

## **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 & Denise Mandig  
Owner(s)

Subject  
Property:

Present Zoning:  
Present Use:  
Proposed Use:  
PIN(s):  
Address:

40 - Residential  
40 - Residential  
40 - Residential  
0135202048, 0135202049  
38727 N Drexel Blvd  
Antioch, IL 60002

Legal description:  
( see deed)

J.L. Shaws ON Fox Lake; (9435140)  
PT LTS 485 LY6 N of ALN, Beg at X  
Drexel Blvd & S2N  
LT 5, ELY 72', SE 63.13' CONT TO WATERS EDGE  
04012-Antioch Township #12

Request:

The following variation(s) are requested:

- ~~1. Rebuild existing Pool House, which is deteriorating. The Pool House was built 100 yrs ago when zoning allowed it to be closer to easement.~~
- ~~2. Setback 1.5 ft rather than the zoning standard of 30ft.~~
3. Decrease the street setback from 30ft to 1.5ft to allow for the construction of a pool house
- 4.

Explain why this variation(s) is necessary:

The Pool House is not setback per current zoning. It is setback 1.5 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:

1. Exceptional conditions peculiar to the applicant's property.

Response:

The property was developed 100 yrs ago as part of the Lilac Lodge Estate. The Pool House was built between the in ground pool and the road. The pool house needs to be rebuilt in the spirit of the original. The main difference will be adding sloped roof line to prevent water damage experienced with the flat roof that existed on either side of the pool house center.

- Current location contains underground plumbing to service pool
- Opposite side of pool is on sloped terrain so cannot be relocated
- Opposite side of pool would block view of lake

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

Response:

There is no other location centered on the pool to aesthetically build and retain the historic structure look. The building is currently not setback per today's zoning

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

Response:

The general purpose & intent of the zoning regulations is to ensure no negative impact to neighbors or the community. The building is currently unsightly due to its age and deterioration. Replacing will improve the aesthetics of the neighborhood while retaining the original historic appearance and intention of the original owners of Lilac Lodge, Patrick H. Joyce. Lilac Lodge was valued by the neighborhood. In 1962, the neighbors resisted turning the lodge into apartments. We have had elderly men drop by our property to share their fond childhood memories of the property and swimming in the pool. The pool house is behind a 6 foot privacy fence. The roof can be seen from the road.

## COURT REPORTER AGREEMENT

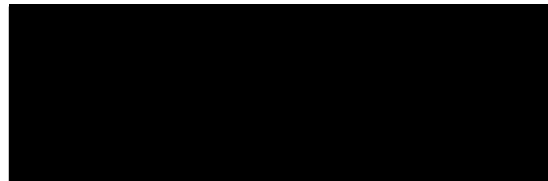
### CHECK ONE OF THE FOLLOWING:



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.



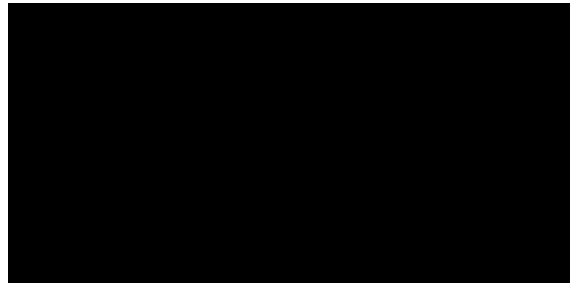
I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Please send the bill to:

John E MANDICO

Print Name



Email

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

MAIL TO:

Michael Boyd  
NAME

2412510

## WARRANTY DEED

JOINT TENANCY

TRID AMERICA TITLE COMPANY 201320

THE GRANTOR S, PETER BICANIC and MARY BICANIC, 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 wife, \_\_\_\_\_

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 wit:

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.

LAKE  
CO. REG. 040

076930

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JAN 10 1986

DEPT. OF  
REVENUE

62.50

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 31st day of December 1985

(Seal)

(Seal)

Mary Bicanic

Peter Bicanic

(Seal)

(Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

John E. &amp; Denise G. Mandigo

Name of Grantee

Address

Zip

AS ABOVE

Name of Taxpayer

Address

Zip

Richard L. Sarment

Name of Person Preparing Deed

Address

Zip

LAKE COUNTY - ILLINOIS TRANSFER STAMP

STATE OF ILLINOIS } ss.  
County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER BICANIC and MARY BICANIC, his wife,

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 acknowledged that they 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 31 December 19 85

Press Seal Here

Commission Expires 8/7/87



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.

