VARIATION APPLICATION

Applicant(s): (please print)

_Christina McGee_____ Phone: 847.514.4832
Owner(s)

_25652 W Columbia Bay Drive ___ Fax: 847.241.0003
_Lake Villa, IL 60046_____
_____Email:Christina90265@gmail.com Address

_____ 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:

_Todd Stolarik _____ Phone: 847.980.8816
Name   Cell: 847.980.8816

_25660 W Columbia Bay Drive _____ Fax: _____
_Lake Villa, IL 60046_____Email: Todds90265@gmail.com
Address

Subject Property:

Present Zoning: _R3_____
Present Use: _Residential SFD _____
Proposed Use: _Residential SFD _____
PIN(s):   _05-01-101-005 _____
Address: _25652 W Columbia Bay Drive _____
                  _Lake Villa, IL 60046 _____

Legal description:
(__ see deed)

_equest: The following variation(s) are requested:

1. Reduce the required lot width from 60 feet to 51.26 ft
2. Reduce the required lot area from 12000 square feet to 7248 sf
3. Reduce the required street setback from 30 feet to 20 feet

Explain why this variation(s) is necessary:

Variation 1-2 is necessary to resolve an encroachment onto the subject property by the house next door located at 25660 W Columbia Bay Drive.

Variation 3 is necessary to build an attached garage

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:

RE: Variation 1-2
The home next door (25660) is encroaching over the lot line. The variations are required to resolve the encroachment.

RE: Variation 3
When the subdivision was originally developed there might have been a 20' street set back in place because many of the homes in the neighborhood are built at the 20' setback including the home immediately to the South (25660). A garage built on my house fits perfectly within the original planned 20' setback.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.
Response:
My home is existing and cannot be moved. A garage would fit with the original 20' street setback. When the front setback was increased to 30' there is now not enough room to build a garage.

3. Harmony with the general purpose and intent of the zoning regulations.
Response:
Other homes in the neighborhood have similar setbacks including the home immediately to the south. (25660) The garage built to the requested setback will blend in with the rest of the homes

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

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

_____

Signature(s) of owner(s)

_____

Signature(s) of contract purchasers

I, ___Cindy Hybl_____ a Notary Public aforesaid, do hereby certify that

___Christine McDee_____personally
known to me is (are) the person(s) who executed the foregoing instrument bearing the date
of ___5.8.15_____ 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 ___8th___ day of ___May_____, 2015.

(Seal)   My Commission expires ___4.28.16_____.

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THE FOLLOWING DOCUMENTS MUST BE SUBMITTED WITH THE PETITION (see p.2)

✓ COPY OF DEED

✓ MAP OF SURROUNDING LAND USES

✓ COURT REPORTER AGREEMENT

✓ ~~COPY OF PURCHASE CONTRACT (if applicable)~~

✓ ~~DISCLOSURE STATEMENT (if applicable)~~

✓ PROPERTY SURVEY AND/OR SITE PLAN (if available)

✓ FILING FEE http://www.lakecountyil.gov/Planning/publications/More%20Publications/Land_Development_Fee_Schedule.pdf
  ✓ Cost of publishing a legal notice will be paid by applicant in addition to fee.
  ✓ The cost of a Court Reporter shall be paid by Applicant and one copy of transcript provided to the County ZBA.

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Christina McGee
25652 W Columbia Bay Drive
Lake VIlla, IL 60046

NAME & ADDRESS OF TAX PAYER:

Christina McGee
25652 W Columbia Bay Drive
Lake VIlla, IL 60046

### THE GRANTOR(S)

Todd Stolairk and Christina McGee, both single   , of   Lake County of the
State of Illinois for and in consideration of Ten ($10.00) DOLLARS and other good and valuable consideration(s) in hand paid,

CONVEY AND QUIT CLAIM to Christina McGee, single   25652 W Columbia Bay Drive Lake VIlla, IL 60046

of the County Lake and the State of Illinois, all interest in the following described real estate situated in the County of Lake , in the State of Illinois, to wit:

(LEGAL DESCRIPTION) PARCEL 2: LOT 13 IN BLOCK "A" IN FOX LAKE HILLS, CHESNEY AREA, UNIT NO. 3, BEING A SUBDIVISION OF LOT "A" IN FOX LAKE HILLS, CHESNEY AREA, UNIT NO. 1, IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID UNIT NO. 3, RECORDED SEPTEMBER 3, 1955 AS DOCUMENT 880076, IN BOOK 33 OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS

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 the above granted premises unto the parties of the second part forever, :

Permanent Index Number(s): 0501101005

Property Address: 25652 W Columbia Bay Drive Lake VIlla, IL 60046

Dated this ___ day of _____, 2014
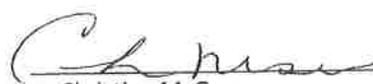
_____(Seal)
Christina McGee
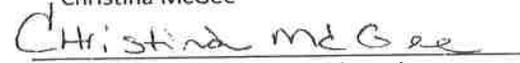
Christina McGee_____(Seal)
(Print or type name here)
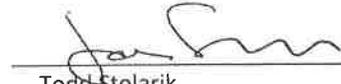
_____(Seal)
Todd Stolarik

_____(Seal)
(Print or type name here)

STATE OF ILLINOIS   )

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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