

LAKE COUNTY ZONING NOTICE #VAR-000802-2022

WARREN TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on August 11, 2022 at 9:00 A.M., at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Robert J. Grasty and Terri L. Grasty, 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 side street yard setback from 30 feet to 3.5 feet to construct a shed.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 34871 N. Lake Shore Drive, Lake Villa, Illinois, and is approximately 0.75 acres. PIN 07-19-102-008.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=10440> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Robert Grasty
Owner(s)

Subject
Property:

Present Zoning:

R4

Present Use:

Residential Single Family

Proposed Use:

Residential Single Family

PIN(s):

07-19-102-008

Address:

34871 N. Lake Shore Dr
Lake Villa, IL 60046

Legal description:

(X see deed)

Request:

The following variation(s) are requested:

1. Side Street yard Setback from 30' to 3.5'

2. _____

3. _____

4. _____

Explain why this variation(s) is necessary:

The shed location requested is appropriate to maintain the
current lake views

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 surrounded by 3 ROW E, W, & N (Lincoln Ave, Lake Shore Dr, & Pleasant Pl with 3 restrictive 30 ft setbacks
- Well Location West of Garage and North of House
- Prefer to maintain unobstructed view of Lake
- West half of property slopes toward Lake
- Established trees limit shed location on both N & S property lines

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

Response:

- Placement of proposed shed SW of house within the view of lake in order to comply with setback requirements is not desirable
- The preferred location of shed will be behind a 4 ft high split rail fence and located approx. 25 ft from edge of road pavement of Pleasant Pl, an infrequently used road which is unlikely to be widened

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

Response:

- The request is in harmony with zoning regulations.
- The placement of shed is the optimal location for myself and adjacent properties. The shed will be placed behind a stand of mature trees. The shed will store equipment associated with lake front property and large yard

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.

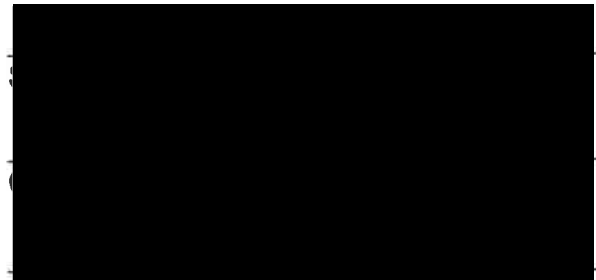


Signature

Please send the bill to:

Robert Gresty

Print Name

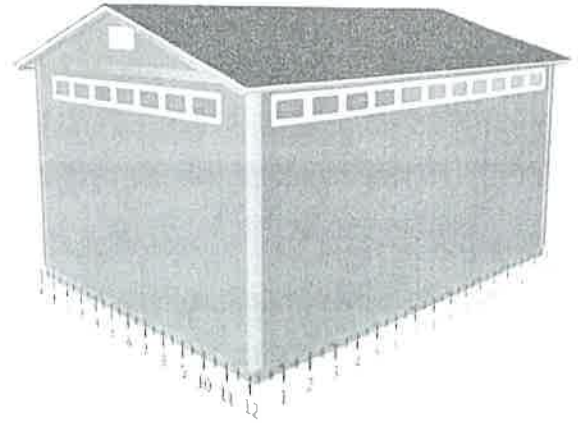
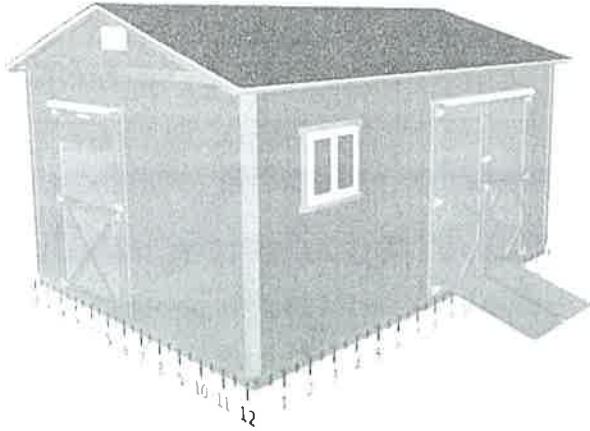