Dated this        day of        19       .

Signature of Buyer-Seller or their Representative

2412510  
RECORDER  
LAKE COUNTY, ILLINOIS  
1986 JAN 10 PH 1:05

RECORDER'S STAMP

Recorder

FRANK J. NUST

Printed by Recorder for  
Lake County, Illinois

TO

FROM

WARRANTY D  
JOINT TENANCY



LEGIBILITY OF INSTRUMENT QUESTIONABLE



THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

LOTS 2, 3, 4 AND 5, IN J. L. SHAW'S SUBDIVISION 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: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 7 (SUBDIVISION AFORESAID) WITH THE SOUTHEASTERLY 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 ALONG A LINE FORMING AN ANGLE OF 92.0 FEET, MEASURED IN A CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE 60.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 91 DEGREES MEASURED IN A COUNTER-CLOCKWISE DIRECTION FROM THE LAST DESCRIBED LINE, 55.0 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 SOUTHEASTERLY OF THE LAST DESCRIBED 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 EXTENSION OF THE LAST DESCRIBED LINE TO THE WATERS EDGE), ALL IN LAKE COUNTY, ILLINOIS

2412510

State of Illinois )  
County of Lake )

SS

2412510

JAN 10 1986

Document #

PETER BICANIC

, being duly sworn on oath,

states that he/she resides at 38729 Drexel Blvd., A ntioch, IL

. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes, as the provisions of this Act to not apply and no plat is required in any of the following instances:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Amended by P.A.80-318, Paragraph 1, eff. Oct. 1, 1977.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Lake County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me this

9th day of January, 19 86.





**Chefalo, Thomas J.**

---

**From:** Eric Ring [REDACTED]  
**Sent:** Monday, March 21, 2022 8:39 AM  
**To:** Chefalo, Thomas J.; [REDACTED]  
**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

This e-mail transmission contains information that is intended to be confidential and privileged. If you receive this e-mail and you are not a named addressee you are hereby notified that you are not authorized to read, print, retain copy or disseminate this communication without the consent of the sender and that doing so is prohibited and may be unlawful. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please delete and otherwise erase it and any attachments from your computer system.

---

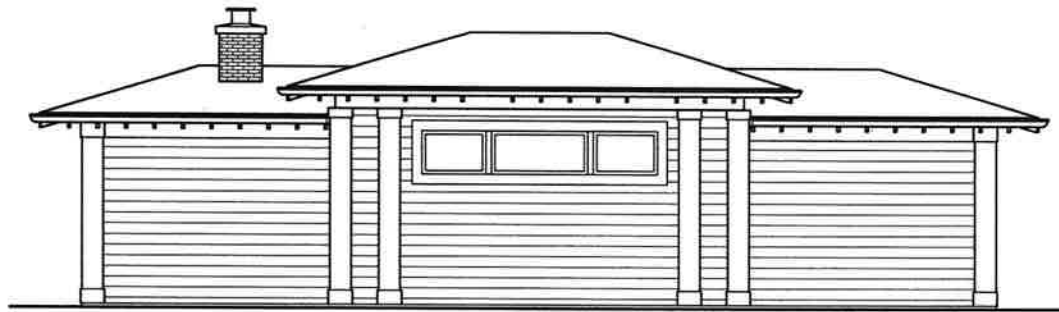
**From:** Chefalo, Thomas J. [REDACTED]  
**Sent:** Friday, March 4, 2022 10:24:24 AM  
**To:** Eric Ring; [REDACTED]  
**Subject:** RE: [EXTERNAL] Fw: [EXTERNAL] Variation application for Mandigo,s

