

LAKE COUNTY ZONING NOTICE #7396

WAUCONDA 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, Second Floor Conference Room, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Sharon Sisson, record owner, who requests the following variances from the requirements of the Lake County, Illinois Code of Ordinances and any other zoning relief as required:

1. To reduce the required street yard setback from 20 feet to 14 feet for a detached garage.
2. To reduce the required side yard setback from 7 feet to 3.57 feet, as calculated based on the proposed height of the structure.
3. To allow the structure to extend into the vision triangle.

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

The subject property is located at 27946 N. Ash Street, Wauconda, Illinois, and is approximately 0.12 acre.

The Permanent Index Number associated with the variation is 09-25-104-014.

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

#7396

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)Sharon Sisson
Owner(s)

Phone: 224-422-5280

27946 N. Ash Street
Wauconda, IL

Fax: _____

Address

Email: _____

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:

Daniel Gules
Name

Phone: (847) 658-8016

Cell: _____

1934 Federal CRT
Blossburg IL
60051

Fax: _____

Email: DGules@comcast.net

Address

Subject
Property:

Present Zoning:

Residential R1

Present Use:

Single family residence

Proposed Use:

Garage/Storage

PIN(s):

09-25-104-014

Address:

Legal description:

(__ see deed)

Request:

The following variation(s) are requested:

14.00' FRONT YARD SETBACK

1. 20' from the street lot line on Elmwood. Currently there is only 1 _____ Moved back from the street, It will still require 3.55 foot variance to maintain distance between house and garage. DRIVEWAY DISTANCE IS ALREADY LONGER THAN MOST IN COMMUNITY - MOVING BACK
2. 7' from the neighboring lot line. Currently there is only 4' 3.57' additional feet in variance is requested because of close proximity to existing tree. LOW IMPACT ON NEIGHBOR AS THERE IS NO STRUCTURE THERE.
3. Allow the structure to extend into vision triangle 3.57' SIDE YARD SETBACK

Explain why this variation(s) is necessary:

Corner lot is very small and a home exists here along with a garage. I need to rebuild the garage and as the structure as it is deteriorating. Trees existing on the property. I would like to maintain the footprint size so as to not impact the ISR anymore than necessary. It is close to the amount I am allowed. WOULD ALSO IMPACT STREET SETBACK AND VISION TRIANGLE. LEAVING IT ON EXISTING FOOTPRINT CAUSES LEAST IMPACT TO ISR

Approval The Lake County Zoning Board of Appeals is required to make findings of Criteria: should "make your case" by explaining

fact on your request. You

specifically how your proposed request relates to each of the following criteria:

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

Response: Corner lot in older (1929) subdivision, existing home, Most lots were 2 lots combined, This is only one lot, so there is half the room as most neighbors.

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

Response:

Cannot build the taller structure without variance.

Cannot connect the existing home would give it a very unseemly outline as the home has an extremely low pitch as to be almost flat and rubber roof as opposed to shingles, blocking windows that exist Creates too much impervious space once the drive is extended to accommodate the garage.

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

Response: To rebuild with the plan included would allow the building to more conform to the rest of the community. Many homes here have larger garages, some also very close to the street and neighbors.

#1 - RESTRICTS ACCESS TO OTHER AREAS OF PROPERTY

LOSS OF LIGHT TO HOUSE WINDOWS

CANNOT CONNECT TO HOUSE DUE TO WINDOWS & RUBBER ROOF SYSTEM. ADD

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

[Signature]

Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Leslie A Fulton a Notary Public aforesaid, do hereby certify that

Sharon Sisson personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 8/12/15 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 12 day of AUG, 2015

(Seal)

My Commission expires 7/19/19

[Signature]




COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:

xI 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



Image# 051401990002 Type: DIT
Recorded: 07/25/2014 at 12:07:59 PM
Receipt#: 2014-00039219
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7118139**

