LAKE COUNTY ZONING NOTICE VAR-000761-2022

Rescheduled

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday June 9, 2022 at the Lake County Public Works Training Facility, 648 W. Winchester, Libertyville, Illinois on the petition of John and Denise Mandigo, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front street setback from 30 feet to 1.5 feet to allow for the reconstruction of a pool house.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 38727 N DREXEL BLVD ANTIOCH, IL 60002 and is approximately 1.8 acres.

PINs:0135202048; 0135202049

This application is available for public examination electronically https://www.lakecountyil.gov/calendar.aspx?EID=10358 or for public examination 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 Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): (please print)	John & Dens Owner(s)	e Mandig		
Subject Property:	Present Zoning: Present Use: Proposed Use: PIN(s): Address:	40 - Residential 40 - Residential 40 - Residential 0135202048, 0135202049 38727 N Drext Blad Antoch, I) 60002		
	Legal description: (see deed)	J.L. Shaws ON FOX LAKE, (9435140) PT LTS 485 LYG N OF ALN, Beg at X Drexcl Bird & SIN LTS, ELY721, SE 63.13 CONT TO WATERS EDGE		
Request:	The following varia	64012-Antioch Township Φ12 ation(s) are requested:		
1. Rebuild C	istig Pool Hou	se, which is deteriorating. The Post House		
was built 100	VES ACO WHEN ZONIO	gattocad it take close to easement		
2. Setback 1.5 for rather than the zoning Standard of BOFI				
	E_)		
3. Decr	case the street	r setlenck from 30ft to 1.5ft to		
all ow for	T. C.			
4.				
Explain why this variation(s) is necessary: The Pool House is not setbrok per cherent zoning. It is setback 1.52 ft instead of The standard 30ft. The New structure will be setback The same as the original structure.				

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:

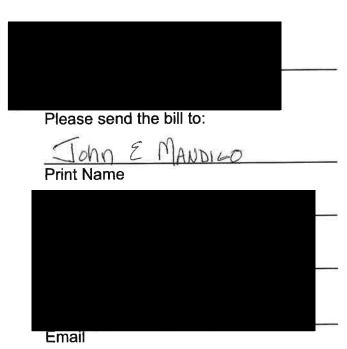
The property was diveloped 100 yes across but of the life Lodge Cotate. The Pool House wise bulk between the in ground pool and the grad. The pool house needs to be rebuilt in the spirit of the original. The flain difference will be adding singed roofine of the original. The flain difference will be adding singed roofine to provide an earlier side of the pool house center. Current bration contains undergonal purposes convice to I consider that a pool is on Stopped terrain so can not be relocate. Openede and of pool 15 on Stopped terrain so can not be relocate. Openede and of pool 15 on Stopped terrain so can not be relocate. Openede and of pool 15 on Stopped terrain so can not be relocate. There is no other location contents on the pool to rether historic structure lock. The bailding is concerntly not set back per today's zoning. 3. Harmony with the general purpose and intent of the zoning regulations. Response: The acretical purpose a intent of the zoning regulations. Response: The acretical purpose a intent of the zoning regulations. Replacing will improve the pool to t	1. Exceptional conditions peculiar to the applicant's property.
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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.
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.



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY

THID AMERICA TITLE

WARRIEL D	2412510	Michael
JOINT TENANC		ME

THE GRANTOR S, PETER BICARIC and MARY BICARIC, his wife,
of the Village of Antioch County of Lake State of Illinois for and in consideration of TEN AND NO HUNDREDTHS DOLLARS and other good and valuable considerations in hand paid.
CONVEY and WARRANT to JOHN E. MANDIGO and DENISE G. MANDIGO, his
of the Village of Antioch County of Lake State of Illinois not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake in the State of Illinois to with

AS PER ATTACHED LEGAL DESCRIPTION

Subject to: building lines, covenants, conditions and restrictions of record; visible public and private roads and highways and easements therefor, if any, and easements for public utilities which do not underlie the improvements upon the property; general taxes for the year 1985 and subsequent years.

