

LAKE COUNTY ZONING NOTICE VAR-000972-2024

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday June 13, 2024, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of A1D1 Group, LLC, 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 street setback from 15 feet to 4.68 feet to allow for a deck and stairs.
- 2.) Reduce the side street setback from 15 feet to 5.63 feet, as measured from the eave, to accommodate an existing house.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25234 W PARK DR. ANTIOCH, IL 60002 and is approximately 0.10 acres.

PIN:0101404039

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11694> 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): Aldi Group LLC

Applicant(s): Amin Alijosefi
(if other than owner)

Subject Property: Present Zoning: R1
Present Use: single family home
Proposed Use: single family home
PIN(s): _____
Address: R101 404 039
25234 W Park Drive
Antioch IL 60002
Legal description: see deed
(see deed) Doc # 800 - 6945

The following variation(s) are requested: see attached ✓

1. _____
2. _____
3. _____
4. _____

Explain why this variation(s) is necessary:

Variation Application

1. Reduce side street set back from 15ft to 4.68 ft to allow for deck.
2. Reduce side street set back from 15ft to 5.63 ft as measured from eave to accommodate an exit to house

Why is this variation necessary:

Purchased house did not realize how lot was laid out, variance is needed to accommodate entrance and 2nd exit to front of house.

Approval Criteria

1. Exceptional conditions

- very small none conforming lot
- side street a curve
- house was built in required set back before county code was changed

2. Practical difficulties

- 2nd exit to house
- nowhere else to put the exit as required by fire department

3. Harmony with general purpose

- approved variance has no affect on neighbors or community

APPLICANT INFORMATION

Owner (include all fee owners listed on deed): Name: <u>AIDI Group LLC</u> Address: [Redacted] State & Zip: [Redacted] Daytime Phone: [Redacted] Email: [Redacted]	Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application Name: <u>Agrim Alijovski</u> Address: [Redacted] State & Zip: [Redacted] Daytime Phone: [Redacted] Email: [Redacted]
Applicant (if other than owner): Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____	Contract Purchaser (if any): Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____

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



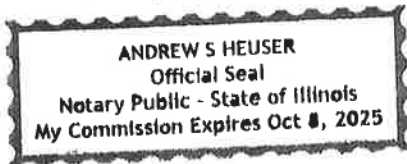
(AIDI Group)

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Andrew Sheuser a Notary Public aforesaid, do hereby certify that Agrim Alijovski personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4/29/2024 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 29 day of APRIL, 2024.

My Commission expires October 8, 2025



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:


Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

111
VH23014694

Type: DW
Recorded: 11/20/2023 3:28:48 PM
Fee Amt: \$167.50 Page 1 of 2
Receipt#: 202300051682
IL Rental Housing Fund: \$18.00
State Stamp Fee: \$65.00
County Stamp Fee: \$32.50
Lake County IL
Anthony Vega Lake County Clerk

File# 8006945

FIDELITY NATIONAL TITLE

REAL ESTATE TRANSFER TAX

County:	\$32.50
Illinois:	\$65.00
Total:	\$97.50
Stamp No:	0-909-287-376
Declaration ID:	2023110497710
Instrument No:	8006945
Date:	20-Nov-2023

THIS INDENTURE WITNESSETH, that the Grantor(s), Michael P. Smetko, a single man, of the County of LAKE and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO,

A1D1 Group, LLC P.O. Box 111 Antioch IL 60002

the following described real estate, to-wit:

LOT 36 IN MORLEY'S SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE 3RD P.M., ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1924 AS DOCUMENT NO. 239470, IN BOOK "M" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.

