

ORIGINAL

ORIGINAL

Brian and Rander Miller
Owner(s)

Round Lake, IL 60073

Request:

4. _____

to add a 2 1/2 car garage to property.

in Township 15N, Range 10, East of the Third
Principal Meridian, according to the plat thereof,
recorded May 3, 1920 in book "K" of plats,
page 32, doc. no. 190464, in office of the
recorder of deeds in Lake County, IL.

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.

Response:

Property is on a steep slope since house has a walk-out basement prohibiting garage to be setback without further accommodations such as retaining wall

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

Response:

A retaining wall and additional concrete work would have to be performed to build within the triangle.

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

Response:

Bob Kula, Highway Commissioner surveyed the property and gave his approval to build the garage. He deemed it safe based on the specifications.

COURT REPORTER AGREEMENT

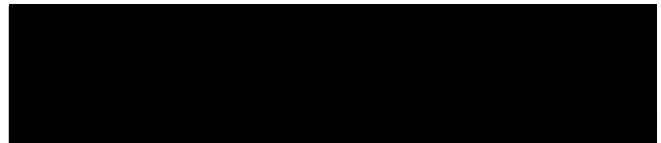
CHECK ONE OF THE FOLLOWING:



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.



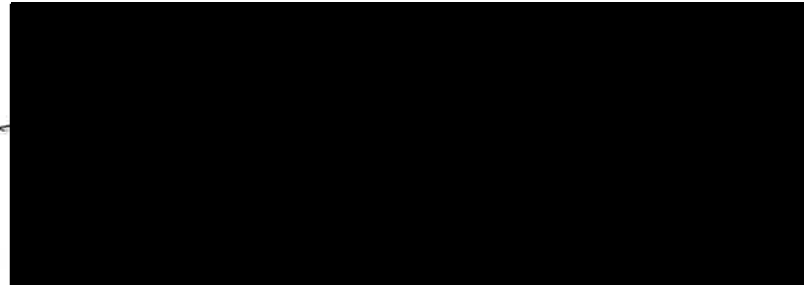
I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused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



Please send the bill to:

Brian Miller
Randee Miller

Print Name



Email

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

Statutory (Illinois)

MAIL TO:

Amy M. Mennecke

Attorney at Law

NAME AND ADDRESS OF
TAXPAYER:

Brian J. Miller and Randee L. Miller

Type: DW

Recorded: 2/15/2022 11:35:26 AM

Fee Amt: \$645.00 Page 1 of 3

Receipt#: 202200014680

IL Rental Housing Fund: \$9.00

State Stamp Fee: \$390.00

County Stamp Fee: \$195.00

Lake County IL Recorder

Mary Ellen Vanderventer Recorder

File# 7874214

RECORDER'S STAMP

THE GRANTOR **CARL P. BROWN and DAWN L. BROWN**, a married couple, of 3207 Oriole Way, #4, Bloomington, IL 61704, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **BRIAN J. MILLER and RANDEE L. MILLER**, husband and wife, of 335 Promontory Ln., Unit D, Wauconda, IL 60084, as tenants by the entirety, all interest in the following described Real Estate in the County of Lake, in the State of Illinois, to wit:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 69 IN PLEASANT HILL SUBDIVISION, THENCE EAST 100 FEET, THENCE NORTH 120 FEET, THENCE WEST 100 FEET AND THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING, FORMERLY KNOWN AS LOTS 70 AND 71 IN PLEASANT HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 3, 1920, IN BOOK "K" OF PLATS, PAGE 32, AS DOCUMENT NO. 190464, IN THE OFFICE OF THE RECORDER OF DEEDS IN LAKE COUNTY, ILLINOIS.

Subject to: All general real estate taxes for the year 2021 and all subsequent years; covenants, conditions and restrictions of record; building lines and easements.

