

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Francesca Taylor

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

Subject Property: Present Zoning: R-1 (residential)
Present Use: Residential SF Home
Proposed Use: Access Structure/Shed
PIN(s): 06-0-301-005
Address: 20930 W. VERONA AVE.
LAKE VILLA, IL 60046

Legal description: _____
(☐ see deed)

The following variation(s) are requested:

Revised: 30ft

1. Reduce the front setback from 30ft to 0ft. for
garage placement.
2. Reduce the front street setback from 30ft. to 28.54ft
to bring the single-family home into compliance
3. Reduce the side yard setback from 4.7ft to 2.74ft
as measured by chimneys, to accommodate an existing
single-family home.

Explain why this variation(s) is necessary:

putting up a garage will build up to our property
line. There is no other location to put up garage.
Reducing the front & side setbacks will bring
the home into full compliance.

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:

It's a very narrow lot, with a septic field in the back yard, & a lake. It's not possible to put a garage in the backyard at all because of the septic field and the lake location. On the driveway is the only location available for a building such as a garage. The front of my house is already only 29.72' from the setback line as is. The lot is higher than both lots on either side, some natural soil settling & erosion can occur over time.

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

There is no other location on the property where it is possible to build a garage due to the septic field & lake in the backyard. The house is already over the setback, so adding a garage in front will of course reduce the setback further.

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

We will still have clear access to the front of the house from the street, visually & physically. There is enough room on the driveway to park our cars next to the garage so we won't have to park in the street. The garage will be offset from the front of the house in order to keep a pleasing visual aesthetic. The garage will not be obtrusive or obstructive, or a nuisance to any neighboring property. It will maintain access to and from the property.

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:

Francesca Taylor
Print Name

Email

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u> Name: <u>Francesca Taylor</u> Address: <u>20930 W Verona Ave</u> State & Zip: <u>Lake Villa 60044</u> Daytime Phone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>	<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____
<u>Applicant (if other than owner):</u> Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____	<u>Contract Purchaser (if any):</u> Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____

I/We hereby [REDACTED] is true and complete to the best of my/our knowledge.

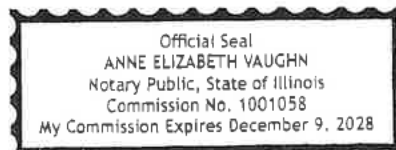
Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Anne E. Vaughn a Notary Public aforesaid, do hereby certify that Francesca Taylor personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 02/27/2025 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 27 day of February, 2025

My Commission expires 12-09-2028



WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 2720547

Preparer File:
FATIC No.: 2720547

Image# 055366590003 Type: DW
Recorded: 08/09/2016 at 10:24:57 AM
Receipt#: 2016-00047322
Page 1 of 3
Fees: \$286.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7317116**

THE GRANTOR, CAROL FROIO, a divorced and not remarried woman, of the Village of Lake Villa, County of Lake, State of IL, for and in consideration of Ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to FRANCESCA TAYLOR, an unmarried woman, of 1069 Martingale, Round Lake Beach, IL 60073, of the County of Lake, all interest in the following described Real Estate situated in the County of Lake, in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, if any, general taxes for 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s),

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

Permanent Real Estate Index Number(s): 06-02-301-005

\$ 165,000.00

Address(es) of Real Estate: 20930 West Verona Avenue
Lake Villa, IL 60046

Dated this 14th July day of July, 2016.

CAROL FROIO

REAL ESTATE TRANSFER TAX		8/9/2016
COUNTY:		\$ 82.50
ILLINOIS:		\$ 165.00
TOTAL:		\$ 247.50

DOC 7317116 | 201608049P0247 | 7-934-224-522



First American
Title Insurance Company


Warranty Deed - Individual

STATE OF ILLINOIS, COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CAROL FROIO, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 14th day of July, 2016.



Notary Public 

Prepared by:

Henderson & Henderson, P.C.


