LAKE COUNTY ZONING NOTICE VAR-000981-2024

Lake Villa Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday July 25, 2024, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Brian Christenson, 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 side street setback from 30 feet to 19.6 feet to allow for the construction of a deck with roof.
- 2.) Reduce the front setback from 30 feet to 17 feet to accommodate an existing house.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 37150 N CAPILLO AVE LAKE VILLA, IL 60046 and is approximately 0.46 acres.

PIN: 0602318026, 0602318027, & 0602318028

This application is available for public examination online https://www.lakecountyil.gov/calendar.aspx?EID=11725 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):	Brian Christensen	
Applicant(s): (if other than owner)	Fred Schall	
Subject Property:	Present Zoning: Present Use: Proposed Use: PIN(s): Address:	Residential Residential 0602318027 and 0602318028 37150 Capillo Ave Lake Villa IL 60046
	Legal description: (see deed)	
2. Reduce the side s	treet setback from 30' to 1	o allow for the construction of an entry deck with roof, 7' to accommodate an existing house
3		
4		
Explain why this va Γ <u>he homeowner would</u>	ariation(s) is necessar like to rebuild a covered o	y: leck entrance that had previously fell into disrepair and had to be removed
	1	

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 home was built before the current zone ordinance.						
2	The property sits on a corner lot.						
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2.	Practical difficulties or particular hardship in carrying out the strict letter of the regulation: To get the home back to original footprint within current zone ordinance a variance of build line is needed.						
2	The home was built prior to the existing zoning ordinances						
200 200 20	The home is not currently restored to its original footprint.						
3							
3.	Harmony with the general purpose and intent of the zoning regulations: There are no negative impacts. The home is surrounded by vacant lots and garage lots.						
5							
9							

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:	Brian Christenson	Name:	Fred Schall		
Address:	37150 Capillo Ave	Address:	36614 N Nathan Hale Dr		
State & Zip:	Lake Villa IL 60046	State & Zip:	Lake Villa II 60046		
Daytime Phone:		Daytime Phone:			
Email:		Email:			
A policar	nt (if other than owner):	Contract	Purchaser (if any):		
vame:	Fred Schall	Name:			
Address:	36614 N Nathan Hale Dr	Address:			
State & Zip:	Lake Villa II 60046	State & Zip:			
Daytime		Daytime Phone:			
Phone: Email:		Email:			
	eby attest that all information given abou	e is true and	complete to the best of my/our		
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Stephen Newland	
1512 ACTAINS PKM #300	
L. Kritxville, IL 6004/9.	R C
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THE GRANTORS, LEONARD HALCOM and	NANCY HALCOM, his wife
* B.	
of the of County of for and in consideration of Ten and .00/100	Lake State of Illinois DOLLARS
and other good and valuable considerations in l	hand paid.
CONVEY and WARRANT toBRIAN CHRI	STENSON
of the of County of	f State of
the following described Real Estate situated in	the County of Lake, in the State of Illinois,
to-wit:	The second secon
LOTS 12, 13, AND 14 IN BLOCK 23, IN VENE OF SECTIONS 2 AND 11, TOWNSHIP 45 MORTH,	ETIAN VILLAGE, BEING A SUBDIVISION OF PART
MERIDIAN, ACCORDING TO THE PLAT THEREOF	RECORDED MAY 22, 1930 AS DOCTMENT 354246
IN BOOK "V" OF PLATS PAGES 26 TO 32, IN	LAKE COUNTY, ILLINOIS.
Commonly known as: 37150 Capillo, Lake Villa, II	
June VIII, I	
STATE OF ILLIN	IOIS =
REAL ESTATE TRANSPE	COUNTY OF LAKE
HAYZA'SA DEPT OF = 7 L	COUNTY OF LAKE Real Estate Transfer Tax \$ 35.75 PAID
RB. 10833 REVENUE	13 K 8 35-75 PAID
PIN 06-02-318-026	2
06-02-318-027	₩
06-02-318-028	98 40.00
*	
hereby releasing and waiving all rights under a	and her victure of the Homesteed Everyntian
Lowe of the State of Illinois, Subject to: General	al real estate taxes for 1994 and subsequent years:
brilding, building lines and use or occupancy restri- laws and ordinances; visible public roads & highways	ictions, covenants and conditions of record; zoning s and easements therefore; easements for public
utilities which do not underlie the improvements upo and drain tile, pipe or other conduit; acts of Grant	s and easements therefore; easements for public on the property; drainage ditches, feeders, laterals tees; association dues and general assessments.
DATED this 90-44 day of	Мау
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A.S.	1000 100
(Seal)	(Seal)
NOTE: PLEASE TYPE OR PRINT NA	
NOIS FLEAGE LIFE OF FRINT NA	man and it come making values
	211 Tarras 1 - 1/2- 11 -
Brian Christenson Name of Grantee	Address Court VERNOWHUS, 2 6006/
Brian Christenson Kana of Taxpayer	37150 Capillo, Lake Villa, IL 60046 Address Zip
Name of Person Preparing Deed	Address Zip . 60073

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) CHICAGO TITLE INSURANCE CO.

