

LAKE COUNTY ZONING NOTICE #000381-2018

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Monday, July 16, 2018, at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of Martin and Nancy Rench, 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 east street yard setback from 30 feet to 22.24 feet the expansion of a single-family dwelling.
2. Reduce the east street yard setback from 30 feet to 15.25 feet for a deck and from 30 feet to 11.93 feet for the deck stairs.
3. Reduce the west street yard setback of a detached garage from 30 feet to 0.93 feet to alleviate the nonconforming status.
4. Reduce the south side yard setback of a detached garage from 5 feet to 1.11 feet to alleviate the nonconforming status.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 40265 N. Lambert Drive, Antioch, Illinois, and is approximately 0.19 acres.

PIN 02-20-402-021

This application is available for public examination 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.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Martin J. Rench Phone: 630-803-6459 (M)
(please print) Nancy B. Rench 630-357-1611 (H)

Address: 1504 Warbler Dr.
Naperville, Illinois 60565
Email: renchmn@gmail.com

N/A Phone: _____
Contract purchaser(s) if any

Address _____

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Martin J. Rench Phone: _____
Name _____ Cell: _____

Address _____

Subject Present Zoning: R1
Property: Present Use: Improved with a single
family home, garage, shed
Proposed Use: Addition to 1st and 2nd floors
PIN(s): 02-20-402-021
Address: 40265 North Lambert Drive
Antioch, IL 60002
Legal description: (X) (see deed)

Request:

The following variation(s) are requested:

1. To reduce the east street yard setback from 30 feet to 22.24 for the expansion of a single-family dwelling.
2. To reduce the east street yard setback from 30 feet to 15.25 feet for a deck and from 30 feet to 11.93 feet for the deck stairs.
3. To reduce the west street yard setback of a detached garage from 30 feet to 0.93 feet to alleviate the nonconforming status.
4. To reduce the south side yard setback of a detached garage from 5 feet to 1.11 feet to alleviate the nonconforming status. (The current garage south overhang is 11.5 inches, and the west overhang is 9 inches.)

Explain why this variation(s) is necessary: The variations are necessary to add livable first and second floor space to the existing first and second floor of the house. This would expand and modernize the existing two-bedroom house. The existing garage on the southwest side of the lot was constructed at the same time as the house and does not meet current zoning requirements.

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 following criteria:

1. Exceptional conditions peculiar to the applicant's property.

Response: The petitioners' lot size is 50' x 162'. The existing two-bedroom structure was built in the early 1940s before Lake County Zoning Ordinances were enacted. The petitioner's property is exceptional with a double frontage lot whose building area is greatly restricted by requiring setbacks on both the east and west sides. The existing house is located in the southeast quarter of the lot. Current setback of the main structure to the east is 15.25' at the southern end and 22.24' at the northern end.

The current deck on the east side of the house is about 9 feet from the lot line. This deck on the east side will be removed, and the new deck/porch and attached stairway will extend less than 4 feet to the east.

It will be within the requested setback at about 11 feet from the east lot line.

There is also an easement owned by the subdivision to the north. The proposed structure will meet the current setback requirement to the north.

There is no way to expand the footprint of the existing main structure to the south, east or west without encroaching on the septic system, well water systems or recently added deck on the west side of the house. Petitioner is seeking additional first and second floor space to the north.

The existing garage, built in the 1940s before current county code existed, has a setback from the lot line to the south of 1.33 feet with an overhang of 11.5 inches. It also has a setback from the lot line on the west of .93 feet with an overhang of 9 inches.

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

Response: The front and side yard setback regulation prohibits any horizontal expansion of the existing structure without a variance. The existing structure has living space on two floors with the 1st floor bedroom measuring 8' x 11'. Petitioner proposes to bring the existing structure up to modern standards with the addition of first and second floor space; updating existing 2nd floor space with added new space to create a larger 2nd floor bedroom and a second-floor bath. The initial proposal is to create a modern dwelling by adding 50 percent additional livable space.

