

LAKE COUNTY ZONING NOTICE VAR-000946-2024

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday March 14, 2024, at the Lake County Division of Transportation, 600 W. Winchester Rd., Libertyville on the petition of George Moldovan, record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the west side yard setback from 5 feet to 2.5 feet as measured from the eave, to allow for the reconstruction of a fire damaged house.
- 2.) Reduce the west side yard setback from 4 feet to 1.42 feet to accommodate an existing air conditioning unit.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 42509 N FOREST LN ANTIOCH, IL 60002 and is approximately 0.19 acres.

PIN:0110109007

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11585> 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
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): GEORGE MOLDOVAN

Applicant(s):
(if other than owner) _____

Subject	Present Zoning:	<u>R-1</u>
Property:	Present Use:	<u>FIRE DAMAGED SINGLE FAMILY HOUSE</u>
	Proposed Use:	<u>SINGLE FAMILY HOUSE</u>
	PIN(s):	<u>01-10-109-007</u>
	Address:	<u>42509 N FOREST LN</u> <u>ANTIOCH, IL 60002</u>

Legal description: LOT 15 IN BLOCK 10 IN FOX RIVER SPRINGS
(☐ see deed)

The following variation(s) are requested:

1. Reduce the side yard setback from "5 FEET TO 3 FEET 5 INCHES (2'5") as measured from the eaves to the property line at the closest point
2. Reduce the side yard setback for the AC unit from 4 FEET TO 1 FOOT FIVE INCHES
3. _____
4. _____

Explain why this variation(s) is necessary:

The variation is necessary in order to repair a fire damage sustained by the house

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:

We have a non conforming lot and the house was built before the current codes were adopted. It doesn't meet the required setback

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

We are intending to repair the fire damage sustained on the existing location of the house but the house is non ~~conforming~~ conforming

The AC unit was installed in that location prior to the fire damage - we would like to make it legal

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

Approving this variation will have no negative impact on the community or the neighbors. We intend to repair it exactly like it was before the fire damage on the same location

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):		Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	<u>GEORGE MOLDOVAN</u>	Name:	
Address:	<u>47 N COLUMBINE AVE</u>	Address:	
State & Zip:	<u>LOMBARD, IL 60148</u>	State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	
Applicant (if other than owner):		Contract Purchaser (if any):	
Name:		Name:	
Address:		Address:	
State & Zip:		State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

I/We hereby attest that all information given above is true and complete to the best of my/our knowledge.

[Signature]
Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Diamond Mills a Notary Public aforesaid, do hereby certify that George Moldovan personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of February 20th 2024 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 20th day of February, 2024.



My Commission expires

08/25/2025

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

Billing Contact Information:

GEORGE MOLDOVAN
Print Name


Email


Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

SPECIAL WARRANTY DEED
REO CASE No: C131DBS

Image# 051246720004 Type: DW
Recorded: 06/02/2014 at 11:10:03 AM
Receipt#: 2014-00027872
Page 1 of 4
Fees: \$207.75
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7102794**

FIRST AMERICAN TITLE

2511612 *263*

This Deed is from Fannie Mae a/k/a Federal National Mortgage Association a Corporation organized and existing under the laws of the United States, P.O. Box 650043, Dallas, TX 75265-0043, ("Grantor"), ~~George Moldovan, a single person, not in a civil union, ("Grantee").~~ *cf*

married man *42509 North Forest Lane*
Antioch, IL 60002
For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Lake, State of Illinois, described as follows (the "Premises"):

42509 North Forest Lane, Antioch, IL 60002
PIN#01-10-109-007

Subject to: Taxes for year 2013 and subsequent years

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).

