

LAKE COUNTY ZONING NOTICE VAR-000811-2022

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday September 08, 2022 at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Patrice Goberville, record owner, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. reduce the minimum side-yard setback from 5 feet to 3.5 feet to allow a detached garage to be connected to the existing home.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 42723 N WOODBINE AVE ANTIOCH, IL 60002 and is approximately 0.29 acres.

PIN:0111202017

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=10445> 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
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Patrice Goberville
(please print) Owner(s)

Subject Property: Present Zoning: (Unincorporated Lake County Antioch Township West) R-1
Present Use: Residential
Proposed Use: Residential
PIN(s): 0111202017
Address: 42723 Woodbine Ave.
Antioch, IL 60002
Legal description: Lot 13 in block 1 in Channel Lake Bluffs subdivision, in
(see deed) the northeast quarter of sec. 11, township 46 north, range 9,
east of the third principal meridian, according to the plat
thereof recorded June 24, 1911 as doc 136297 in book "I"
of plats. pg. 15. in Lake County, IL.

Request: The following variation(s) are requested:

1. A variance is being requested to reduce the side-yard setback from 5 feet to 3.5 feet to allow for a detached garage to be attached to a house.
- 2.
- 3.
- 4.

Explain why this variation(s) is necessary:

The petitioner would like to attach the complying home footprint to the existing non-conforming detached garage with an approximately 170sqft single story complying addition between the two existing buildings which creates an overall non-conforming structure due to the existing garage encroachment into the 5'-0" side yard setback on the south property line. The new connection will allow the elderly homeowner to have safe and direct access to the garage without having to go outside. The new connection will also provide valuable programming elements that modern homes tend to provide (i.e. a mudroom, laundry element, and storage) while retaining a functioning first floor main bedroom.

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:

The parcel is a narrow, legal, non-conforming lot in the R-1 zoning district and the existing garage is within the required 4 foot setback for an accessory structure.

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

Response:

Given the narrow dimensions and layout of the lot, Woodbine Ave to the west and Channel Lake to the east, the proposed addition to the home only works in the proposed location. Living and Outdoor locations are located on the lake side (rear) and service areas of the home are located toward Woodbine (front). The newly added square footage is providing programming elements that enhance the service areas of the home that comparable modern homes in the neighborhood offer. If a new home were constructed on the site it would have a similar sequencing of floor plan elements (street, driveway, garage, mudroom, living elements). Given the existing detached garage location, the positioning of the existing home, and to add the minimum necessary square footage, the existing home will become attached to the detached garage by the newly constructed element. The Applicant is unable to carry out these modifications and improvements to existing structures due to existing non-conforming conditions stated in #1 above.

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

Response:

The Applicant is proposing a modest modification to the existing home that will comply with the existing zoning requirements and the proposed improvements are in character with the adjacent properties. Furthermore, the work being done will make the most use of the existing infrastructure on the property that reduces disruption that more invasive development would have on neighboring properties, overall community, and the environment.

COURT REPORTER AGREEMENT

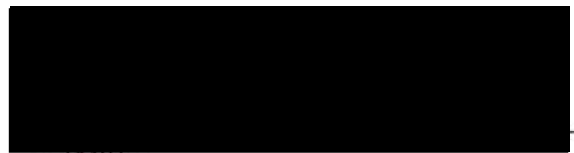
CHECK ONE OF THE FOLLOWING:



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.

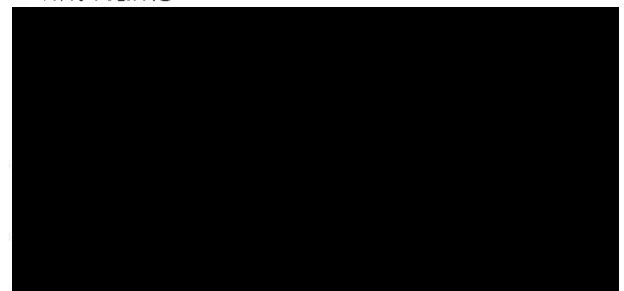


Signature

Please send the bill to:

Patrice Goberville

Print Name



Email

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

**WARRANTY DEED
ILLINOIS STATUTORY**

Image# 080029350002 Type: DW
Recorded: 11/19/2020 at 11:54:28 AM
Receipt#: 2020-00083499
Page 1 of 2
Fees: \$900.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7718214**

REAL ESTATE TRANSFER TAX	
	County: \$280.00
	Illinois: \$560.00
	Total: \$840.00
	Stamp No: 1-691-782-624
	Declaration ID: 20200904912681
	Instrument No: 7718214
	Date: 19-Nov-2020