Permanent Index Number(s): 06-18-300-033

Property Address: 24620 W. Luther Ave., Round Lake, IL 60073

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

DATED: November 6, 2021

CARL P. BROWN

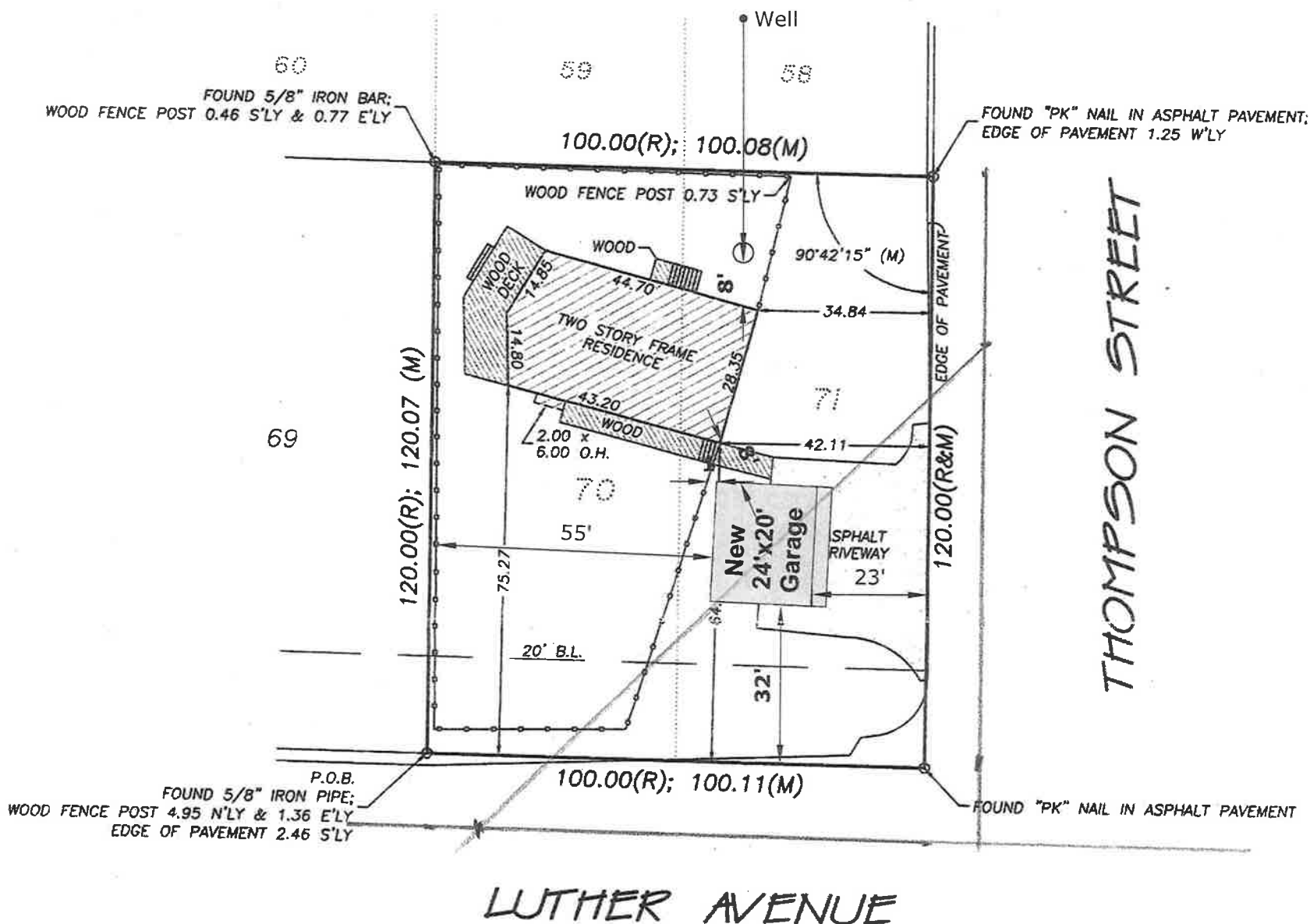
DAWN L. BROWN

(847) 336-0059 phone
(847) 336-8753 fax

PEKLAY SURVEYING CO., LTD.
PLAT OF SURVEY

163 N. GREENLEAF ST.
SUITE 1
GURNEE, IL. 60031-3344

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 69 IN PLEASANT HILL SUBDIVISION, THENCE EAST 100 FEET, THENCE NORTH 120 FEET, THENCE WEST 100 FEET AND THENCE SOUTH 120 FEET TO THE POINT OF BEGINNING, FORMERLY KNOWN AS LOTS 70 AND 71 IN PLEASANT HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 3, 1920, IN BOOK "K" OF PLATS, PAGE 32, AS DOCUMENT NO. 190464, IN THE OFFICE OF THE RECORDER OF DEEDS IN LAKE COUNTY, ILLINOIS.



