

LAKE COUNTY ZONING NOTICE VAR-000970-2024

Shields Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday May 23, 2024, at the Lake County Public Works Training Facility, 648 W. Winchester Rd., Libertyville, IL on the petition of Deborah Jean Pieracci Living Trust, record owner (Deborah Jean Pieracci as trustee), who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the side street setback from 30 feet to 14.76 feet.
- 2.) Reduced the required separation between structures from 4 feet to 3 feet as measured from the eaves.
- 3.) Reduce the required front street setback for an existing legal nonconforming shed from 30 feet to 6 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 1016 W NORTH AVE., LAKE BLUFF, IL and is approximately 0.30 acres.

PIN:1219114001

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11644> 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): DEBBIE PIERACCI

Applicant(s): ANDREW VENAMORE, H.G.B.
(if other than owner)

Subject Property: Present Zoning: R-3
Present Use: S.F.R.
Proposed Use: S.F.R.
PIN(s): 12-19-114-001
Address: 1016 W. NORTH AVENUE
LAKE BLUFF, IL 60044

Legal description: SEE PLAT OF SURVEY
(see deed)

The following variation(s) are requested:

1. RELIEF FROM THE 30.00' FRONT STREET SETBACK - PROPOSED SETBACK IS 14.76'
2. RELIEF FROM THE 4.00' REQUIRED SEPARATON BETWEEN STRUCTURES - PROPOSED SEPARATION IS 3.00'
3. _____
4. _____

Explain why this variation(s) is necessary:

THE VARIATION IS REQUIRED TO ENABLE THE CONSTRUCITON OF A NEW MINIMALLY-SIZED 2-CAR DETACHED GARAGE. THIS CORNER LOT HAS NUMEROUS RESTRCTIONS THAT MAKE LOCATING A GARAGE IN A CONFORMING POSITION VERY CHALLENGING.

**EXPLANATION OF VARIATION
UNINCORPORATED LAKE COUNTY – LAKE BLUFF
1016 W. North Avenue – Debbie Pieracci**

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.

With a 30-foot front yard setback from the north (W. North Avenue), and a similarly large 30-foot side street setback from the west (Bayonne Avenue), the opportunity for locating a conforming detached garage while preserving the large existing remaining trees on the lot is challenging. When you apply the other two setbacks (south/rear and east/sideyard) to create the “building envelope”, the lot is less than 50% buildable: 6,937.56 SF is taken up in required setbacks. This lack of available complying space for the proposed accessory building is peculiar to this property within the context of the entire subdivision.

Based on this challenge, the owner is requesting relief from the 30-foot front yard setback to build a very minimal 2-car garage: at 20’x22’. This garage would allow her to house vehicles that she owns, since the current 1-car attached garage is very limiting in its storage capacity. Without relief from the strict application of the R-3 zoning requirements, this essential need to create an enclosed vehicular storage would not be permitted and the owner’s vehicles will remain on the driveway. The front yard will be reduced to 14.76 feet, while the separation between the structures (required to be 4 feet overhang-to-overhang) is also proposed to be reduced to 3.00 feet. This is being included in the application for relief so as to reduce the required front setback relief request by an additional 1.00 foot.

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

If the R-3 district required setbacks were to be applied to this property, and due consideration is given to preserving the remaining significant trees on the lot, there is no possible conforming location for this modest detached garage. In order to preserve the trees, it was thought that the best location for the garage would be in front of the home since access from the west (Bayonne Avenue) property line would be detrimental to either of the existing trees and would impinge on the only outdoor living space associated with the home. This location affords the most practical way to access the garage since there is already an existing concrete driveway in this location. There isn’t another available location on the lot that doesn’t see the very likely outcome of tree removal since both existing trees (at 18” and 32”) are very well established and have large root zones that would be detrimentally impacted by an alternate location for the garage. As such, there are very real difficulties/hardships that

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are being created by the existing conditions associated with the lot (the required setback and the location of the existing SFR) that the request for zoning relief seeks to resolve.

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

The ordinance suggests that managing growth to ensure a growing tax base is a part of the intent of the regulations. By granting relief for this garage, it will allow the owner to provide additional internal parking spaces on a single family lot that currently only has a 1-car attached garage. It's reasonably standard for most single family homes in today's modern environment to have parking for two vehicles, and most of the lots within the Bartlett North Shore Properties subdivision have storage for two vehicles (whether it's an attached or detached garage). Additionally, this proposal will allow the owner to provide much needed parking for the property without creating a situation where the whole lot might be redeveloped to create a larger home that will provide for the much the needed additional parking spaces, but subsequently eliminate the home from being available as a more affordable option for future purchasers.

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/

Billing Contact Information:

ANDREW VENAMORE, H.G.B.

Print Name



Email



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Type: DQT
Recorded: 2/1/2022 10:53:49 AM
Fee Amt: \$60.00 Page 1 of 2
Receipt#: 202200010451
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

This Document Prepared By:
AJP LAW FIRM, LLC
411 E. Business Center Drive – Suite 108
Mount Prospect, Illinois 60056

File# 7868891

Mail To / send Tax Bills To :
DEBORAH J. PIERACCI
1016 W. North Ave.
Lake Bluff, Illinois 60044

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED IN TRUST

The Grantor(s),

DEBORAH J. PIERACCI, as tenants by the entirety, GRANTOR(S)

Whose mailing address is 1016 W. North Ave. Lake Bluff, Illinois 60044;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and quitclaim to:

DEBORAH JEAN PIERACCI as trustee of the DEBORAH JEAN PIERACCI LIVING TRUST dated November 21, 2021, GRANTEE(S),

Whose mailing address 1016 W. North Ave. Lake Bluff, Illinois 60044;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of McHenry, State of Illinois, to wit:

Lot 5 in Block 47 in Fredrick H. Bartlett's North Shore Properties in Section 13, Township 44 North, Range 11, East of the Third Principal Meridian, and in Sections 18 and 19, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat of said subdivision recorded March 21, 1927 as document 295961, in Book "R" of plats, pages 35, 36 and 37, in Lake County, Illinois.

