

LAKE COUNTY ZONING NOTICE #000276-2017

WARREN TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, October 12, 2017 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of David and Courtney Johnson, record owners, who seek 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 29.72 feet to 14 feet for an expansion to a single-family dwelling.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 33410 N. Mill Road, Grayslake, Illinois and is approximately 0.19 acres.

PIN 07-29-301-024

This application is available for public examination 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.

**George Bell
Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS
VARIATION APPLICATION

Applicant(s): David and Courtney Johnson Phone: 847-986-6366

(please print) Owner(s)

David Johnson

Fax: N/A

Courtney Johnson

Email: Johnsondave1717@gmail.com

Address: 33410 N. Mill Rd.

Grayslake Illinois, 60030

Phone: 847-986-6366

Contract purchaser(s) if any

N/A

Fax: N/A

Email: N/A

Address N/A

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

Name: David Johnson

Phone: 847-986-6366

Cell: 847-652-6961

Fax: N/A

Email: Johnsondave1717@gmail.com

Subject Present Zoning: R4

Property: Present Use: Single-Family Dwelling

Proposed Use: Attached Garage

PIN(s): 07-29-301-024

Address:

33410 North Mill Road

Wildwood Illinois, 60030

Legal description:

Lot sixteen (16) in Block thirty-nine (39) in Wildwood on Gages Lake (sixth Unit), a subdivision in Sections 29 and 30, Township 45 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1951 as document 735764, in Book 32 of Plats, pages 53 to 55, in Lake County, Illinois.

Request: The following variation(s) are requested:

1. Move Front/Street yard setback from 29.72' to 14'.

2. _____

3. _____

Explain why this variation(s) is necessary:

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

Response: The unique physical limitation to this property will not allow a garage (attached or detached) to be placed on the property without a variation. The house was built in such a manor that there is no room to either side of the house. Furthermore the back of the house is on a major slope and bordered with waterfront. This eliminates any expansion to the rear of the property, whereas a garage would also not be practical. This leaves the front of the property where the addition could be done, while adding to the curb appeal and functionality of the property.

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

Response: The hardship coming from the property as is now is being unable to have a garage with a single family home. The hardship of not having a garage has become too big of an obstacle. I have tried everything to overcome this including having multiple small sheds, paying expensive storage facilities, using an enclosed trailer in the driveway for storage, etc. Attempting to add a garage without a variance would be counterproductive, as it would only allow for a garage that is less than 8' in width. I am open to having a unattached or attached garage, I have planned for an attached garage to reduce the number of feet I am asking for in the variance. The entire stretch of Mill Rd. between Route 120 and Gages Lake Rd. is composed of 80 single-family homes, and of those 74 have either an attached or unattached garage. The roads surrounding Valley Lake have 134 single-family homes, and of those 127 have either an attached or unattached garage. Of both of those this brings the percentage of single family houses with garages to approx. 94%.

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

Response: The Harmony with the general purpose and intent of the zoning regulations will be upheld with the Zoning grant of this variance. There will be no negative impacts on the community, instead the intent is to dramatically increase the curb appeal, and in doing so, help a community that has seen a recent increased interest in housing renovations and property beautification. Mill Rd. is a heavily used residential street that provides a snapshot of this particular region of Lake County, and every improvement adds to the draw of living in this area. Since the amount of residences having a garage is around 94%, cumulative impacts of similar projects would not be a factor. Without measuring, it appears as though many properties around the lake have garages closer to the street than my existing house, or my garage addition would be. The impact to the lake views, or views from the lake, will be minimal or non-existent as the building will be done 100% in front of the existing structure. The easement for the highway line will remain un-impacted. The distance from the proposed garage to the front property line would be 14'. The distance from the

proposed garage to the edge of the street pavement would be 32.16'. The ISR will also remain under 0.50.

