

LAKE COUNTY ZONING NOTICE VAR-000994-2024

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday August 22, 2024, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Edward Waxmansky, Jr., 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 setback from 23 feet to 6 feet to allow for the construction of a deck entryway.
2. Reduce the side yard setback from 5 feet to 3 feet as measured from the eave 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 40324 N SHADY LANE DR. ANTIOCH, IL and is approximately 0.13 acres.

PIN:0221302005

This application is available for public examination on line at <https://www.lakecountylil.gov/calendar.aspx?EID=11746> 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): Edward Waxmansky

Applicant(s): _____
(if other than owner)

Subject Property: Present Zoning: Residential
Present Use: Summer House
Proposed Use: Summer House
PIN(s): 02-21-302-005
Address: 40324 N. Shady Lane
Antioch, IL 60002

Legal description: _____
(__ see deed)

The following variation(s) are requested:

1. Reduce the front street setback from 23' to 6' to allow for the construction of a deck entryway.
2. Reduce the side yard setback from 5' to 3' as measured from the eave to accommodate an existing house.
3. _____
4. _____

Explain why this variation(s) is necessary:

1. Old deck was not in a safe condition to continue use. Extensive rotting and insect infestation present. Did not meet current standards.
2. Apply for variance in case of future issues.

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 house was built on a non-Conforming lot in both width and area.

The house is also non-conforming, as it was built before the current code was adopted.

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

The house was built within the required front and side yard setbacks before the current code was adopted.

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

Approving the variance will have a negligible impact on neighbors and the community character.

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u>		<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	Edward Waxmansky	Name:	_____
Address:	12620 Wildwood Dr , Palos Park	Address:	_____
State & Zip:	Illinois 60464	State & Zip:	_____
Daytime Phone:	_____	Daytime Phone:	_____
Email:	_____	Email:	_____

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

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, Chelsea M. Payton a Notary Public aforesaid, do hereby certify that Edward Waxmansky personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 06/03/2024 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 3rd day of June, 2024.

(Seal)

My Commission expires Sept 7, 2027



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:

Edward Waxmansky

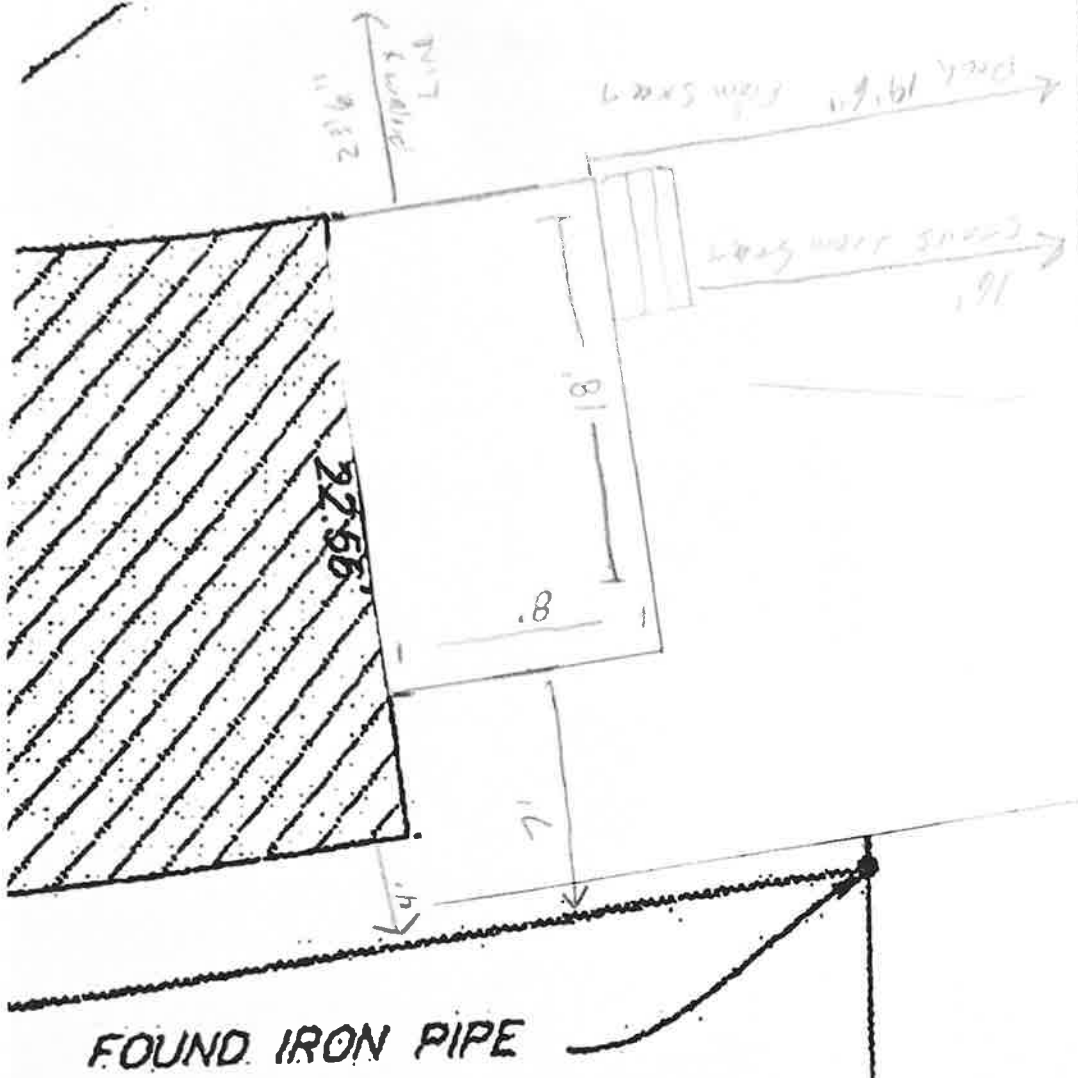
Print Name

[Redacted Phone Number]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

SHADY L



STATE OF ILLINOIS)
COUNTY OF COOK) C.C.

22-65201

TRUSTEE'S DEED

THIS INDENTURE Made this 11th day of August 2022, between **OLD NATIONAL BANK**, Joliet, Illinois, as Trustee or successor Trustee and not personally under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 12th day of February 2001 and known as Trust No. 5046 party of the first part and **EDWARD WAXMANSKY JR.** of **12620 Wildwood Drive, Palos Park, IL 60464** party of the second part.

REAL ESTATE TRANSFER TAX

County:	\$50.00
Illinois:	\$100.00
Total:	\$150.00
Stamp No:	0-437-795-408
Declaration ID:	20220804909537
Instrument No:	7931194
Date:	07-Sep-2022

Type: DTR
Recorded: 9/7/2022 12:52:01 PM
Fee Amt: \$210.00 Page 1 of 3
Receipt#: 202200063248
IL Rental Housing Fund: \$9.00
State Stamp Fee: \$100.00
County Stamp Fee: \$50.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File# 7931194

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100, (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in **LAKE** County, Illinois, to-wit

Legal Description attached hereto and made a part hereof

PROPERTY ADDRESS: 40324 N. Shady Lane, Antioch, IL 60002

PERMANENT INDEX NUMBER: 02-21-302-005

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions, and restrictions of record, if any; general real estate taxes for the year 2022 and subsequent; and

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Signer and attested by its Authorized Signer, this 11th day of August 2022.

**NORTH AMERICAN
TITLE CO.**

OLD NATIONAL BANK, as Trustee as aforesaid,

By: 

Attest

Authorized Signer

STATE OF ILLINOIS,
Ss:
COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that, Peggy A. Regas, Authorized Signer of OLD NATIONAL BANK, Joliet, Illinois and Rose Bibian, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Signer and the attesting Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and seal this 11th day of August A.D. 2022.



Notary Public.