Petitioner has submitted a septic plan to the Lake County Health Department and has been assured the plan will be approved if the new building design does not increase the number of existing bedrooms and does not exceed 50% of the current livable space.

The current house creates a hardship by having to remain in a small 70-year-old building with two small bedrooms and one small bath. Creating a modern two bedroom, two bath house for the petitioner's use and ultimate advantage for resale is desirable. The existing house cannot be modernized without the variance approval.

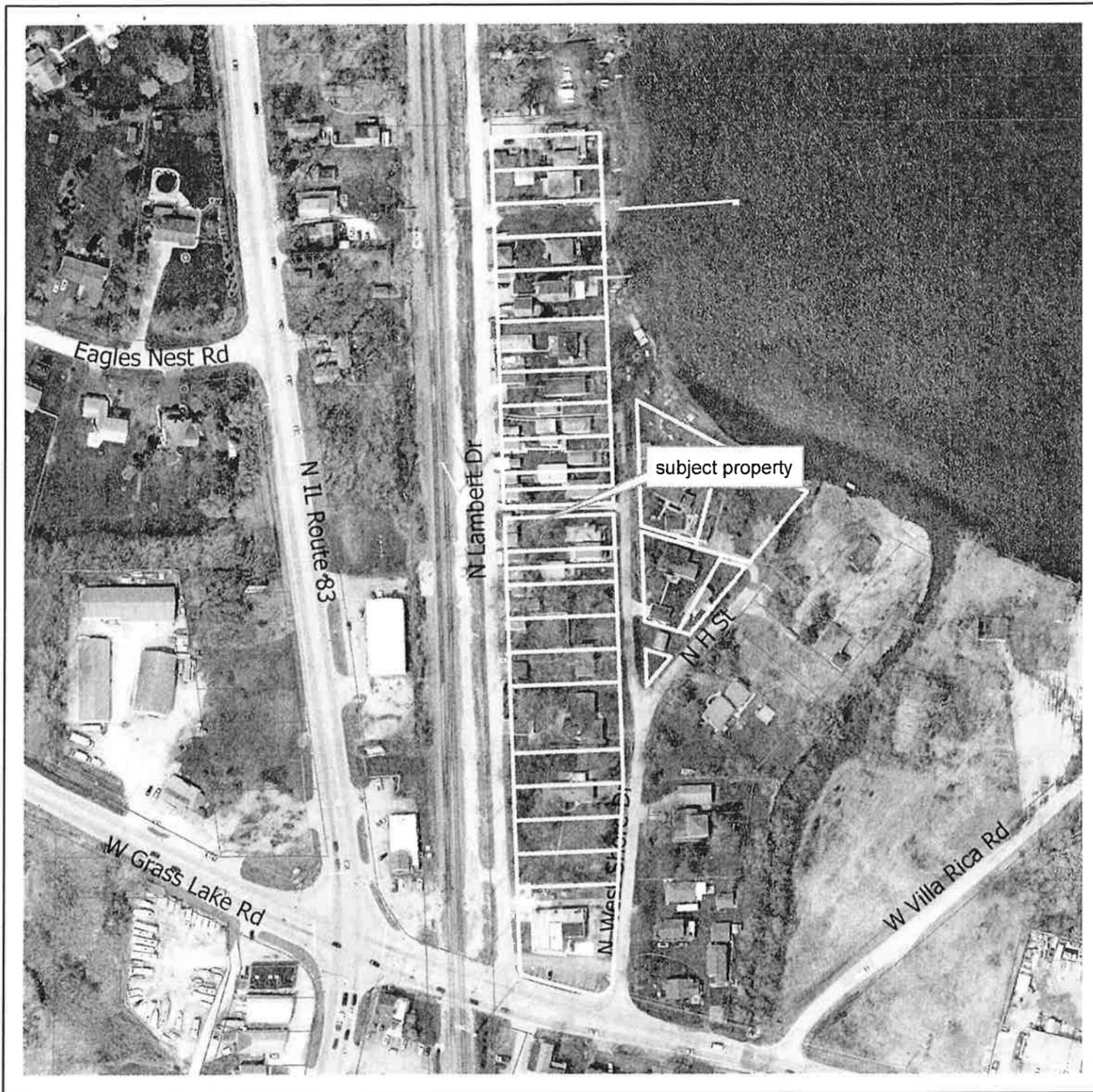
3. Harmony with the general purpose and intent of the zoning regulations.

