

LAKE COUNTY ZONING NOTICE VAR-000990-2024

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday July 11, 2024, at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, Illinois on the petition of Igor Gluzman, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the front setback from 30 feet to 0 feet to allow for the expansion of the accessory structure in the rear.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 22667 W SILVER LAKE AVE ANTIOCH, IL and is approximately 0.57 acres.

PIN:0209300026

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11724> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn: Jessica Oliver, Project Manager 847-377-2079

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Igor Gluzman

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

Subject Property: Present Zoning: Residential 1
Present Use: Residential
Proposed Use: Residential
PIN(s): 02-09-300-026
Address: 22667 W SILVER Lake Ave
Antioch IL 60002

Legal description: _____
(see deed)

The following variation(s) are requested:

1. To reduce the front setback from 30ft to 0ft.
2. _____
3. _____
4. _____

Explain why this variation(s) is necessary:
The existing garage is within the front setback.
The garage needed to be extended in the rear to
allow a boat to be stored in the garage.

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:

This is garage was build 50 years ago. Size of garage 20x22

I have a boat that I want to park in to the garage and extend garage for 4' on a back.

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

This is garage was build in 1952, and I have to extend this garage to 4 feet, to park my boat in to the garage.

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

All garages in my neighborhood stay in same location like my, usually this is from 10' to 15' from the road.

APPLICANT INFORMATION

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

<u>Applicant (if other than owner):</u>		<u>Contract Purchaser (if any):</u>	
Name:	_____	Name:	_____
Address:	_____	Address:	_____
State & Zip:	_____	State & Zip:	_____
Daytime Phone:	_____	Daytime Phone:	_____
Email:	_____	Email:	_____

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

Owner's Signature: [REDACTED] _____

Owner's Signature: _____

Signature(s) of [REDACTED] (e) _____

I, Emmanuel Perez a Notary Public aforesaid, do hereby certify that IGOR Gluzman personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of June 3rd 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 3 day of June, 2024.

(Seal) [REDACTED] My Commission expires 05/17/24



Anthony Vega
Lake County Clerk

LAKE COUNTY CLERK'S OFFICE
RECORDING DIVISION
18 N COUNTY ST - 6th FLOOR
WAUKEGAN, IL 60085-4358
(847) 377-2575
fax (847) 984-5860
www.lakecountvil.gov/recorder



Image# 063021250004 Type: DQC
Recorded: 03/27/2023 at 10:45:34 AM
Receipt#: 2023-00012095
Page 1 of 4
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL
Anthony Vega Lake County Clerk
File **7965069**

QUITCLAIM DEED

Space Above for County Clerk's Use

Return Recorded Document To:

Igor Glusman

Name & Address of Taxpayer:

Igor Glusman



THE GRANTOR(s) DB Design Group Inc

of the City/Village of Lake Zurich County of Lake State of IL

for and in consideration of ~~\$100,000.00~~ \$10.00^{I.B.} Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) Igor Glusman

(Grantee's address) 

of the City/Village of  State of IL

in the form of ownership: Sole owner
(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

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

(Note: If additional space is required for legal, attach on a separate 8½ x 11 sheet)

Permanent Index Number(s) P.I.N. 02-09-300-026

Property Address 22667 West Silver Lake Ave, Antioch, IL 60002

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

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

720

Dated this 27 day of March, 2023.

Signature(s) of Grantor(s):

[Redacted Signature] _____
[Redacted Signature] _____
_____ (Printed Name)
of
Design Group, Inc

STATE OF ILLINOIS }
 } SS
County of Lake }

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Igor Naumovich Gluzman
is personally known to me to be the same person whose name(s) (s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (h) he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27th day of March, 2023.

[Redacted Signature]

My commission expires June 03, 2023.