Mail to:

Ms. Gail Campbell

FRANCESCA TAYLOR } Grantee


Name and Address of Taxpayer:

Ms. Francesca Taylor
20930 West Verona Avenue
Lake Villa, IL 60046



First American
Title Insurance Company

Warranty Deed - Individual

Exhibit "A" – Legal Description

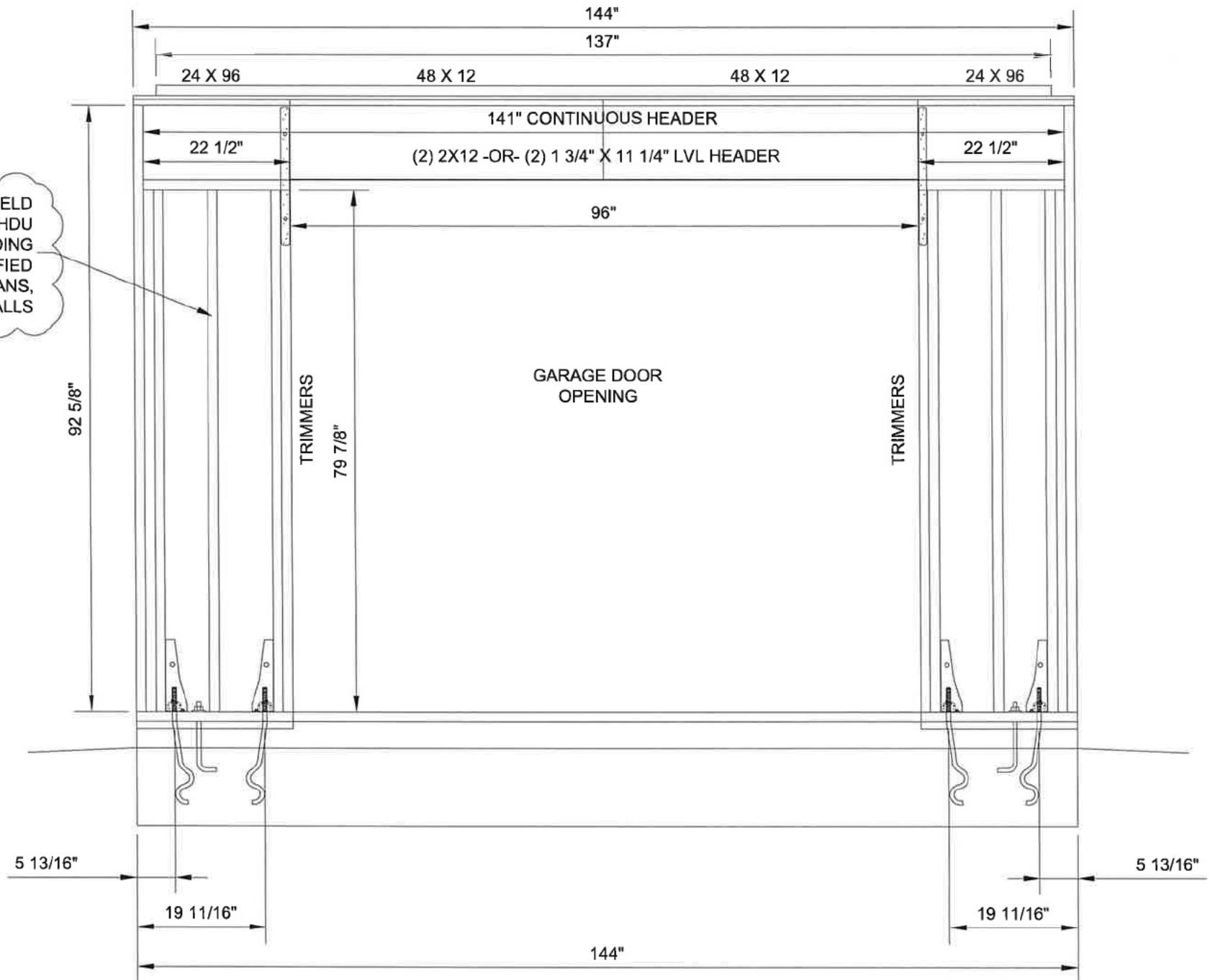
LOT 34 IN BLOCK 5 IN VENETIAN VILLAGE, BEING A SUBDIVISION OF PARTS OF SECTION 2 AND 11, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1930 AS DOCUMENT 354246, IN BOOK "V" OF PLATS, PAGES 26 TO 32 IN LAKE COUNTY, ILLINOIS.