Image# 044894810002 Type: DOC
Recorded: 05/06/2009 at 08:40:19 AM
Receipt#: 2009-00021593
Total Amt: \$39.00 Page 1 of 2
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6469357**

**QUIT CLAIM
DEED**

MT
STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

588216102

WITNESSETH, that David Johnson married to Courtney Learnahan for and in Consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby CONVEY and QUIT CLAIMS to David Johnson and Courtney Learnahan, husband and wife, not as joint tenants, not as tenants in common but as tenants by the entirety, all right, title and interest in the following described real estate, being situated in Lake County, Illinois and legally described as follows, to-wit:

Lot sixteen (16) in Block thirty-nine (39) in Wildwood on Gages Lake (Sixth Unit), a subdivision in Sections 29 and 30, Township 45 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1951 as document 735764, in Book 32 of Plats, pages 53 to 55, in Lake County, Illinois.

Permanent Real Estate Index Number: 07-29-301-024

Grantor's add:
Common Address: 133410 North Mill Road
Grayslake, IL 60030

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

DATED this 25 day of April, 2009.



David Johnson
David Johnson

Courtney Learnahan
Courtney Learnahan

copy
2

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

[Handwritten Signature]
Signature of owner(s)

Signature(s) of contract purchasers

I, Katherine P. Eaton a Notary Public aforesaid, do hereby certify that Dave + Courtney Johnson personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 9/6/2017 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 6th day of September, 2017.

(Seal)

My Commission expires 08/11/2018.



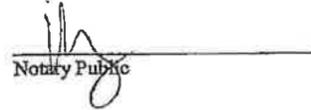
Katherine P. Eaton

State of Illinois)
County of Kane) ss:



I, the undersigned, a Notary Public in and for said County and State aforesaid, Do Hereby Certify that David Johnson and Courtney Learnahan are the same person(s) whose name(s) 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 official seal, this 25 day of April, 2009.

Commission Expires 3/31/13 
Notary Public

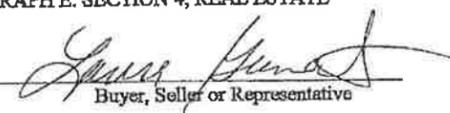
This instrument prepared by:

Robert Sunleaf
1322 S. 6th Street
St Charles, IL 60174-4035

Send Subsequent Tax Bills
to and return to:

David Johnson & Courtney Learnahan
33410 North Mill Road
Grayslake, IL 60030

EXEMPTTM UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE
TRANSFER TAX ACT.

4-25-09
Date 
Buyer, Seller or Representative

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

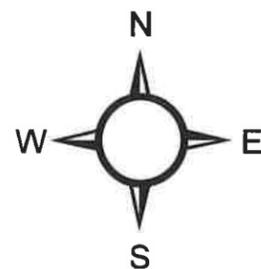
THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



ZBA #000276-2017
Adjacent Property Owner Map/List

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.