Permanent Index Number: 12-19-114-001

Site Address: 1016 W. North Ave. Lake Bluff, Illinois 60044

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. The GRANTEE has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 21 day of November, 2021

[REDACTED]

DEBORAH JEAN PIERACCI

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DEBORAH JEAN PIERACCI personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

[REDACTED]
NOTARY PUBLIC

My commission expires: 12/19/2024



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

11/29/21 [REDACTED]
Date Buyer, Seller or Representative

R. E. DECKER
(1933-1999)
R. G. PAVLETIC
P.L.S. 035-3261



Plat of Survey

R. E. DECKER, P.C.

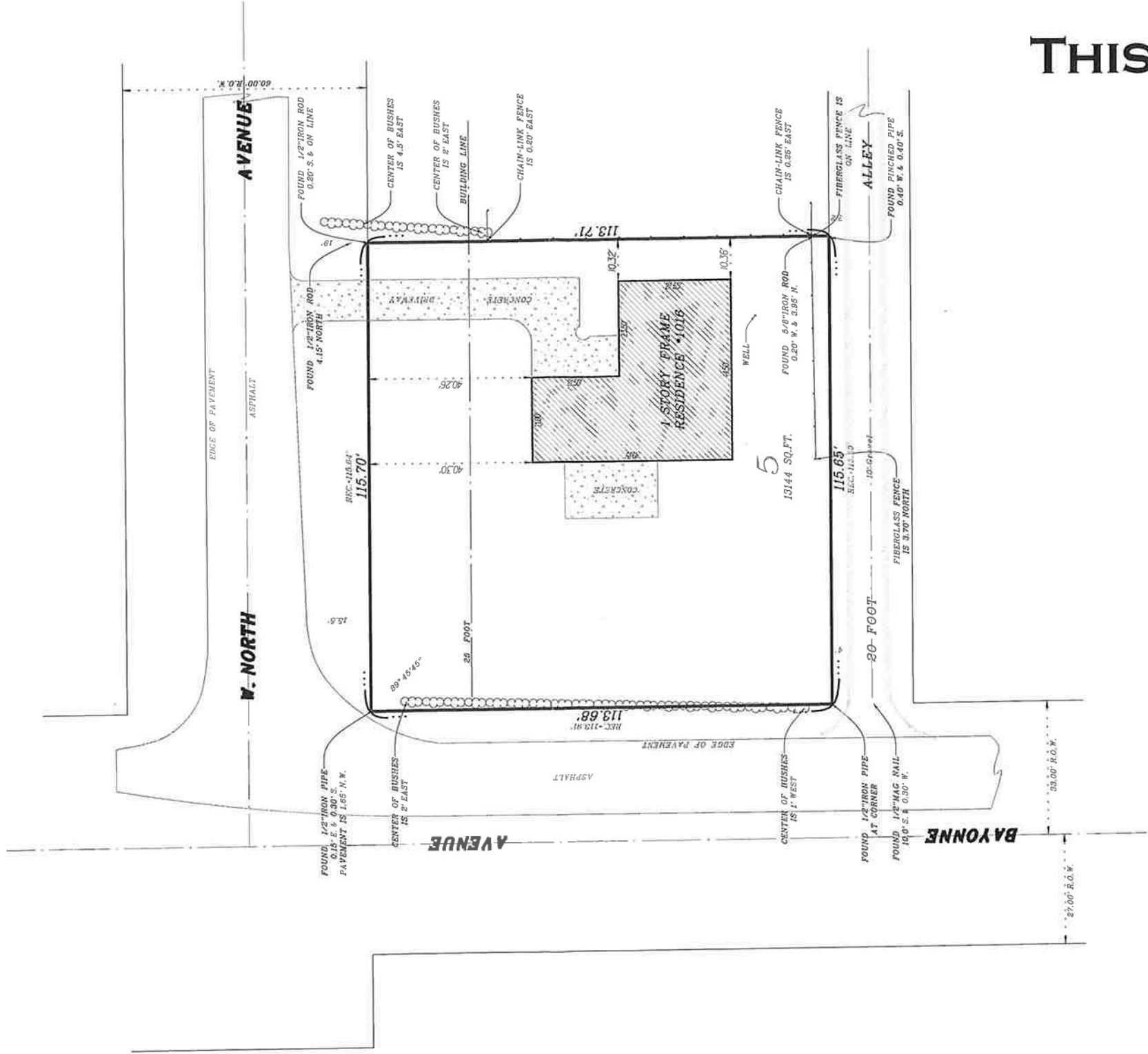
LAND SURVEYORS
114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119 deckersurvey@gmail.com

OF

Lot 5 in Block 47 in Frederick H. Bartlett's North Shore Properties, in Section 13 Township 44 North, Range 11, East of the Third Principal Meridian, in Sections 18 and 19, Township 44 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Subdivision, recorded March 21, 1927 as Document 285961 in Book R of Plats, Pages 35, 36 and 37, in Lake County, Illinois.

Commonly known as: 1016 W. NORTH AVENUE, LAKE BLUFF, ILLINOIS.

The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.



HGB EXISTING SITE PLAN

- Legend**
- N. . North
 - S. . South
 - E. . East
 - W. . West
 - N.W. . Northwest
 - N.E. . Northeast
 - S.E. . Southeast
 - S.W. . Southwest
 - P.O.B. . Point of Beginning
 - SQ.FT. . Square Feet
 - R.O.W. . Right of Way
 - Doc. . Document
 - Rec. . Recorded as
 - Meas. . Measured
 - T.F. . Top of Foundation

Scale, 1" = 20 ft.



Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

Professional Land Surveyor
R. E. DECKER, P.C.
By: _____
expires 11-30-16

Field work completed on: NOVEMBER 5, 2015

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

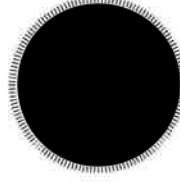
R. E. DECKER, P.C.

