

Adhering to the strict guideline of a 30-foot setback would mean the garage would actually be partially build over a cottage. It would make it impractical to build. The physical location of the cottage makes it impossible to build a garage 30-feet set back from Lambert. These current nonconforming lots in this Delmonte Gardens Subdivision date back to 1929 and some of the lots have two and even three cottages on the lots. The particular hardship in this instance is that we cannot conform to the 30-foot setback without interfering with the existing cottage or harming the existing well and septic lines.

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

As all of the other garages located in this neighborhood face the Lambert side of the street. Lambert Drive is actually more of an alley since it dead-ends and is only 16 feet wide. This request is in harmony with the purpose and intent of the zoning code since many other garages have a 1-foot and 2-foot setback from Lambert Drive and not a 30-foot setback. Therefore, the Petitioner's request for a 3-foot setback is within the harmony of other requests.

Zoning Board of Appeals
Lake County, Illinois

September 12, 2013

RE: 40280 N. WestShore Drive
Antioch, Illinois
Pin# 02-20-402-018

To Whom it May Concern:

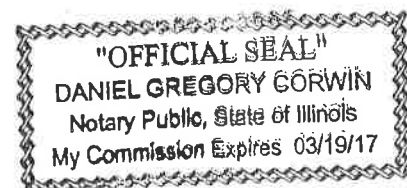
I give my son, William J. Schneider, Jr., authorization to implement the required zoning variances to have a garage built on the above property. I understand the garage will be 38' x 26' and will replace the 2 existing sheds. This will require a variance for setbacks to achieve getting a building permit.

I also give my son, William, authorization to sign necessary documents and represent the property in front of various boards or staff, as necessary.

If further information is needed, please contact me @847-398-5223

Bonnie Bussiere
Trustee

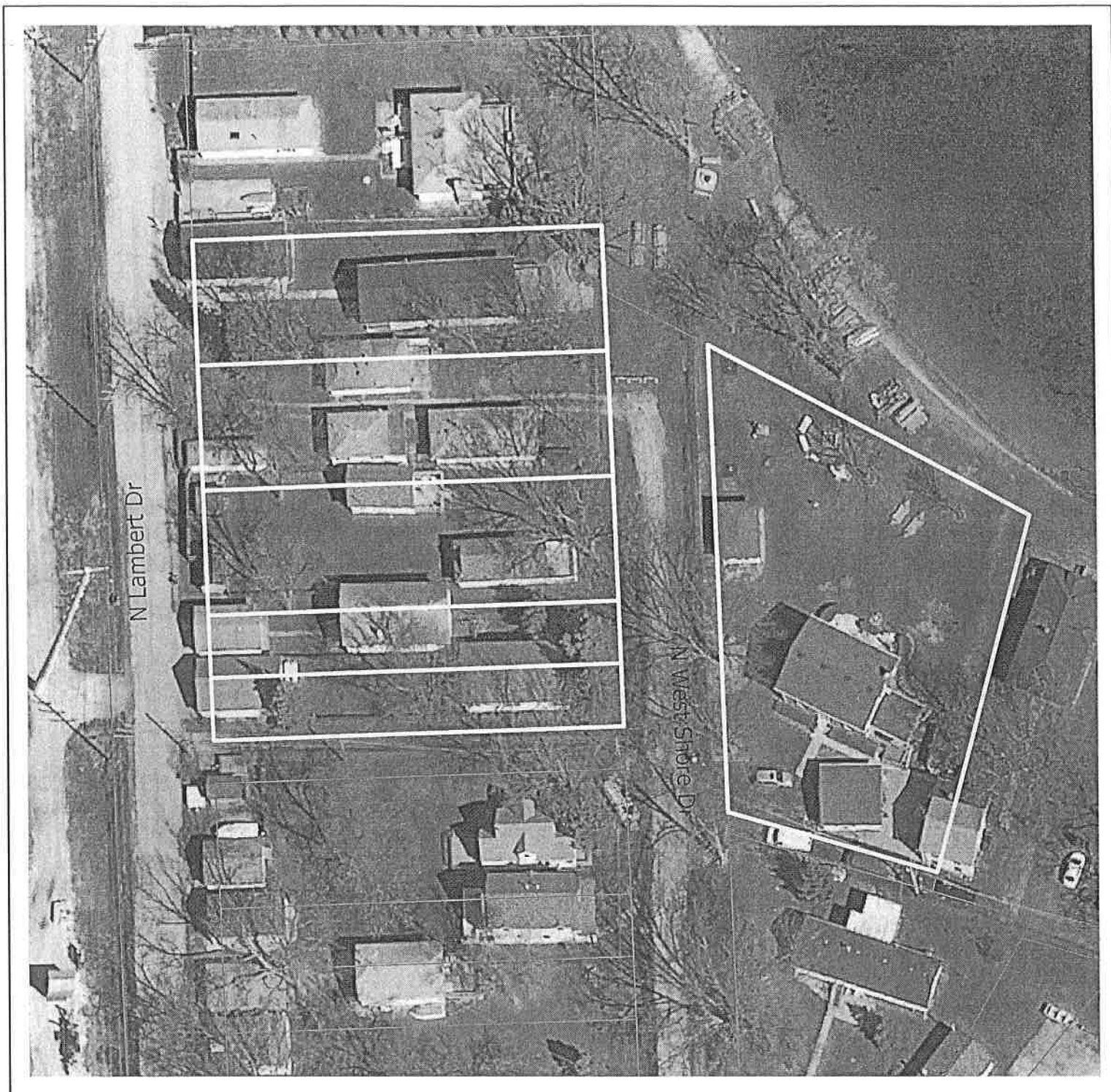
Bonnie Bussiere, Trustee of the
BonnieBussiere Revocable Trust
U/D dated April 6, 2007



