

LAKE COUNTY ZONING NOTICE # 6283
WAUCONDA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, April 24, 2014 at 9:00 a.m. located at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, Illinois, on the application of Dali Investment Group, LLC record owner, Igor Gluzman, President, who requests a variance from the Lake County Unified Development Ordinance any other zoning relief related to said variance to construct a detached garage with the following described variance:

1. Reduction of the street setback from Lake Street from 24.4 feet to 6 feet.

The subject property is located at 25777 W. Lake Street, Wauconda, IL. 60084, and contains approximately .14 acres.

The Permanent Index Number for the subject property is: 09-25-104-050

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois by contacting Patrick Tierney, (847) 377-2128.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)Dali Investment Group LLC
Igor Gluzman - President Phone: 847-962-2234
Owner(s)25777 W Lake St.
Wauconda IL
Address

Fax: _____

Email: RSG Design & you
I gmail.com

Contract purchaser(s) if any

Phone: _____

Fax: _____

Email: _____

Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Igor Gluzman
NamePhone: 847-962-2234
Cell: _____25777 W Lake St
Wauconda
AddressFax: _____
Email: _____Subject
Property:Present Zoning:
Present Use:
Proposed Use:
PIN(s):
Address:

R-1

SFD

SFD and detached garage

09-25-104-050

25777 W. Lake Street, Wauconda IL

6008

Legal description:
(___ see deed)

Request:

The following variation(s) are requested:

1. Reduce front setback from
2. 24.8 feet to 8' feet
- 3.

Explain why this variation(s) is necessary:

not another location for garage

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:

Not conforming porch
with existing home located
in the center of the property

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

Response:

not another place to put garage

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

Response:

meets character of neighborhood
the garage is located close to the
Lake St on same line.

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

Signature(s) of owner(s) 

Signature(s) of contract purchasers _____

I, CYNTHIA G. GODBOLD a Notary Public aforesaid, do hereby certify that Igor Gluzman

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 3/18/14 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 18th day of March, 2014.

(Seal)

My Commission expires 9/8/14.

Cynthia G. Godbold



**THE FOLLOWING DOCUMENTS MUST BE SUBMITTED WITH THE PETITION
(see p.2)**

- ✓ COPY OF DEED
- ✓ MAP OF SURROUNDING LAND USES
- ✓ COURT REPORTER AGREEMENT
- ✓ COPY OF PURCHASE CONTRACT (if applicable)
- ✓ DISCLOSURE STATEMENT (if applicable)
- ✓ PROPERTY SURVEY AND/OR SITE PLAN (if available)
- ✓ FILING FEE http://www.lakecountylil.gov/Planning/publications/More%20Publications/Land_Development_Fee_Schedule.pdf
 - ✓ Cost of publishing a legal notice will be paid by applicant in addition to fee.
 - ✓ The cost of a Court Reporter shall be paid by Applicant and one copy of transcript provided to the County ZBA.

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 _____



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

PREPARED BY:

Terry Smythe
207 N. Martin Luther King Jr. Ave.
Waukegan, IL 60085

MAIL TAX BILL TO:

Dali Investment Group, LLC
~~25777 W. Lake St.~~ 109 Schelter Rd
Wauconda, IL 60084 Lincolnshire, IL 60069

MAIL RECORDED DEED TO:

Edward Kogan
3330 Dundee Rd., Ste. C-5
Northbrook, IL 60062-2318



Image# 050842650001 Type: DW
Recorded: 10/02/2013 at 03:47:41 PM
Receipt#: 2013-00068852
Page 1 of 1
Fees: \$252.75
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7042569**

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), John B. Johnson, Jr., for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Dali Investment Group, LLC, all right, title, and interest in the following described real estate situated in the County of LAKE, State of Illinois, to wit:

LOT 81 IN ELMCREST, BEING COOK AND PADDOCK'S SUBDIVISION OF PART OF SECTIONS 23, 25, AND 26, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1923 AS DOCUMENT 230331 IN BOOK "M" OF PLATS, PAGE 18, IN LAKE COUNTY, ILLINOIS.
Permanent Index Number(s): 09-25-104-050
Property Address: 25777 W. Lake St., Wauconda, IL 60084

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 30 day of September, 2013

John B. Johnson, Jr.

