

LAKE COUNTY ZONING NOTICE #7204

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Monday, July 6, 2015 at 1:00 P.M. at the Antioch Township Hall, 1625 Deep Lake Road, Lake Villa, Illinois, on the application of Robert and Barbara Kraus, record owners.

The applicants wish to rezone PINs 01-25-409-019 & 01-25-409-020 from RC (Recreational Commercial) to R-1 (Residential-1).

The subject properties are located at 25389 W. Richmond Avenue & 25379 W. Richmond Avenue, Antioch, Illinois and 0.29 and 0.30 acres respectively.

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, (847) 377-2127.

**George Bell
Chairman**

#7204

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s):
(please print)

Robert & Barb Kraus

Owner(s)

6168 N Nassau Ave

Chicago, Il 60631

Address

Contract purchaser(s) if any

Address

Phone: 773.383.4033

Fax:

Phone:

Fax:

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

Brian Lolmaugh (Modern Contractors, Inc.)

Name

850 E Grand Ave, Ste 3A

Lake Villa, Il 60046

Address

Phone: 847.973.8886

Cell: 847.774.9517

Fax: 847.265.8886

Email: brianl@modern-companies.com

Subject
Property:

Present Zoning: RC

Present Use: Single Family Residence

Proposed Use: Single Family Residence

PIN(s): 01-25-409-019 , 01-25-409-020

Address: 25379 W Richmond Ave

Antioch, Il 60002

Legal description:
(__ see deed)

LOTS 8 AND 9 IN BLUNT PARK, BEING A SUBDIVISION OF THE PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF, RECORDED DECEMBER 10, 1891 AS DOCUMENT 47772, IN BOOK "C" OF PLATS, PAGES 4 AND 5, IN LAKE COUNTY, ILLINOIS.

Request: I/we request the property be rezoned to the R-1 zoning district.

I/we believe this rezoning is justified because:
the home is surround by single family and used as single family but can not be greatly imporved or rebuilt without a zoning adjustement, that the owners where not aware of at the time of purchase.

Approval The Lake County Zoning Board of Appeals is required to make findings of Criteria: fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

1. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (see Sec. 1.5);
as this will bring the property inline with how the parcel is and has been being used.
2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;
as the property is post transition. All neighboring lake properties are residences and not being used as seasonal properties or any other permitted used for RC, but rather than uses for non-conforming R-1.
3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;
as the area is being used as residential and no neighboring parcel on the lake are using the property as a permitted use within the UDO for RC zoning.

4. The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

as the properties is currently provided by township maintained roads, current gas and electrical to the property and the home has been tested for a new septic.

5. The proposed rezoning will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

Flood plains. The parcel is already used as residential and no impacts on the above will occur. All setbacks will be met thru permitting process.

6. The subject property is suitable for the proposed zoning classification.

As we will be combining two parcels and will have a ½ acre.

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

Robert and Barb Braws
Signature of owner(s)

Signature(s) of contract purchasers

I, Beth Van Dyke a Notary Public aforesaid, do hereby certify that
Robert and Barb Braws personally known to me is
(are) the person(s) who executed the foregoing instrument bearing the date of
5.18.2015 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 May, 2015
(Seal) My Commission expires 1.25.19

Beth Van Dyke



WARRANTY DEED**Joint Tenancy
Illinois Statutory****TICOR****MAIL TO:**William Haley
Attorney at Law
36 Main Street, Ste 107
Park Ridge, IL 60068**NAME & ADDRESS OF TAXPAYER:****ROBERT KRAUS AND BARBARA KRAUS**
6168 N. NASSAU

CHICAGO, ILLINOIS 60631.

5649881

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
09/22/2004 - 08:50:34 A.M.
RECEIPT #: 184770
DRAWER #: 20

Recorder's Stamp

THE GRANTOR(S), **GEORGE E. ZIELINSKI**, as successor trustee under the provision of a certain trust agreement dated the 5th day of August, 1967, of the Village of Harwood Heights, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, **CONVEY AND WARRANT** to **ROBERT KRAUS AND BARBARA KRAUS**, 6168 N. Nassau, Chicago, Illinois 60631, not in Tenancy in Common, but in **JOINT TENANCY**

, all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to-wit:

LOTS 8 AND 9 IN BLUNT PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1891 AS DOCUMENT 47772. IN BOOK "C" OF PLATS, PAGES 4 AND 5, 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. TO HAVE AND TO HOLD said premises not in tenancy in common, but in TENANTS BY THE ENTIRETY forever.

Permanent Index Number(s): 01-25-409-020-0000
Property Address: 25379 W. Richmond, Antioch, Illinois 60002

DATED this 29th day of July, 2004.

