

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Susan Stahl-Anderson
Owner(s)

Phone: _____

21956 W. 6th Street
Lake Villa, IL 60046

Fax: _____

Address

Email: Susan.anderson.07@
Att.net

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:

Luke Anderson
Name

Phone: _____
Cell: 224-629-0612

21956 W 6th Street
Lake Villa, IL 60046

Fax: _____
Email: lukas.anderson78@
yahoo.com

Address

Subject
Property:

Present Zoning: Residential-1
Present Use: single Family Dwelling w/ detached Garage
Proposed Use: new detached Garage
PIN(s): 02-34-101-018, -019
Address: 38804 N. North St. Lake Villa, IL (-018)
21956 W. 6TH ST LAKE VILLA, IL (-019)

Legal description:
(☒ see deed)

The following variation(s) are requested:

- Explain why this variation(s) is necessary: there's no other place on the property to rebuild this structure

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: the structure fell down during the winter. The septic system for the property is to the north & the septic field is to the west. The septic system prevents us from moving the structure any where else on the property
2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.
Response: Due to the placement of the current septic system/field, the structure can not be placed anywhere else.
3. Harmony with the general purpose and intent of the zoning regulations.
Response: The construction of the detached garage in the exact location will not have a negative effect on the adjacent properties.

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

Susan Stahl
Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Matthew Legg a Notary Public aforesaid, do hereby certify that Susan Stahl

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 25 March 2014 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 25 day of March, 2014.

(Seal)

My Commission expires Jun 19, 2016.

[Signature]



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

2 of 3 LH CHICAGO TITLE STS063077

WARRANTY DEED
Statutory (Illinois)

MAIL TO:
Mr. Ed Miller
1642 Colonial Parkway
Inverness, IL 60067

NAME & ADDRESS OF TAXPAYER:
SUSAN A. STAHL
21956 W. 6th Street
Lake Villa, Illinois, 60046

5618690

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
08/06/2004 - 09:23:25 A.M.
RECEIPT #: 176001
DRAWER #: 39

RECORDER'S STAMP

~~THE GRANTOR, ROY STEPHEN GREEN~~ ^{AKA ROY STEPHEN GREEN} AND JUDITH ADELLA GREEN, HIS WIFE, of the Lake Villa, County of Lake, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to SUSAN A. STAHL, 21957 W. 6th Street, Lake Villa, Illinois, 60046, all interest in the following described Real Estate situated in the County of LAKE, in the State of Illinois, to-wit:

LOTS 1 AND 2 IN VILLAGROVE ^{SUBDIVISION, BEING} A RESUBDIVISION OF LOTS 14 TO 18 INCLUSIVE, IN WILLIAM WILMINGTON'S SECOND SUBDIVISION AT DEEP LAKE, IN SECTIONS 33 AND 34, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VILLA GROVE SUBDIVISION RECORDED JUNE 11, 1920 AS DOCUMENT 193469, IN BOOK "K" OF PLATS, PAGE 38, IN LAKE COUNTY, ILLINOIS

Subject to: General real estate taxes for the year 2003 and all years subsequent thereto: other restrictions, conditions, covenants and easements of record.

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

Permanent Index Number(s): 02-34-101-019 & 02-34-101-018
Property Address: 21956 W. 6th Street, Lake Villa, Illinois, 60046

DATED this 8th day of July, 2004.

Roy Stephen Green (SEAL)
ROY STEPHEN GREEN ^{AKA ROY STEPHEN GREEN}

Judith Adella Green (SEAL)
JUDITH ADELLA GREEN

5618690

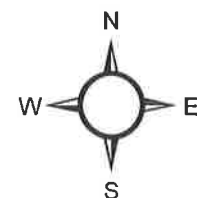
2



ZBA #6320 Adjacent Property Owner Map / List

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.



02-34-101-019 & 018

PLAT OF SURVEY

OF

LOTS 1 AND 2 IN VILLA GROVE, A RESUBDIVISION OF LOTS 14 TO 18 INCLUSIVE, IN WILLIAM WILMINGTON'S SECOND SUBDIVISION AT DEEP LAKE, IN SECTIONS 33 AND 34, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VILLA GROVE SUBDIVISION RECORDED JUNE 11, 1920 AS DOCUMENT 193469, IN BOOK "K" OF PLATS, PAGE 38, IN LAKE COUNTY, ILLINOIS.

Lake Villa
34-46-10
P-1

50.0' RECORD 50.19' MEASURE

N 89°50'21" W
100' RECORD 100.05' MEASURE

49.66' MEASURE
50' RECORD

LOT 3

95' RECORD
95.06' MEASURE
S 89°59'39" W

FOUND STEEL POST
0.20' NORTH & 0.23' EAST

S 00°03'32" E
50' RECORD 49.97' MEASURE

FOUND STEEL PIPE
0.19' EAST

FOUND STEEL PIPE
0.19' EAST

50' RECORD
50.04' MEASURE

VILLA COURT

99.88' MEASURE
S 00°03'32" E

50' RECORD
49.84' MEASURE

LOT 1

LINK WIRE FENCE

FOUND STEEL PIPE
0.10' EAST

N 89°56'00" E
100' RECORD

6TH STREET

NORTH STREET

100' RECORD 99.76' MEASURE

LOT 2

S 00°01'28" E
99.81' MEASURE

LOT 13

40' RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, James R. Dietz, do hereby state that the lands or lots described in the above caption were surveyed and staked and the buildings shown thereon were located by me, or under my direction, and that the plat hereon drawn is a representation of said survey.

Dated at Round Lake, Illinois, this 28th day of June, A.D., 2004.

Professional Illinois Land Surveyor No. 35-2410 My License expires 6/23/2004

This professional service conforms to the current Illinois minimum standards for a Boundary Survey.
NOTE: Before building, compare all points and dimensions and immediately report any discrepancy. Measurements are given in feet and decimal parts thereof, except as otherwise noted. Easements and building setback lines are hereon shown per the recorded Plat of Subdivision. A title report was not provided for this professional service and there may be additional easements or building setbacks that a title report would disclose.



SURVEYED FOR:
LAW OFFICES OF SOFFIETTI, JOHNSON,
HEGAN, PHILLIPS & MOROZIN, LTD.
LAKELAND PROFESSIONAL BUILDING
101 E. GRAND AVENUE
FOX LAKE, ILLINOIS 60020

JAMES R. DIETZ
PROFESSIONAL LAND SURVEYOR
519 N. Cedar Lake Road
Round Lake, IL 60073
(847) 546-9411
SCALE: 1"=20' JOB NO.: LV-04-339