

LAKE COUNTY ZONING NOTICE #000615-2020

CUBA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on January 14, 2021 at 9:00 A.M., to be conducted by video/audio conference, on the petition of Scott A. Humphrey, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the street yard setback from 30 feet to 0 feet to construct a garage addition.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 24755 N. Jensen Ave., Cary, Illinois, and is approximately 0.56 acres.

PIN 13-09-203-016

Pursuant to Section 7(e) of the Illinois Open Meetings Act, the December 15th, 2020 Gubernatorial Disaster Proclamation, this hearing will be held by audio and video conference without a physical quorum present at the Lake County Zoning Board of Appeals office. This hearing may be continued and without further notice on the motion of the Zoning Board of Appeals. All interested persons participating in the Public Hearing will be given an opportunity to be heard. Individuals wishing to participate in the live hearing via video or audio conference should contact the Planning, Building & Development Department at 847-377-2127 by 4:00 P.M., January 13, 2021 to receive information and instructions on how to join the hearing via the ZOOM website or by phone.

Interested persons may submit public comments in advance of the hearing. Include your full name and the subject title: LAKE COUNTY ZBA #000615-2020 with your written statement. Written statements may be emailed to PBDZoning@lakecountyil.gov or dropped off at the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois. Comments received by 8:00 A.M., January 14, 2021 will be read during consideration of that item. Comments received during the hearing will be held until the end of the hearing. Public comments are limited to three minutes each.

This application is available for public examination electronically at <https://www.lakecountyil.gov/Calendar.aspx?EID=9526> 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

Applicant(s): Scott Humphrey
(please print) Owner(s)

Subject	Present Zoning:	<u>Residential</u>
Property:	Present Use:	<u>Single Family</u>
	Proposed Use:	<u>Attached Garage</u>
	PIN(s):	<u>13-09-203-016</u>
	Address:	<u>24755 N Jensen Ave</u>
		<u>Cary, IL 60013</u>

Legal description:
 see deed)

Request: The following variation(s) are requested:

1. Reduce street yard setback from 30 feet to 0 feet for an attached garage.

2.

3.

4.

Explain why this variation(s) is necessary:

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:

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

Response:

- Platting of the Drillick's Subdivision, the lot shape and the placement of the house, placing the proposed garage off the 30' setback is challenging
- The terrain is more favorable as the area is flat where proposed structure would be located on property.
- I am asking for the zero set back due to Cuba Township stating that they have no desire to build the road past where the road currently ends, and do not object to the setback request.
- Extension of the road will likely never happen due to McHenry County Conservation District contract and entire area located to the North of property is wetland.
- Elimination of the roadway would require a Plat Amendment and require the other 4 property owners in the Drillick' subdivision be included and participate on such amendment.
- The street is designated as a road but not platted as a road, vacating roadway is not an option.

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

Response:

Outside of placing garage at desired location without a variation, it would be unlikely to be able to build an attached garage anywhere on the property due to where septic is located and the unfavorable terrain of the property

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

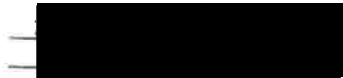
Response:

Proposed location of attached garage would have no impact on the neighborhood or community and Cuba Township does not intend to extend the road with in a vast vacant wetland.

APPLICANT INFORMATION

Applicant(s): Scott Humphrey
(Please Print) Owner(s)

Phone:



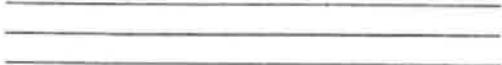
Address

Email:



Contract purchaser(s) if any

Phone:



Address

Email:

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

Name

Phone:



Email:

Address

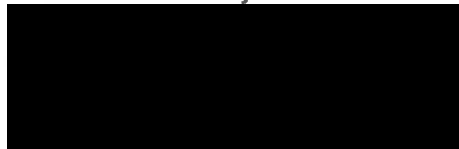
I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.



Signature(s) of contract purchasers

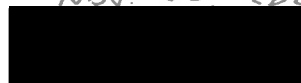
I, Michael Burgos a Notary Public aforesaid, do hereby certify that Scott Humphrey personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 12-18-2020 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of December, 2020.



Commission expires

Nov. 26 2023



COURT REPORTER AGREEMENT

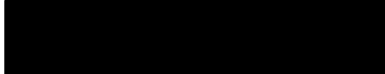
CHECK ONE OF THE FOLLOWING:

- 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.

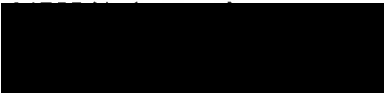


QUIT CLAIM DEED

Mail To:
Scott A. Humphrey



Name & Address of Taxpayer:
Scott A. Humphrey



Image# 057979090002 Type: DQC
Recorded: 02/01/2019 at 04:11:45 PM
Receipt#: 2019-00005010
Page 1 of 2
Fees: \$80.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7540693**

Recorder's Stamp

THE GRANTOR, **Kristy Cottrell Humphrey**, divorced and not since remarried, of the Town of Cary, County of Lake, and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to **Scott A. Humphrey**, of 24755 N. Jensen Avenue, Cary, Illinois, in the County of Lake and State of Illinois, all interest in the following described real estate situated in the County of Lake, in the State of Illinois, to wit:

LOT 5 IN DRILLICK'S RESUBDIVISION OF LOT 75 RIVER LAWN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION, RECORDED MARCH 2, 1953 AS DOCUMENT NO. 783405, IN BOOK 1159 OF RECORDS, PAGE 448, IN LAKE COUNTY, ILLINOIS.

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

Permanent Index Number: 13-09-203-016-0000
Property Address: 24755 N. Jensen Avenue, Cary, IL 60013

Dated this 21 day of February, 2019.

Kristy Cottrell Humphrey

(Handwritten initials)

STATE OF ILLINOIS)
)
COUNTY OF McHenry)ss

I, the undersigned, a notary public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **Kristy Cottrell Humphrey**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

