

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 Christenson

Applicant(s): Fred Schall
(if other than owner)

Subject Property: Present Zoning: R-1
Present Use: Residential
Proposed Use: Residential
PIN(s): 0602318027 and 0602318028
Address: 37150 Capillo Ave Lake Villa IL 60046

Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce the Front setback from 30' to 19.6' to allow for the construction of an entry deck with roof.
2. Reduce the side street setback from 30' to 17' to accommodate an existing house
3. _____
4. _____

Explain why this variation(s) is necessary:

The homeowner would like to rebuild a covered deck entrance that had previously fell into disrepair and had to be removed

3545327

WARRANTY DEED

504495 MLLW1

MAIL TO: Stephen Newland
 NAME
 1512 Artalus Pkwy #300
 ADDRESS
 Lake Villa, IL 60049
 CITY & STATE

THE GRANTORS, LEONARD HALCOM and NANCY HALCOM, his wife

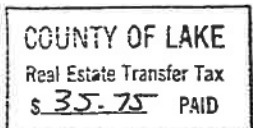
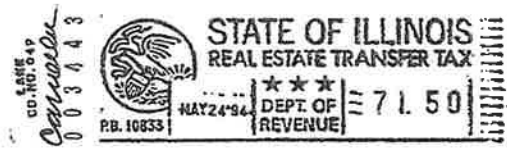
of the _____ of _____ County of Lake _____ State of Illinois
 for and in consideration of Ten and 00/100 (\$10.00) DOLLARS
 and other good and valuable considerations in hand paid.

CONVEY and WARRANT to BRIAN CHRISTENSON

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

LOTS 12, 13, AND 14 IN BLOCK 23, IN VENETIAN VILLAGE, BEING A SUBDIVISION OF PART
 OF SECTIONS 2 AND 11, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1930 AS DOCUMENT 354246
 IN BOOK "V" OF PLATS PAGES 26 TO 32, IN LAKE COUNTY, ILLINOIS.

Commonly known as: 37150 Capillo,
 Lake Villa, IL



PIN 06-02-318-026
 06-02-318-027
 06-02-318-028

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
 Laws of the State of Illinois. Subject to: General real estate taxes for 1994 and subsequent years;
 building, building lines and use or occupancy restrictions, covenants and conditions of record; zoning
 laws and ordinances; visible public roads & highways and easements therefore; easements for public
 utilities which do not underlie the improvements upon the property; drainage ditches, feeders, laterals
 and drain tile, pipe or other conduit; acts of Grantees; association dues and general assessments.

DATED this 20th day of May 1994
 _____ (Seal) _____ (Seal)
 _____ Leonard Halcom
 _____ (Seal) _____ (Seal)
 _____ Nancy Halcom

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

Brian Christenson	316 TAYLOR COURT VERMONT HILLS, IL	60061
Name of Grantee	Address	Zip
Brian Christenson	37150 Capillo, Lake Villa, IL	60046
Name of Taxpayer	Address	Zip
Hilary J. Negele, Attorney at Law	444 N. Cedar Lake Rd., Round Lake, IL	60073
Name of Person Preparing Deed	Address	Zip

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)

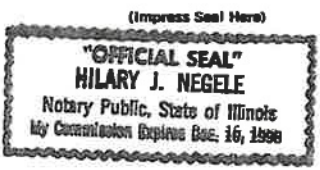
LAKE COUNTY - ILLINOIS TRANSFER STAMP

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 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 30th day of May 19 94



[Redacted Signature] 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 J. Nustyna
RECORDER'S STAMP

Printed by Recorder for use in
Lake County, Illinois
FRANK J. NUSTYNA
Recorder
WARRANTY DEED
FROM
TO

COURT REPORTER AGREEMENT

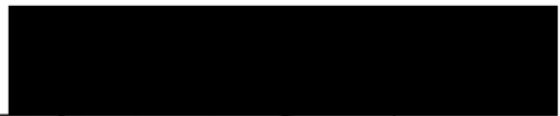
CHECK ONE OF THE FOLLOWING:



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:

Fred Sola II

Print Name



Email

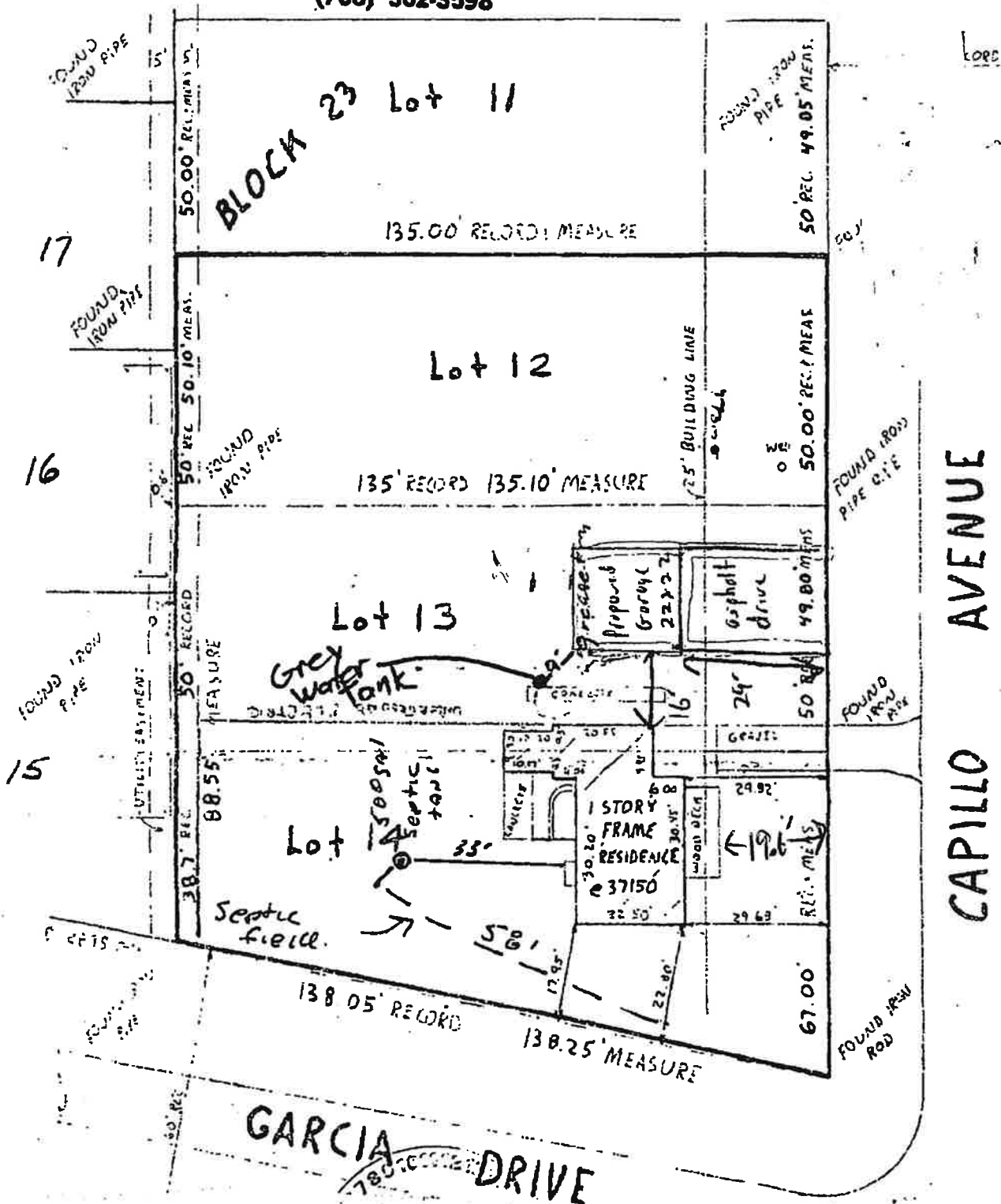


Phone number

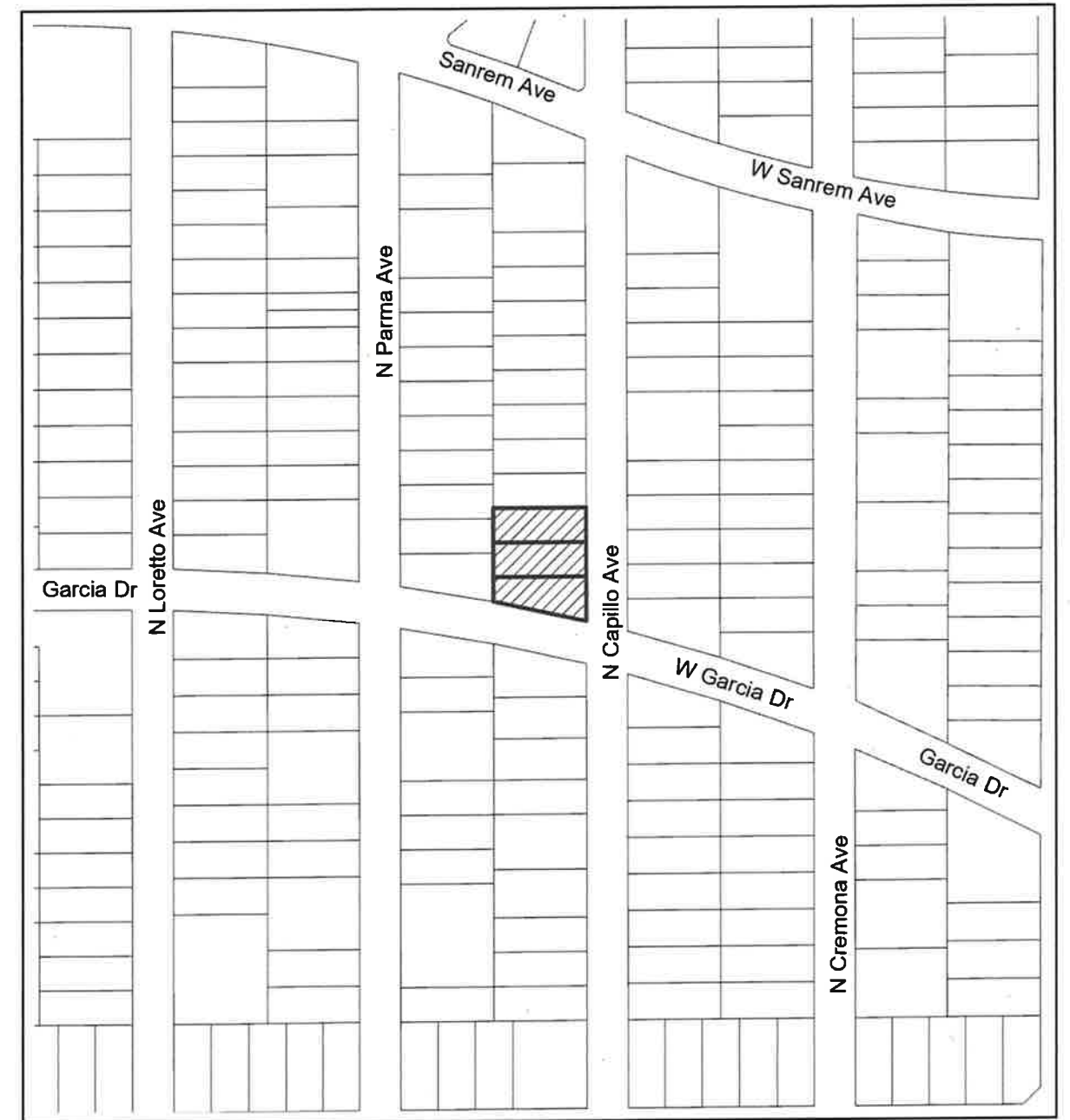


THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

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



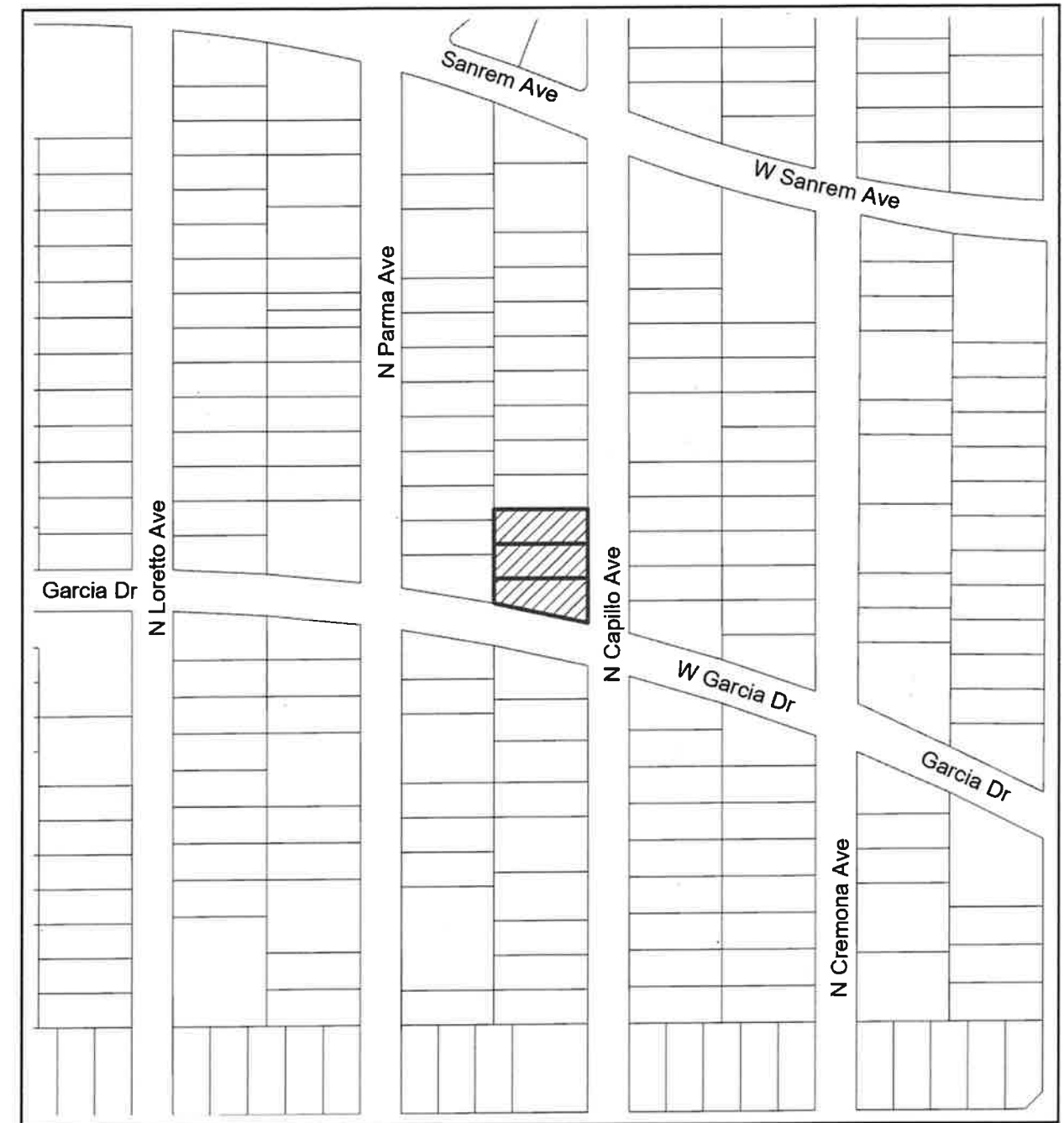