Email

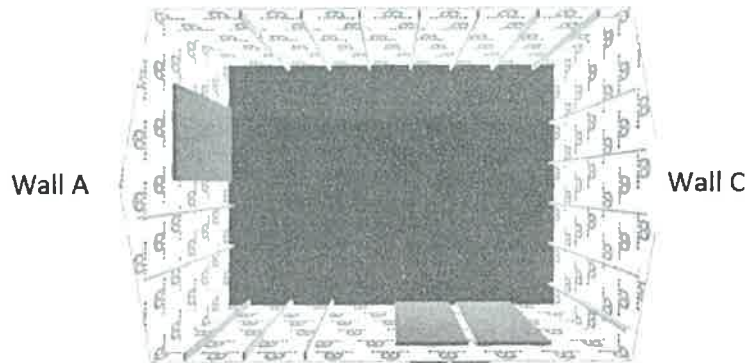
THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Robert Grasty
34871 N Lake Shore Dr
Lake Villa IL 60046
Q5353618-5343545



Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style

Premier Tall Ranch - 12' wide by 16' long

Door

4' x 6'7" Single Shed Door, Left Hinge Placement, In Door Horizontal Transom (4' door), LowerX, Security Package, Drip Cap

Paint Selection

Base: Smoky Slate, Trim: Solitary State, Accent (Doors): Seastone
Customer to apply 2nd coat

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Options Details

Doors

3' x 6'7" Double Shed Door (6'),
Diamond, Security Package, Drip Cap,
Heavy Duty Ramp Pair

Windows

2'x2' Insulated Horizontal Sliding Window

Transoms

18 Ea Transom Window (16"x8")

Walls

454 Sq Ft House Wrap

Roof

24 Lin Ft 6" Gable EW Eave Upgrade

Floor and Foundation

6 Ea Shed Anchor into Dirt - Auger or MR88

Vents

2 Ea 16"x8" Wall Vent - White
16 Ea Floor Track Vent

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?
Within 9"-12" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

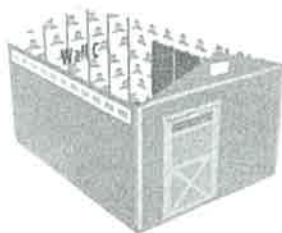
Substrate Shed will be installed on?

Grass



Build-A-Quote Number: 2633209

Created: May 31, 2022 10:49:02 AM



Customer Information

Robert Grasty
34871 N Lake Shore Dr
Lake Villa, IL 60046

Shipping Information

Robert Grasty
34871 N Lake Shore Dr
Lake Villa, IL 60046

Description	Qty	List Price	Discount	Ext Net Price
Premier Tall Ranch 12 x 16	1/Ea	\$6833.00	\$0.00	\$6833.00
4' x 6'7" Single Shed Door	1/Ea	\$0.00	\$0.00	\$0.00
Upgrade - 3' x 6'7" Double Shed Door (6')	1/Ea	\$529.00	\$0.00	\$529.00
Horizontal Transom Window in Door - 4' door	1/Ea	\$119.00	\$0.00	\$119.00
Door - Decorative Single Door Trim - Lower X	1/Ea	\$39.00	\$0.00	\$39.00
Door - Decorative Double Door Trim - Diamond	1/Ea	\$59.00	\$0.00	\$59.00
Security Package (single)	1/Ea	\$59.00	\$0.00	\$59.00
Security Package (double)	1/Ea	\$79.00	\$0.00	\$79.00
Door - Drip Cap (4')	1/Ea	\$42.00	\$0.00	\$42.00
Door - Drip Cap (6')	1/Ea	\$57.00	\$0.00	\$57.00
Pair of Heavy Duty Ramps	1/Ea	\$349.00	\$0.00	\$349.00
2'x2' Insulated Horizontal Sliding Window	1/Ea	\$199.00	\$0.00	\$199.00
Transom Window (16"x8")	18/Ea	\$69.00	\$0.00	\$1242.00
House Wrap	454/Sq Ft	\$0.40	\$0.00	\$181.60
Paint - Smoky Slate	454/Sq Ft	\$0.00	\$0.00	\$0.00
Paint - Solitary State	1/Sq Ft	\$0.00	\$0.00	\$0.00
Paint - Seastone	1/Sq Ft	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$684.00	100.00%	\$0.00
Accent Paint Color	1/Ea	\$50.00	100.00%	\$0.00
Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush	1/Ea	\$0.00	\$0.00	\$0.00

