

LAKE COUNTY ZONING NOTICE VAR-000956-2024

Grant Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday April 25, 2024, at the Lake County Public Works Training Facility, 648 W. Winchester Rd., Libertyville, IL on the petition of Lorraine Cristino, record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the front setback from 28 feet to 23 feet, as measured from the eave, to allow for an addition to an attached garage.
- 2.) Reduced the ordinary high water mark setback from 30 feet to 10 feet to allow for the replacement of an existing shed.
- 3.) Reduced the setback from 4 feet to 3.52 feet to allow for the replacement of an existing shed.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 34780 N LAKEVIEW CT MCHENRY, IL 60051 and is approximately 0.20 acres.

PIN:0521104035

This application is available for public examination online at <https://www.lakecountylil.gov/calendar.aspx?EID=11616> 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): Lorraine Cristino

Applicant(s): John Cristino
(if other than owner)

Subject Property: Present Zoning: Residential L
Present Use: 1 car Garage
Proposed Use: 2 car Garage
PIN(s): 05-21-104-035
Address: 34780 Lakeview CT

McHenry IR 60051
Legal description: Lot 15, in Block 5 in Chain-o-Lakes Park, being a subdivision of a part of tract "D", Pistagua (see deed) Heights subdivision and the north 15 acres of the east 30 acres, (excepting therefrom the east 120 feet thereof)

The following variation(s) are requested:

1. Reduce the front setback from 28' to 23' from the eave, to allow for an addition to an attached garage.
2. Reduce the ordinary high watermark setback from 30' to 10' to allow for replacement of an existing shed.
3. Reduce the north side yard setback from 4' to 3.5' to allow for the replacement of an existing shed.
- 4.

Explain why this variation(s) is necessary:

Modifying garage to a 2 car garage. Variation is needed to allow space for the second vehicle which is a pickup truck. There will be not enough room to walk around the vehicles to enter into the house.
We are also replacing a dilapidated shed that existed when we bought the house.

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:

The garage is set too close to the road. It was built before the current zoning ordinance was adopted. It is a nonconforming lot. The shed was already there when we bought the house and needs to be replaced. But there is no other place to move the shed that is outside the flood plain.

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

We are unable to build a garage that will accommodate both our vehicles. The garage is also too small to accommodate storage. Moving the shed would have a visual impact from our house. There is no other place to put the shed.

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

This will not affect any of the neighbors. It's only a small variance. The new shed will be similar to the neighbor's existing shed.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):		Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	<u>Lorraine Cristino</u>	Name:	_____
Address:	<u>34780 Lakeview Ct</u>	Address:	_____
State & Zip:	<u>McHenry IL 60051</u>	State & Zip:	_____
Daytime Phone:	[REDACTED]	Daytime Phone:	_____
Email:	[REDACTED]	Email:	_____

Applicant (if other than owner):		Contract Purchaser (if any):	
Name:	<u>John Cristino</u>	Name:	_____
Address:	<u>34780 Lakeview Ct</u>	Address:	_____
State & Zip:	<u>McHenry IL 60051</u>	State & Zip:	_____
Daytime Phone:	<u>815 790 9950</u>	Daytime Phone:	_____
Email:	<u>JohnCristino@gmail.com</u>	Email:	_____

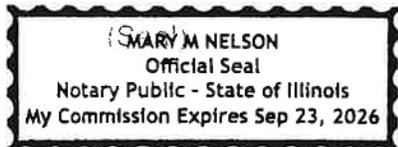
I/We hereby attest that all information given above is true and complete to the best of my/our knowledge.