MARY E BRUBECK
33522 N MILL RD
GRAYSLAKE IL 60030-1953

ZBA CASE NO. 000276
MAIL OUT LABELS

PAUL C & STEPHANIE HILL
33490 N MILL RD
GRAYSLAKE IL 60030-1951

ELIZABETH BISHOP TRUSTEE
33484 N MILL RD
GRAYSLAKE IL 60030-1951

MARY A BLAKE
33470 N MILL RD
GRAYSLAKE IL 60030-1951

ARTHUR & SUSAN GREEN
33458 N MILL RD
GRAYSLAKE IL 60030

WILLIAM S & JOYCE D KIPP
33448 N MILL RD
GRAYSLAKE IL 60030-1951

M M JOHNSON & K L LUDWICK
33440 N MILL RD
GRAYSLAKE IL 60030-1951

JEFFREY & KRISTIN ANDREWS
33392 N MILL RD
GRAYSLAKE IL 60030-1962

MARK & CATHERINE HANSEN
33378 N MILL RD
GRAYSLAKE IL 60030-1962

JACOB & JANELLE L DENT
33364 N MILL RD
GRAYSLAKE IL 60030-1962

WILLIAM B CALLAGHAN
33354 N MILL RD
GRAYSLAKE IL 60030-1962

RUBEN ALFRED CURTIS
33346 N MILL RD
GRAYSLAKE IL 60030-1962

MR & MRS MARCUS LESHOCK
33334 N MILL RD
GRAYSLAKE IL 60030-1962

SUSAN LOSCH
33322 N MILL RD
GRAYSLAKE IL 60030-1962

FRANK A MAZZUCA
33312 N MILL RD
GRAYSLAKE IL 60030-1962

MICHAEL R & DONNA A
MCCULLOUGH
33300 N MILL RD
GRAYSLAKE IL 60030-1929

DAVID JOHNSON & COURTNEY
LEARNAHAN
33410 N MILL RD
GRAYSLAKE IL 60030-1951

MILDRED T LAUX
33428 N MILL RD
GRAYSLAKE IL 60030-1951

PATRICIA & DANIEL MAYER
33497 N MILL RD
GRAYSLAKE IL 60030-1960

JAMES & CATHY NEAL TRUST
17999 W BIG OAKS RD
GRAYSLAKE IL 60030-2021

MARIAN N HAUSCHILD
33485 N MILL RD
GRAYSLAKE IL 60030-1960

ARMANDO & LUZ A MENA
33467 N MILL RD
GRAYSLAKE IL 60030-1960

NANCY A TORRES
33449 N MILL RD
GRAYSLAKE IL 60030-1960

