

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Robert and Michelle Hralicka

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

Subject Property: Present Zoning: R-1
Present Use: Single-family home + shed
Proposed Use: Expansion of attached garage
PIN(s): 0710303010
Address: 11770 W. Sibelius Lane
Gurnee, IL 60031
Legal description: Lot 1 in Rose Acres
(see deed)

The following variation(s) are requested:

1. Reduce the street setback from 30 feet to 20 feet to allow for the expansion of an attached garage.
- 2.
- 3.
- 4.

Explain why this variation(s) is necessary:
A variance is necessary to allow for additional garage space to accommodate multiple vehicles, provide secure boat storage and essential household storage with the least impact to the property's functionality, aesthetics and overall use.

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:

- Subject to two street setbacks of 30' on both the front (south) and side (east).
- Utility lines (sewer and gas) located immediately north of existing structure, limiting ability to extend back.
- Expanding to the east is the most functional and practical as it utilizes existing driveway, aligns with current footprint of the house and has the least impact to the overall property.
- Adding to the front of the existing garage will change the homes Cape Cod aesthetic.

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

- Expanding in any other direction is impeded by utilities and will disrupt the homes traditional facade and symmetrical design.

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

- Proposed expansion is consistent with the character and scale of the surrounding neighborhood.
- No adverse impacts on neighboring properties.
- Expansion preserves the overall residential character of the area and maintains the required front setback.
- Maintains the architectural integrity of the existing Cape Cod style home.

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:

Michelle Hrdlicka

Print Name

[Redacted Email]

Email

[Redacted Phone Number]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

100 10

Rec. & Meas. 297.6'

S89°57'33"E

10' Utility Easement

Rec. 135'

Rec. 168'

Meas. 168.10'

5' Utility Easement

Fd. Iron Bar

Frame Shed

5.1'

89.1'

Frame Shed

7.2' 10.2' 10.2'

Lot 1

42,350 Sq. ft.

Lot 2

N00°01'20"W Meas. 300.12'

Rec. 300'

30' Building Line

Fd. Iron Bar

Arc. Meas. 125.68'
Rad. 234.56'

Wood Deck

Two Story Brick & Frame No. 16770

34.3'

67.25'

28.65'

24.5'

33.8'

44.4'

4.0'

23.95'

74.9'

74.14'

30' Building Line

Asphalt Driveway

Utility Easement

Rec. 135'

10' 5' 5'

Rec. 110'

Meas. 109.97'

N90°00'00"W

30'

Arc. Meas. 39.57'
Tan. 25.0'

S00°03'47"E
Rec. 134.44' Meas. 134.51'

Fd. Iron Bar

**WARRANTY DEED
Statutory (ILLINOIS)**

Image# 040565050002 Type: DW
Recorded: 11/14/2006 at 07:03:30 AM
Receipt#: 2006-00016314
Total Amt: \$563.25 Page 1 of 2
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **6090382**

THE GRANTORS,

**ROBERT GOREY AND ANNE
DEROSE, HUSBAND AND WIFE,**

of the Village of Gurnee, County of Lake,
State of Illinois, for and in consideration of
TEN DOLLARS, and other good and valuable
consideration in hand paid, CONVEY and
WARRANT to

**ROBERT HRDLICKA, III AND
MICHELLE HRDLICKA, HUSBAND
AND WIFE, NOT AS TENANTS IN
COMMON, NOT AS JOINT TENANTS,
BUT AS TENANTS BY THE
ENTIRETY, of 17884 Greenlee
Wildwood, IL 60030**

the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

See Legal Description Attached Hereto

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-16-303-016-0000
Address(es) of Real Estate: 16770 Sibelius Lane, Gurnee, IL 60031

SUBJECT TO: (1) General real estate taxes for the year 2005 and subsequent years; (2) Covenants, conditions and restrictions of record; (3) Private, public and utility easements; roads and highways only so long as these do not interfere with the use and enjoyment for the property as a single family dwelling.

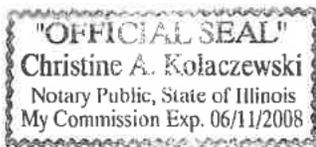
DATED this 23 day of OCTOBER, 2006

R

STATE OF ILLINOIS, COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ROBERT GOREY AND ANNE DEROSE, HUSBAND AND WIFE**, 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 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 23 day of OCTOBER, 2006

Commission expires 06-11-2008
[Redacted Signature]



HRDLICKA III

This instrument was prepared by: Teresa Hoffman Liston, 8724 Ferris Morton Grove, Illinois 60053

MAIL TO:
BARBARA J. SWANSON
[Redacted Address]

SEND SUBSEQUENT TAX BILLS TO:
ROBERT & MICHELLE HRDLICKA
16770 W. SIBELIUS LANE
GURNEE, IL 60031 (2) cw

LEGAL DESCRIPTION

LOT 1 IN ROSE ACRES, BEING A SUBDIVISION OF THE SOUTH 10 ACRES OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE WEST 19.945 CHAINS (1316.37 FEET) OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 35 CHAINS (2310.0 FEET) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1969 AS DOCUMENT 1410128, IN BOOK 47 OF PLATS, PAGE 36, IN LAKE COUNTY, ILLINOIS.