 Owner's Signature

 Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, MARY M NELSON a Notary Public aforesaid, do hereby certify that LORRAINE D. CRISTINO personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of MARCH 6, 2024 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 3rd day of March, 2024



My Commission expires [REDACTED] 9/23/2026

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:

John Cristino

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

**TRUSTEE'S DEED
(ILLINOIS)**

MAIL TO:
Scott Gartner
505 Orchard Street, Suite 200
Antioch, IL 60002

Image# 058200190002 Type: DTR
Recorded: 05/06/2019 at 10:10:31 AM
Receipt#: 2019-00021276
Page 1 of 2
Fees: \$285.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7559635**

CT-106ST26041032V 1/2 ECA

THIS INDENTURE, made this 10th day of April, 2019, between **MAUREEN ANN WEHRS** as trustee under the provisions of a Trust Agreement dated the 7th day of July, 2009 and known as Trust Number 7709, grantor, and **LORRAINE CRISTINO** grantee.

WITNESSETH, That grantor, in consideration of the sum of Ten Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, do hereby convey and quitclaim unto the grantee, in fee simple the following described real estate, situated in the County of Lake and State of Illinois, to wit:

LOT 15, IN BLOCK 5 IN CHAIN-O-LAKES PARK, BEING A SUBDIVISION OF A PART OF TRACT "D", PISTAQUA HEIGHTS SUBDIVISION AND THE NORTH 15 ACRES OF THE EAST 30 ACRES, (EXCEPTING THEREFROM THE EAST 120 FEET THEREOF), OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 19, 1948, AS DOCUMENT 548219, IN BOOK 31 OF PLATS, PAGE 43, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

PIN 05-21-104-035
Commonly known as 34780 N. Lake View Court, McHenry, IL 60051

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, I hereunto set my hand and seal the day and year first above written.



MAUREEN ANN WEHRS,
as trustee as aforesaid

JK
②

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MAUREEN ANN WEHRS personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and seal this 10th day of April, 20 19.





Notary Public

GRANTEE: Lorraine Cristino
ADDRESS: 34780 N. Lake View Court, McHenry, IL 60051

TAXPAYER: Lorraine Cristino
ADDRESS: 34780 N. Lake View Court, McHenry, IL 60051

NAME OF PERSON PREPARING DEED: Daniel Venturi, 146 Cedar Avenue, Lake Villa, IL 60046

REAL ESTATE TRANSFER TAX	
County:	\$75.00
Illinois:	\$150.00
Total:	\$225.00
Stamp No:	0-425-269-152
Declaration ID:	20190404951695
Instrument No:	7559635
Date:	6-May-2019

LAKE MATTHEWS

PROPERTY LINE 139.70'

PROPERTY LINE 139.70'

EXISTING 1-STORY
FRAME
No. 34780

REMODEL

GARAGE
ADD'N

14'-4"

9'-0"

6'-8"

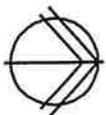
23.85'

29.28'

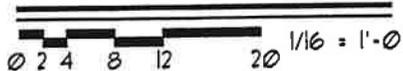
38'-1"

PROPERTY LINE 65.0'