PROPOSED SITE PLAN



NORTH
ALL DISTANCES IN FEET AND DECIMAL
PARTS THEREOF. NO DIMENSIONS TO
BE ASSUMED BY SCALING.
DATE OF FIELD WORK: 11/15/21
SCALE: One inch = 30 feet
FILE NO. 21-480
ORDERED BY: T. Bond

PROPERTY ADDRESS: 24620 W. Luther
Avenue, Round Lake, Illinois

Legend

(R)= Record
(M)= Measure
B.L.= Building Line
P.O.B.= Point of Beginning
—○— = Wood Fence
Area = 12,000 Sq. Ft. (R)

NOTE: Only those Building Line
Restrictions or Easements shown
on a Recorded Subdivision Plat
are shown hereon unless the des-
criptions ordered to be surveyed
contains a proper description of
the required building lines or
easements.

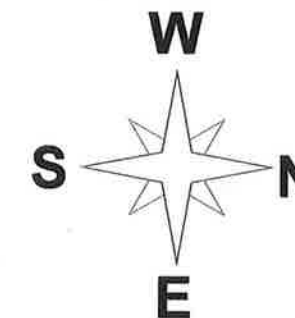
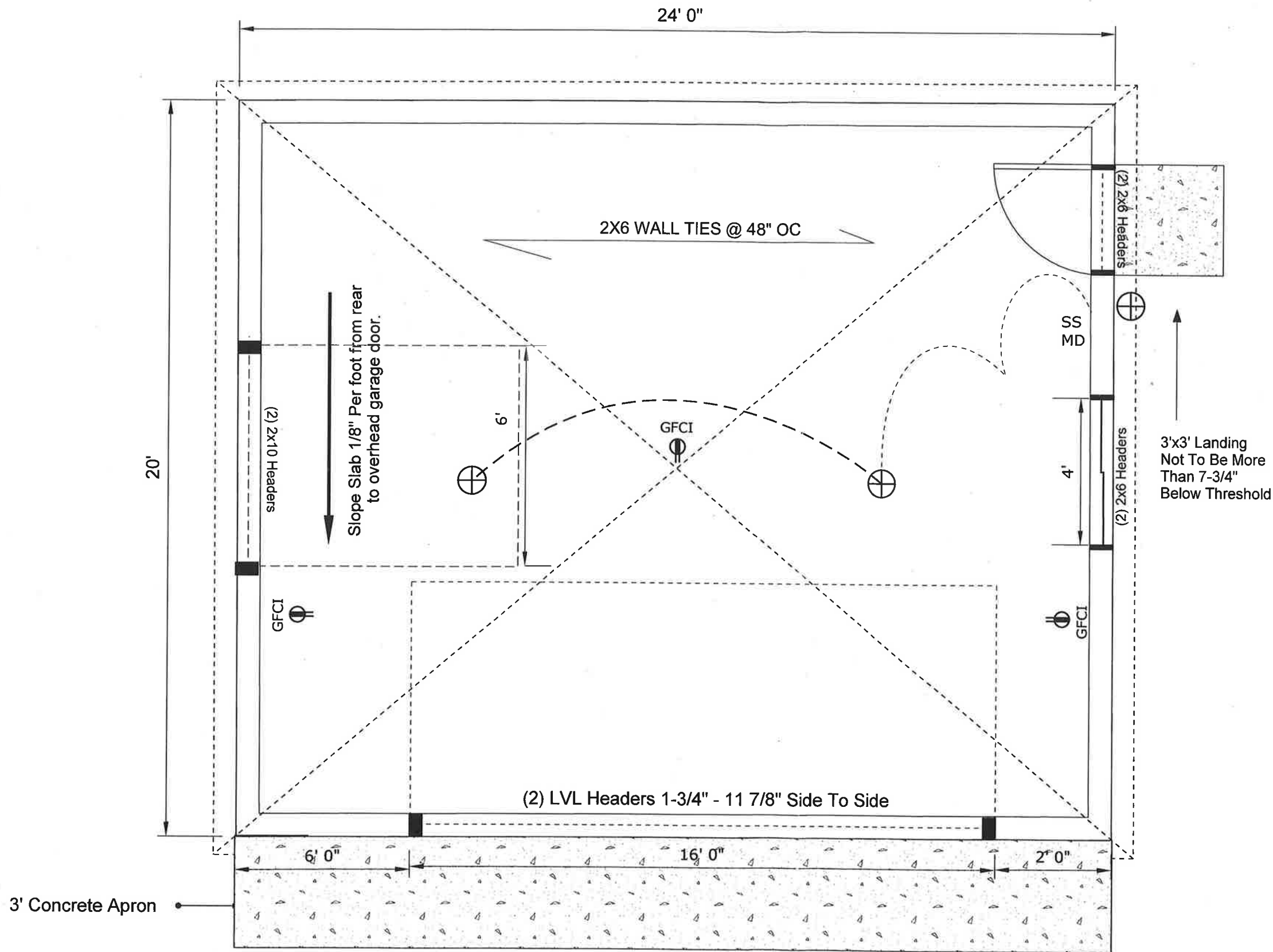
Compare your description and
site markings with this plat and
AT ONCE report any discrepancies
which you may find.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.










THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS OF PRACTICE APPLICABLE
TO BOUNDARY SURVEYS.

GURNEE, IL. 11/16 A.D. 20 21
PEKLAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2981

BY [REDACTED]
ILLINOIS LICENSE NO. [REDACTED]
2549. MY LICENSE EXPIRES 11/30/2022



KEY

- GFCI  Outlet
-  Light
- SS  Switch
- MD  Master Disconnect Switch
-  Door
-  Window
-  Overhead Garage Door
-  Header
- DS  Down Spout

ALL LUMBER USED IS SPF #2 OR BETTER

ANY ELECTRICAL COMPONENTS EXPOSED TO ELEMENTS SHALL BE WEATHER RESISTANT

TOTAL: 480 Sq.Ft.

Electrical Details

CIRCUITS:

(1) 20 AMP. #12 GAUGE WIRE

BURIAL DEPTH- 1/2" STEEL RIGID METAL CONDUIT, 18" DEEP

WIRING - SEPERATE CIRCUIT TO SERVICE PANEL

Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages

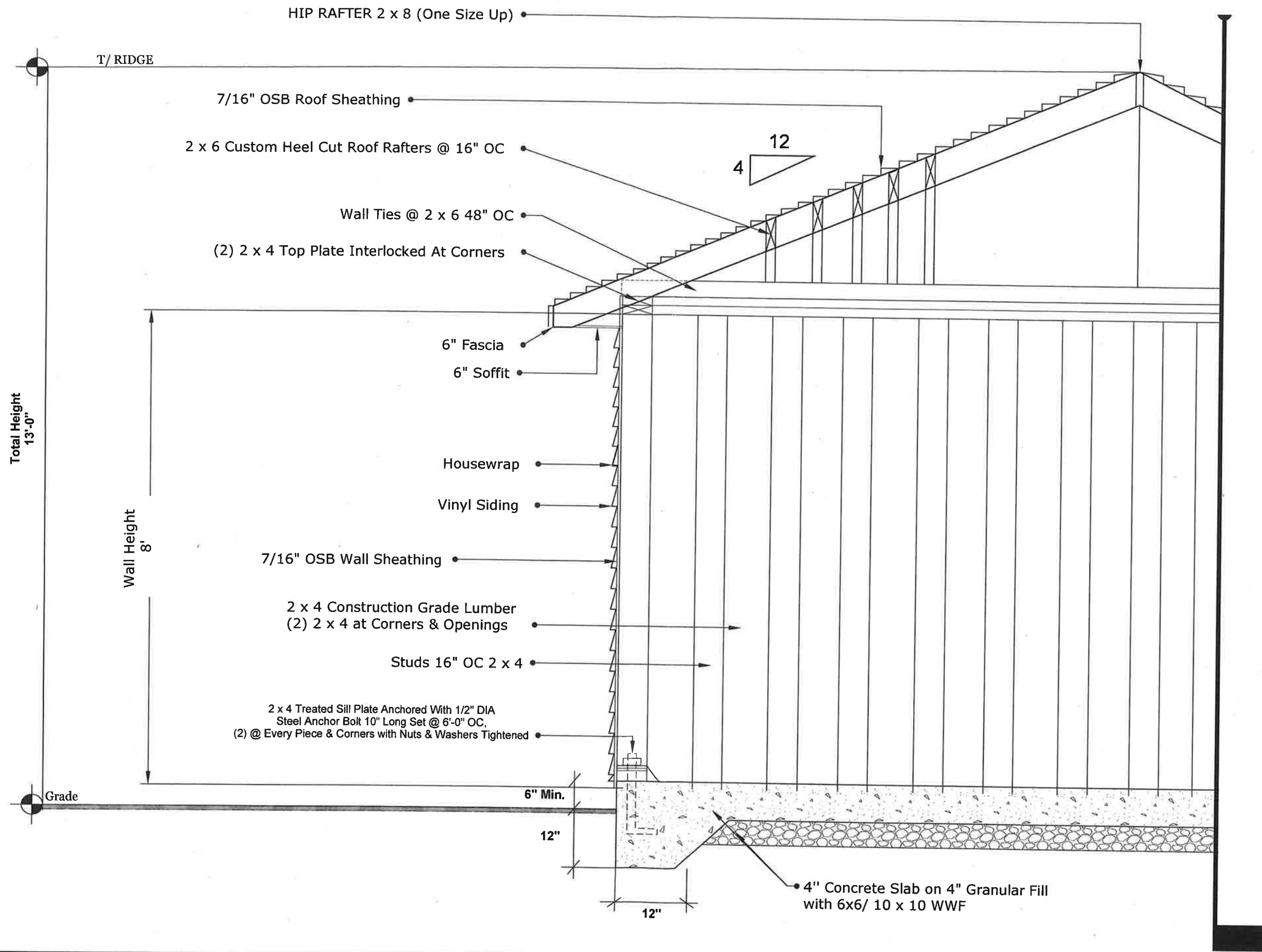
Jobsite Address: 24620 West Luther Avenue, Round Lake, IL 60073

