

LAKE COUNTY ZONING NOTICE VAR-000988-2024

Lake Villa Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday August 22, 2024, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Marshall Schoenke, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the east side yard setback from 5 feet to 0 feet to allow for an accessory structure.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 21924 W LINDEN AVE LAKE VILLA, IL and is approximately 0.66 acres.

PIN:0227308017

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11746> or 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

Owner(s): Marshall R. Schoenke

Applicant(s):
(if other than owner)

Subject Property: Present Zoning: Residential
Present Use: Single Family Home
Proposed Use: Single Family Home
PIN(s): 02-27-308-017
Address: 21924 W. Linden Ave
Lake Villa, IL 60046
Legal description: Lots 9, 10, and 11 in block G Buttler, Fett and Co.
(see deed) Crooked Lake Oaks (Etc. on Deed)

The following variation(s) are requested:

1. Reduce side yard setback from 5' to 0' on the east side of the property to allow for accessory structure
- 2.
- 3.
- 4.

Explain why this variation(s) is necessary:

To allow for construction of accessory structure
Dry Wood- EMF protection
To cover and protect existing cut tree from damage of weathering
For decorative element of wood shed
Structure extension allows for covering 2.5 cords of cut and stacked wood

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:

The property is a corner lot in which has non-conformity conditions. I.e. two sides of the property south and west are street side.
Backyard is fenced with 2' garden/raised bed surround property
Accessory buildings behind house including oversized 33' round pool limit the area for placement of wood shed lean to.
N.W. corner is lowest area of yard and is always wet.

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

The building area for this lean to structure on property is reduced to this area on East side of house.
The buildable west area of the house is in plans for a 2 car garage, the only area it can be built for access to drive
The fence is already existing and I would like to have variation to simply complete the last 4 feet of roof metal and sheathing, to butt up to fence line.
This will not affect the neighbor physically or visually

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

Structure is very low profile professionally built to high standards and all codes.
Structure doesn't impede or impair any function or hazards to the neighbors.
Before trees were cut no one could see beyond or into the fenced area because of tree branches.
Not in a flood plane.
Metal roof to be grounded from service lines, possible electrocution and from the emitting EMF frequencies coming off of the telecommunications lines producing in excess of 40 V/M
Roof becomes protective shield near fire pit, by shed

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u>		<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	Marshall Schoenke	Name:	
Address:	21924 W. Linden Ave	Address:	
State & Zip:	Lake Villa, IL 60046	State & Zip:	
Daytime Phone:	[REDACTED]	Daytime Phone:	
Email:	[REDACTED]	Email:	

<u>Applicant (if other than owner):</u>		<u>Contract Purchaser (if any):</u>	
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.

[REDACTED]

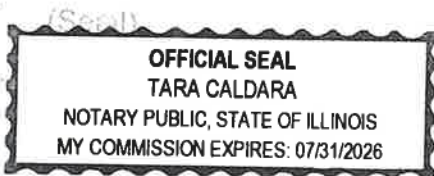
Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (if applicable)

I, Tara Caldara a Notary Public aforesaid, do hereby certify that Marshall Schoenke personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 5.23.24 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 23 day of MAY, 2024.

My Commission expires [REDACTED] 7-31-26



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:

Marshall Schoenke

Print Name



Email

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

6002601

Mary Ellen Vanderventer

Lake County Recorder of Deeds

18 N COUNTY ST - 2nd FLOOR
WAUKEGAN, IL 60085-4358
(847) 377-2575
fax (847) 625-7200



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
06/02/2006 - 02:03:55 P.M.
RECEIPT #: 288764
RHSP \$10.00
DRAWER #: 29

QUIT CLAIM DEED

Space Above for Recorder's Use

Mail to:

Name & Address of Taxpayer:

Marshall Schoenke
1920 HAZELWOOD DRIVE
LINDENHURST IL 60046

Marshall Schoenke
21924 Linden Avenue
Lake Villa, IL 60046

THE GRANTOR(s) Kelly Schoenke

of the City/Village of Lake Villa County of Lake State of Illinois

for and in consideration of Ten Dollars, CONVEY and QUIT CLAIM to

THE GRANTEE(s) MARSHALL SCHOENKE

(Grantee's address) 21924 Linden Avenue

of the City/Village of Lake Villa County of Lake State of Illinois

in the form of ownership: Joint Tenancy
(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

Lots 9, 10, and 11 in Block 6 in Butler, Fett and Company's Crooked Lake Oaks, being a Subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 27, and parts of the Northwest 1/4 of Section 34, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded June 3, 1925 as Document 258558 in Book O of Plats, Pages 4 and 5, in Lake County, Illinois.

Permanent Index Number(s) P.I.N. 02-27-308-017

Property Address 21924 Linden Avenue, Lake Villa, IL 60046

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

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

1
2

Dated this 3rd day of May, 2006.

Signature(s) of Grantor(s):

[Redacted Signature]

Kelly Schoenke
(Printed Name)

(Printed Name)

STATE OF ILLINOIS }
 } SS
County of Lake }

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Kelly Kathleen Schoenke
is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd day of May, 2006.

[Redacted Signature]

Notary Public

My commission expires May 18, 2009.