Name & Address of Preparer:

Igor Gluzman
[Redacted Address]



Affix: State of Illinois / Lake County Transfer Stamp

or

Exempt under 35 ILCS 200/31-45 paragraph e

See [Redacted]
Date [Redacted]
Signature [Redacted]

This copy is provided by the Lake County Clerk for use in Lake County, Illinois (revised December 1, 2022)
A legal opinion is recommended prior to taking final action with this deed.
Changes in ownership may have tax, inheritance and other legal ramifications.
Anthony Vega
Lake County Clerk

That part of the Southeast 1/4 of the Southwest 1/4 Of Section 9, Township 46 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, bounded and described as follows: Beginning at the Northwesterly Corner of Lot 22 in Silver Lake Park, being a Subdivision in the East 1/2 of the Southeast 1/4 of the aforesaid section; Thence in a Southwesterly direction along the Northerly Line of said Lot 22, as extended, a distance of 111.66 feet, more or less, to a point of intersection with the Northwesterly line of Lot 24 in said Silver Lake Subdivision, as extended Northeasterly; Thence Southeasterly, a distance of 209.30 feet, more or less, to a point which is 50 feet Southwesterly of the southwest corner of said Lot 22, as measured along the Southerly line of said Lot 22, as extended; Thence Easterly along said Southerly line extended, a distance of 50 feet, more or less, to the Southwest corner of said Lot 22, thence Northwesterly along the Westerly line of said Lot 22, a distance of 200 feet, more or less, to the Northwesterly corner of said Lot 22, said point also being the point of beginning.

Formerly described as: Lot 23 in Silver Lake Park, being a Subdivision in the East 1/2 of the Southwest 1/4 of Section 9, Township 46 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 24, 1921 as Document 203040 in Book "K" of Plats, Page 65, in Lake County, Illinois.

P.I.N. 02-09-300-026

Commonly known as 22667 West Silver Lake Avenue, Antioch, IL 60002

Anthony Vega
Lake County Clerk
Recording Division
18 N. County St, 6th Floor
Waukegan, IL 60085

Plat Act Affidavit

18 N County St – 6th Floor
Waukegan, IL 60085-4358
Phone: (847) 377-2575
FAX: (847) 984-5860

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

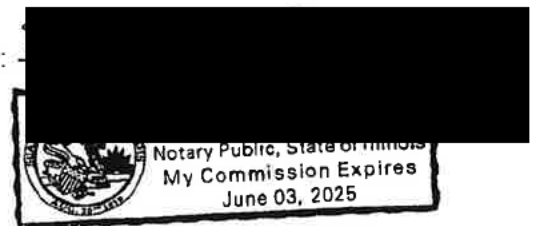
I, (name) Igor Gluzman, being duly sworn on oath, state that I reside at 1100 Pleasant Ridge Dr. Lake Zurich, IL 60047 and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