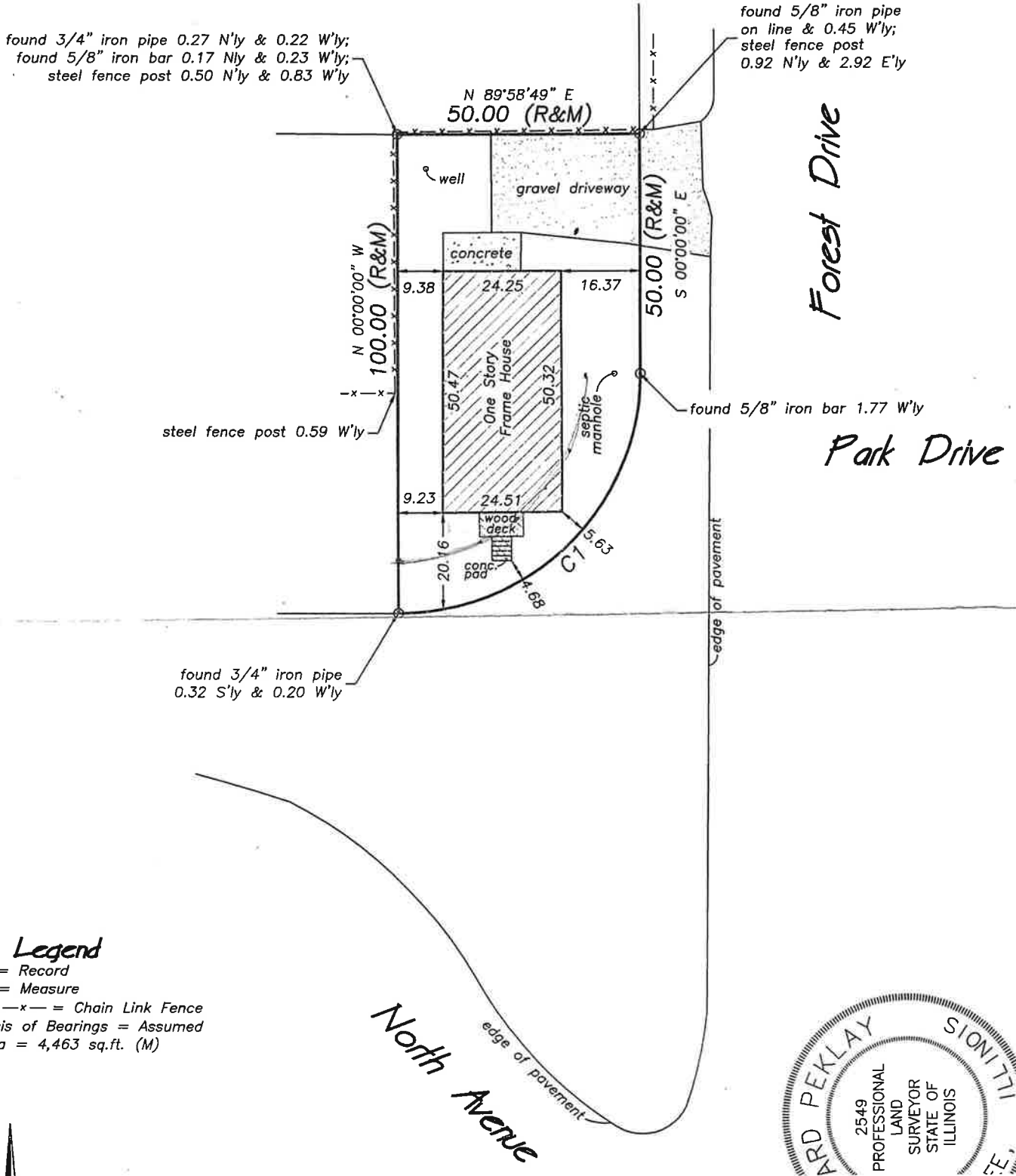
Permanent Real Estate Index Number: 01-01-404-039-0000
Property Address.: 25234 West Park Drive, Antioch, IL 60002

Subject to the following restrictions: a) all taxes and special assessments, if any for the year 2023 installment and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

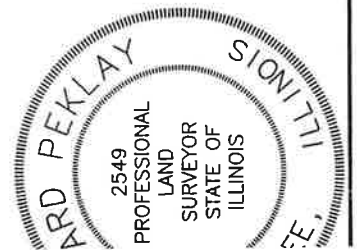
PEKLAY SURVEYING CO., LTD.
PLAT OF SURVEY