Name & Address of Preparer:
Michelle Gideon
1478 Main Street
Antioch, IL 60002



Affix: State of Illinois / Lake County Transfer Stamp

or

Exempt under provisions of Paragraph 5

Section 4, Real Estate Transfer Act

Date: 6-1-06
[Redacted Signature]

Signature of Buyer, Seller or Representative

2

This copy is provided by the Recorder for use in Lake County, Illinois:
A legal opinion is recommended prior to taking final action with this deed.
Changes in ownership may have tax, inheritance and other legal ramifications.
Mary Ellen Vanderventer
Lake County Recorder

21924 W. LINDEN AVE LAKE VILLA 60046

Locations of Mapped FEMA Floodplains



- Parcels
- Zone X
- Zone X - 500 Yr Flood
- SFHA - 100 Yr Flood
- Zone A
- Zone AE
- Zone AH
- ▨ Floodway

FEMA FIRM Panel(s):
 Panel 17097C0041F 9/3/1997
 Panel 17097C0037F 9/3/1997

Parcel Number 0227308017 is shaded.
 Scale 1 inch = Approx. 500 feet



For information contact:
 Lake County Department of
 Planning, Building and Development
 18 N. County St
 Waukegan, IL 60085
 (847) 377-2600

Map printed on: 12/10/2002

Property boundaries indicated are provided as a courtesy for general locational purposes. Floodplain limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. A topographic survey is required to determine existing floodplain boundaries.





Plat of Survey

R. E. DECKER, P.C.

LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048

847-362-0091 FAX 847-362-0119 E-mail decker2157@aol.com

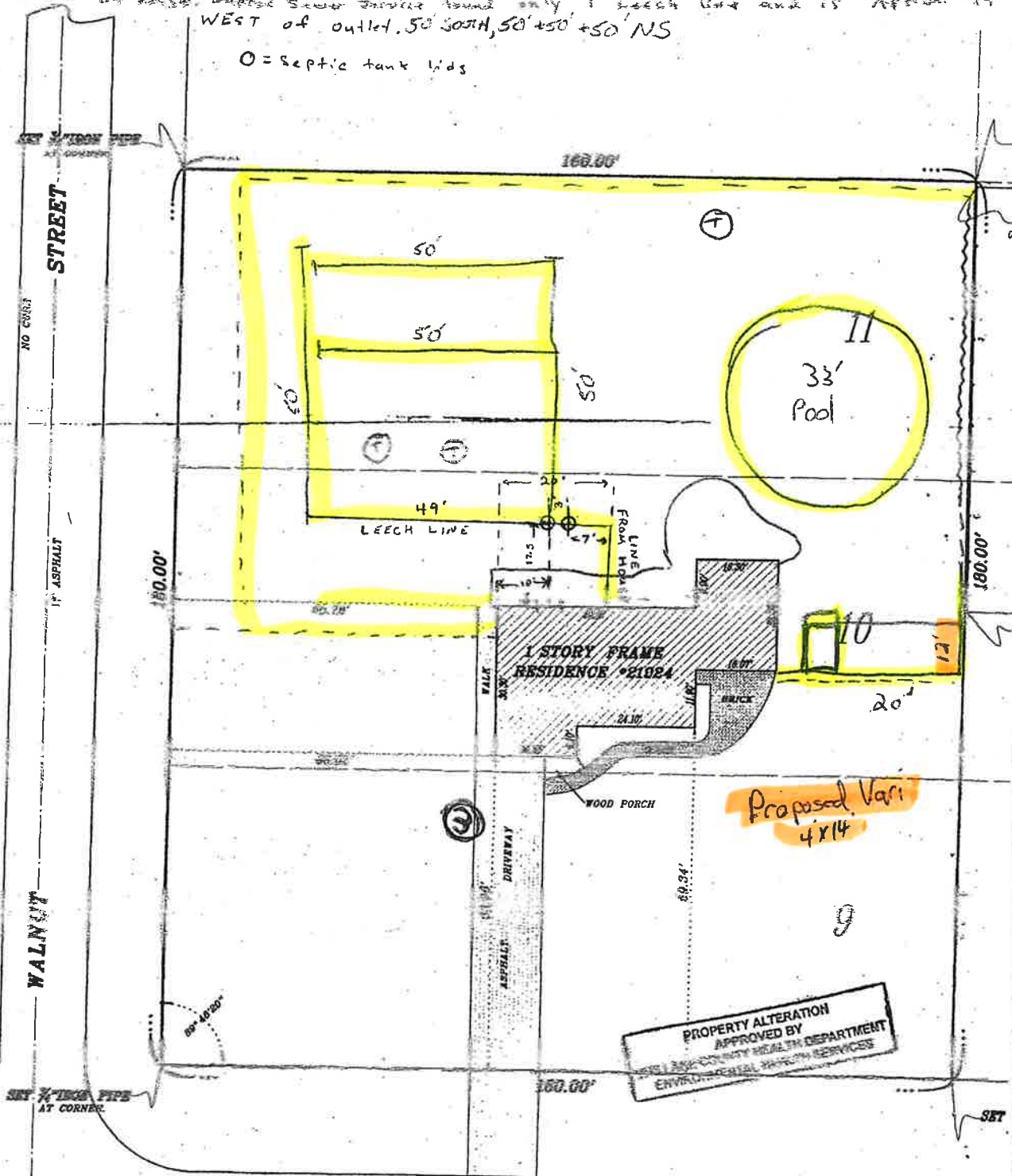
OF

Lots 9, 10, and 11 in Block 6 in Butler, Fett and Company's Crooked Lake Oaks, being a Subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 27, and parts of the Northwest 1/4 of Section 34, Township 35 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded June 3, 1926 as Document 266558 in Book 0 of Plats, Pages 4 and 5, in Lake County, Illinois.

Commonly known as: 21924 LINDEN AVENUE, LAKE VILLA, ILLINOIS.