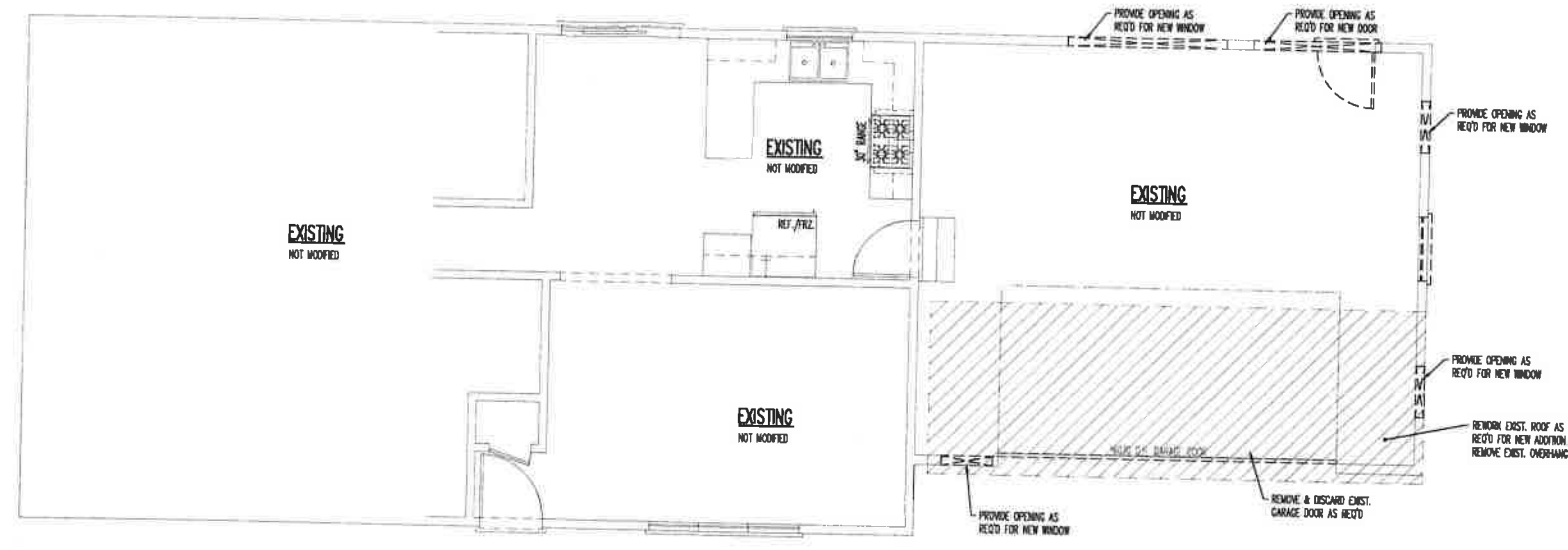
GIVEN under my hand and official seal, this 1st day of February, 2018.19



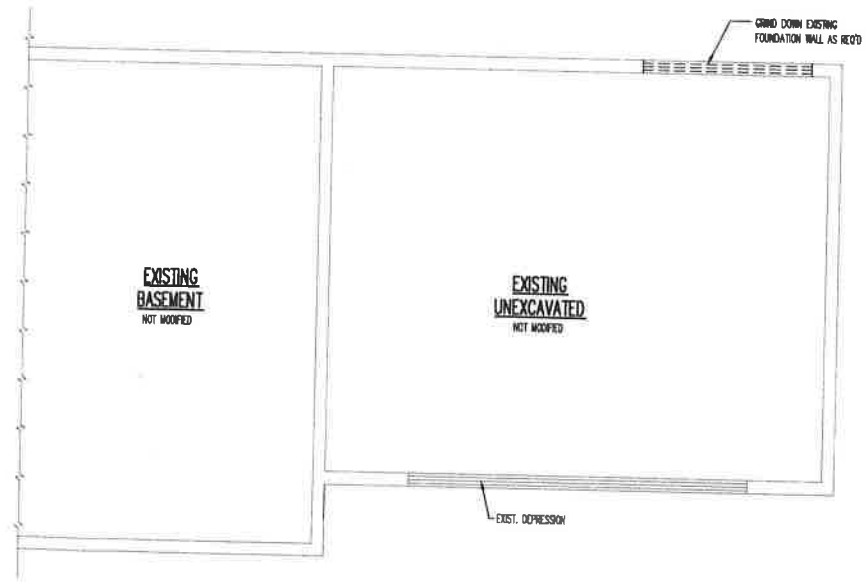
"Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Act."

2-1-2019
Date [Redacted]
Buyer, Seller or Representative

Prepared By:
Julie Ann Jelinek
[Redacted]



3B
A010
EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



4E
A010
EXISTING FOUNDATION PLAN
1/4"=1'-0"

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/MATERIALS & PRIOR TO CONSTRUCTION.

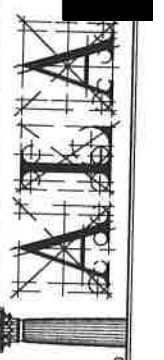
- NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.
 - NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQD & VERIFY W/ OTHER.
 - NOTE:
VERIFY CONDITIONS OF EXISTING DRAIN TILE & FOUNDATION FOOTINGS. RE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM, V.L.F.
 - NOTE:
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PILES SIT ON UNDISTURBED SOIL MIN. 12" BELOW FINISHED GRADE.
- DEMOLITION PLAN LEGEND**
- +— EXISTING FRAME WALLS & OTHER ITEMS
 - - - WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS.

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11-15-2010
2	ISSUE FOR PERMIT	11-15-2010
3	ISSUE FOR PERMIT	11-15-2010
4	ISSUE FOR PERMIT	11-15-2010
5	ISSUE FOR PERMIT	11-15-2010

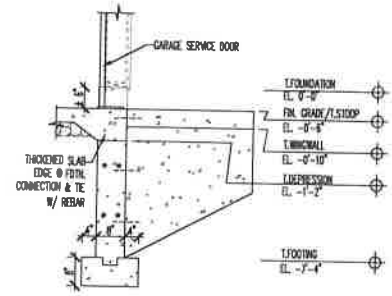
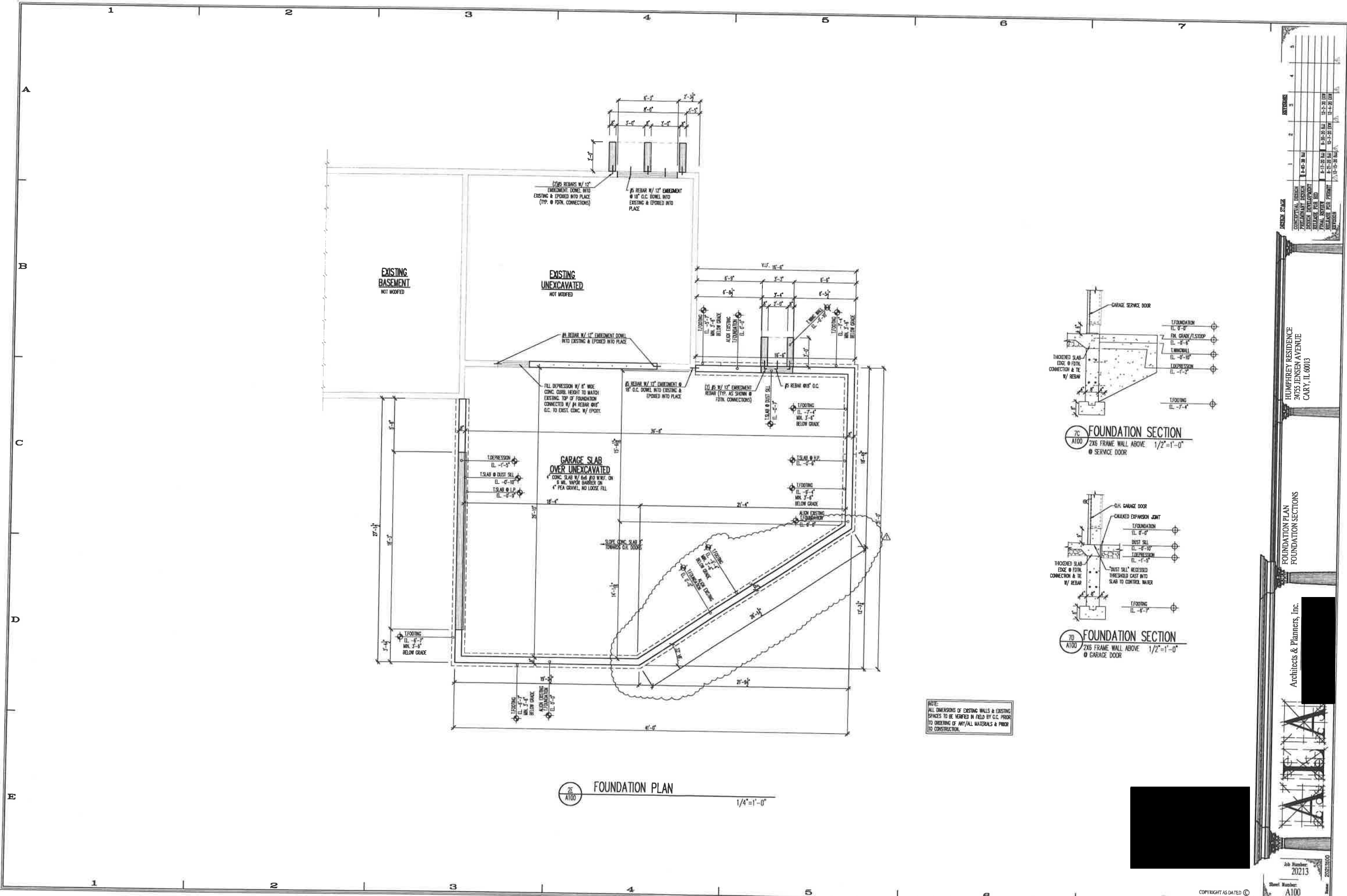
HUMPHREY RESIDENCE
2455 JENSEN AVENUE
CARY, IL 60013

