

LAKE COUNTY ZONING NOTICE #VAR-000870-2023

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on May 23, 2023 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Angelique Guthrie, 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 front street yard setback from 30 feet to 9 feet to construct a detached garage.
2. Reduce the side yard setback from 7 feet to 4.5 feet to construct a detached garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 42082 N. East Road, Antioch, Illinois. The land area of the subject property is approximately 0.23 acres. PIN 02-09-307-024

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=10867> or 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.

**Gregory Koeppen
Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Angellene Culbreth

Applicant(s): Jared Swinger
(if other than owner)

Subject Property: Present Zoning: R-1
Present Use: Single family home
Proposed Use: No change
PIN(s): 02-09-307-024
Address: 42082 N East Rd
Antioch IL 60002
Legal description: Lot 9 in Silver Lake Park (Full legal on plan)
(see deed)

The following variation(s) are requested:

1. Reduce the street setback from 30 feet to 9 feet to build a garage
2. Reduce the side yard from 7' to 4.5 FEET
3. _____
4. _____

Explain why this variation(s) is necessary:

Due to the continuous slope of the lot from the street down to the house and the desire to save mature oak trees the logical location for the garage is close to the street where the existing gravel parking area is located.

The propose variance would allow us to build a much needed garage where the existing car parking area is located and allow for a small usable front yard area between the proposed garage and existing home.

The extra height is requested so the garage roof line will be more cohesive with the existing steep roof line on the house.

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 lot is long and narrow with residential roadway on the front and a lake is abutting the rear lot lines.

Due to the general nature of the roadway and lot configurations and constraints, most of the existing garages on properties in the neighborhood are similar or if not closer to lot lines than our proposed detached garage location.

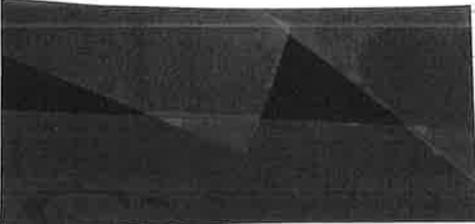
2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

The sloping grade of the lot from the street to the house.

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

The proposed detached garage plans provide for setbacks that will reflect the general nature of development and improvements in the neighborhood and will enhance not only the value of our property but the visual quality and values of the neighborhood as a whole.

APPLICANT INFORMATION

<p>Owner (include all fee owners listed on deed):</p> <p>Name: <u>Angélique Guthrie</u></p> <p>Address: </p> <p>State & Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>	<p>Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application</p> <p>Name: _____</p> <p>Address: _____</p> <p>State & Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>
--	--

<p>Applicant (if other than owner):</p> <p>Name: <u>Jerold Sullinger</u></p> <p>Address: </p> <p>State & Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>	<p>Contract Purchaser (if any):</p> <p>Name: _____</p> <p>Address: _____</p> <p>State & Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>
--	---

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



 Owner's Signature

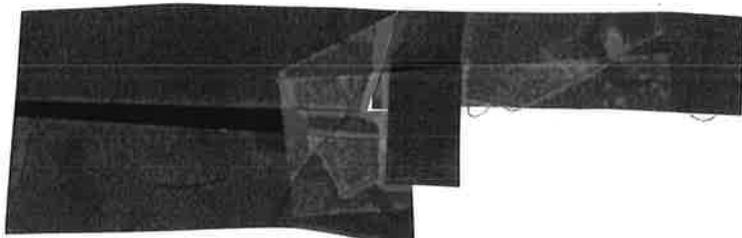
 Owner's Signature

Signature(s) of contract purchasers (If applicable)

I,  Notary Public aforesaid, do hereby certify that  personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of April 20, 2023 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 20th day of April, 2023

My Commission expires 



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.

