

LAKE COUNTY ZONING NOTICE VAR-000866-2023

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Tuesday May 23, 2023, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Donald F. and Kathleen L. Mueller, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the west side street setback from 30 feet to 17.96 feet to alleviate the nonconforming status of an existing single-family dwelling.
- 2.) Reduce the west side street setback from 30 feet to 23.8 feet to accommodate an addition to the house.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25155 & 25143 W CLARIDAN AVE ANTIOCH, IL and is approximately 0.39 acres.

PINs:0112412001 & 0112412002

This application is available for public examination online at <https://www.lakecountylil.gov/calendar.aspx?EID=10867> 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): Donald F and Kathleen L Mueller

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

Subject Property: Present Zoning: Residential
Present Use: Residential
Proposed Use: Residential
PIN(s): 01-12-412-001, 01-12-412-002
Address: 25143 W Claridan Ave
Antioch IL 60002

Legal description: _____
(see deed)

The following variation(s) are requested:

1. Present Zoning - R-1.
2. Reduce the west side street setback from 30 feet to 17.96 feet to alleviate the nonconforming status of the existing single-family dwelling.
Reduce the west side street setback from 30 feet to 23.8 feet to accommodate an addition to the house.
3. _____
4. _____

Explain why this variation(s) is necessary:

Property was built prior to current side street ordinance.

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:

Our house is located on a non-conforming corner lot. The house was built prior to the adoption of the current required side street setback.

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

The kitchen is located in the front of the house. In order to do the expansion it will have to be moved in the front. There is no room inside the house to expand. Due to Donald's disability we're looking to expand the kitchen.

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

The expansion will not negatively impact the neighbors or neighborhood.

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:

Kathleen Mueller

Print Name

[Redacted Email]

Email

[Redacted Phone Number]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

PIONEER NATIONAL TITLE INSURANCE CO

MAIL TO:

Donald & Kathleen Mueller
NAME
5622 Mango
ADDRESS
Chicago, Illinois 60646
CITY & STATE

JOINT TENANCY

1860499

THE GRANTOR S ADAM ROBERT BORYS and PATRICIA ANN BORYS, his wife

of the Village of Antioch County of Lake State of Illinois
for and in consideration of Ten and no/100 (\$10.00)----- DOLLARS
and other good and valuable considerations in hand paid.

CONVEY and **WARRANT** to DONALD F. MUELLER and KATHLEEN L. MUELLER,
his wife
of the City of Chicago County of Cook State of Illinois
not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real
Estate situated in the County of Lake, in the State of Illinois, to wit:

Lots 98 and 99 in Felter's Southview Subdivision
being a subdivision in part of the Southeast quarter
of Section 12, Township 46 North, Range 9, East of
the Third Principal Meridian, according to the plat
thereof, recorded July 21, 1972 as Document 283117
in Book "Q" of Plats, page 6 and 7 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 said premises not in tenancy
in common, but in joint tenancy forever.

DATED this 23RD day of July 19 77
[Redacted Signature] (Seal) Patricia Ann Borys (Seal)
[Redacted Signature] (Seal) [Redacted Signature] (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

<u>DONALD F. MUELLER</u> Name of Grantee	<u>5622 N. Mango, Chicago, Illinois</u> Address	<u>60646</u> Zip
<u>DONALD F. MUELLER</u> Name of Taxpayer	<u>3 Lake Drive, Route 4, Box 44 Antioch, Ill.</u> Address	<u>Zip</u>
<u>Frank Rhode, Jr.</u> Name of Person Preparing Deed	<u>875 Main Street, Antioch, Illinois</u> Address	<u>60002</u> Zip

This conveyance must contain the name and address of the grantee. (Ch.115: 12.1)
name and address for tax billing, (Ch.115: 9.2) and name and address of person
preparing instrument. (Ch.115: 9.3)

Consolidated

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
AUG 25 1977
PR 10555

LAKE COUNTY -

35.00

STATE OF ILLINOIS }
County of Lake } ss. } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ADAM ROBERT BORYS and PATRICIA ANN BORYS, his wife

personally known to me to be 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 notarial seal this 29th day of July, 19 77.



Commission Expires March 24, 1981

State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT
I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph , Section 4, of the Real Estate Transfer Tax Act as set forth below.

Dated this _____ day of _____, 19____.

