

LAKE COUNTY ZONING NOTICE # 8137

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, September 8, 2016 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Donna and Darryl Hymel, record owners, who seek the following variances from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the north side yard setback from 13 feet to 1.95 feet to accommodate a single family home and attached deck. The building wall would be no closer than 2.95 feet from the property line, and the overhang would be no closer than 1.95 feet.
2. Reduce the street yard setback from Woodland Avenue and Woodland Lane from 30 feet to 6.03 feet to accommodate the reconstruction of an existing detached garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

The subject property is one zoning lot, comprised of the parcels located at 39431 N. Woodland Avenue & 25230 & 25216 Woodland Lane, Antioch, IL 60002 and is approximately 0.47 acres.

PIN(s) 01-25-406-008, 01-25-406-009, & 01-25-406-010

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, (847) 377-2187.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Donna & Darryl Hymel
Owner(s)

Phone: 630 879 8348

39431 N Woodland Ave
Antioch, IL 60002

Fax:

Address

Email: hymel1999@aol.com

Darryl.Hymel@arrs.com

Contract purchaser(s) if any

Phone:

Address

Fax:

Address

Email:

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

Ryan J Roggy
Name

Phone: 847 356 6144

Cell: 847 489 3591

249 Penny Ln
Grayslake, IL 60030

Fax: 224 541 4872

Email:

Address

rroggy@rccontractorsllc.com

Subject
Property:

Present Zoning:

Single Family

Present Use:

Summer Home

Proposed Use:

Single Family / Summer Home

PIN(s):

01-25-406-008, 01-25-406-009, 01-25-406-010

Address:

39431 N Woodland Ave

Antioch, IL 60002

Legal description:

(see deed)

Request:

The following variation(s) are requested:

1. Reduce the north side yard set back from 13' to 1.95'
2. Reduce the street yard setback from 30' to 6.93'
3. _____

Explain why this variation(s) is necessary: Variance is necessary to rebuild on existing footprint w/out saving any part of the existing structure. The structural integrity of the existing home is not salvagable. The variance is also needed to rebuild in existing location to save the trees.

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: 1.) the existing footprint location is currently 2.95' from the north lot line.

2.) location of the existing septic does not and cannot conform in any configuration on the property due to the flood table.

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

Response: 1.) location of septic well ~~is not safe~~ in conjunction with all other set backs, lots and neighboring septic and well systems.

2.) existing structure is not safe

3.) trees on the property would have to be cut down.

4.) flood table will not allow relocation of existing footprint.

5.) neighbors set back to the north is similar

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

Response:

1.) increase of surrounding property value.

2.) minimal impact on existing and surrounding lots

3.) new structure will be safe and conform to today's standards.

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

X Daryl P. Hymel Donna M. Hymel
Signature(s) of owner(s)

N/A
Signature(s) of contract purchasers

I, Carole J Wolff a Notary Public aforesaid, do hereby certify that Daryl Hymel and Donna Hymel

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 8/8/16 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 8 day of August, 2016.

(Seal)

My Commission expires 9/7/2019
Carole J Wolff



COURT REPORTER AGREEMENT

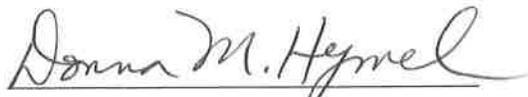
CHECK ONE OF THE FOLLOWING:



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

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

TRUSTEE'S DEED

Reserved for Recorder's Office

LHAYES # 88005714.D1

This indenture made this 15th day of February, 2008, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 22nd day of April, 1977, and known as Trust Number 2664, party of the first part, and Donna M. Hymel and Darryl P. Hymel, as joint tenants with right of survivorship and not as tenants in common
WHOSE ADDRESS IS:
38W240 Christina Court
Batavia, Illinois 60510



Image# 042877990002 Type: DTR
Recorded: 02/22/2008 at 08:24:24 AM
Receipt#: 2008-00008153
Total Amt: \$39.00 Page 1 of 2
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 6308742

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Lake County, Illinois**, to wit:

LOTS 41, 42 AND 43 IN BEACHWOOD, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 22, 1926, AS DOCUMENT NO. 277495, IN BOOK "P", PAGE 23, IN LAKE COUNTY, ILLINOIS.