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COUNTY OF LAKE REAL ESTATE TRANSFER TAX PAID IN THE SAME AMOUNT AS THE STATE OF ILLINOIS REAL ESTATE TRANSFER TAX.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 31 #	day of December	19 85
**	(Seal)	(Seal)
Mary Bicanic	Peter Bicanic	
	(Seal)	(Seal)

NOTE: PLEASE TYPE OR PRINT NAME	BELOW ALL SIGNATURES.	T.
AFT AND BUT THE PERSON OF	Carried Committee Committee	value in
John E. & Denise G. Mandigo Name of Grantee		
AS ABOVE	Address	Zip
Name of Taxpayer Richard L. Sarmont	Address	Zip
Name of Person Preparing Deed	Address	Zin

STATE OF ILLINOIS SS.

County of Lake	
1, the unders	igned, a Notary Public in and for said County, in the
State aforesaid, DO HEREBY CERTIFY that PETER B	ICANIC and MARY BICANIC, his wife,
personally known to me to be the same personS, whose na	meS are subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged	t that <u>they</u> signed, sealed and delivered the said
instrument as their 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 notarial seal this	310 A 19.85
	Commission Expires 8/7/87
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COUNTY OF LAKE
REAL ESTATE TRANSFER TAX
PAID IN THE SAME AMOUNT
AS THE STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX.

State of Illinois DEPARTMENT OF REVENUE STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph _____, Section 4, of the Real Estate Transfer Tax Act.

*	550
Signature of Buyer-Seller or their Represen	

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RECORDER
LAKE COUNTY, ILLINOIS

1986 JAN 10 PH 1: 05

inted by Recorder for Lake County, Illin FRANK J. NUST

JOINT TENANC

LEGIBILITY OF INSTRUMENT QUESTIONABLE

- wowindraw ne rullums:

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

LOTE 2, 3, 4 AND 5, IN J. L. SHAM'S BUBDIVISION ON FOX LAKE, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1909 AS DOCUMENT 123552, IN BOOK "H" OF PLATS, PAGES 38. 39 AND 40, (EXCEPT THAT PART OF SAID LOTS 3, 4 AND 5, LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS, TO-WIT: AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 7 (SUBDIVISION AFORESAID) WITH THE BOUTHEASTERLY LINE OF DREXEL BOULEVARD! THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID DREXEL BOULEVARD TO THE SOUTHERLY LINE OF SAID LOT 5 AND THE PLACE OF BEGINNING OF THIS DESCRIPTION: THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 120 DEGREES, MEASURED IN A COUNTER-CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE, 72.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 140 DEGREES, MEASURED IN A COUNTER-CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE 36.0 FEET; THENCE NORTHEASTERLY ALONS A LINE FORMING AN ANGLE OF 92.0 FEET, MEASURED IN A CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE 60. O FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 91 DEGREES MEASURED IN A COUNTER-CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE, \$5.0 FEET; THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG A LINE FORMING AN ANGLE OF 172 DEGREES, MEASURED IN A CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE, 100.0 FEET, THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG A LINE TO AN IRON PIPE THAT IS 63. 13 FEET SOUTH-EASTERLY OF THE LAST DEBCRIBED POINT AND 99. 50 FEET SOUTHWESTERLY OF ANOTHER IRON PIPE LOCATED ON THE EASTERLY LINE OF SAID LOT 2 AND 281. 25 FEET SOUTHEASTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 2: THENCE CONTINUING SOUTHEASTERLY ON THE EXTENTION OF THE LAST DESCRIBED LINE TO THE WATERS EDGE), ALL IN LAKE COUNTY, ILLINOIS