LAKEVIEW COURT



SITE PLAN



738 E. DUNDEE ROAD PALATINE, ILLINOIS 60074
@JAMMARCHITECTURE.COM



EXP 11/20/2024

LICENSED ARCHITECT

1	2/10/23	PRELIM
2		OWNER APPVD
3		PERMIT
4		OWNER MODs
5		DOB CLARFIY
6		DPD CLARFIY
7		

CRISTINO RESIDENCE GARAGE ADDITION

34780 LAKEVIEW COURT FOX LAKE
(815)790-9950 DOB No. N/A

SP

230204-1

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

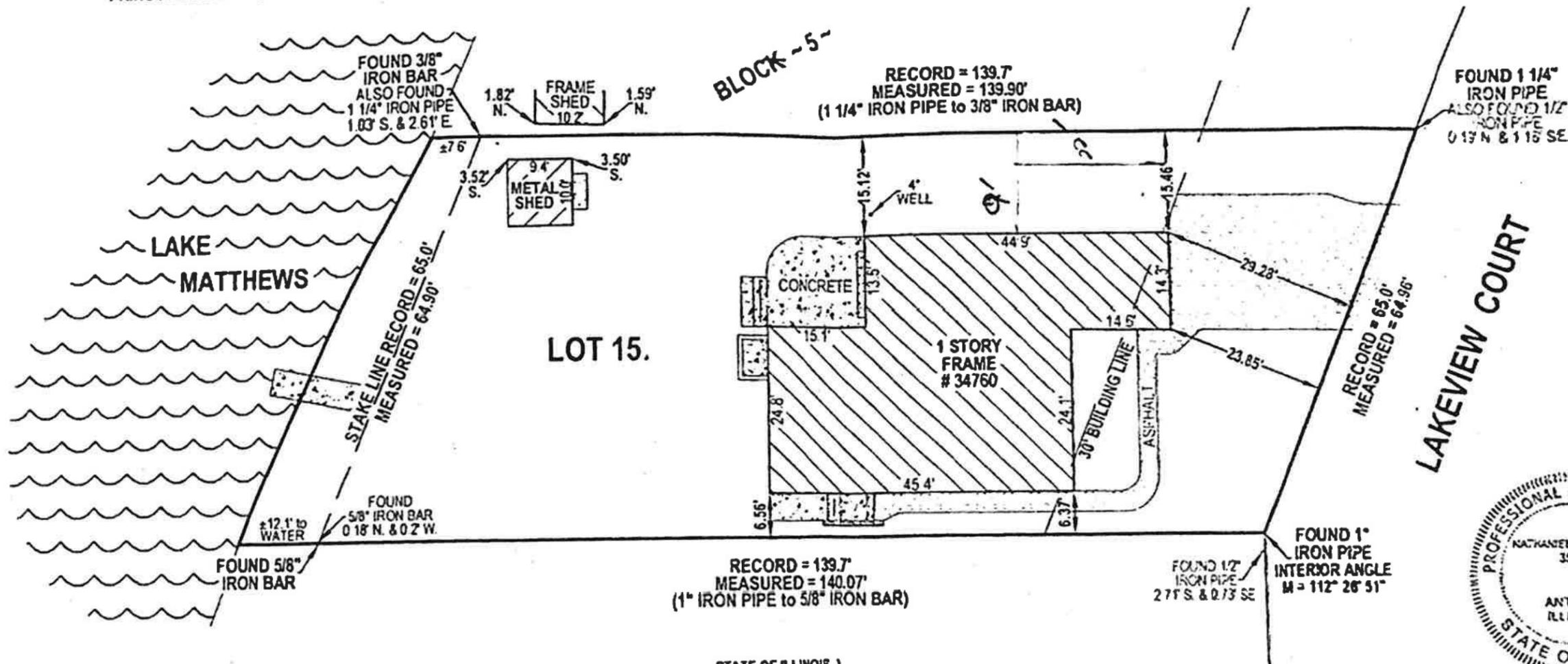
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9763
midlakes.survey@yahoo.com

LOT 15, IN BLOCK 5 IN CHAIN-O-LAKES PARK, BEING A SUBDIVISION OF A PART OF TRACT "D", PISTAQUA HEIGHTS SUBDIVISION AND THE NORTH 15 ACRES OF THE EAST 30 ACRES, (EXCEPTING THEREFROM THE EAST 120 FEET THEREOF), OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 19, 1948, AS DOCUMENT 548219, IN BOOK 31 OF PLATS, PAGE 43, IN LAKE COUNTY, ILLINOIS.



SURVEY AREA = 8.984 Sq.Ft.± 0.21 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 04/18/2019.