[Redacted Signature]

Signature

Billing Contact Information:

Jerold Sullinger

[Redacted Billing Information]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

Daniel B. Venturi

Attorney at Law



NAME AND ADDRESS OF TAXPAYER:

ANGELIQUE GUTHRIE



Image# 056045500003 Type: DW
Recorded: 03/02/2017 at 01:17:25 PM
Receipt#: 2017-00012985
Page 1 of 3
Fees: \$256.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File 7376717

RECORDER'S STAMP

THE GRANTOR, WILLIAM DAVID MANGEL, Managing Member, FINA IP, L.L.C., An Illinois Limited Liability Company, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to ANGELIQUE GUTHRIE of 42082 N. East Road, Antioch, IL 60002 all interest in the following described Real Estate in the County of Lake, in the State of Illinois, to wit:

See attached for legal description

Subject to: All general real estate taxes for the year 2016 and all subsequent years; covenants, conditions and restrictions of record; building lines and easements.

Permanent Index Number(s): 02-09-307-024

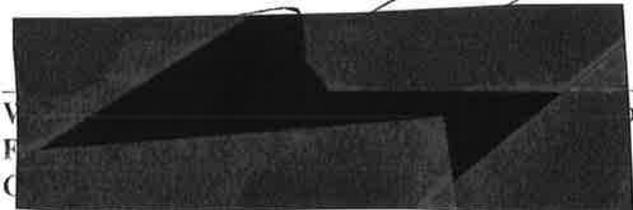
Property Address: 42082 N. East Road, Antioch, IL 60002

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

DATED: February 10th, 2017.

\$144,900-

REAL ESTATE TRANSFER TAX	
County:	\$72.50
Illinois:	\$145.00
Total:	\$217.50
Stamp No.:	1-788-529-344
Declaration ID:	
Instrument No.:	7376717
Date:	2-Mar-2017



Handwritten signature and circled number '3'

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 **WILLIAM DAVID MANGEL**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 10th day of February, 2017.

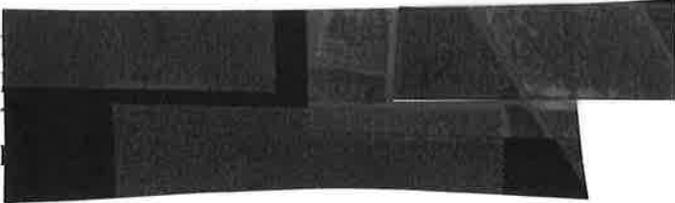


IMPRESS SEAL HERE

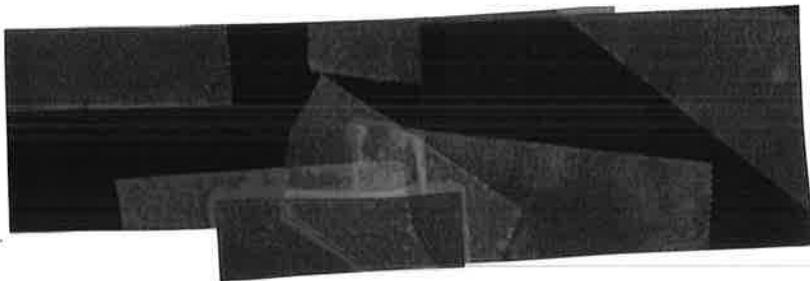
COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF
PARAGRAPH _____,
SECTION 31-45, REAL ESTATE TRANSFER TAX
LAW

DATE:



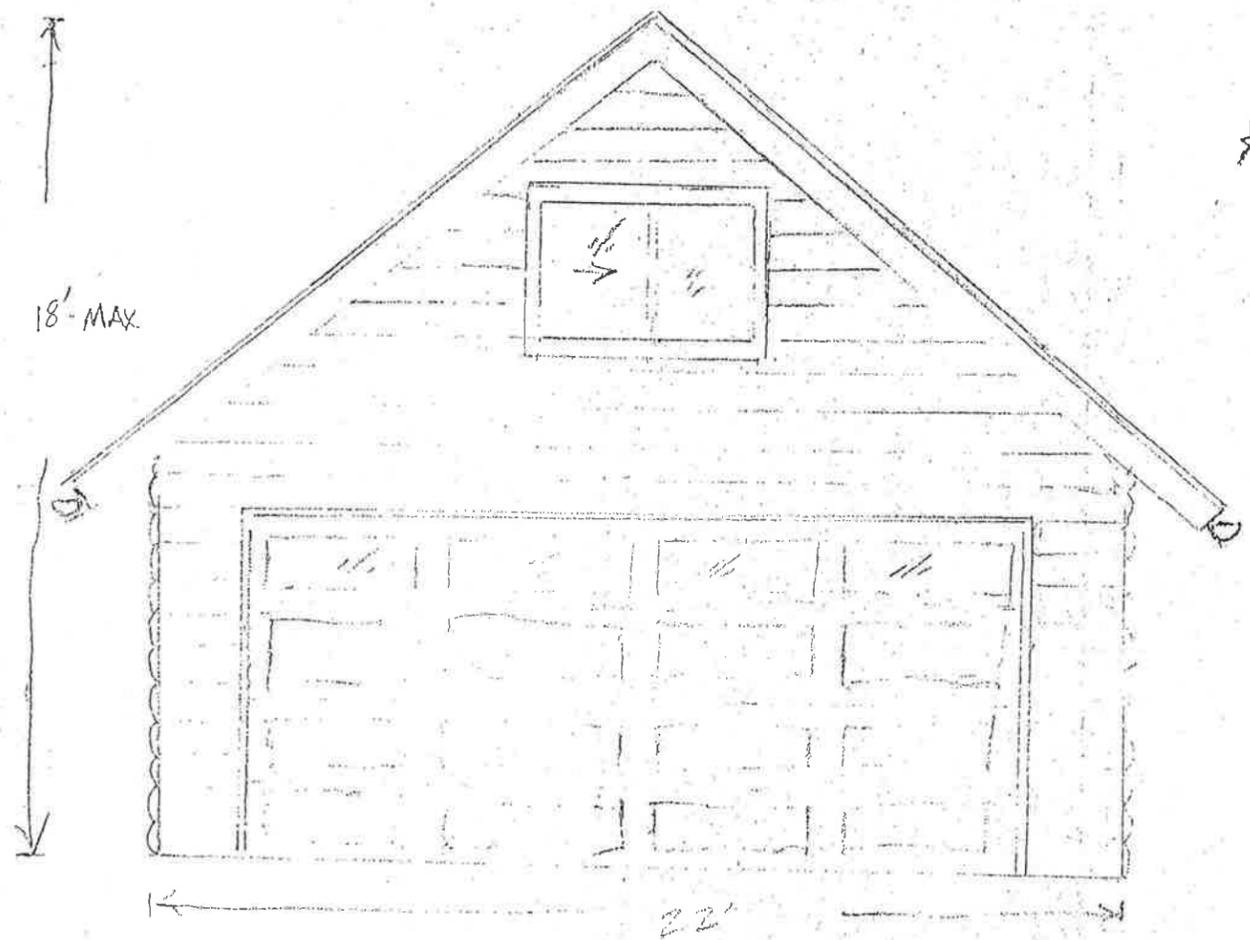
Buyer, Seller or Representative



SCHEDULE C

FILE NUMBER : 2017-100

LOT 9 IN SILVER LAKE PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 24, 1921, AS DOCUMENT 203040, IN BOOK "K" OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.



* Finishes to MATCH EXISTING LOG HOME

FRONT ELEVATION

47082 N EAST ST.

ANTIOCH, IL
SCALE 1/4" = 1'