Mr. Ring,

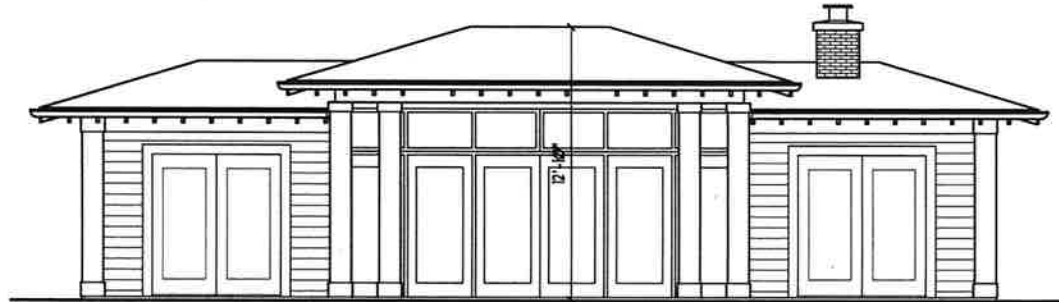
We haven't received the application yet. Mr. Mandigo should be able to provide you with that information.



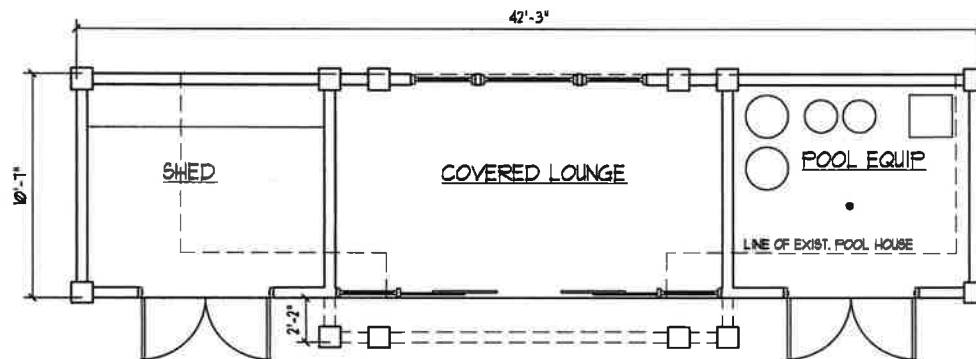
**Thomas Chefalo, AICP**  
Principal Planner  
500 W. Winchester Road, Unit 101 | Libertyville, IL 60048  
main: 847.377.2600 | direct: 847.377.2120  
[REDACTED]



4 PROPOSED REAR ELEVATION  
V-2 SCALE: 1/4"=1'-0"



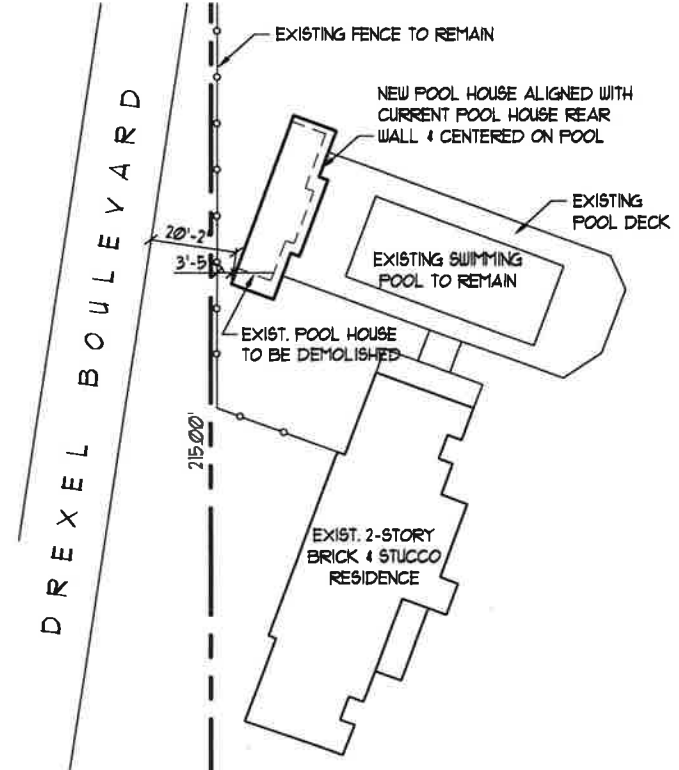
3 PROPOSED FRONT ELEVATION  
V-2 SCALE: 1/4"=1'-0"



2 PROPOSED FLOOR PLAN  
V-2 SCALE: 1/4"=1'-0"



5 PROPOSED SOUTH ELEVATION  
V-2 SCALE: 1/4"=1'-0"



NORTH  
SITE PLAN  
V-2 SCALE: 1/4"=1'-0"