Property Address: 39431 N. Woodland Avenue, Antioch, Illinois 60002

Permanent Tax Number: 01-25-406-008, 01-25-406-009, 01-25-406-010

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By:

Denys Vaca
Denys Vaca, Assistant Vice President

(Signature)

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 15th day of February, 2008.

Lynda S. Barrie
NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 North Clark St.
Ste. 575
Chicago, IL 60601

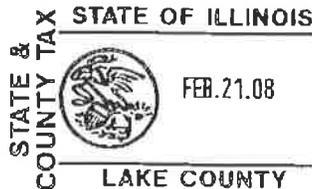
AFTER RECORDING, PLEASE MAIL TO:

NAME: Donna Hymel
ADDRESS: 38 W 240 Christina Court
CITY, STATE, ZIP: Batavia, IL 60510
OR BOX NO.

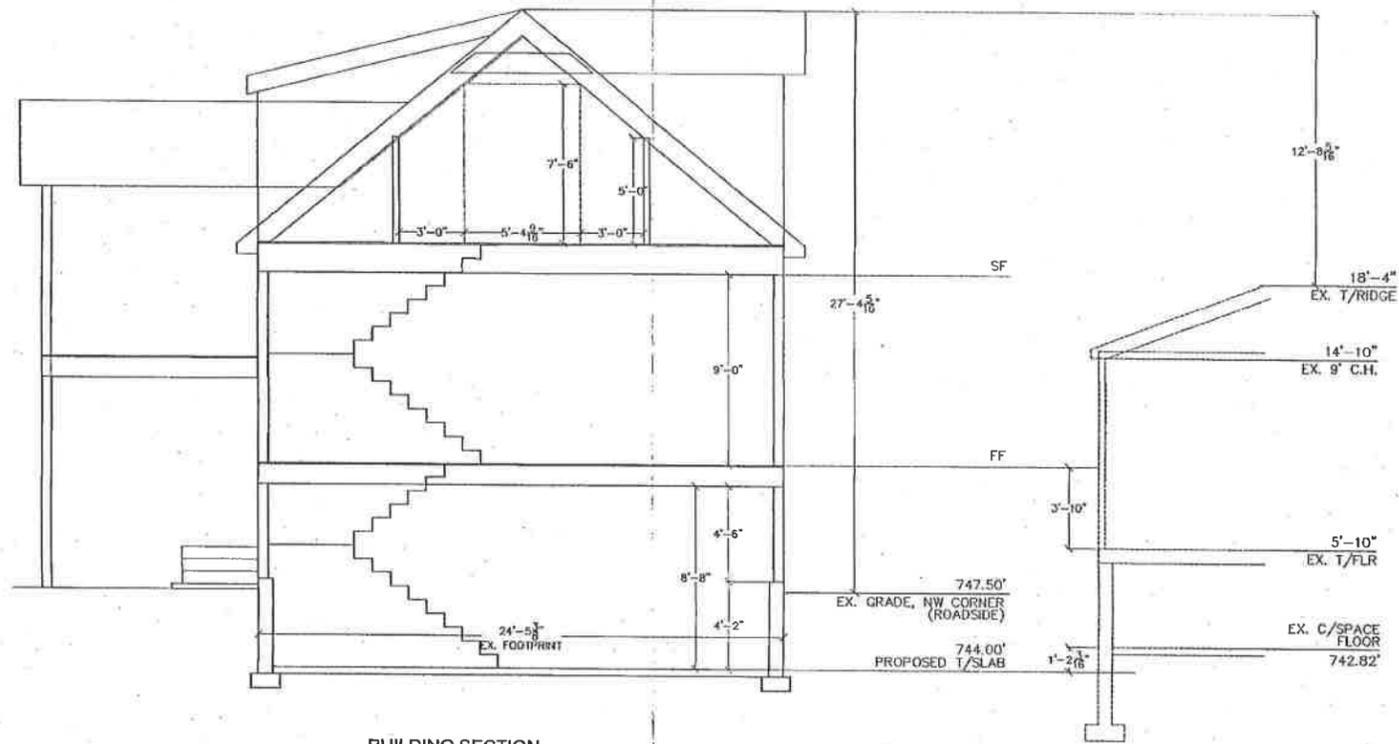
SEND TAX BILLS TO:

NAME: Donny and Darryl Hymel
ADDRESS: 38 W 240 Christina Court
CITY, STATE, ZIP: Batavia, IL 60510
\$140,000.00

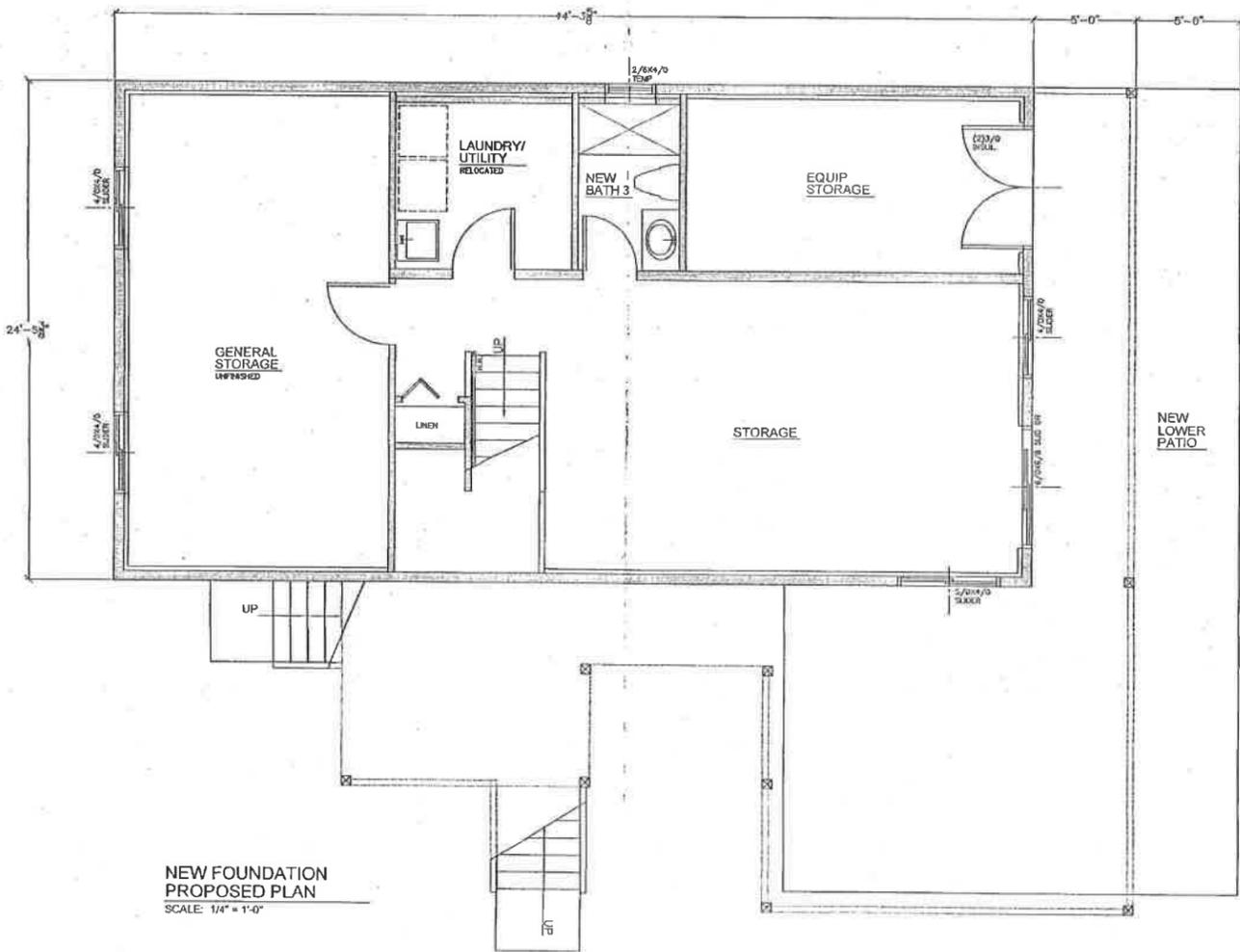
