

LAKE COUNTY ZONING NOTICE #VAR-000963-2024

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on April 25, 2024 at 9:00 A.M. at the Lake County Public Works Training Facility, 648 W. Winchester Road, Libertyville, Illinois, on the petition of Karen M. Nuzzo, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the side yard setback from 4 feet to 2 feet to allow for the restoration of a boathouse.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 40522 N. Lake Shore Dr., Antioch, Illinois, and is approximately 0.13 acres. PIN 01-24-404-002.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=11616> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

**Gregory Koeppen
Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Karen M. Nuzzo

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

Subject Property: Present Zoning: _____
Present Use: Residential
Proposed Use: _____
PIN(s): 01-24-404-002
Address: 40522 N. Lake Shore Drive
Antioch, IL
Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce sideyard setback from 4.0 feet to 2.0 ft to allow for the relocation an existing boat house _____
2. _____
3. _____
4. _____

Explain why this variation(s) is necessary:

Necessary seawall repairs required removal and replacement of boathouse. Due to non conforming lot circumstance, side yard setback needs to be reduced in order to maintain current and original position in accordance with plat survey

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:

Due to the origin date of initial property development current building codes in regard to setbacks were not yet implemented. Due to the original structure location of both boathouse and subsequent slip are within the distance specified in variance application _____

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

Upon initiation of the necessary seawall repairs I was reassured the contractor was in compliance with any and all required permits and survey obligations in relation to the project. With the onset of covid and an immediate debilitating medical procedure I was unable to dedicate the appropriate amount of due diligence to ensure the project was one hundred percent in compliance _____

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

I intend to seek harmony with the county and fulfill any and all obligations in order to live in unity with the property and its surrounding area in an effort to preserve not only this lot in particular but also the community for many years of enjoyment for this generation and the ones to follow

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 *W*

Billing Contact Information:

Karen Nuzzo

Print Name


Email


Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

TICOR 1038118

WARRANTY DEED

ILLINOIS



Image# 044833440002 Type: DW
Recorded: 06/29/2009 at 02:49:43 PM
Receipt#: 2008-00030581
Total Amt: \$220.50 Page 1 of 2
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **6491263**

Above Space for Recorder's Use Only

THE GRANTOR, **DONALD P. MICHAL**, a widower and not since remarried, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **KAREN M. NUZZO**, a widow, of 534 Lombard Road, Addison, Illinois 60101, the following described Real Estate situated in the County of Lake, in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2008 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 01-24-404-002-0000

Address of Real Estate: 40522 North Lake Shore Drive, Antioch, Illinois 60002

The date of this deed of conveyance is June 15, 2009.


(SEAL) DONALD P. MICHAL

(SEAL)

\$ 121,000

STATE OF ILLINOIS
STATE & COUNTY TAX
JUN. 29. 09
LAKE COUNTY

REAL ESTATE TRANSFER TAX
0018150
FP 103013

000005472

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 **DONALD P. MICHAL**, a widower and not since remarried, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

PAULETTE BANNACK
NOTARY PUBLIC, STATE OF ILLINOIS
(My Commission Expires 2-2-2018)
(My Commission Expires 2-2-13)

Given under my hand and official seal on June 10th, 2009


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 40522 North Lake Shore Drive
Antioch, Illinois 60002

LOT 110 IN RESUBDIVISION OF CHAIN O'LAKES COUNTRY CLUB SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1930 AS DOCUMENT 363389 IN BOOK "V" OF PLATS, PAGE 56, IN LAKE COUNTY, ILLINOIS.

THIS INSTRUMENT WAS PREPARED BY:

Richard J. Nealis
Nealis & Garrow, P.C.
510 S. Batavia Ave.
Batavia, IL 60510

SEND SUBSEQUENT TAX BILLS TO:



RECORDER--MAIL RECORDED DOCUMENT TO:

Erica L. Heyl
Erica L. Heyl, P.C.
986 Main Street
Antioch, IL 60002

LAKE SHORE DRIVE

RECORD=50' ; MEASURED=49.97'