DEED IN TRUST

Grantor, SHARON E. SISSON, a widow, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and QUITCLAIMS to SHARON E. SISSON, not personally, but as Trustee of the SHARON E. SISSON TRUST AGREEMENT dated May 1, 2014, the following described real estate in the County of Lake, State of Illinois:

LOT 53 IN ELMCREST SUBDIVISION, BEING A COOK AND PADDOCK'S BANG'S LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 23 AND 25 AND 26, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS

Permanent Index Number: 09-25-104-014

Commonly known as: 27946 North Ash, Wauconda, Illinois 60084

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under Provision E, of Section 4, of the Revenue Transfer Act.

Date: 5/8/14 By: [Signature] AGT

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Gurnee, Illinois on the 8th day of May, 2014.

Sharon E. Sisson
SHARON E. SISSON

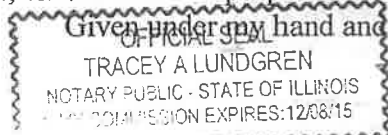
Exempted under Real Estate Transfer Act, Section 4, Paragraph E.

Dated: 5/8/2014

Sharon E. Sisson
SHARON E. SISSON, Grantor

State of Illinois
County of Lake

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that SHARON E. SISSON personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.



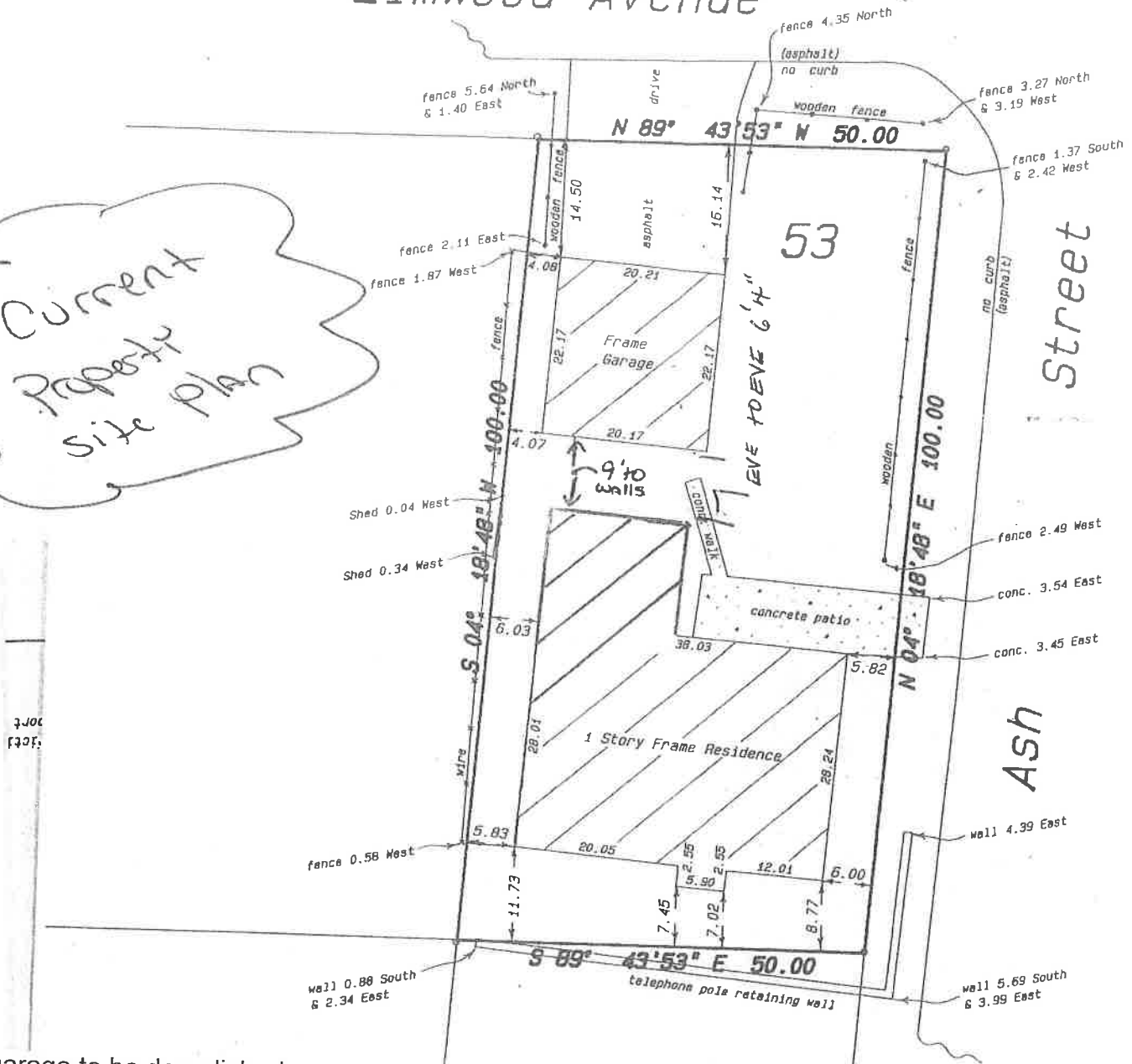
Tracey A. Lundgren
Notary Public

This instrument was prepared by Tracey A. Lundgren, 1800 Nations Dr., Suite 117, Gurnee, Illinois 60031. Mail to: Tracey A. Lundgren, 1800 Nations Dr., Suite 117, Gurnee, Illinois 60031.

Mail Tax Bills to: Sharon E. Sisson, 27946 North Ash, Wauconda, Illinois 60084.

Elmwood Avenue

Current
Property
Site Plan



Existing garage to be demolished.
Proposed garage to be built in same location.

PIN 09-25-104-014

LOT 53 IN ELMCREST SUBDIVISION, BEING COOK AND PADDOCKS' BANGS' LAKE SUBDIVISION, BEING A SUBDIVISION OF PARTS OF SECTIONS 23, 25 AND 26, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1923 AS DOCUMENT NO. 230331, IN BOOK "M" OF PLATS, PAGE 18, IN LAKE COUNTY, ILLINOIS.