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 LEONARD HALCOM and NANCY HALCOM, his wife

personally known to me to be the same persons. whose name.s. are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, scaled 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.

20H

day of ___May_

19 94

(Impress Seel Here)

"GPFICIAL SEAL"
HILARY J. NEGFLE
Notary Public, State of Illinois
lify Commission Expires Boe. 16, 1868

Notary Public

Commission Expires Dec 10, 1996

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph..., Section 4, of the Real Estate Transfer Tax Act.

Dated this _____ day of _____ 19____

Signature of Buyer-Seller or their Representative

3545327

RECORDER LAKE COUNTY, ILLINOIS

94 MAY 24 PM 2: 35

Frank prestra

RECORDER'S STAME

Printed by Recorder for use Lake County, Illinois

FRANK J. NUSTRA

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22241

WARRANTY DEEL

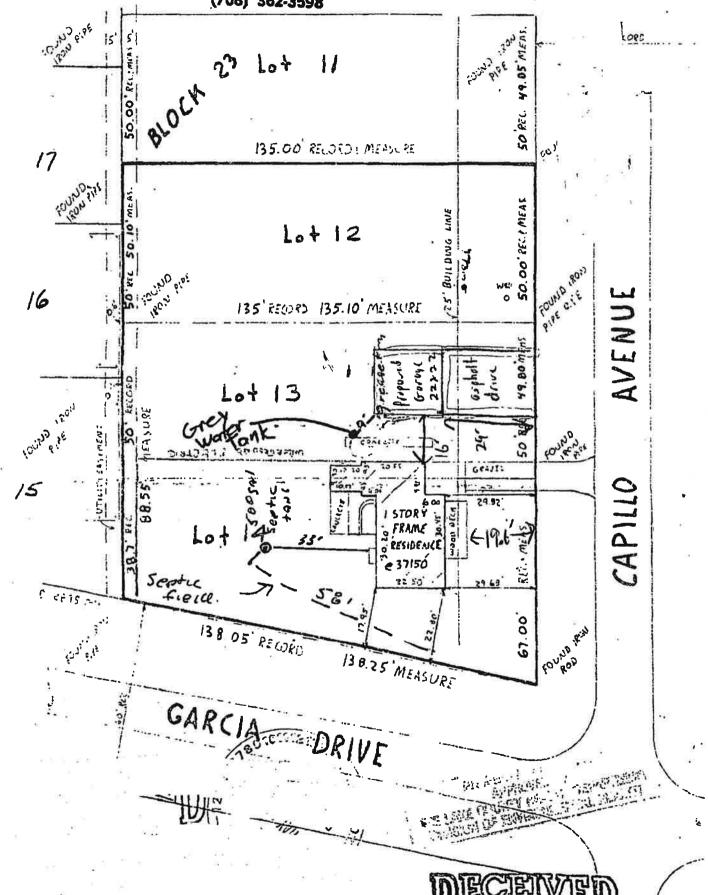
COURT REPORTER AGREEMENT

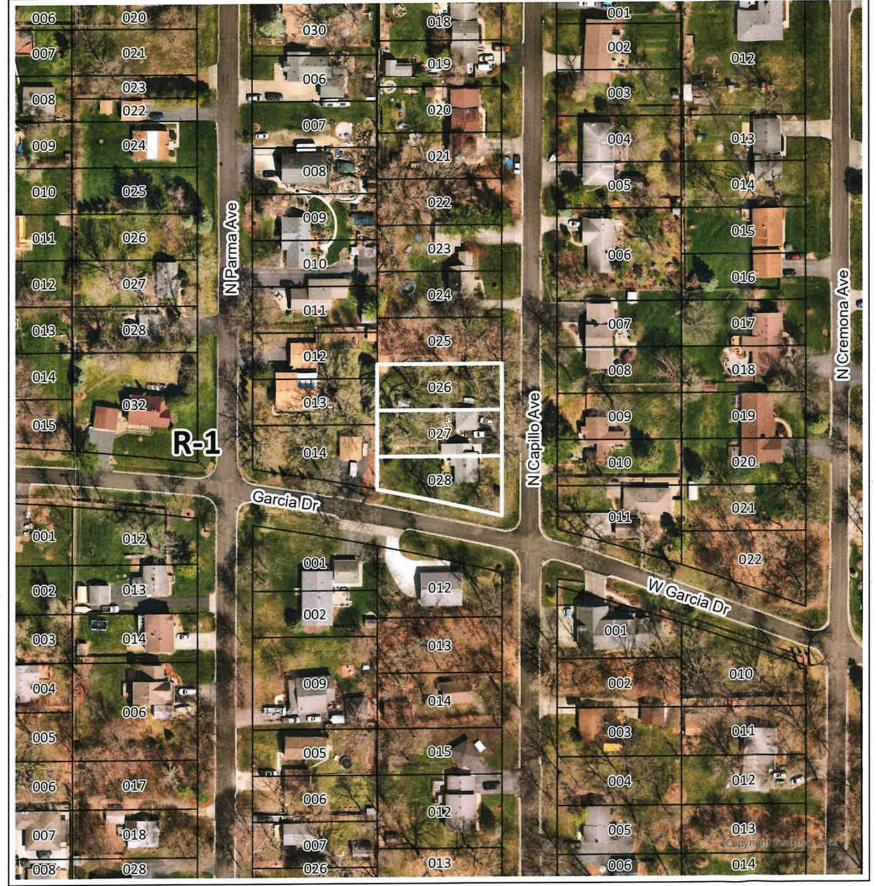
CHECK ONE OF THE FOLLOWING:

