

**LAKE COUNTY ZONING NOTICE #000357-2018**

**ANTIOCH TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, May 24, 2018 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville IL, on the petition of Clark and Karen Kramme, record owners, who seeks the following variance from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the minimum lot width from 130 feet to 86 feet to remedy a nonconformity created by an improper land division.

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

The subject property is located at 38944 N Lakeside Dr. Antioch, IL 60002 and is approximately 1.25 acres.

PIN 01-35-108-030

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, (847) 377-2120.

**George Bell  
Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS  
**VARIATION APPLICATION**

**Applicant(s):** Clark and Karen Kramme Phone: (515) 371-7478  
(Please print) Owner(s)

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

Clark Kramme Email: Cakramme@aol.com

**Address** 38944 N Lakeside Place, Antioch, IL, 60002

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

Contract purchaser(s) if any

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

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

Address \_\_\_\_\_

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

Mark Kramme Phone: (515) 249-1785

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

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

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

Address \_\_\_\_\_

**Subject Present Zoning:** 38944 North Lakeside Place, Antioch, IL 60002

**Property: Present Use:** Personal Residence

**Proposed Use:** Personal Home

**PIN(s):** 01-35-108-030 (current pin)

Address: \_\_\_\_\_

Legal description:

(Attached to email see deed)

1. Reduce the minimum lot width in the R-1 zoning district from 130 feet to 86 feet to remedy a nonconformity created by an improper land division.

2. \_\_\_\_\_

3. \_\_\_\_\_

**Explain why this variation(s) is necessary:** \_\_\_\_\_

To correct the previous owner's noncompliance to obtain the required variance per county ordinance 151.85 through 151.204

\_\_\_\_\_

\_\_\_\_\_

Approval The Lake County Zoning Board of Appeals is required to make findings of

Criteria: fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

**1. Exceptional conditions peculiar to the applicant's property.**

**Response:**

The property was purchased on December 23, 2015 by the applicant without any knowledge that the property was nonconforming. The plot was divided illegally by the former owner into nonconforming sections prior to the applicant purchasing the property. Even with the alterations made by the former owner, the property measures, approximately 1.093 acres in total.

Additionally, the portion of land that was taken from the previous owner and sold to the neighbor. The land permanently houses a garage structure for the neighbor.

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

**Response:**

The hardship the applicant will experience is that he will not be able to obtain permits to remodel the property and or sell the property. Therefore the property will be unmarketable. Currently the property is not inhabitable and will need significant repair work to bring into a habitable condition.

The applicant is intending to sell the property where the new owner will need to acquire permits to complete the renovations. The applicant learned that without the variance he cannot obtain permits to perform the repair work or to sell the property.