SUBSCRIBED and SWORN to before me this 27th day
of March, 2023

Notary: _____



PLAT OF SURVEY

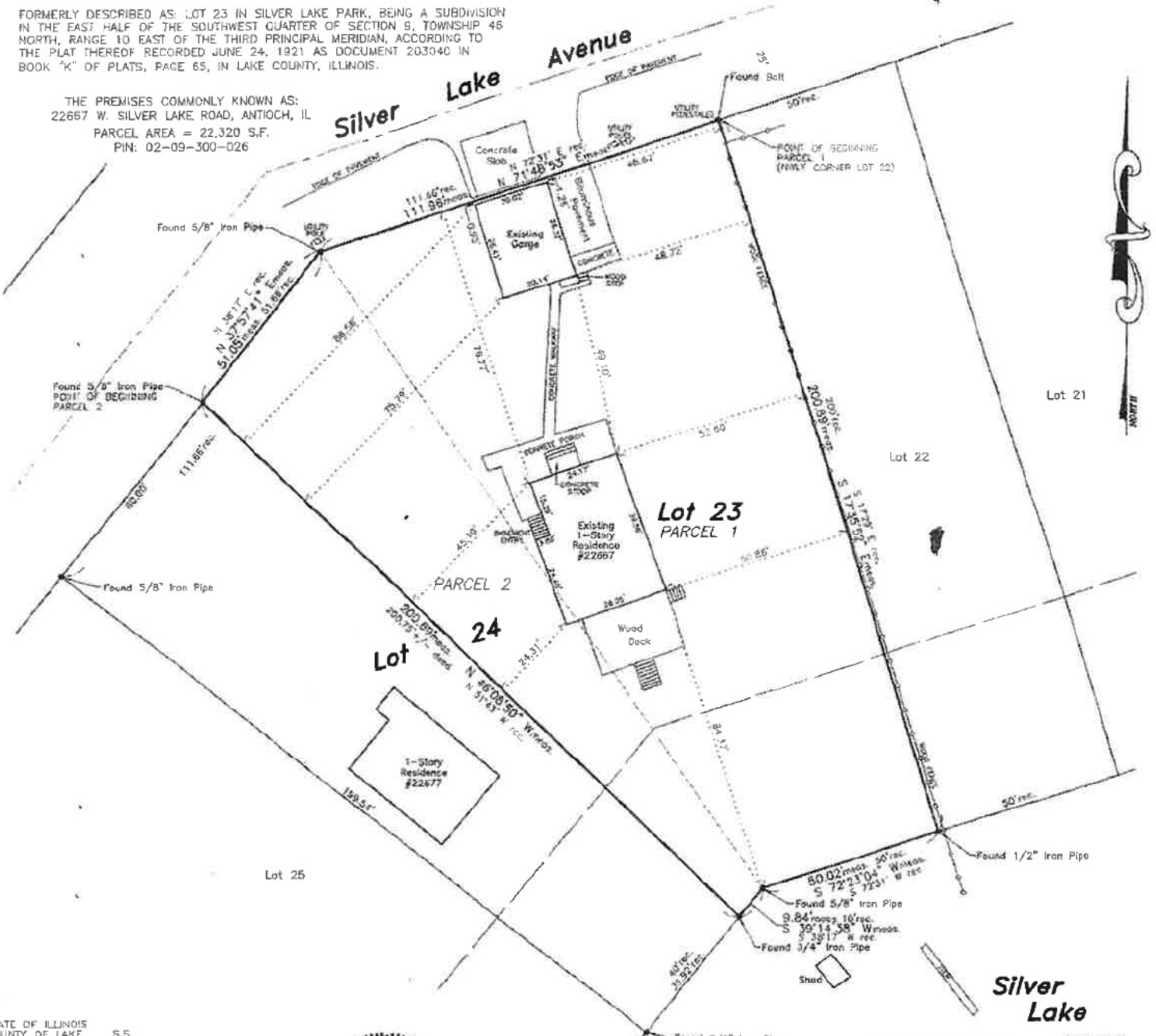
OF

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 22 IN SILVER LAKE PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 22, AS EXTENDED, A DISTANCE OF 111.66 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 24 IN SAID SILVER LAKE SUBDIVISION, AS EXTENDED NORTHEASTERLY; THENCE SOUTHEASTERLY, A DISTANCE OF 209.30 FEET, MORE OR LESS, TO A POINT WHICH IS 50 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 22, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID LOT 22, AS EXTENDED; THENCE EASTERLY ALONG SAID SOUTHERLY LINE EXTENDED, A DISTANCE OF 50 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 22, A DISTANCE OF 200 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF SAID LOT 22, SAID POINT ALSO BEING THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS: LOT 23 IN SILVER LAKE PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1921 AS DOCUMENT 203040 IN BOOK "K" OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
22667 W. SILVER LAKE ROAD, ANTIOCH, IL
PARCEL AREA = 22,320 S.F.
PIN: 02-09-300-026

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 24 IN SILVER LAKE PARK, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1921 AS DOCUMENT 203040 IN BOOK "K" OF PLATS, PAGE 65, WHICH IS 60 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY 200.75 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 24 WHICH IS 40 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 24, A DISTANCE OF 10 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 24, TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 24, TO A POINT 60 FEET NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 24 AND POINT OF BEGINNING, 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: [Redacted]