Customer Name: Brian Miller

PAGE 1

Floor Plan

Detached Garage, Hip Roof



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages

Jobsite Address: 24620 West Luther Avenue, Round Lake, IL 60073

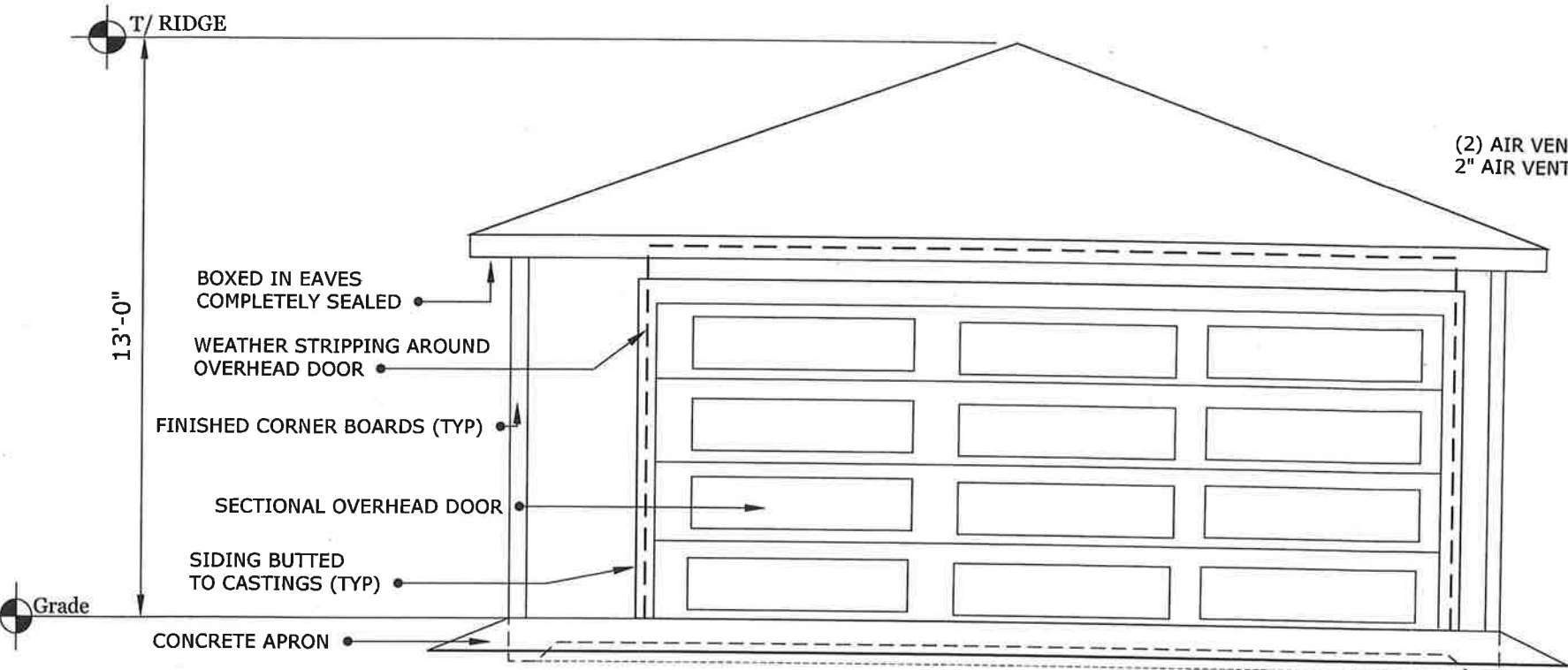
Customer Name: Brian Miller

PAGE 2

Building Plan

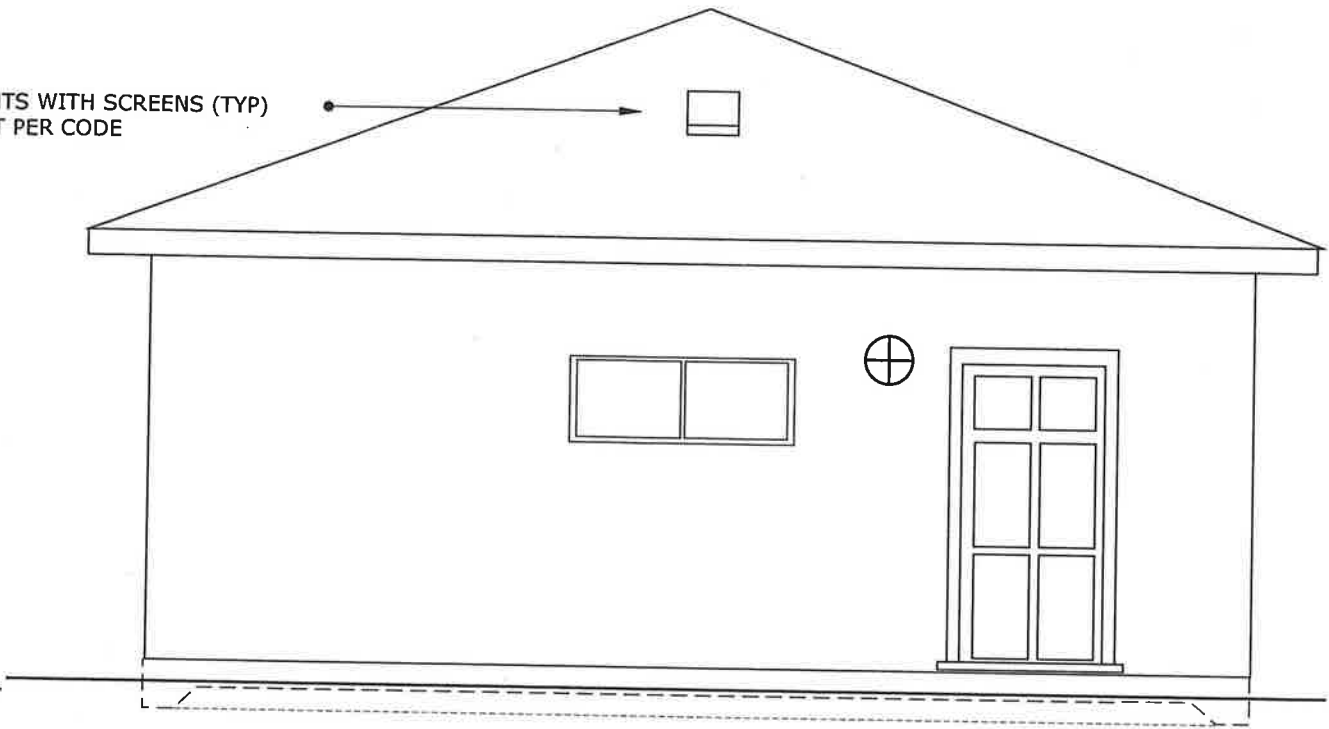
Detached Garage - Hip Roof

East View

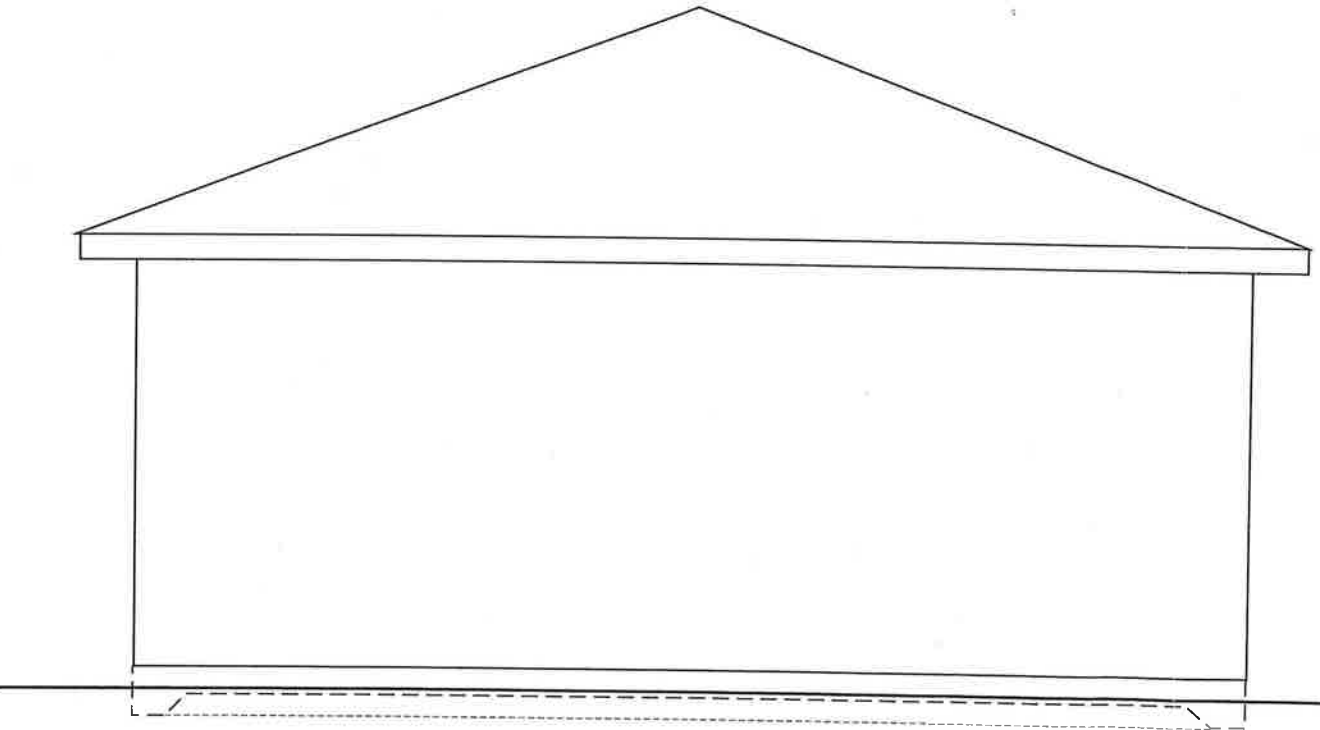