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

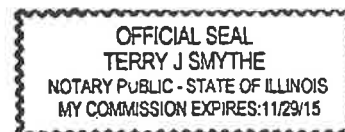
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John B. Johnson, Jr., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 30 day of September, 2013

Notary Public
My commission expires: _____

Exempt under the provisions of paragraph _____

\$142,500.00



ATG FORM 4067
© ATG (12/07)



# 0000036385	REAL ESTATE TRANSFER TAX
	00213.75
	FP 103013

157

FOR USE IN: ALL STATES
Page 1 of 1



Planning, Building & Development

500 W. Winchester Rd.
Libertyville, Illinois 60048
Phone 847 377 2600
lcpemits@lakecountyil.gov**INSPECTION DISPOSITION****Overall Outcome - FAIL**

Please refer to Comments for additional information / instructions.

Inspection Type	Appl. #	Insp. #	Sector	Twp	Range	Property Address			
Bldg Permit	199123	3-18-2014	25	44	09	25777 Lake Street Wauconda Illinois			
PIN	Township Name		Temp C/O		Final C/O	Associated Violation #	Close File	Photo Taken	
0925104050	09 - Wauconda		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Attached Sheet	Property Vacant	Issued Ticket #	License Plate		Office Followup	SA Followup	Refer To State's Atty		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Extend Days	E-Mail		E-Mail 2		E-Mail 3				
Pre-Application Meeting/Inspection	Pre-Construction Meeting/Inspection		Soil Erosion & Sediment Control Measures		Follow Up				
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>				
Reason	Pass	Partial Pass	Fail	Comments					
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	see comments					

Permit has stop work order due to fact that permit was for repair of garage and that garage has been torn down and new one is being constructed. New structure does not appear to meet setbacks on Northside, streetside, or between structures. Igor was notified that there is a stop work order on permit and that no further work or inspections would be allowed until permit issues have been rectified. Igor stated that he was leaving immediately to go to permit facility and correct problems