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May 27, 2014

Fannie Mae a/k/a Federal National Mortgage Association

By **Jim DeMars**, Fisher and Shapiro, LLC
Its Attorney in Fact

STATE OF Illinois)
COUNTY OF Cook) SS
)

I, **Anne Roberson**, a Notary Public in and for the County in the State aforesaid, do hereby certify that **Jim DeMars**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this May 27, 2014

Notary Public

Mail Recorded Deed and
Future Tax Bills to:

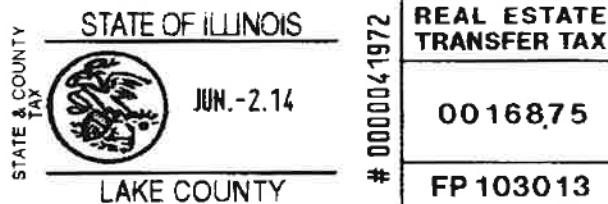
George Moldovan

~~42509 North Forest Lane~~ 47 N. COLUMBINE AVE.
~~Antioch, IL 60002~~ LOMBARD IL 60148



This document was prepared by:
Fisher and Shapiro, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

\$ 112,500-



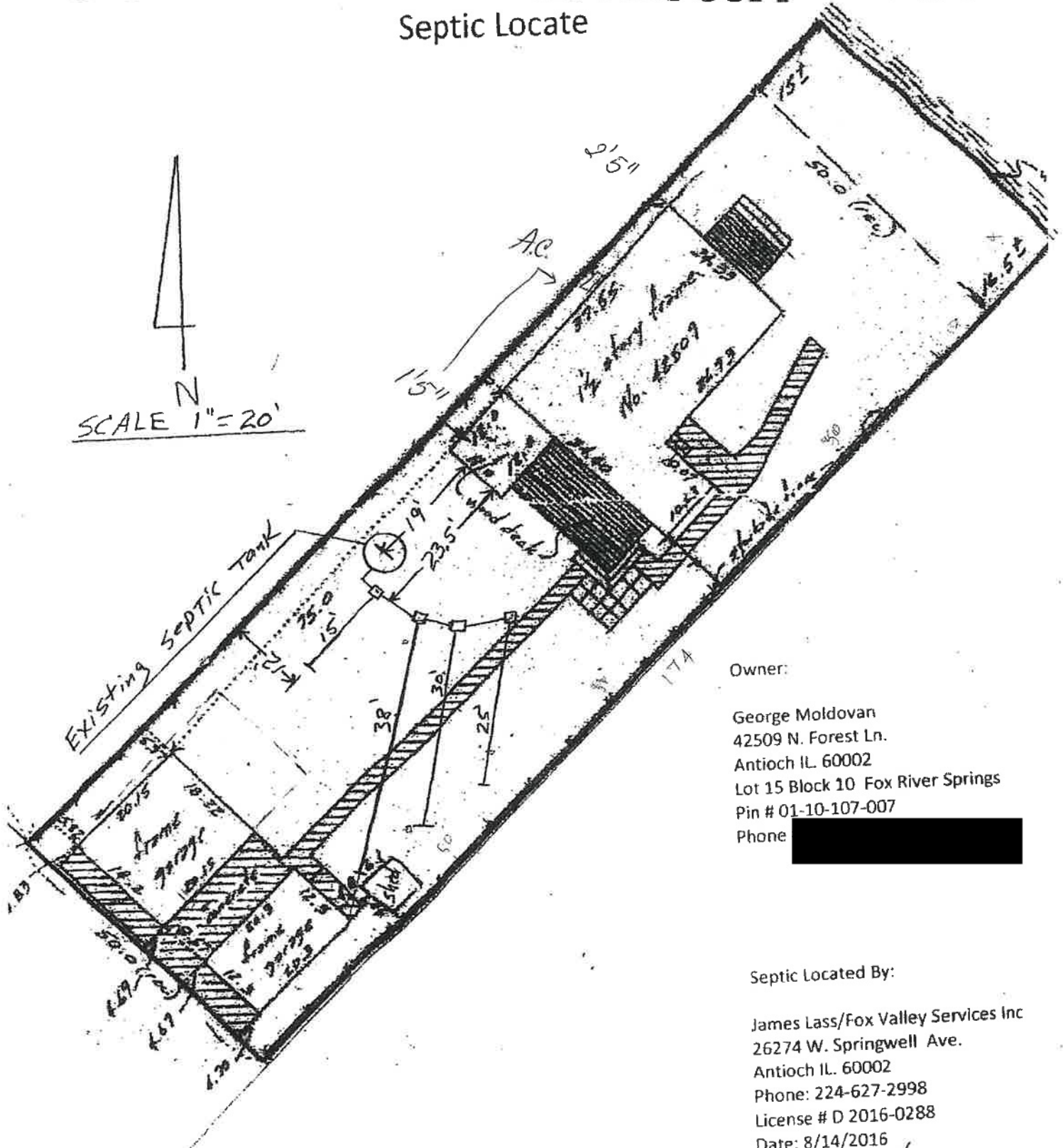
LEGAL DESCRIPTION

LOT 15 IN BLOCK 10 IN FOX RIVER SPRINGS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9 AND THE WEST 1/2 OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1914, AS DOCUMENT NUMBER 155456, IN BOOK "J" OF PLATS, PAGES 14 AND 15, IN LAKE COUNTY, ILLINOIS.