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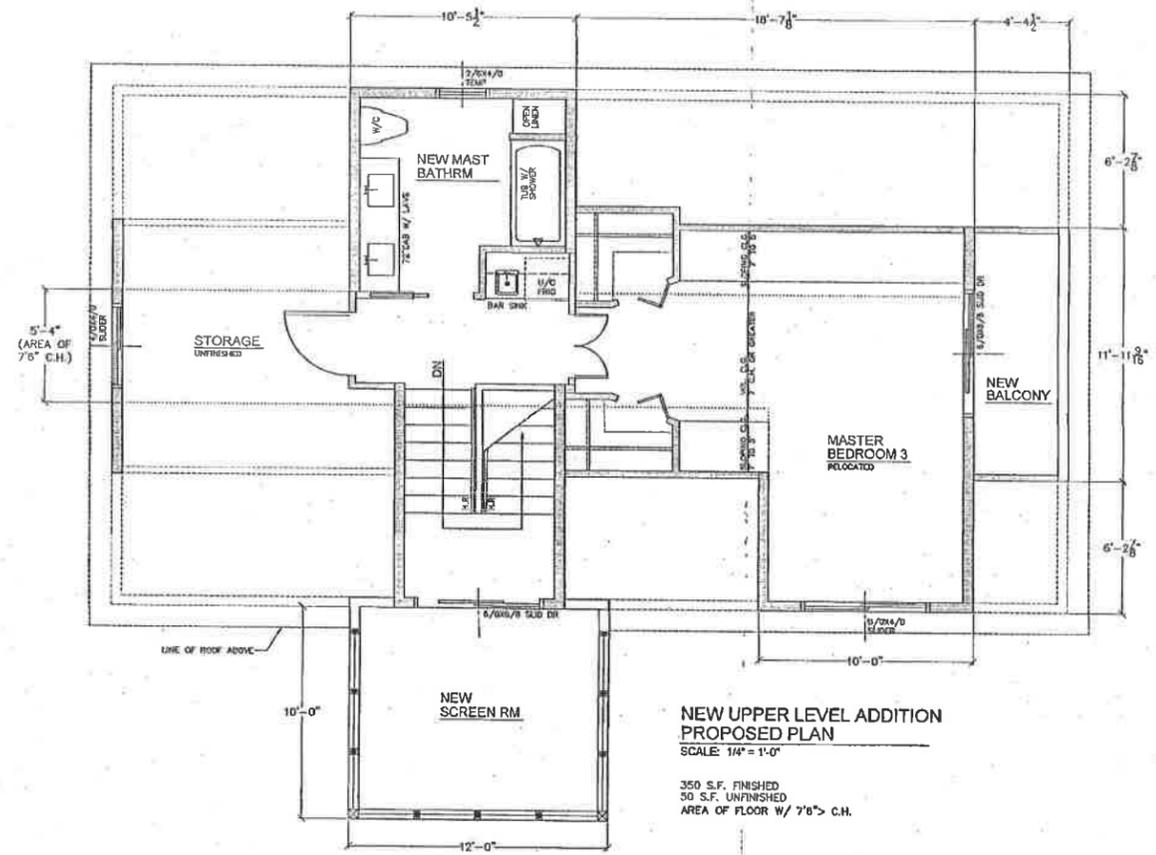
# 0000043509	REAL ESTATE TRANSFER TAX
	002 10.00
	FP326708



