

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): TAK Lakehouse LLC  
(please print) (Todd Krummel sole owner  
Owner(s)

Subject Property: Present Zoning: R-3  
Present Use: Dwelling  
Proposed Use: Dwelling (attached garage)  
PIN(s): 05-13-409-018  
Address: 25138 West Lake Avenue, Ingleside, IL 60041  
  
Legal description:   
(see deed)

Request: The following variation(s) are requested:

Major zoning variance - seeking relief for setback on southern and western sides of te  
property

1. A front street yard setback for an attached garage from 30' to 2.8'

2. A side yard setback for an attached garage from 7' to 2.9'

3.

Explain why this variation(s) is necessary: Flooding issues make parking in the driveway  
impossible due to the property being located in the flood plain. Parking in the street in the winter  
would block snow plows and is unsafe with slip and fall risks. An attached garage would solve the  
problem. It would also provide a safe place for lawn equipment to be stored. We would compensate  
for concrete slab by excavating the proper amount of dirt from the property. The concrete slab top  
elevation would be above the FPE (flood protection elevation), which would allow us to park safely.  
Being able to enter the house directly from the garage would also increase safety for our family,  
as would be able to close and lock the garage door.

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: Being located in the flood plain prevents us from safely being able to park on our property at times during the year. Parking in the street during winter presents risks of blocking snow plows or risks of slipping on the icy street. During flooding periods, we are also unable to park on the property. The ideal location for an attached garage is on the southwest as we have a covered porch on the other side of the house.

---

---

---

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

Response: Again, in winter and times of flooding, we do not have an option for safely parking on the property. Without the variance, placement of a garage on the east side of the property, would have more of a detrimental impact for flood plain issues.

---

---

---

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

Response: Our property is on the end of a dead end street. The proposed garage would not interfere with neighbor's views and would be designed in an aesthetic manner that would increase the appeal of the neighborhood and potentially add value to surrounding properties.

---

---

---

---

---

---

**TRUSTEE'S DEED  
(ILLINOIS)**

2051-269208LL  
MAIL TO:  
Adam Diamond



Image# 059161770002 Type: DTR  
Recorded: 03/18/2020 at 01:54:45 PM  
Receipt#: 2020-00016174  
Page 1 of 2  
Fees: \$456.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File **7642366**

THIS INDENTURE, made this 24 day of February, 2020, between **STEWART LIPTON as trustee under the Stewart Lipton Trust dated February 2, 2004**, grantor, and **TAK LAKE HOUSE, LLC** grantee.

WITNESSETH, That grantor, in consideration of the sum of Ten Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, do hereby convey and quitclaim unto the grantee, in fee simple the following described real estate, situated in the County of Lake and State of Illinois, to wit:

LOT 1 IN LIPTON CONSOLIDATION OF LOTS 1, 2 AND 3 IN LAKE SHORE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 3, 2002, AS DOCUMENT 4833412, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

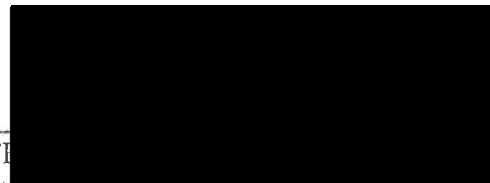
PIN 05-13-409-018

Commonly known as 25138 W. Lake Avenue, Ingleside, IL 60041

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, I hereunto set my hand and seal the day and year first above written.

REAL ESTATE TRANSFER TAX	
	County: \$132.00
	Illinois: \$264.00
	Total: \$396.00
Stamp No:	0-767-869-152
Declaration ID:	20200304932503
Instrument No:	7642366
Date:	18-Mar-2020

ST  
as trustee as aforesaid

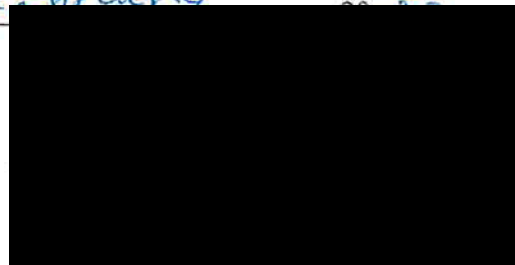


216

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF COOK       )

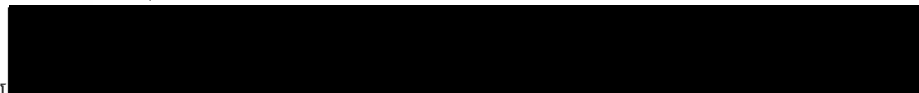
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY THAT Stewart Lipton personally known to me to be the same person whose  
name is subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and  
voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and seal this 24<sup>th</sup> day of February