DEMO

PERMIT FILE COPY
Septic Locate

#8161



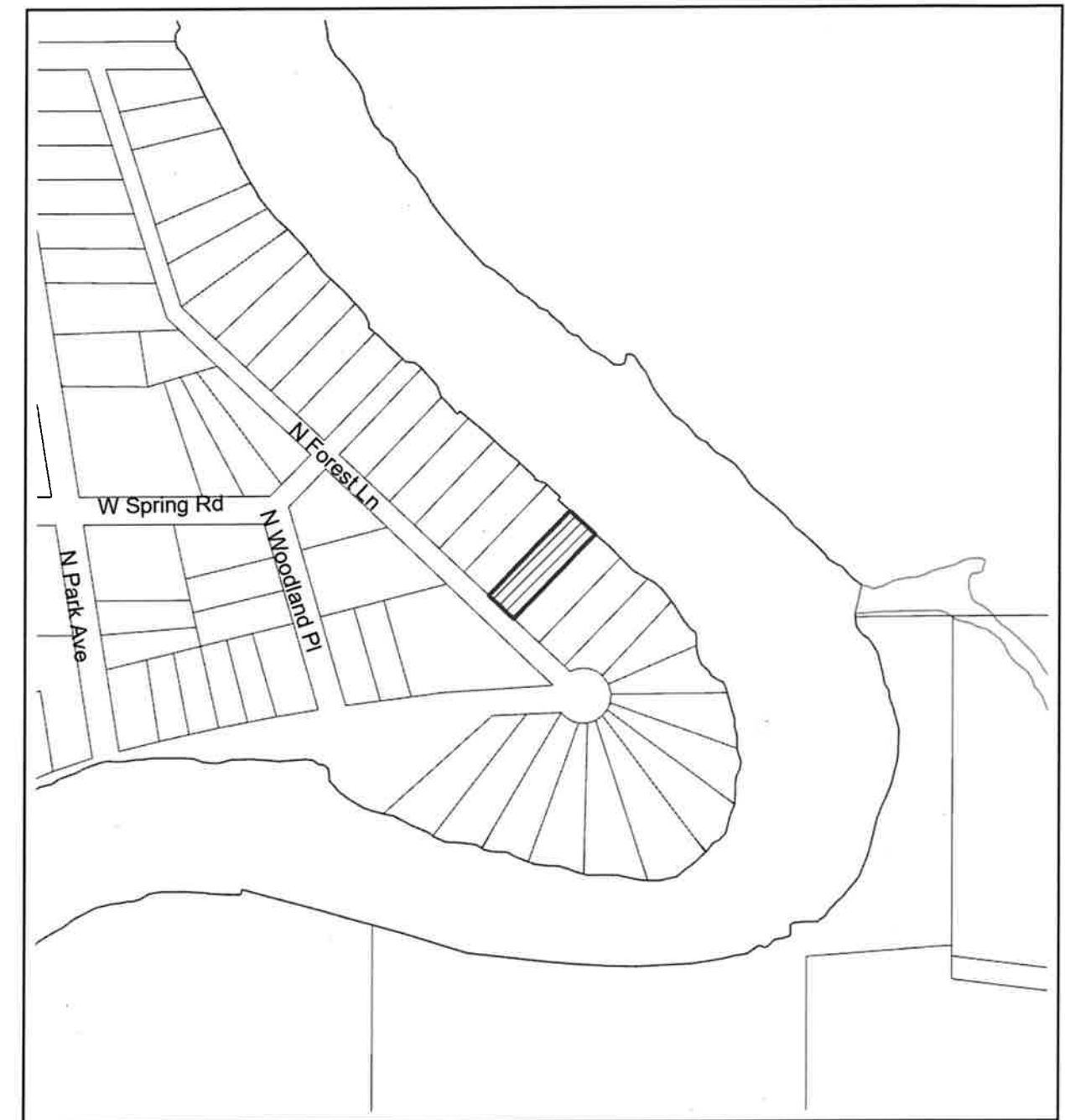