EXISTING FIRST FLOOR PLAN
EXISTING FOUNDATION PLAN

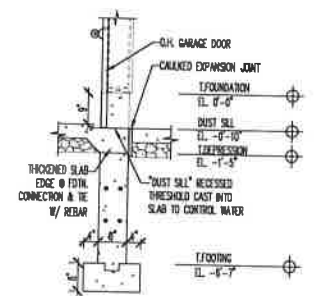
Architects & Planners, Inc.



Job Number:
20213
Sheet Number:
A010
Date:
2010/10/10



7C FOUNDATION SECTION
 A100 2X6 FRAME WALL ABOVE 1/2"=1'-0"
 SERVICE DOOR



7D FOUNDATION SECTION
 A100 2X6 FRAME WALL ABOVE 1/2"=1'-0"
 GARAGE DOOR

NOTE:
 ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY O.C. PRIOR TO ORDERING OF ANY/MATERIALS & PRIOR TO CONSTRUCTION.

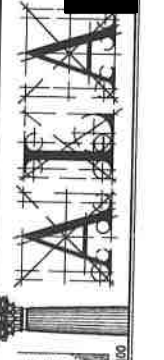
7E FOUNDATION PLAN
 A100 1/4"=1'-0"

NO.	REVISION	DATE
1	CONCEPTUAL DESIGN	11-15-20
2	PRELIMINARY DESIGN	11-15-20
3	DESIGN DEVELOPMENT	11-15-20
4	PERMIT PREP	11-15-20
5	PERMIT	11-15-20
6	PERMIT	11-15-20
7	PERMIT	11-15-20
8	PERMIT	11-15-20
9	PERMIT	11-15-20
10	PERMIT	11-15-20

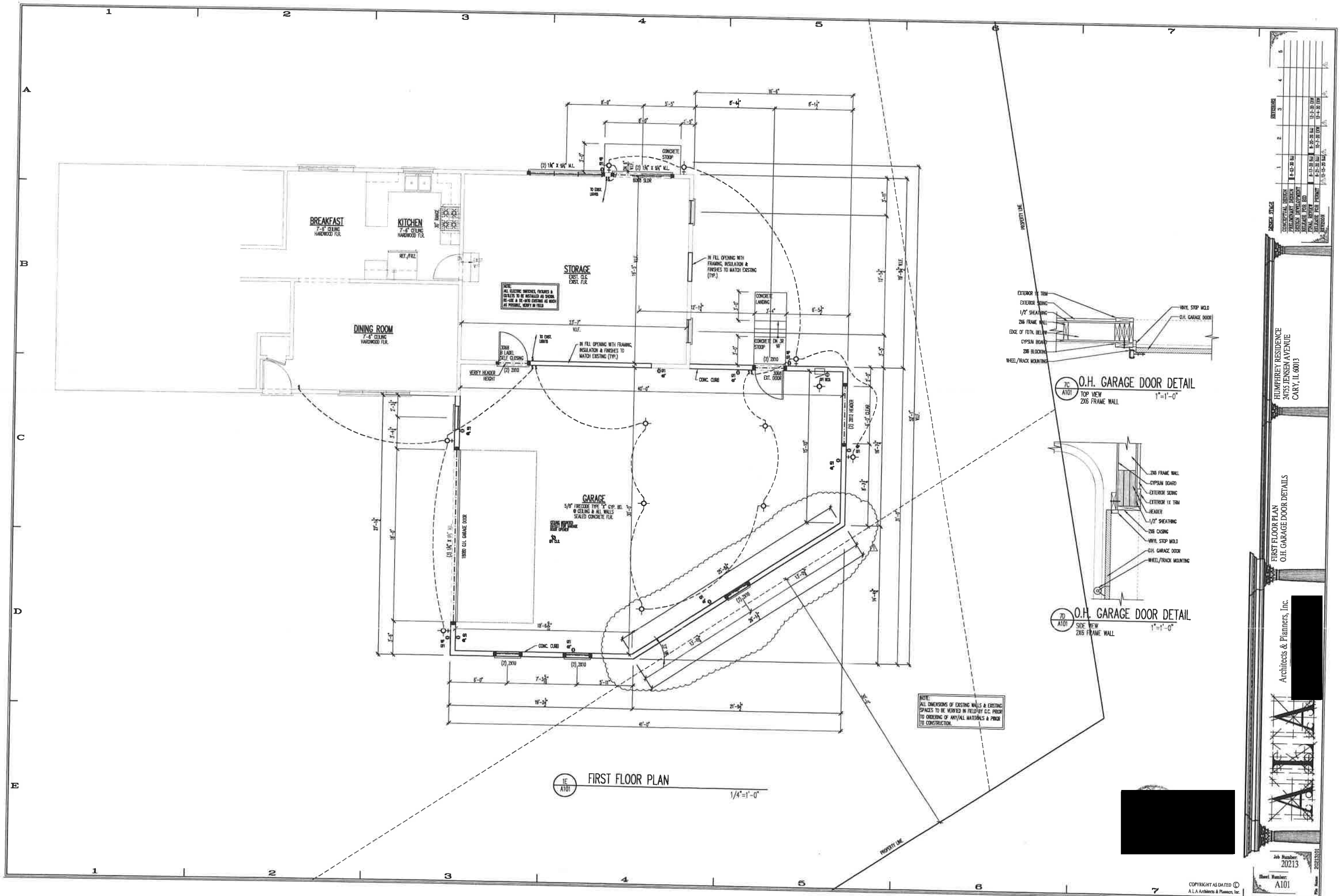
HUMPHREY RESIDENCE
 24755 JENSEN AVENUE
 CARY, IL 60013

FOUNDATION PLAN
 FOUNDATION SECTIONS

Architects & Planners, Inc.