THE GRANTORS, Michael J. Forde and Theresa A. Forde, husband and wife as joint tenants of Antioch, Lake County, Illinois in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY and Warrant to Patrice Goberville, a single woman, of Muscatine, Iowa, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

LOT 13 IN BLOCK 1 IN CHANNEL LAKE BLUFFS SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 114, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1911, AS DOCUMENT 136297 IN BOOK "T" OF PLATS, PAGE 15, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

Address of property: 42723 N. Woodbine Antioch, IL 60002
PIN : 01-11-202-017

BLACKHAWK TITLE SERVICES
16-20-5992

Dated this 1st day of October, 2020

 (SEAL)
Michael J. Forde

 (SEAL)
Theresa A. Forde

6
(2)

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
CERTIFY THAT Michael J. Forde and Theresa A. Forde, 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 official seal, this 1st day of October, 2020

[REDACTED]

(Notary Public)

[REDACTED]

Prepared By: Terrence Lyons

[REDACTED]

Mail To:
Matt DeMartini

[REDACTED]

Name & Address of Taxpayer:
Patrice Goberville

[REDACTED]

PARCEL DETAILS

ADDRESS: 42723 WOODBINE AVE.,
ANTIOCH, IL 60002
PIN NO.: 01-11-202-017

PLAT OF SURVEY

LEGAL DESCRIPTION

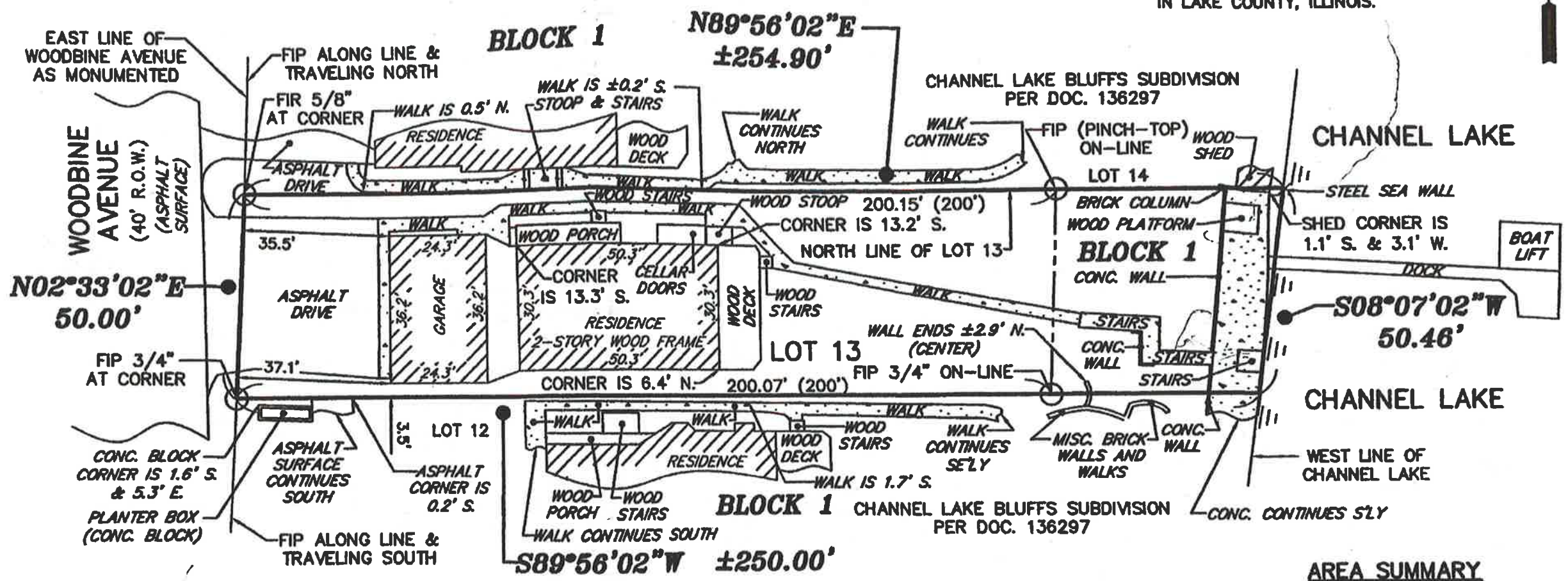
LOT 13 IN BLOCK 1 IN CHANNEL LAKE BLUFFS
SUBDIVISION, IN THE NORTHEAST QUARTER OF
SECTION 11, TOWNSHIP 46 NORTH, RANGE 9, EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED JUNE 24, 1911 AS
DOCUMENT 136297 IN BOOK "1" OF PLATS, PAGE 15,
IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 09/30/2020.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE EAST LINE OF WOODBINE AVENUE BEING NORTH 02 DEGREES 33 MINUTES 02 SECONDS EAST.
3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. PLEASE NOTE, MINIMAL BOUNDARY MONUMENTS ALONG LAKE FRONT WERE FOUND WHILE SURVEYOR WAS ON LOCATION. EAST BOUNDARY LINE IS DETERMINED (BUT NOT LIMITED TO) BASED UPON OCCUPATION LINES, MAPS IN THE SURVEYOR'S POSSESSION, AND A PREVIOUS SURVEY PREPARED BY RE DECKER PC AS FILE NO. 18-786. IN ADDITION, THE EASTERLY BOUNDARY LINE OF THE DESIGNATED PARCEL IS DYNAMIC BECAUSE OF THE ADJOINING CHANNEL LAKE AND THE SHORELINE FEATURES. FOR THIS SURVEY WORK, THE EASTERLY EDGE OF THE CONCRETE WALL CAP IS LOCATED AT THE SHORELINE AND REPRESENTS THE OCCUPATION LINE AND IS THEREFORE REPRESENTED AS THE BOUNDARY LINE FOR THIS PROJECT AND MATCHES THE PREVIOUS SURVEY FOR THE EAST BOUNDARY LINE. IF DIFFERENCES ARE KNOWN, PLEASE CONTACT SURVEYOR IMMEDIATELY.
6. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE AS NO. L8-20-8992 WITH AN EFFECTIVE DATE OF AUGUST 19, 2020 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
7. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
8. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) SS.
I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT



SYMBOL LEGEND

- - FOUND IRON PIPE/ROD
- FIP - FOUND IRON PIPE
- - CONCRETE SURFACE
- (XXX.XX) - RECORD CALL
- FIR - FOUND IRON ROD
- CONC. - CONCRETE
- ||| - EDGE OF WATER

LINE LEGEND

- - PROPERTY LINE
- - - - - CENTER LINE
- - - - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- x - x - - FENCE LINE
- - - - - MEADER LINE

AREA SUMMARY

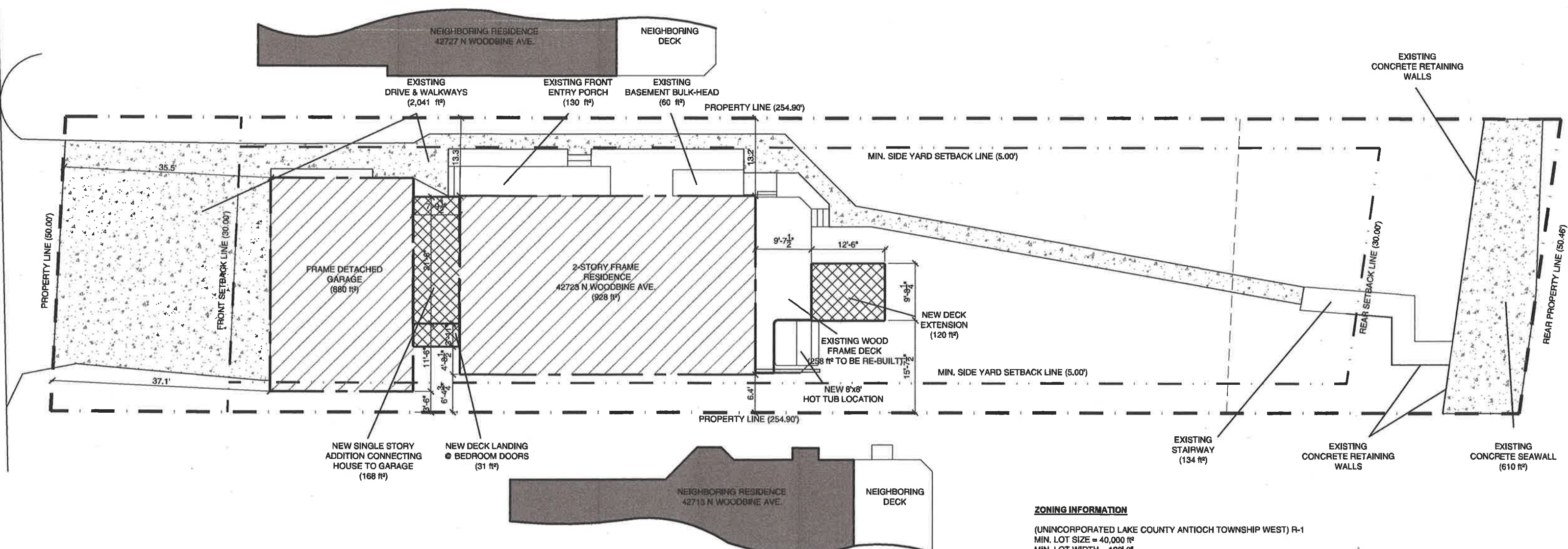
MEASURED PARCEL AREA IS
±12,609 SQ. FT. =
0.289 ACRES MORE OR LESS
(SEE SURVEYOR NOTE #5)