**BUILDING SECTION
COMPARING EX./NEW CONSTRUCTION**
SCALE: 1/4" = 1'-0"

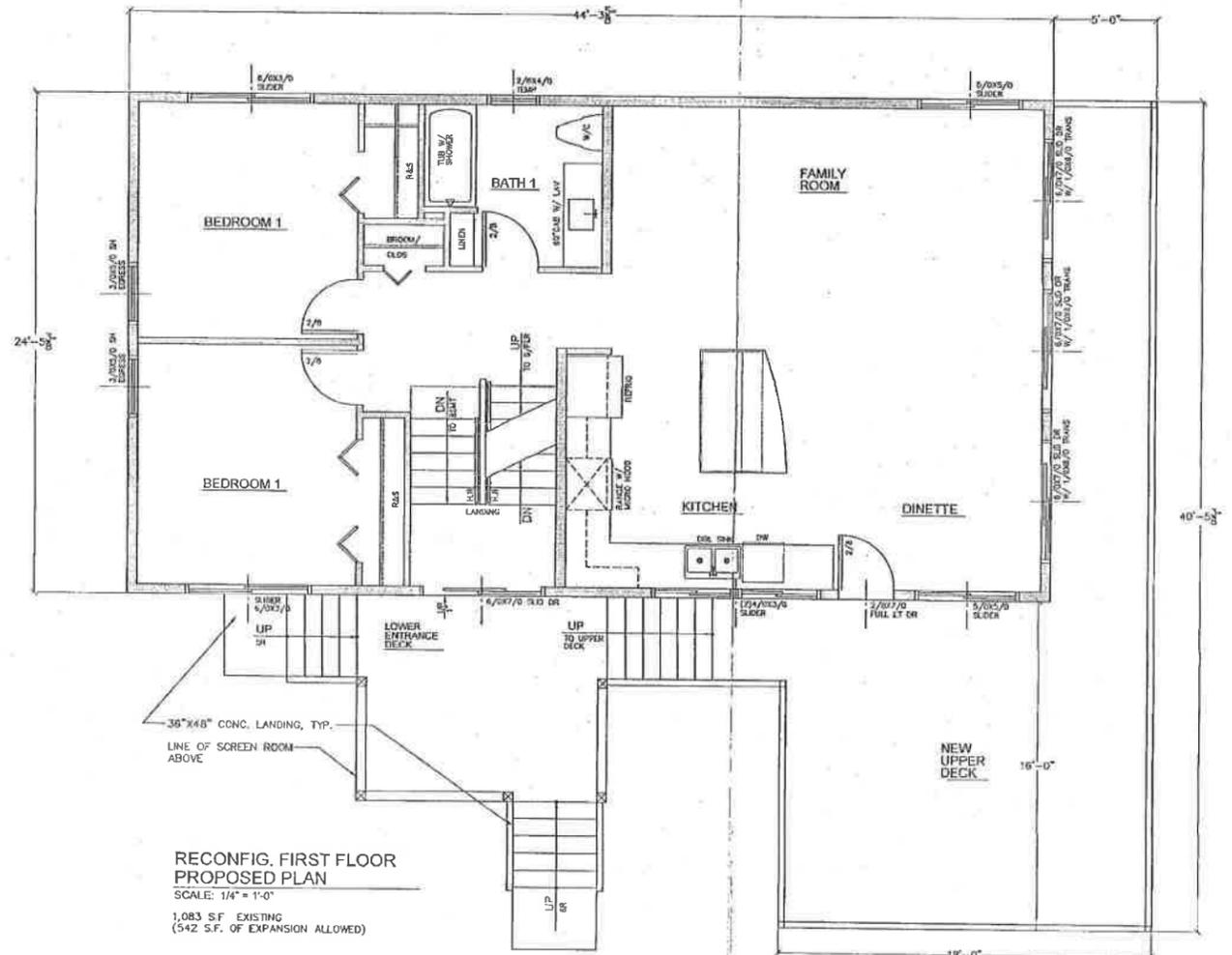


**NEW FOUNDATION
PROPOSED PLAN**
SCALE: 1/4" = 1'-0"



**NEW UPPER LEVEL ADDITION
PROPOSED PLAN**
SCALE: 1/4" = 1'-0"

350 S.F. FINISHED
50 S.F. UNFINISHED
AREA OF FLOOR W/ 7'-0" > C.H.



**RECONFIG. FIRST FLOOR
PROPOSED PLAN**
SCALE: 1/4" = 1'-0"

1,083 S.F. EXISTING
(542 S.F. OF EXPANSION ALLOWED)