Daniel Gorwin

09/13/13

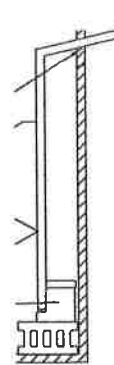
BFC FORMS SERVICE, INC. #188545



ZBA Case #6163 Neighbor Notice / Map

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.



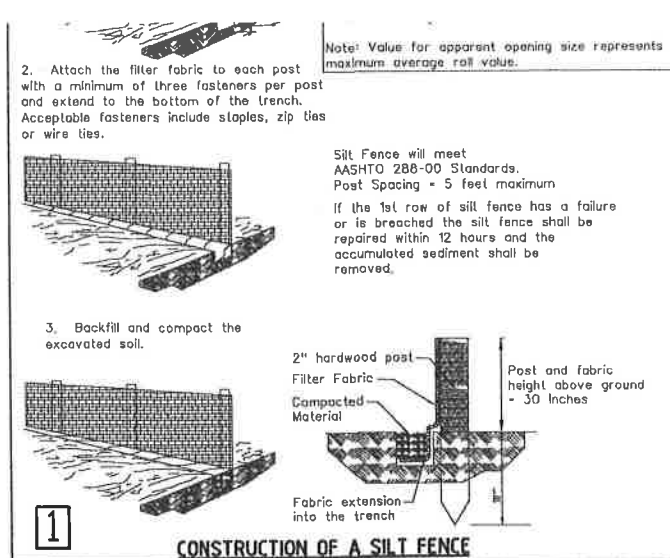


750 Gallon Lift Station
Ground Elevation = 776.8 +/-
Top of Concrete = 776.3
Inv. (In) = 775.1
Inv. (Out) = 774.9
Bottom = 771.3
Pump Off = 772.8
Pump On = 773.14
Low Water Level = 772.8
18.4 Gallons per Inch
75 Gallon Dose
16.7 GPM @ 9 ft TDH

D - 500 Gallon CL 1 Aerobic Unit
E - 750 Gallon Lift Station
F - 10 LF - 2" PVC Forcemain

4. The existing shed in the location of the new garage shall be removed from the site.

Reference Benchmark and BFE
Marker Designation 1-21
Cut "X" top of steel flange north side of high tower base located just south of Grass Lake Road East side of RR tracks Set by LCDOT March 14, 2005
Elev. 784.97 NGVD 1929
Elev. 784.74 NAVD 1988 (Converted using www.ngs.noaa.gov Vertcon)
Elevations shown on plan are NGVD 1929
Loon Lake 100 Year BFE = 775.6 (IDNR) NGVD 1929
Loon Lake 100 Year BFE = 775.37 (NAVD 1988)



BE PLACED IN THE AREA OF THE PROPOSED EXPANSION AREA DURING CONSTRUCTION

THE FOLLOWING WORK SHALL CONFORM TO SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

1. SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF COMPLETION OF GRADING AND SHALL CONSIST OF SEE SPECIFICATION 251 (SEED QUANTITY) AND APPLICATION OF SEED AT A 1:1 RATIO AT THE RATE OF 300 LBS PER ACRE. SEED SHALL CONFORM TO SECTION 250 OF THE SPECIFICATIONS.
2. MULCH SHALL BE INSTALLED ON THE EXPOSED SOIL IN ACCORDANCE WITH METHOD 1. THIS WORK SHALL CONFORM TO SECTION 251 OF THE SPECIFICATIONS.