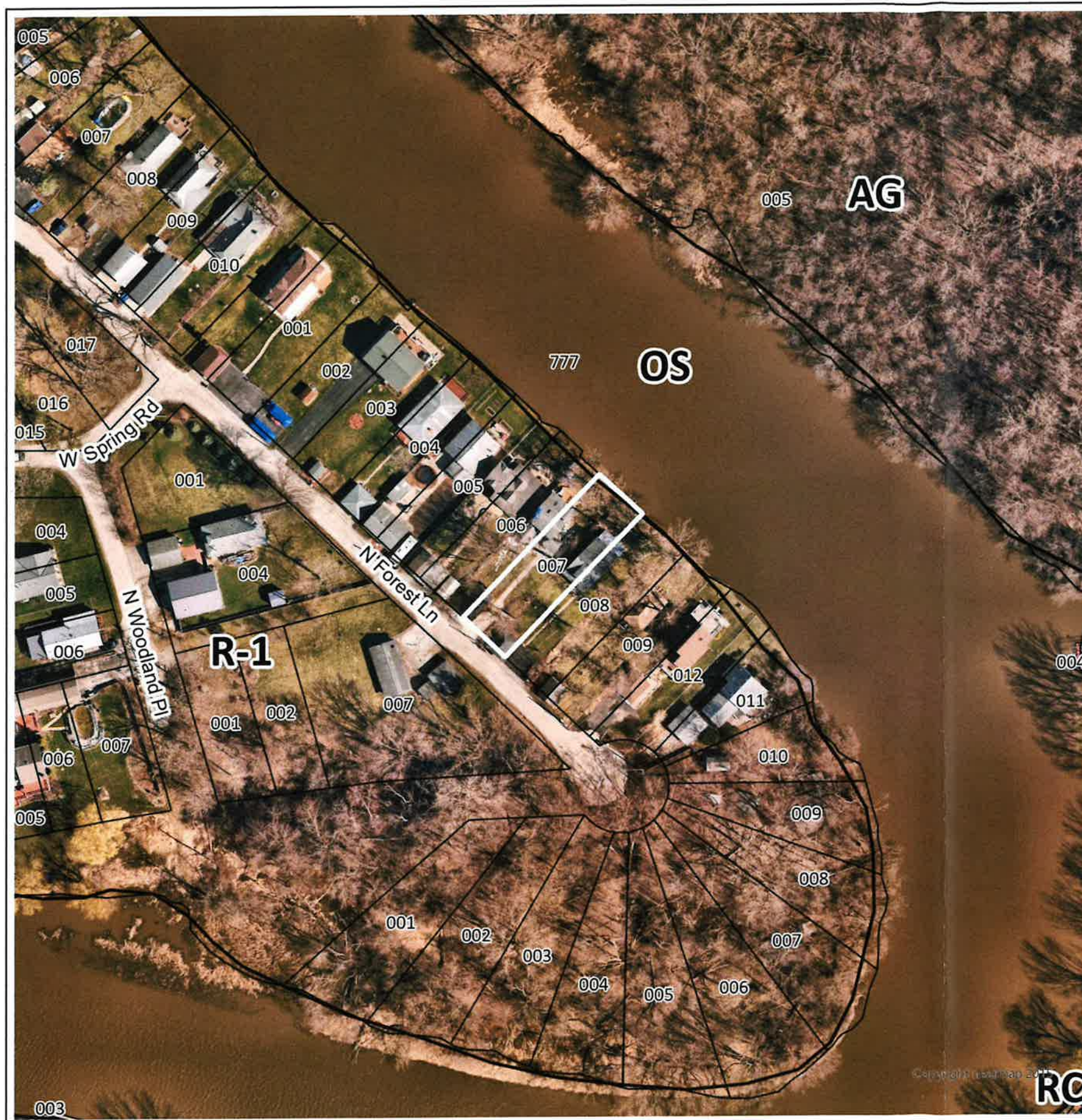
Owner:

George Moldovan
42509 N. Forest Ln.
Antioch IL 60002
Lot 15 Block 10 Fox River Springs
Pin # 01-10-107-007
Phone [REDACTED]

Septic Located By:

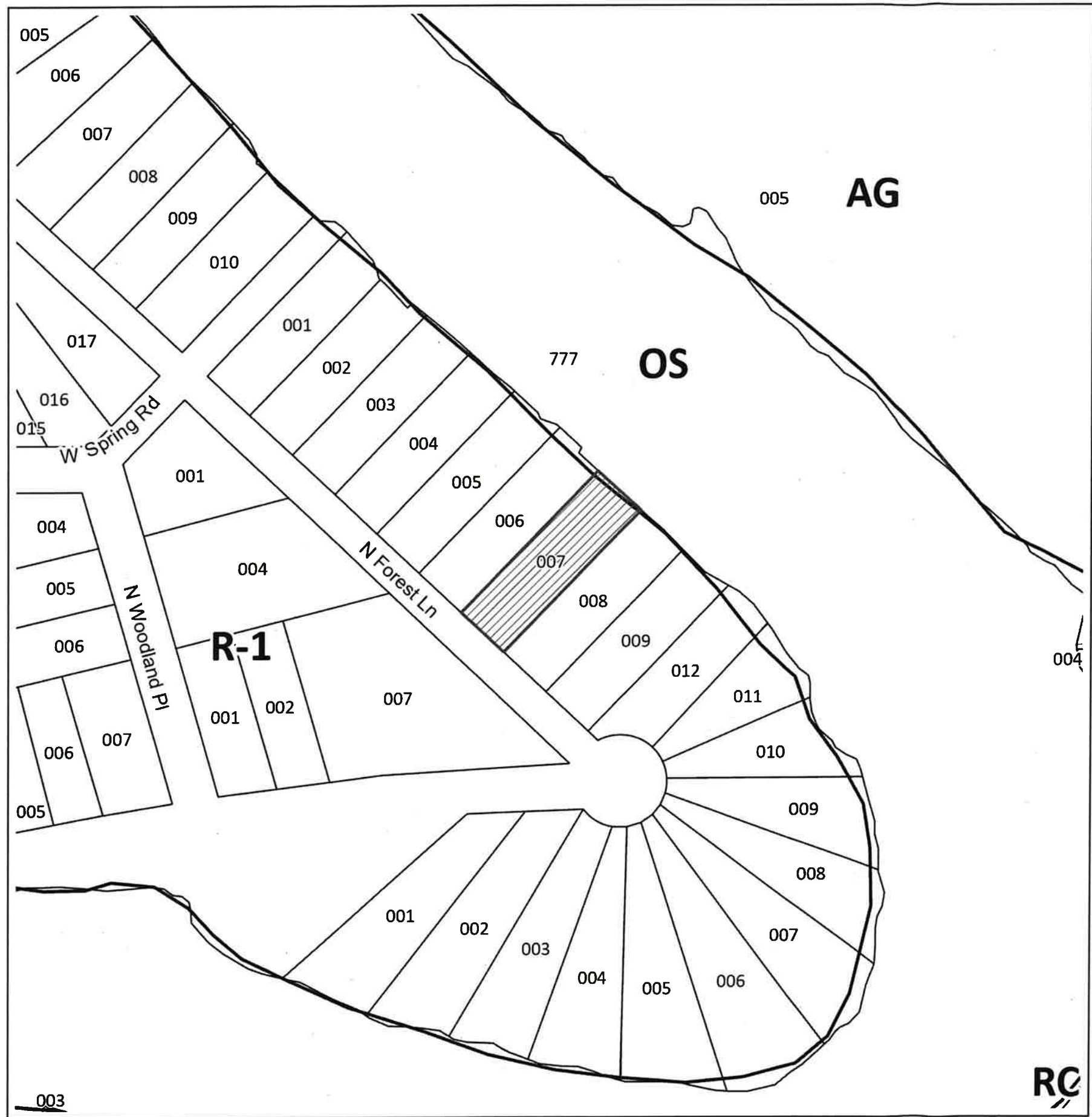
James Lass/Fox Valley Services Inc
26274 W. Springwell Ave.
Antioch IL 60002
Phone: 224-627-2998
License # D 2016-0288
Date: 8/14/2016