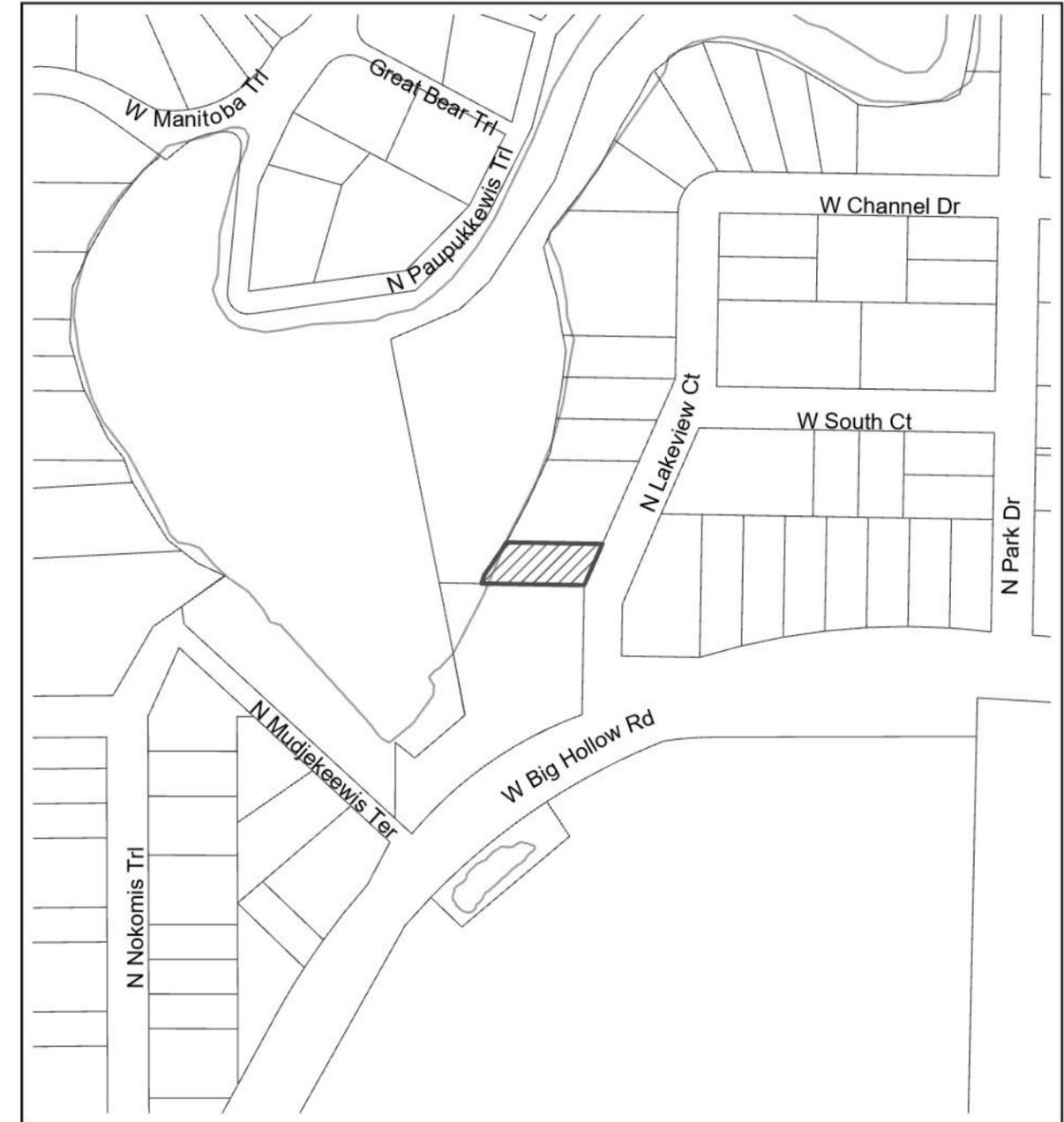
COPYRIGHT © 2019 - MID LAKES SURVEY COMPANY
Job no. 460051 P.I.N. 05-21-104-035 Scale 1" = 25'
Address 34780 N. LAKE VIEW COURT Township GRANT Platted By JER
MCHENRY, IL 60051 Ordered By DANIEL B. VENTURI, ESQ. Checked By NNM

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

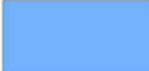
On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated APRIL 24, 2019