Signature of Buyer-Seller or their Representative

RECORDER'S STAMP

DOC **1860499**

LAKE COUNTY ILLINOIS

'77 AUG 25 PM 3 00

Frank J. Nustra

RECORDER OF DEEDS

27 246-ALLEN/2974

Recorder of Deeds

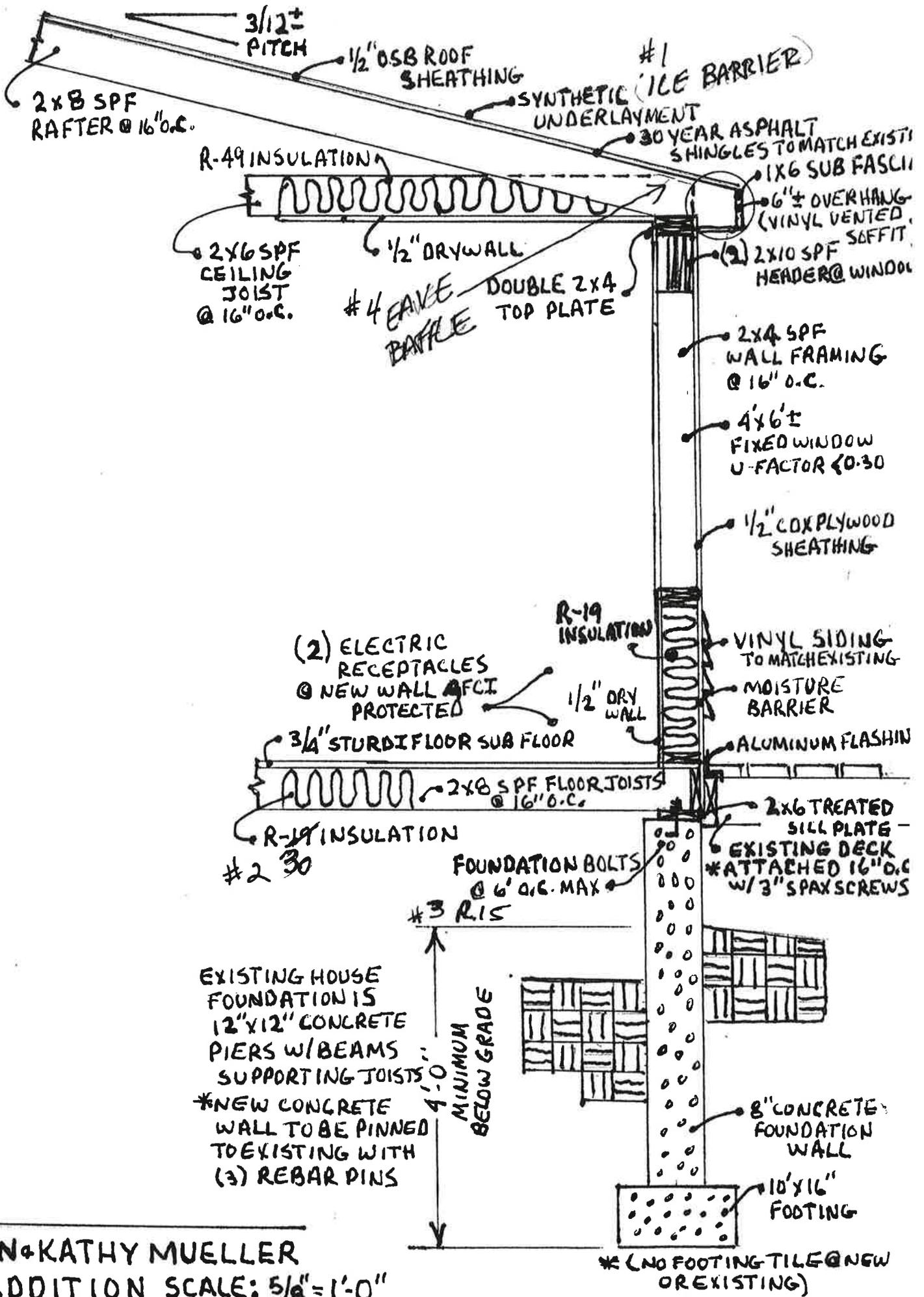
FRANK J. NUSTRA

Printed by Recorder for use in
Lake County, Illinois