PREPARED FOR

TERRENCE LYONS
959 MAIN ST.,
SUITE 1,
ANTIOCH, IL 60002

SURVEY

DRAWN BY	DATE	EZ SURVEYING, INC.
BZ	9/30/2020	P.O. BOX 696
PROJECT NO.		ROCKTON, IL 61072
2020170		(815) 519-7319
SCALE	SHEET	EMAIL: ERIC@EZSURVEYING.COM
1" = 30'	1 OF 1	WWW.EZSURVEYING.COM
ALL RIGHTS RESERVED COPYRIGHT 2020		



1 SITE PLAN W/ EXISTING & PROPOSED
1/16" = 1'-0"

- PROPOSED BUILDING OR DECK ADDITION
- EXISTING PAVED IMPERVIOUS
- EXISTING BLDG FOOTPRINT
- NEWLY PROPOSED IMPERVIOUS SURFACES
- PROPERTY SETBACK
- PROPERTY LINE
- INDICATES EXISTING CONSTRUCTION TO BE REMOVED

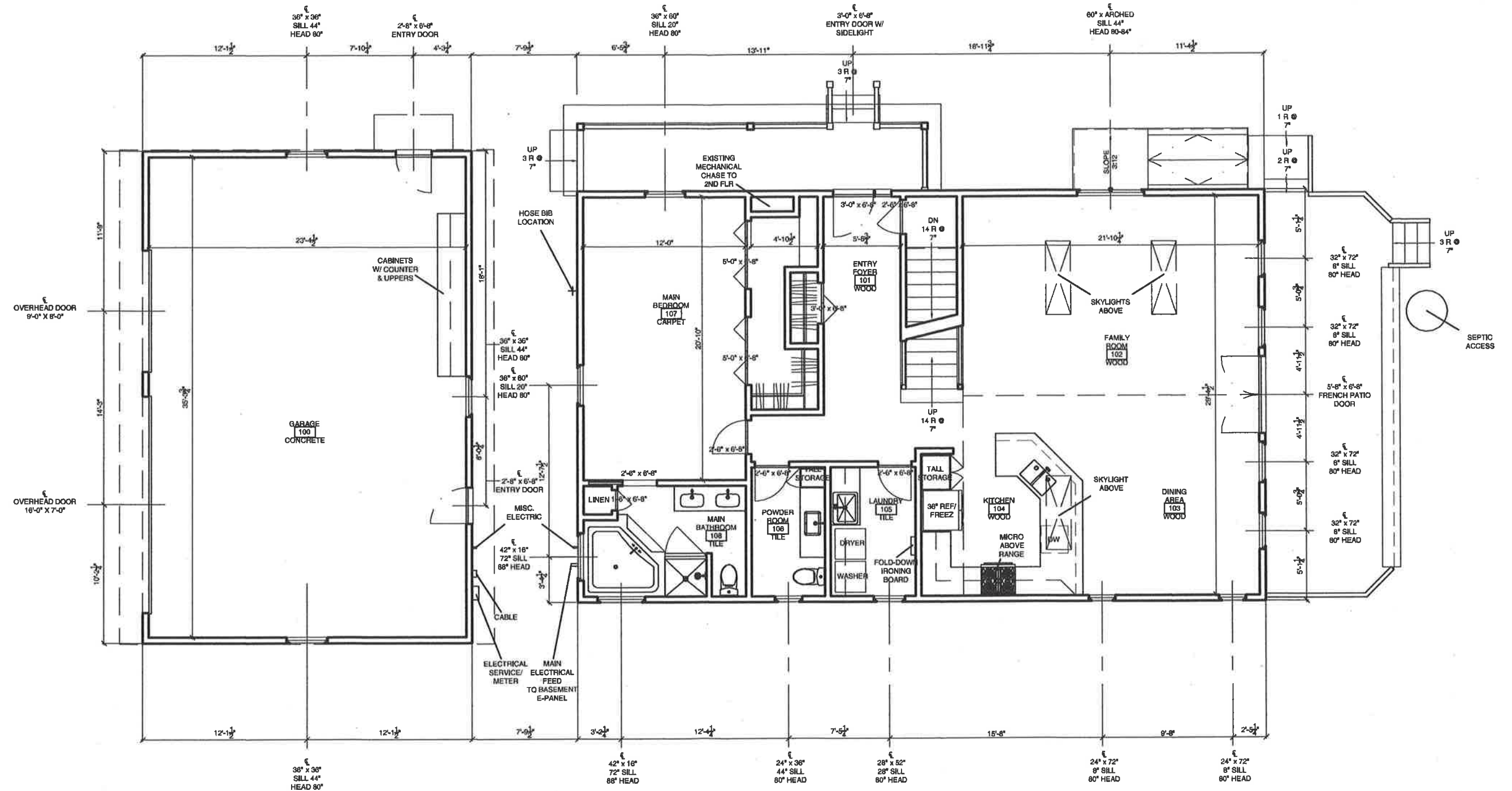
ZONING INFORMATION

(UNINCORPORATED LAKE COUNTY ANTIOCH TOWNSHIP WEST) R-1
