

LAKE COUNTY ZONING BOARD OF APPEALS

**VARIATION APPLICATION**

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Applicant(s): Todd Stolarik Phone: 847.980.8816  
(please print) Owner(s)

25660 W Columbia Bay Drive Fax: \_\_\_\_\_  
Lake Villa, IL 60046

\_\_\_\_\_  
Address Email: Todds90265@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:

Christina McGee Phone: 847.514.4832  
Name Cell: 847.514.4832

25652 W Columbia Bay Drive Fax: \_\_\_\_\_  
Lake Villa, IL 60046 Email: \_\_\_\_\_

Christina90265@gmail.com  
Address

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Subject Present Zoning: R3  
Property: Present Use: Residential SFD  
Proposed Use: Residential SFD  
PIN(s): 0501101006  
Address: 25660 W Columbia Bay Drive  
Lake Villa, IL 60046

Legal description:  
(    see deed)

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Request:                    The following variation(s) are requested:

1. Reduce the side yard setback from 7 feet to 6.57 feet
2. Reduce setback for retaining wall from 4 feet to 3.7 feet

Explain why this variation(s) is necessary:

The variations are necessary to resolve the encroachment

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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. Exceptional conditions peculiar to the applicant's property.  
Response:

*My home is encroaching over the lot line. The variation is required to resolve the encroachment.*

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

*My home is existing and cannot be moved.*

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

*Other homes in the neighborhood have similar setbacks.*

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, Cindy Hybl a Notary Public aforesaid, do hereby  
certify that \_\_\_\_\_

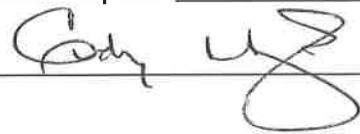
Todd Stolarik  
personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of 5.8.15 and appeared  
before me this day in person and acknowledged that he/she/they signed, sealed  
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5th day of May,  
2015.

(Seal)

My Commission expires 4.28.15.



  
\_\_\_\_\_

**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.lakecountyl.gov/Planning/publications/More%20Publications/Land\\_Development\\_Fee\\_Schedule.pdf](http://www.lakecountyl.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.

# Quit Claim Deed

## ILLINOIS STATUTORY

### MAIL TO:

Todd Stolarik  
25660 W Columbia Bay Drive  
Lake Villa, IL 60046

### NAME & ADDRESS OF TAX PAYER:

Todd Stolarik  
25660 W Columbia Bay Drive  
Lake Villa, IL 60046



Image# 051083580002 Type: DQC  
Recorded: 03/25/2014 at 01:42:07 PM  
Receipt#: 2014-00015095  
Page 1 of 2  
Fees: \$39.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **7086661**

### THE GRANTOR(S)

Todd Stolarik and Christina McGee, both single, of Lake County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to Todd Stolarik, single 25660 W Columbia Bay Drive Lake Villa, IL 60046

of the County Lake and the State of Illinois, all interest in the following described real estate situated in the County of Lake, in the State of Illinois, to wit:

### (LEGAL DESCRIPTION)

PARCEL 1: LOT 12 IN BLOCK "A" IN FOX LAKE HILLS, CHESNEY AREA, UNIT NO. 1, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1954, AS DOCUMENT 827521, IN BOOK 33 OF PLATS, PAGE 3, IN LAKE COUNTY, ILLINOIS.

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 the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 0501101006

Property Address: 25660 W Columbia Bay Drive Lake Villa, IL 60046

Dated this \_\_\_ day of \_\_\_, 2014

Christina McGee

(Seal)

Todd Stolarik

(Seal)

(Seal)

(Print or type name here)

(Seal)

(Print or type name here)

STATE OF ILLINOIS )

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

② M

County of Lake ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, (Print or type name here) Todd Stolaik and Christina McGee, both single 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 instrument as 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 notaries seal, this 25 day of March, 2014

Notary Public

My commission expires on Jan 19, 2016.



- If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

—Todd Stolarik  
—25660 W Columbia Bay Drive  
—Lake Villa, IL 60046

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4,

REAL ESTATE TRANSFER ACT.

DATE: 3/28/2014

Signature of Buyer, Seller or Representative.

- ◆ This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

## **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.

A handwritten signature is written over a horizontal line.  
Signature

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**