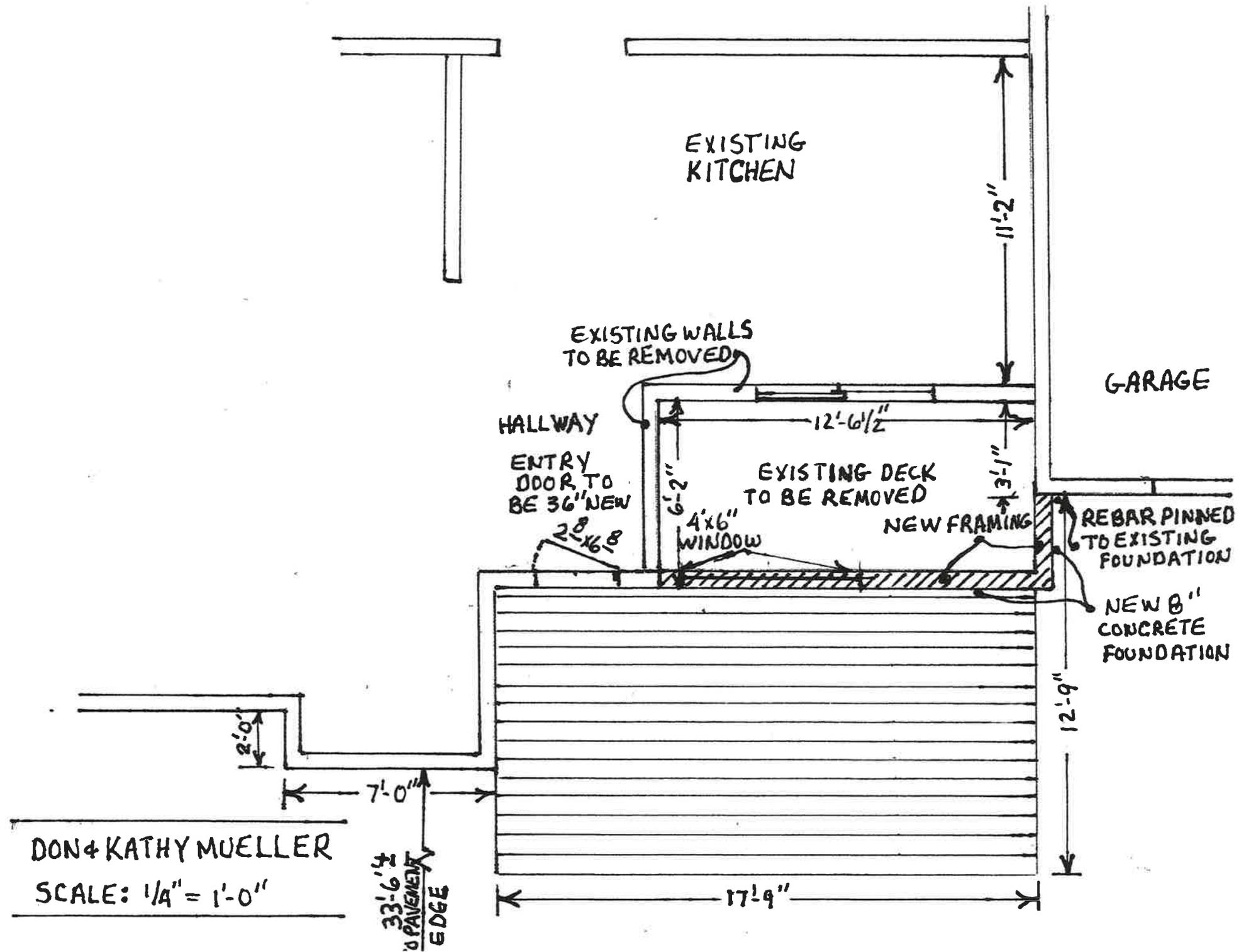
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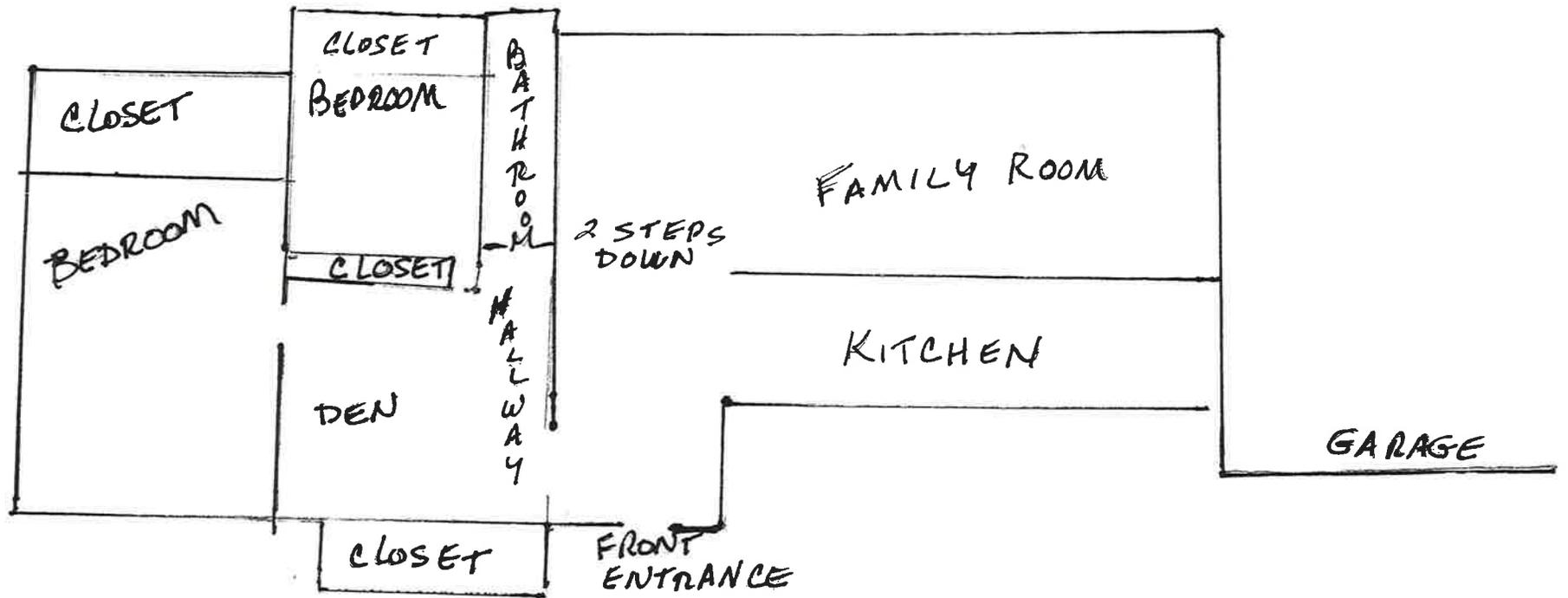