FP326701
0058800
REAL ESTATE TRANSFER TAX

0000001569

LAKE COUNTY
SEP 17 04
STATE OF ILLINOIS
IL 392.00

George E. Zielinski (SEAL)
GEORGE E. ZIELINSKI, as successor
trustee under the provision of a certain
trust agreement dated the 5th day of
August, 1967


5649881

(2)

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 **GEORGE E. ZIELINSKI**, as successor trustee under the provision of a certain trust agreement dated the 5th day of August, 1967 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 seal, this 29th day of July, 2004.


Notary Public

NAME AND ADDRESS OF PREPARER:
Julie Ann Jelinek
425 Lake Street
Antioch, IL 60002





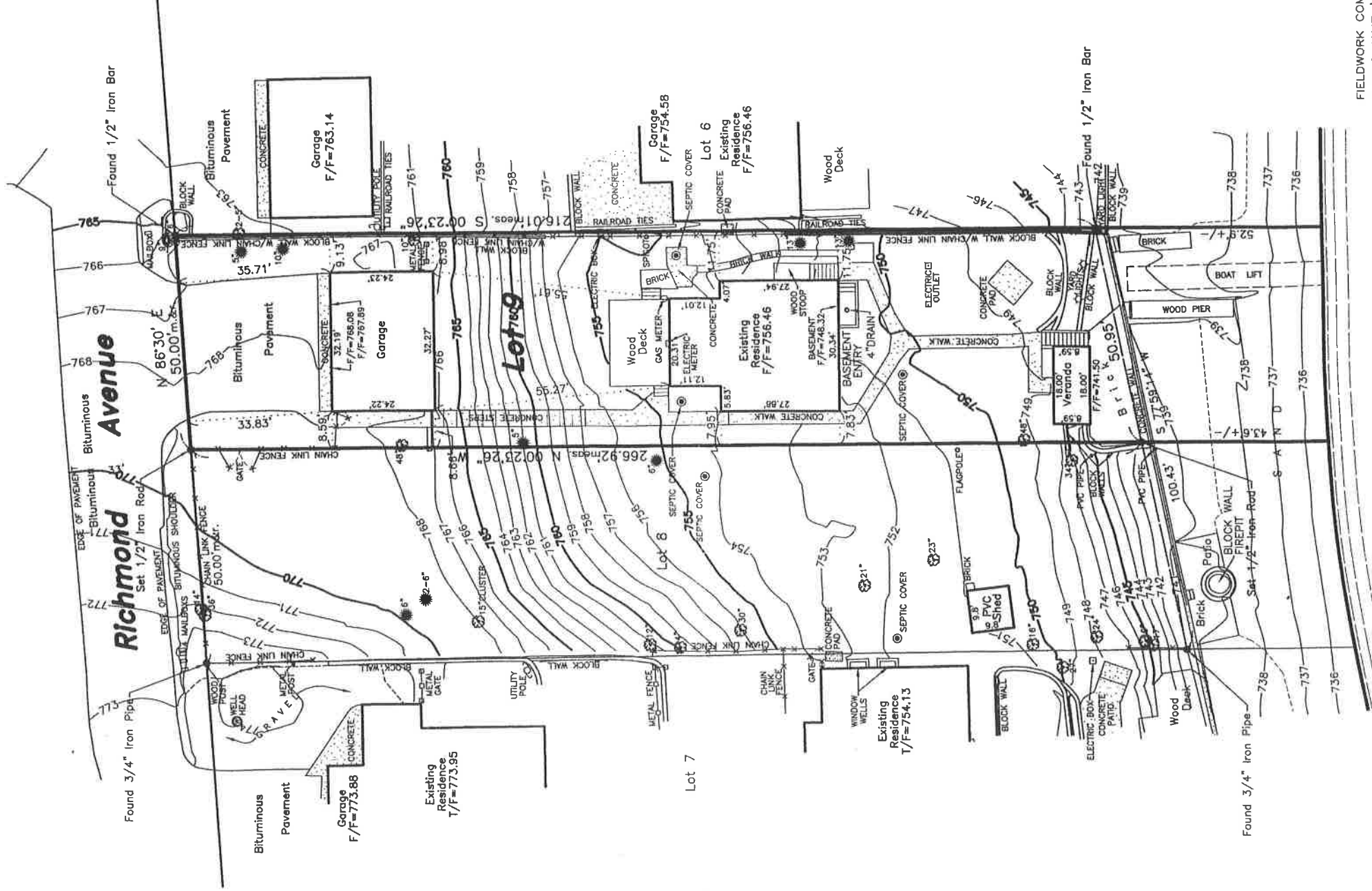




PLAT OF SURVEY OF

LOT 9 IN BLUNT PARK, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 10, 1891 AS DOCUMENT 47772, IN BOOK "C" OF PLATS, PAGES 3 AND 4, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
25379 WEST RICHMOND AVENUE, ANTOCH, IL 60002
PARCEL AREA = 13,372 S.F.
(TO WATERS EDGE)
PIN: 01-25-409-020



Petite Lake

Scale: 1" = 20'
FILE NO. 237-14
F23714.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION, ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED December AT GRAYSLAKE, ILLINOIS THIS 22nd DAY OF 20 14.