Job Number: 20213
 Sheet Number: A100
 Date: 2023/10/05

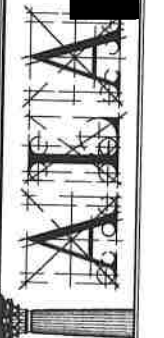


NO.	DESCRIPTION	DATE
1	CONCEPTUAL DESIGN	8-10-2011
2	PRELIMINARY DESIGN	8-10-2011
3	DESIGN DEVELOPMENT	8-10-2011
4	RELEASE FOR BID	8-22-2011
5	FINAL DESIGN	11-22-2011
6	FOR PERMIT	11-22-2011
7	AS SHOWN	11-22-2011

HUMPHREY RESIDENCE
 2455 JENSEN AVENUE
 CARY, IL 60013

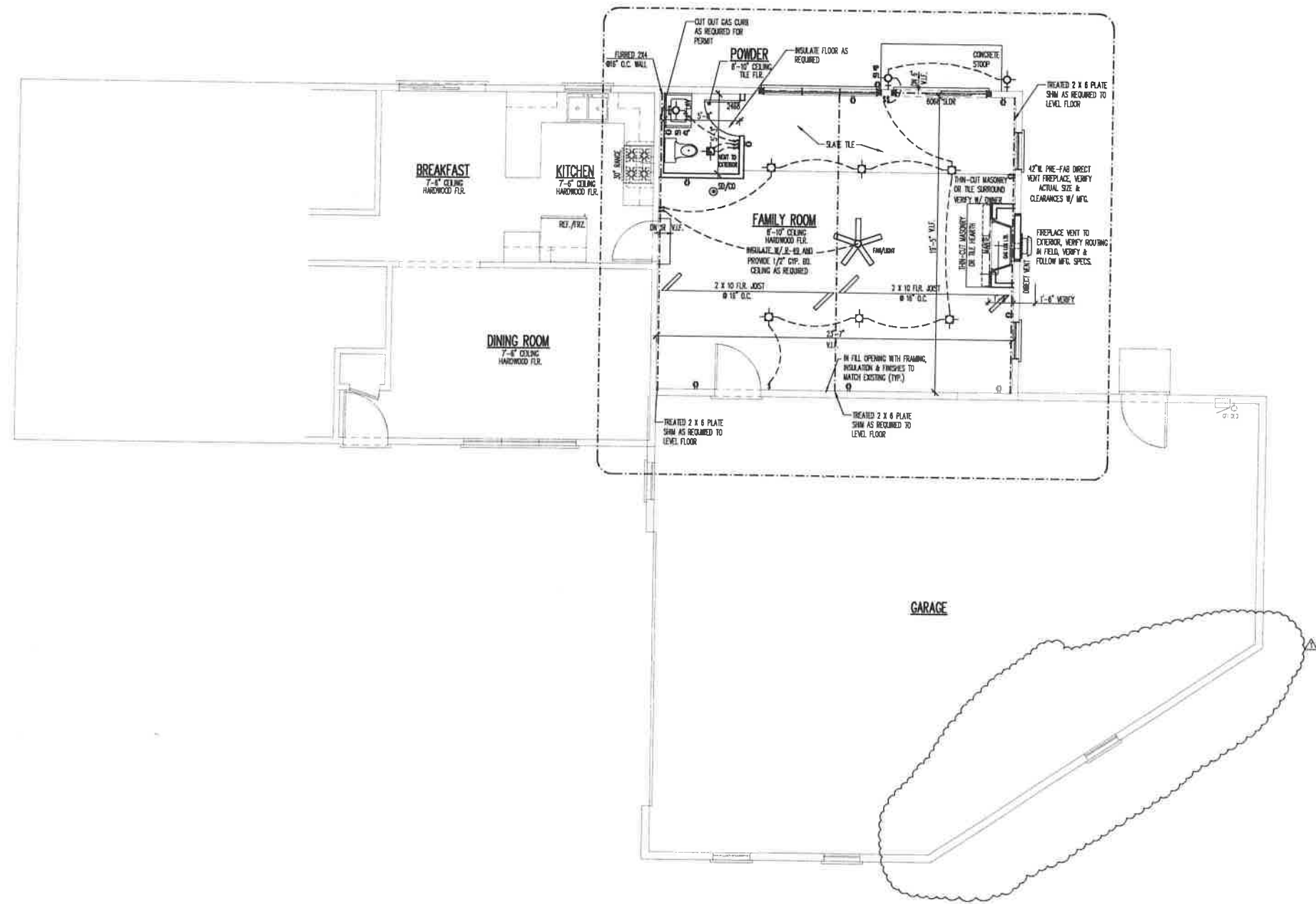
FIRST FLOOR PLAN
 O.H. GARAGE DOOR DETAILS

Architects & Planners, Inc.

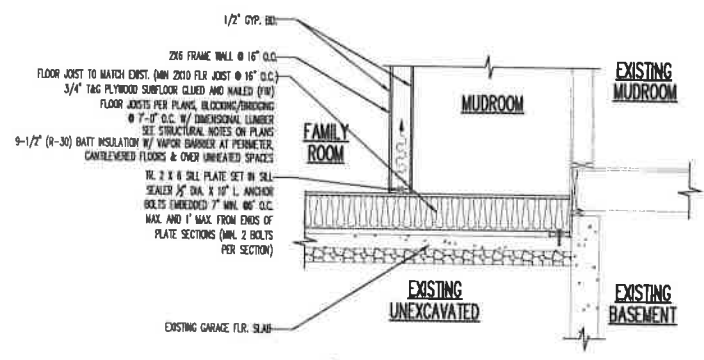


Job Number: 20213
 Sheet Number: A101

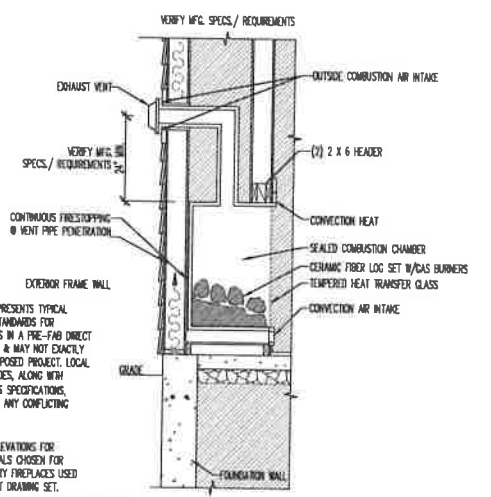
OPTIONAL FAMILY ROOM BUILD OUT
TO BE INCLUDED WITH COMPLETED
PERMIT SET IF OPTION IS SELECTED



1E
A101
FIRST FLOOR PLAN
OPTIONAL FAMILY ROOM
1/4"=1'-0"



6A
A102
WALL/FLOOR SECTION
NEW FLR. DECK OVER EXIST. GARAGE FLR.
1/2"=1'-0"



6C
A201
TYPICAL DIRECT VENT FIREPLACE & FLUE SECTION
1/2"=1'-0"

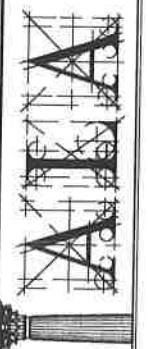
NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY C.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS A PRIOR TO CONSTRUCTION.