Professional Land Surveyor
R. E. DECKER, P.C.
By: _____
expires 11-30-16

ORDER # 15-987

ORDERED BY LAW OFFICE OF THOMAS MEYER

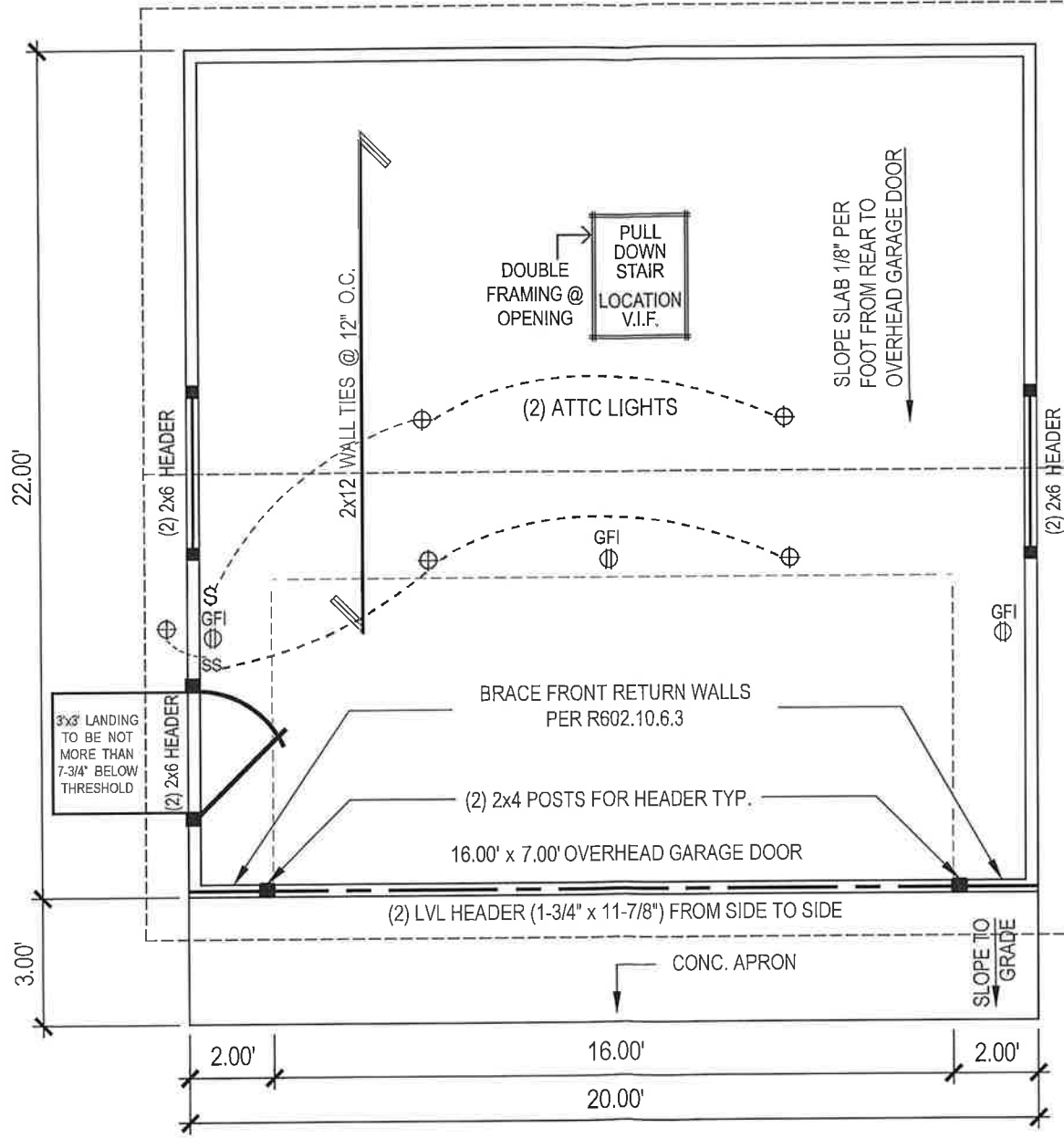
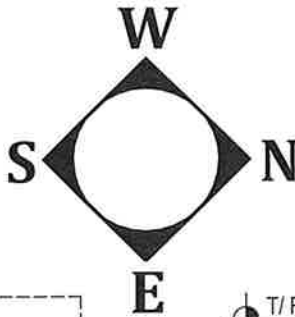
FOR Warfield to Pieracci



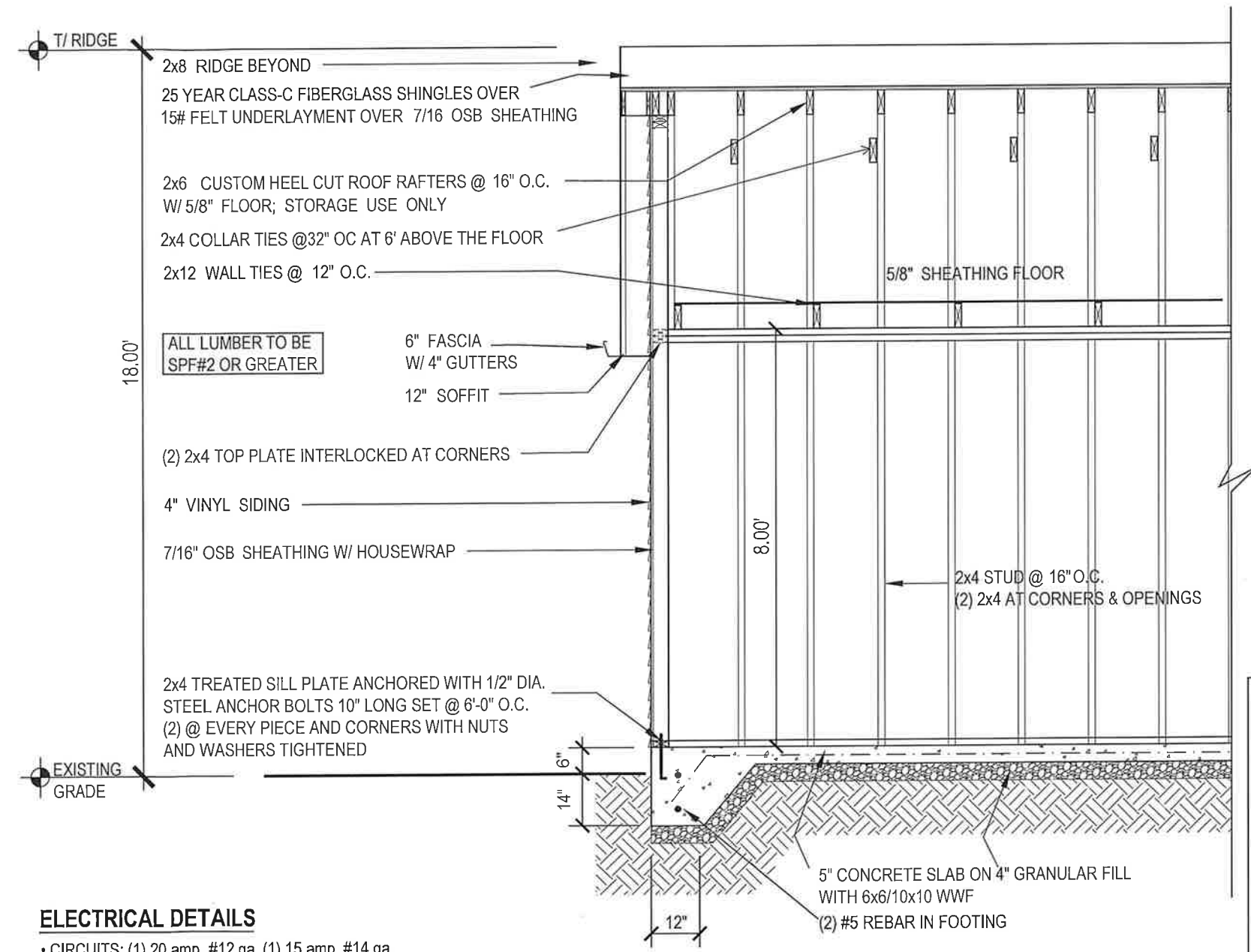
PLAT IS RAISED SEAL
ADDITIONAL INFORMATION

expires 4-30-17

THIS PLAT IS N.T.S.