NOTES:

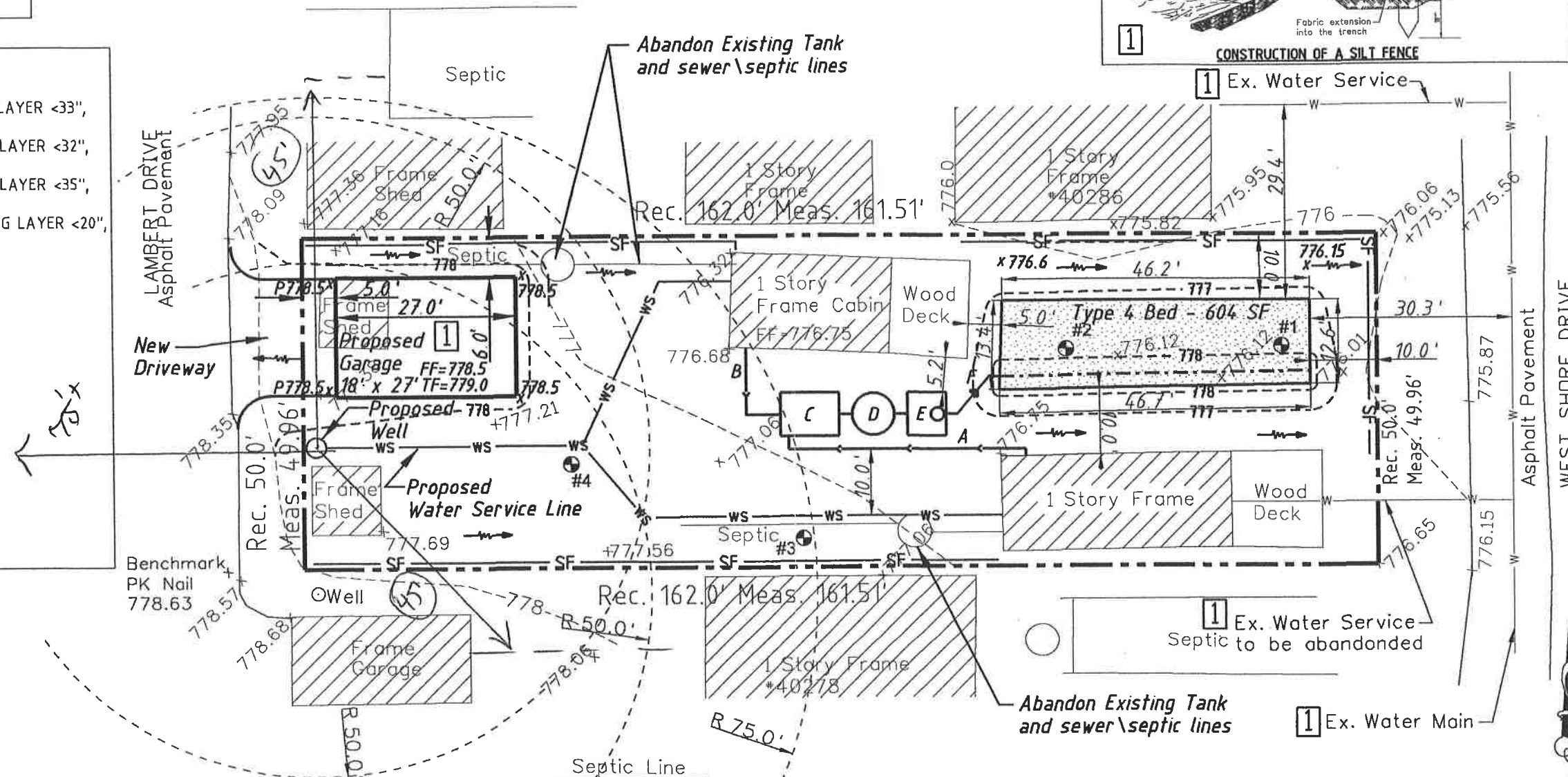
1. Any trees in septic field area must be removed prior to installation of field.
2. A closed loop well system is not permitted.
3. The property is not within the flood plain.
4. All erosion control measures must be installed to prevent hydrologic disturbance on the site.