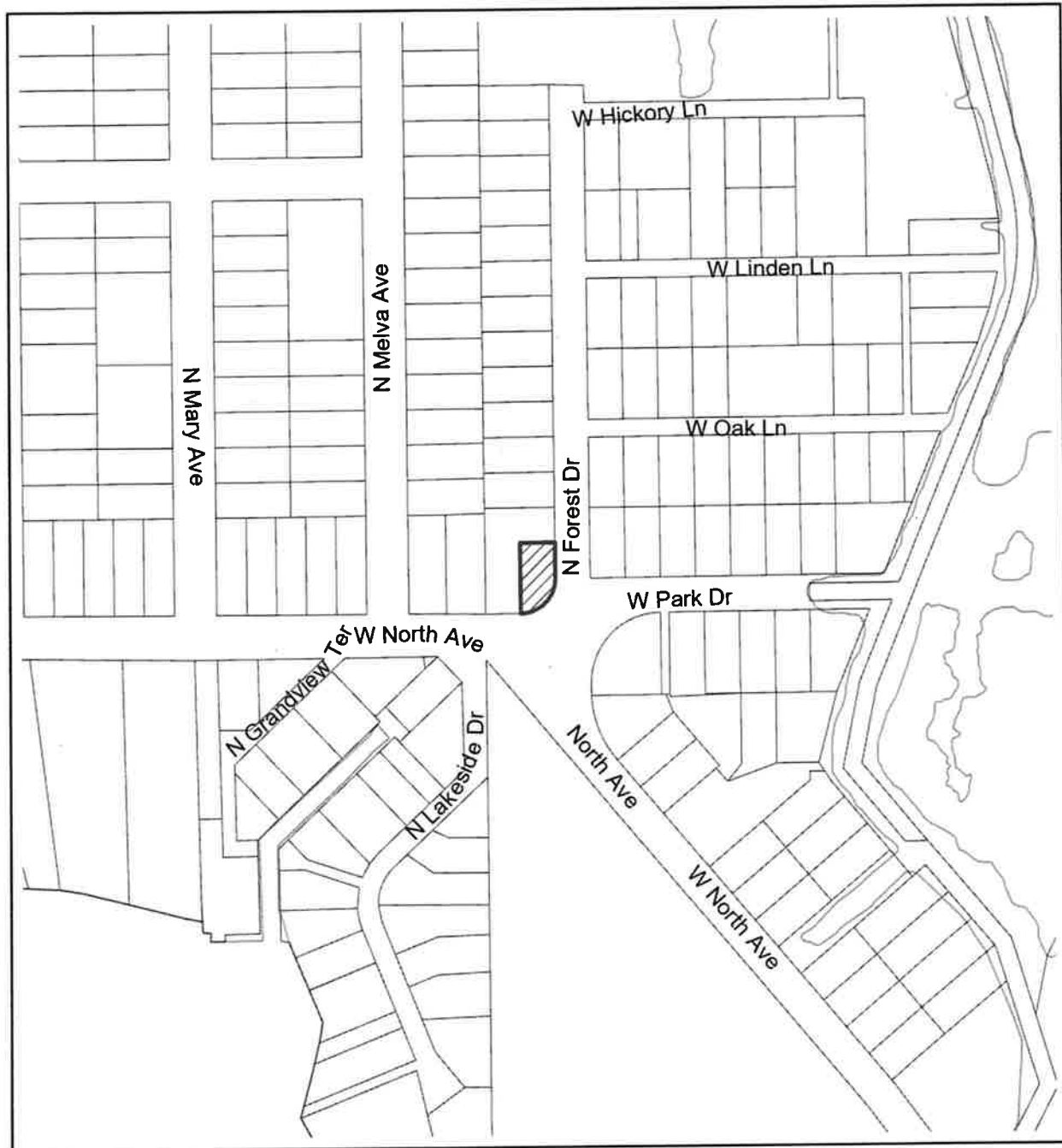
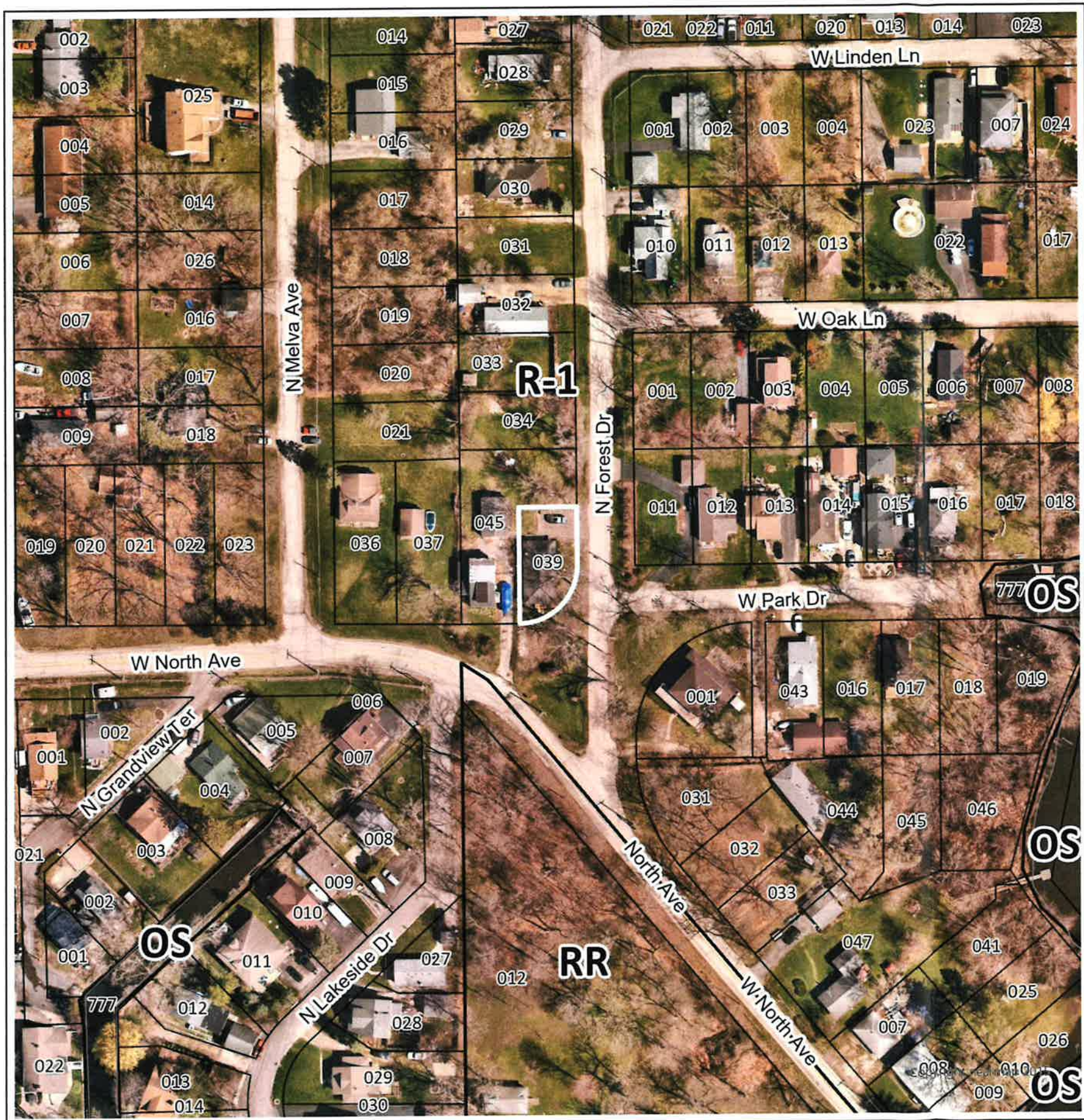
LOTS 36 IN MORLEY'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF FRACTIONAL SECTION 1, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 8, 1924, AS DOCUMENT 235470, IN BOOK "M" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.