THIS INSTRUMENT WAS PREPARED BY:

Serina Mahalik
Old National Bank – Wealth Management
2801 W. Jefferson St.
Joliet, IL 60435

MAIL TAX BILL TO:

Edward Waxmansky Jr.
12620 Wildwood Drive
Palos Park, IL 60464

AFTER RECORDING
MAIL THIS INSTRUMENT TO:

Edward Waxmansky Jr.
12620 Wildwood Drive
Palos Park, IL 60464

Legal Description:

Lot 3 in Shady Lane, a Subdivision of that part of the South West quarter of Section 21, Township 46 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at a point on the Section line 1323.4 feet North of the South West corner of said Section 21; thence running North on Section line 665 feet to the Shore of Loon Lake; thence North Easterly along the Shore of Loon Lake to a point 257 feet East of the Section line; thence South parallel with and 257 feet East of the Section line, 717 feet. to a stake in the Northerly boundary of highway; thence South Westerly along the Northerly boundary of said highway, 261.9 feet to the place of beginning.

PROPERTY ADDRESS: 40324 N. Shady Lane, Antioch, IL 60002

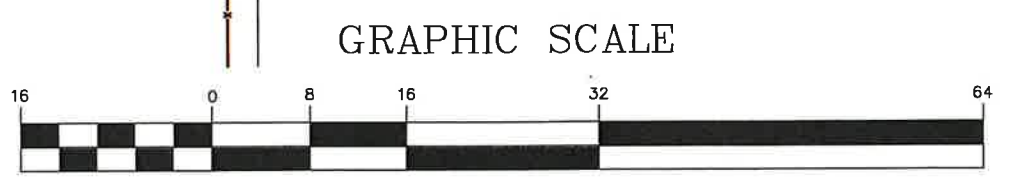
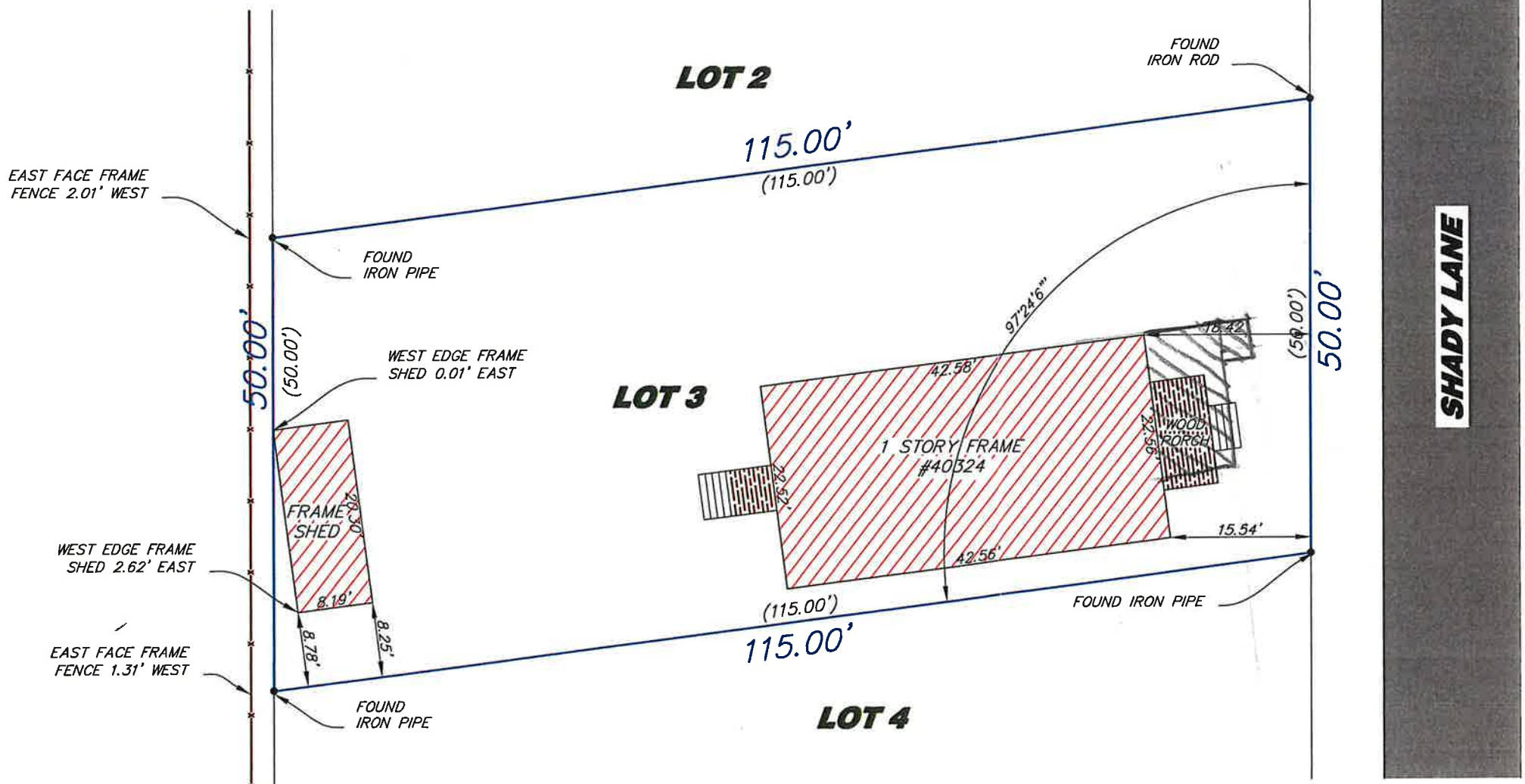
PERMANENT INDEX NUMBER: 02-21-302-005

