

LAKE COUNTY ZONING NOTICE #7453

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, October 8, 2015 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of David Caplan, record owner, who seeks the following variance from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the required front street yard setback from 30 feet to 5 feet 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 28191 W. Stewart Ave, Spring Grove, IL 60081, and is approximately 0.28 acres.

PIN 01-33-410-019

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) 377-2187.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

DAVID CAPLAN
Owner(s)

Phone: 847/533-0585

28191 W. STEWART AVENUE
SPRING GROVE, IL 60081

Fax: _____

Address

Email: _____

N/A

Phone: _____

Contract purchaser(s) if any

Fax: _____

Email: _____

Address

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

ANDREW VENAMORE
Name

Phone: _____

Cell: 224/619-4539

MACH1, INC
602 ACADEMY DRIVE
NORTHBROOK, IL 60062

Fax: _____

Email: _____

Address

Subject
Property:

Present Zoning:

M

Present Use:

S.F.R.

Proposed Use:

S.F.R.

PIN(s):

01-33-410-019

Address:

28191 W. STEWART AVENUE
SPRING GROVE, IL 60081

Legal description:
(☒ see deed)

Request:

The following variation(s) are requested:

1. Front Setback Reduction from 30.0' to 5.0'
2. _____
3. _____

Explain why this variation(s) is necessary:

To construct a necessary detached garage
- there is no parking facilities provided on this
lot.

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
28191 W. STEWART AVENUE, Spring Grove – David Caplan**

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 the water channel 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 and the location of the existing home 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 28191 W. Stewart Avenue currently does not have a garage to store the owner’s vehicles and other items. In addition, as the property fronts onto a channel, the ability to locate a garage in a conforming location is 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 of the lot. If the strict letter of the regulation were to be followed by implementing the required 30.00-foot setback from Stewart Avenue, the garage could not be constructed since the house is only 32’ from the property line.

- 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 all the remaining setback requirements, 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.

D. Caplan

Signature(s) of owner(s)

~~Signature(s) of contract purchasers~~

I, SARA O. DOUGLAS a Notary Public aforesaid, do hereby certify that DAVID CAPLAN

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of SEPTEMBER 1, 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 1 day of SEPTEMBER 2015.

(Seal)

My Commission expires 10/10/17.

Sara O. Douglas



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



Chicago Title Insurance Company

Lake **WARRANTY DEED**
ILLINOIS STATUTORY

ST 5083167 SNC/
25130376 on 1/1

5944029



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
02/09/2006 - 09:12:17 A.M.
RECEIPT #: 269428
RHSP \$10.00
DRAWER #: 40

THE GRANTOR(S), Donna Zurawski of the Village of Spring Grove, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to David Caplan, Fee Simple, (GRANTEE'S ADDRESS) 1040 Heatherfield Ln., Glenview, Illinois 60025 of the County of Cook, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

(See attached legal description)

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 01-33-410-018, 01-33-410-019

Address(es) of Real Estate: 28191 and 28201 W. Stewart Ave., Spring Grove, Illinois 60641

Dated this 14 day of DECEMBER, 2005

Donna Zurawski
Donna Zurawski

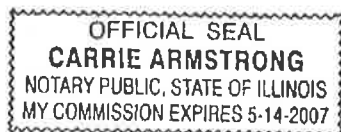
DONNA ZURAWSKI

James Zurawski
JAMES ZURAWSKI

(3)

STATE OF ILLINOIS, COUNTY OF COOK SS.

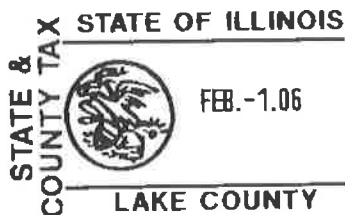
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT (James Zurawski and Donna Zurawski) personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 official seal, this 15 day of December, 2005.Carrie Armstrong (Notary Public)

Prepared By: Todd J. Stephens
833 Elm Street, Suites 205 & 207
Winnetka, Illinois 60093

Mail To:
LuAnn P. Minogue
9514 Voss Rd.
Marengo, