

**LAKE COUNTY ZONING NOTICE #000329-2018**

**LAKE VILLA TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, April 26, 2018 at 9:00 A.M. at the Lake County Administrative Building, 10<sup>th</sup> Floor Assembly Room, 18 N. County Street, Waukegan, Illinois on the petition of John Sfura, 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 north street yard setback from 20 feet to 0.67 feet for an expansion to an existing detached garage, attaching the garage to the house.
2. Reduce the west street yard setback from 15 feet to 0 feet for a second story addition to a single-family dwelling and to alleviate the nonconforming status of the existing single-family dwelling.
3. Reduce the east side yard setback from 5 feet to 2.85 feet to alleviate the nonconforming status of the existing garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

The subject property is located at 23861 W. Rosemont Ln., Lake Villa, Illinois, and is approximately 0.11 acres.

PIN 02-32-117-001

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

**George Bell  
Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):  
(please print)

JON SFURA  
Owner(s)

Phone: 217 390 1223

23861 WEST ROSEMONT LANE  
LAKE VILLA, ILLINOIS 60046

Fax: \_\_\_\_\_

Address

Email: jsfura@wje.com

Contract purchaser(s) if any

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Address

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

Name

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Address

Subject  
Property:

Present Zoning: R-1  
Present Use: SINGLE FAMILY DWELLING  
Proposed Use: ADDITION  
PIN(s): 02-32-117-001  
Address: 23861 WEST ROSEMONT LANE  
LAKE VILLA, ILLINOIS 60046

Legal description:

( see deed)

Request:

The following variation(s) are requested: SEE ATTACHED

1. \_\_\_\_\_
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:

SEE  
ATTACHED

1. Exceptional conditions peculiar to the applicant's property.  
Response:

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

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

## Zoning Variation Application

23861 West Rosemont Lane, Lake Villa, Illinois

### Request: The following variations are requested:

1. Reduce front/street (north) setback from 20 feet to 0.67 feet.
2. Reduce side/street (west) setback from 15 feet to 0.0 feet.
3. Remedy existing nonconformities so the existing house/garage can be rebuilt in their current locations.

### Explain why this variation is necessary:

1. To permit the construction of a vertical addition to the existing one-story house, with the vertical addition having the same footprint as the existing house.
2. To permit the conversion of the existing one-car garage to a two-car garage, and the attachment of the garage to the house.
3. To remedy existing nonconformities. The current front/street (north) setback is 0.67 feet, the current side/street (west) setback is 0.0 feet, and the current side (east) setback is 2.85 feet. Note that the dimensions shown on the plat of survey do not include the roof overhangs on the house or the garage of 1'-4" and 1'-0", respectively.

### Approval Criteria:

1. *Exceptional conditions peculiar to the applicant's property* - The property is extremely small - 5,000 square feet - as compared to the size of a conforming R-1 property - 40,000 square feet. The house, which was originally constructed in the 1930's, was built at the current west side/street property line. In addition, the property is bordered by platted streets on three sides - north, west, and south. If the existing house and/or garage were damaged, they would not be allowed to be reestablished in their current locations.

The house is currently serviced by a shared cistern/sewer system, believed to be constructed in the 1930's or 1940's. As part of the addition, we will be required to construct a new septic system. The septic field must be placed to the south of the house due to the position of the water well and available space, which prevents expansion of the house to the south.

Converting the existing one-car garage to a two-car garage will permit the garage door to face to the west, rather than face the street to the north. Due to the limited width of the streets in our neighborhood - 20 feet - and the width of the existing garage, pulling a car into the garage is very difficult. In addition, in the winter, snow plowed from the street by the township effectively barricades the existing garage door.

2. *Practical difficulties or particular hardship in carrying out the strict letter of the regulation* - The existing house is 80 years old. The roof structure is significantly under sized for current code, and the walls are not constructed per current code from a structural or energy standpoint. Adding a second story with the same footprint as the existing first story is most efficient structurally.

Without the variation, it will be impossible to convert the existing one-car garage to a two-car garage or attach the garage to the house. The three neighbors to the east all have two-car garages located within the street setback. The size and location of the existing garage, along with the width of Rosemont Lane, make it very difficult to utilize the garage for anything but storage. Also, icing regularly occurs in the winter at the narrow walkway between the house and the garage leading to the driveway. Attaching the garage to the house would add safety to the entryway and access to parking areas.

3. *Harmony with the general purpose and intent of the zoning regulations* - The harmony with the general purpose and intent of the zoning regulations will be provided with the approval of this variance. It will permit us to renovate our house which will have a positive impact on our property and neighboring properties. The house will be brought up to current code, both from an energy and structural standpoint. The proposed renovated house and garage would not extend into the setbacks any further than the existing house and garage.

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

  
\_\_\_\_\_  
Signature(s) of owner(s)

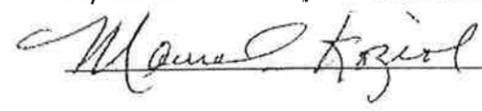
\_\_\_\_\_  
Signature(s) of contract purchasers

I, MAUREEN E. KOZIOL a Notary Public aforesaid, do hereby certify that TOD F. SEURA

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of January 23, 2018 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 23rd day of January, 2018



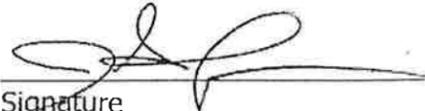
My Commission expires 11-20-2021  
  
\_\_\_\_\_

**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

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

5989677



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

1376106  
FIRST AMERICAN TITLE



FILED FOR RECORD BY:  
MARY ELLEN VANDERVENTER  
LAKE COUNTY, IL RECORDER  
05/09/2006 - 12:23:10 P.M.  
RECEIPT #: 284425  
RHEP \$10.00  
DRAWER #: 24

THE GRANTOR(S) JOHN R. IDSTEIN and PATRICIA L. GROSVENOR, husband and wife, of 43425 N. Rain Tree Road, Antioch, Illinois 60002, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JON ~~FERRIC~~ SFURA, a single person of 716 Waters Edge Drive, #111, Lake Villa, Illinois 60046, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

\* See attached

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions, restrictions and easements 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): 02-32-117-001-0000

Address(es) of Real Estate: 23861 Rosemont Lane, Lake Villa, Illinois 60046

Dated this 21<sup>st</sup> day of April, 20 06

John R. Idstein

Patricia L. Grosvenor

STATE & COUNTY TAX	STATE OF ILLINOIS	# 000055144	REAL ESTATE TRANSFER TAX
	MAY - 9.06		0037200
	LAKE COUNTY		FP 103013

24800

3

Warranty Deed - Individual

FASTDoc 09/2005

STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John R. Idstein and Patricia L. Grosvenor, 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 21<sup>st</sup> day of April, 20 06



*Scott J. Gartner* (Notary Public)

**Prepared by:**

Michael W. Gantar  
Gantar & DeMartini, Ltd.  
382 Lake Street  
Antioch, Illinois 60002

**Mail to:**

Leo Delancy  
Churchill, Quinn, Richtman & Hamilton  
2 S. Whitney  
P.O. Box 284  
Grayslake, Illinois 60030

**Name and Address of Taxpayer:**

Jon Sfura  
23861 Rosemont Lane  
Lake Villa, Illinois 60046

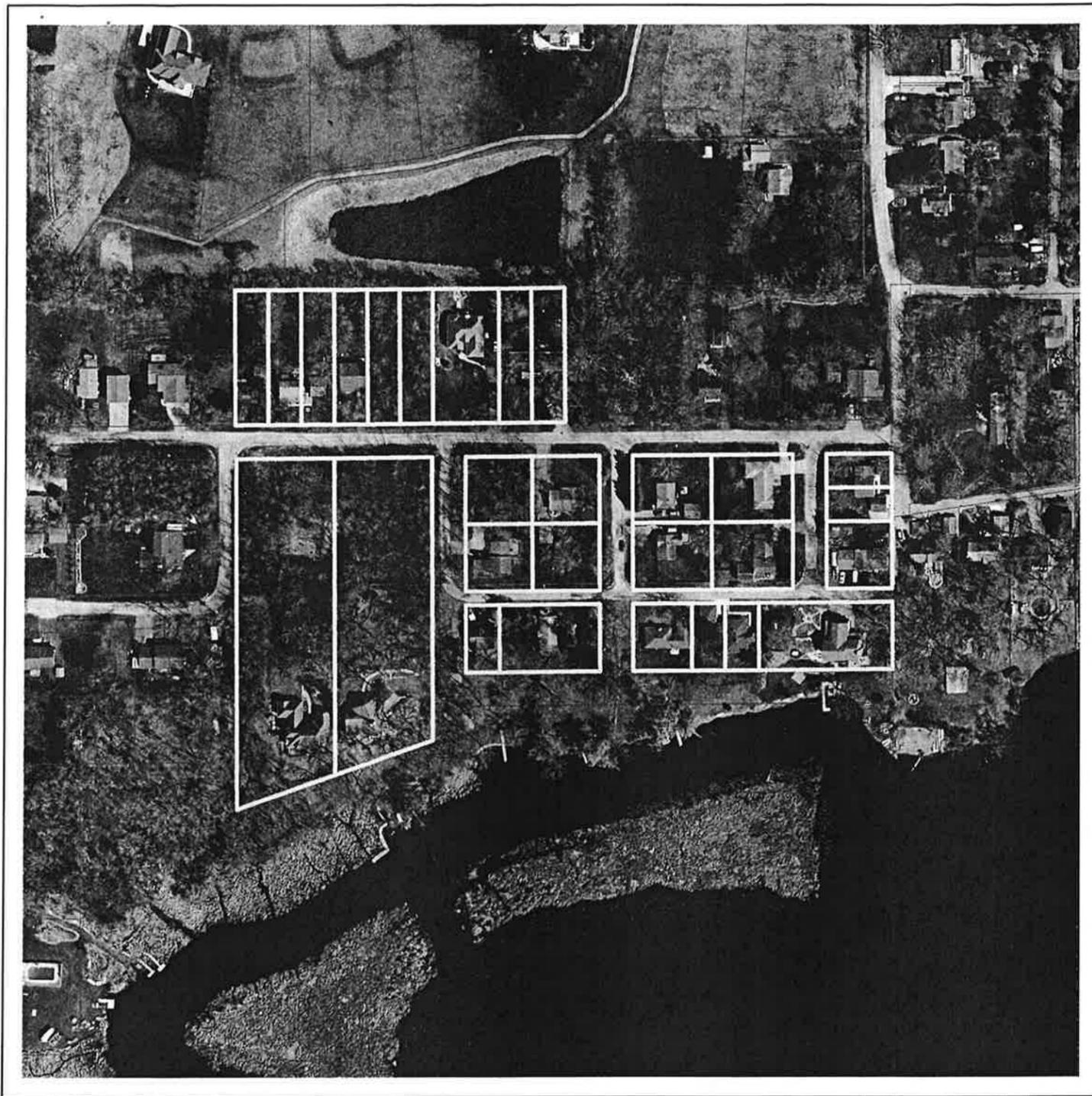
EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 4 IN BLOCK 2 IN GOETZ RESUBDIVISION OF BLOCKS 1 AND 2, LOTS 9 AND 10 IN BLOCK 4, LOTS 9 AND 10 IN BLOCK 5 AND LOT 5 IN BLOCK 6 OF VILLAS HEIGHTS SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 1320 FEET THEREOF ALSO EXCEPT THE EAST 1 ROD OF THE NORTH 1 ROD THEREOF) OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 10, EASE OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 7, 1926 AS DOCUMENT 278476 IN BOOK "P" OF PLATS, PAGE 37, IN LAKE COUNTY, ILLINOIS.

Permanent Index #'s: 02-32-117-001

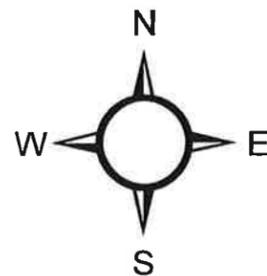
Property Address: 23861 West Rosemont Lane, Lake Villa, Illinois 60046