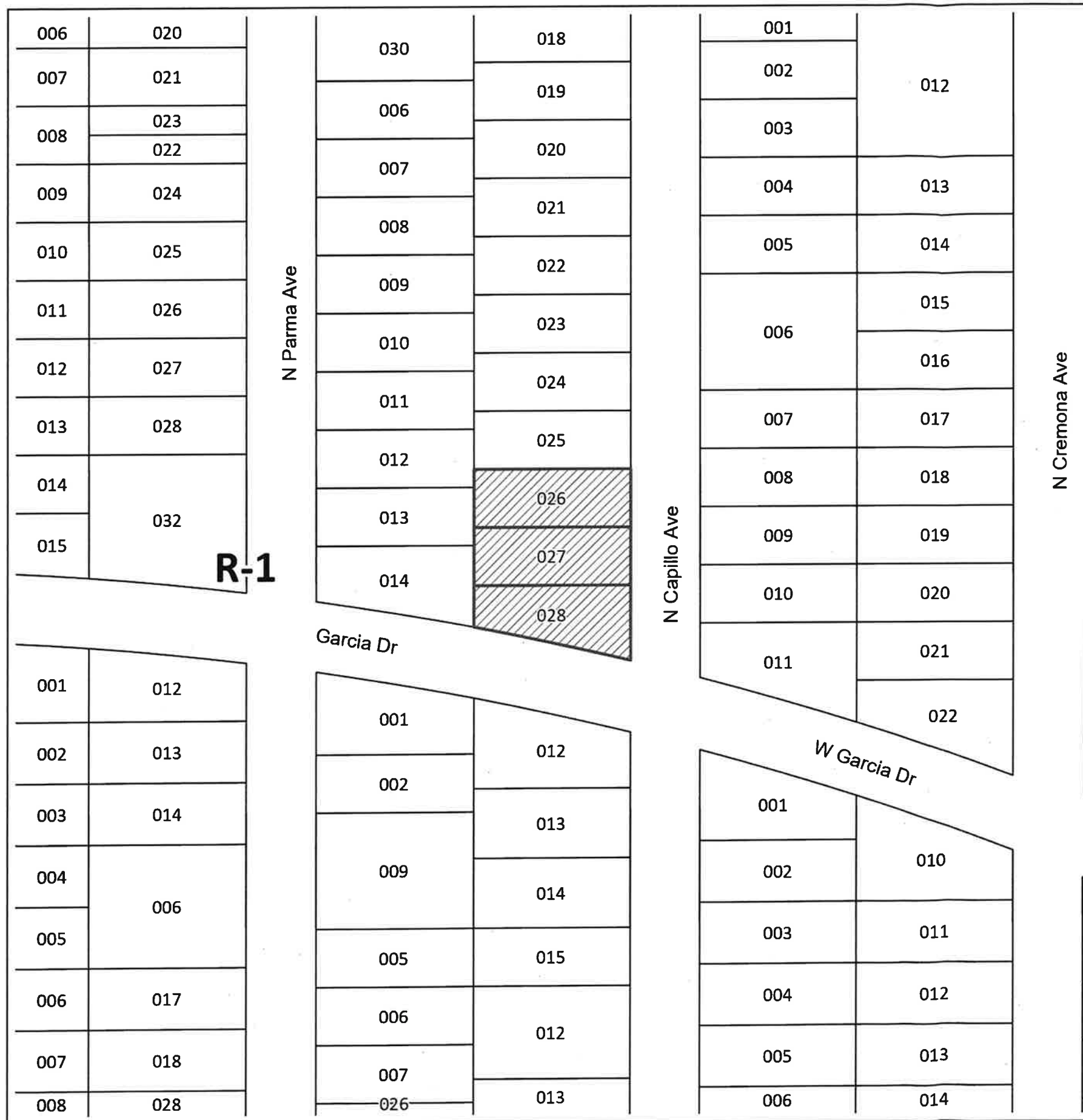
RECEIVED



Zoning Board of Appeals
Case #VAR-000981-2024

 Incorporated Lake County  Subject Parcel





Zoning Board of Appeals
Case #VAR-000981-2024

 Incorporated Lake County  Subject Parcel





Zoning Board of Appeals
Case #VAR-000981-2024



Incorporated Lake County



Subject Parcel



Mailing Parcel