ADDITIONAL NOTES

1. FENCE OFF ENTIRE SEPTIC FIELD INCLUDING EXISTING TANKS.
2. SEPTIC FIELD NOT TO BE INSTALLED WITHIN 10 FEET OF EXISTING TANKS.
3. NO UNDERGROUND UTILITIES SHALL BE INSTALLED WITHIN 10 FEET OF SEPTIC FIELD.
4. SYSTEM TO BE INSTALLED USING CURRENTLY APPLICABLE REGULATIONS.
5. DIVERT SUMP PUMP AND DOWN SPILLWAYS TO EXISTING TANKS.
6. FINAL GRADING AND SEEDING TO BE COMPLETED WITHIN 14 DAYS OF DEPARTMENT APPROVAL.
7. DO NOT CHANGE SEPTIC FIELD WITHIN 10 FEET OF EXISTING TANKS.
8. SEPTIC FIELD AREA MUST BE PLOWED WITH GREATER THAN 6" OF FILL, IN ORDER TO PREVENT EROSION.

AND - PELLA, GROUP G, DEPTH TO LIMITING LAYER <33",
SEASONAL HIGH GROUNDWATER - NONE
AND - PELLA, GROUP G, DEPTH TO LIMITING LAYER <32",
SEASONAL HIGH GROUNDWATER - NONE
AND - PELLA, GROUP G, DEPTH TO LIMITING LAYER <35",
SEASONAL HIGH GROUNDWATER - NONE
AND - ASHKUM, GROUP G, DEPTH TO LIMITING LAYER <20",
SEASONAL HIGH GROUNDWATER - NONE
AUGUST 12, 2013
ABIN, 2 BEDROOM TOTAL

RED (300/0.50)
IDED
1/4" HOLES @ 3' O.C., INV. = 777.6
TDH



STORMWATER MANAGEMENT COMMISSION ID SEDIMENT CONTROL CONSTRUCTION NOTES

INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND

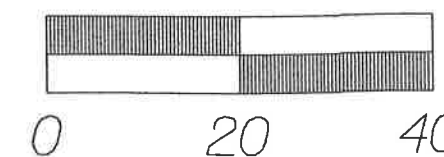
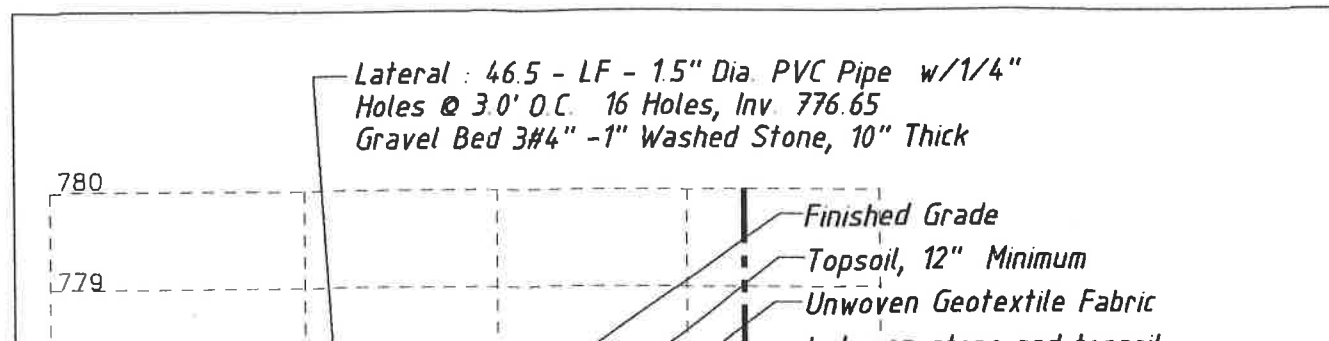
QUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND AT A MINIMUM:

UND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS),
FTER EARTH DISTURBANCE OR GRADING.

R DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID

IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR
THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL

ETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH
R APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE
WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN
F, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS



LEGEND	
Existing Contour	---102---
Proposed Contour	---883---
Existing Spot Elevation	96.1
Proposed Spot Elevation	99.3
Proposed Line	