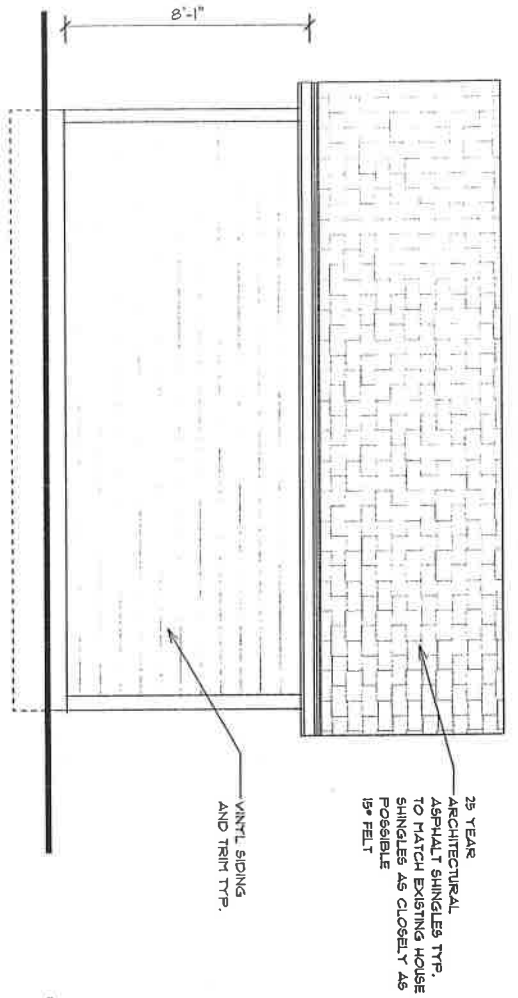
Inspector

Owner/Agent

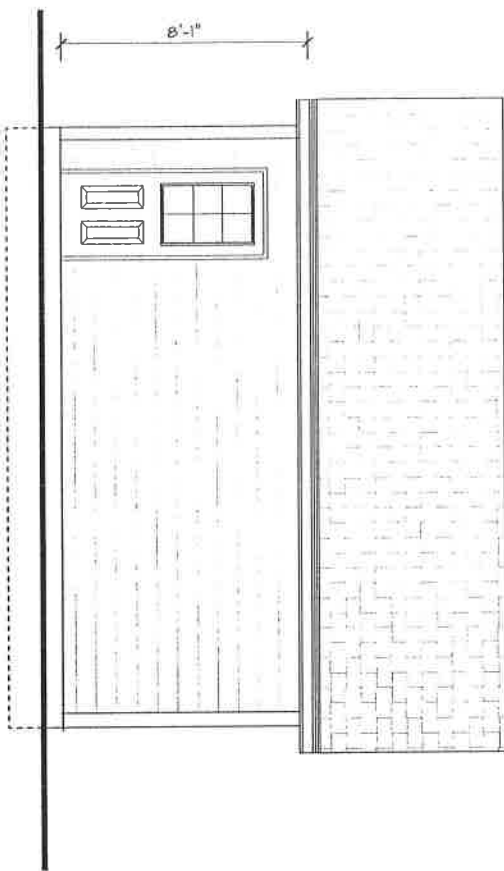
Ed Beran

No Signature Provided

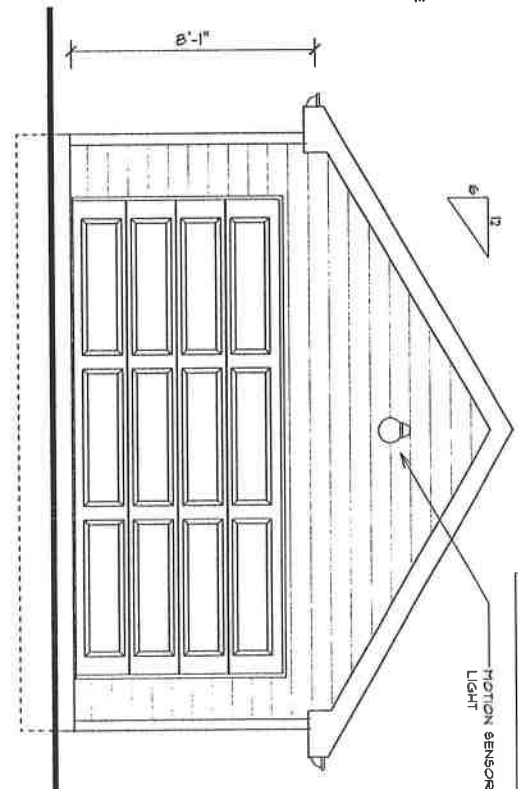
CONTINUOUS RIDGE VENT TYP.



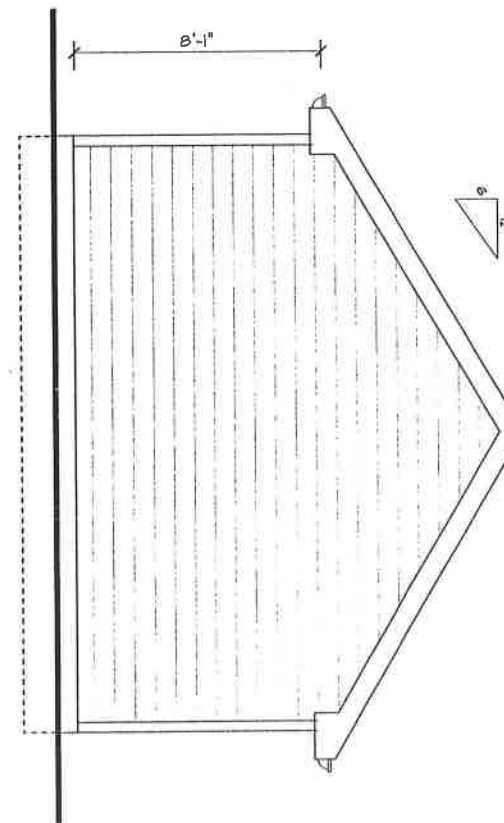
GARAGE RIGHT ELEVATION
SCALE 1/4" = 1'-0"