Legend

- (R)= Record
- (M)= Measure
- x-x- = Chain Link Fence
- Basis of Bearings = Assumed
- Area = 4,463 sq.ft. (M)

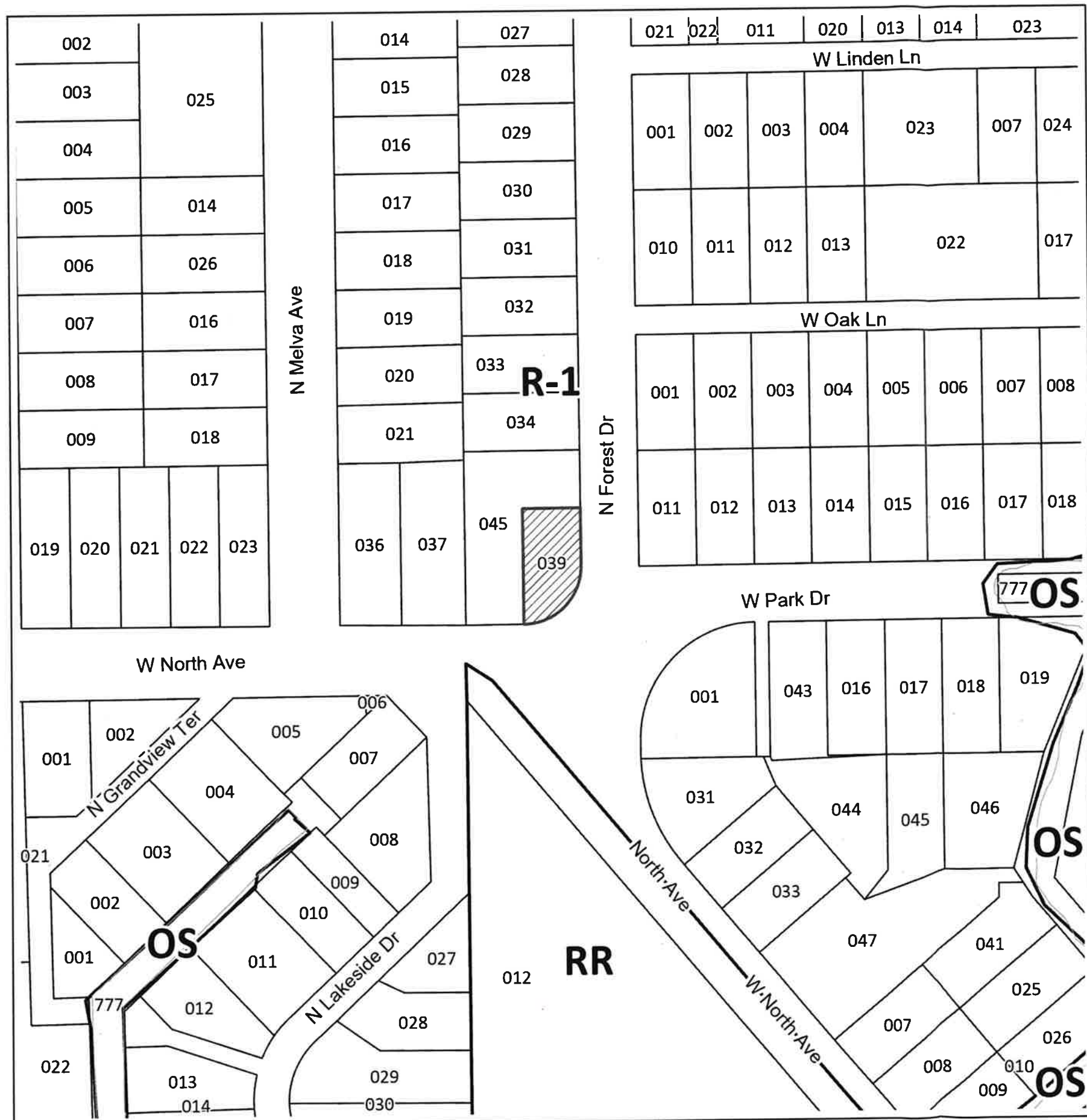




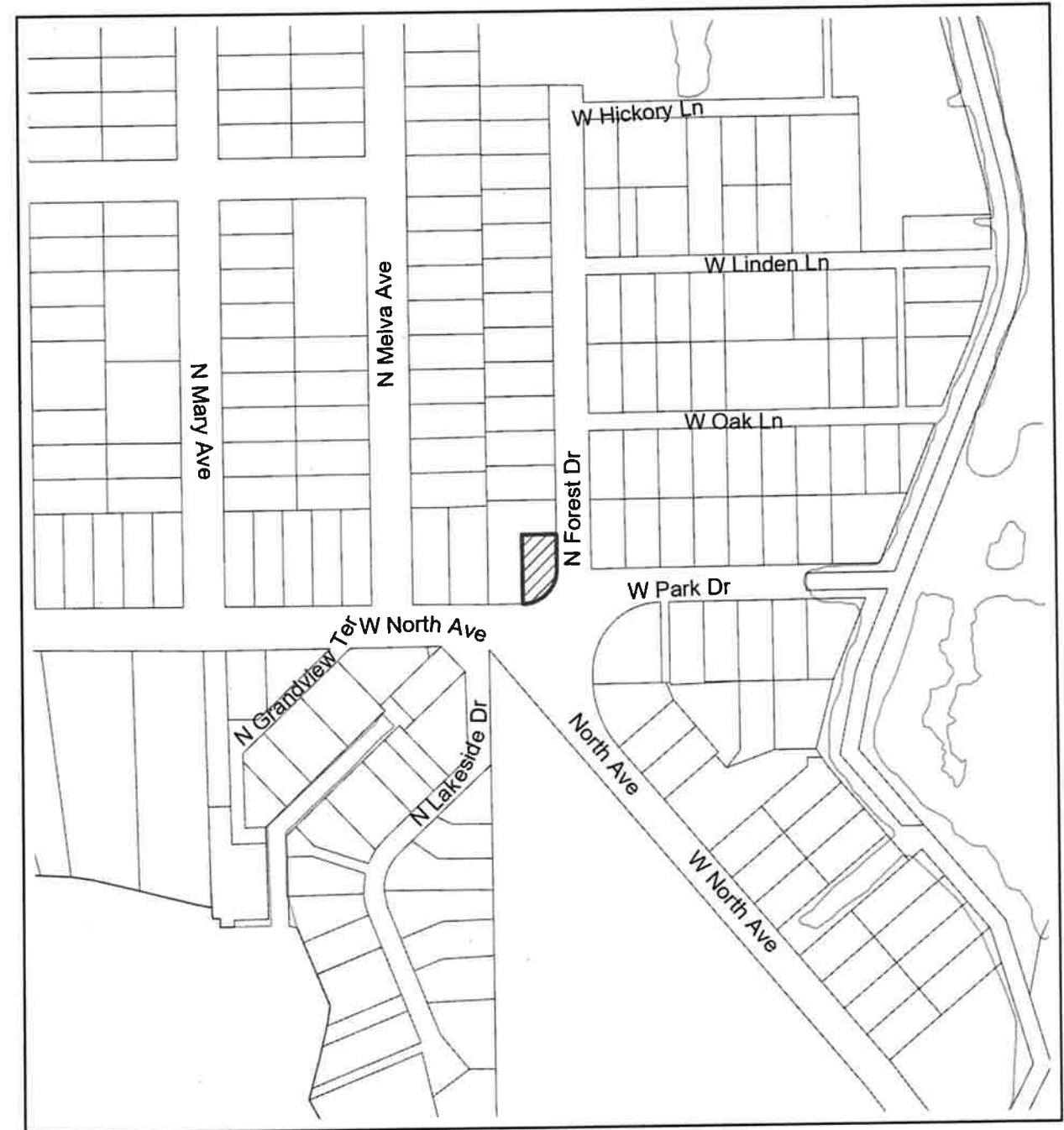
Zoning Board of Appeals
Case #VAR-000972-2024