ZBA 000329-2018  
Adjacent property owner map/list

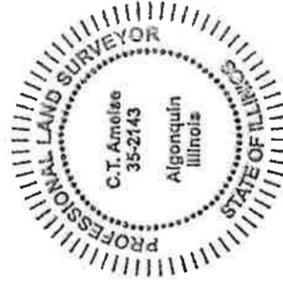
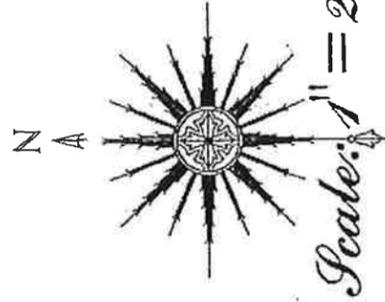
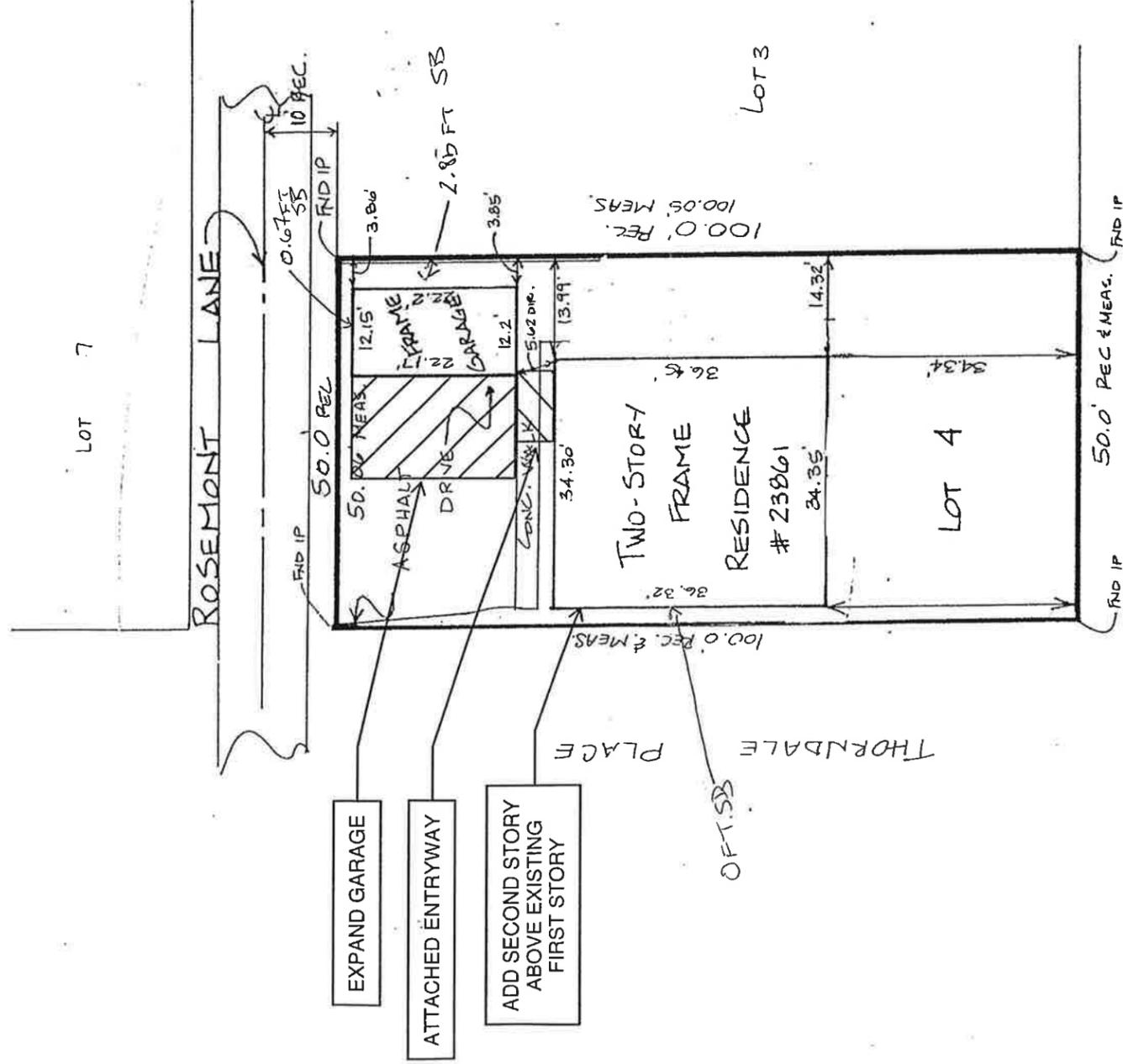
Courtesy Copy Only.

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.



# Plat of Survey

LEGAL DESCRIPTION: Lot 4 in Block 2 in Goetz Resubdivision of Blocks 1 and 2, Lots 9 and 10 in Block 4, Lots 9 and 10 in Block 5 and Lot 5 in Block 6 of Villas Heights Subdivision of the West Half of the Northwest Quarter (except the North 1320 feet thereof also except the East 1 rod of the North 1 rod thereof) of Section 32, Township 46 North, Range 10, East of the Third Principal Meridian, according to the plat of said Resubdivision recorded May 7, 1926 as Document 278476, in Book "p" of Plats, page 37, in Lake County, Illinois.



STATE OF ILLINOIS  
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRUCH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARD FOR A BOUNDARY SURVEY.  
C.T. Amelise, Professional Land Surveyor No. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON. VOID WITHOUT RAISED SEAL OR RED STAMP.

LUCO CONSTRUCTION

CLIENT NAME	P.O. BOX 222
REFERENCE	ALCONQUIN, IL 60102
DATE	847-658-8537
DRAWN	FAX: 847-458-0714
JAC	PROJECT NO.
4-5-06	06-19360