Septic tank is Located Approx. 10' East of the NORTH WEST corner of house and 17.5' to center of outlet tank lid. Inlet tank lid is 3' EAST center to center of outlet lid. Line from house out to tank is Located APPROX. 20' EAST of N.W. corner of house. These Sewer Service found only 1 leech line and is Approx. 49' WEST of outlet, 50' SOUTH, 50' + 50' + 50' NS

O = Septic tank lids



LINDEN

4x4
PST

EXISTING FENCING

EXISTING PLASTER BOX 24" THK

8' 4x6 added Header

GATE

EXISTING

SHED

12' x 8"

3' x 14' Sheet Metal Roof Panels
CORUGATED

2x4 Roof Deck

2x8 HEADER

2x8 Fascia

NEW 4x4 Posts

Rafters 2x6 16" OC
Crossbrace Roof Deck 2x4 24" OC

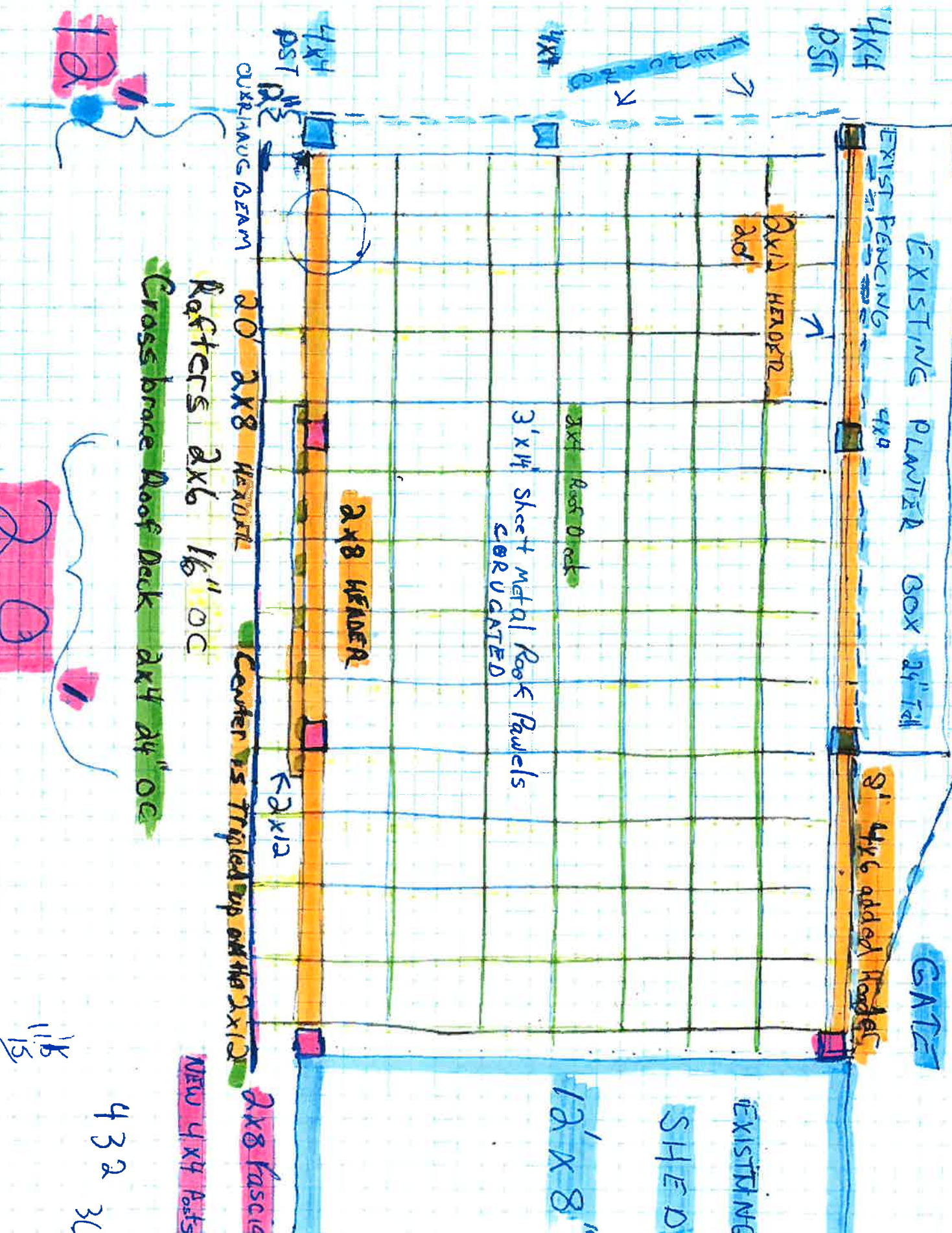
Center is tripled up over the 2x12

12
12

20

1/16
1/16

432
3L



Marshall Schoenke
21924 W. WINDEN AVE
LAKESIDE ILL
60046

Drawings for Permit

for a Lean to WOOD SHED w/SAWING
Material Cost, \$900.⁰⁰

REASONS FOR WOOD SHED

LIVE ON Social Security Disability can not afford gas bills during winter

NEED LARGER AREA TO DRY MORE seasonal wood TO NEXT HOUSE
OPEN FACE TOWARDS Pool & Fireplace

METAL ROOF to be Grounded to shield us from

DAVINGERS ENERGY COMING FROM 50G WIRES while sitting

BY Fire outside. Have Test Gauge will show you

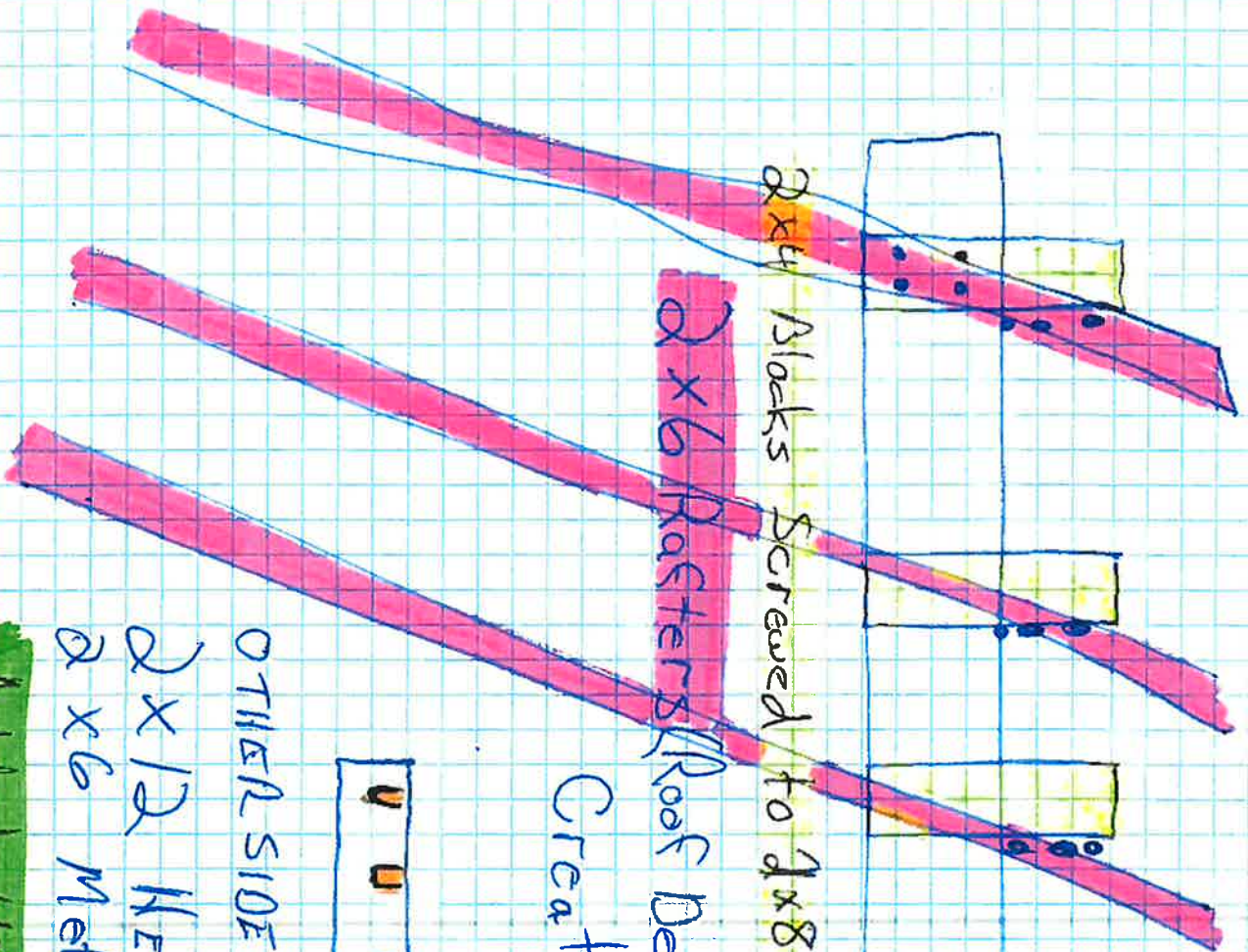
8" or Structure is through way to Gate and Frontyard.

12' x 12' AREA TO SPLIT & STACK WOOD FOR DRYING

Structure built EXTRA SOLID & WEIGHT BEARING (Possible Future room
for Solar Panel(s)) FACING PERFECT DIRECTION FOR SUN.

(NOT enough space on MAIN HOUSE FOR NEEDED PANELS FOR
SOLAR)

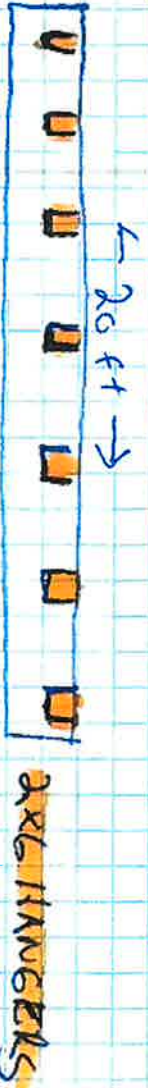
2 sides are FENCING / side is shed wall
1 SIDE OPEN