Bryan J. Lee
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732

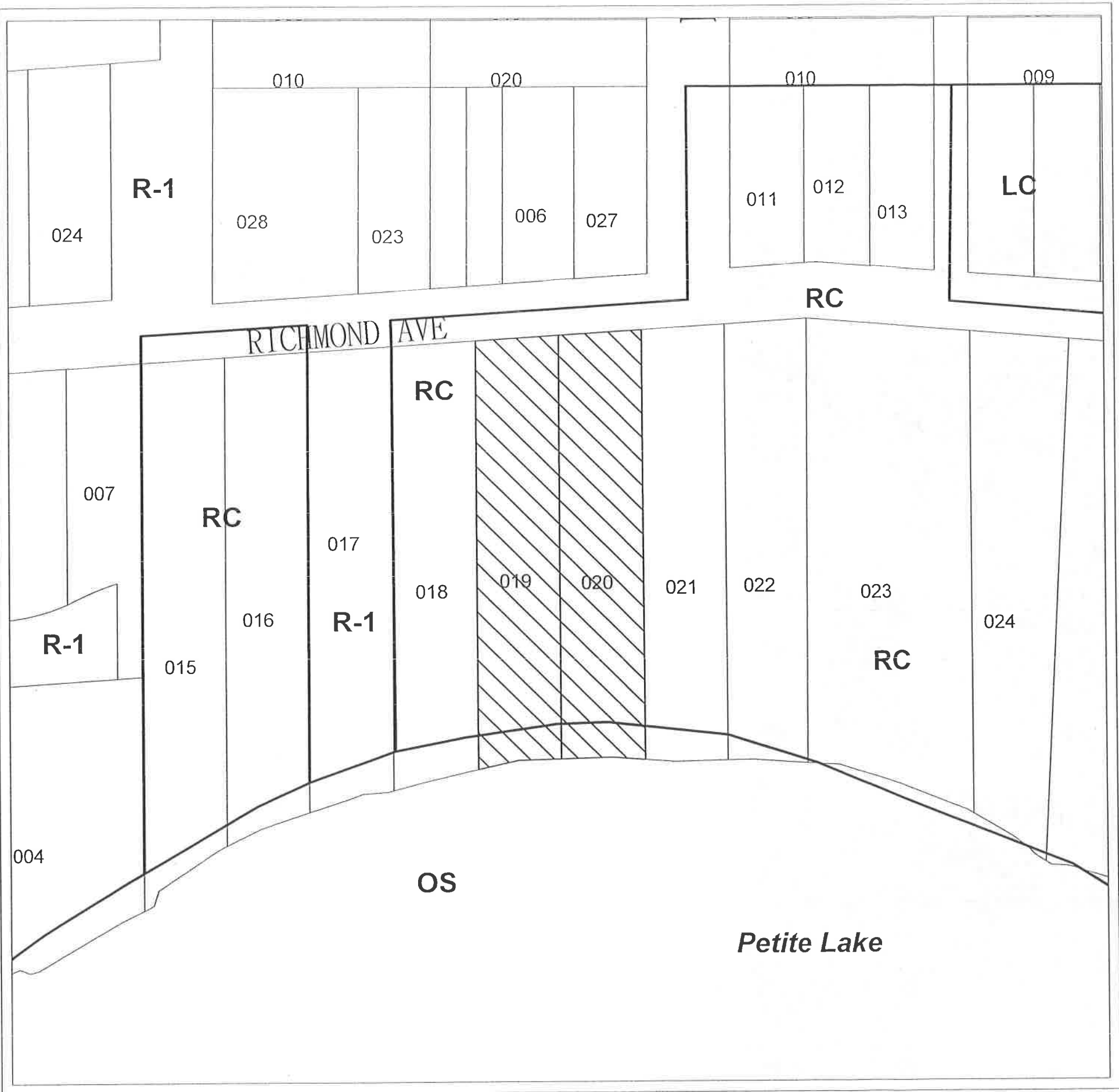
FIELDWORK COMPLETED: 12-19-2014
CLIENT NAME: Modern Home Builders
ADDRESS: 850 East Grand Avenue, Suite 1A
Lake Villa, IL 60046

NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



Zoning Board of Appeals
Case# 7204

Incorporated Lake County



Subject Parcel