CONCEPTUAL DESIGN	12-15-20	12-15-20
PRELIMINARY DESIGN	12-15-20	12-15-20
DESIGN DEVELOPMENT	12-15-20	12-15-20
FINAL DESIGN	12-15-20	12-15-20
PERMITTING	12-15-20	12-15-20
CONSTRUCTION	12-15-20	12-15-20

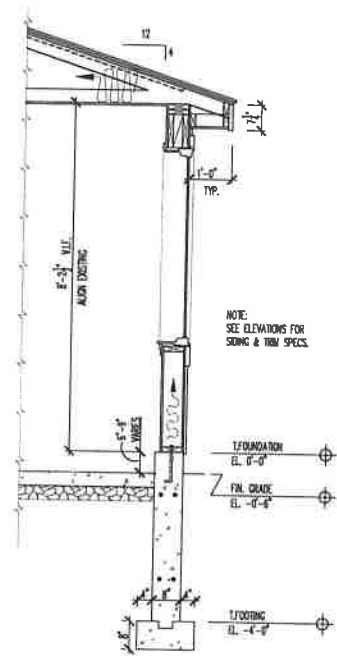
HUMPHREY RESIDENCE
3455 JENSEN AVENUE
CARY, IL 60013

FIRST FLOOR PLAN
O.H. GARAGE DOOR DETAILS

Architects & Planners, Inc.



Job Number
20213
Sheet Number
A101



3C WALL SECTION
1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
 ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
 ARCHITECT GRADE ASPHALT SHINGLES OVER BUILDING FELT
 ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0"
 5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING
 (SEE ROOF PLAN FOR ROOF STRUCTURE)
 (R-40) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/
 1 X FASCIA PER ELEVATIONS
 ALUM. OR 3/4" CEDAR FACED PLYWOOD SOFFIT W/CONT. VENTS
 1" AIR BATTLES
 5/8" CIP. BD. AT CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION
 SINGING PER ELEVATIONS
 1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
 2 X 6 STUDS @4' O.C. PER PLAN
 5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
 5/8" CIP. BD.

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION
 TR. 2 X 6 SILL PLATE SET IN SILL SEALER
 1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 1" MIN. @4' O.C. MAX. AND 1' MAX.
 FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

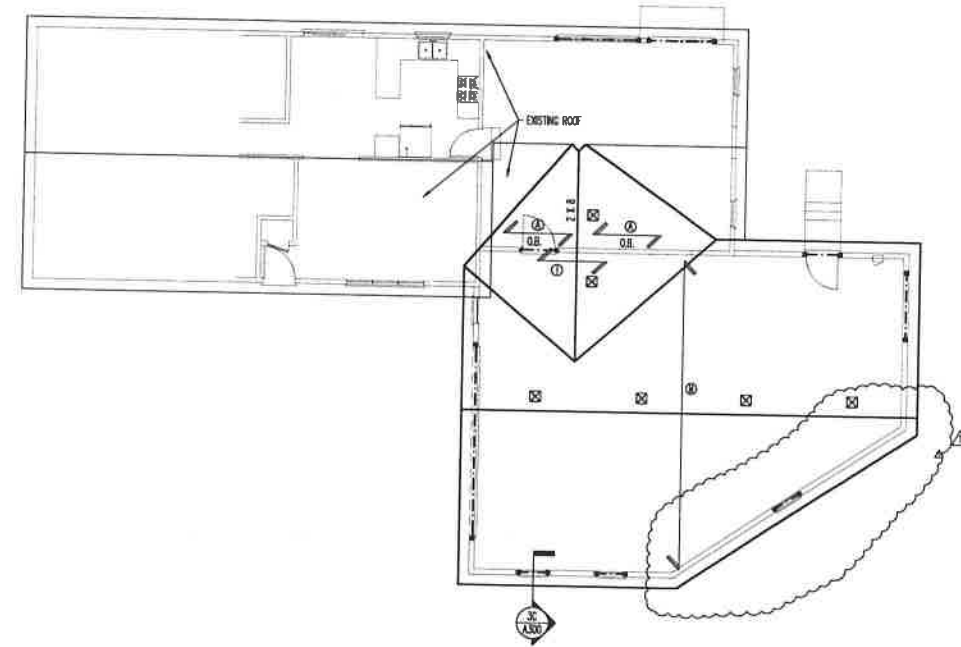
FOUNDATION WALL @ GARAGE
 8" CONC. WALL W/CONT. REINFORC. TOP AND BOTTOM
 8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (20# STUO FORMED) KEYWAY

NOTE:
SEE ELEVATIONS FOR
SING & TRU. SPECS.

FOUNDATION
EL. 0'-0"

FIN. GRADE
EL. -4'-4"

FOOTING
EL. -4'-4"



ROOF STRUCTURAL SPECIFICATIONS		NOTES
① = 2 X 8 RAFTERS @4' O.C.	⑩ = 2 X 4 COLLAR TIES @4' O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED ALL BRACE, HIP AND VALLEY BIDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED FOUR DOWN RAFTERS AS REQ'D IN VALLEY CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS. PAGE ADD. ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION. PROVIDE SIMPSON 102.5A HURRICANE CLIPS @ EACH RAFTER
② = 2 X 8 RAFTERS @4' O.C.	⑪ = 2 X 8 COLLAR TIES @4' O.C.	
③ = 2 X 10 RAFTERS @4' O.C.	⑫ = 2 X 8 COLLAR TIES @4' O.C.	
④ = 2 X 12 RAFTERS @4' O.C.	⑬ = CEILING JOISTS PER FLOOR PLANS	
⑤ = 2 X 6 CEILING JOISTS @4' O.C.	⑭ = PRE-ENGINEERED ROOF TRUSSES @4' O.C.	
⑥ = 2 X 6 CEILING JOISTS @4' O.C.	⑮ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @4' O.C. (SEE PLANS FOR CEILING)	
⑦ = 2 X 10 CEILING JOISTS @4' O.C.	⑯ = PRE-ENGINEERED ATTIC TRUSSES @4' O.C.	
⑧ = 2 X 12 CEILING JOISTS @4' O.C.	U.B. = OVER BUILD	
M.L. = 1 3/4" L.S.E. MICROSLAM LVL	D.B. = DOUBLE RAFTER	
T.S. = 1 3/4" L.S.E. TIMBERSHANK LVL	E.R. = EXTENDED ROOF	
⑰ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	E.V. = EXTENDED VALLEY	
	U.V. = UNDER BUILD	
	E.H. = EXTENDED HIP	