Response: The variance is consistent with the general purpose and intent of the zoning regulations by allowing the petitioners to construct a house addition that would not be injurious or detrimental to the neighborhood because: (a) It would cause minimal site disturbance; (b) It will enhance the overall neighborhood surroundings; (c) The proposed variance(s) will not impair the adequate supply of light and air to adjacent properties nor will they increase the danger of fire or flooding nor reduce egress; (d) The new structure will enhance the esthetic appeal and value of the house.

Site plan and draft elevation drawings of the proposed addition are attached and show that the proposed structure is well within the maximum height requirement as specified in the LCUDO. The existing structure already has two stories, so the addition to the second floor is of minimal impact.

The variance for the garage is consistent with the general purpose and intent of the zoning regulations by allowing the petitioners to construct a replacement garage, if needed, that would not be injurious or detrimental to the neighborhood because: (a) It would cause minimal site disturbance by maintaining the same existing footprint; (b) It will enhance the overall neighborhood surroundings; (c) The proposed garage variance will not impair the adequate supply of light and air to adjacent properties nor will it increase the danger of fire or flooding nor reduce egress; (d) The garage structure will continue to enhance the esthetic appeal and value of the property.

All the garages to the north and south of the applicant's garage on Lambert Drive have similar locations on their respective lots as can be seen from aerial views of the subdivision. The garage location will not change the look of the neighborhood.

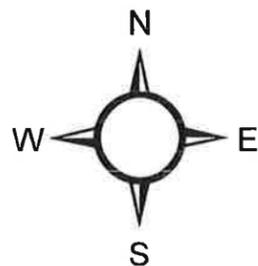


ZBA #000381-2018

Adjacent Property Owner Map/List

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.



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

Martin J. Rench Nancy B. Rench
Signature(s) of owner(s)

NA
Signature(s) of contract purchasers

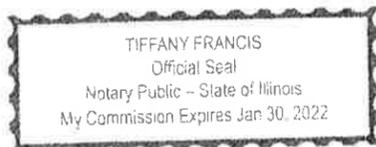
I, Tiffany Francis a Notary Public aforesaid, do hereby certify that Nancy B Rench and Martin J Rench Jr

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of June 1 2018 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 1 day of June, 2018.

(Seal)

My Commission expires 1/30/22.



Tiffany Francis

**TRUSTEE'S DEED
Statutory (ILLINOIS) (General)**

The Grantor, **THE EARL F. TATAK TRUST**
DATED JUNE 27, 2003, of 7766 W.
Thorndale, Chicago, IL 60631, for and in
consideration of Ten & 00/100 (\$10.00) Dollars,
in hand paid, CONVEYS and WARRANTS to:
NANCY B. RENCH & MARTIN J. RENCH,
husband and wife, of 1504 Warbler Drive,
Naperville, IL 60565, as JOINT TENANTS, the

Image# 056912480003 Type: DTR
Recorded: 12/13/2017 at 12:12:37 PM
Receipt#: 2017-00073971
Page 1 of 3
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7450683**

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

SEE PAGE TWO FOR LEGAL DESCRIPTION,

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as it does not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 02-20-402-021

Address of Real Estate: 40265 N. Lambert Drive, Antioch, IL 60002

DATED this 1st day of NOVEMBER, 2017

THE EARL F. TATAK TRUST DATED JUNE 27, 2003



David Tatak, Successor Trustee

State of Illinois)

)

ss.