PROFESSIONAL DESIGN FIRM NO. 164-002732

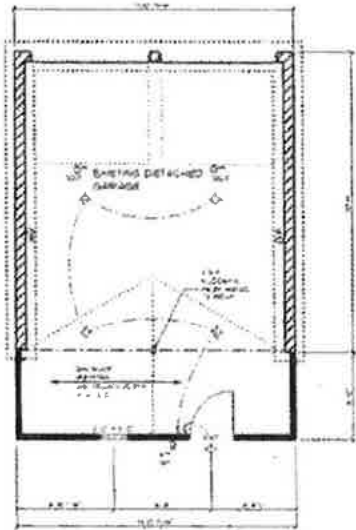


Scale 1" = 20'
FILE NO. 1-24
F124.000

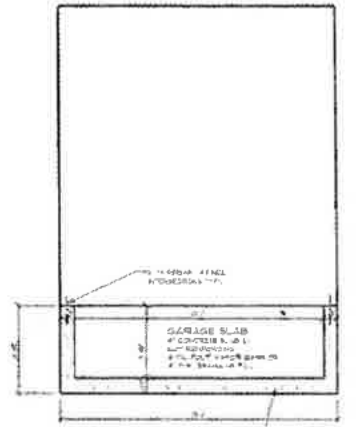
FIELDWORK COMPLETED: 01-22-2024
CLIENT NAME: **CB Design Group, Inc.**
ADDRESS: 20602 N Milwaukee Avenue
Oakfield, IL 60018

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 AT ONCE report any discrepancies which you may find.

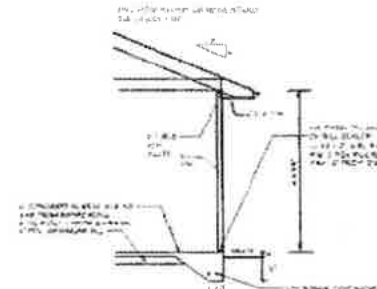
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



GARAGE ADDITION PLAN
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



GARAGE SECTION
SCALE 1/4" = 1'-0"

TYPICAL FOUNDATION CONSTRUCTION
FOOTING FOR CONCRETE SLAB SHALL BE 12" DIA. #4 BARS (AGA) MINIMUM DEPTH 30"

TYPICAL ROOF CONSTRUCTION
ROOF FOR 12' GABLE ROOF SHALL BE 2" X 8" RAFTERS @ 16" O.C. WITH 1/2" CDX #15 ROOF SHEATHING & 1/2" OSB SHEATHING. #15 G-30 SHEATHING SHALL BE USED FOR GABLE ENDS.

TYPICAL EXT. WALL CONSTRUCTION
WALL SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD INTERIOR & 1/2" GYPSUM BOARD EXTERIOR. #15 G-30 SHEATHING SHALL BE USED FOR GABLE ENDS.

NOTE:
THE PLANS AND ALL CONSTRUCTION TO CONFORM TO THE REGULATIONS GOVERNING WITH LAKE COUNTY - ILLINOIS.
COMPLY WITH INTERNATIONAL RESIDENTIAL CODE (IRC).
COMPLY WITH NATIONAL ELECTRICAL CODE (NEC).
COMPLY WITH NATIONAL PLUMBING CODE.
COMPLY WITH NATIONAL MECHANICAL CODE (NMC).

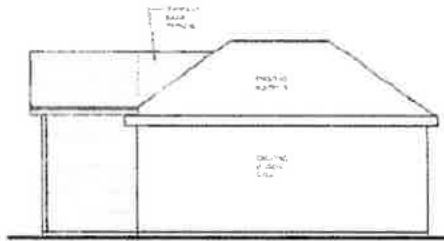
I hereby certify these plans have been prepared under my direct supervision and control and to the best of my knowledge and belief comply with the building codes of LAKE COUNTY, IL.