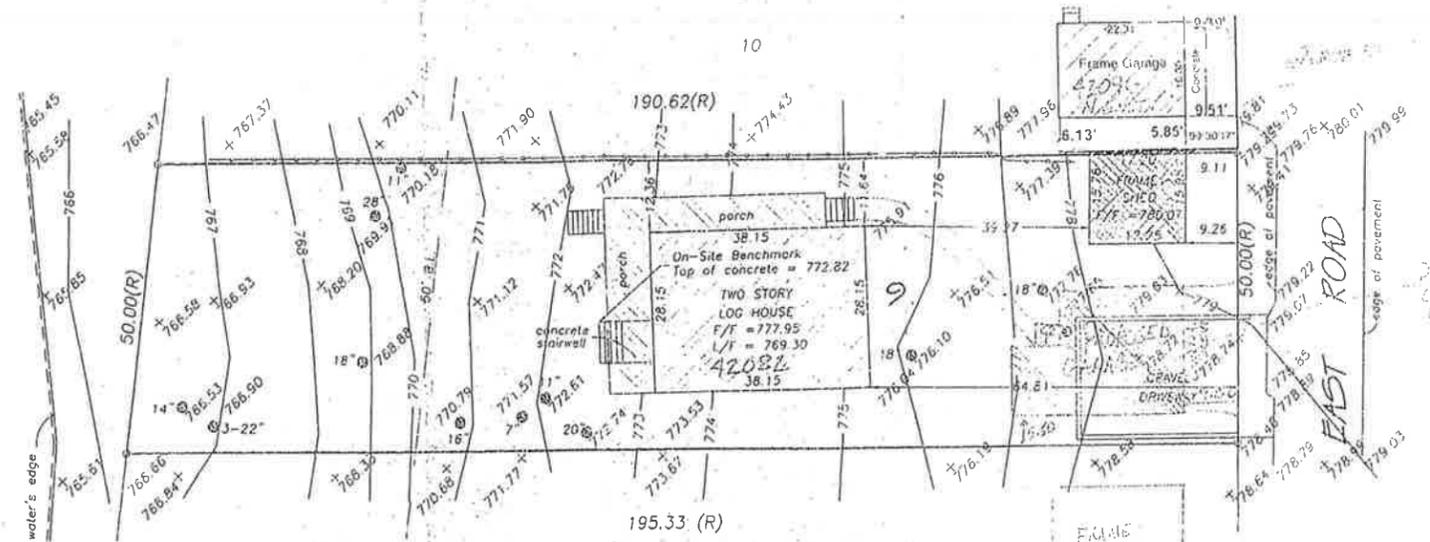
10077 116-0250 phone
(312) 351-2793 fax

116-0250 phone
10077 116-0250 phone
(312) 351-2793 fax

PEKRAY SURVEYING CO., LTD.
PLAT OF TOPOGRAPHY

LOT 9 IN SILVER LAKE PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1921, AS DOCUMENT 203040, IN BOOK "K" OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

SILVER LAKE
water level = 765.45



NORTH
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED BY SCALING.
DATE OF FIELD WORK 3/22/17
SCALE One inch = 20 feet
15-184-1
ORDERED BY: GREATER MIDWEST BUILDERS
PROPERTY ADDRESS: 42082 N. EAST ROAD, ANTILOCH, IL

Elevations shown are NAVD 1988 datum
Elevation established by static gps measurements and DPUS solutions. On Site Benchmark is top of Northwest corner of concrete stairwell = 772.82
FEMA Flood Map No. 17097C0027 K; Effective date 9/18/2013 shows Silver Lake in Zone A (no base flood elevation). Area to the West of Silver Lake shows Zone AE with BFE = 766.0

Legend

- (H) = Railroad
- B.L. = Building Line
- = Wood Fence
- 6" @ = 1/2" with diameter in inches
Area = 3.632 sq. ft. (M)

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description created to be surveyed contains a full description of the required building lines or easements.
Compare your description and site markings with this plat and AT ONCE resolve any discrepancies which you may find.

FRAME GARAGE
42076
N. EAST RD.



42082 N. EAST ROAD
ANTILOCH, IL

STATE OF ILLINOIS
COUNTY OF LAKE
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO TOPOGRAPHIC SURVEYS.
DATE: 3/23/17
PEKRAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2087
BY: Edward Pekray
ILLINOIS PROFESSIONAL LAND SURVEYOR
2549 IN LICENSE EXPIRES 11/30/2019