5D ROOF PLAN & STRUCTURAL NOTES
1/8"=1'-0"

ATTIC VENT SCHEDULE				
ATTIC	AREA	REQ. VENT		ACT. VENT
		SOFFIT 50%	ROOF 50%	
GARAGE	17280	290 SL	290 SL	(27) 290 SL (6 VENTS) 300 SL

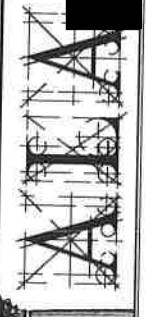
6E ATTIC VENT SCHEDULE
NO SCALE

DESIGN SPACE		CONCEPTUAL DESIGN		PRELIMINARY DESIGN		FINAL DESIGN	
DATE	BY	DATE	BY	DATE	BY	DATE	BY
11-15-20	AL	11-15-20	AL	11-15-20	AL	11-15-20	AL
11-15-20	AL	11-15-20	AL	11-15-20	AL	11-15-20	AL
11-15-20	AL	11-15-20	AL	11-15-20	AL	11-15-20	AL

HUMPHREY RESIDENCE
 2455 JENSEN AVENUE
 CARY, IL 60013

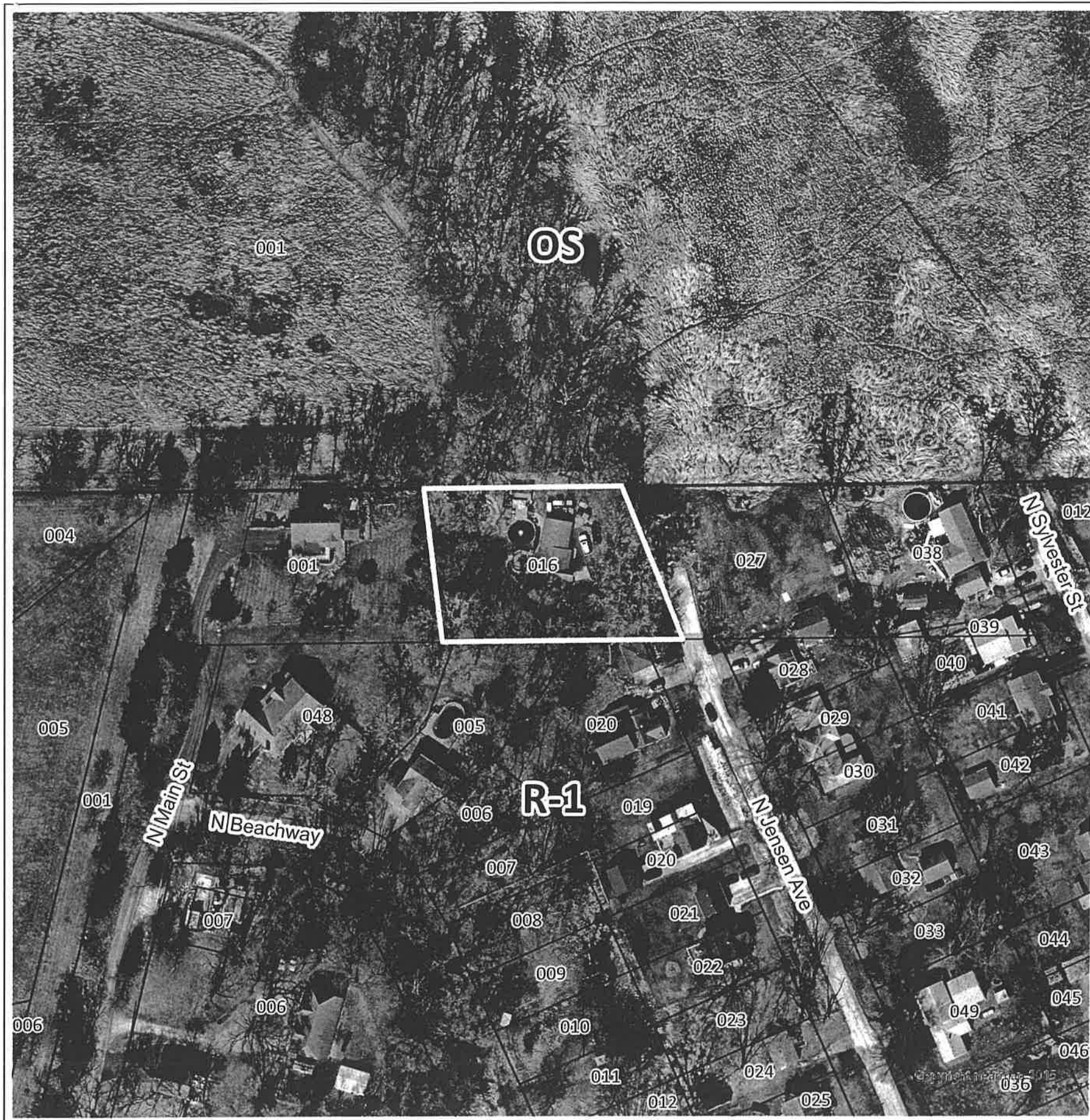
ROOF PLAN & STRUCTURAL NOTES
 WALL SECTION
 CONSTRUCTION SPECIFICATIONS
 ATTIC VENT SCHEDULE

Architects & Planners, Inc.