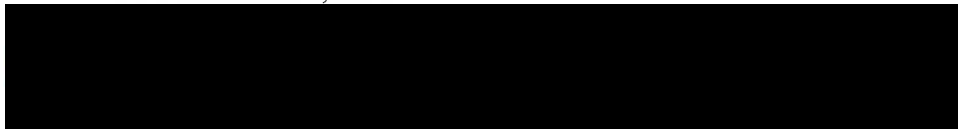


GRANTEE: TAK Lake House, LLC

ADDRESS:



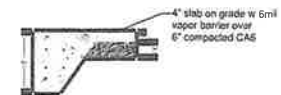
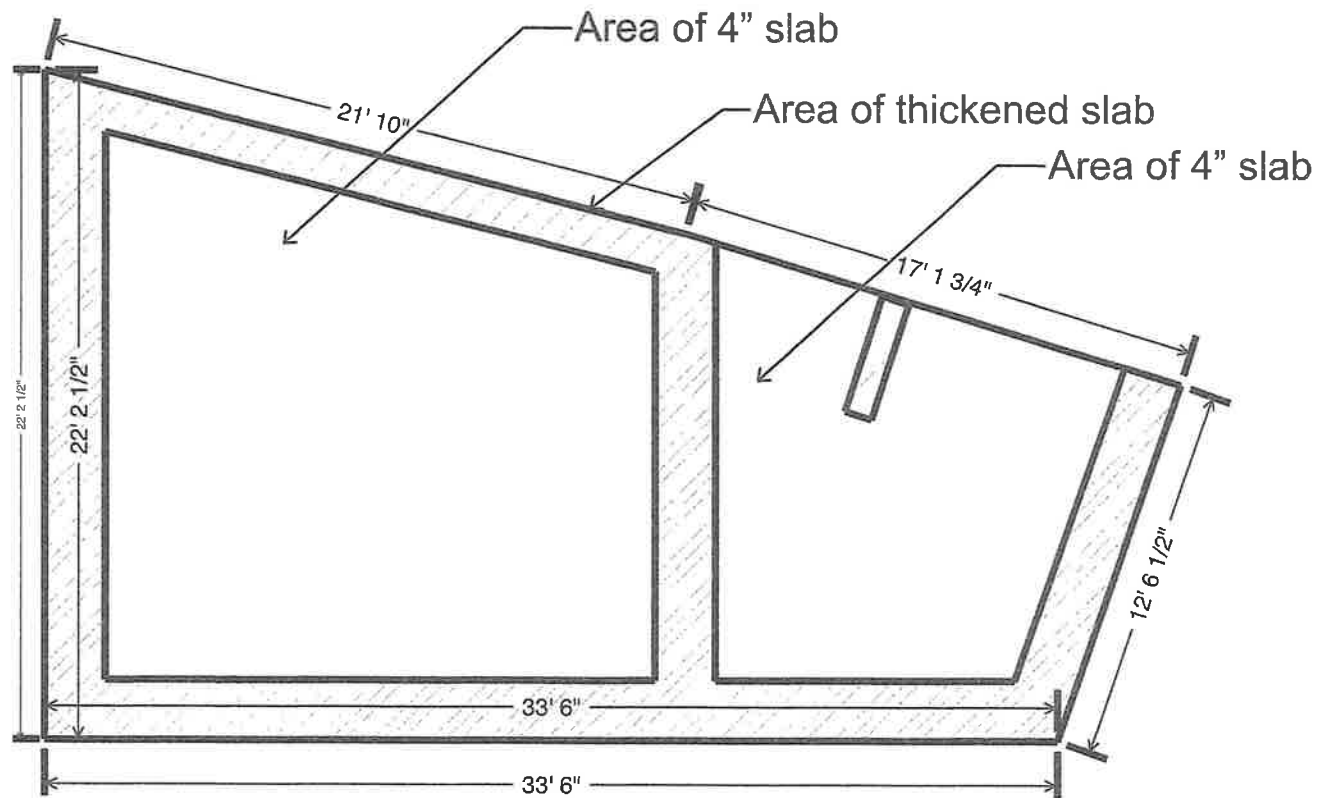
TAXPAYER: TAK Lake House, LLC