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State of Illimois County of Lake)) ss e .) .	2412510	JAN 1 0 1986	Document i
	PETER BICAN	IC		being duly sworn on cath,
states that he/she	resides at _	38729 Drexel	Blvd., A nti	och, IL
of Section 1 of Cl Act to not apply a	apter 109 of t	he Illinois Revis	ed Statutes, as	deed is not in violation the provisions of this instances:
		of land into pard new streets or eas		of 5 acres or more in size is;
		oks of less than l reets or easements		corded subdivision which
3. The sale or e	xchange of paro	cels of land betwe	en owners of ad	ijoining and contiguous land;
railroads or o		tility facilities		use as a right of way for lines which does not involve
	e of land owner ts or easements		r other public u	ntility which does not involve
to the dedicat		or public use or :		or grants croonveyances relating to the vacation of land
7. Conveyances m	ade to correct	descriptions in p	prior conveyance	es;
two parts of	a particular p		land existing o	the division into no more than on July 17, 1959 and not
by a register sale of any s dimensions an that this exe division of 1	ed surveyor; p subsequent lots d configuration mption does no and.	rovided, however, from the same la n of the larger t	that this exem rger tract of la ract on October local requiremen	tract when a survey is made ption shall not apply to the and, as determined by the 1, 1973, and provided also nts applicable to the sub-
CIRCLE NUMBER ABO	We which is ap	PLICABLE TO ATTAC	HED DEED.	
AFFIANT furth the Recorder of D	er states that Seeds of Lake C	he/she makes thi	s affidavit for	the purpose of inducing tracked deed for recording.
SUBSCRIBED and SM	ORN to before	me this		

19 86

Chefalo, Thomas J.

From:

Eric Ring

Sent:

Monday, March 21, 2022 8:39 AM

To:

Chefalo, Thomas J.;

Subject:

[EXTERNAL] Re: [EXTERNAL] Fw: [EXTERNAL] Variation application for Mandigo,s

CAUTION: This email originated from outside of the organization! Do not click links, open attachments, or reply, unless you recognize the sender's email address and know the content is safe.

Thomas,

I have no objection to this project as Denise explained that the structure is off the road right of way behind their property fence. Denise, can you call my office at your convenience to discuss construction access?

Thank you,

Eric Ring

Highway Commissioner
Antioch Township Highway Department
933 Bartlett Avenue, Antioch, IL 60002

office: 847-395-2070 fax: 847-838-2731

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From: Chefalo, Thomas J.

Sent: Friday, March 4, 2022 10:24:24 AM

To: Eric Ring:

Subject: RE: [EXTERNAL] Fw: [EXTERNAL] Variation application for Mandigo,s

Mr. Ring,

We haven't received the application yet. Mr. Mandigo should be able to provide you with that information.