FLOOR PLAN



NOTE: DRAWINGS ARE NOT TO SCALE

BUILDING SECTION

ELECTRICAL DETAILS

- CIRCUITS: (1) 20 amp. #12 ga. (1) 15 amp. #14 ga.
- CONTAINED IN 1/2" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO SERVICE PANEL
- PROVIDE DISCONNECT SWITCH

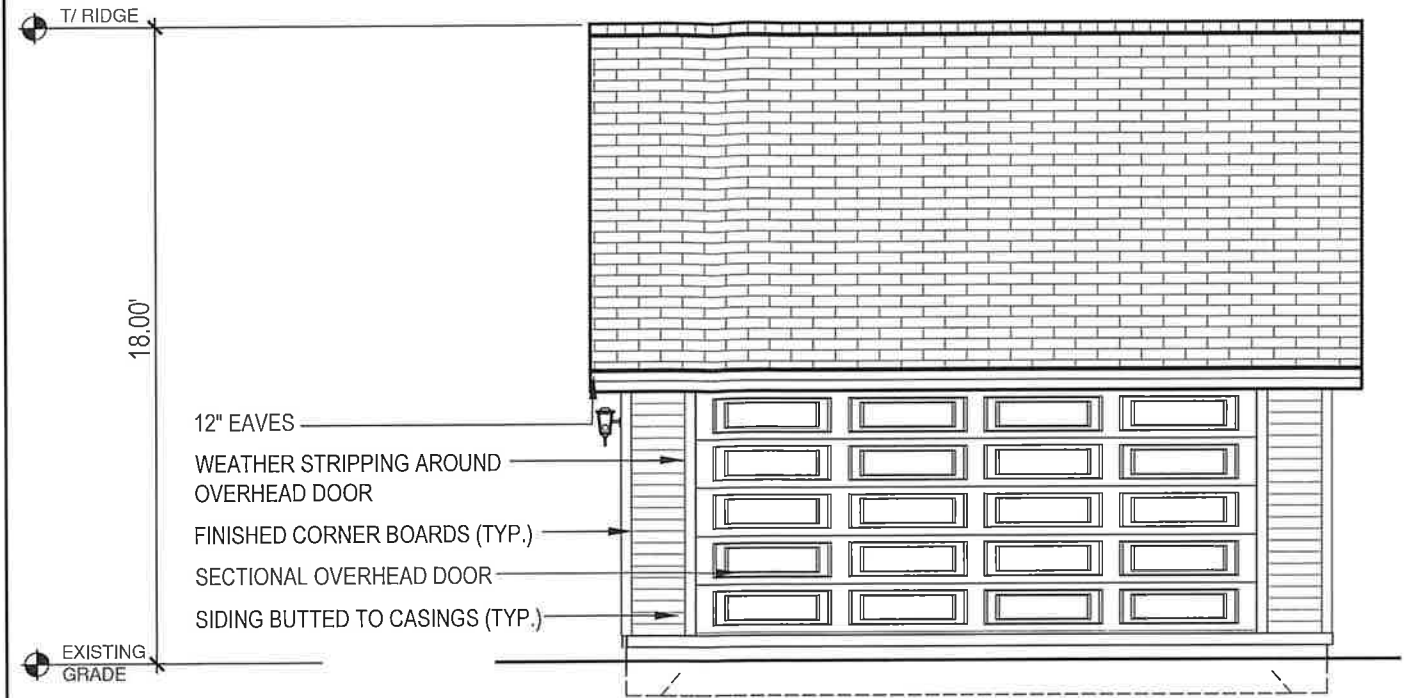


DETACHED GARAGE - REVERSE GABLE ROOF
1016 W. NORTH AVE., LAKE BLUFF (UNIC. LAKE CO.) - D. PIERACCI

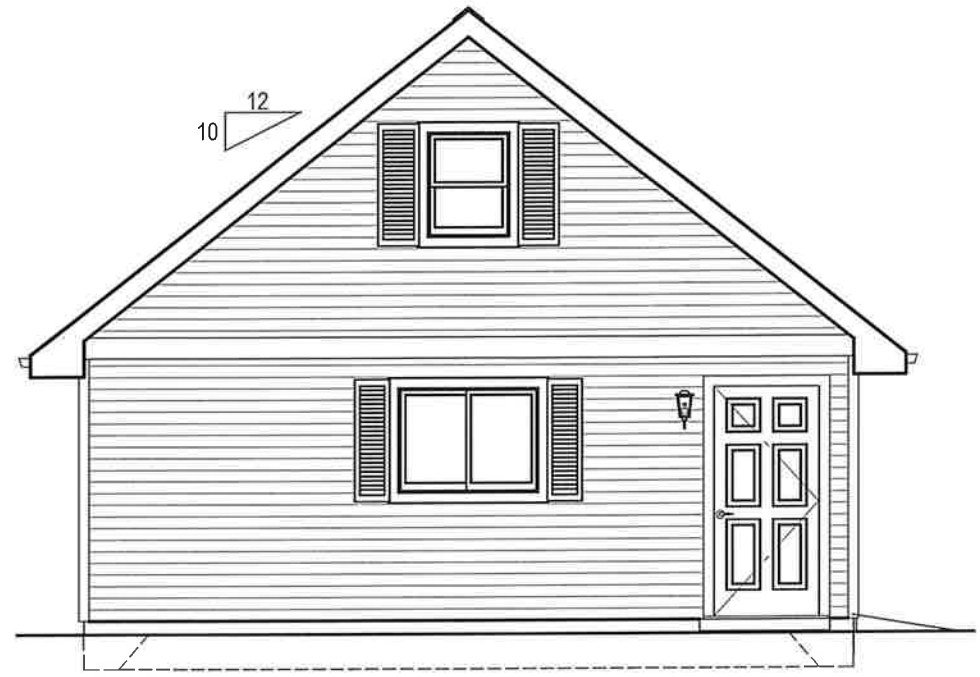
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
FLOOR PLAN & BUILDING SECTION
 SHEET NUMBER:
1 OF 2