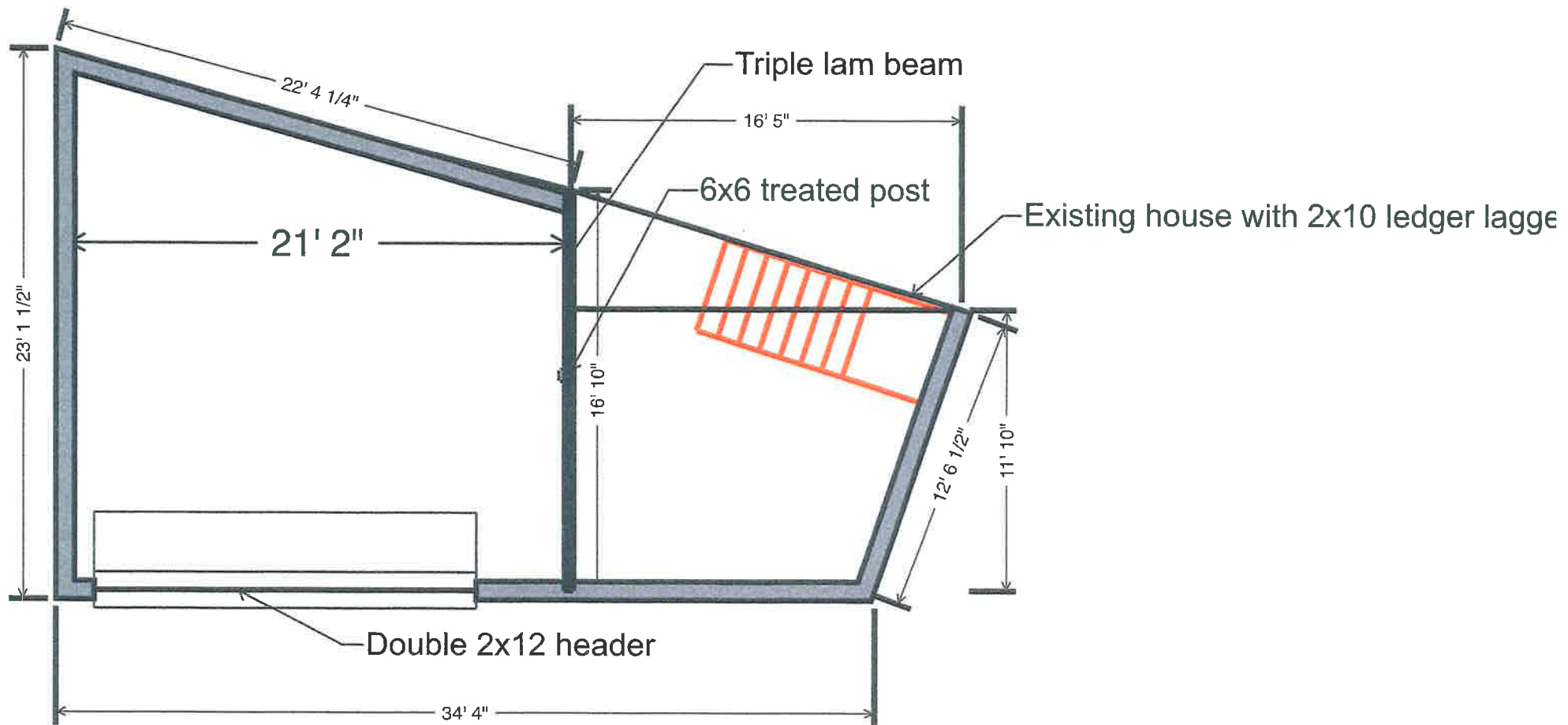
NAME OF PERSON PREPARING DEED: Daniel Venturi,