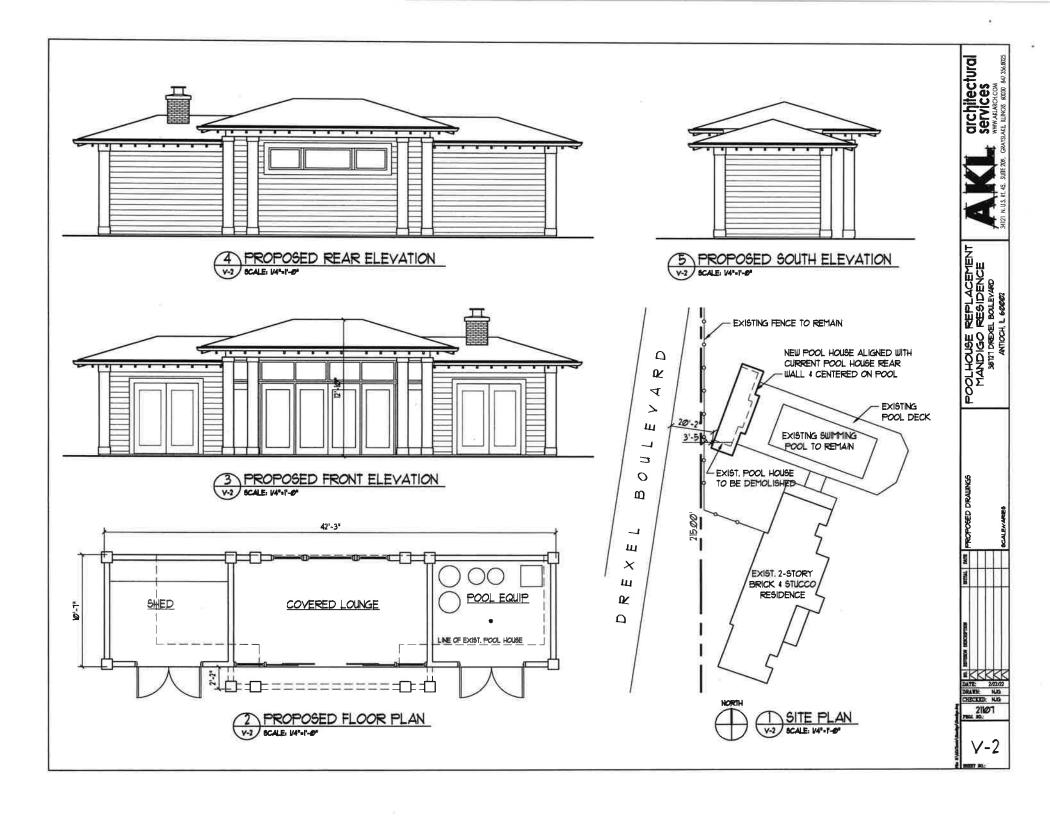


Planning, Building and Development Department Thomas Chefalo, AICP

Principal Planner

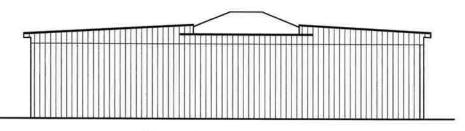
500 W. Winchester Road, Unit 101 | Libertyville, IL 60048

main: 847.377.2600 | direct: 847.377.2120

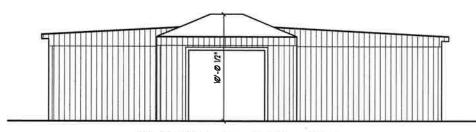


POOL HOUSE REPLACEMENT FOR THE MANDIGOS

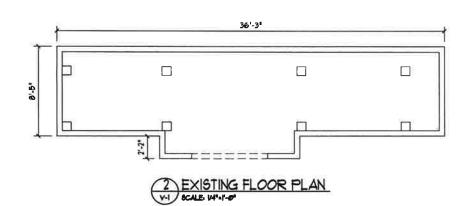
38727 DREXEL BLVD. ANTIOCH, IL 60002

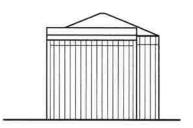


4 EXISTING REAR ELEVATION
(V-1) BCALE: 141-11-01

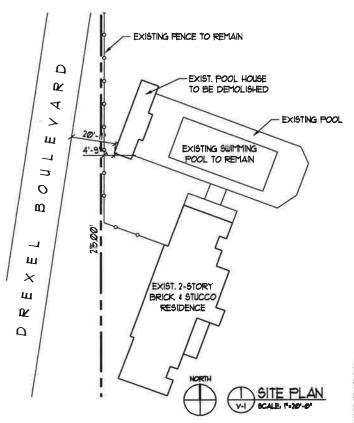


3 EXISTING FRONT ELEVATION
(v.) SCALE: W1-17-07





5 EXISTING SOUTH SIDE ELEVATION
V-1 SCALE: M1-17-67



GICHITE SEVICES WWW.AZIACH.