2x6 Blocks Screwed to 2x8 Header 4" screws

2x6 Rafters (Roof Deck) Screwed 4" screws to block

Creating Hurricane Straps



OTHER SIDE FENCE SIDE

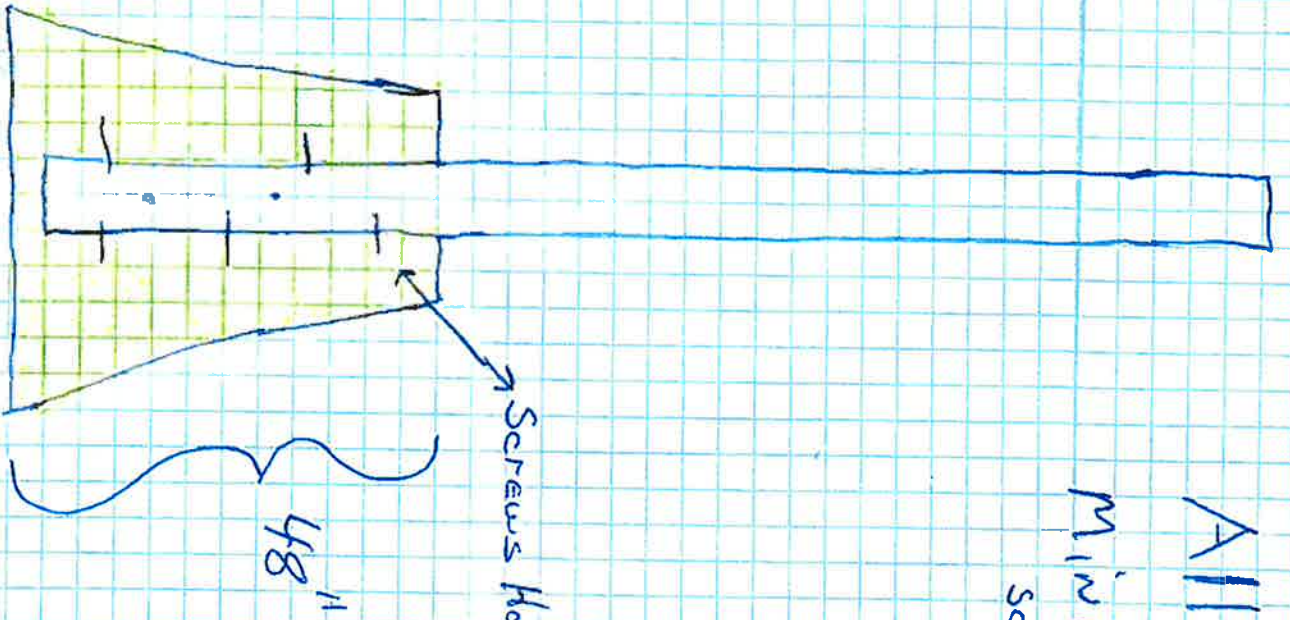
2x12 Header

2x6 Metal Hangers w/ NEW HANGER SCREWS

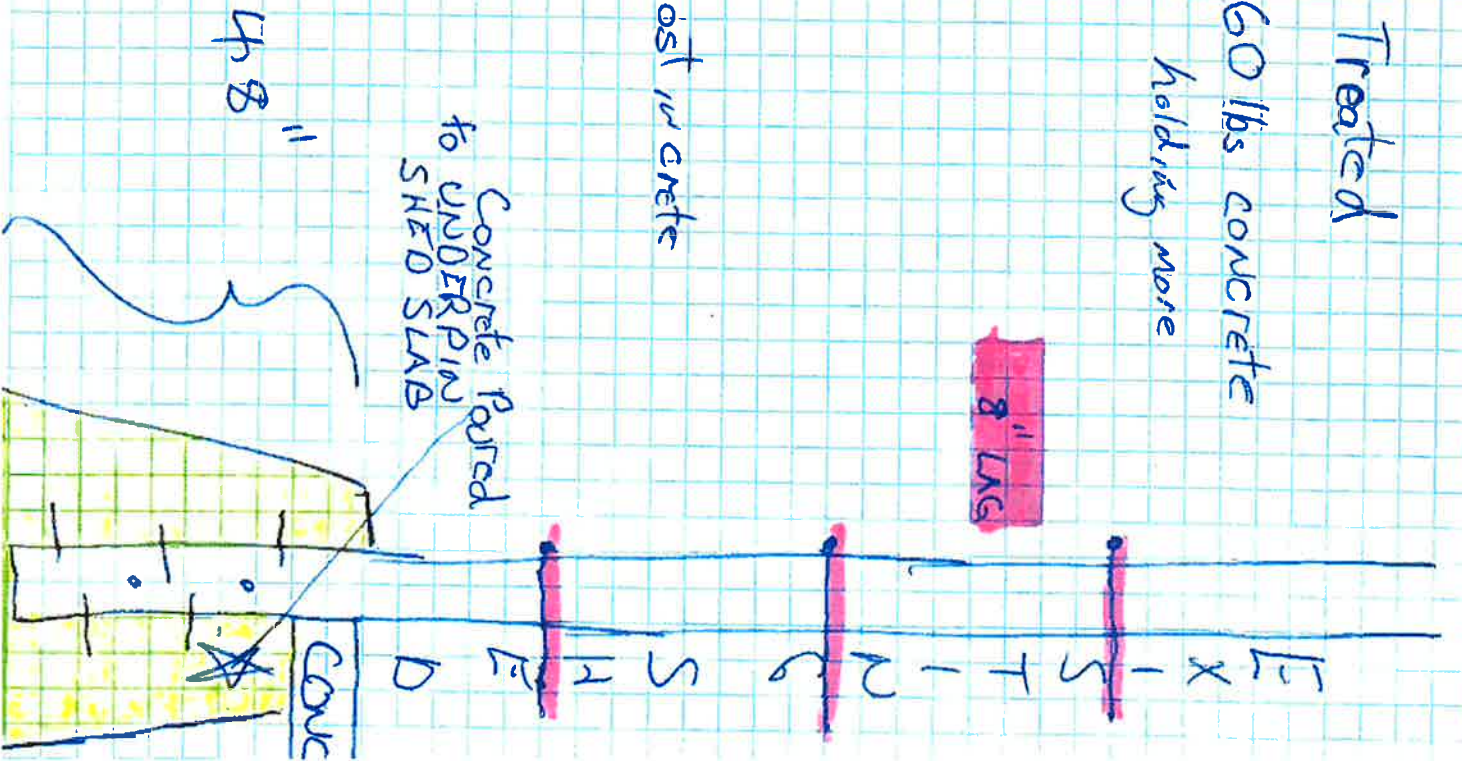
Added 4x6 @ 8' OVER GATE ENTRY

All Posts 4x4 Treated

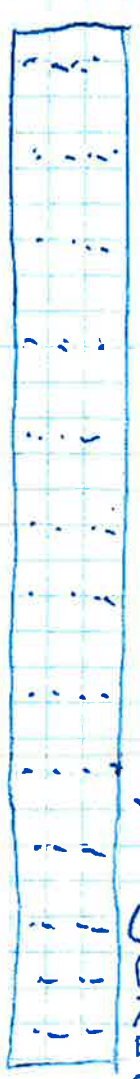
Minimum 8 bags 60 lbs concrete
Some holes belled out holding more