WARRANTY DEED

Statutory (Illinois)

Tenants by the Entirety

MAIL TO:

Rebecca McNeill

Attorney at Law



NAME AND ADDRESS OF
TAXPAYER:

**TERRI L. GRASTY and
ROBERT J. GRASTY**

34871 N. Lake Shore Drive
Lake Villa, IL 60046



Image# 057552080004 Type: DW
Recorded: 08/09/2018 at 09:37:04 AM
Receipt#: 2018-00042338
Page 1 of 4
Fees: \$637.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7504718**

RECORDER'S STAMP

THE GRANTORS **DANIEL L. WINKOWSKI**, an unmarried man, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to **TERRI L. GRASTY and ROBERT J. GRASTY**, Husband and Wife, of 4250 Fieldstone Dr., Wheeling, IL 60091 not as tenants in common or in joint tenancy but 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:

See attached for legal description

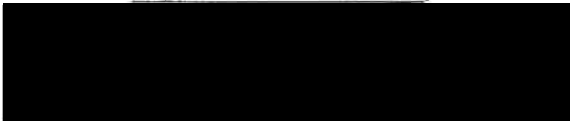
Exempt from: All general real estate taxes for the year 2018 and all subsequent years; covenants, conditions and restrictions of record; building lines and easements.

Permanent Index Number(s): 07-19-102-008

Property Address: 34871 N. Lake Shore Drive, Lake Villa, IL 60046

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

DATED: August 3, 2018



DANIEL L. WINKOWSKI

\$ 385,000.00

REAL ESTATE TRANSFER TAX



County:	\$192.50
Illinois:	\$385.00
Total:	\$577.50

Stamp No:	1-638-125-344
Declaration ID:	20180704938989
Instrument No:	7504718
Date:	9-Aug-2018

16
④

COMMITMENT FOR TITLE INSURANCE
BOND TITLE SERVICES, INC
AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY



SCHEDULE C

FILE NUMBER : 2018-448

PARCEL 1:

LOT 6 IN BLOCK 4 IN POWELL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1890 AS DOCUMENT 42411 IN BOOK "B" OF PLATS, PAGE 23, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE SOUTHWESTERLY LINE OF LOT 6 IN BLOCK 4 IN POWELL'S SUBDIVISION IN SAID QUARTER SECTION AND THE WATER'S EDGE OF DRUCE LAKE AND BETWEEN THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF SAID LOT EXTENDED SOUTHWESTERLY TO THE WATER'S EDGE OF SAID LAKE, IN LAKE COUNTY, ILLINOIS.

(Pursuant to 765 ILCS 205/1)

COUNTY OF Lake)

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- ☒ A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- ☐ B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
- ☐ 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - ☐ 2. The division is of lots or blocks of less than one 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 is between owners of adjoining and contiguous land.
 - ☐ 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - ☐ 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - ☐ 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - ☐ 7. The conveyance is made to correct descriptions in prior conveyances.
 - ☐ 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - ☐ 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - ☐ 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - ☐ 11. Other: _____