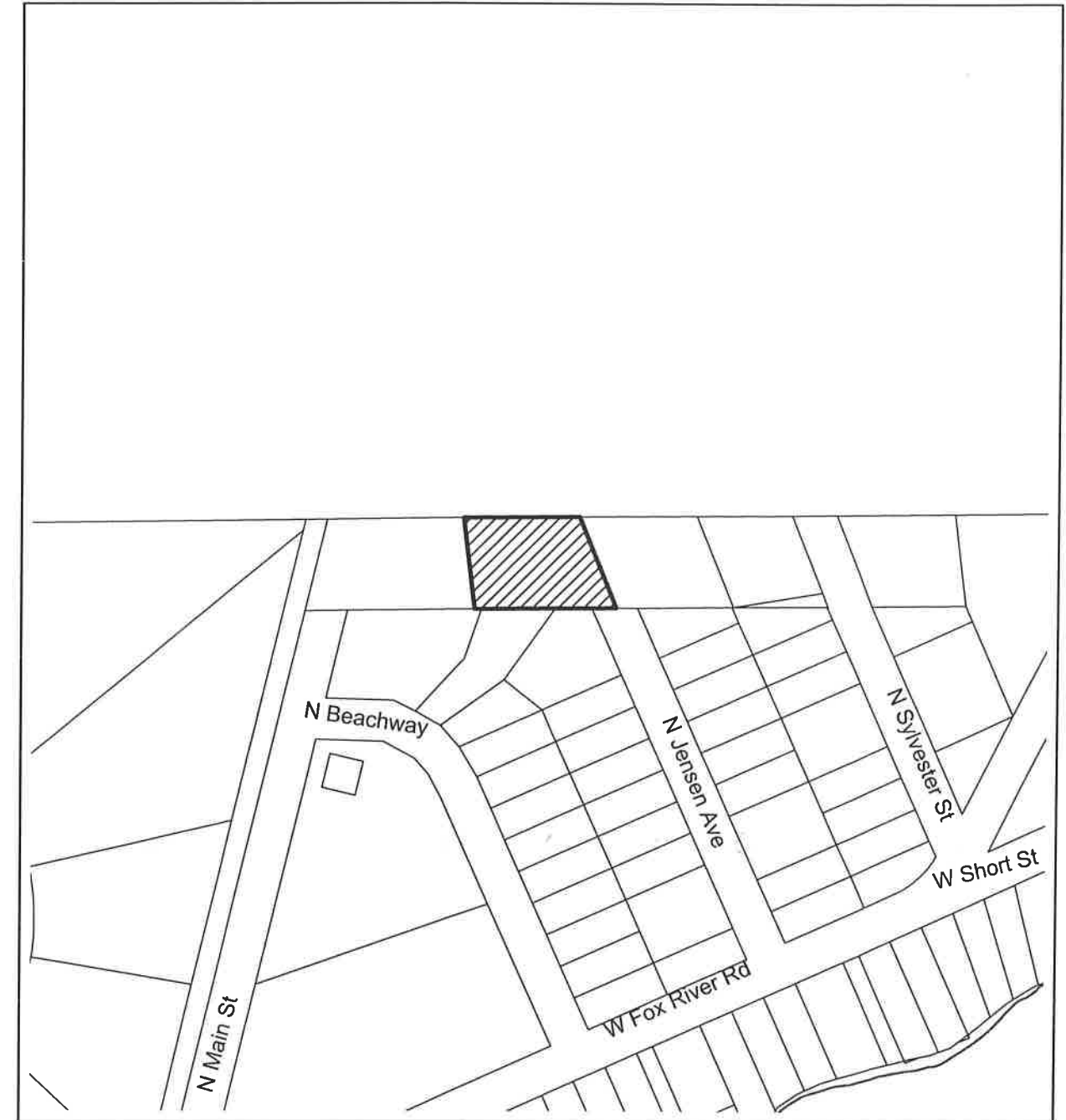


Job Number
20213

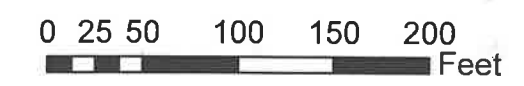
Sheet Number
A300

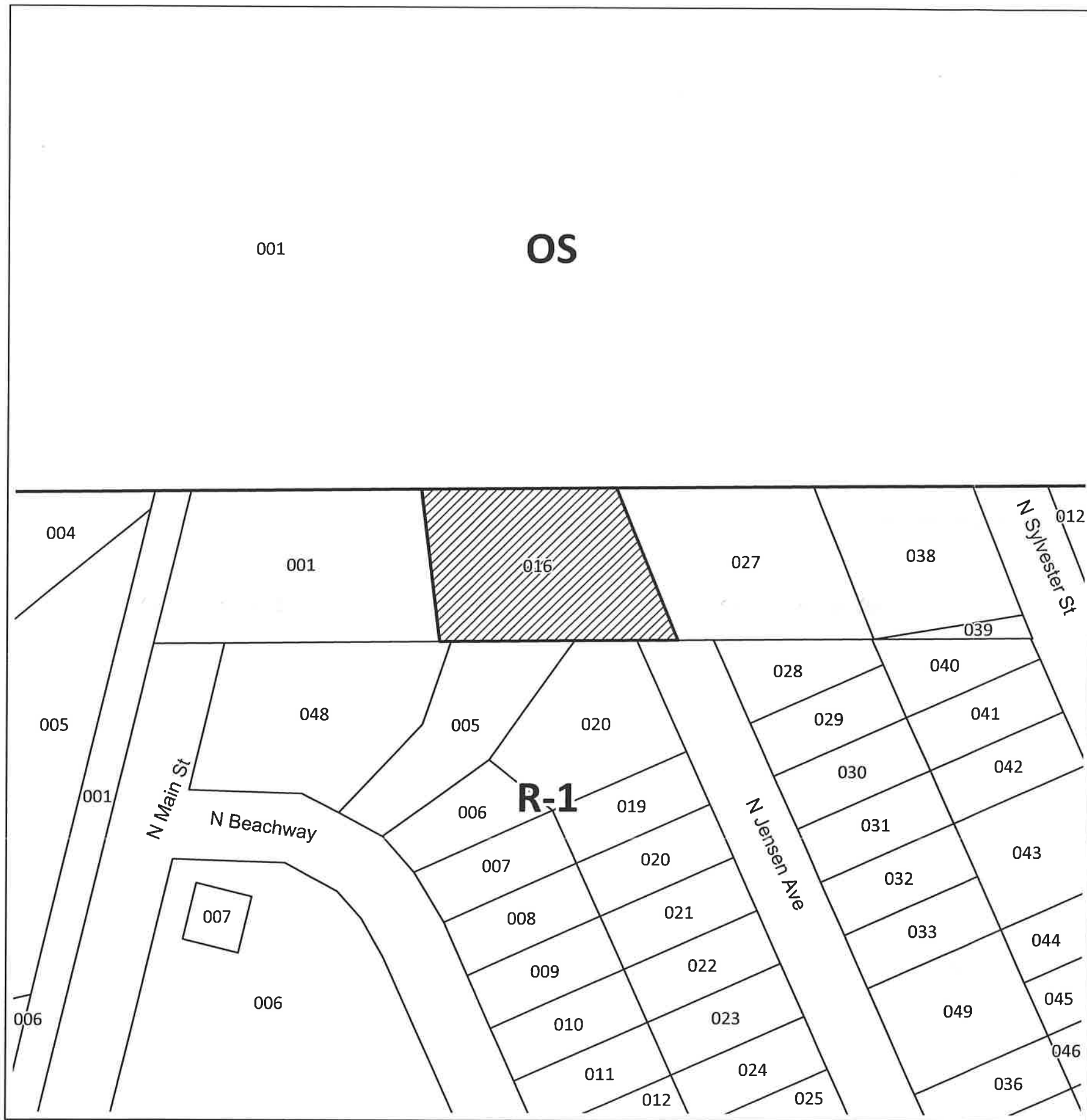


Incorporated Lake County
 Subject Parcel

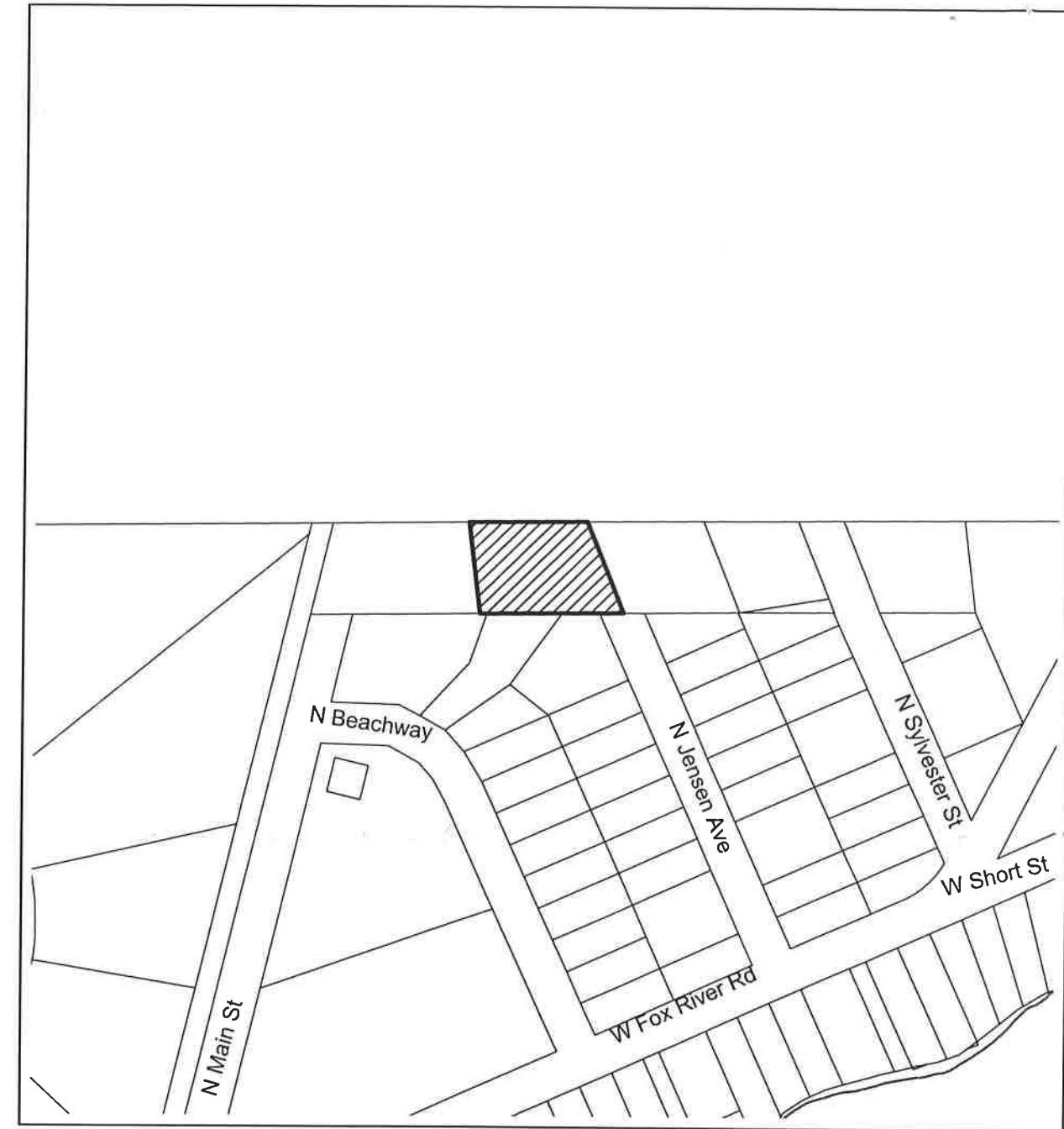


Zoning Board of Appeals
