

LAKE COUNTY ZONING NOTICE #7402

FREMONT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, September 10, 2015 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Christopher Farina, record owner, who seeks the following variances from the requirements of the Lake County, Illinois Code of Ordinances and any other zoning relief as required:

1. To decrease the minimum street yard setback from 25.30 feet to 11 feet.
2. To decrease the minimum side yard setback from 6 feet to 5 feet.

The applicant would like to construct a detached garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

The subject property is located at 21177 W. Sylvan Drive, Mundelein, Illinois, and is approximately 0.15 acre.

PIN 10-34-403-019

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

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): CHRIS FARINA Phone: 847/815-2392
(please print) Owner(s)
21177 W. SYLVAN DR Fax: N/A
MUNDELEIN, IL 60060
Address _____ Email: _____
N/A Phone: _____
Contract purchaser(s) if any
N/A Fax: _____
Address _____ Email: _____

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

ANDREW VENAMORE Phone: _____
Name Cell: 224/619-4539
MACH 1, INC Fax: 224/326-2483
602 ACADEMY DRIVE Email: _____
NORTHBROOK, IL 60062
Address _____

Subject Present Zoning: R-3
Property: Present Use: SINGLE-FAMILY DWELLING
Proposed Use: NEW DETACHED GARAGE
PIN(s): 10-34-403-019
Address: 21177 W. SYLVAN DR
MUNDELEIN, IL 60060

Legal description:
(see deed)

Request:

The following variation(s) are requested:

1. FRONT YARD SETBACK RELIEF; REQD: 25.29'; PROP: 11.00'
2. SIDE YARD SETBACK RELIEF; REQD: 6.00'; PROPOSED: 5.00'
3. _____

Explain why this variation(s) is necessary: _____

To construct a basic sized detached 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:

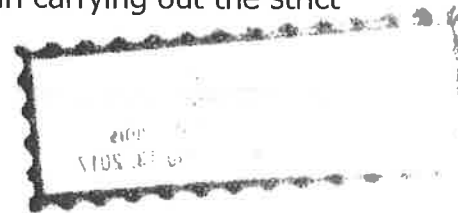
1. Exceptional conditions peculiar to the applicant's property.

Response:

SEE ATTACHED

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

Response:



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

Response:

**EXPLANATION OF VARIATION
UNINCORPORATED LAKE COUNTY
21177 W. SYLVAN DRIVE, MUNDELEIN – Chris Farina**

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. **The Exceptional conditions peculiar to the applicant’s property.**
Response:

This property is located with street access as the front yard, and Sylvan Lake in the ‘rear’ of the lot. Since grade drops from the street down towards the lake, there is little opportunity to locate a complying detached accessory structure on the lot that would still provide a practical solution to the lack of enclosed parking. The front yard requirement (along with the sideyard) severely hampers the owner’s ability to locate a garage without detrimentally impacting the layout of the property and the aesthetic appearance of the existing home.

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

The property at 21177 W. Sylvan Drive currently does not have a garage to store the owner’s vehicles and other items. In addition, as the property fronts onto Sylvan Lake, the ability to locate a garage in a conforming location is almost impossible due to the large front yard requirement, the location of the existing S.F.R. and the sloping grade that is present towards the rear (lake-side) of the lot. If the strict letter of the regulation were to be followed by implementing the required 25.29-foot setback from Sylvan Drive, the garage would be sitting on top of the existing home and would require the removal of some part of the “Entry Deck” thus impacting the appearance and functionality of the entry to the home. This access situation is also the reason for the north sideyard setback request. Since the garage is 14.50 feet tall, the nonconforming lot setback requirements necessitate a 6.00-foot setback, however due to the location of the existing front path, and a mature tree directly to its east, the minimally wide garage structure (at 20.00 feet) cannot be located at 6.00-foot from the property line and so a 5.00-foot setback is proposed.

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

The proposed project will be in alignment with the purpose and intent of the ordinance by protecting the health, safety, and general welfare of the residents of

**EXPLANATION OF VARIATION
UNINCORPORATED LAKE COUNTY
21177 W. SYLVAN DRIVE, MUNDELEIN – Chris Farina**

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**1. The Exceptional conditions peculiar to the applicant’s property.
Response:**

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

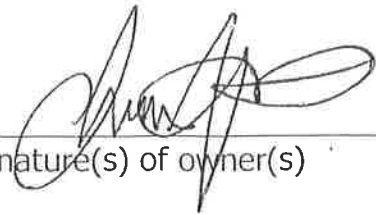
The property at 21177 W. Sylvan Drive currently does not have a garage to store the owner’s vehicles and other items. In addition, as the property fronts onto Sylvan Lake, the ability to locate a garage in a conforming location is almost impossible due to the large front yard requirement, the location of the existing S.F.R. and the sloping grade that is present towards the rear (lake-side) of the lot. If the strict letter of the regulation were to be followed by implementing the required 25.29-foot setback from Sylvan Drive, the garage would be sitting on top of the existing home and would require the removal of some part of the “Entry Deck” thus impacting the appearance and functionality of the entry to the home. This access situation is also the reason for the north sideyard setback request. Since the garage is 14.50 feet tall, the nonconforming lot setback requirements necessitate a 6.00-foot setback, however due to the location of the existing front path, and a mature tree directly to its east, the minimally wide garage structure (at 20.00 feet) cannot be located at 6.00-foot from the property line and so a 5.00-foot setback is proposed.