Legal description prepared by: _____

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

Signature of Notary Public _____

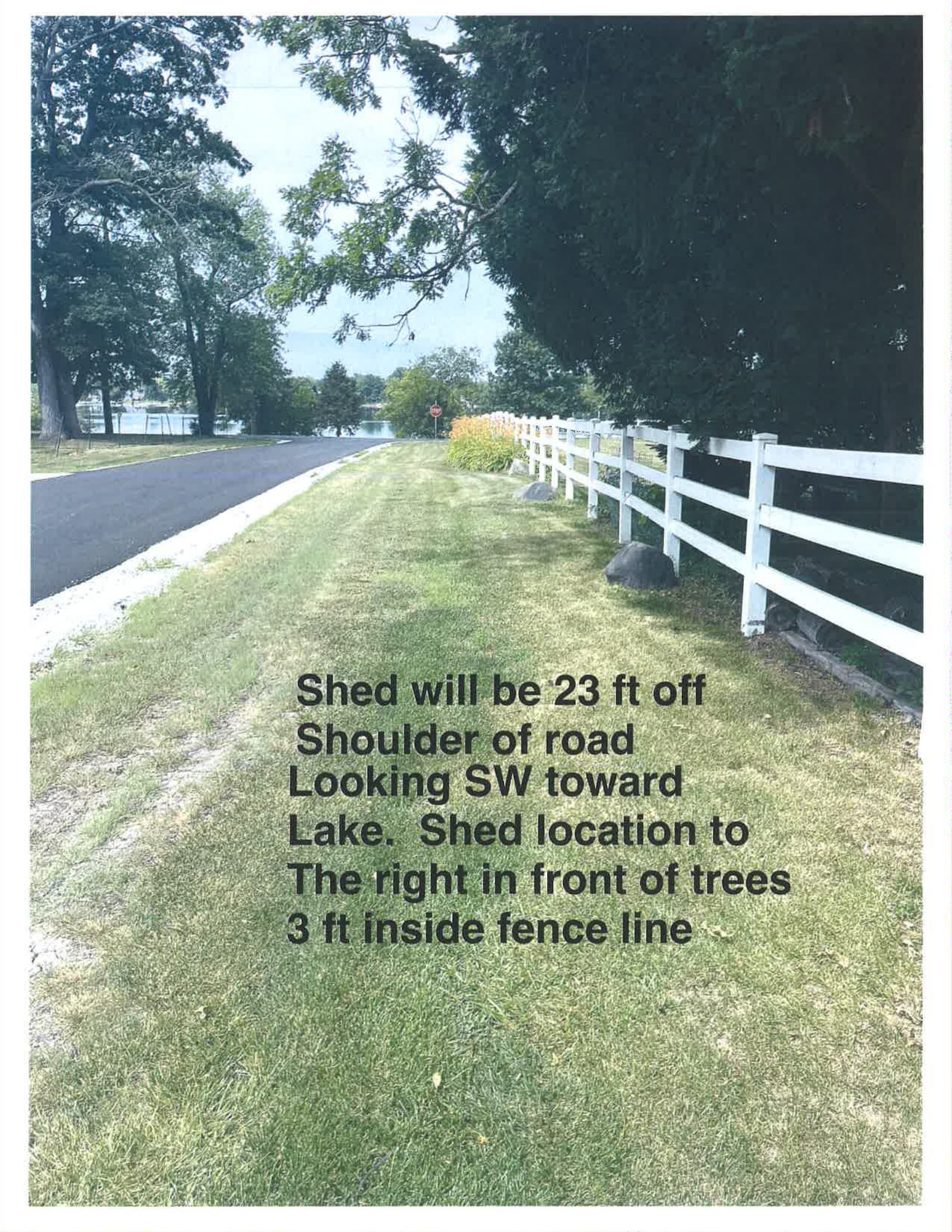
Signature of Notary Public



Shed location