8" LAG

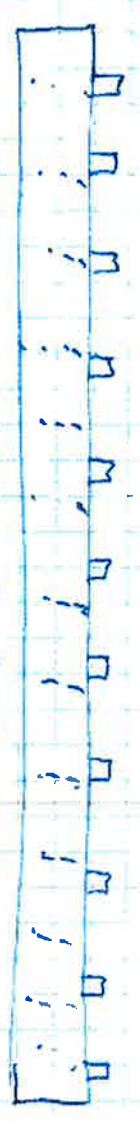


All Material Screwed OUTDOOR RUST PROOF COATING 4" SCREWS



Front Header 2x12 Posts (cripples) EVERY 6' (8' at Gate)
Screwed and lag bolts to post added cripples

Upper Header 2x8

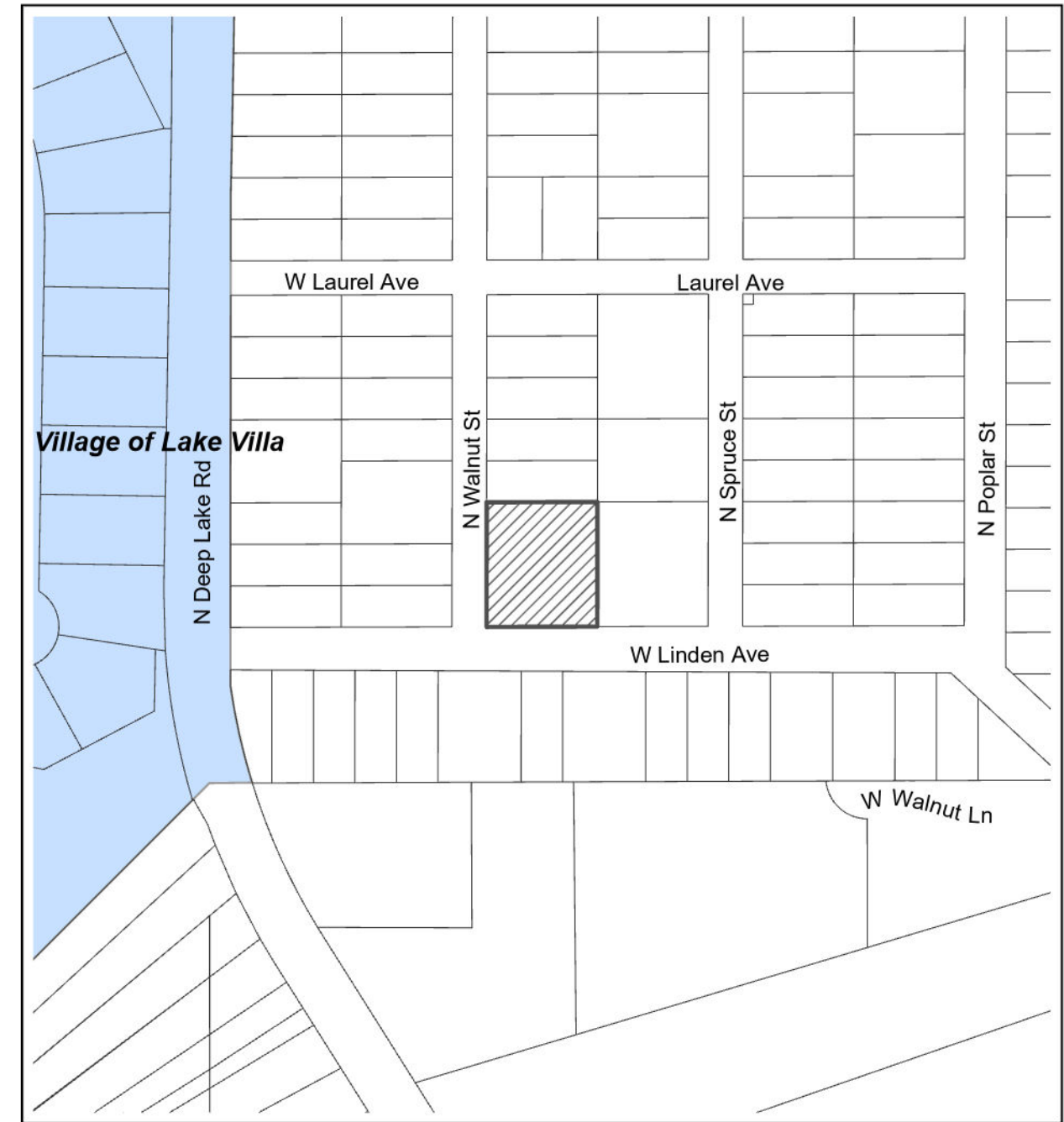
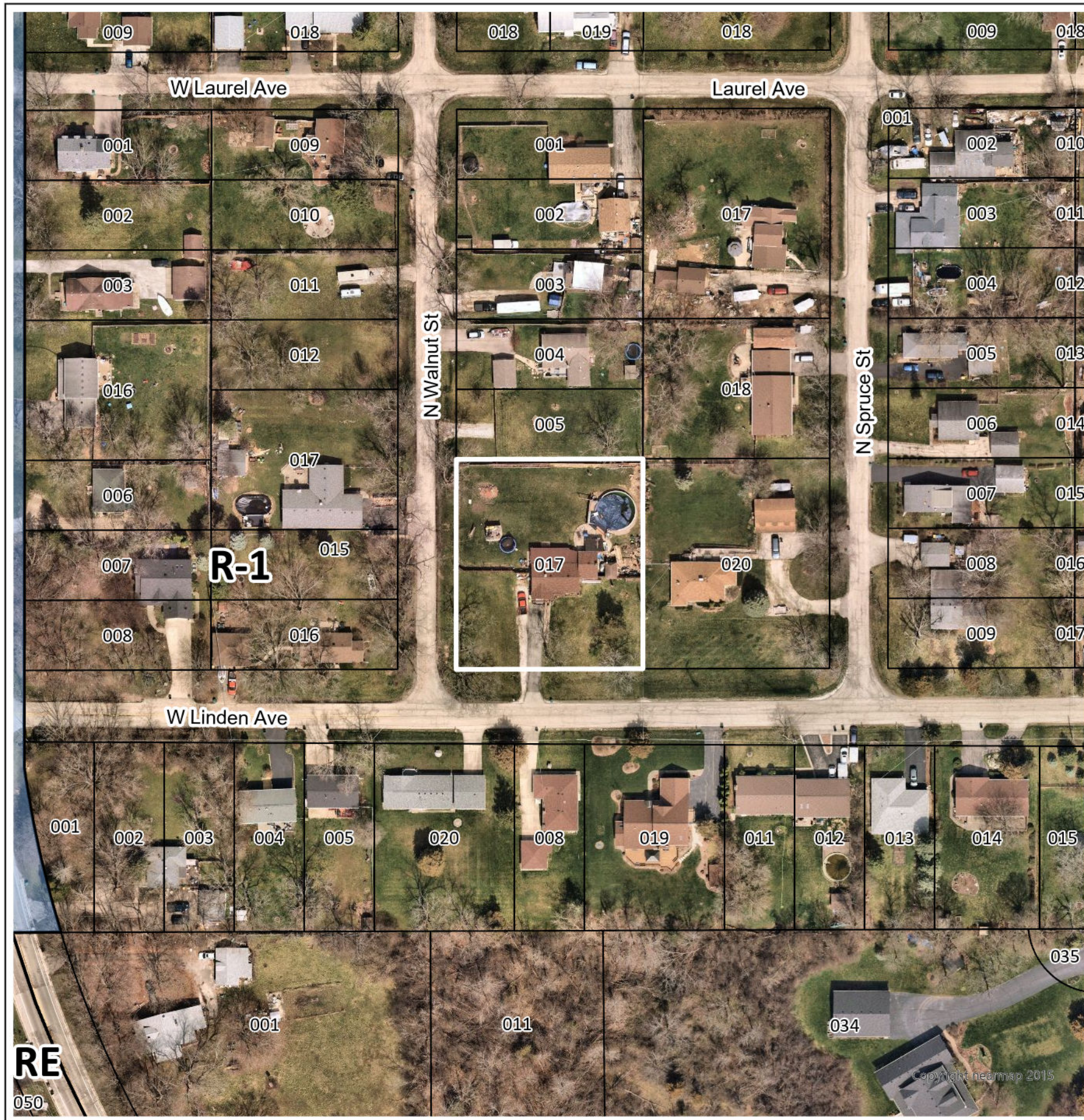