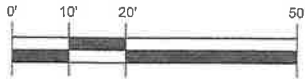


# Foundation plan



# Floor plan





# UNITED SURVEY SERVICE, LLC

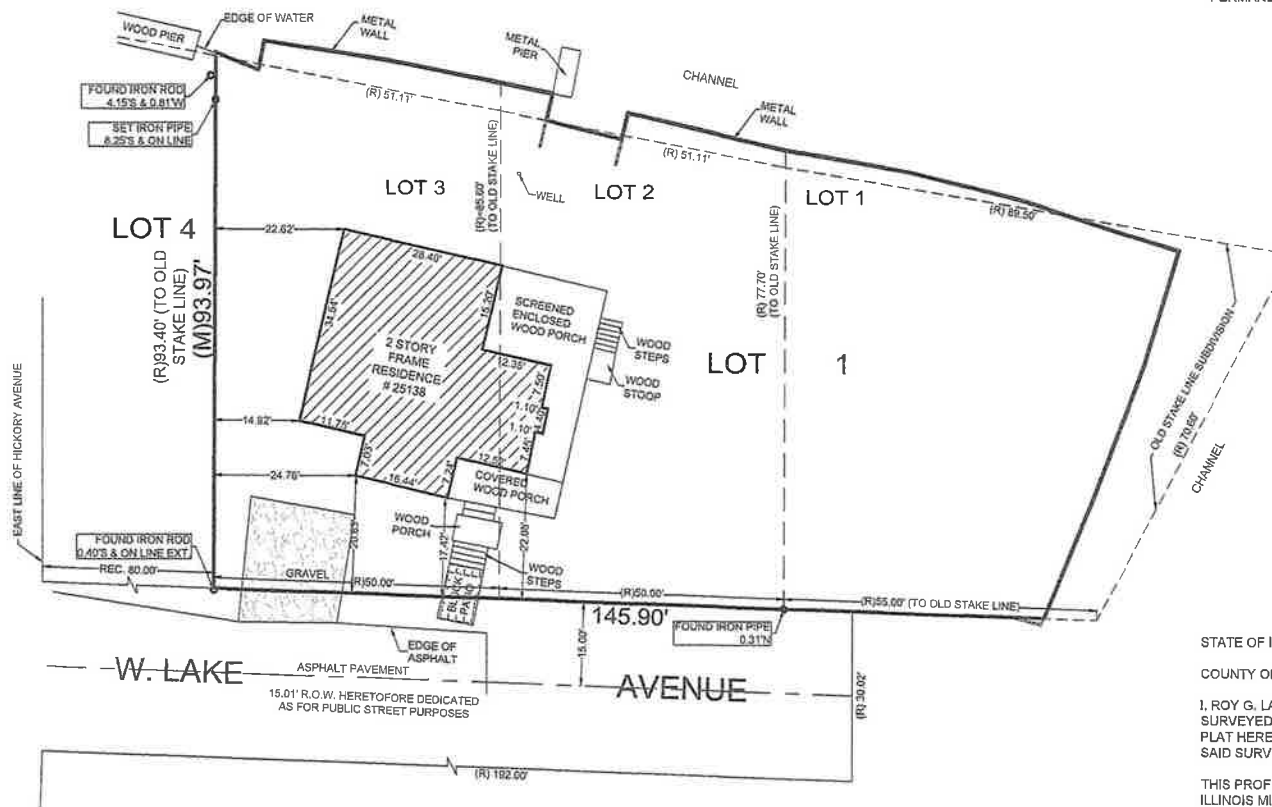
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY OF

LOT 1 IN LIPTON CONSOLIDATION OF LOTS 1, 2 AND 3 IN LAKE SHORE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 3, 2002, AS DOCUMENT 4833412, IN LAKE COUNTY, ILLINOIS.

KNOWN AS: 25138 W. LAKE AVENUE, INGLESIDE, ILLINOIS

PERMANENT INDEX NUMBER: 05 - 13 - 409 - 016 - 0000



STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, SEPTEMBER 10, A.D. 2021.

ORDERED BY:  
SASHA SAMARINA

SCALE : 1" = 15'  
DATE : SEPTEMBER 10, 2021  
FILE No.:

2021 - 29364-1

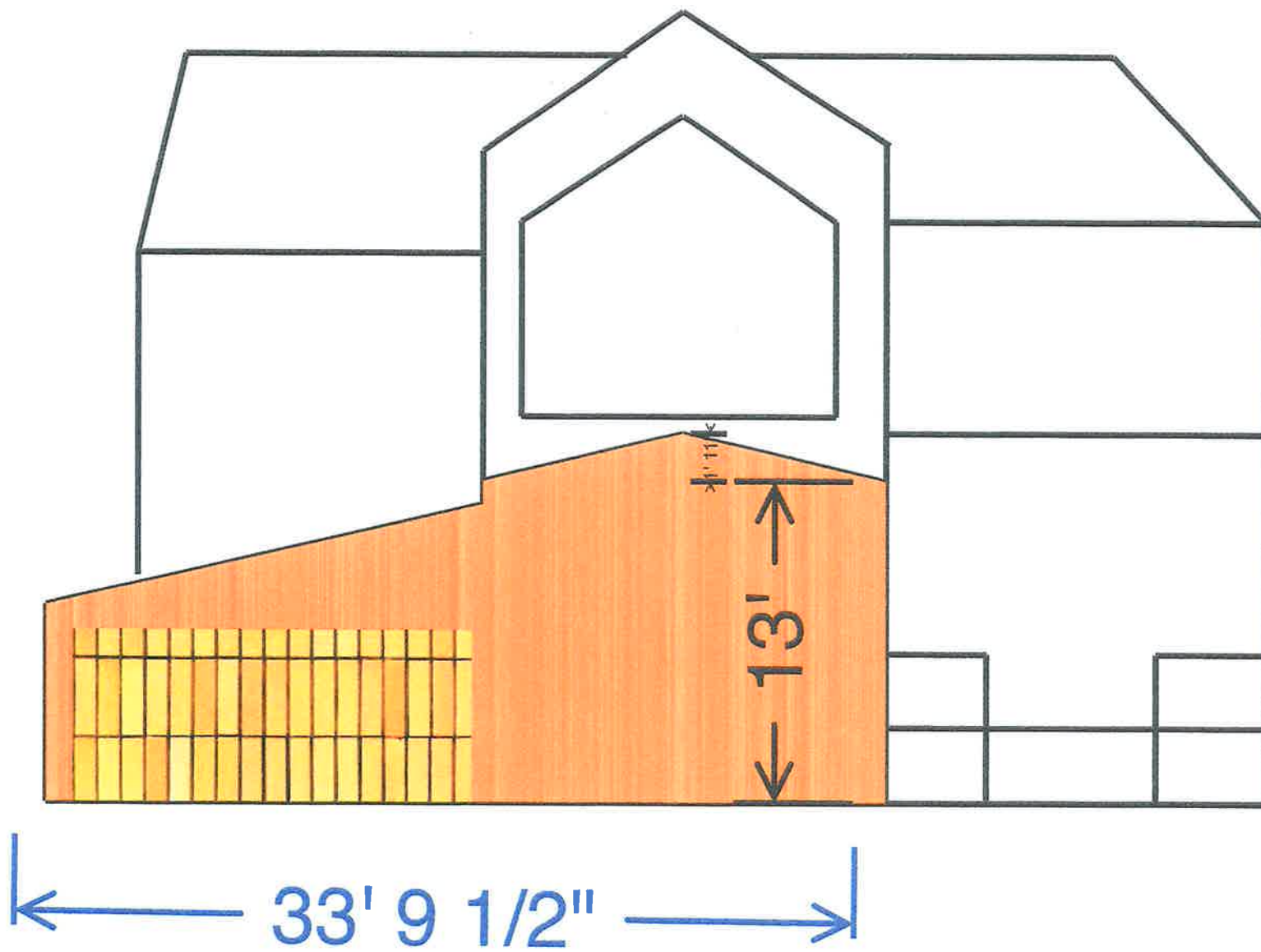
DATE	REVISION

### LEGEND ABBREVIATIONS

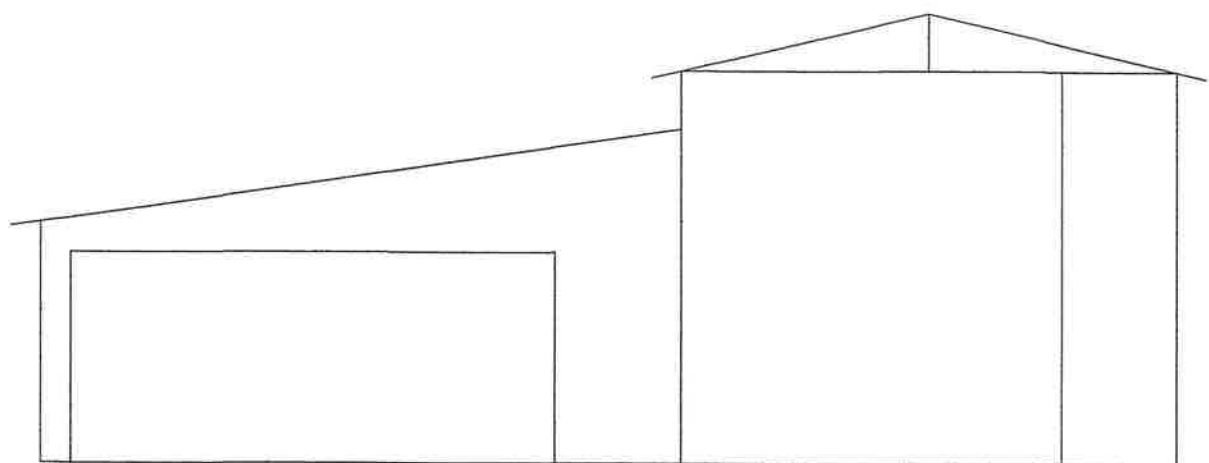
(R) RECORD DATA

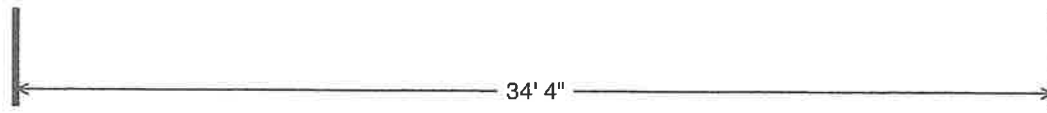
SURVEYOR NO. 35-2290

004576

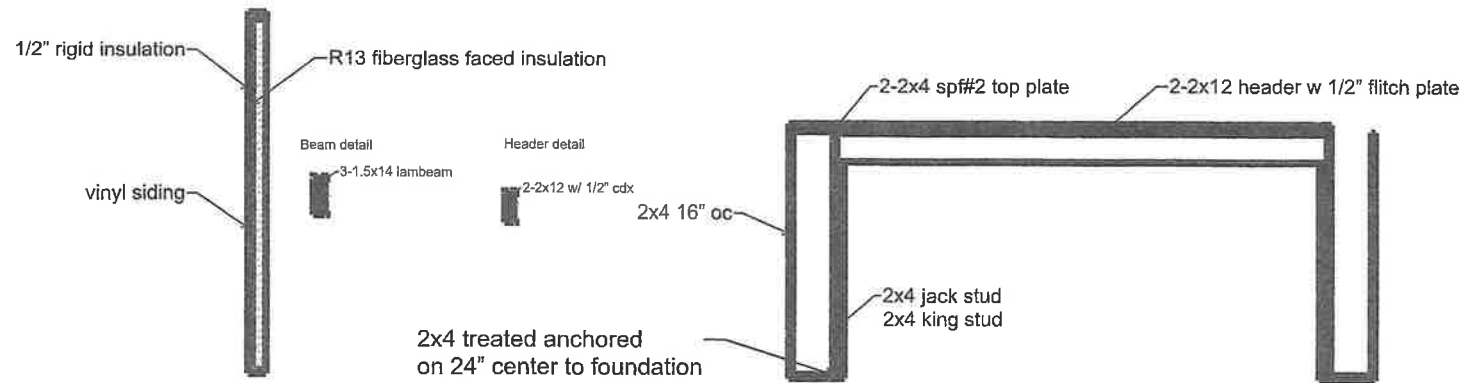






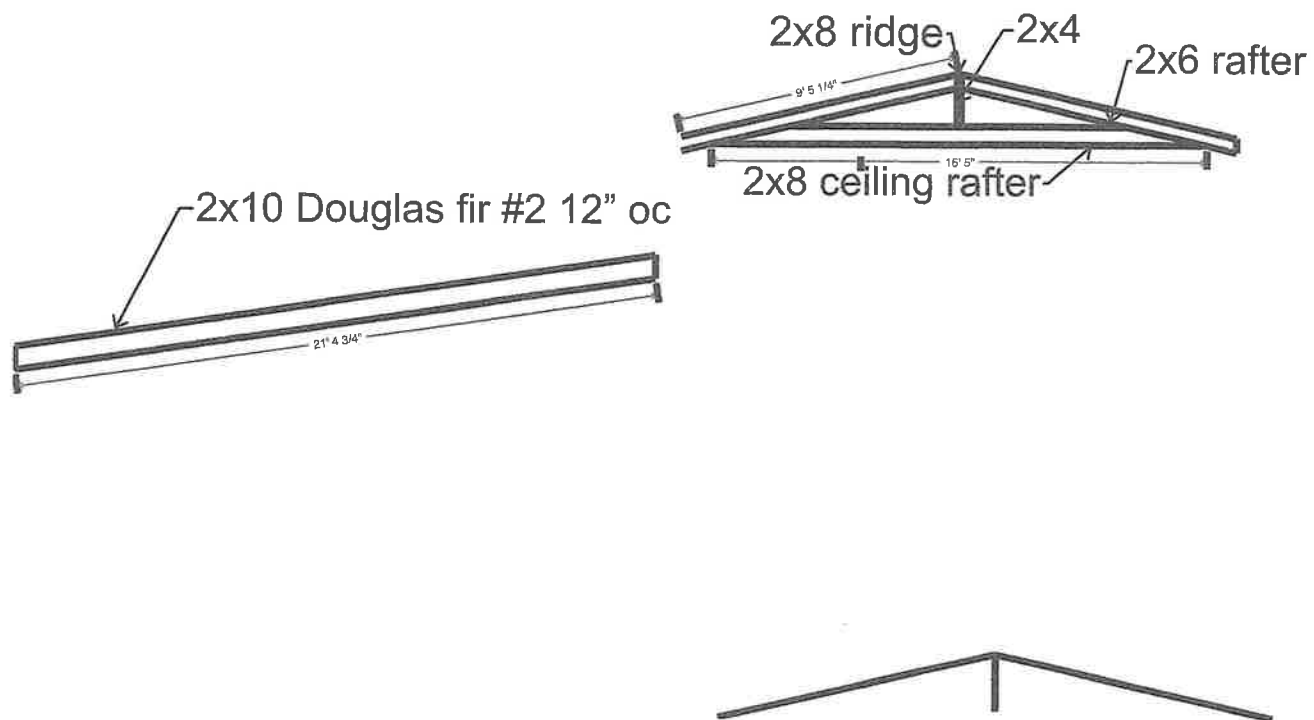


## Framing details

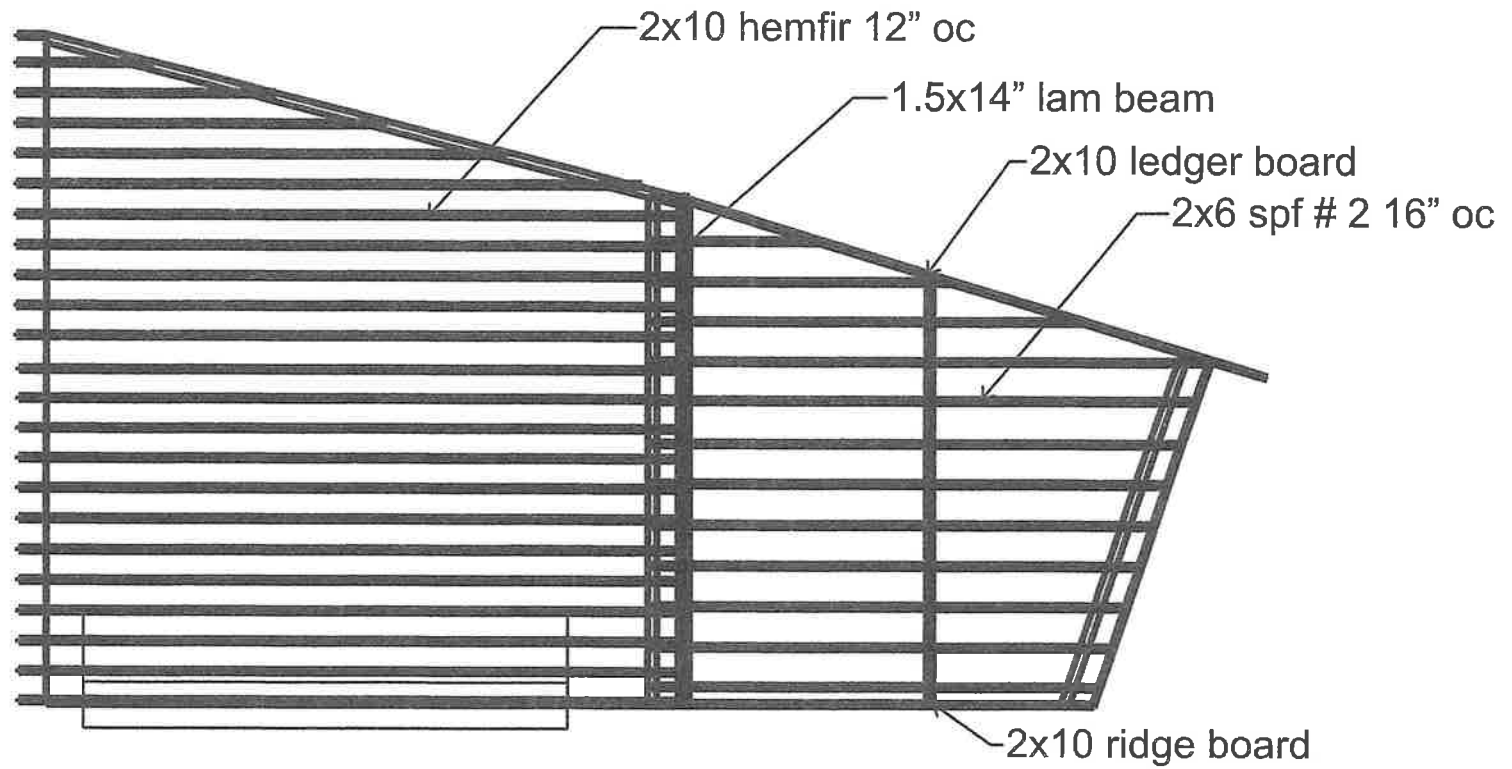


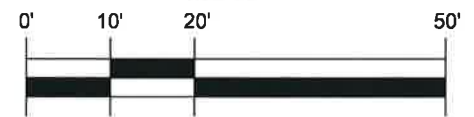