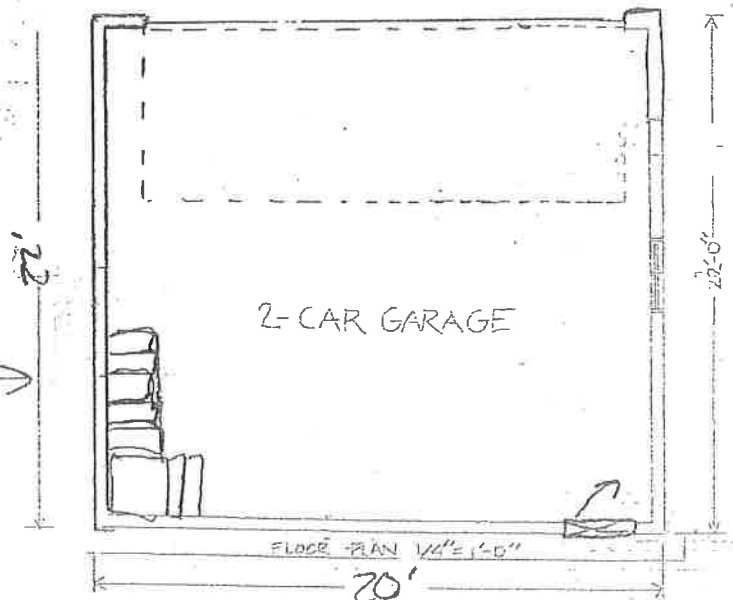
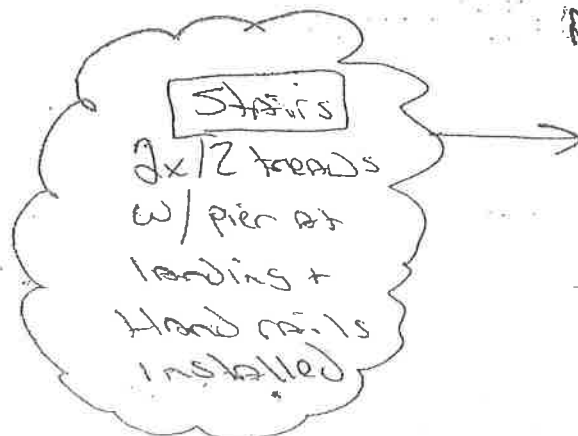
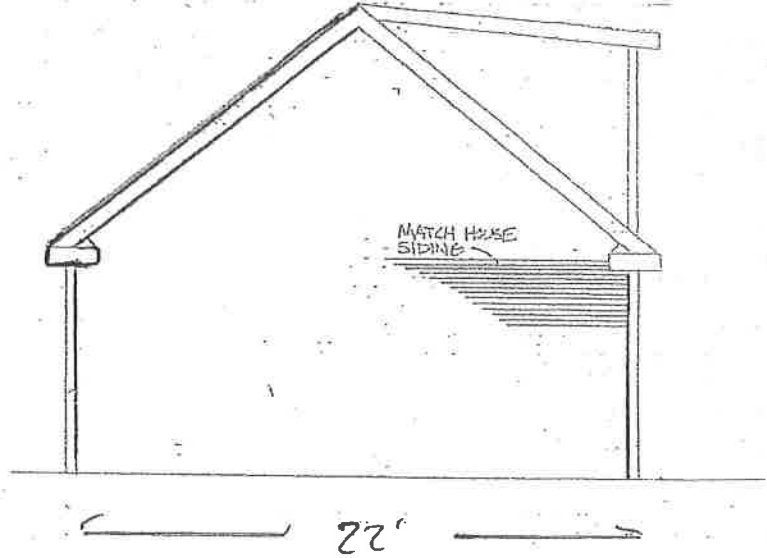
