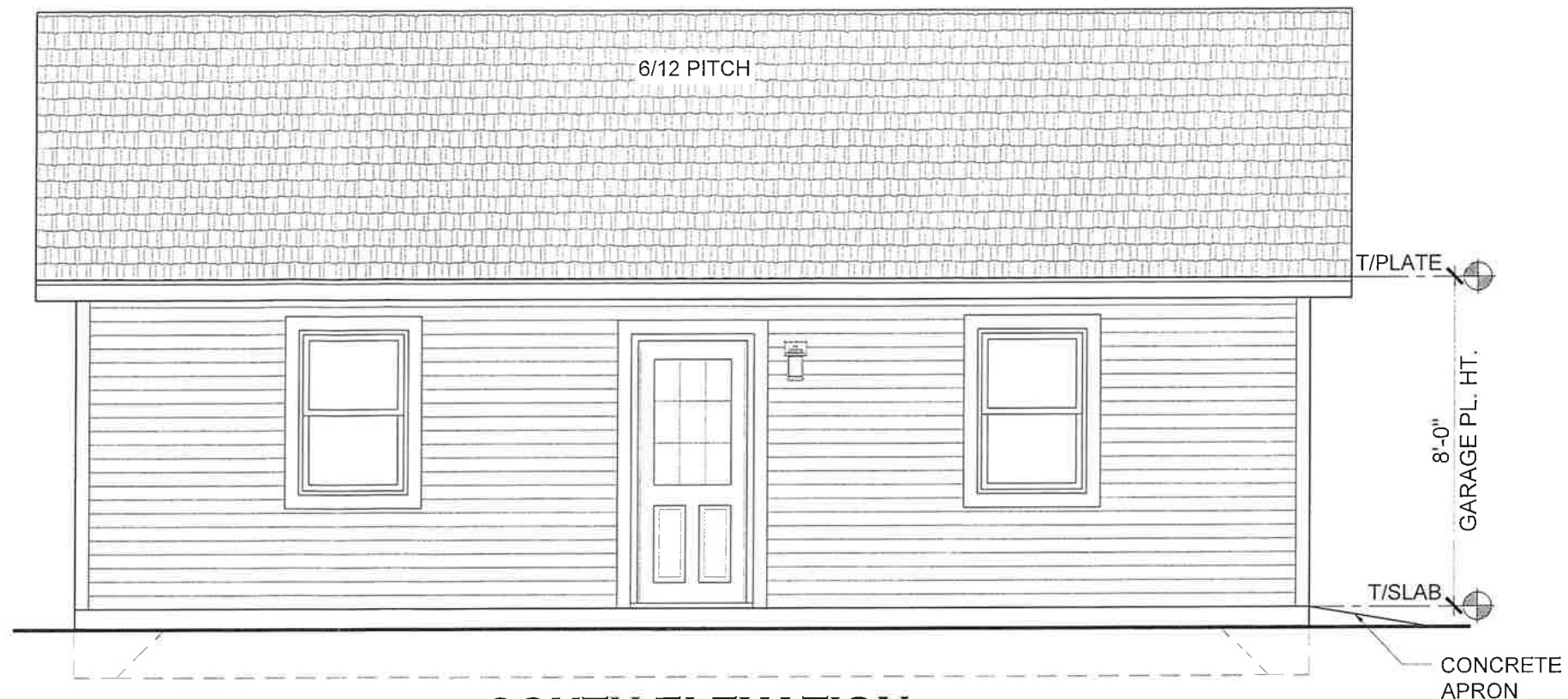
SCALE: 1/4" = 1'-0"



DETACHED GARAGE - GABLE ROOF
24160 NORTH LAKESIDE DRIVE, LAKE ZURICH
BATES RESIDENCE

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CONTRACTOR:	SHEET NAME:
HEARTLAND GARAGE BUILDERS	ELEVATIONS
	SHEET NUMBER:
	3 OF 4



SOUTH ELEVATION

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



WEST ELEVATION

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

HGB

DETACHED GARAGE - GABLE ROOF

24160 NORTH LAKESIDE DRIVE, LAKE ZURICH
BATES RESIDENCE

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CONTRACTOR:
**HEARTLAND GARAGE
BUILDERS**