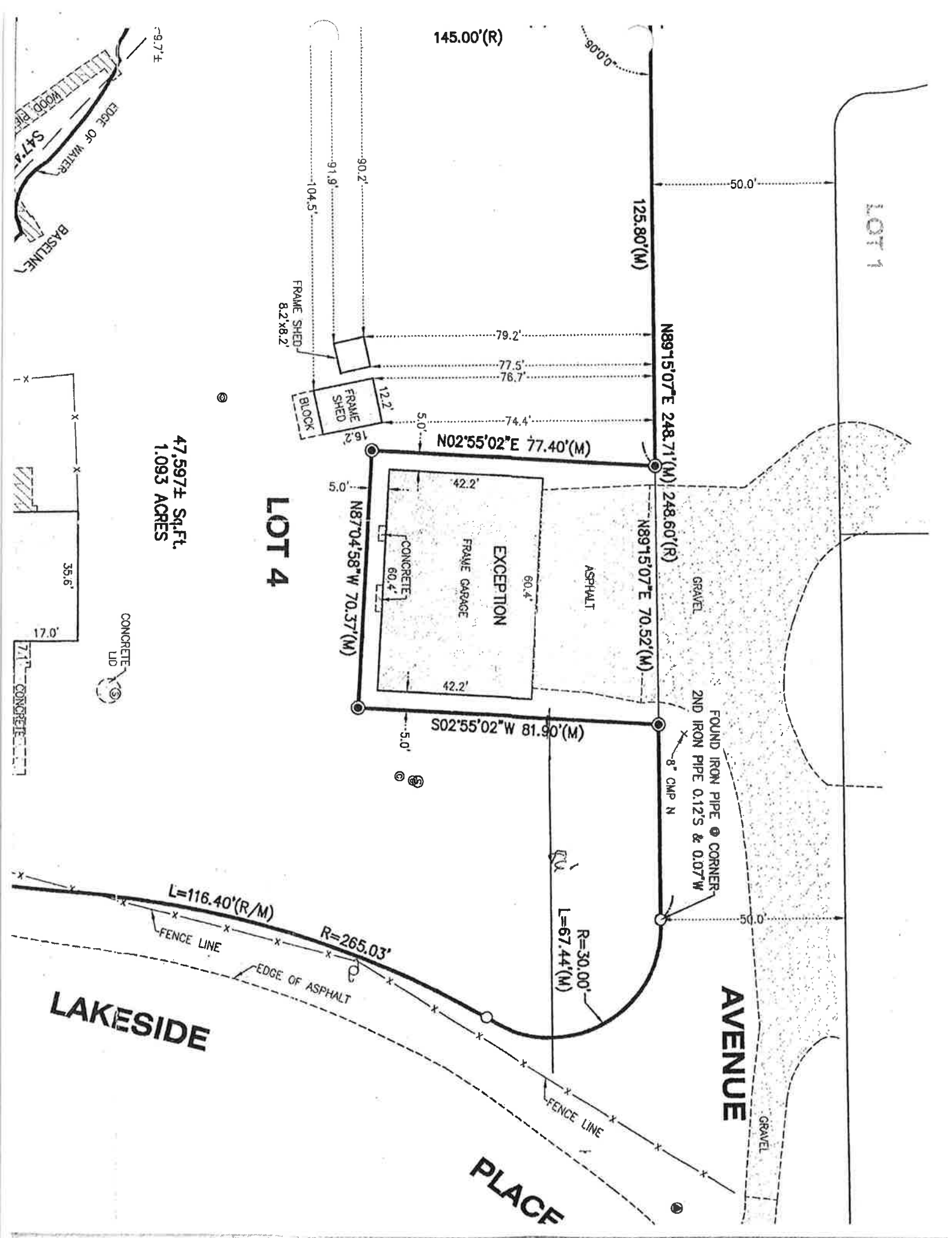
Additionally, the property is not marketable if the work cannot be done due to the property not receiving the variance. If the property cannot be renovated and the variance is not issued, the applicant will have a property that cannot be used for living purposes.

Further, the property will not be able to be sold.

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

**Response:**

The property as purchased is 1.039 acres. It contains a large single family residence which is in conformity, but in need of renovation. Therefore the applicant is not seeking the variance to avoid the spirit of the zoning ordinance. In fact, the applicant seeks the variance so that the property and the house can be made to conform with other properties in the area and conform with the general spirit of the zoning regulations. Further, the current owner is correcting the former owner's ordinance violation.



**WARRANTY DEED  
Statutory (Illinois)**

MAIL TO:  
Thomas Radek  
Attorney at Law  
200 W. Mains St., Suite B A  
Cary, IL 60013

NAME & ADDRESS OF TAXPAYER:  
Clark Kramme and Karen Kramme  
38944 N. Lakeside Place  
Antioch, IL 60002

IDENTIFY THIS TO BE A TRUE  
EXACT COPY OF THE ORIGINAL  
*Chris [Signature]*  
RECORDABLE COMPANY

RECORDER'S STAMP

**THE GRANTOR, GEORGE E. MASTELL and KAREN A. MASTELL**, husband and wife, of Antioch, State of Illinois for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **CLARK KRAMME and KAREN KRAMME**, husband and wife, of 2009 N.E. Trilein Dr., Ankeny, State of Iowa, not as Joint Tenants or Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to-wit:

LOT 4 (EXCEPTING THEREFROM THAT PART OF LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE THEREOF, 125.80 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE, 70.52 FEET; THENCE SOUTH 02 DEGREES 55 MINUTES 02 SECONDS WEST, 81.90 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 58 SECONDS WEST, 70.37 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 02 SECONDS EAST 77.40 FEET TO THE PLACE OF BEGINNING), IN ACKERMAN'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE WEST HALF OF SECTION 35, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1966 AS DOCUMENT NO. 1307331, IN LAKE COUNTY, ILLINOIS.