 Incorporated Lake County  Subject Parcel



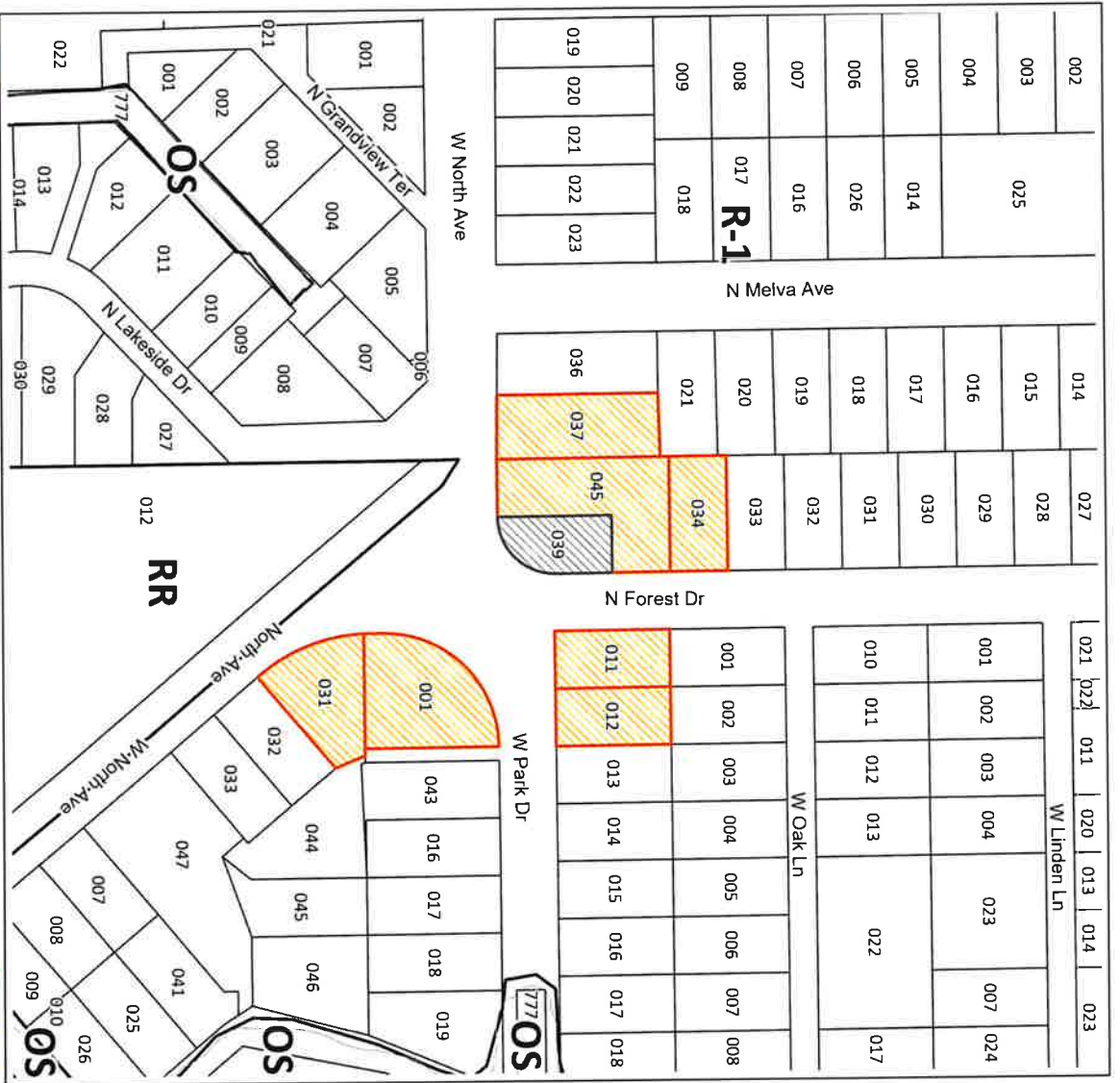


 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals
Case #VAR-000972-2024





Incorporated Lake County

Subject Parcel

Mailing Parcel



Zoning Board of Appeals
Case #VAR-000972-2024