SHEET NAME:
ELEVATIONS

SHEET NUMBER:

4 OF 4

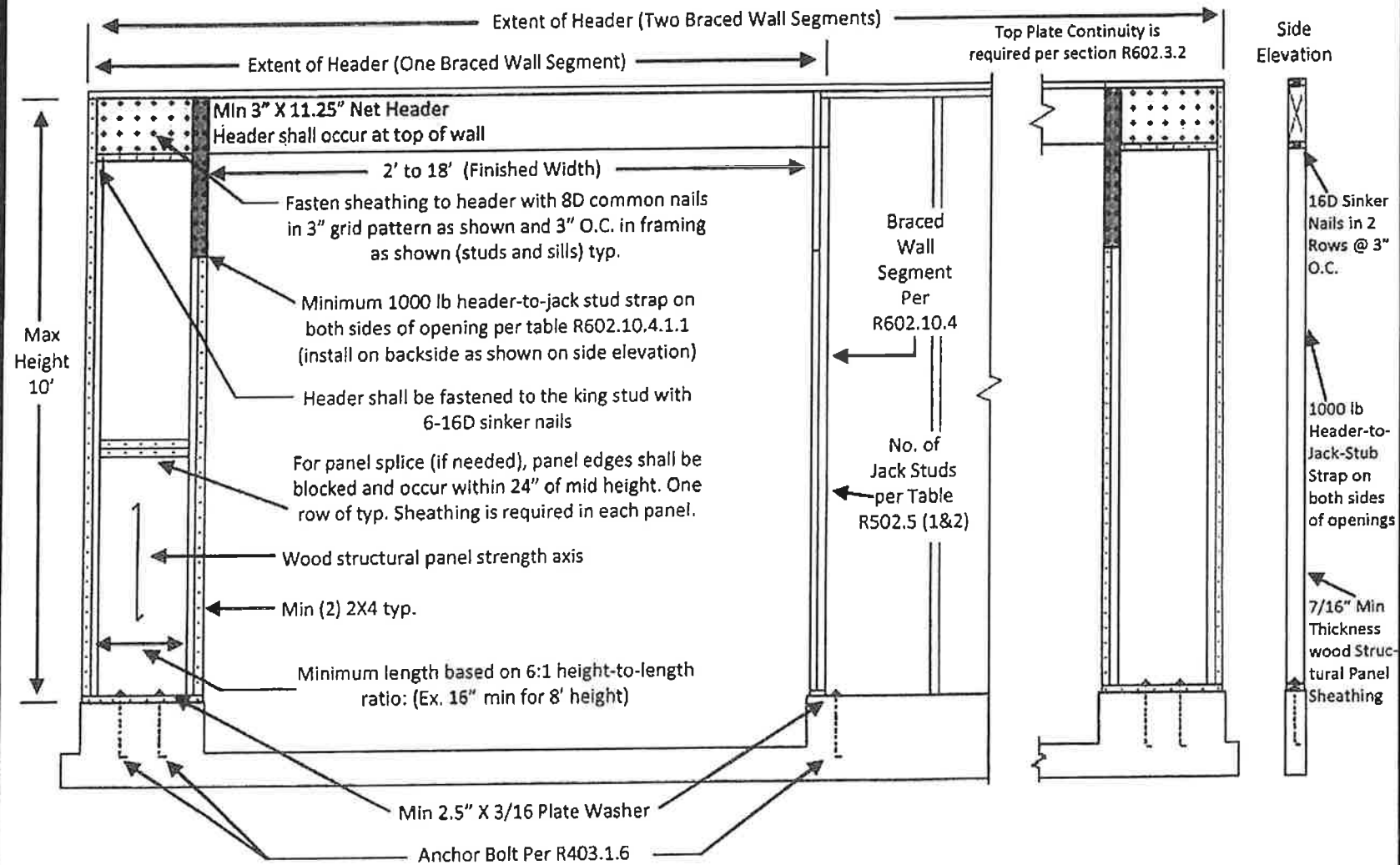
X

GARAGE DETAILS

X

GARAGE RETURN BRACE WALL

Braced Wall Panel Detail



IRC FIGURE R602.10.6.3