Shawn Furnell Architect, LLC • 601-419648 Expires 11/30/24



GARAGE REAR ELEVATION
SCALE 1/4" = 1'-0"



GARAGE SIDE ELEVATION
SCALE 1/4" = 1'-0"

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:

Zora Gluman

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

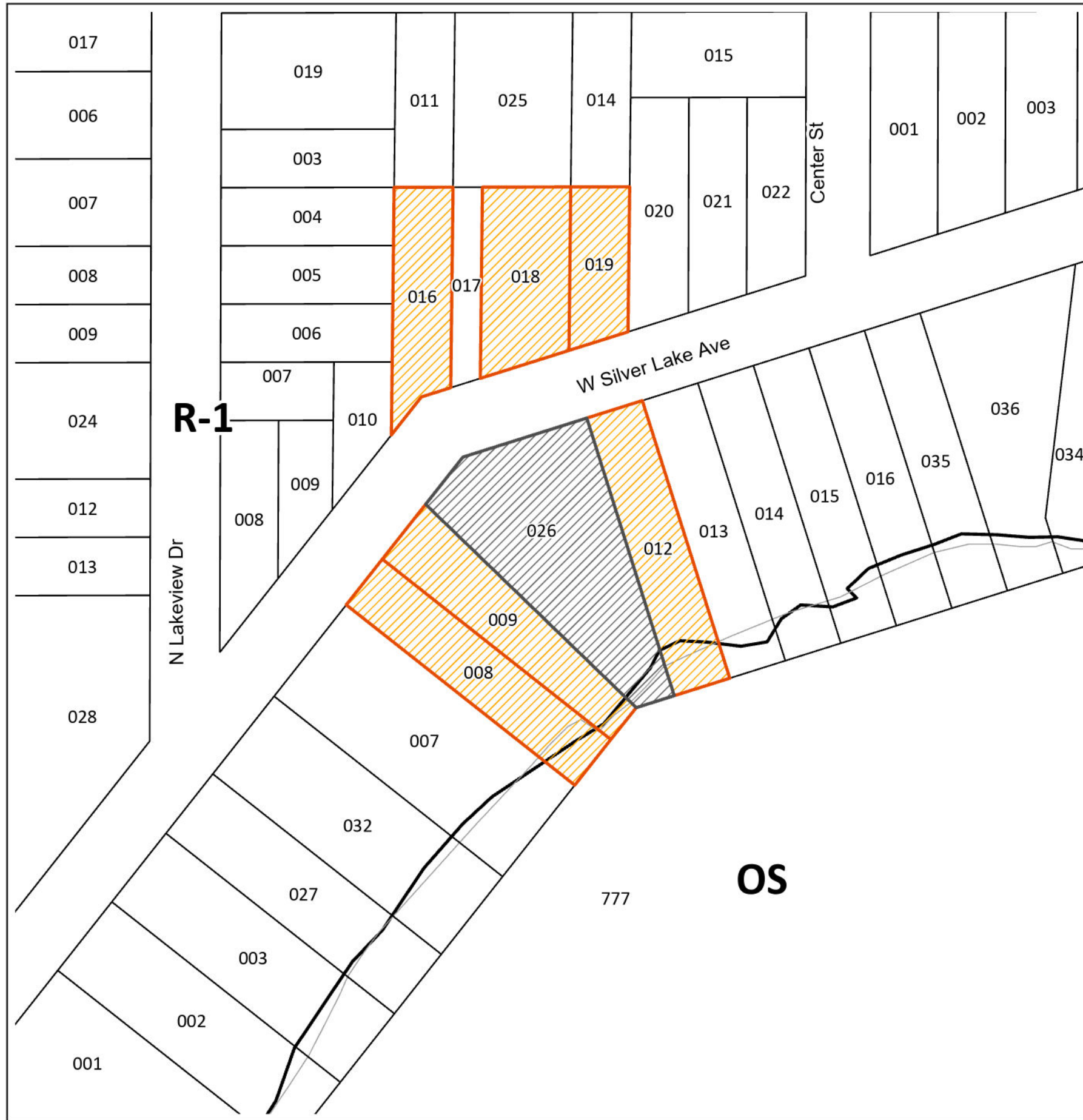


Zoning Board of Appeals
Case #VAR-000990-2024

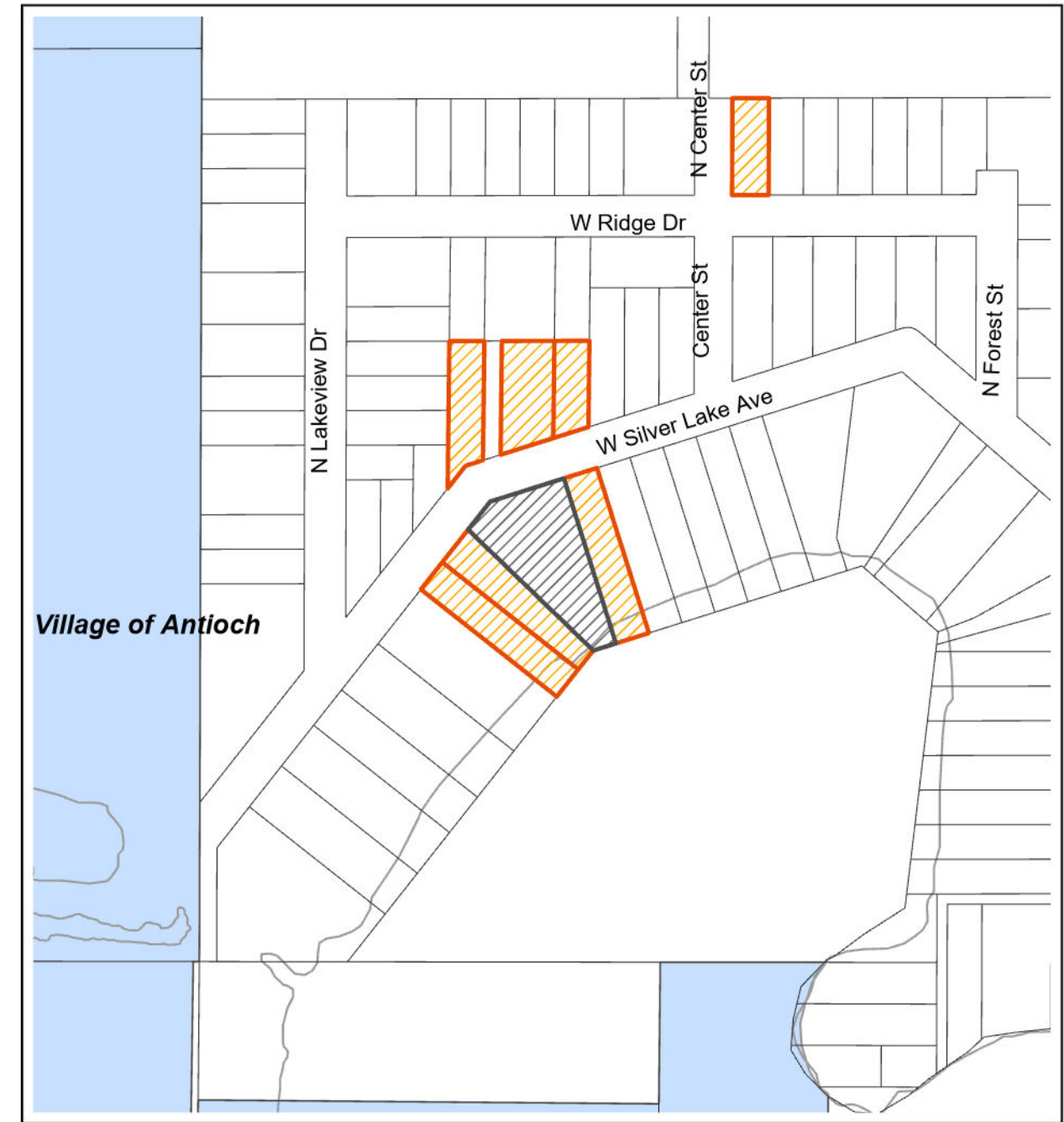
Incorporated Lake County
 Subject Parcel

0 25 50 100 150 200 Feet

Copyright neamap 2015



Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals Case #VAR-000990-2024