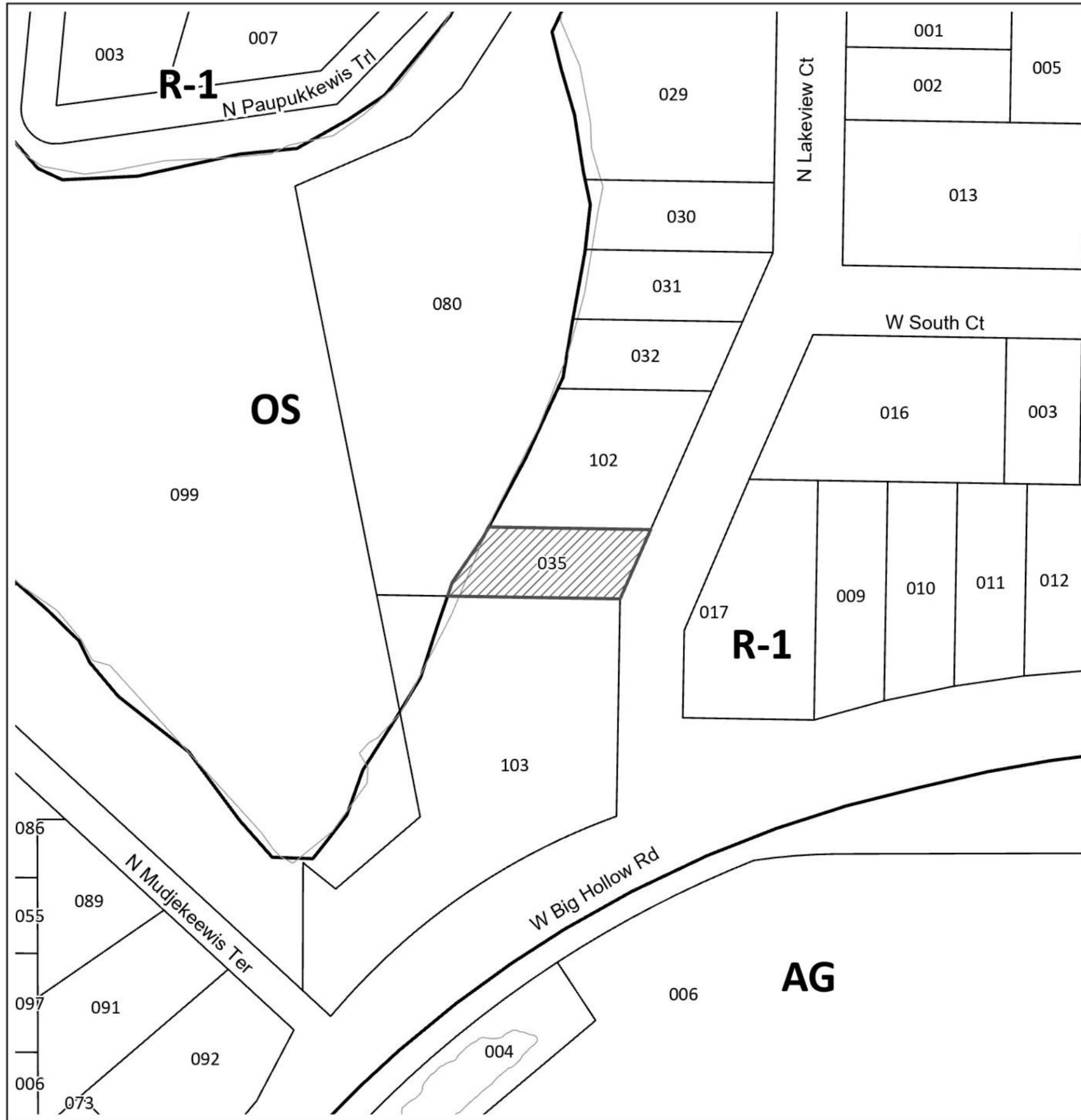
By [Redacted Signature]
Illinois Professional Land Surveyor. My license expires 11/30/2020