# POOL HOUSE REPLACEMENT FOR THE MANDIGOS

38721 DREXEL BLVD.  
ANTIOCH, IL 60002

**AKL** architectural  
services  
WWW.AKLARCH.COM  
38721 N. U.S. RT. 45, SUITE 207, GRAYS LAKE, ILLINOIS 60002 847.356.8925

POOL HOUSE REPLACEMENT  
MANDIGO RESIDENCE  
38721 DREXEL BOULEVARD  
ANTIOCH, IL 60002

REVISION	DATE	BY	SCALE/REVISED
1	1/22/22	NUG	
2	1/22/22	NUG	
3	1/22/22	NUG	
4	1/22/22	NUG	
5	1/22/22	NUG	
6	1/22/22	NUG	
7	1/22/22	NUG	
8	1/22/22	NUG	
9	1/22/22	NUG	
10	1/22/22	NUG	
11	1/22/22	NUG	
12	1/22/22	NUG	
13	1/22/22	NUG	
14	1/22/22	NUG	
15	1/22/22	NUG	
16	1/22/22	NUG	
17	1/22/22	NUG	
18	1/22/22	NUG	
19	1/22/22	NUG	
20	1/22/22	NUG	
21	1/22/22	NUG	
22	1/22/22	NUG	
23	1/22/22	NUG	
24	1/22/22	NUG	
25	1/22/22	NUG	
26	1/22/22	NUG	
27	1/22/22	NUG	
28	1/22/22	NUG	
29	1/22/22	NUG	
30	1/22/22	NUG	
31	1/22/22	NUG	
32	1/22/22	NUG	
33	1/22/22	NUG	
34	1/22/22	NUG	
35	1/22/22	NUG	
36	1/22/22	NUG	
37	1/22/22	NUG	
38	1/22/22	NUG	
39	1/22/22	NUG	
40	1/22/22	NUG	
41	1/22/22	NUG	
42	1/22/22	NUG	
43	1/22/22	NUG	
44	1/22/22	NUG	
45	1/22/22	NUG	
46	1/22/22	NUG	
47	1/22/22	NUG	
48	1/22/22	NUG	
49	1/22/22	NUG	
50	1/22/22	NUG	
51	1/22/22	NUG	
52	1/22/22	NUG	
53	1/22/22	NUG	
54	1/22/22	NUG	
55	1/22/22	NUG	
56	1/22/22	NUG	
57	1/22/22	NUG	
58	1/22/22	NUG	
59	1/22/22	NUG	
60	1/22/22	NUG	
61	1/22/22	NUG	
62	1/22/22	NUG	
63	1/22/22	NUG	
64	1/22/22	NUG	
65	1/22/22	NUG	
66	1/22/22	NUG	
67	1/22/22	NUG	
68	1/22/22	NUG	
69	1/22/22	NUG	
70	1/22/22	NUG	
71	1/22/22	NUG	
72	1/22/22	NUG	
73	1/22/22	NUG	
74	1/22/22	NUG	
75	1/22/22	NUG	
76	1/22/22	NUG	
77	1/22/22	NUG	
78	1/22/22	NUG	
79	1/22/22	NUG	
80	1/22/22	NUG	
81	1/22/22	NUG	
82	1/22/22	NUG	
83	1/22/22	NUG	
84	1/22/22	NUG	
85	1/22/22	NUG	
86	1/22/22	NUG	
87	1/22/22	NUG	
88	1/22/22	NUG	
89	1/22/22	NUG	
90	1/22/22	NUG	
91	1/22/22	NUG	
92	1/22/22	NUG	
93	1/22/22	NUG	
94	1/22/22	NUG	
95	1/22/22	NUG	
96	1/22/22	NUG	
97	1/22/22	NUG	
98	1/22/22	NUG	
99	1/22/22	NUG	
100	1/22/22	NUG	

V-1

THE ARCHITECTURAL FIRM OF AKL ARCHITECTURAL SERVICES, INC.

DATE: 1/22/22

DRAWN: NUG

CHECKED: NUG

2/11/21

PROJ. NO.