North lot line slopes to lake

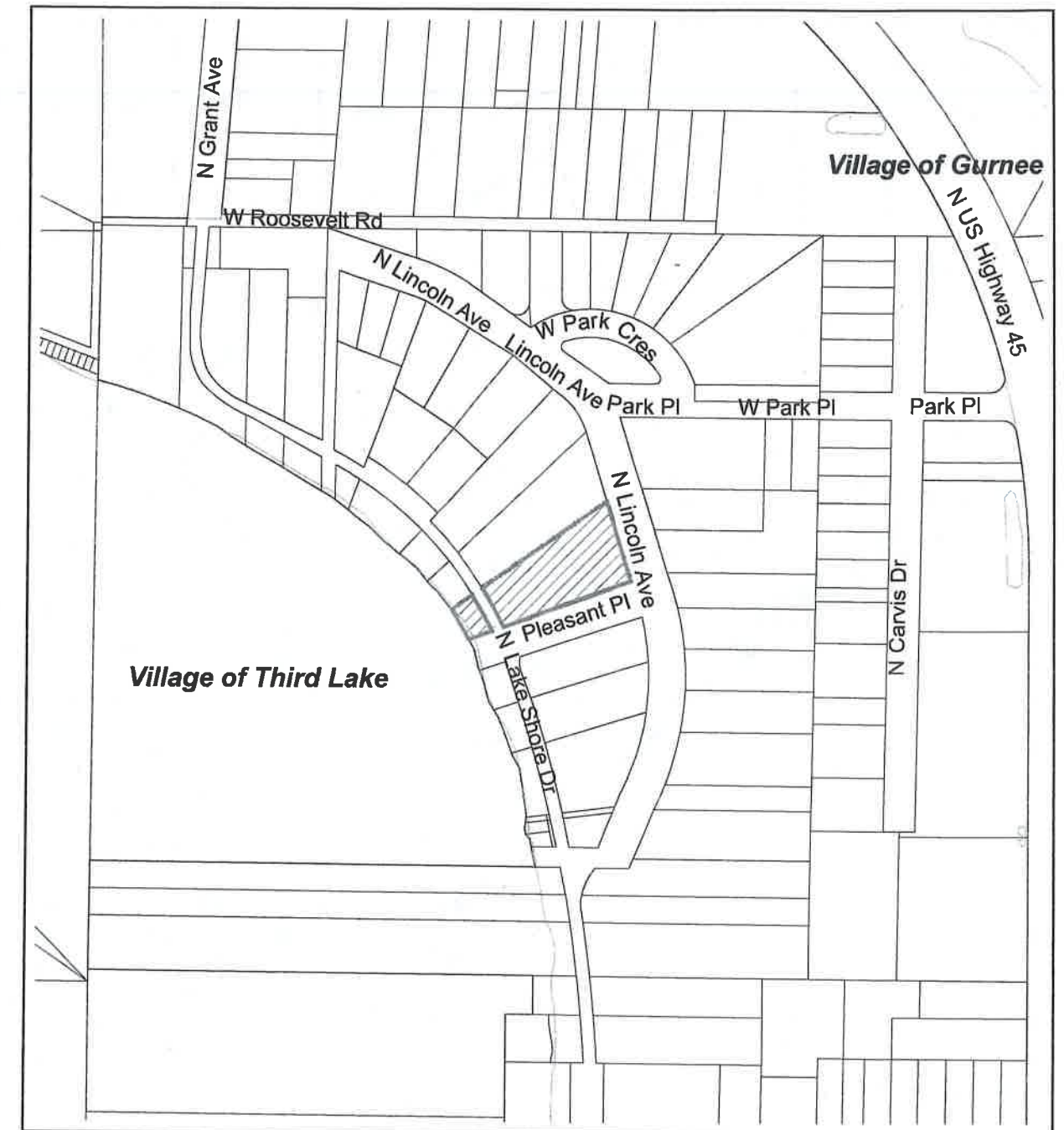


**Shed will be 23 ft off
Shoulder of road
Looking SW toward
Lake. Shed location to
The right in front of trees
3 ft inside fence line**