FOUND PINCHED OFF IRON PIPE UNDER ASPHALT

ASPHALT 1.12W

ASPHALT 1.852W & 8.943E

ASPHALT 8.962W & 7.213E

FOUND 1/2" IRON PIPE ASPHALT 2.81E

TO WATER'S EDGE
MEASURED=180.05'
MEASURED=117.52' TO CROSS IN SEAWALL

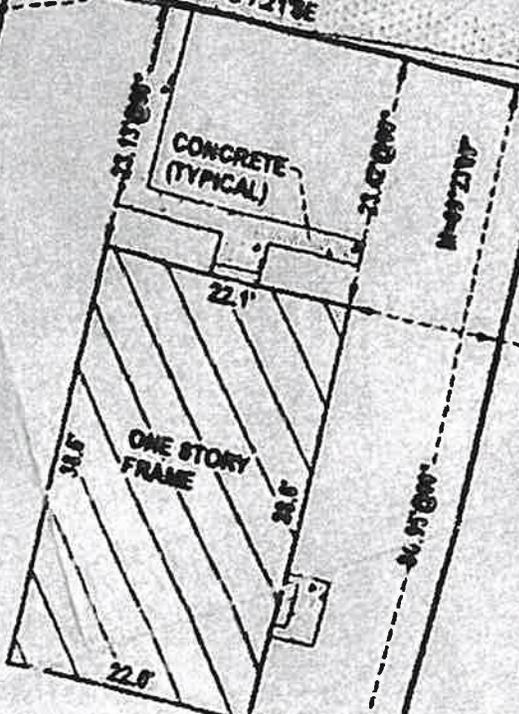
MEASURED=95.00'
RECORD=112' TO WATER'S EDGE
MEASURED=107 1/2' TO WATER'S EDGE

25.412W & 4.037W @90°

FRAME ADDITION TO ONE STORY HOUSE

1.672W @90°

CONCRETE CORNER 1.252W & 74.602W



LOT 110
TOTAL AREA=5,824 SQ.FT ±
TO WATER'S EDGE

PATIO BLOCK 2.782E & 65.132W

FOUND 1/2" IRON BAR
WOOD DECK 05.872W & 1.832W

WOOD STEP 0.672E
WOOD STEP 0.782E

DECK CORNER 0.712W

STAKE LINE MEAS=50.33'