Between Middle Posts 2x12 ADDED TO HEADER
ADD 4x6

To Hold SCUMS OVERLOOKING FIRE PIT



4x6 2x10 LAGS



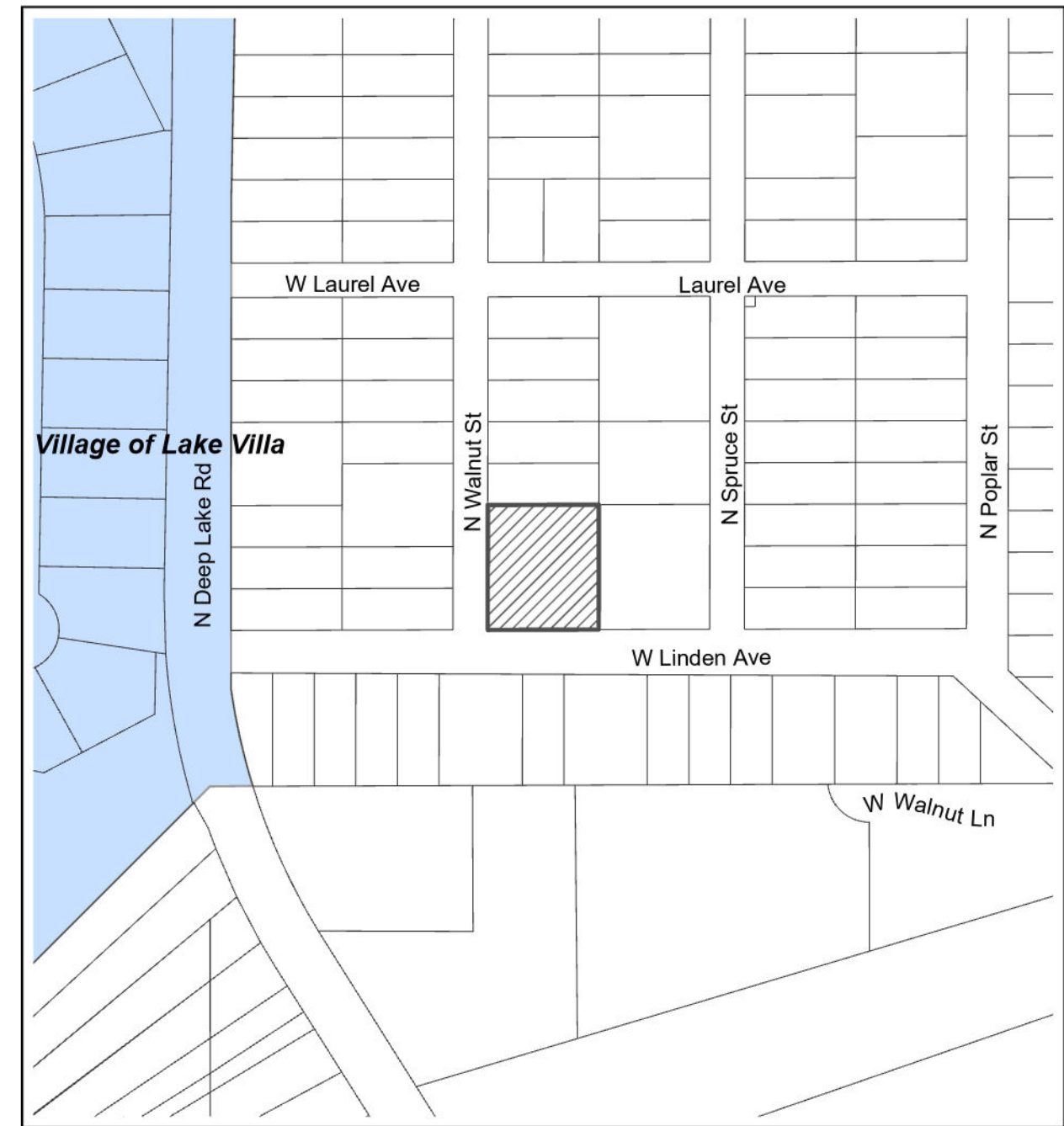
Zoning Board of Appeals
Case #VAR-000988-2024