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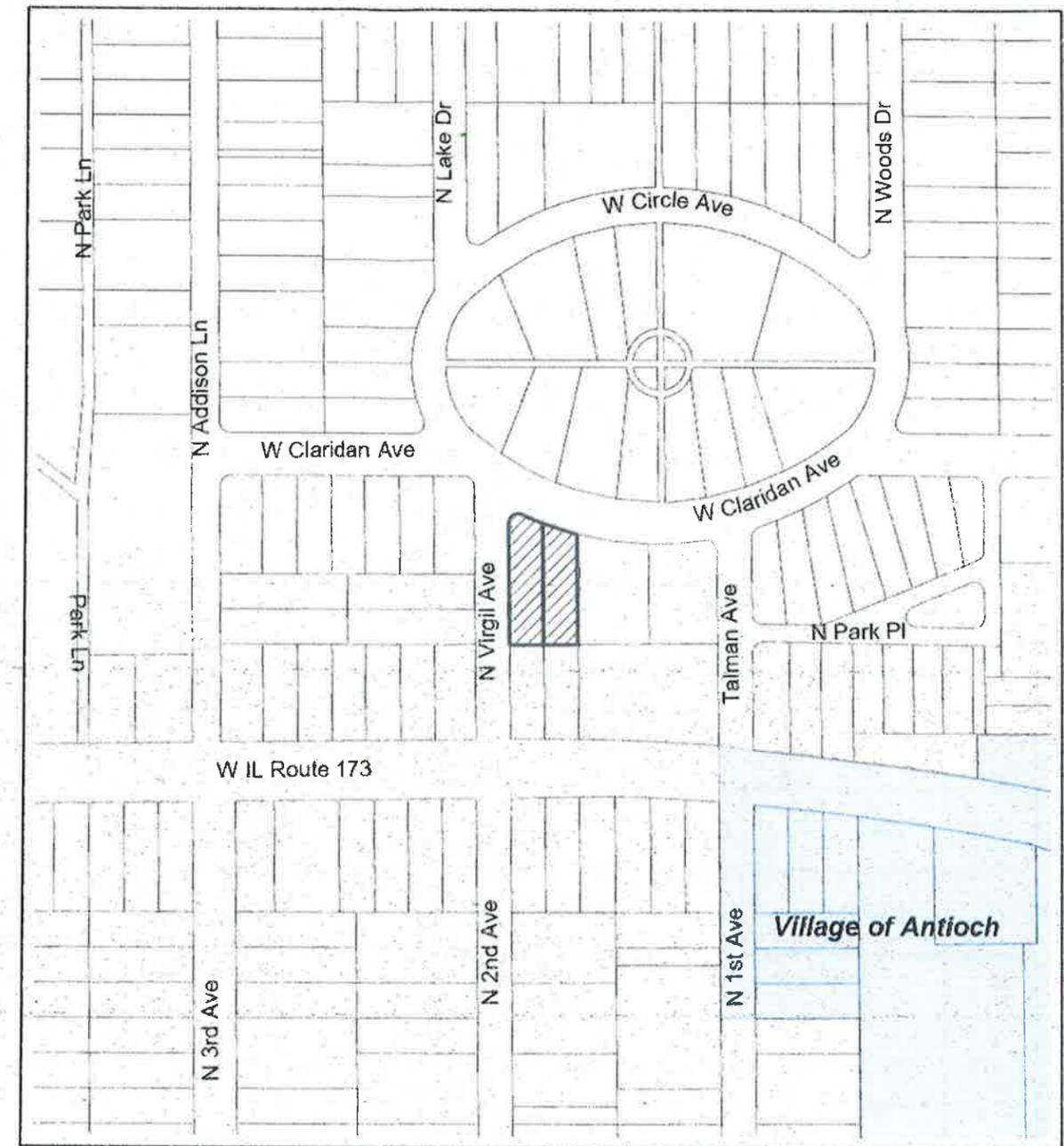
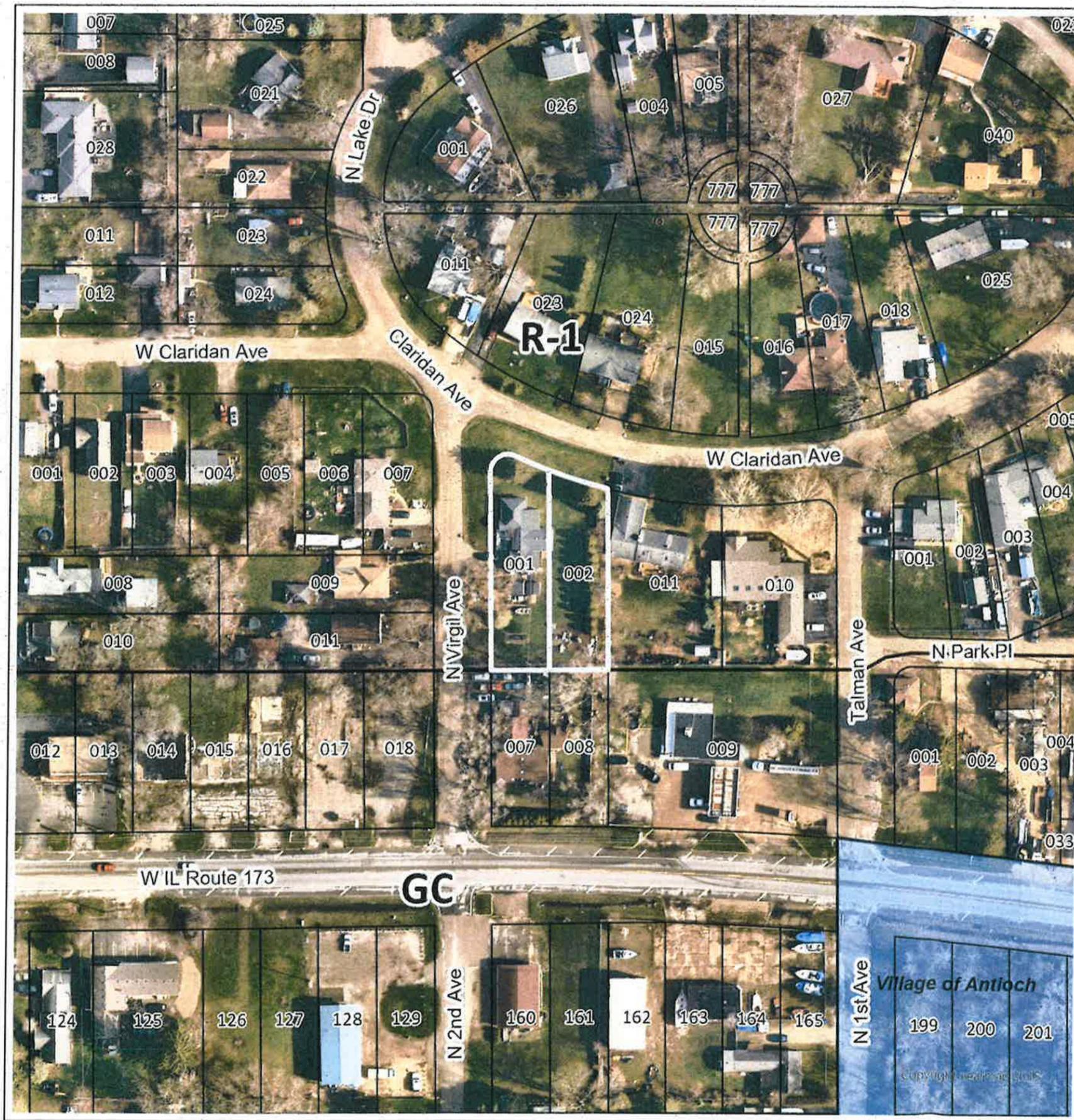
WARRANTY DEED
JOINT TENANCY