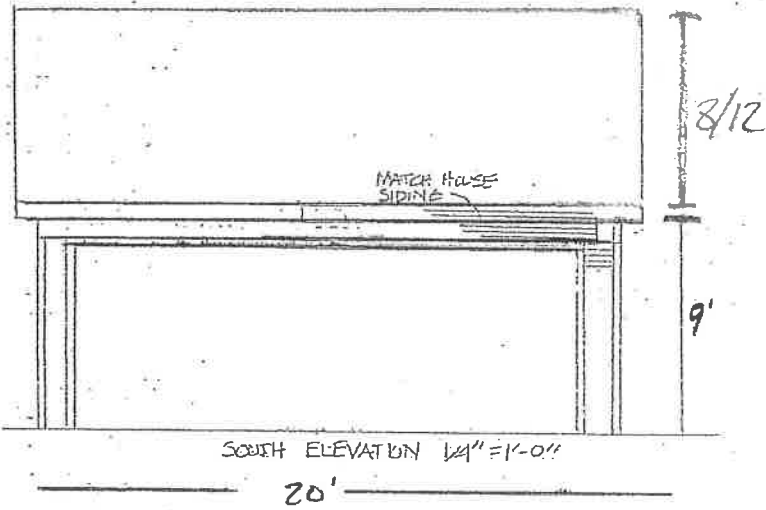
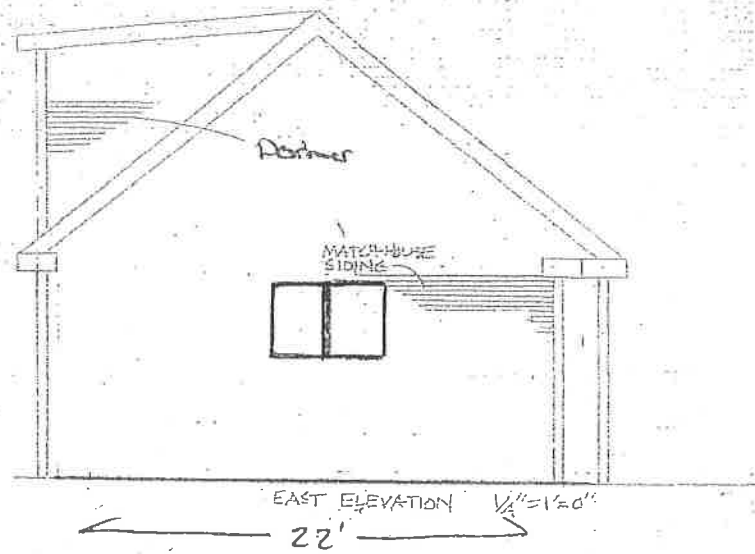
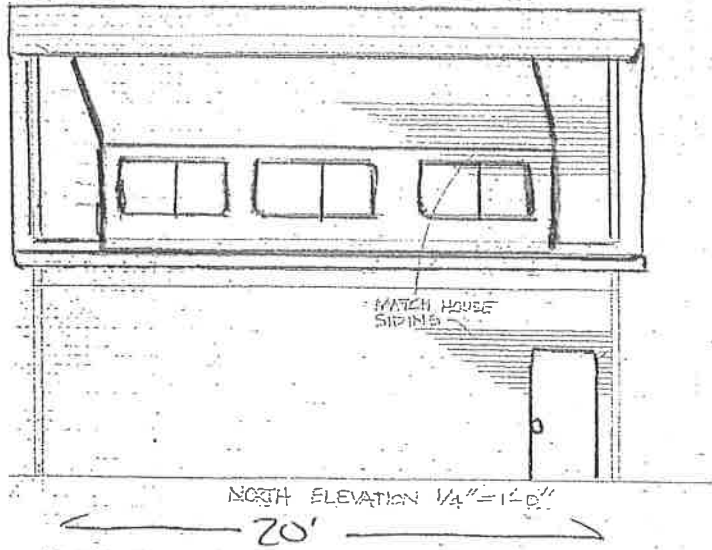
Blackledge Land Surveying, Inc.