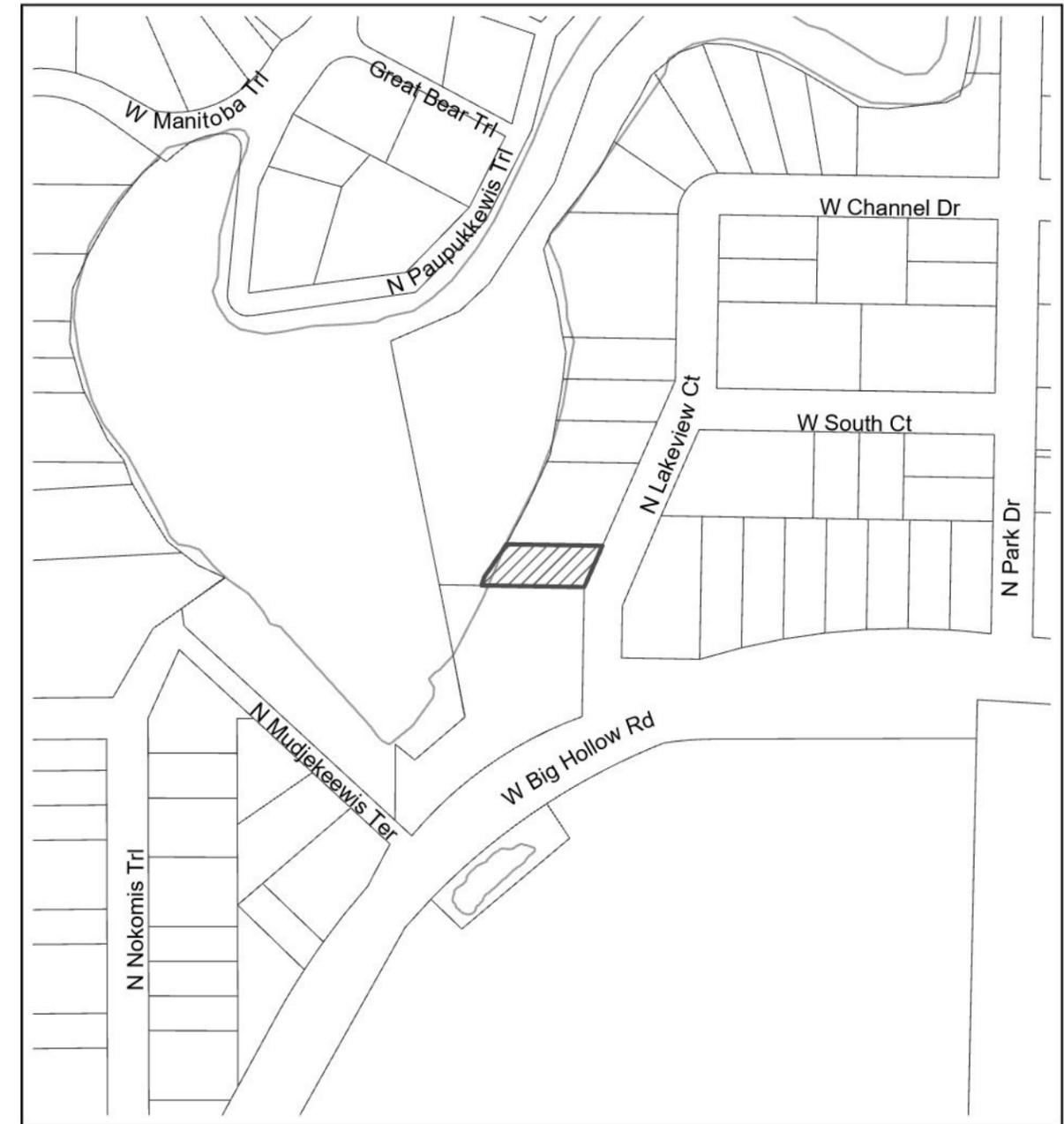
Zoning Board of Appeals
Case # VAR-000956-2024