DON & KATHY MUELLER
 ADDITION SCALE: 5/8" = 1'-0"

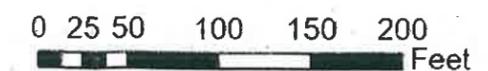


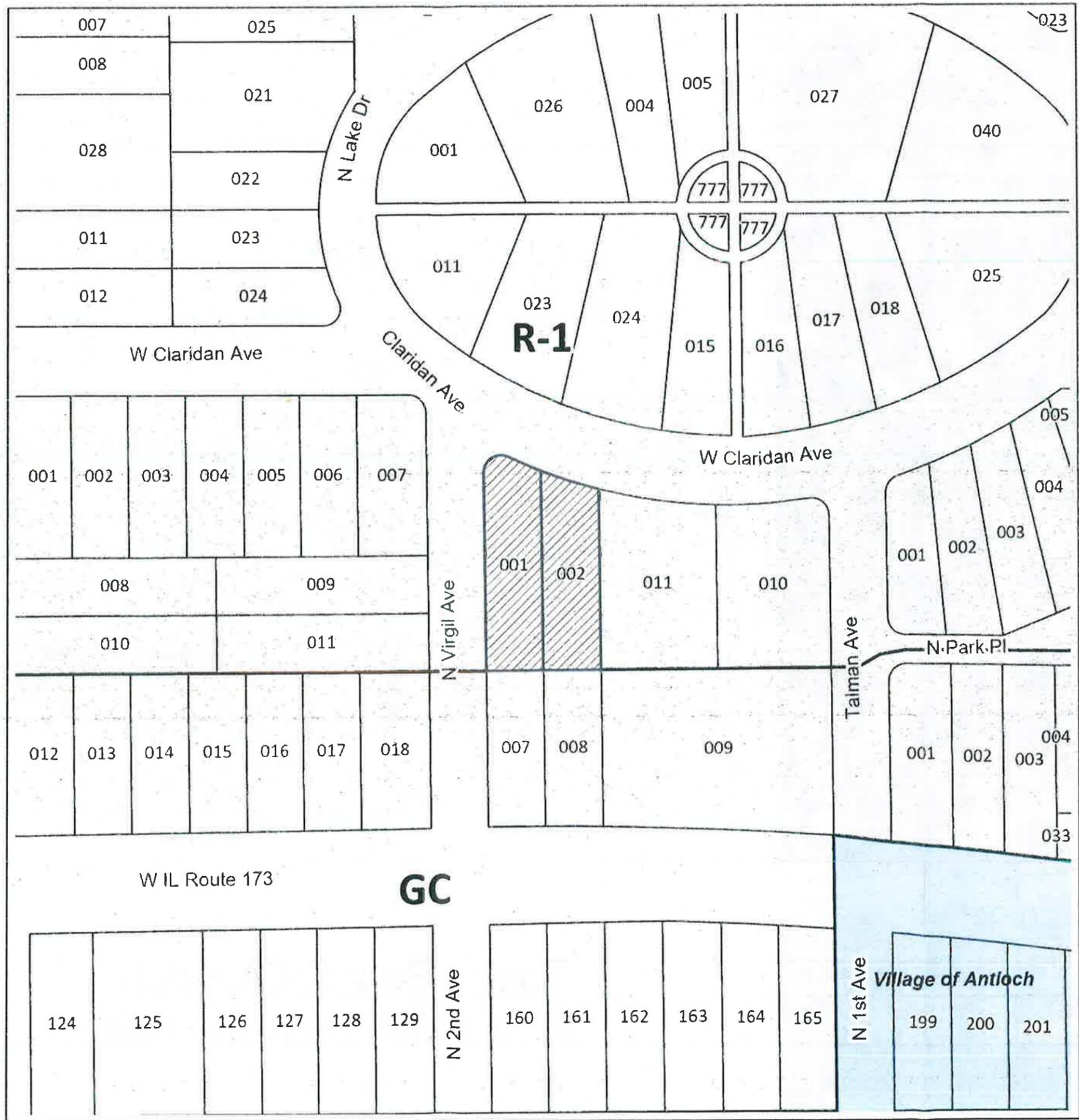




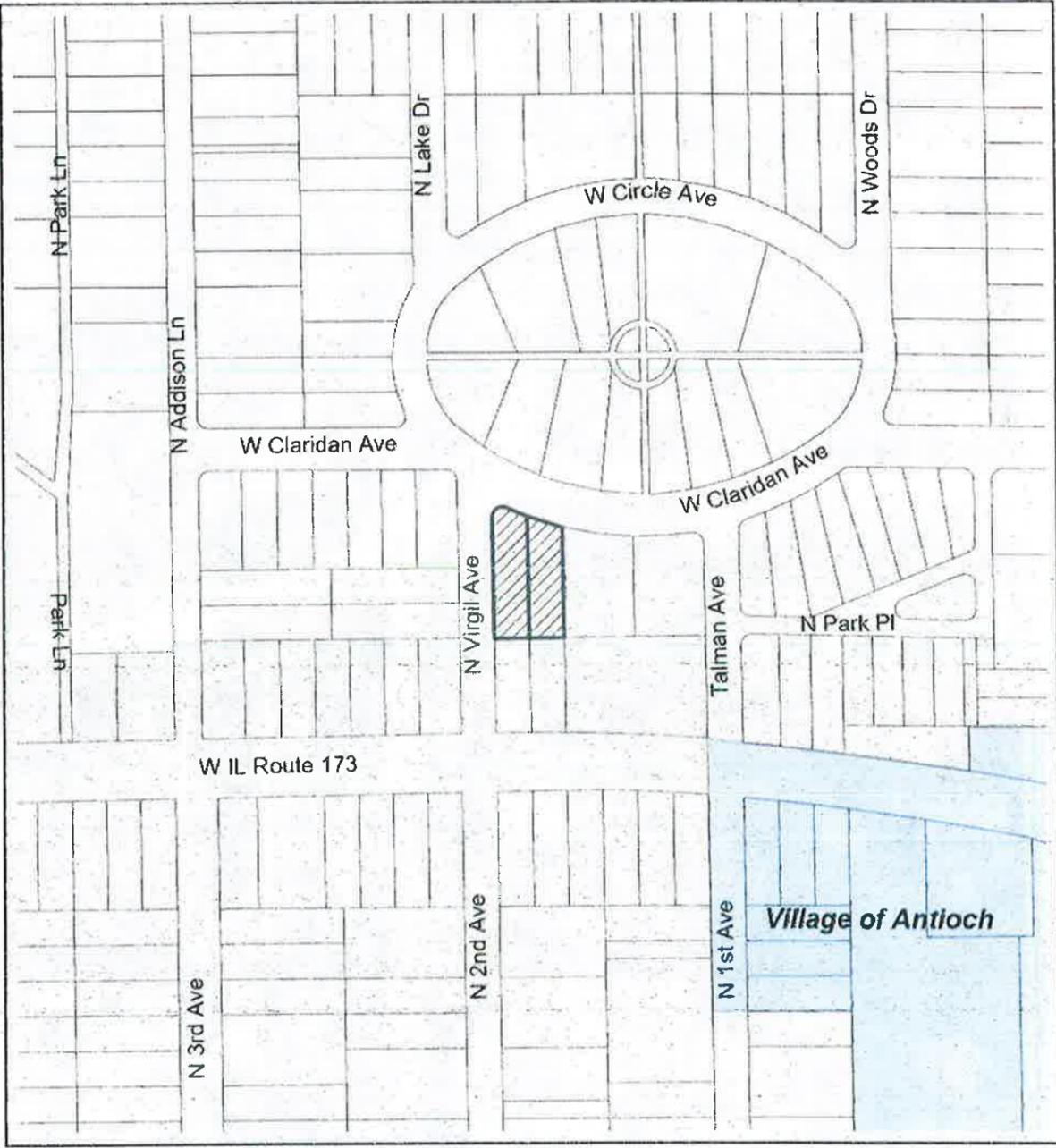
Zoning Board of Appeals
Case #VAR-000866-2023