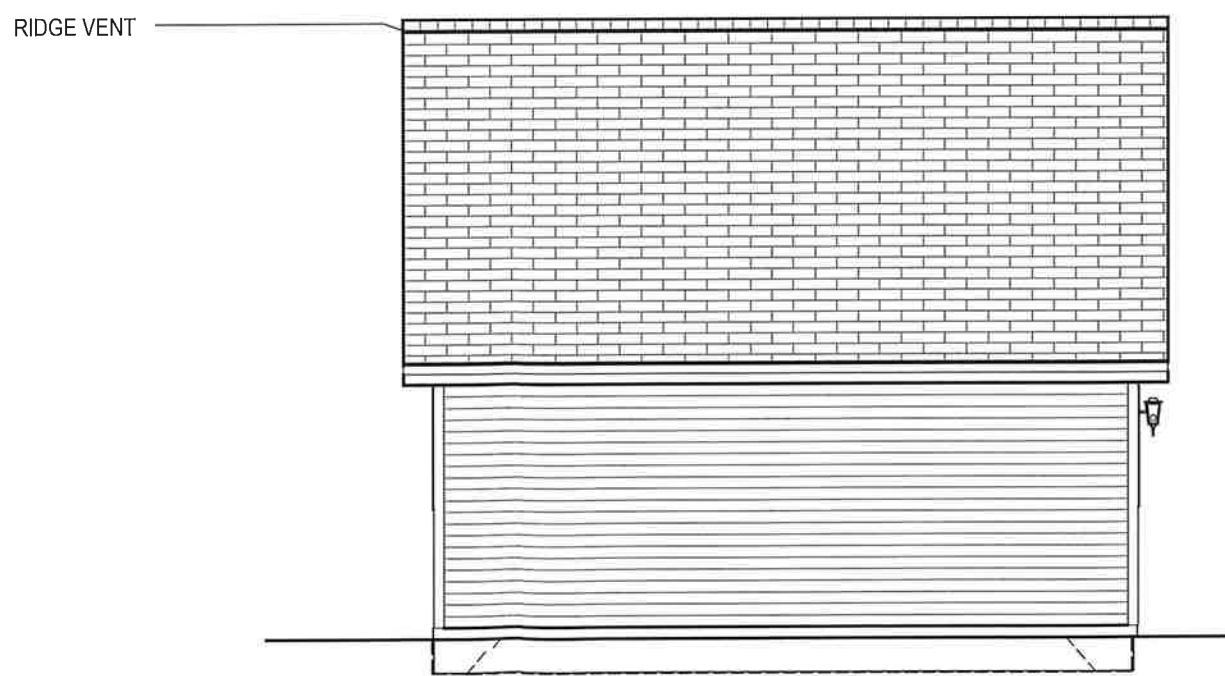
SPECIFIC WINDOW AND DOOR STYLES SHOWN ON PLANS ARE REPRESENTATIVE ONLY



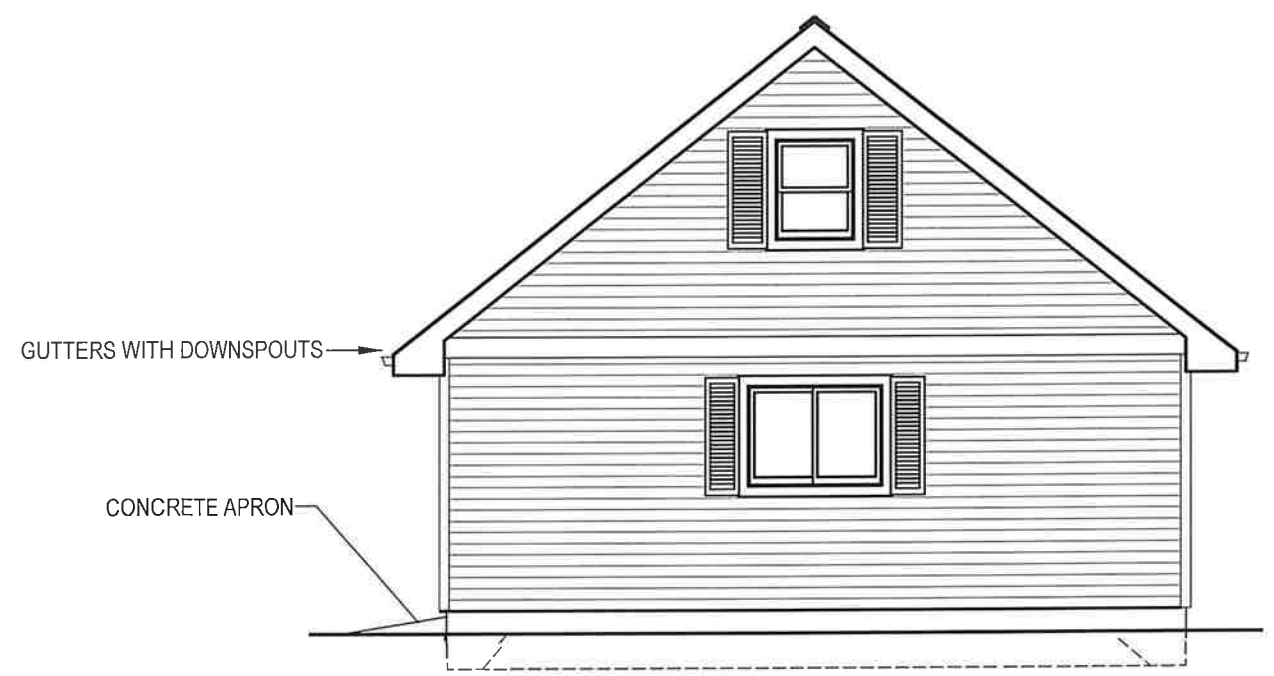
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTHELEVATION

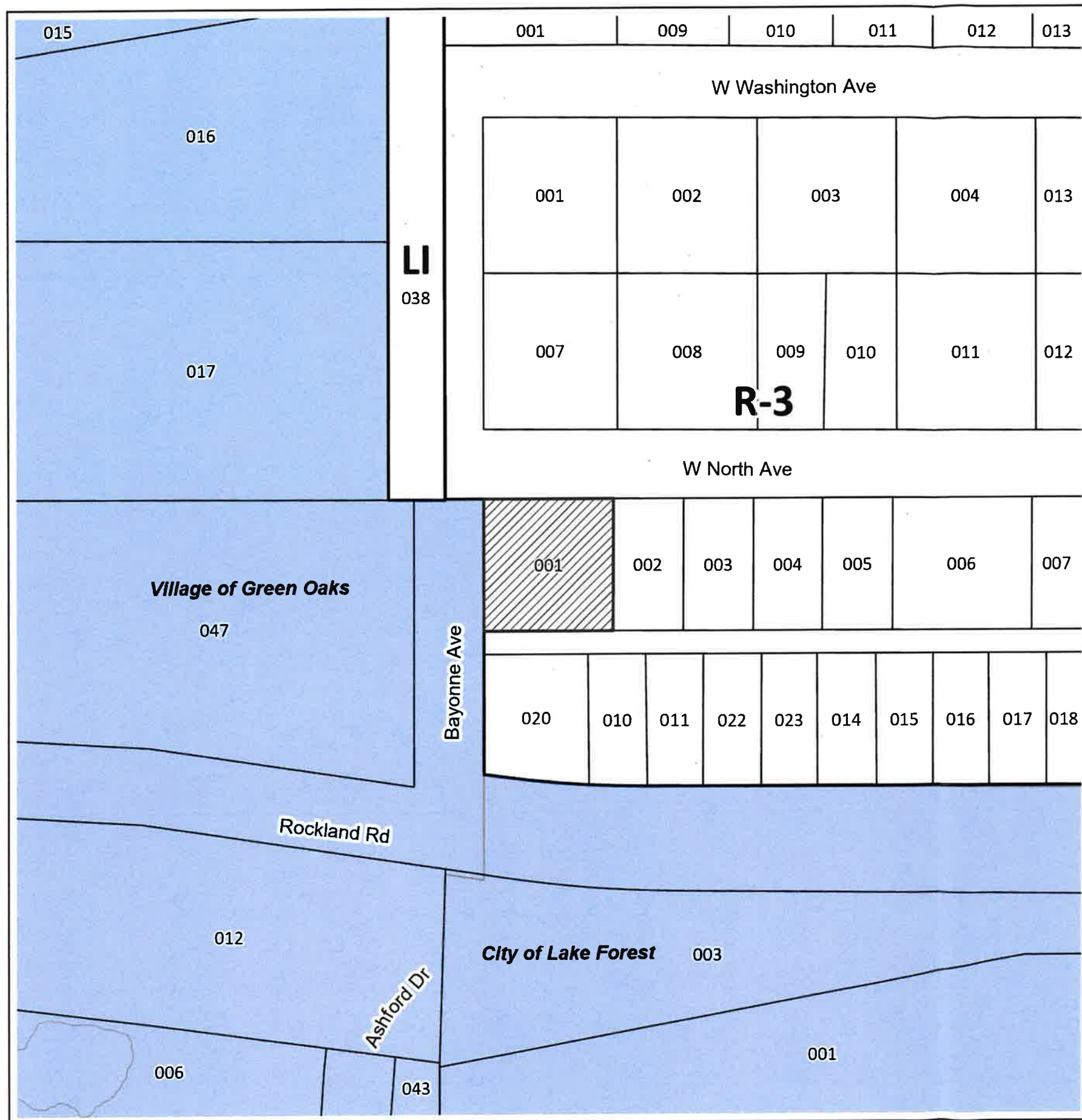
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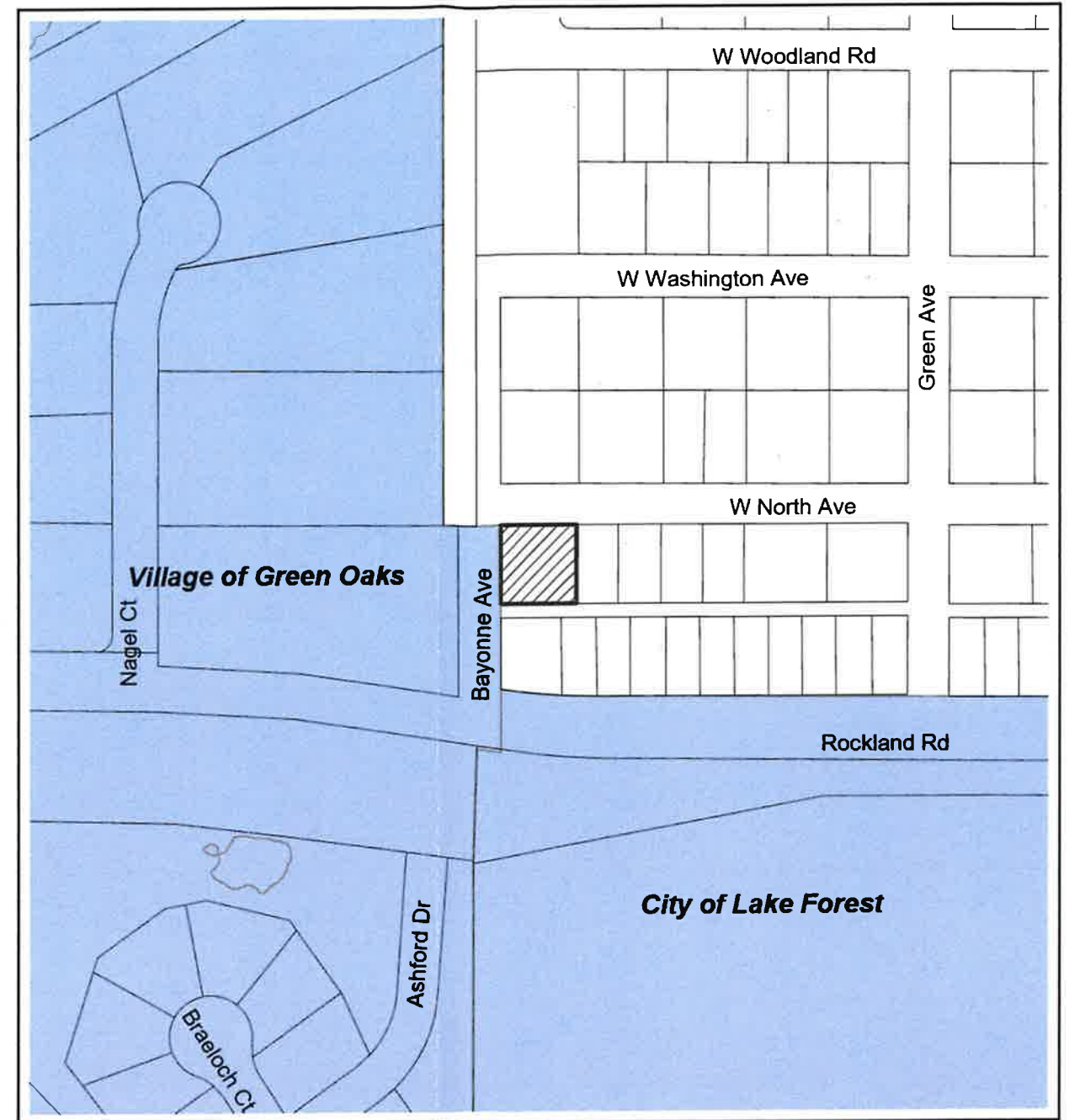
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SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
2 OF 2