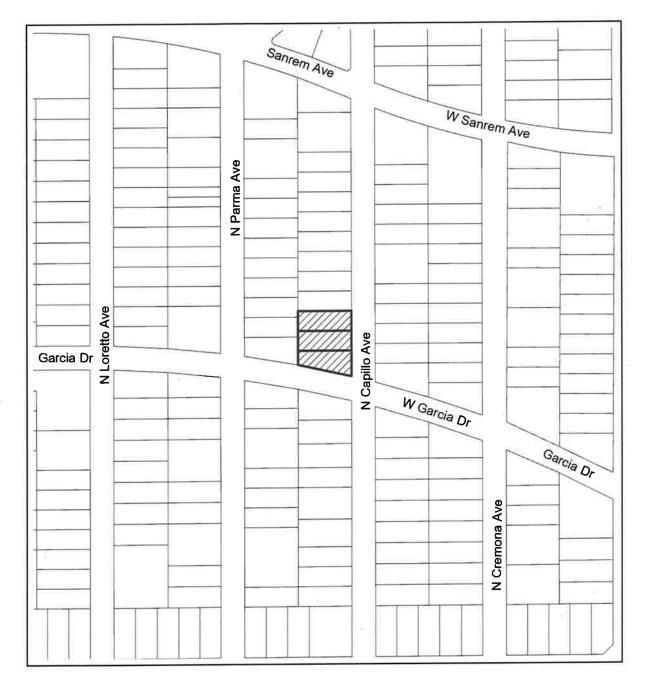
P	I authorize the County to act on my behalf to retain a Certified Shorthand Reporter transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced 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.	ie y.
	I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide 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 a additional expenses caused by such continuation.	ıe
	Signature	
	Billing Contact Information: Print Name Em	

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Garrison Contic Construction Co. 437 N. Chicago Ave. Mundelein, IL 60060 (708) 362-3598





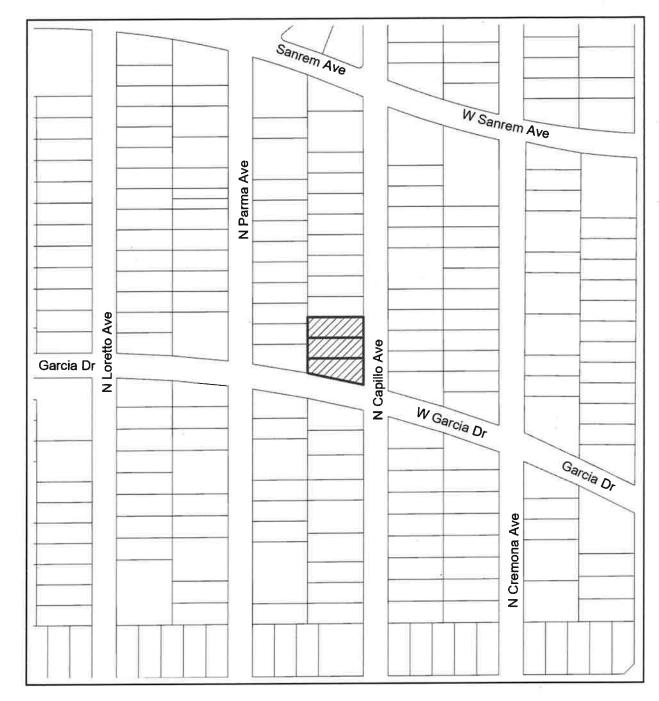


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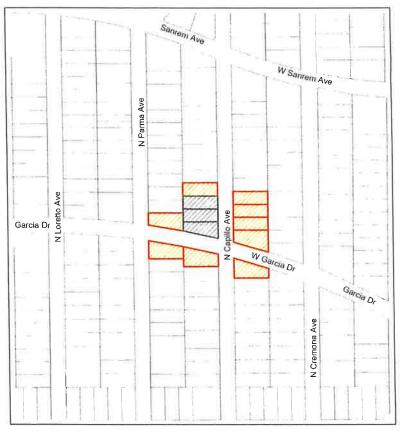






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Incorporated Lake County Subject Parcel





Mailing Parcel