 MIN. LOT SIZE = 40,000 ft²
 MIN. LOT WIDTH = 130'-0"
 ACTUAL LOT SIZE (PLAT OF SURVEY) = 12,609 ft²
 ACTUAL LOT WIDTH = 50'-0"
 FRONT YARD SETBACK = 30'-0"
 INTERIOR SIDE YARD SETBACK (MIN./TOTAL) = 5'/10'
 SETBACK ORDINARY HIGH WATER MARK = 30'-0"
 MAX HEIGHT OF PRINCIPLE BUILDING = 33'-4"
 MAX HEIGHT OF ACCESSORY STRUCTURE = 25'-0"
 IMPERVIOUS SURFACE RATIO = 50%

ISR CALCULATIONS:

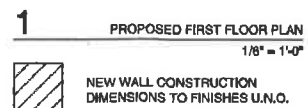
EXISTING
 [1,808 ft² (BLDGS) + 2,175 ft² (PAVING) + 474 ft² (MISC.)] / 12,609 ft²
 4,457 / 12,609 ft²
 35.3%

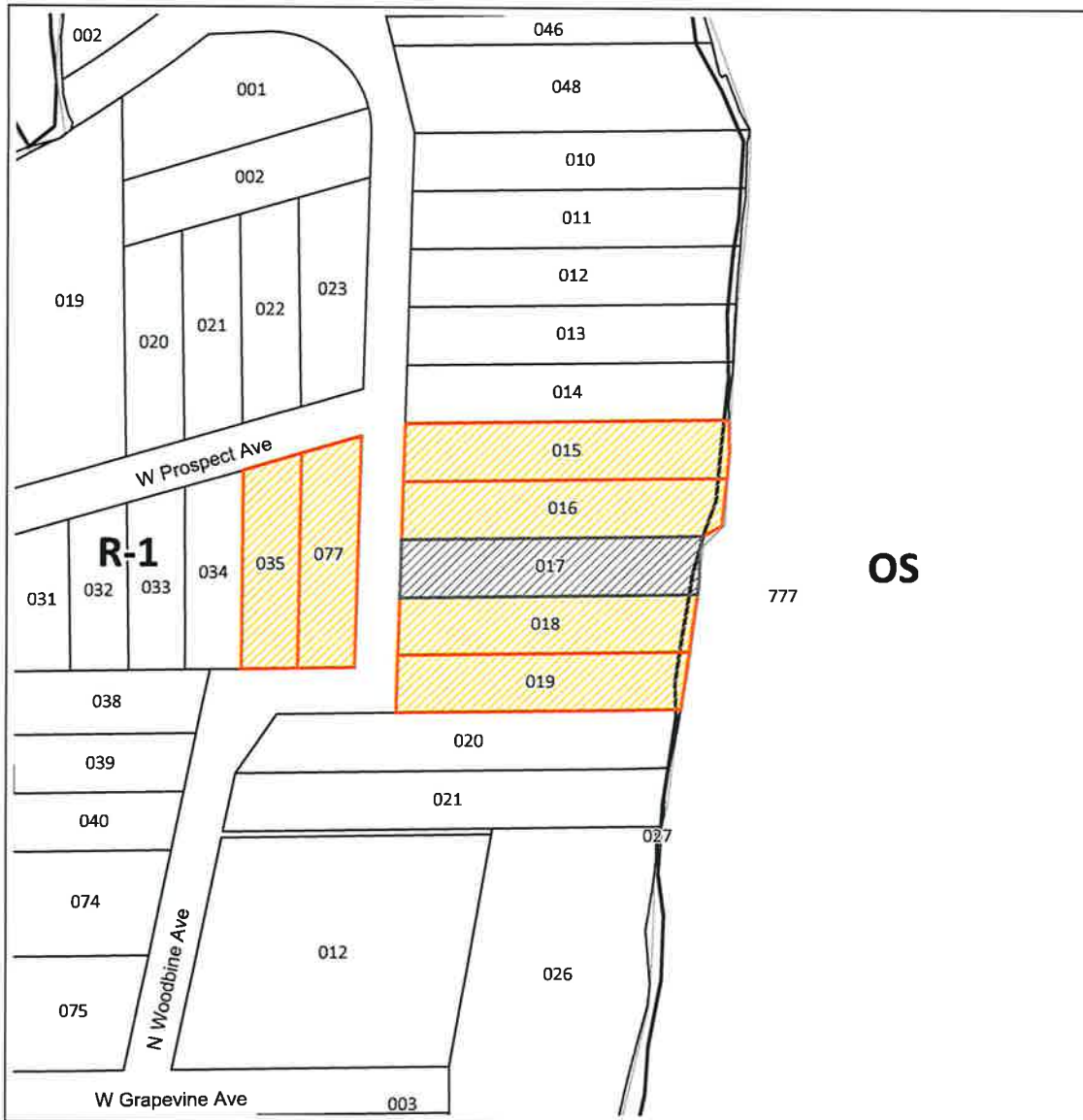
PROPOSED
 [1,976 ft² (BLDGS) + 2,175 ft² (PAVING) + 625 ft² (MISC.)] / 12,609 ft²
 4,776 / 12,609 ft²
 37.9%



