

LAKE COUNTY ZONING NOTICE #000733-2021

WARREN TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on January 27th, 2022 at 9:00 A.M., to be conducted by video/audio conference with limited in-person attendance available, on the petition of Dominic and Laurie Guagenti, record owners, who seek the following variance from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Increase the maximum allowed impervious surface ratio from 40% to 45.6% to allow for the construction of a screened porch and patio.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 32957 N. Three Oaks Ln. Libertyville, Illinois and is approximately 0.21 acres.

PIN: 0732201031

Pursuant to Section 7(e) of the Illinois Open Meetings Act, the current Gubernatorial Disaster Proclamation and the written determination of the Zoning Board of Appeals Chair, this hearing will be held by audio and video conference without a physical quorum present at the Lake County Zoning Board of Appeals office. Individuals wishing to attend the hearing should contact the Planning, Building & Development Department at 847-377-2120 by 4:00 P.M., the day prior to the hearing to receive information and instructions on how to join via the ZOOM website, by phone, or by remote in-person attendance. Space for in-person remote attendance by members of the public will be available at the Lake County Central Permit Facility, 500 W Winchester Road, Libertyville, Illinois and is limited to the number of persons currently allowed per the Gubernatorial Proclamation and as practicable in keeping with social distancing requirements.

Public comment may be presented during the hearing by individuals, whether attending remotely or in person, or may be submitted in writing. Written statements may be emailed to PBDZoning@lakecountyil.gov or delivered to the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois. Include your full name and subject title: ZBA 000733-2021 with your written statement. Comments received by 8:00 A.M. the day of the hearing will be provided to the ZBA prior to the close of testimony. Public comments are limited to three minutes each.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=10252> 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

Applicant(s):
(please print)

Dominic & Laurie Guagenti
Owner(s)

Subject
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

Residential R4
Residential
Residential
0132201031
32957 N. Three Oaks Lane
Libertyville, IL 60048

Legal description:

(☐ see deed)

Request:

The following variation(s) are requested:

1. Increase the maximum permitted Impervious Surface Ratio (ISR) from 40% to 45.6% to allow
2. for the construction of a porch and patio.

3. 

4. _____

Explain why this variation(s) is necessary:

- To enlarge deck platform from 10' x 10' to 12' x 18'
to allow for more than 2 person occupancy w/chairs
& table.
- To have an enclosed area with protection from
the elements.
- Due to recent health diagnosis it is important for
the homeowners to be protected from the sun and
elements.

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:

The original house was built with the foot print too large to add any outdoor space. The home was purchased as a new build from the builder.

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

Response:

"Due to Covid" they want an area where they can gather outside while being protected from the elements.

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

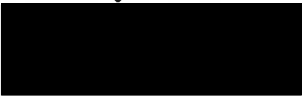
Response:

They have a ranch style house with no room to expand outside. It will be built in the manner of making it aesthetically pleasing to the original structure.

18/2
SPECIAL WARRANTY DEED

**Statutory (Illinois)
(Corporation to Individual)**

MAIL TO:

**Randy P. Evangelides
Attorney at Law**




Image# 054016860002 Type: DW
Recorded: 06/09/2015 at 08:49:03 AM
Receipt#: 2015-00033602
Page 1 of 2
Fees: \$577.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7200883**

NAME & ADDRESS OF TAXPAYER:

**Dominic A. Guagenti
32957 N. Three Oaks Lane
Libertyville, IL 60048**

FIRST AMERICAN TITLE
2629583

THE GRANTOR, **CAPITAL HOMES, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation GRANTS, CONVEYS AND SELLS TO: **DOMINIC GUAGENTI and LAURIE GUAGENTI**, husband and wife, of 1879 Watercolor Place, Grayslake, Illinois, grantees, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

situated in the County of Lake, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY forever.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; Declaration of Covenants, Conditions, Restrictions and Easements for Belvidere Estates recorded as Document No. 5950749, including all exhibits attached thereto and amendments thereof; zoning laws and ordinances, easements for public utilities; acts done or suffered by Grantee or anyone claiming by, through or under Grantee, and all other matters of record affecting the property.

Permanent Real Estate Index Number: 07-32-201-031

Address of Real Estate: 32957 N. Three Oaks Lane, Libertyville, IL 60048

(2)
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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Chairman of the Board, and attested by its Secretary, this 3 day of April, 2015.

CAPITAL HOMES, INC.