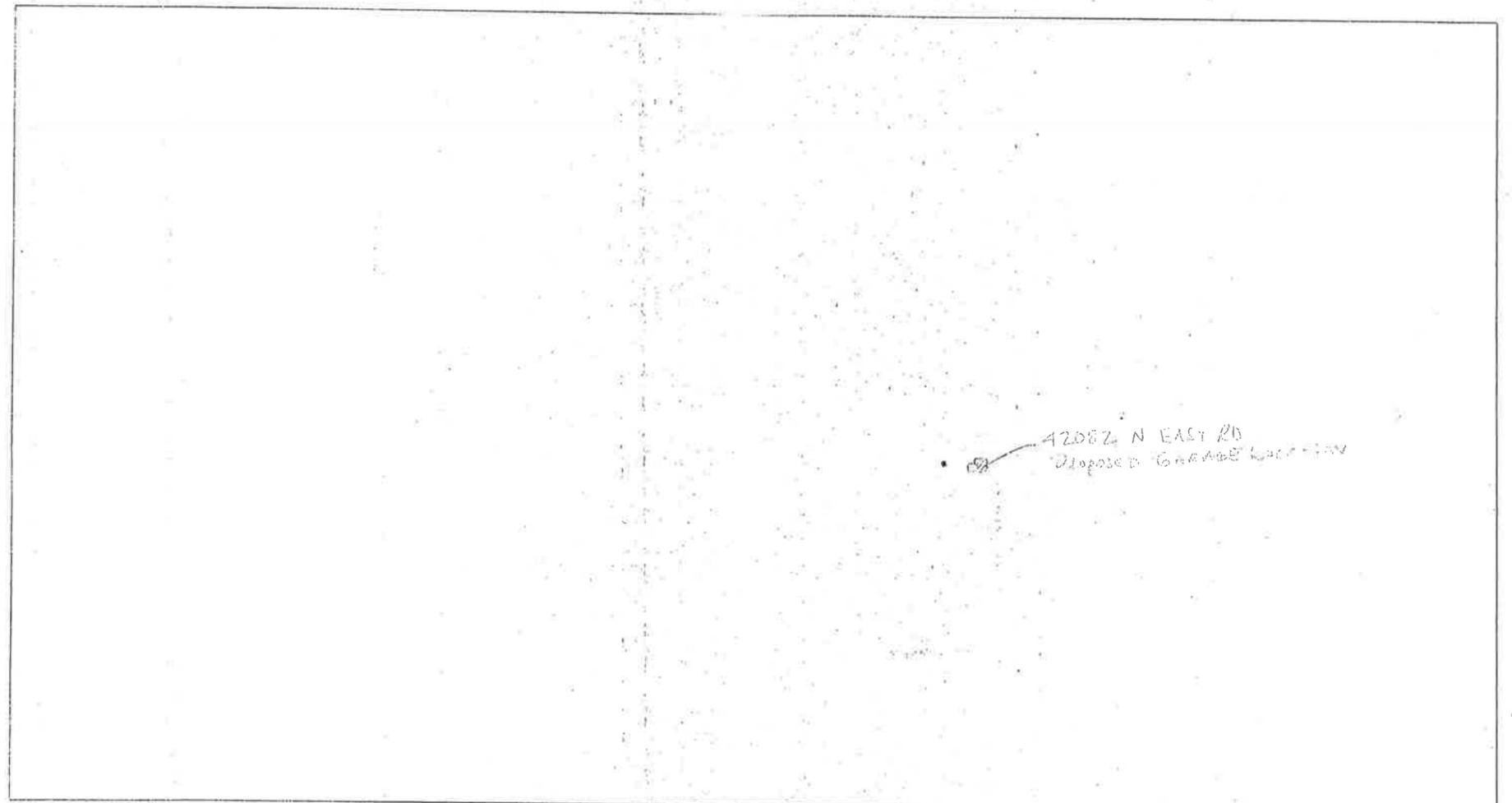


FINISHES to match
Log Cabin #1000

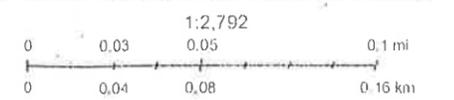
42082
NEAST RD
ANTIOCH, IL

SIDE (NORTH) ELEVATION

A3 Landscape



March 14, 2023



County of Lake, IL, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Lake County, Illinois 2018



Zoning Board of Appeals
Case #VAR-000870-2023

Incorporated Lake County
 Subject Parcel

0 25 50 100 150 200 Feet