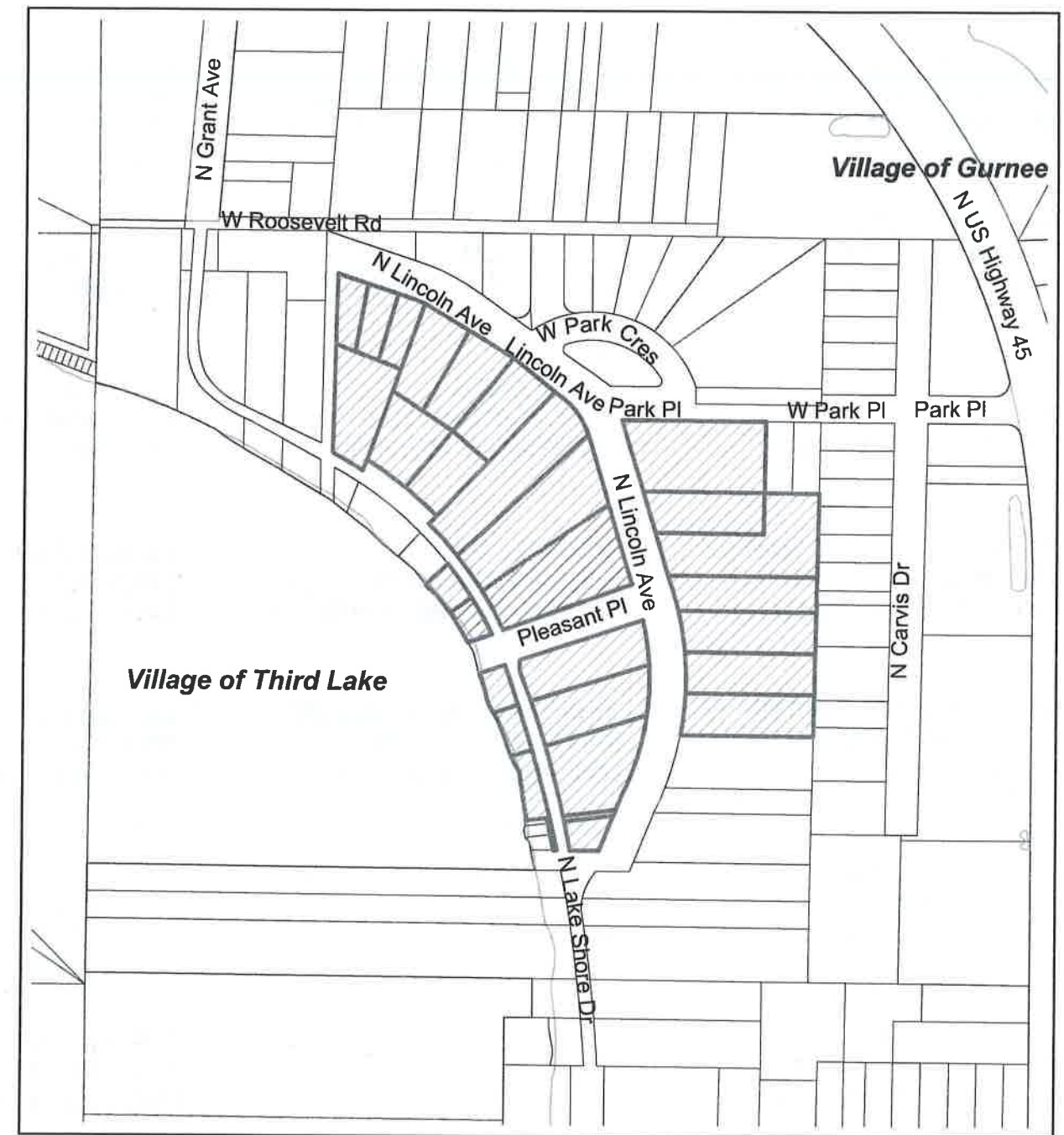
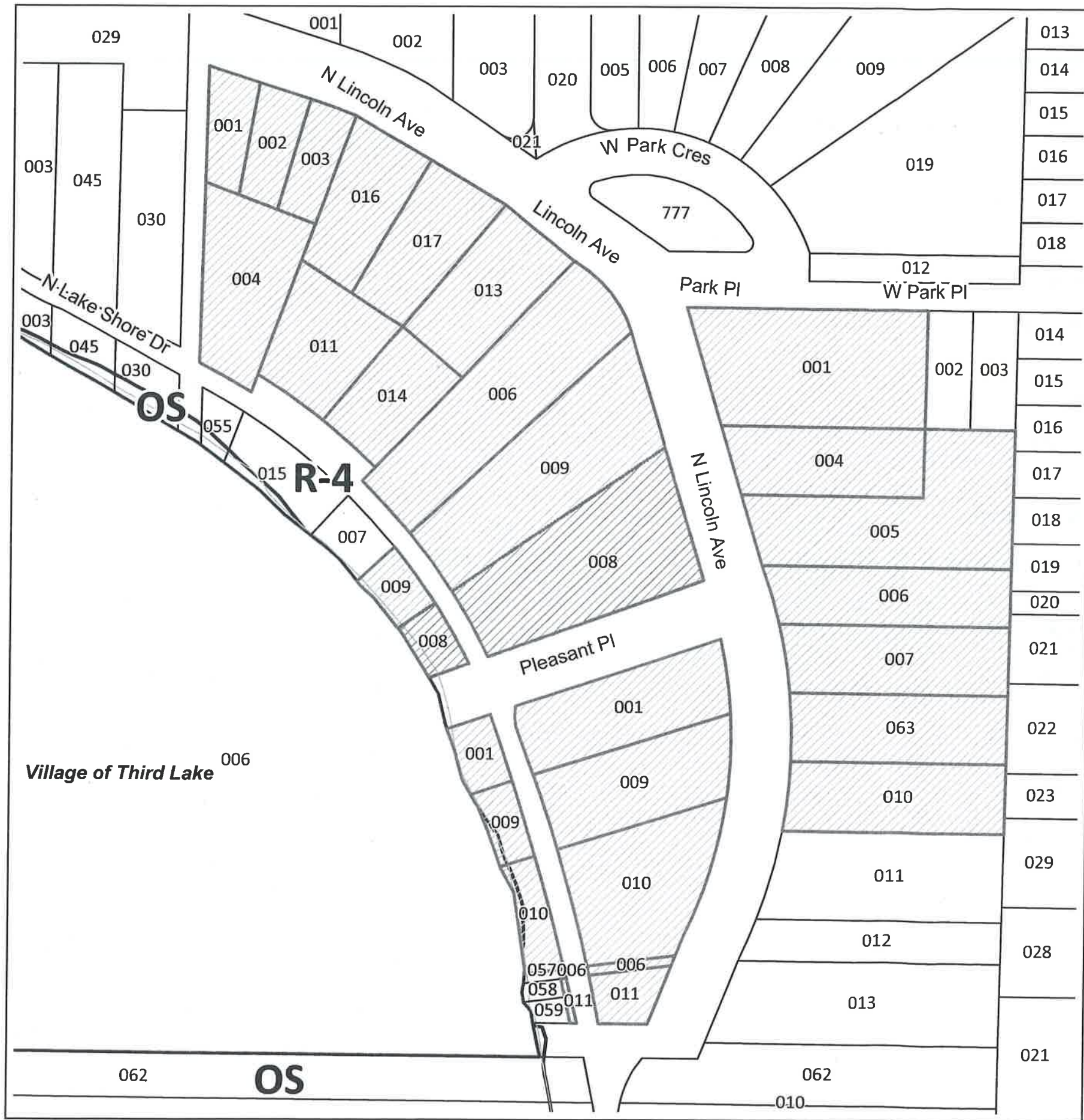


Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
 Case # VAR-000802-2022

0 35 70 140 210 280
 Feet



Zoning Board of Appeals Case # VAR-000802-2022