Subject to: General real estate taxes for the year 2014 and all years subsequent thereto: other restrictions, conditions, covenants and easements of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as **TENANTS BY THE ENTIRETY** forever.

Permanent Index Number(s): 01-35-108-006, NOTE: PIN FOR 2015 ASSESSMENT APPEART TO BE 01-35-108-030  
Property Address: 38944 N. Lakeside Place, Antioch, IL 60002

DATED this \_\_\_\_\_ day of December, 2015.

*George E. Mastell* (SEAL)  
GEORGE E. MASTELL

*Karen A. Mastell* (SEAL)  
KAREN A. MASTELL

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 **GEORGE E. MASTELL and KAREN A. MASTELL**, 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 our hand and seal, this 23rd day of December, 2015.

Carol Stone  
NOTARY PUBLIC

Our commission expires on 12/15/2019

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
\_\_\_\_\_, SECTION 4, REAL ESTATE  
TRANSFER ACT  
DATE: \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Buyer, Seller or Representative



IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER:  
David J. Bawcum, 74 E. Grand Ave., P.O. Box 86, Fox Lake, IL 60020

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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

[Signature] [Signature]  
Signature(s) of owner(s)

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

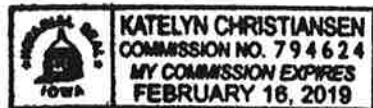
I, Katelyn Christiansen a Notary Public aforesaid, do hereby certify that J Clark and Karen Kramme

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4/20/18 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 20 day of April, 2018

(Seal)

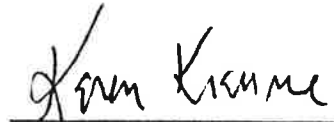
My Commission expires 4/20/18  
Katelyn Christiansen