20930 Verona Avenue
Lake Villa, IL



INSTALL STUD IN FIELD
TO ALLOW FOR HDU
INSTALLATION. NAIL SIDING
TO STUD AS SPECIFIED
ON ENGINEERING PLANS,
TYP BOTH ENDS OF WALLS



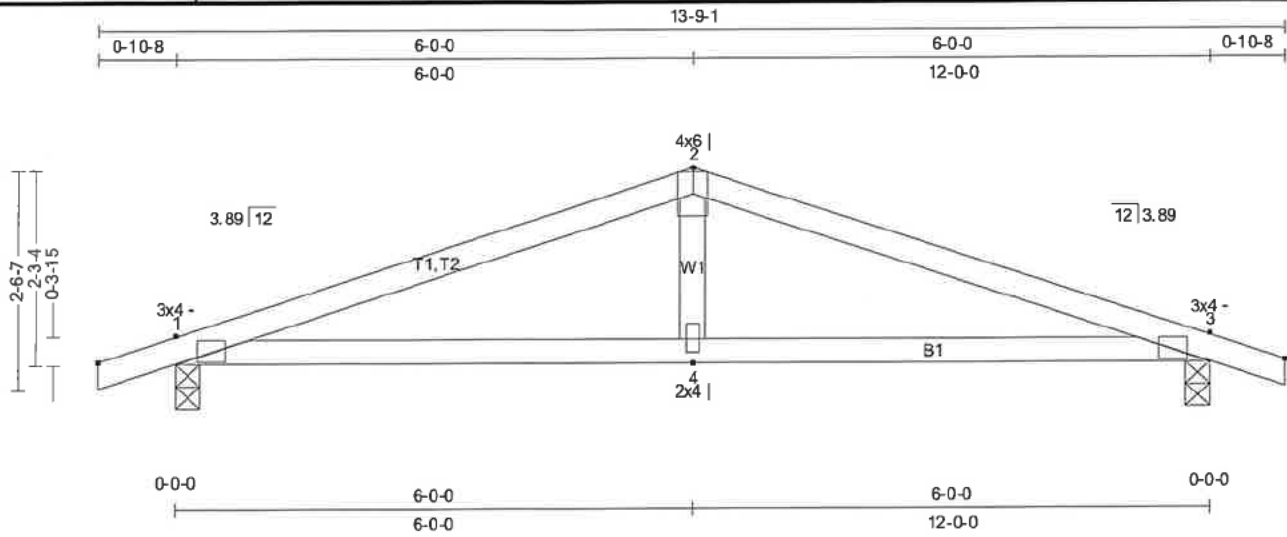
THRESHED

Truss:T01

Job: 420-2156070-TAYLOR

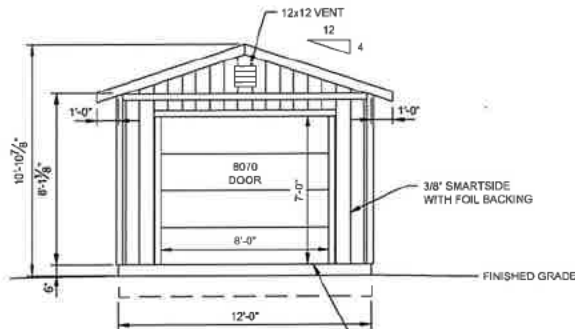
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Page: 1 of 5



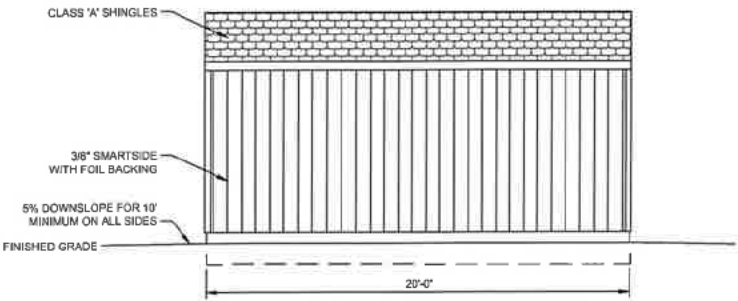
ACCESSORY BUILDING
12' X 20' = 240 SQ FT