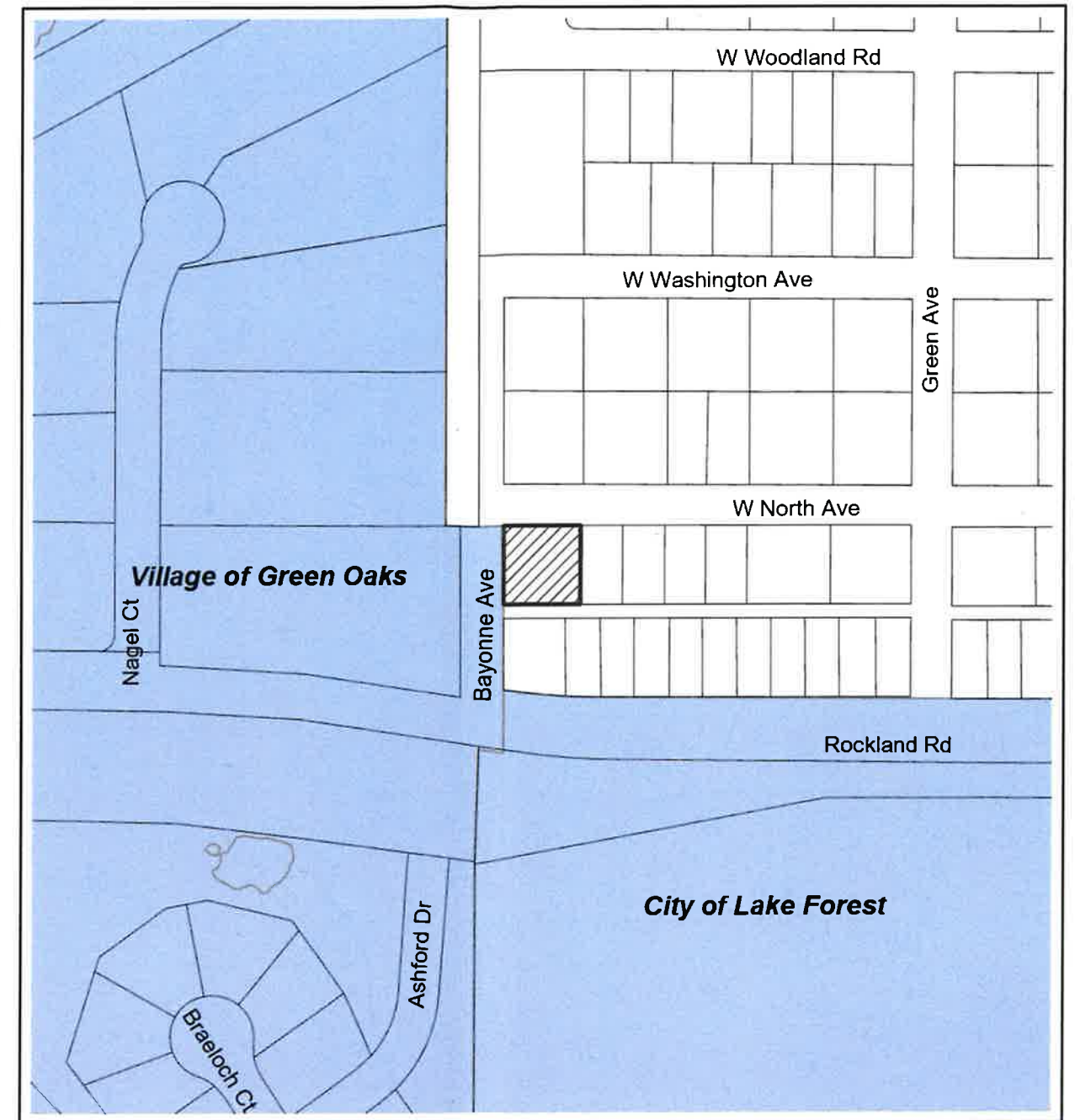
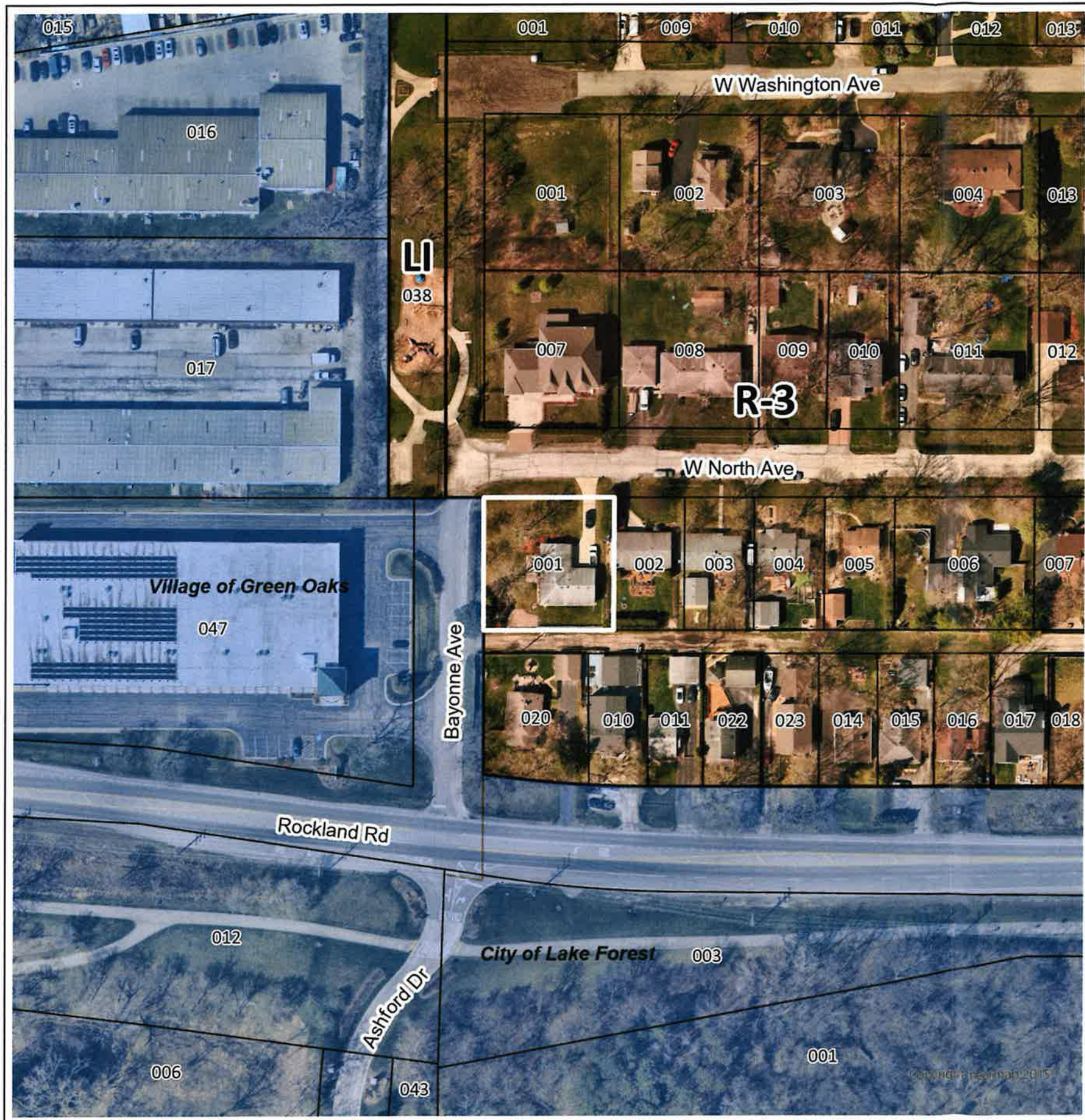