County of Cook)

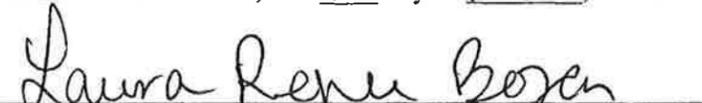
)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that David Tatak, 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, and as the free
and voluntary act of the Earl F. Tatak Trust Dated June 27, 2003, for the uses and purposes therein
set forth.

Given under my hand and official seal, this 1st day of November, 2017.

Commission expires 2/2/19


Notary Public



LEGAL DESCRIPTION

Premises commonly known as: 40265 N. Lambert Drive, Antioch, IL 60002

PIN: 02-20-402-021

LOT 20 IN BLOCK 2 IN DEL MONTE GARDENS, A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 22, 1921, AS DOCUMENT 200421 IN BOOK "K" OF PLATS, PAGE 56 IN LAKE COUNTY, ILLINOIS.

Exempt from tax under 35 ILCS 200/31-45(e).



Attorney for Grantee

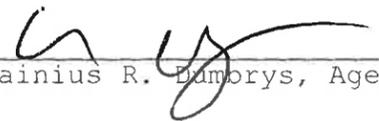
Date: NOVEMBER 1, 2017

Prepared by and Return To:
Dainius R. Dumbrys
Boodell & Domanskis, LLC
1 N. Franklin, #1200
Chicago, IL 60606

Send Tax Bills to:
Nancy and Martin Rensch
1504 Warbler Drive
Naperville, IL 60565

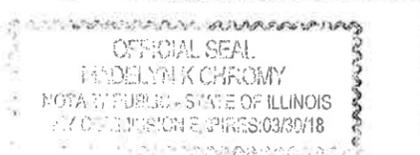
STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.


Dainius R. Dumbrys, Agent

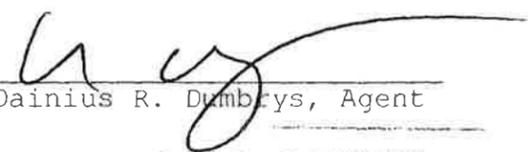
Dated November 1, 2017

Subscribed and sworn to before me by the said Dainius R. Dumbrys this 1st day of November, 2017.



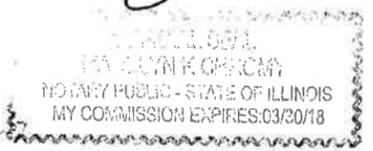
Notary Public: 

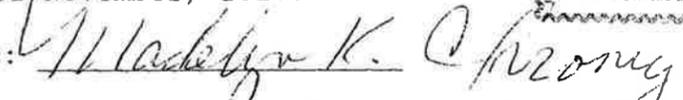
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.


Dainius R. Dumbrys, Agent

Dated November 1, 2017

Subscribed and sworn to before me by the said Dainius R. Dumbrys this 1st day of November, 2017.



Notary Public: 