ALAN CHASE
33437 N MILL RD
GRAYSLAKE IL 60030-1960

JEFFREY & KRISTIN ANDREWS
33392 N MILL RD
GRAYSLAKE IL 60030-1962

ELLEN J CRAHAN
33409 N MILL RD
GRAYSLAKE IL 60030-1930

WESLEY & SHANNON HEDGES
33397 N MILL RD
GRAYSLAKE IL 60030-1961

ALVIE & LENNIE P GREEN
33385 N MILL RD
GRAYSLAKE IL 60030-1961

NEAL M & SHEREE R FOJUT JR
17896 W BLACKHAWK DR
GRAYSLAKE IL 60030-1904

PATRICK J & ANGELITA
KRONENBERGER
33347 N MILL RD
GRAYSLAKE IL 60030-1928

FREDRICK & SHARON LAMBERT
33337 MILL RD
WILDWOOD, IL 60030

RODRIGO & GILDA NAVARRO
33321 N MILL RD
GRAYSLAKE IL 60030-1928

ARTHUR D HAMPTON III
17930 W CHIPPEWA RD
GRAYSLAKE IL 60030-1909

JACK & BARBARA KASPER
33508 N MILL RD
GRAYSLAKE IL 60030-1953

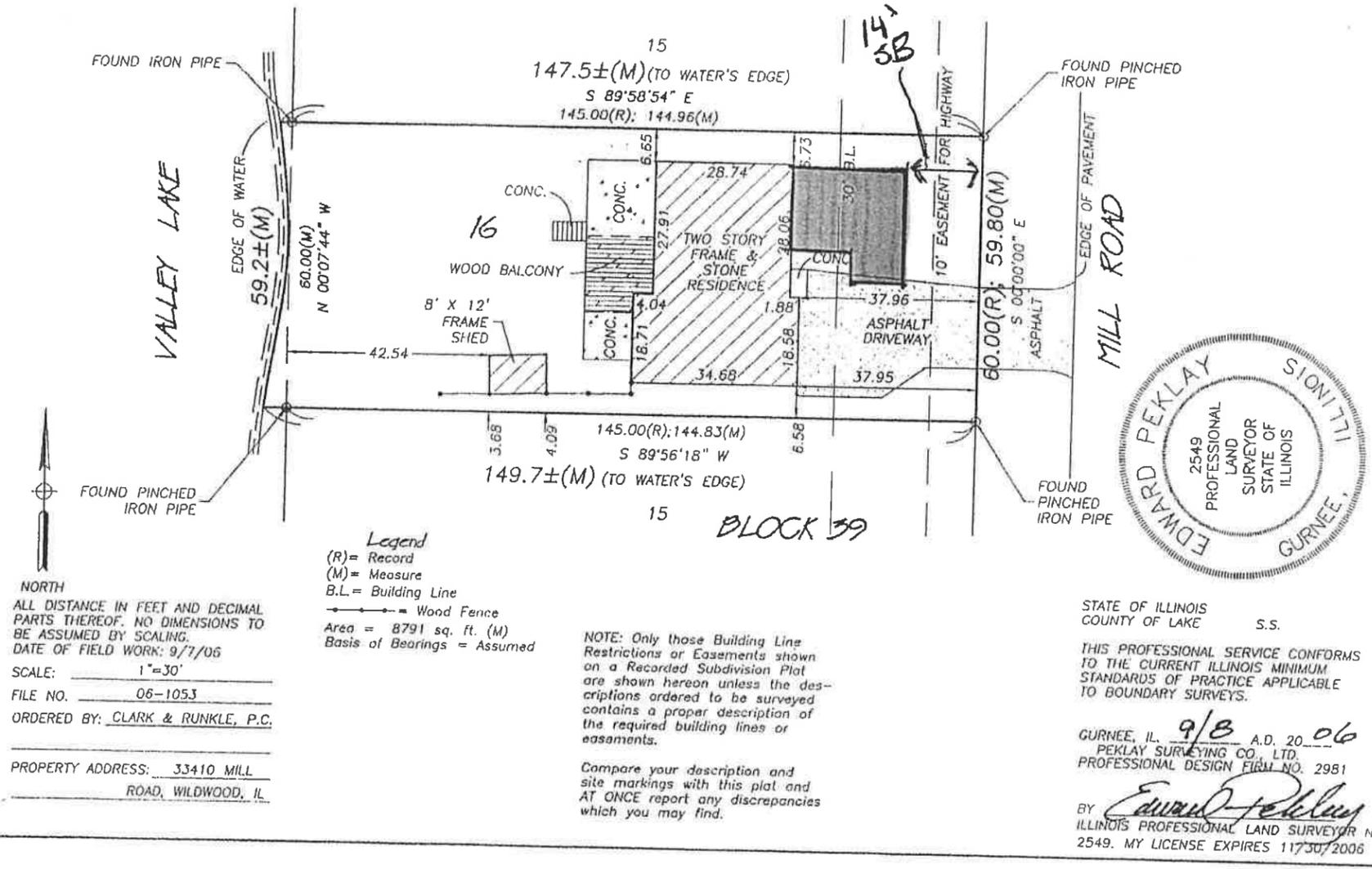
(847) 336-0059 phone
(847) 336-8753 fax

PEKLY SURVEYING CO., LTD.

PLAT OF SURVEY

1810 N. DELANY RD.
SUITE M
GURNEE, IL. 60031-1263

LOT 16 IN BLOCK 39 IN WILDWOOD ON GAGES LAKE (SIXTH UNIT), A SUBDIVISION IN SECTIONS 29 AND 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1951 AS DOCUMENT 735764, IN BOOK 32 OF PLATS, PAGES 53 TO 55, IN LAKE COUNTY, ILLINOIS.



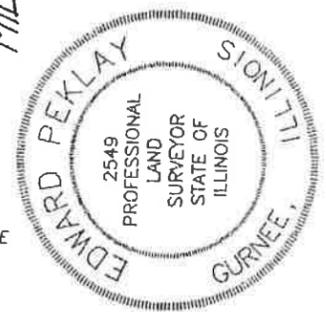
NORTH

ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.
DATE OF FIELD WORK: 9/7/06
SCALE: 1"=30'
FILE NO. 06-1053
ORDERED BY: CLARK & RUNKLE, P.C.
PROPERTY ADDRESS: 33410 MILL ROAD, WILDWOOD, IL

Legend
(R) = Record
(M) = Measure
B.L. = Building Line
—•—•— Wood Fence
Area = 8791 sq. ft. (M)
Basis of Bearings = Assumed