GARAGE LEFT ELEVATION
SCALE 1/4" = 1'-0"



GARAGE FRONT ELEVATION
SCALE 1/4" = 1'-0"



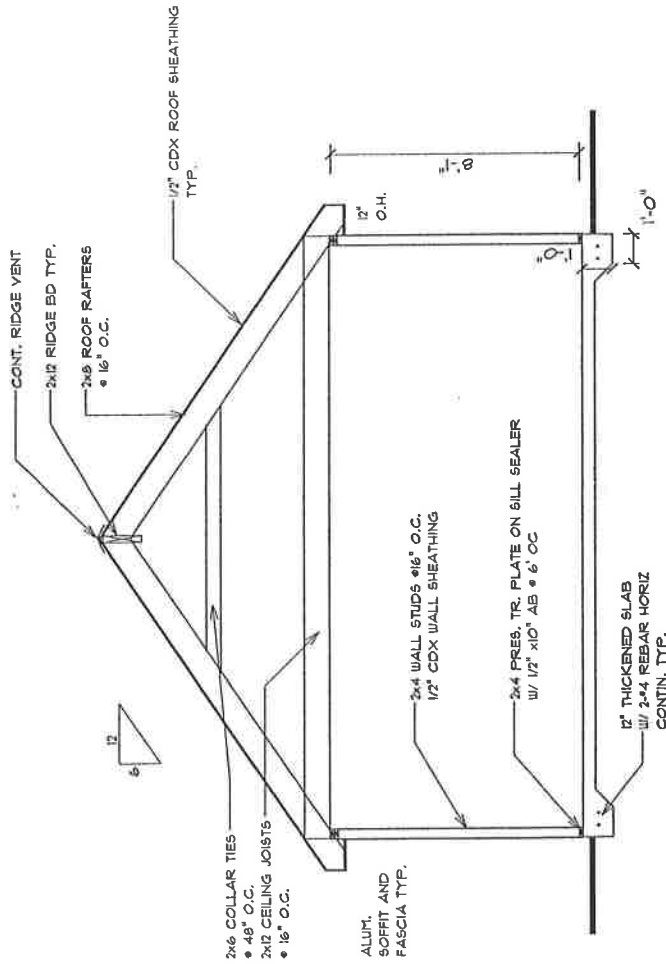
GARAGE REAR ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED
ELEVATIONS