EXISTING CONDITIONS

SCALE: VARIOUS

EXIST. POOL HOUSE TO BE DEMOLISHED

EXIST. SWIMMING POOL TO REMAIN

EXIST. FENCE TO REMAIN

EXIST. 2-STORY BRICK & STUCCO RESIDENCE

DREXEL BOULEVARD

20'-0"

4'-9"

215'-0"

NORTH

SCALE: 1"=20'-0"

V-1

EXISTING SOUTH SIDE ELEVATION

SCALE: 1/4"=1'-0"

V-1

EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

V-1

EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

V-1

EXISTING FRONT ELEVATION

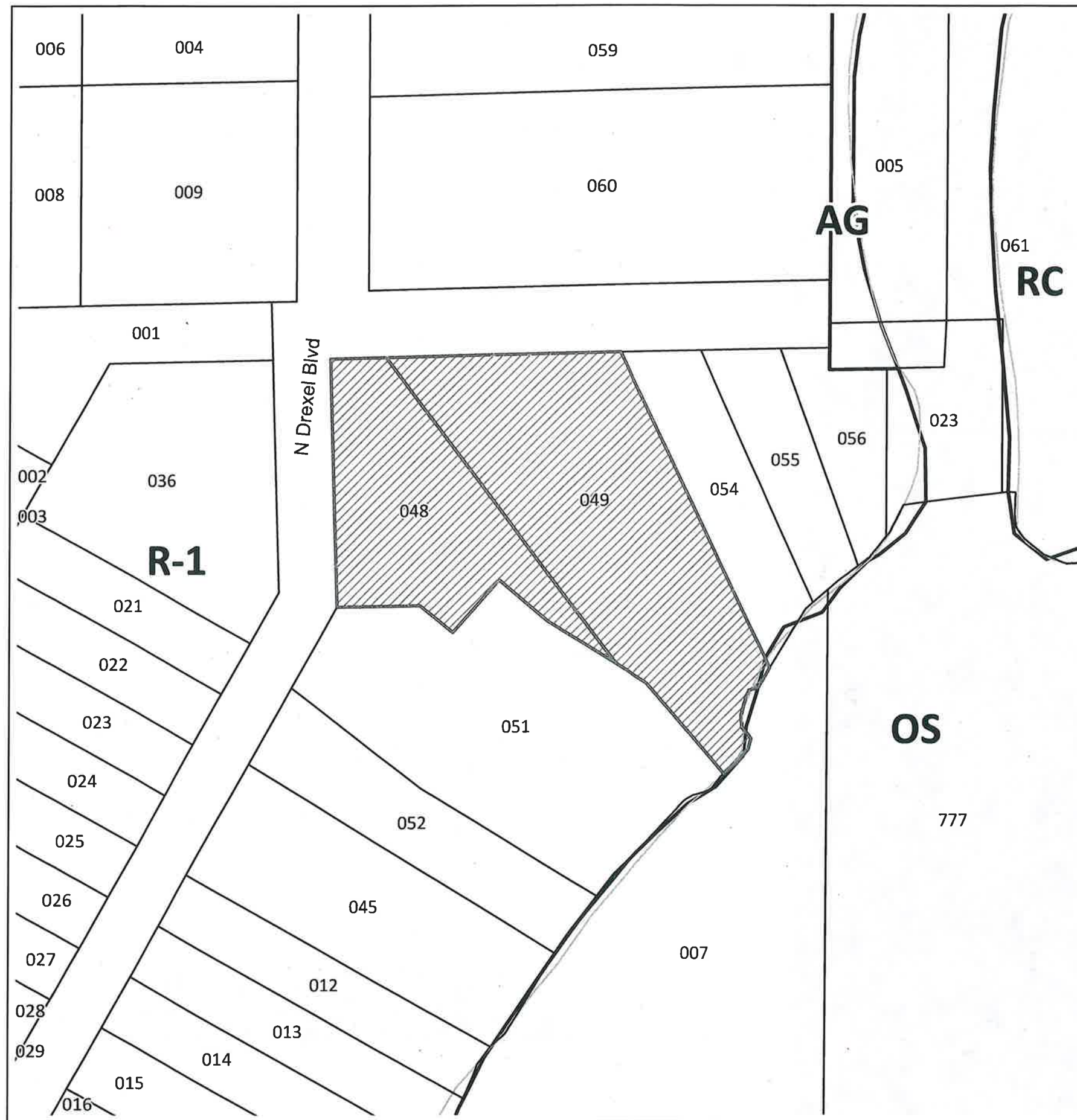
SCALE: 1/4"=1'-0"