BOUNDARY SURVEY

of

LOT 3 IN SHADY LANE, A SUBDIVISION OF THAT PART OF THE SW ¼ OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SECTION LINE 1323.4 FEET NORTH OF THE SW 665 FEET TO THE SHORE OF LOOM LAKE TO A POINT 257 FEET EAST OF THE SECTION LINE; 717 FEET TO A STAKE 1 THE NORTHERLY BOUNDARY OF HIGHWAY; THENCE SOUTH WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID HIGHWAY, 261.9 FEET TO THE PLACE OF BEGINNING.

±5,702 SQUARE FEET



DESIGN FIRM: #184-002898
LEGAL DESCRIPTION PROVIDED BY CLIENT

STATE OF ILLINOIS)
COUNTY OF COOK) C.C.
PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL Friday, July 29, 2022
Gene Scola
GENE SCOLA PLS #035-003364 EXPIRES 11-30-2022

ORDERED BY



Richard A. Kocurek
ATTORNEY AT LAW

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(708) 795-0230 Fax: (708) 795-0288
www.Kocureklaw.com

45 S. Park Blvd., Ste. 180 Glen Ellyn, IL 60137
(630) 545-0220 rick@kocureklaw.com

VICINITY MAP



40324 NORTH SHADY LANE

MEASURED DISTANCE
(RECORDED DISTANCE)

PIN# 02-21-302-005-0000



PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS, 60010
PHONE 630-497-1832 FAX 847-428-6417

FIELD WORK COMPLETED: JULY 27, 2022

DRAWN BY: G.V.S. SCALE: 1"=16'