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



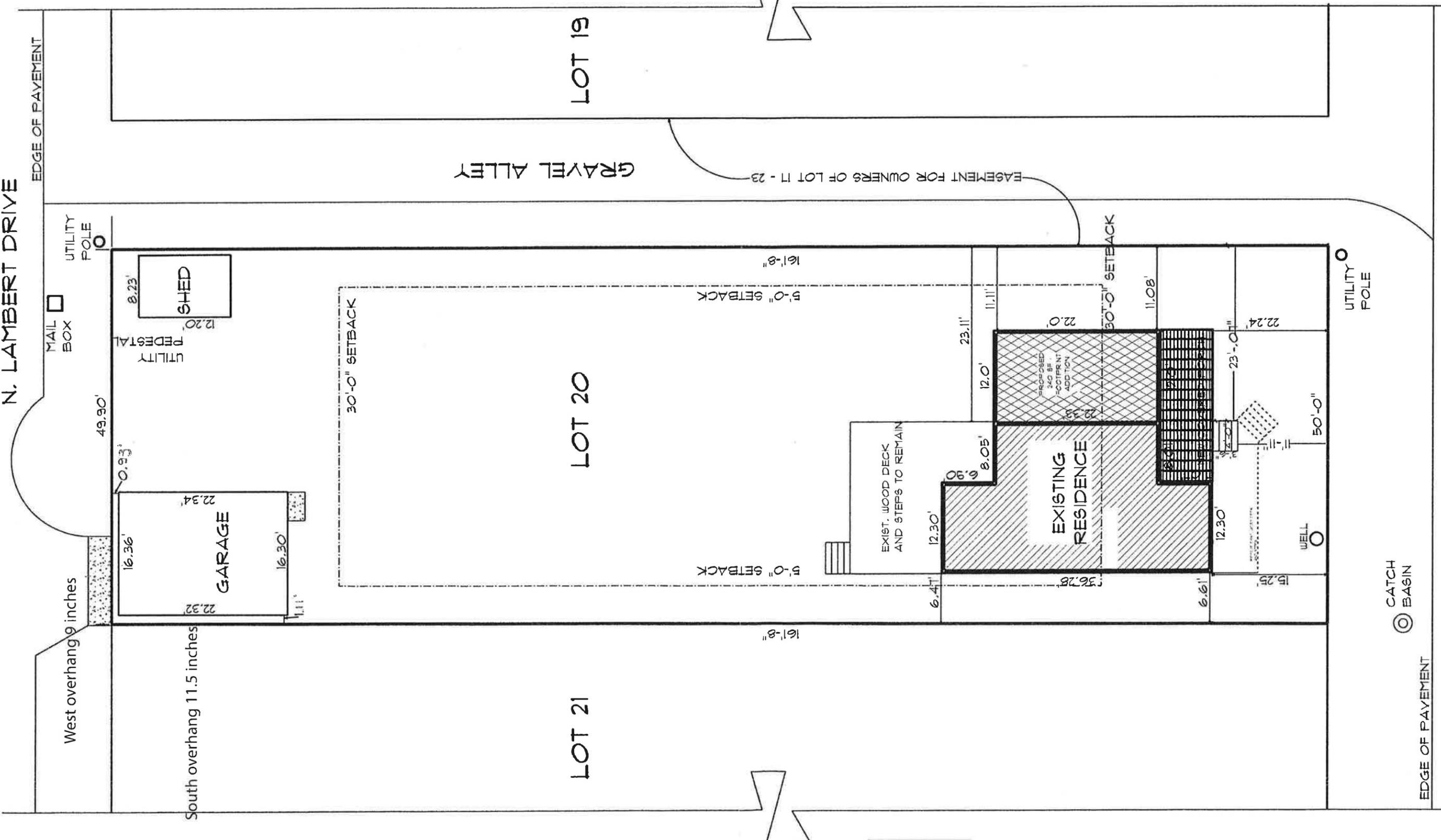
I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced 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 5-31-18