**COURT REPORTER AGREEMENT**

**CHECK ONE OF THE FOLLOWING:**

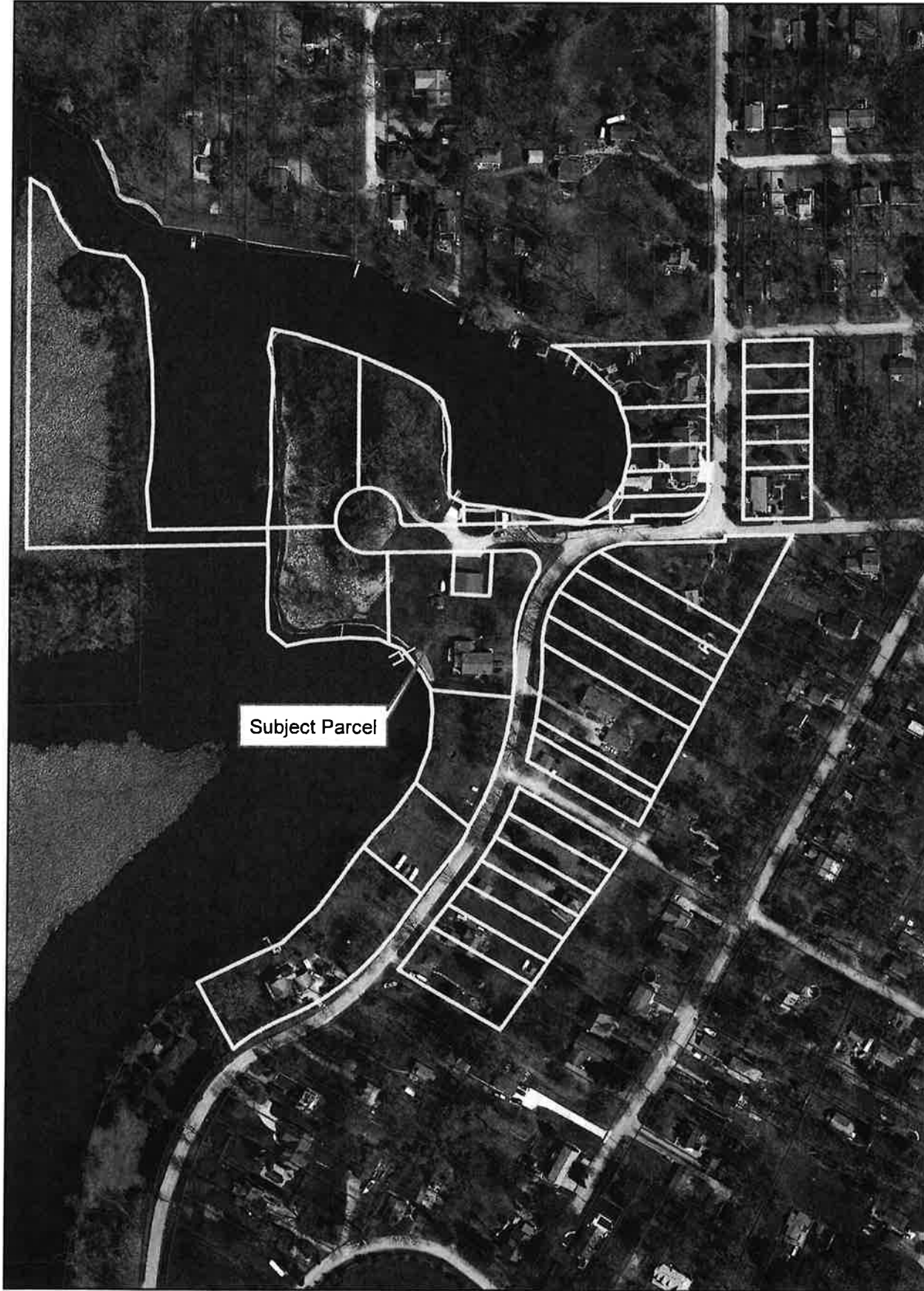
- I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced 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**