BOOK NUMBER: 2207-32

DRAWING NUMBER: 117-220803

pyramidpls@yahoo.com

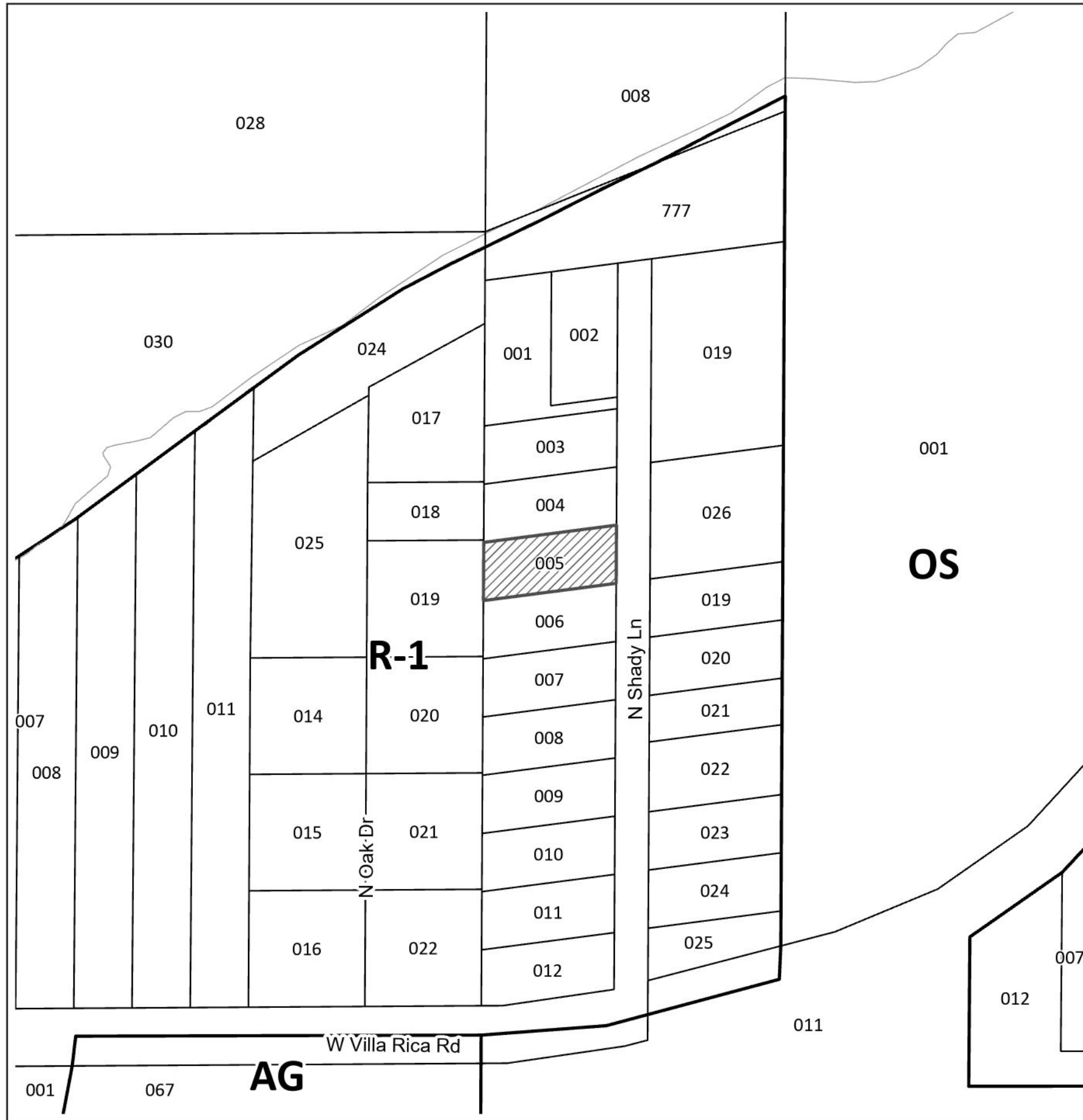


Zoning Board of Appeals
Case #VAR-000994-2024

 Incorporated Lake County  Subject Parcel

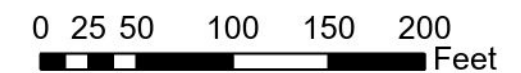
0 25 50 100 150 200
Feet





Zoning Board of Appeals
Case #VAR-000994-2024

 Incorporated Lake County  Subject Parcel





Zoning Board of Appeals
Case #VAR-000994-2024