DRAWING INDEX
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS

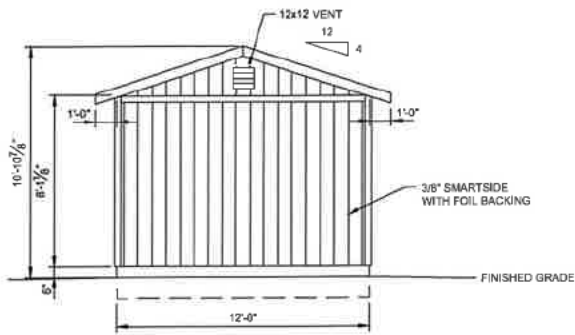


WALL A ELEVATION

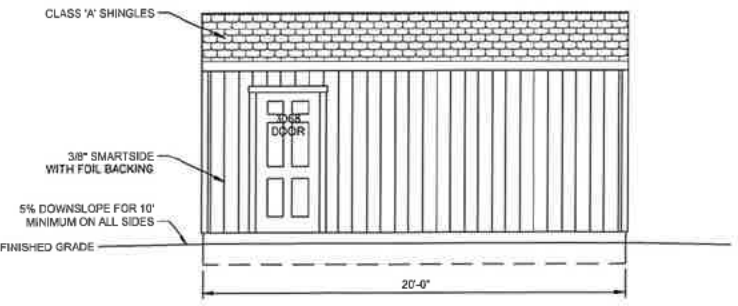
DIMENSIONS SHOWN ARE NOMINAL -
CUSTOMER TO CONFIRM FINISH OPENING
WITH TUFF SHED REPRESENTATIVE



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

PROJECT NOTES

- DESIGN REQUIREMENTS
GOVERNING CODES: 2018 IRC
OCCUPANCY GROUP: GROUP U
CONSTRUCTION TYPE: V-B
- DESIGN SCHEDULE
A. BUILDING SIZE
WIDTH: 12'-0"
LENGTH: 20'-0"
SIDE WALL HEIGHT: 8'-1 1/8"
TOTAL HEIGHT: 10'-10 7/8"
B. ROOF PITCH: 4/12
C. BUILDING LOADS
GROUND SNOW LOAD, P_g : 25 PSF
 C_e : 1.00
 C_d : 1.20
 C_s : 1.00
ROOF SNOW LOAD, P_s : 21 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
D. DESIGN WIND
BASIC WIND SPEED, V : 115 MPH
WIND EXPOSURE: C
E. SEISMIC DESIGN CATEGORY: B
F. SITE CLASS: D
- ROOFING SCHEDULE
A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, 24/15 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.
B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
C. 25 YEAR ASPHALT SHINGLES (U.N.O.).
D. GAF FELTBUSTER.
E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
F. TRUSSES SHALL BE SPACED @ 24" O.C.
G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES (BCSII).
I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
K. TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING
A. ALL HEADERS ARE SPF #2 (U.N.O.).
B. ALL WALL FRAMING MEMBERS SHALL BE SPF STUD GRADE OR BETTER.
C. STUDS SHALL BE SPACED @ 16" O.C.
D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F_b WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_v = 1555 PSI, F_r = 265 PSI, F_{ci} = 2519 PSI, F_{ci} = 750 PSI, E = 2.0 x 10⁶ PSI, SG = 0.50
- SOIL
A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE R401.4.1.
B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
- PERMIT
A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION R105.
B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
- GENERAL NOTES
A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
- MATERIAL EVALUATION REPORT IDENTIFICATION
A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2280.
E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2806.
H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

STRUCTURAL DRAWINGS BY:

TUFF SHED

IN HOUSE DRAFTING
DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-1UFF

SO # : 2156070 EP # : 24546

Customer: FRANCESCA TAYLOR

Description:
ACCESSORY BUILDING
12' X 20' = 240 SQ FT

Site Address:
20550 WEST VERONA AVENUE
LAKE VILLA IL 60046

THESE DRAWINGS AND THE
DESIGN ARE THE PROPERTY OF
TUFF SHED, INC. THESE
DRAWINGS ARE FOR A
BUILDING TO BE SUPPLIED AND
BUILT BY TUFF SHED. ANY
OTHER USE IS FORBIDDEN BY
TUFF SHED, INC.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

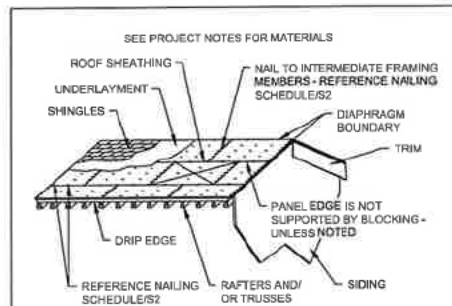
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Date: 4-9-25
Checked By:
Date:
Revised:
Revised:

Title:
PROJECT NOTES
ELEVATIONS

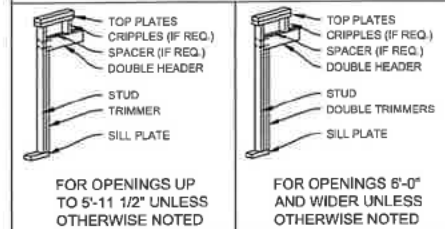
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Sheet:

S1

Sheet 1 of 3

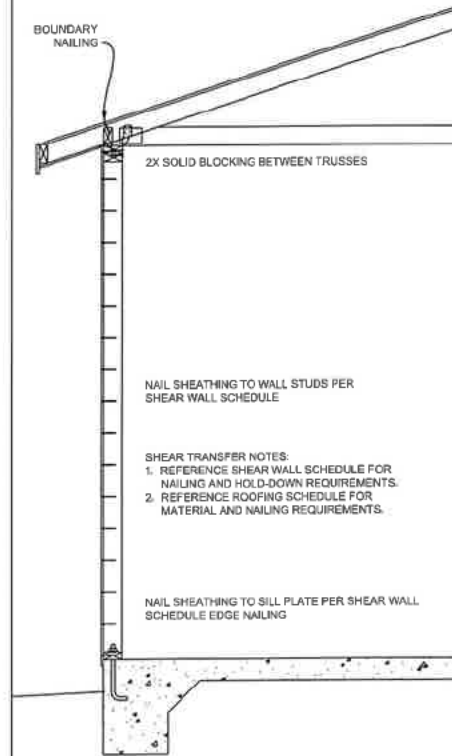


6 ROOFING SHEATHING NAILING DTL

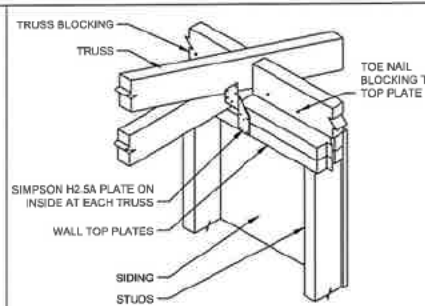


NAILING:
HEADER TO STUD - (4) #4 TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER - 16d @ 18\"/>