JACK & KAREN R NOONAN  
TRUSTEE  
17000 GULF BLVD  
NORTH REDINGTON BEACH, FL  
33708-1568

D OIENICK B OIENICK  
5023 HAMPSHIRE LN  
MCHENRY, IL 60051-6274

PAT A & JOHN J TURCSANYI  
42 W PEIFFER AVE  
LEMONT, IL 60439-3845

LORRAINE C SPRINGER  
28808 BLACKSMITH CT  
LAKEMOOR, IL 60050

JASON A BOGAERTS  
38821 N LAKESIDE PL  
ANTIOCH, IL 60002-8165

KENNETH WHEELER  
38826 N LAKESIDE PL  
ANTIOCH, IL 60002-8153

SHARON B JOHNSON  
38983 N LAKESIDE PL  
ANTIOCH, IL 60002-8166

JESSE R CALABRESE  
38907 N LAKESIDE PL  
ANTIOCH, IL 60002-8166

JOHN PALYA  
38869 N LAKESIDE PL  
ANTIOCH, IL 60002-8165

NANCY C NAVA  
38785 N ACKERMAN RD  
ANTIOCH, IL 60002-9603

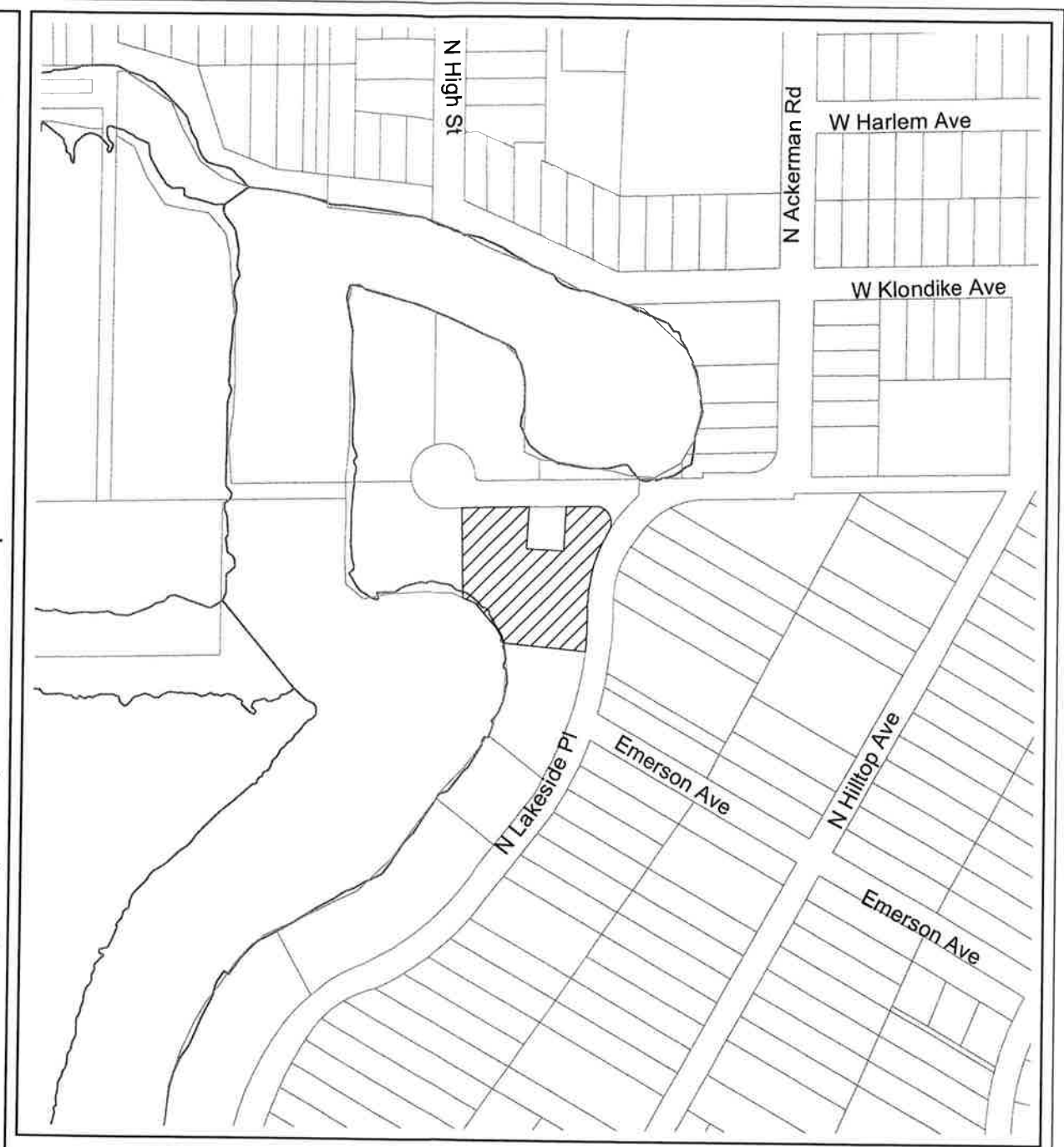
MATTHEW DYKIEL  
38839 N LAKESIDE PL  
ANTIOCH, IL 60002-8165

JULIE R SCHAEFER  
2621 CONSTITUTION DR  
LINDENHURST, IL 60046-4982

LOLITA MATCZYNSKI  
TRUSTEE  
15 HIGHVIEW  
HAWTHORN WOODS, IL 60047

JEFFREY A & RUTH A DYKIEL  
38839 N LAKESIDE PL  
ANTIOCH, IL 60002-8165

GEORGE D SWEETING  
38775 N ACKERMAN RD  
ANTIOCH, IL 60002-9603



Zoning Board of Appeals  
Case #VAR-000357-2018