PROPOSED DETACHED GARAGE
25777 W. LAKE STREET WAUCONDA IL

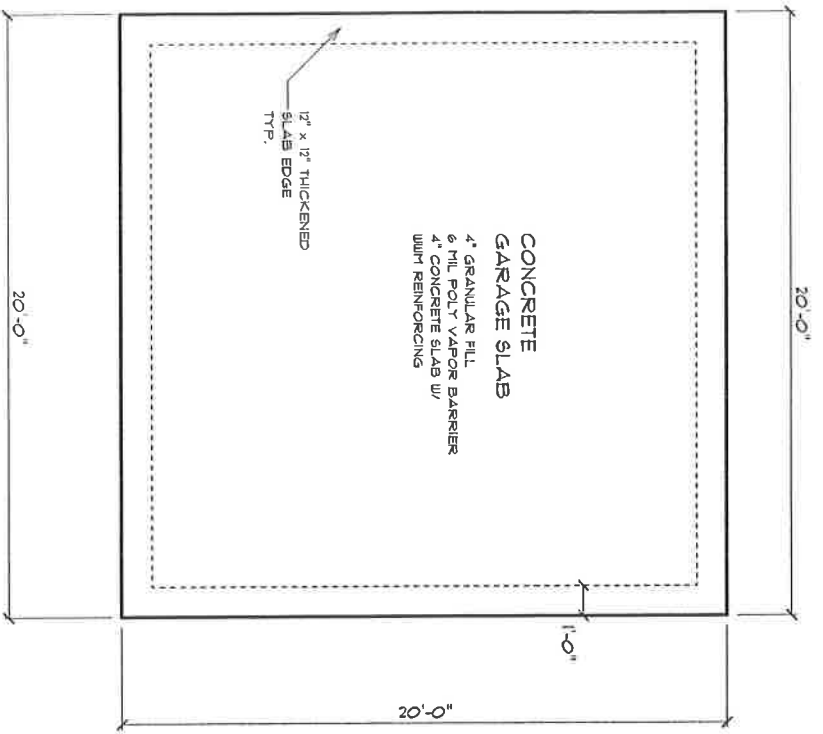
SHAWN PURNELL, ARCHITECT
1601 NORTH AVENUE
ROUND LAKE BEACH IL 60073
P 847.989.2772 F 847.201.0020

3-17-2014

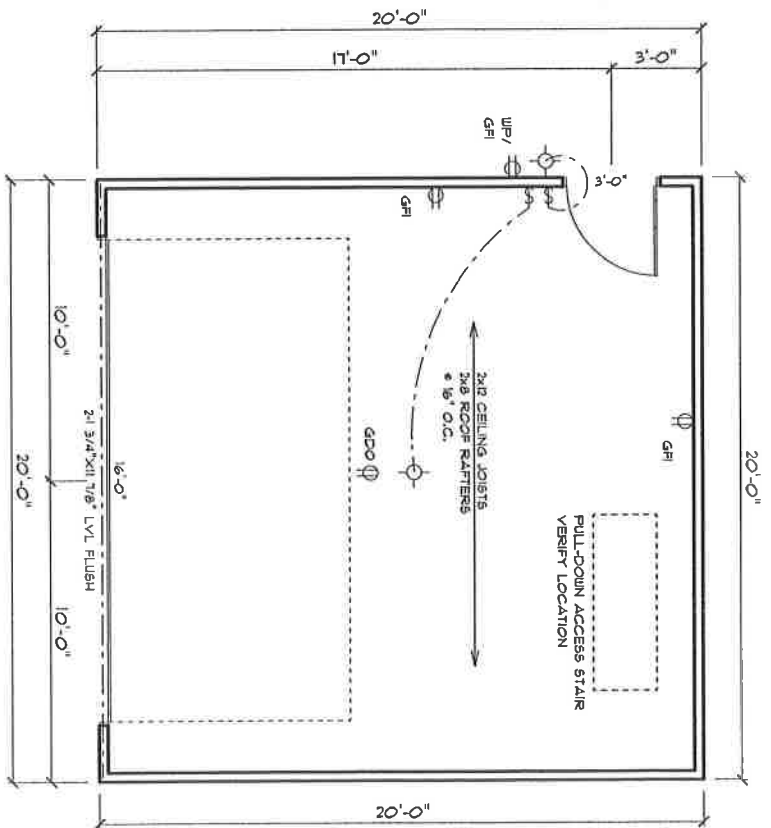


GARAGE SECTION
SCALE 1/4" = 1'-0"

15'6"



GARAGE SLAB PLAN
SCALE 1/4" = 1'-0"



GARAGE FLOOR PLAN
SCALE 1/4" = 1'-0"