## Foundation plan

## Roof framing details



# Roof Plan





**UNITED SURVEY SERVICE, LLC**

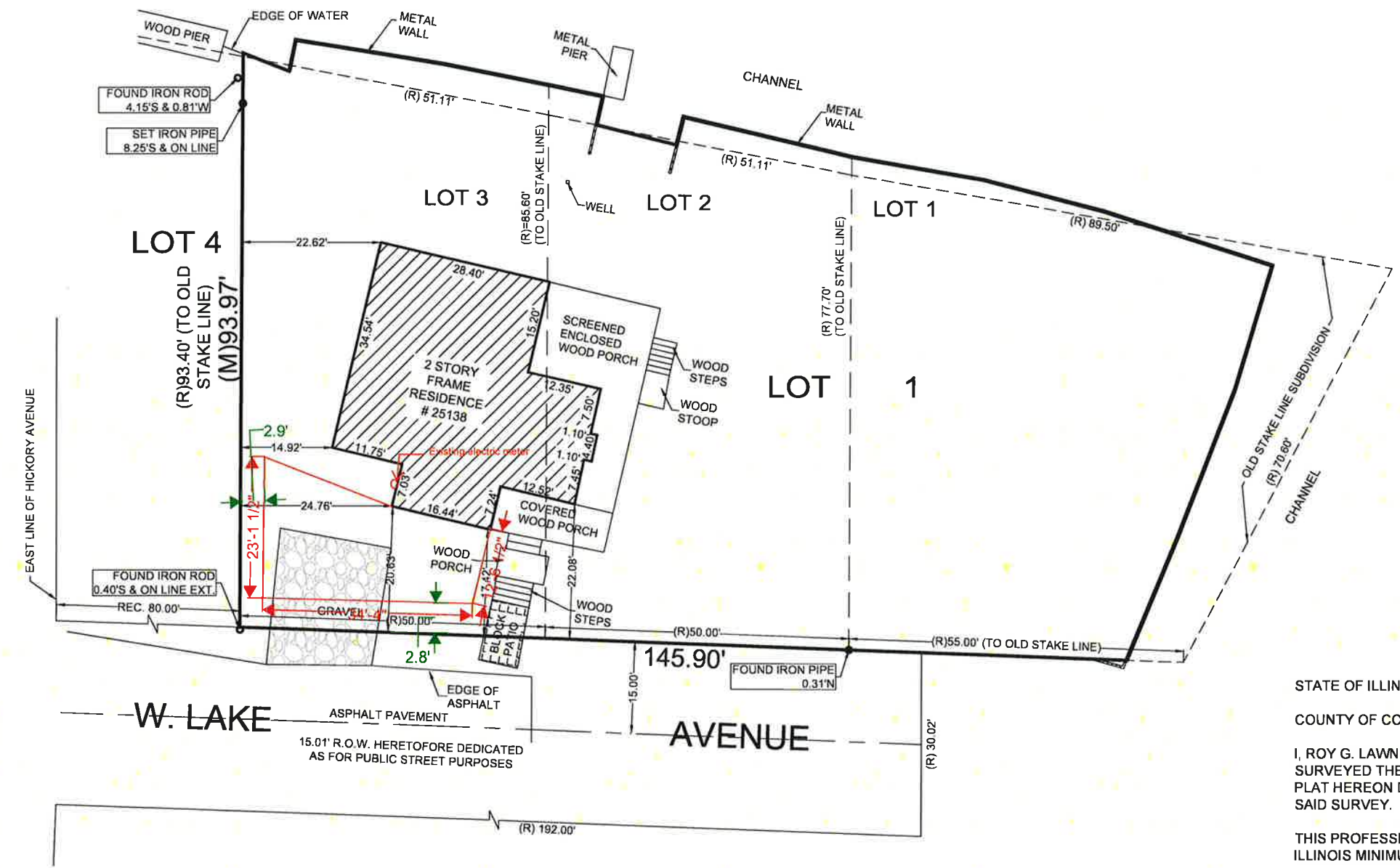
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: USURVEY@USANDCS.COM

**PLAT OF SURVEY**  
OF

LOT 1 IN LIPTON CONSOLIDATION OF LOTS 1, 2 AND 3 IN LAKE SHORE  
SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST  
QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF,  
RECORDED JANUARY 3, 2002, AS DOCUMENT 4833412, IN LAKE COUNTY,  
ILLINOIS.

KNOWN AS: 25138 W. LAKE AVENUE, INGLESIDE, ILLINOIS

PERMANENT INDEX NUMBER: 05 - 13 - 409 - 018 - 0000



STATE OF ILLINOIS )  
                                  ) S.S.  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE  
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE  
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF  
SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT  
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE  
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY  
MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT  
ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, SEPTEMBER 10, A.D. 2021.

ORDERED BY:  
**SASHA SAMARINA**

SCALE : 1" = 15'

LEGEND ABBREVIATIONS