[Signature]



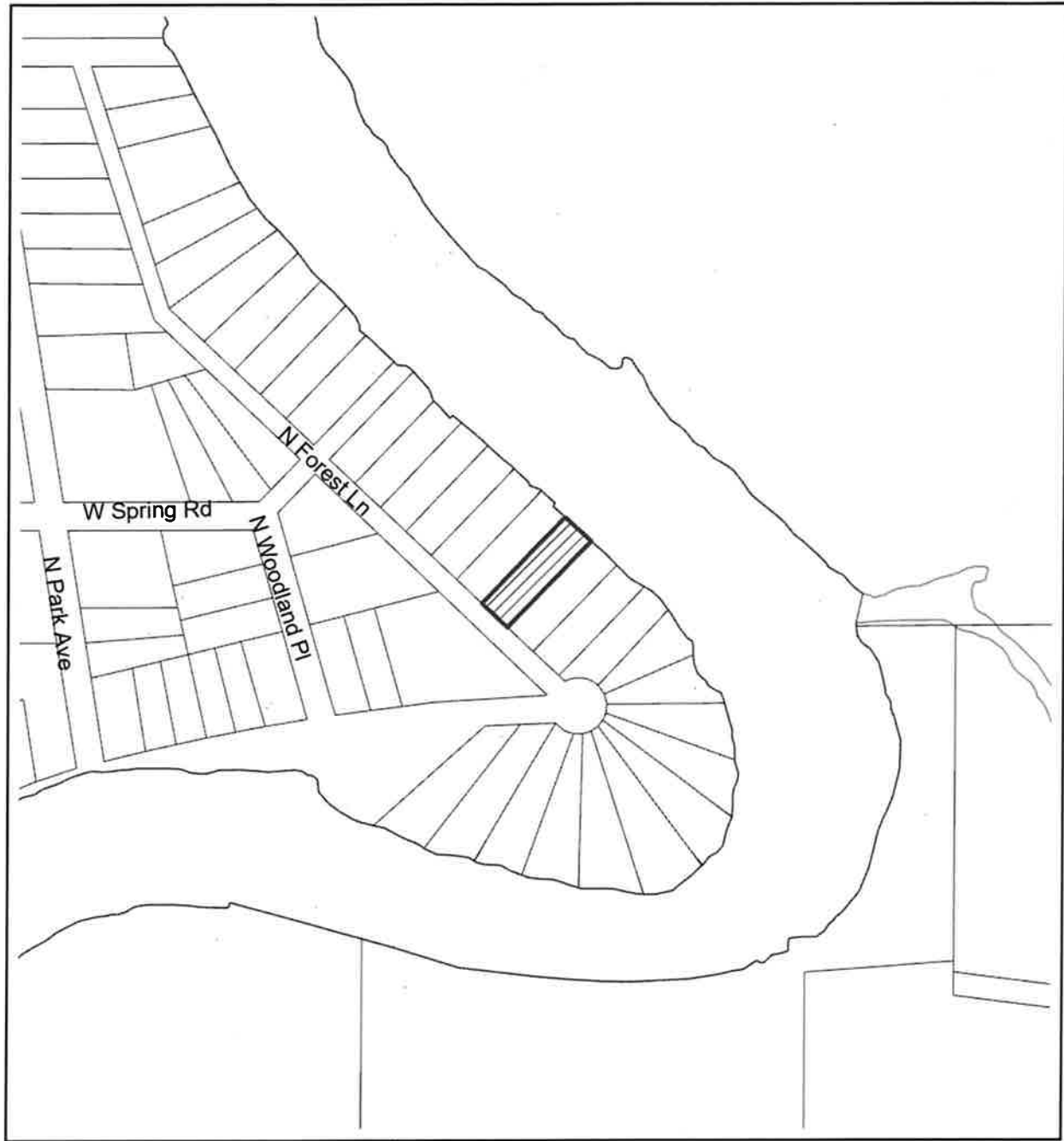
Zoning Board of Appeals Case #VAR-000946-2024