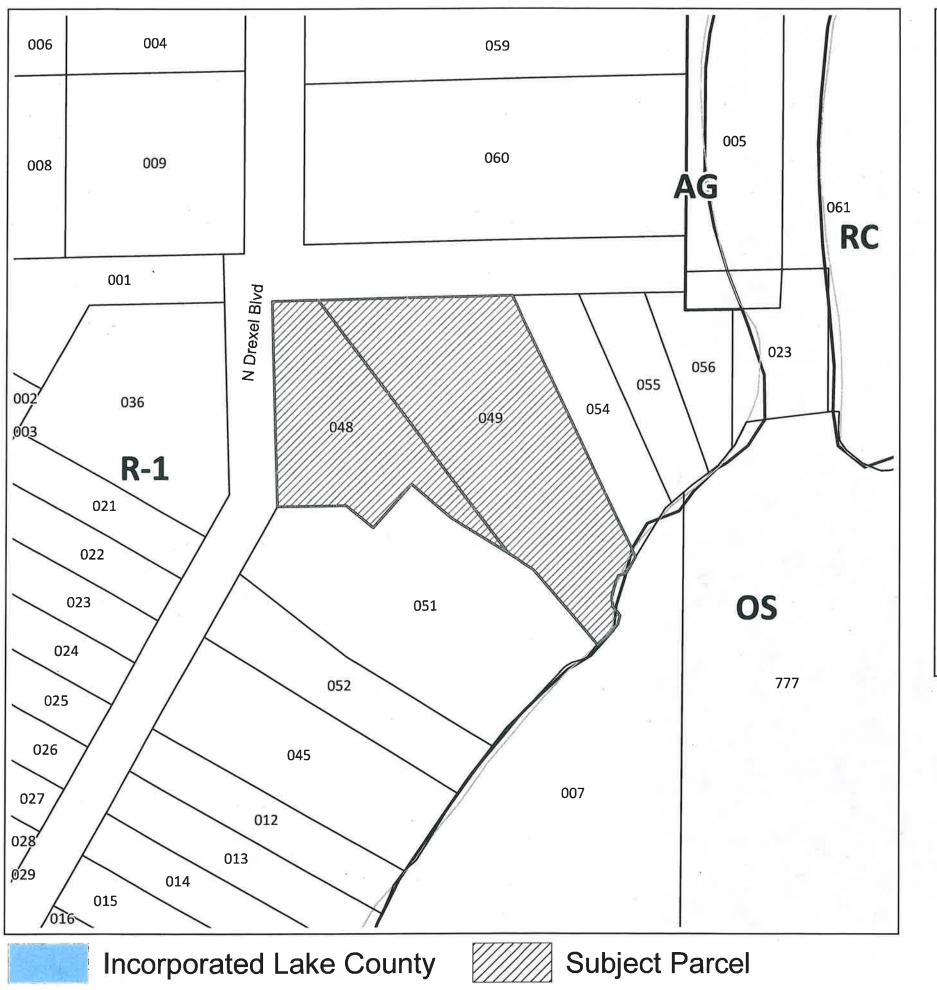
ANDIGO RESIDENCE

EXISTING CONDITIONS

WITE 177777

DATE: 17277 DRAYN: NJS CHECKED: NJS 211077 7903. RO.:

V-1





Zoning Board of Appeals Case #VAR-000761-2022

> 0 25 50 100 150 200 Fe



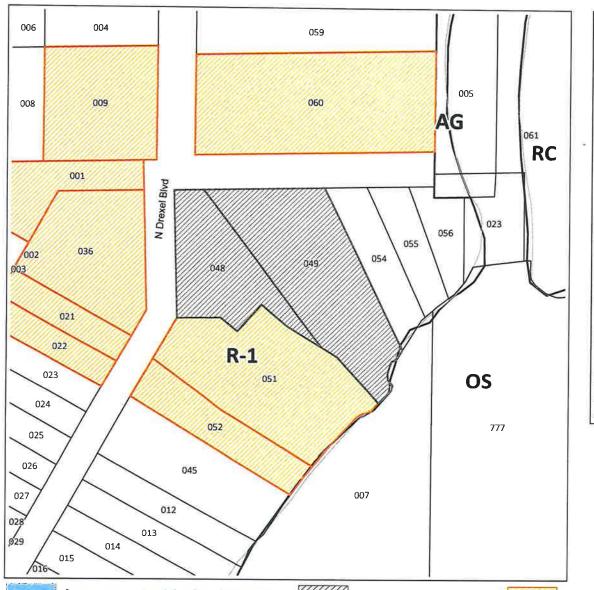


Zoning Board of Appeals Case #VAR-000761-2022

Incorporated Lake County Subject Parcel









Zoning Board of Appeals Case #VAR-000761-2022

Incorporated Lake County

Subject Parcel



Mailing Parcel