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"







Zoning Board of Appeals
Case # VAR-000811-2022



Incorporated Lake County

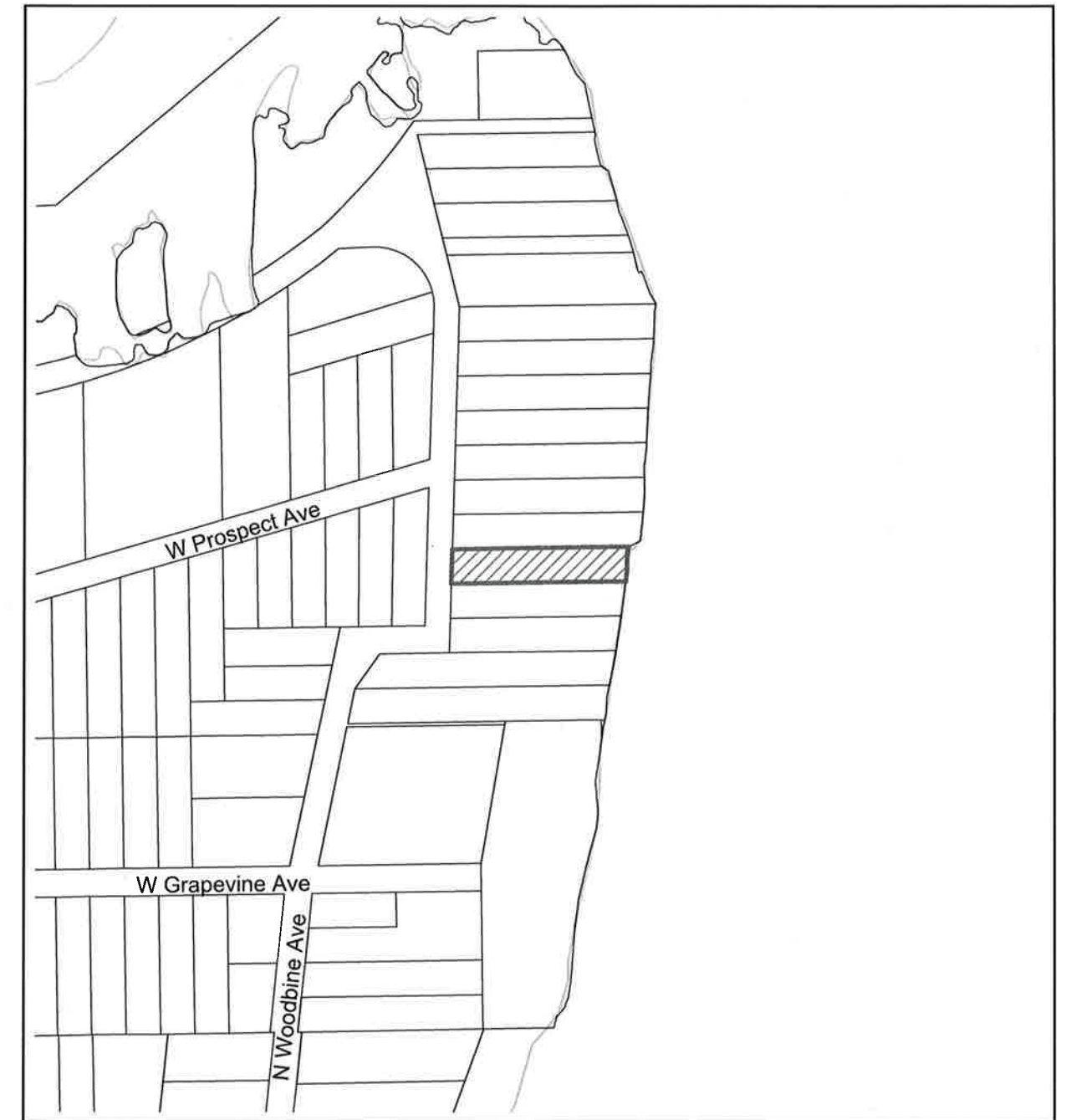