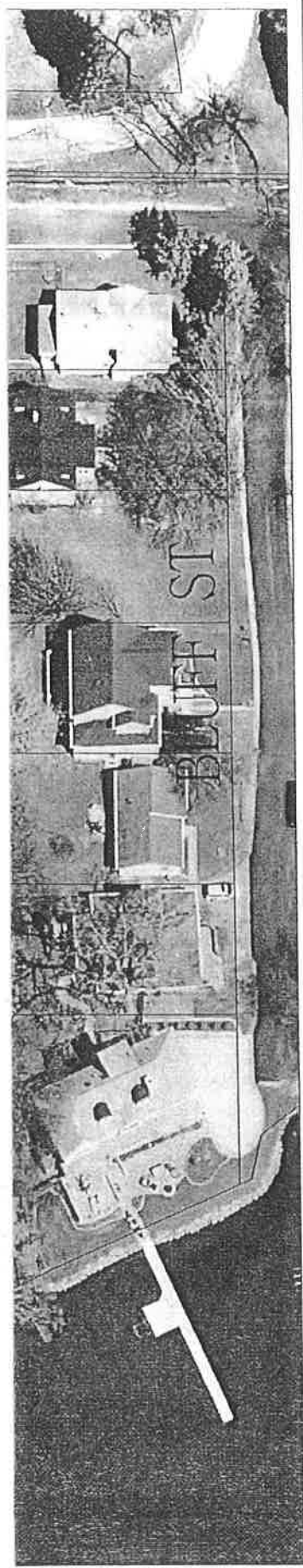
528 West Street

Libertyville, Illinois 60048

(847) 367-1370

PLAT OF SURVEY





Zoning Board of Appeals Case# 7396

Wauconda Township