PROPOSED SITE PLAN



RENCH - SITE PLAN

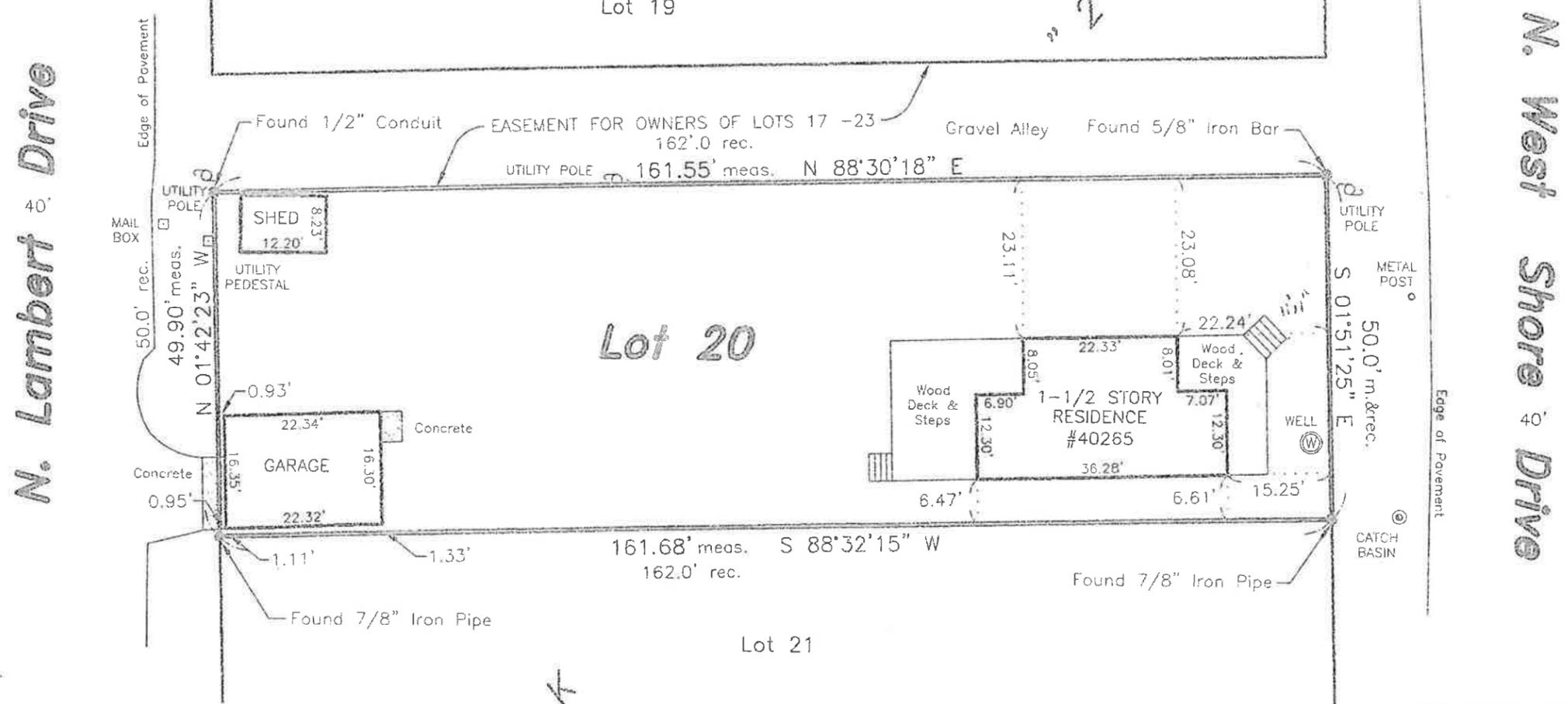
SCALE: 1" = 20'-0"

DATE: 6-1-18

PLAT OF SURVEY OF

THE PREMISES COMMONLY KNOWN AS:
40265 N. LAMBERT DRIVE, ANTIOCH, IL. 60002
PARCEL AREA = 8,072 S.F.
PIN: 02-20-402-021

LOT 20 IN BLOCK 2 IN DEL MONTE GARDENS, A SUBDIVISION IN THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 22, 1921, AS DOCUMENT 200421 IN BOOK "K" OF PLATS, PAGE 56, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 19th DAY OF October, A.D. 2017.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-18
PROFESSIONAL DESIGN FIRM NO. 184-002732