 Incorporated Lake County  Subject Parcel

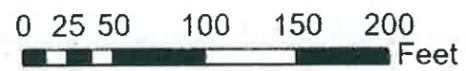


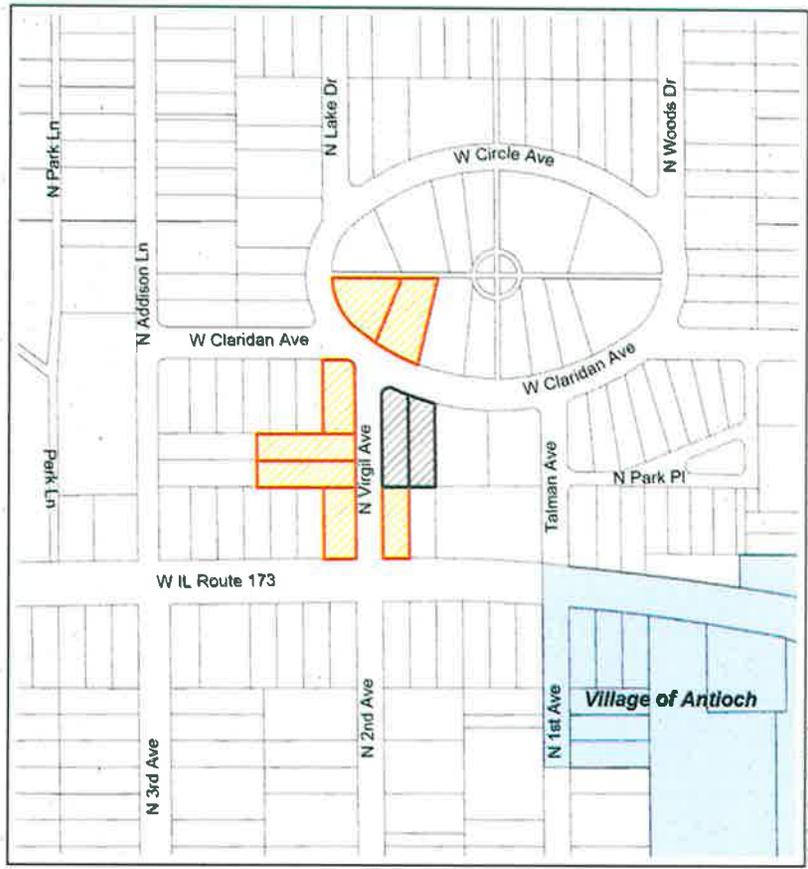
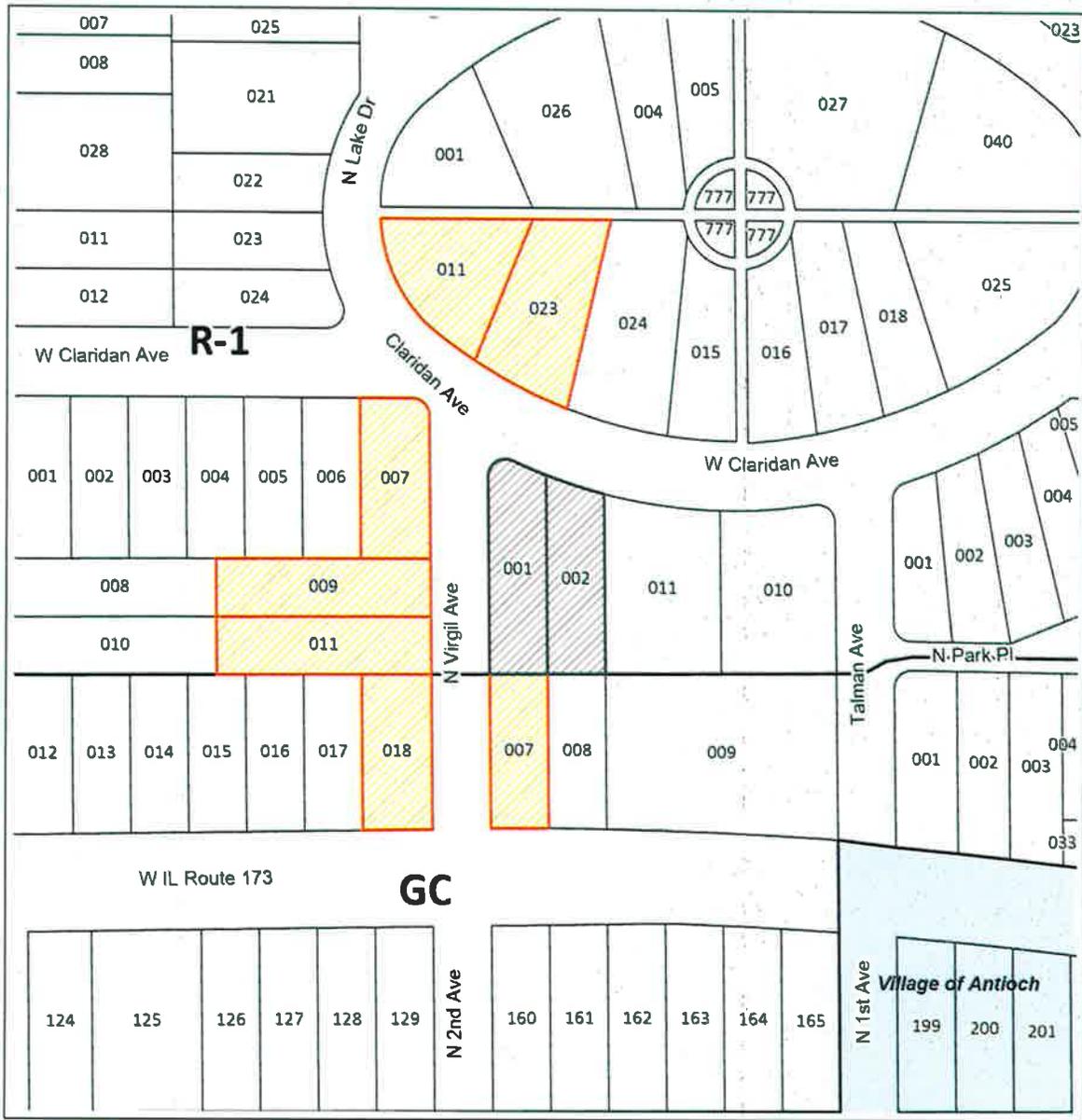


 Incorporated Lake County  Subject Parcel



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