0 25 50 100 150 200
Feet

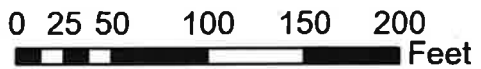


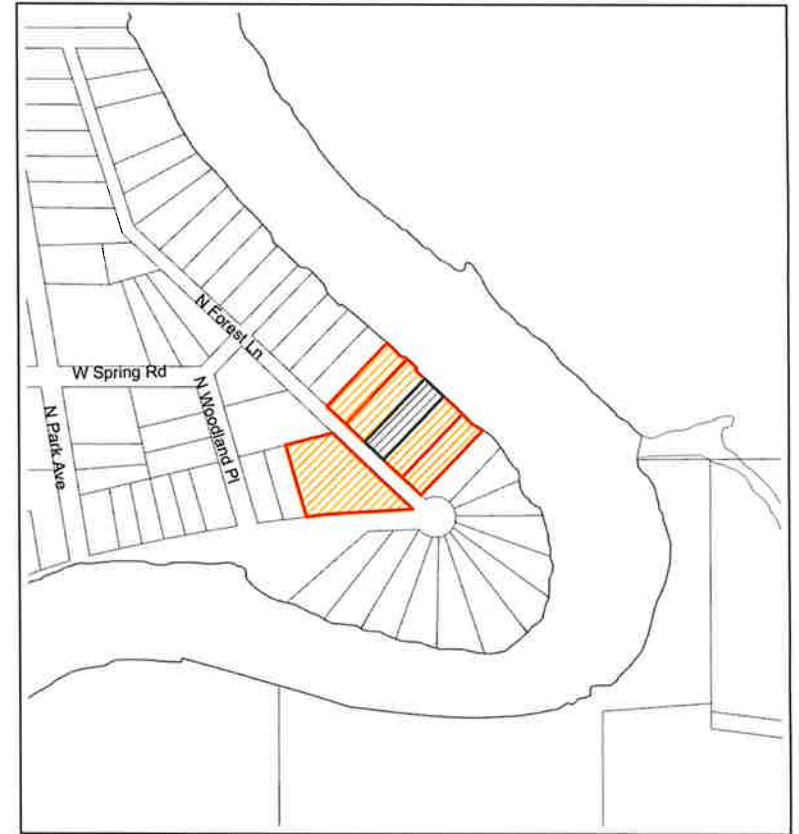
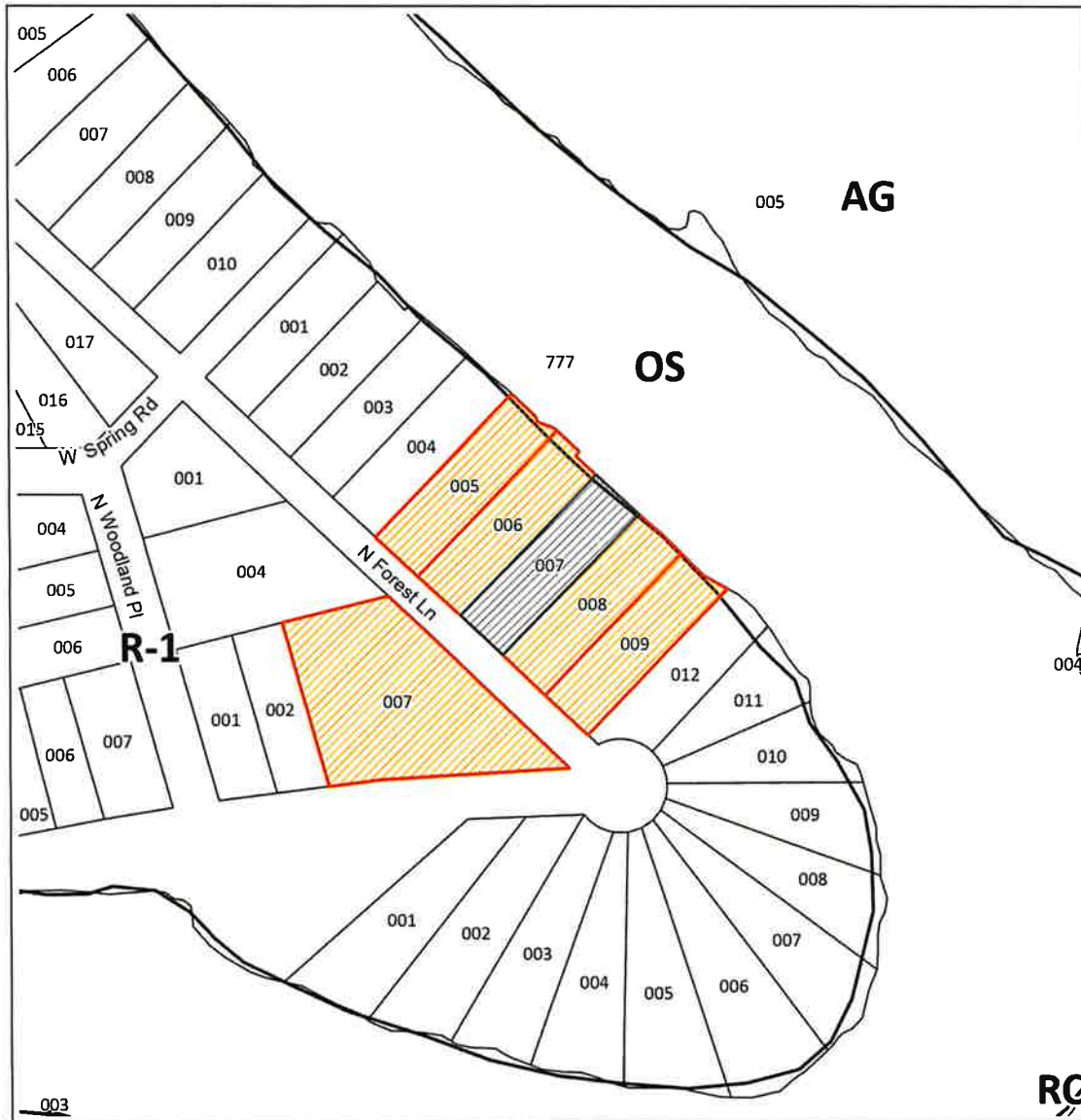
 Incorporated Lake County

 Subject Parcel



Zoning Board of Appeals Case # VAR-000946-2024





Zoning Board of Appeals Case # VAR-000946-2024



Incorporated Lake County



Subject Parcel



Mailing Parcel

0 25 50 100 150 200 Feet