Subject Parcel



Mailing Parcel

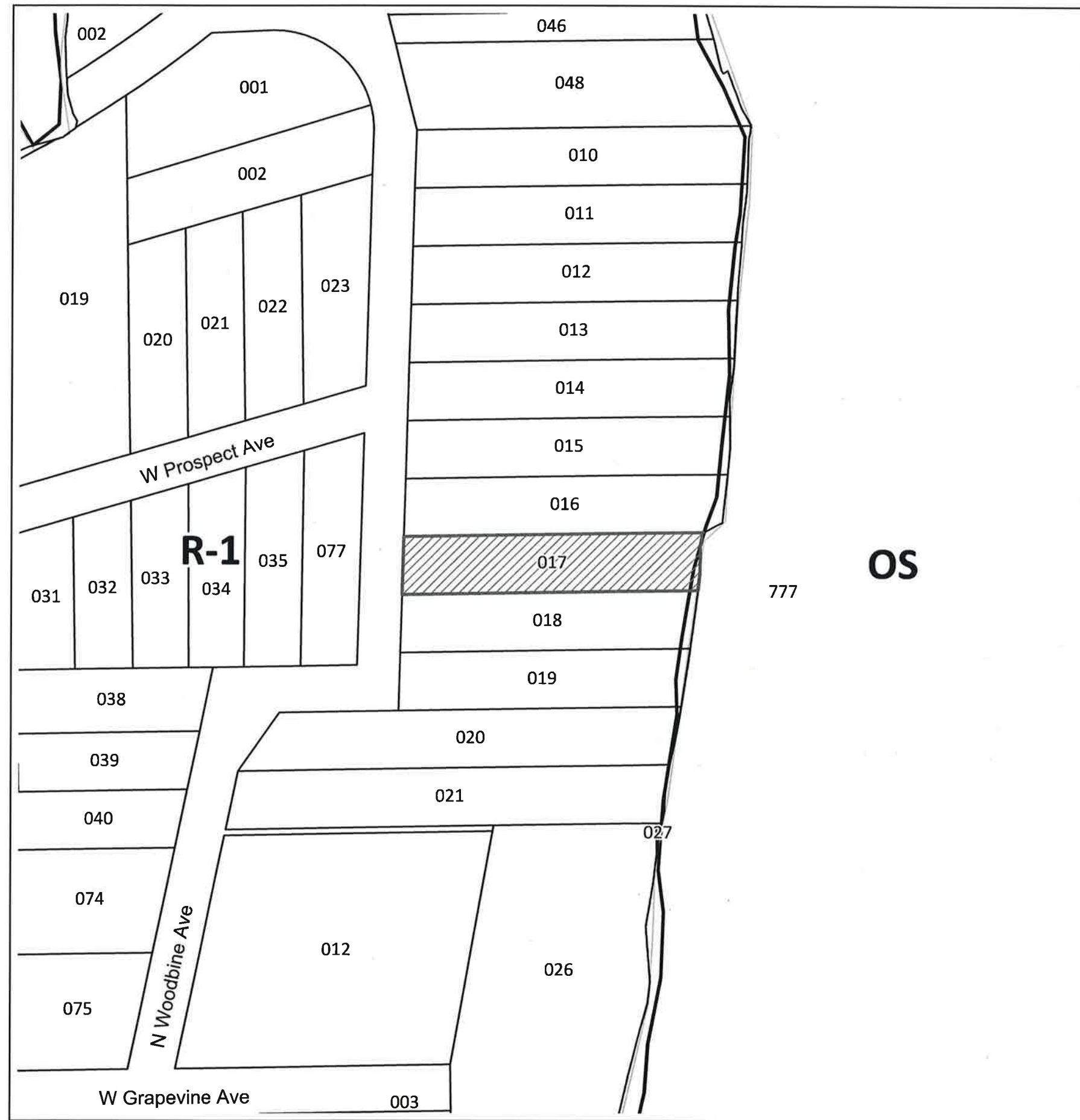
0 25 50 100 150 200
Feet



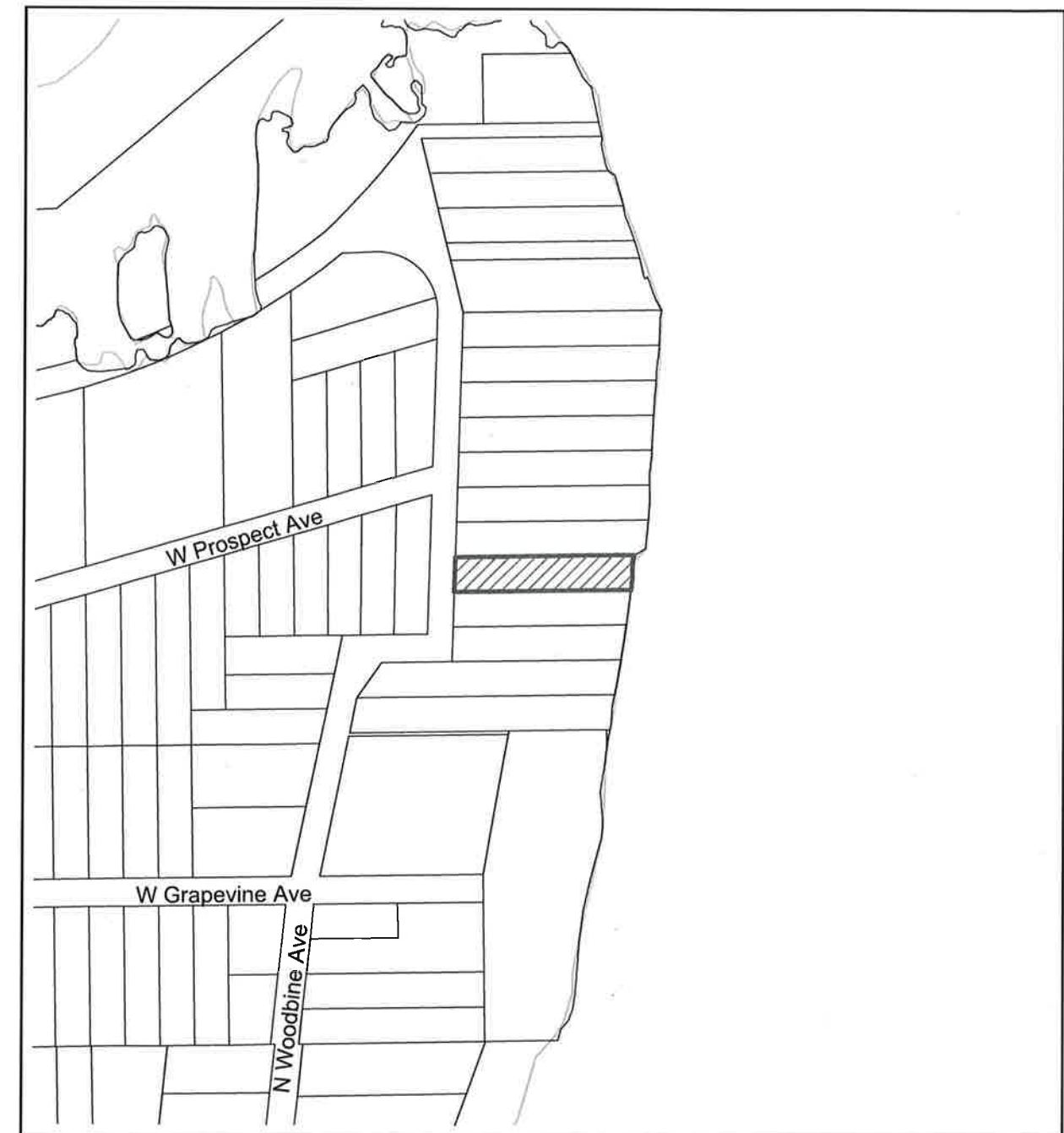
Zoning Board of Appeals Case # VAR-000811-2022

 Incorporated Lake County  Subject Parcel

0 25 50 100 150 200
Feet



Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
Case # VAR-000811-2022