 Incorporated Lake County  Subject Parcel

0 25 50 100 150 200
Feet

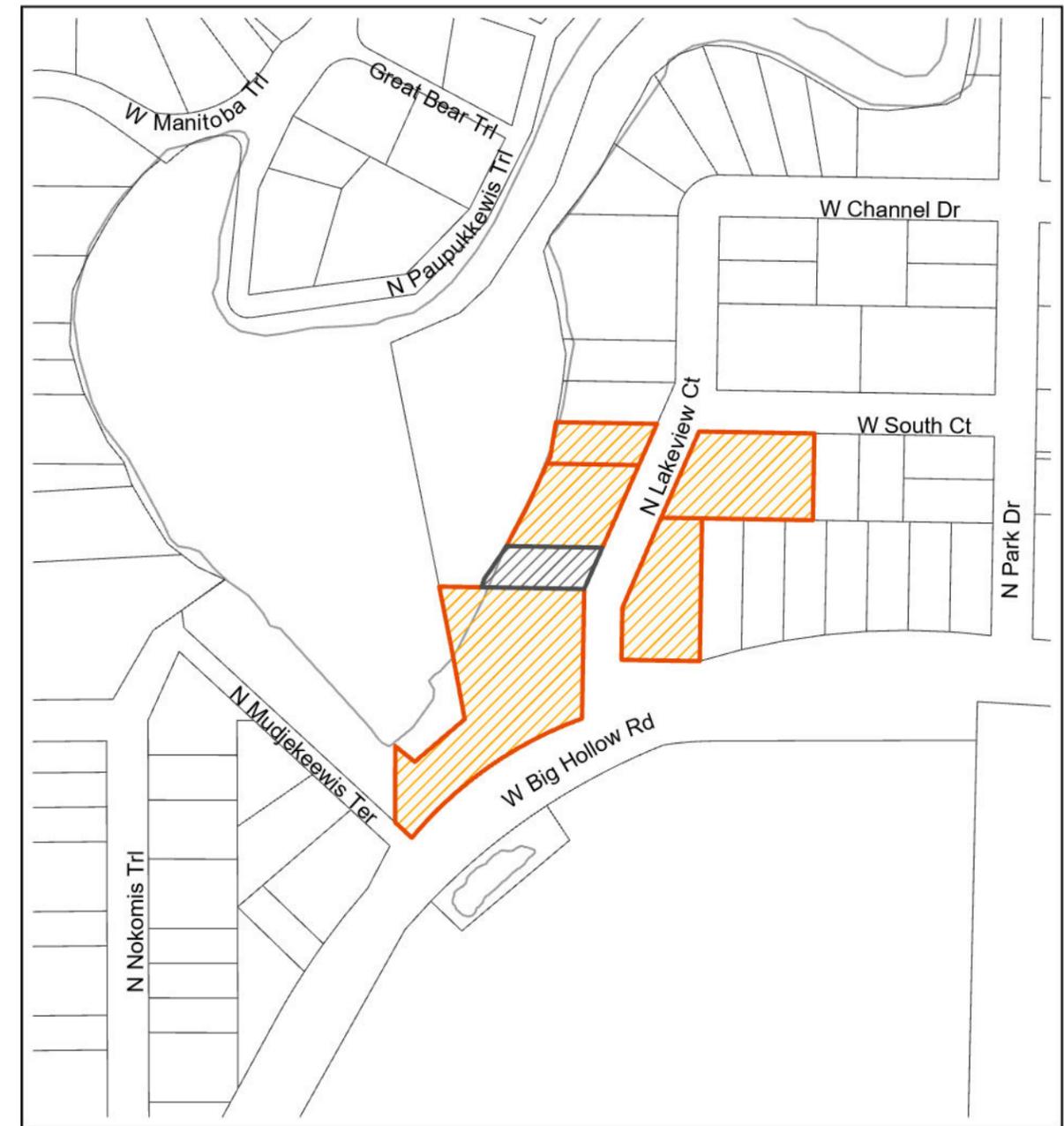