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

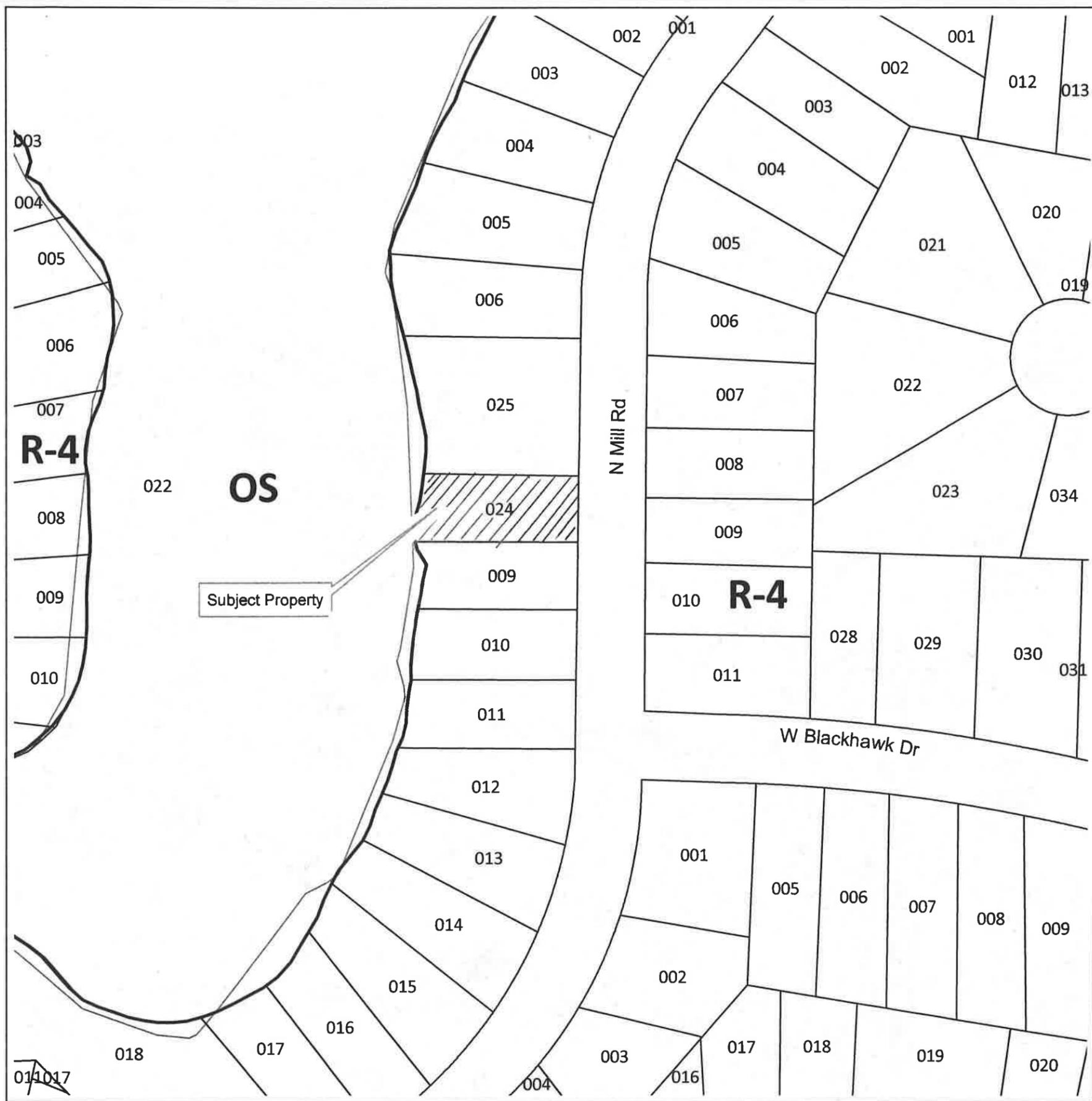


STATE OF ILLINOIS
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GURNEE, IL. 9/8 A.D. 20 06
PEKLY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2981

BY *Edward Peklay*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549. MY LICENSE EXPIRES 11/30/2006



Zoning Board of Appeals
Case #ZBA #000276-2017