 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals Case #VAR-000970-2024

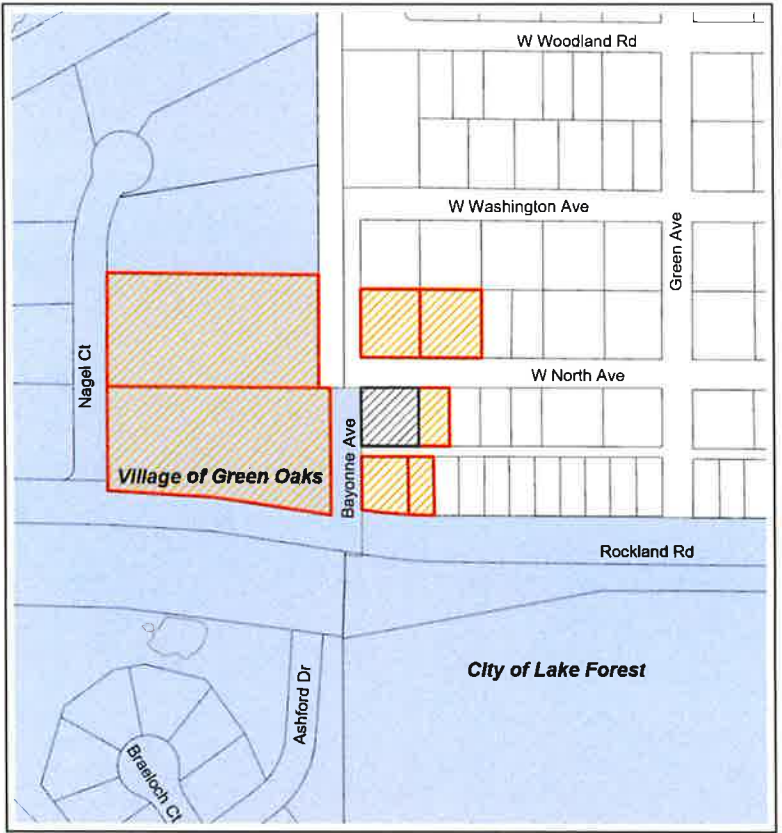
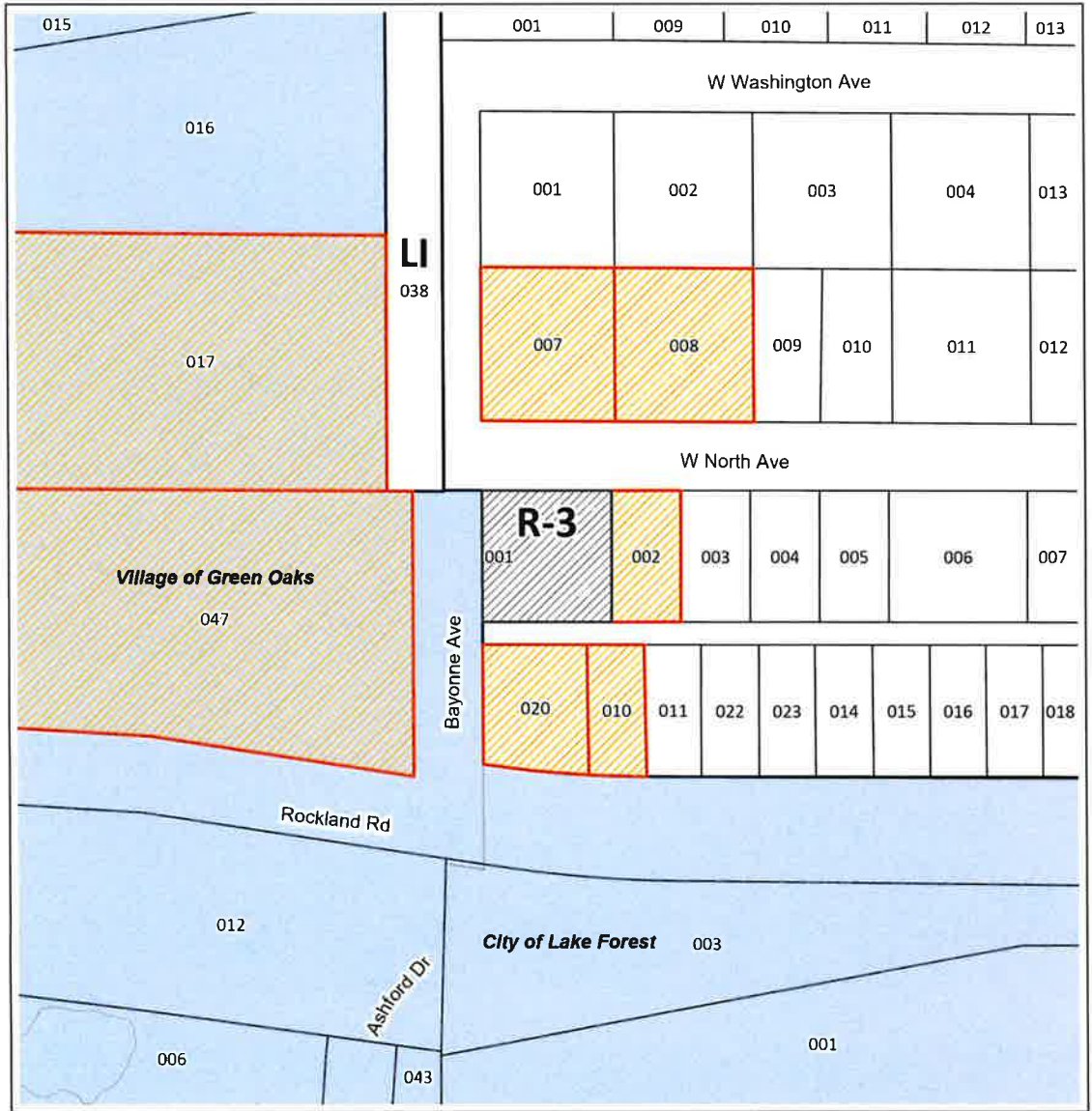




Zoning Board of Appeals
Case #VAR-000970-2024

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