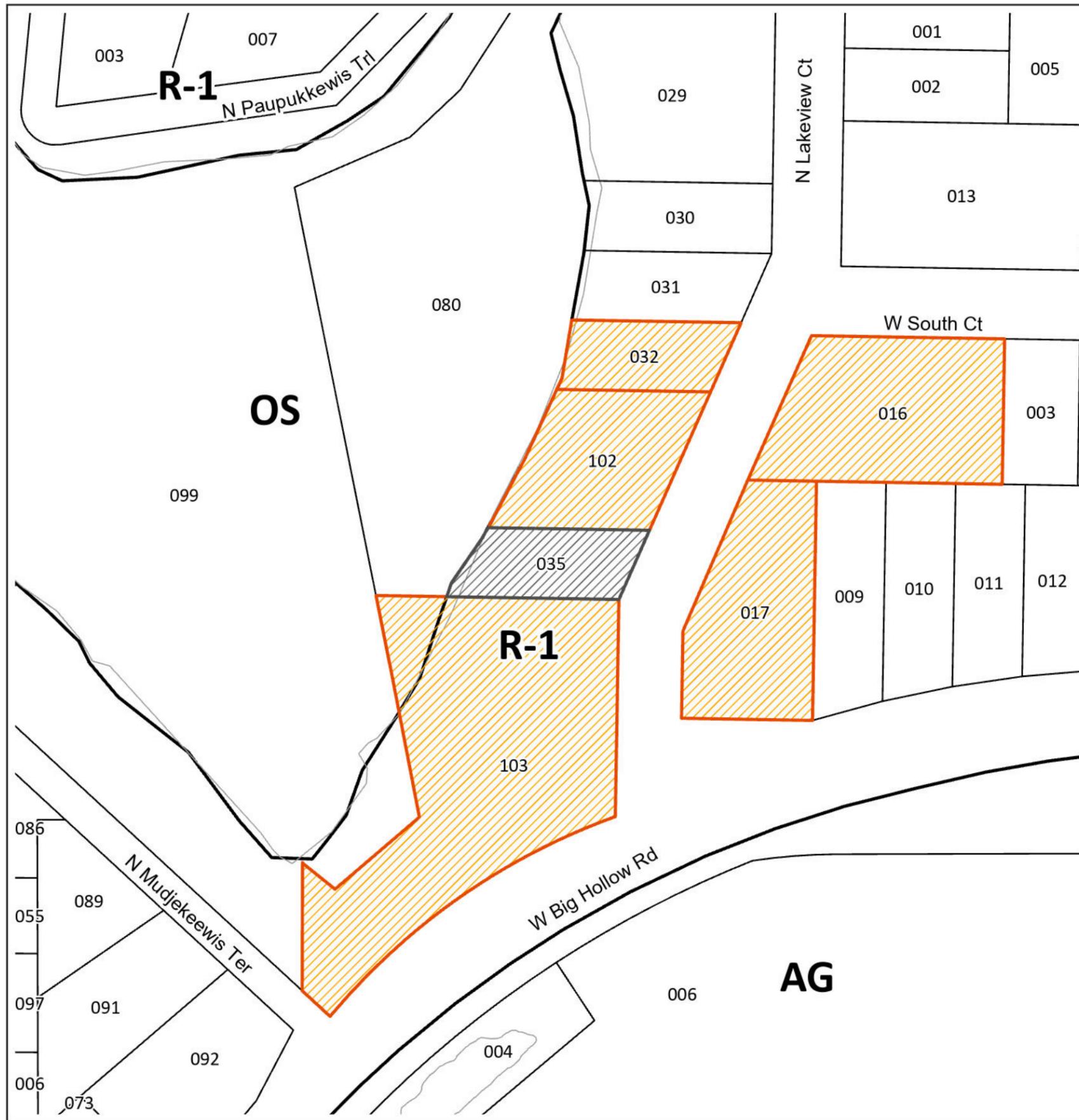


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