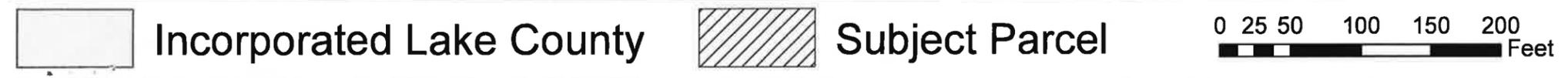
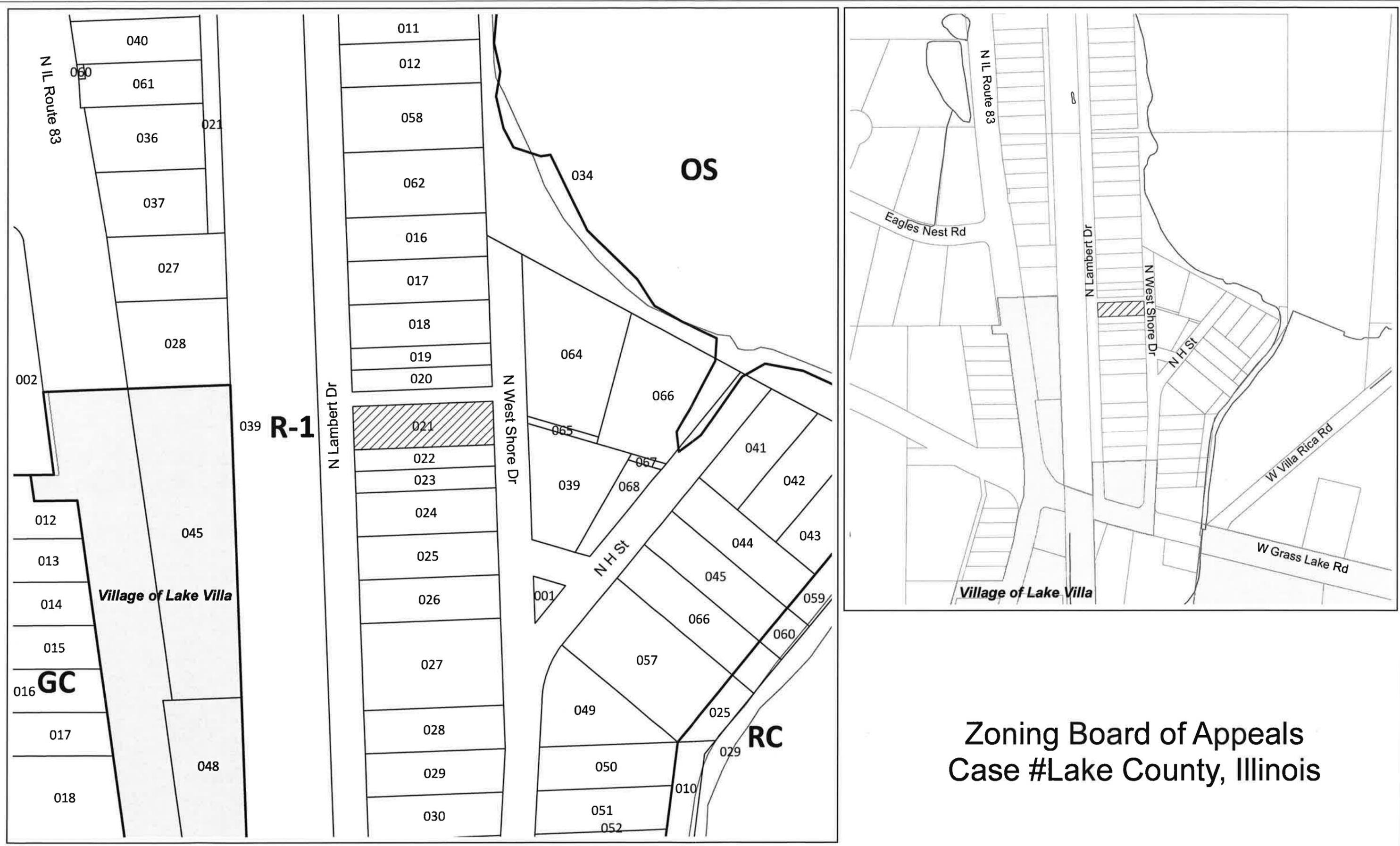


Scale: 1" = 20'
FILE NO. 152-17
F15217.DWG

FIELDWORK COMPLETED: 10-17-2017
CLIENT NAME: Martin Rensch
ADDRESS: 1504 Warbler Drive
Naperville, IL. 60565

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, GRAYSLAKE, ILLINOIS 60030
GRAYSLAKE 847-223-0914 ILLINOIS



Zoning Board of Appeals
 Case #Lake County, Illinois