North View

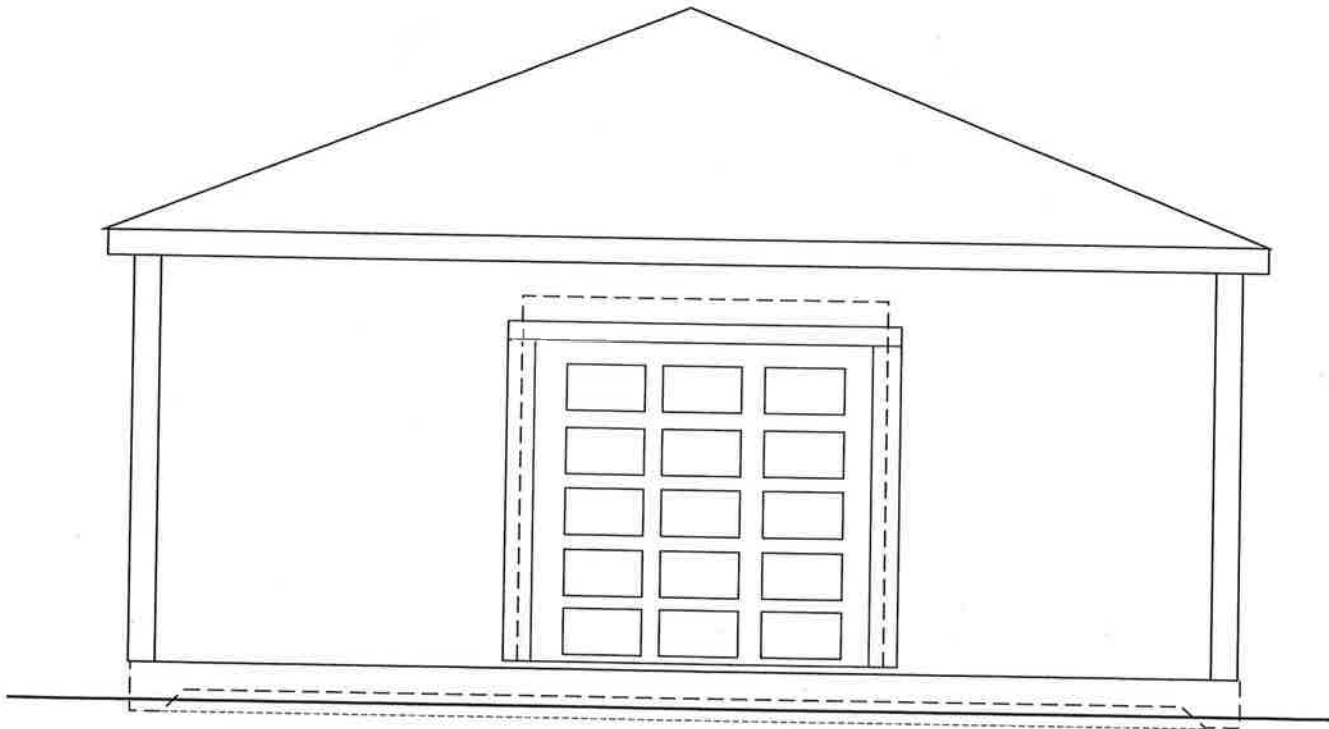
(2) AIR VENTS WITH SCREENS (TYP)
2" AIR VENT PER CODE



West View



South View



Drawing not to scale - Reproduction prohibited without the express written consent of Danley's Garages



Danley's Garages

Jobsite Address: 24620 West Luther Avenue, Round Lake, IL 60073

Customer Name: Brian Miller

PAGE 3

Elevations

Detached Garage - Hip Roof