V-1

EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

V-1



 Incorporated Lake County       Subject Parcel



Zoning Board of Appeals  
Case #VAR-000761-2022



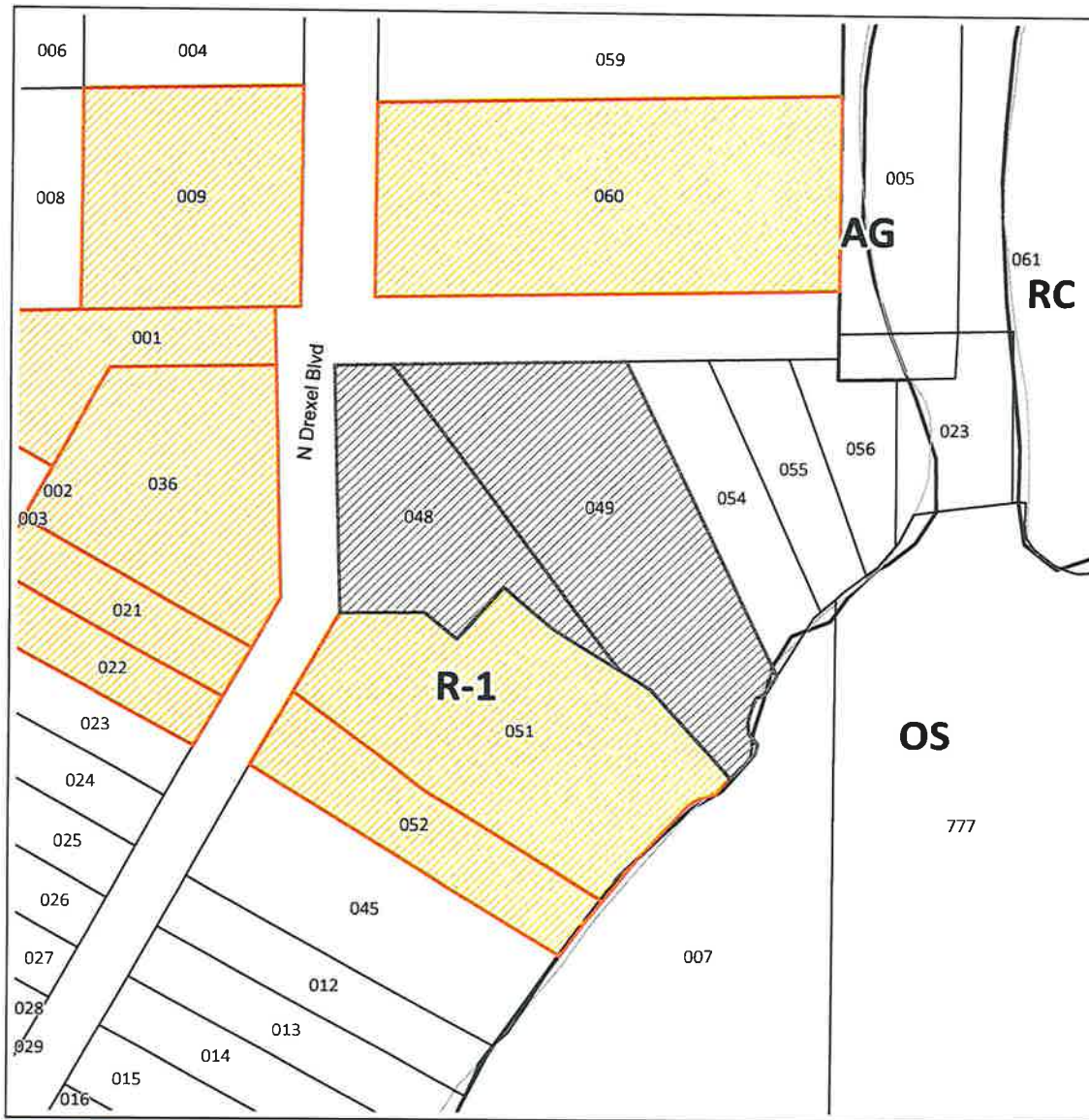




Zoning Board of Appeals  
Case #VAR-000761-2022

0 25 50 100 150 200  
Feet





Zoning Board of Appeals  
Case #VAR-000761-2022