PATIO BLOCK

0.3' STEEL SEA WALL

SEA WALL CORNER 1.802E & 115.272W

SET CROSS IN SEAWALL FACE OF WALL IS 8.172W.
CORNER OF WALL IS 8.222E



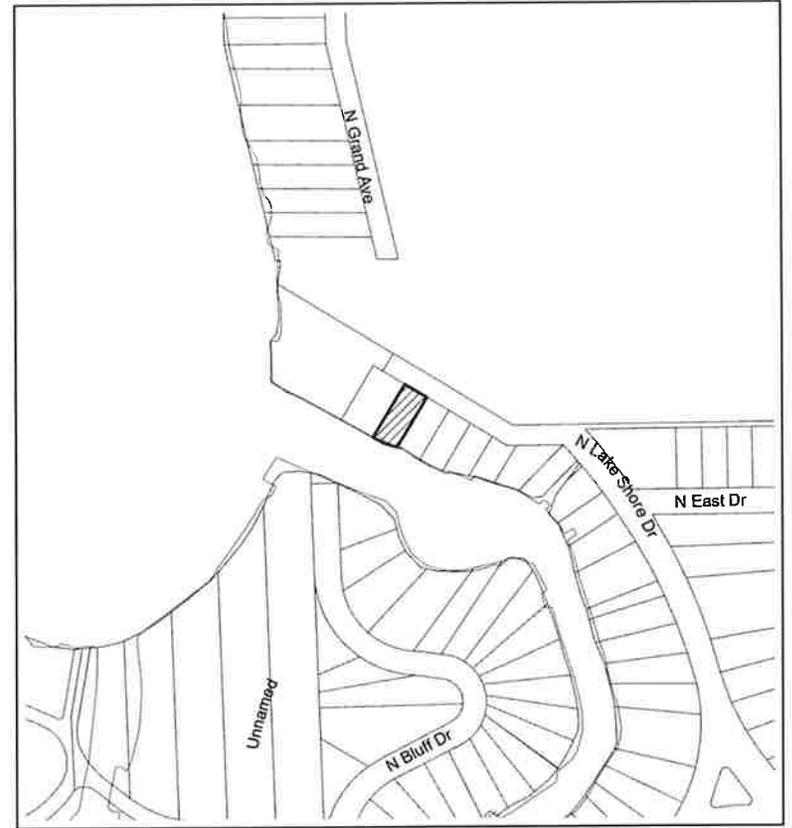
2.852W

08.572W & 1.462E @90°

FRAME SHED
FOUND 1/2" IRON BAR

WOOD DOCK 2.832E @90°

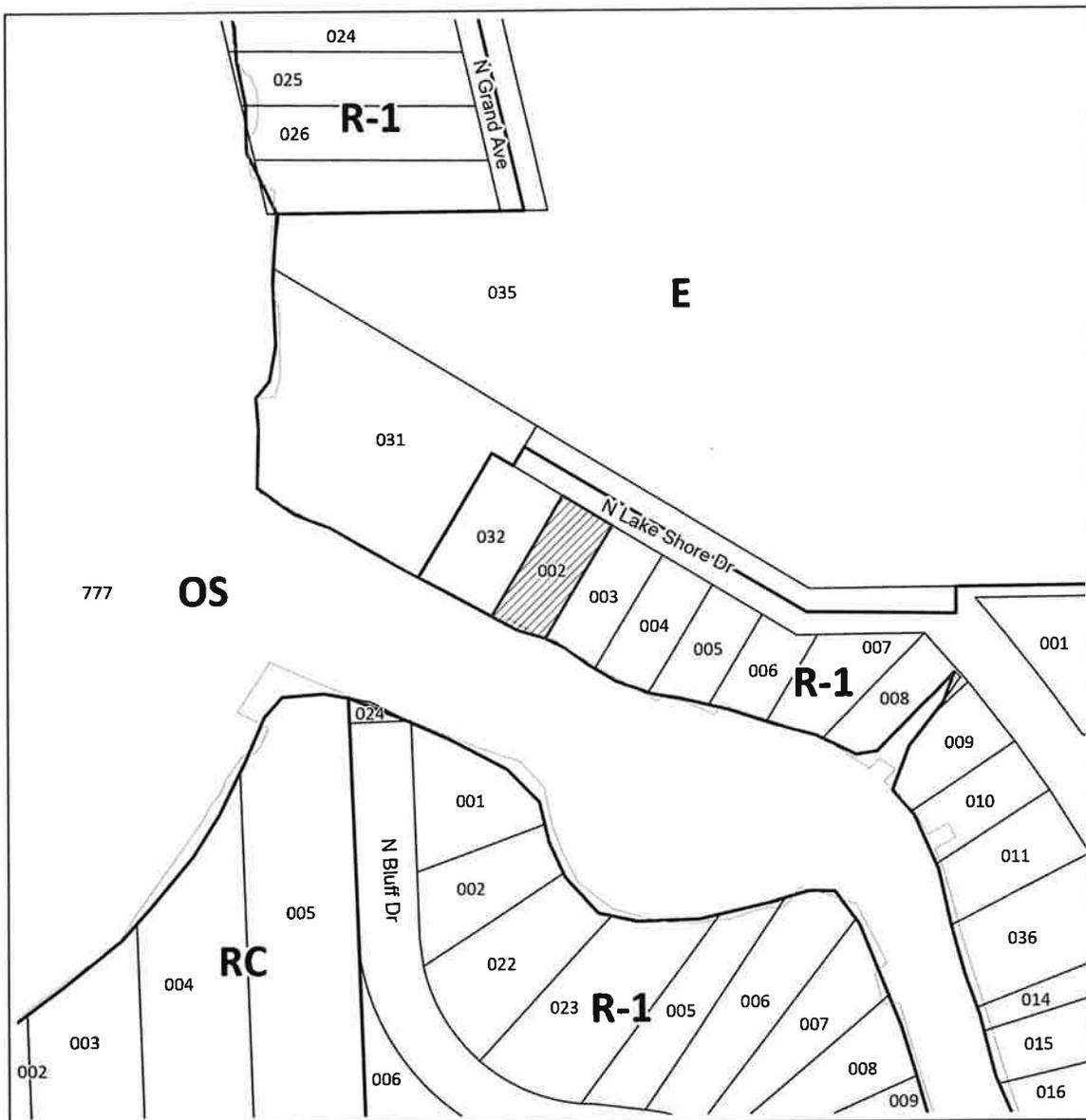
YACHT RACK



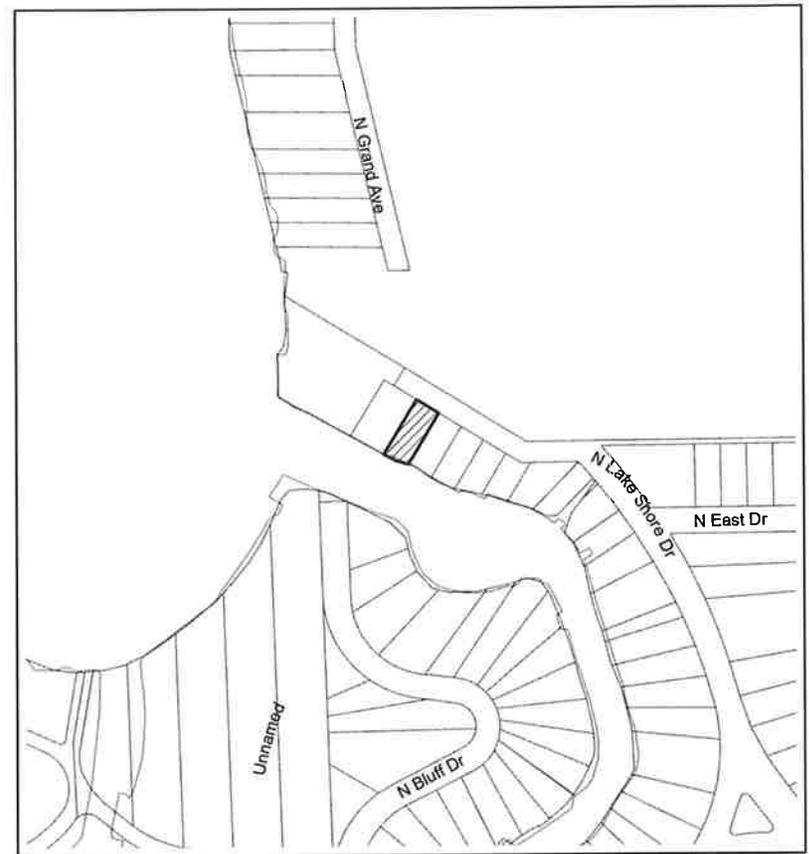
Zoning Board of Appeals
Case #VAR-000963-2024

 Incorporated Lake County  Subject Parcel

0 25 50 100 150 200
Feet



Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals Case #VAR-000963-2024