 Incorporated Lake County  Subject Parcel



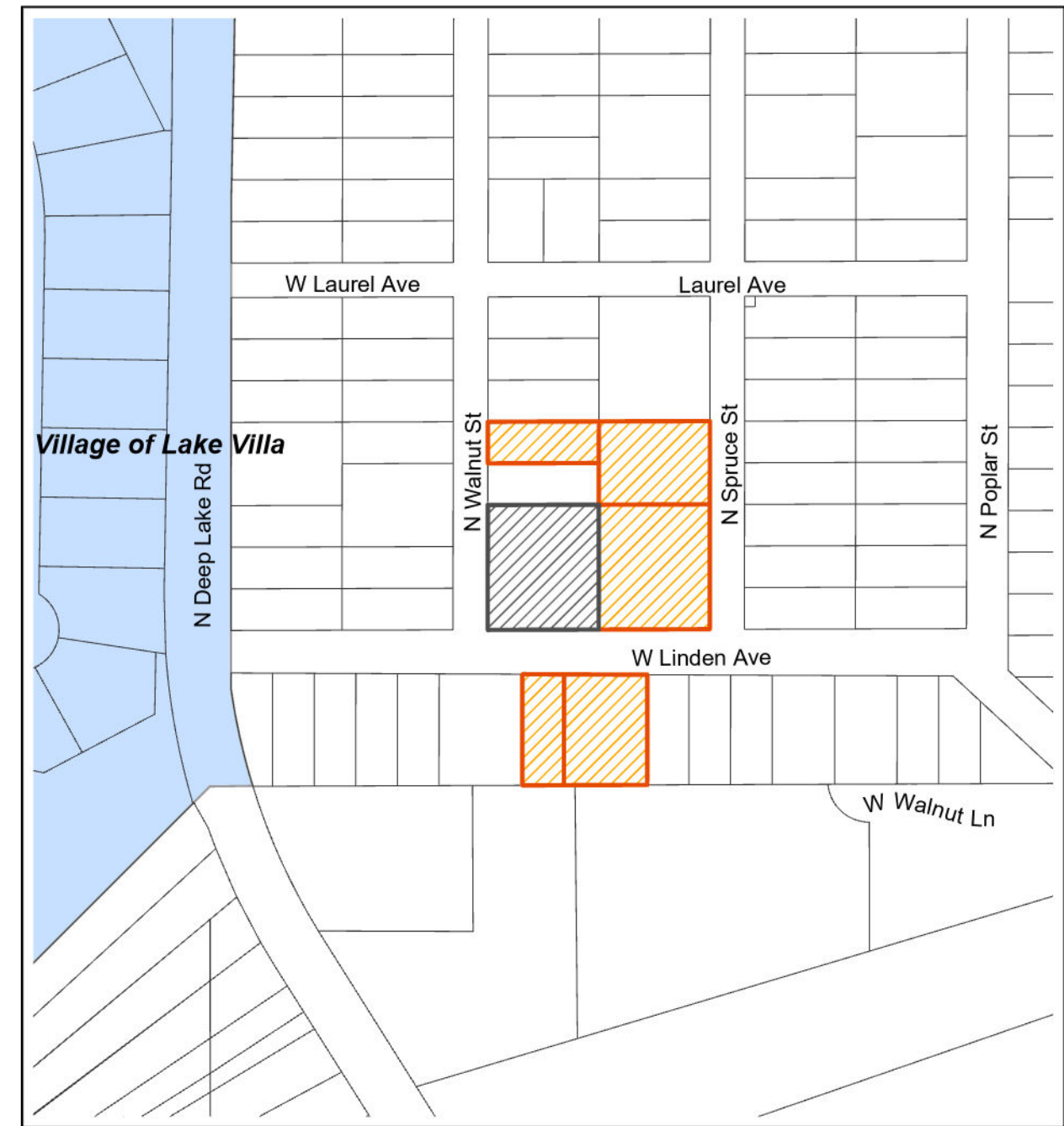


 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals Case #VAR-000988-2024





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