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

The proposed project will be in alignment with the purpose and intent of the ordinance by protecting the health, safety, and general welfare of the residents of

the locality. The garage will meet the required water's edge and east sideyard setback, along with the separation requirement for the home and the I.S.R., and will not substantially increase the danger for fire, and will maintain an adequate supply of light and air to the neighboring properties.

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



CHRIS FARINA

Signature(s) of owner(s)

N/A

Signature(s) of contract purchasers

I, LITA GLENN a Notary Public aforesaid, do hereby certify that CHRIS FARINA

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of Aug. 14th, 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 14th day of August, 2015.



My Commission expires 8/13/2017.

Lita Glenn

Image# 053685640002 Type: DOC
Recorded: 02/19/2015 at 02:34:52 PM
Receipt#: 2015-00009599
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7171590**

QUIT CLAIM

DEED

THE GRANTOR,

DIANE M. FARINA and CHRISTOPHER R. FARINA,
Both person who are neither married nor party to any civil union
and formerly married to each other

of the City Buffalo Grove, County of Cook, State of Illinois for and in consideration of TEN
DOLLARS (\$10.00) DOLLARS, and other good and valuable consideration **conveys and**
quit claims to

CHRISTOPHER R. FARINA
A person who is neither married nor party to any civil union

Of 21177 W. Sylvan Drive, Mundelein, IL 60060, the following described Real Estate
situated in the County of Lake, in the State of Illinois, to wit:

LOT 143 IN A.G. SCHWERMANS THIRD SYLVAN LAKE SUBDIVISION OF PART
OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE
PLAT THEREOF RECORDED ON JANUARY 28, 1928 AS DOCUMENT NO.
311401 IN BOOK "S" OF PLATS, PAGE 46, IN LAKE COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): **10-34-403-019-0000**

Address of real estate: **21177 W. Sylvan Drive, Mundelein, IL 60060**

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the
State of Illinois to have and to hold said premises forever. This deed is in satisfaction of the
judgment of dissolution of marriage of Grantor and Grantee.

Dated this 18 day of February, 2015.


DIANE M. FARINA


CHRISTOPHER R. FARINA

State of Illinois

SS

County of Cook

I, the undersigned, a Notary Public in and for said County, In the State aforesaid, DO
HEREBY CERTIFY that

DIANE M. FARINA and CHRISTOPHER R. FARINA,
Both person who are neither married nor party to any civil union
and formerly married to each other

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.

Given under my and official seal, this 18TH day of February, 2015.

Sandra L. Hansen
Notary Public

Commission expires 2-18, 2018



This instrument was prepared by:

Joseph J. McGinnis,
Attorney at Law
5849 West Lawrence Ave.
Chicago, IL 60630

Mail to:

CHRISTOPHER R. FARINA
21177 W. Sylvan Drive,
Mundelein, IL 60060

"Exempt under provisions of Paragraph 7E
Section 4, Real Estate Transfer Act."

2/19/15 Date [Signature] Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:

CHRISTOPHER R. FARINA
21177 W. Sylvan Drive,
Mundelein, IL 60060

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

Field Trip Report
Completed on
September 2, 2001

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This proposed ~~new~~ addition to the current
Bill includes changes for a "secondary survey."

R. E. DECKER, F.C.

By: Charles F. Kelso 9-744
Professional Land Surveyor

Page 11-43-04

Compare the description on this plan with your deed and title also compare all stakes to this plan before building by them, and report any differences at once.

Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants and Building Department for additional Easements, Setbacks or Restrictions which may exist.

ORDERED BY DENNIS RYAN, JR. ATTY.

FOR BRAZIL

11-25-55 1045 54 3-11-10
 11-25-55 1045 54 3-11-10
 11-25-55 1045 54 3-11-10

DESIGN FR
THE DECREE
P.C.
104-3036
Libertyville, IL
STATE OF ILL
expires 1-30-



Zoning Board of Appeals Case# 7402

Fremont Township

Incorporated Lake County



Subject Parcel

100 0 100 200 Feet

August 18, 2015