REV. SCHEDULE	
REV. NO.	DATE
INDEX	
PAGE NO.	CONTENTS
A1	ELEVATIONS
A2	PLANS, DTLS.
RC CONTRACTORS, L.L.C. RYAN ROGGY 249 PENNY LANE Grayslake, Illinois • 60031 Phone: 647.356.6144	
CUSTOM RESIDENCE DARRYL & DONNA HYMEL 39431 N. WOODLAND AVENUE LOTS 41, 42, 43 ANTIPOCH, ILLINOIS	
RACQUEL FOUT ARCHITECTURAL DESIGNER 35288 North Cemetery Road • Gurnee, Illinois • 60031 Phone: 847.408.9026 • Fax: 847.855.2187 E-mail: racquelfout@abglobal.net	
DATE:	07.15.16
HECK:	PLANS, DTLS.
PAGE:	A2



Parcel Vicinity Map

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.



Legend

- County Parcels
- Road Names

RICHARD HAKKENBERG
39495 N WOODLAND AVE
ANTIOCH IL 60002-8429

ZBA 8137
MAIL OUT DATE: 8-18-16

DONNA M & DARRYL P HYMEL
38 CHRISTINA CT
BATAVIA IL 60510-9503

LAURIE N GRACA
39496 N WOODLAND AVE
ANTIOCH IL 60002-8428

JERRY E DRIJE
25227 W WOODLAND LN
ANTIOCH IL 60002-8448

SCOTT BUCHICCHIO
39470 N WOODLAND AVE
ANTIOCH IL 60002-8428

DORIS O SAMSON
39459 N WOODLAND AVE
ANTIOCH IL 60002-8429

MARIAN MALCZEWSKI
39456 N CIRCLE AVE