By: [REDACTED]

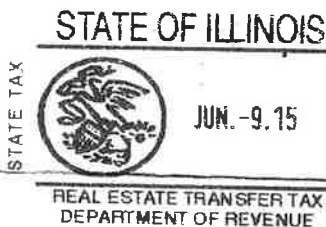
ALBERT LANDER, Vice President

Attest: [REDACTED]

MARILYN A. DELULIO, Secretary

\$ 358,773.00

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

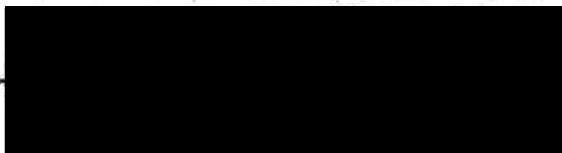
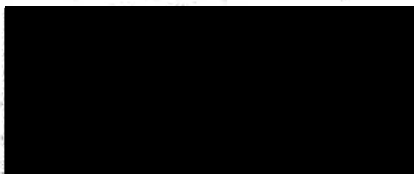


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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 0053850 |
| FP 103013 |

0000051351

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that **ALBERT LANDER**, personally known to me to be the Vice President of **CAPITAL HOMES, INC.**, and **MARILYN A. DELULIO**, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of April, 2015.



LEGAL DESCRIPTION

Lot 14 in Belvidere Estates Subdivision, being a Subdivision of the East half of the Northeast quarter of Section 32, Township 45 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 22, 2006, as Document 5950755, in Lake County, Illinois.

Permanent Real Estate Index Number: 07-32-201-031

Address of Real Estate: 32957 N. Three Oaks Lane, Libertyville, IL 60048

This instrument prepared by: John C. Haas, Attorney at Law, [REDACTED]

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

Please send the bill to:

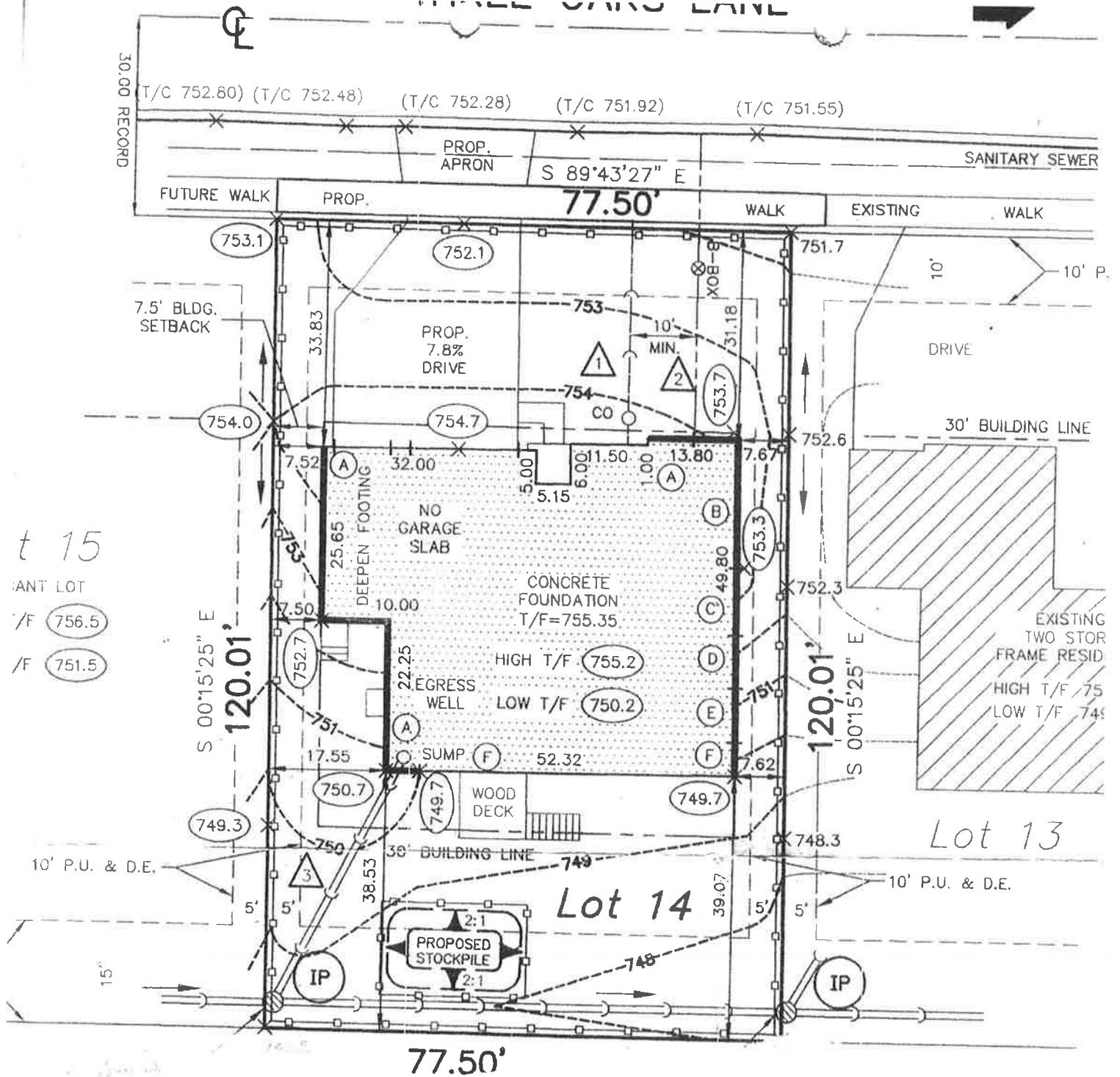
DOMINIC A. GUAGENTI
Print Name

32957 N. THREE OAKS LN
Street Address

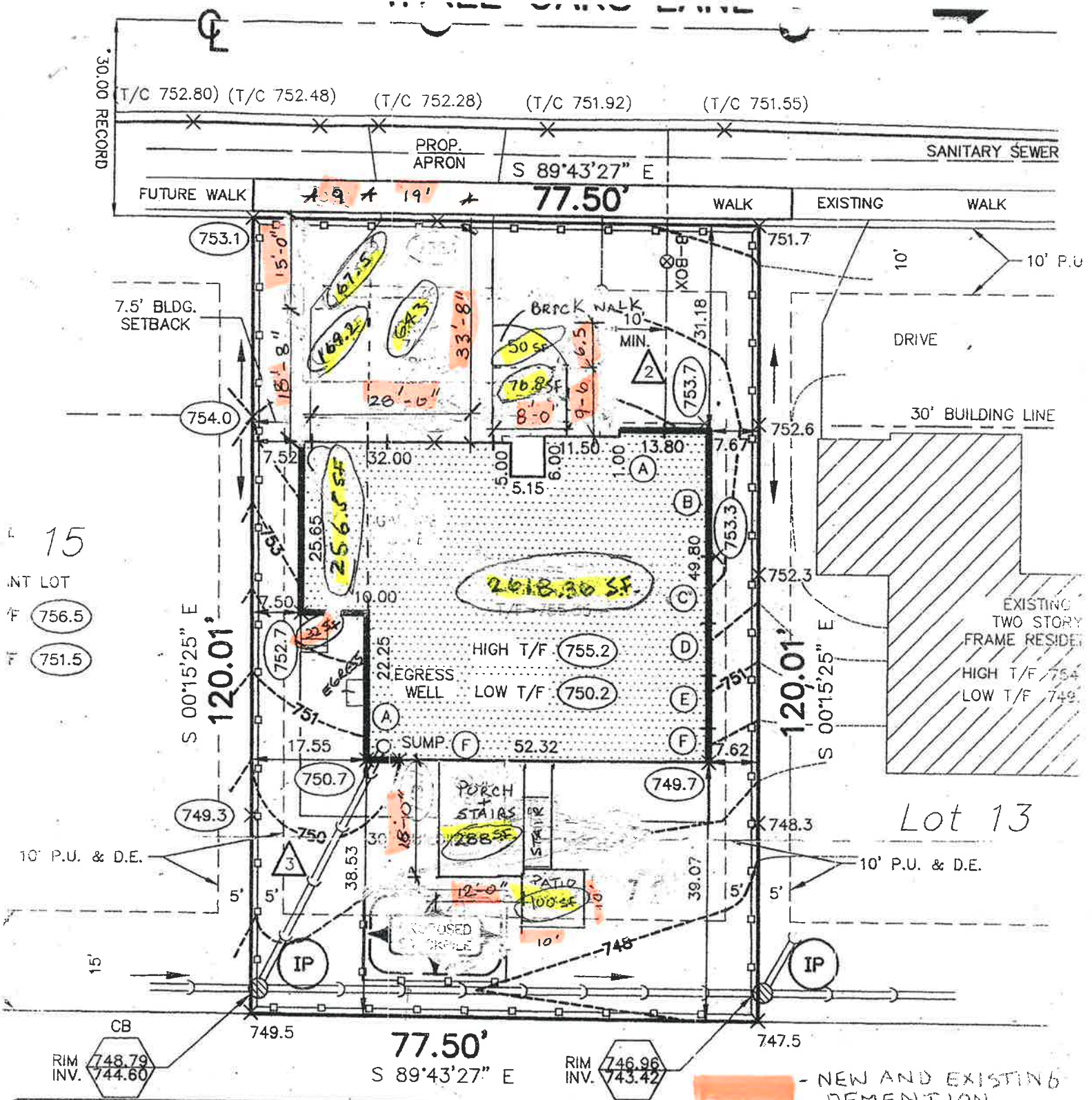
LIBERTYVILLE, IL 60048
City, State, Zip

Email

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

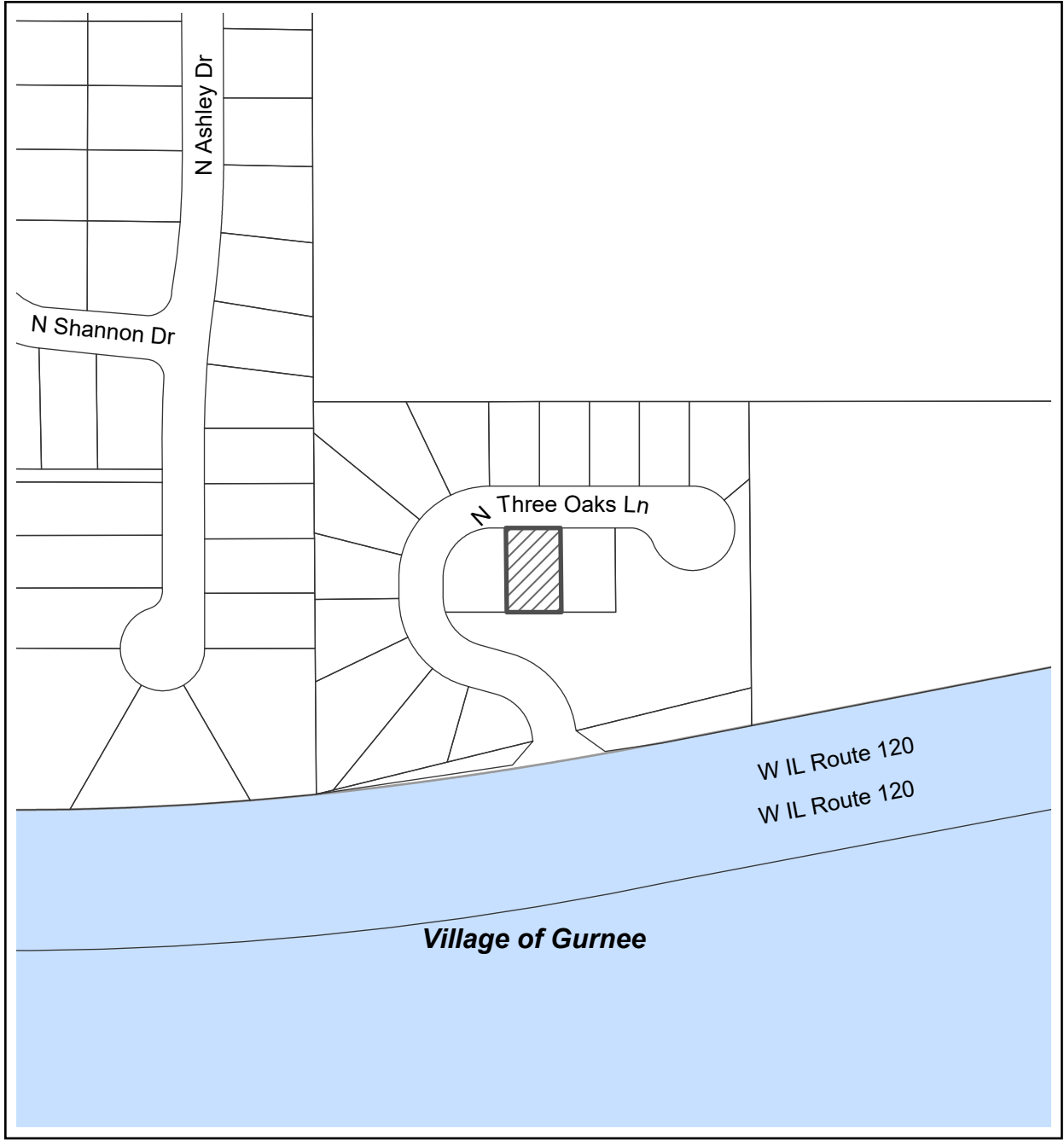


| | |
|--------------------------|-------------------|
| LOT SIZE | TOTAL: 9324.77 SF |
| IMPERVIOUS SURFACE RATIO | |
| • HOUSE | 2540.54 SF |
| • DRIVEWAY | 924.00 SF |
| • SIDEWALKS | 24.00 SF |
| • STOOPS | 21.00 SF |
| • PORCH | 216.00 SF |
| TOTAL: | 3961.54 SF |





 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals
Case #VAR000733-2021