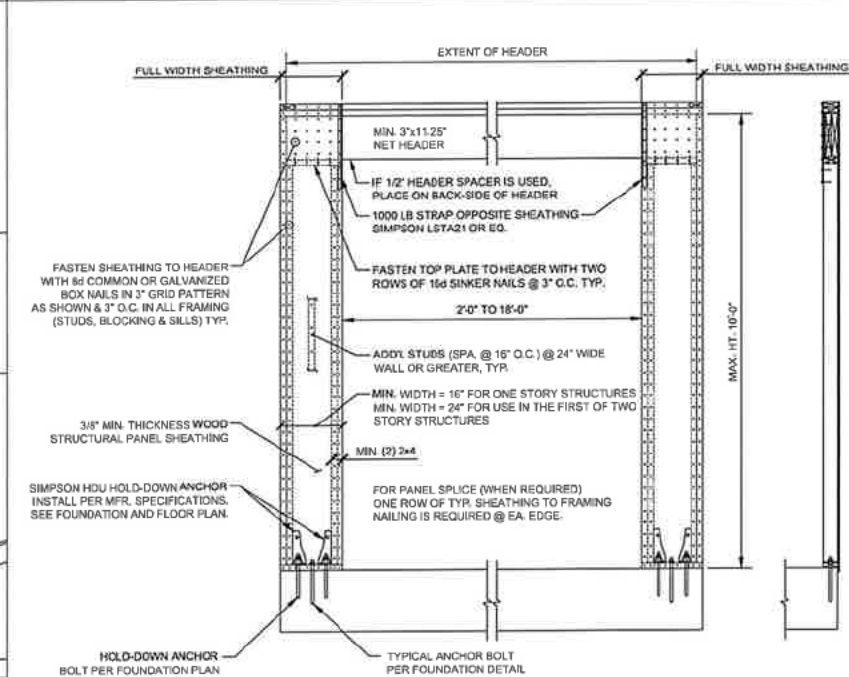
4 HEADER DETAIL
NOT TO SCALE



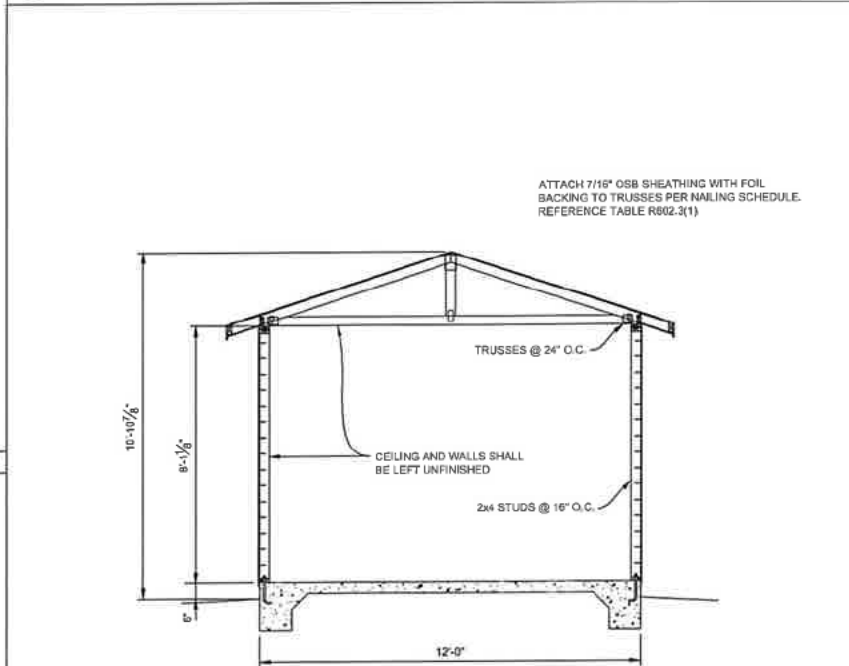
1 SHEAR TRANSFER DETAIL
3/4\"/>



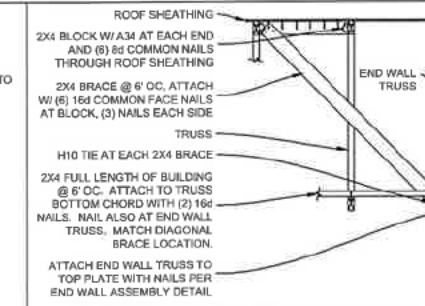
7 H2.5A RANCH TRUSS ATTACHMENT
DETAIL WITH BOTTOM CHORD



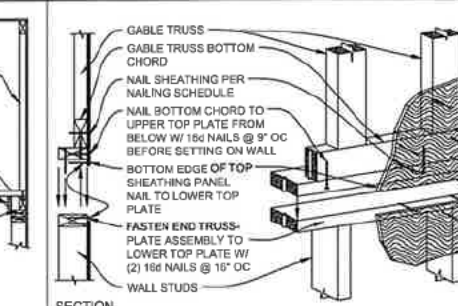
5 DOUBLE PORTAL



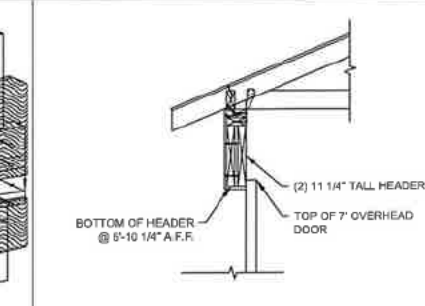
2 BUILDING SECTION
3/8\"/>



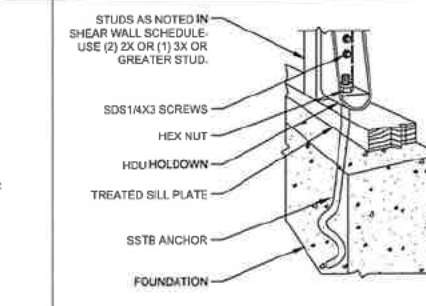
8 LATERAL BRACING/PURLIN DETAIL
NOT TO SCALE



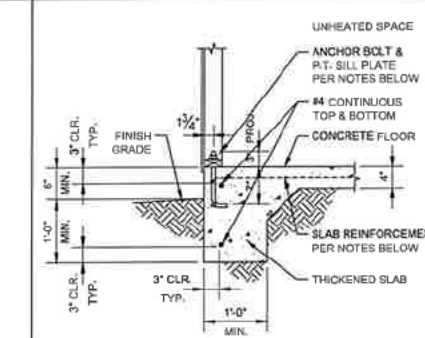
9 END WALL ASSEMBLY DETAIL



10 OVERHEAD DOOR HEADER DETAIL



11 SSTB & HDU INSTALLATION
NOT TO SCALE



3 FOUNDATION DETAIL
3/4\"/>

CONTINUOUS FOOTING NOTES
1. TOP OF CONCRETE TO BE 6\"/>

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING
DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

SO # 215070 EP # 24646
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TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
FRANKLIN PARK, IL 60131
847-764-1505
PROFESSIONAL CONTRACTOR #04 034983
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Drawn By: AX
Date: 4-9-25
Checked By:
Date:
Revised:
Revised:
Title:

SECTIONS
DETAILS

Scale: NONE
Sheet:

S3
Sheet 3 of 3