ANTIOCH IL 60002

EDWARD C WEIGEL
39439 N WOODLAND AVE
ANTIOCH IL 60002-8429

EDWARD/CAROL MASLOWSKI
39446 N CIRCLE AVE
ANTIOCH IL 60002-8782

HARRY & MARY ANN VOEGELE
39451 N WOODLAND AVE
ANTIOCH IL 60002-8429

MELINDA DERFLER
36 N WESTMORE AVE
LOMBARD IL 60148-2060

PETER D JR & DARLENE M
DIASPRO CO-TRUS
25237 W WOODLAND AVE
ANTIOCH IL 60002

EDWARD WEIGEL
39439 N WOODLAND AVE
ANTIOCH IL 60002-8429

RALPH ROSTKOWSKI TRSTEE
39442 N CIRCLE AVE
ANTIOCH IL 60002-8782

AGENCIES MAIL OUT

VILLAGE OF LAKE VILLA
ALYCE BROWNLEE CLERK
PO BOX 519 - 65 CEDAR AVE
LAKE VILLA IL 60046

ANTIOCH TWP CLERK
ANITA MERKEL DYER
P O BOX 658
ANTIOCH IL 60002

JOHN R NIXON FIRE CHIEF
ANTIOCH FIRE DEPT
835 HOLBEK DR
ANTIOCH IL 60002

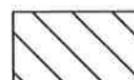
ANTIOCH TWP HWY COMM
MARK RING
933 BARTLETT AVE
ANTIOCH IL 60002



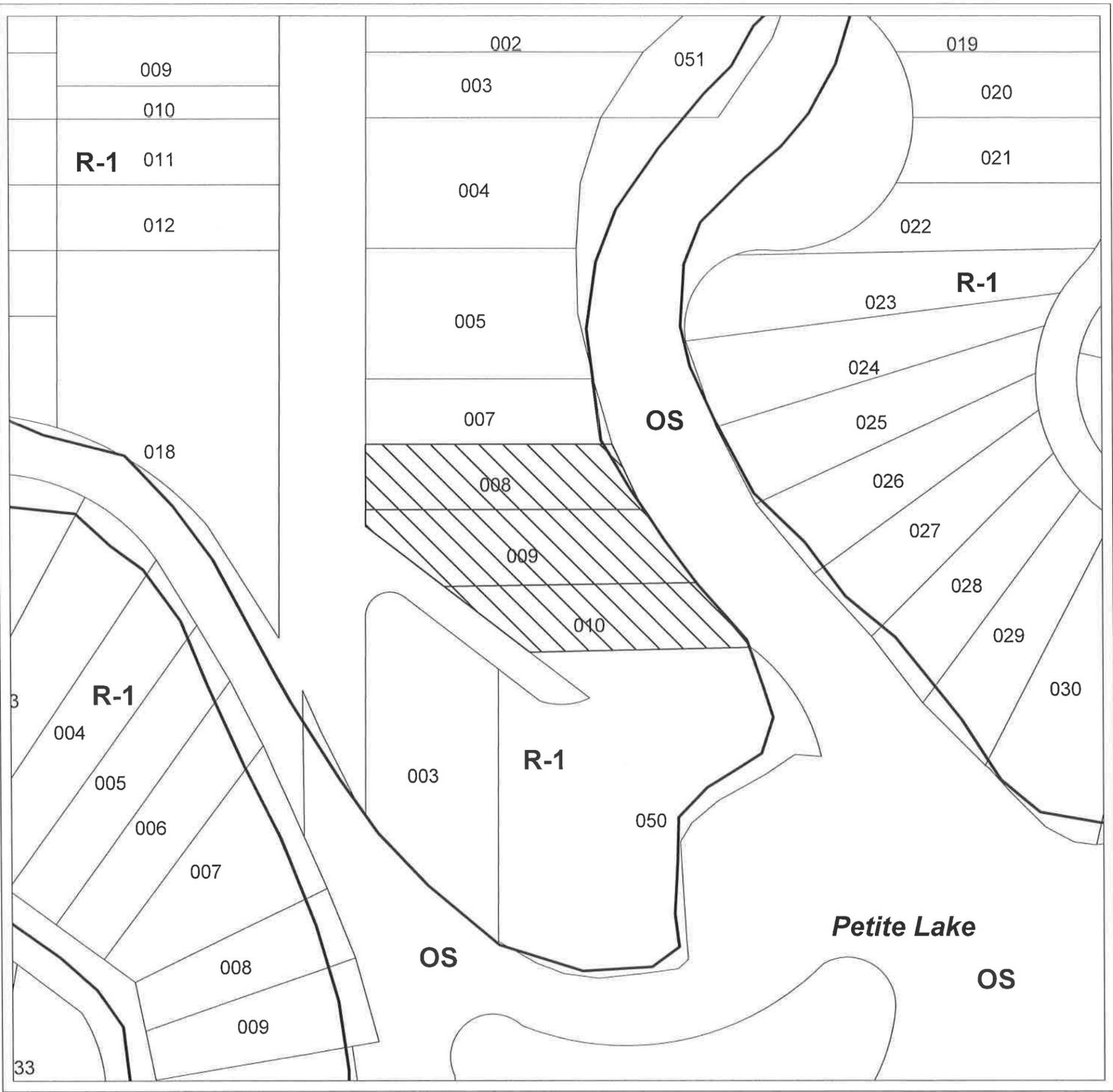
Zoning Board of Appeals Case# 8137

Antioch Township

 Incorporated Lake County

 Subject Parcel





Zoning Board of Appeals
Case# 8137

 Incorporated Lake County

 Subject Parcel