Case #VAR-000615-2020



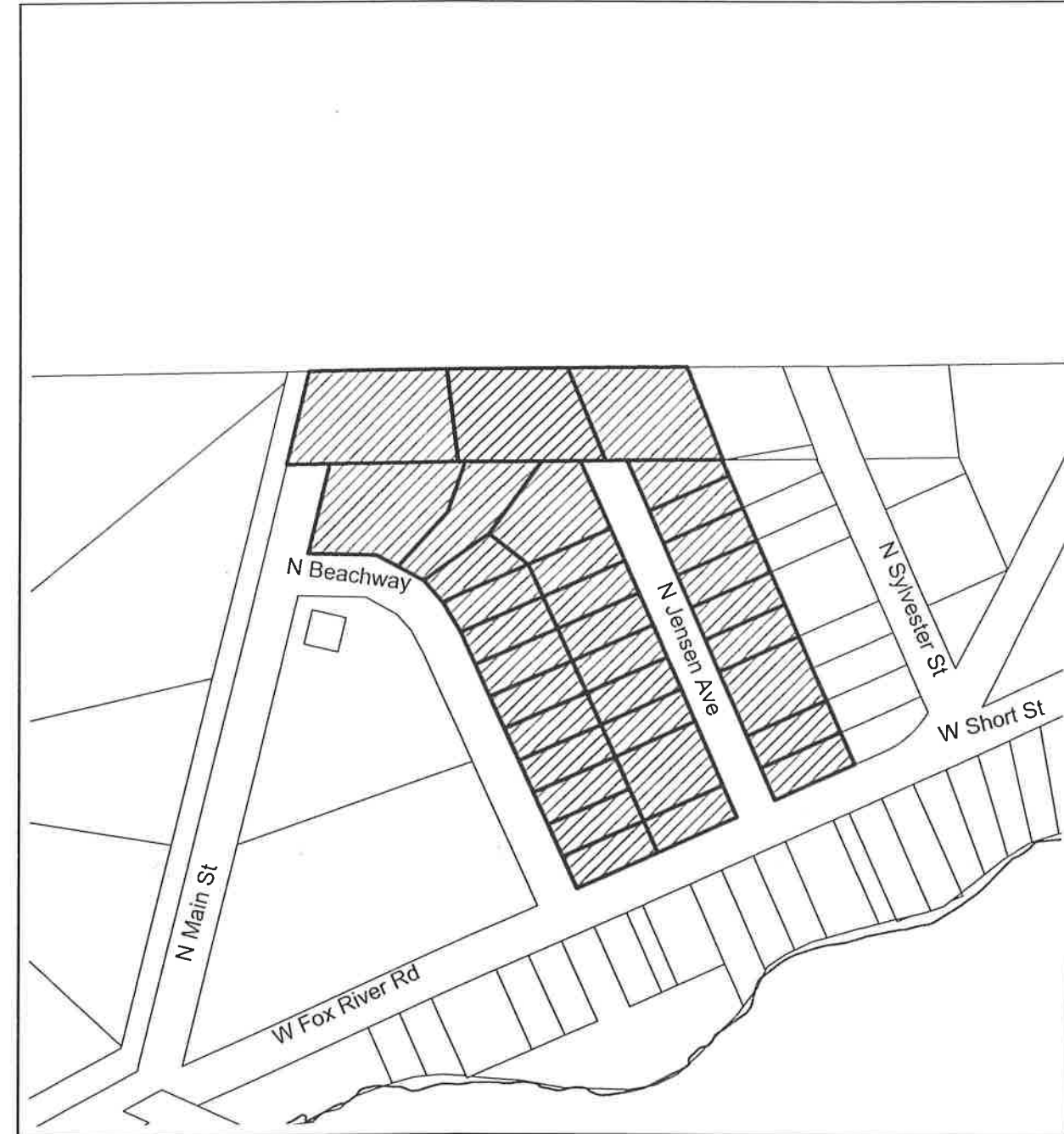


Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
Case #VAR-000615-2020





Zoning Board of Appeals
Case #VAR-000615-2020



Incorporated Lake County



Subject Parcel



Mailing Parcel

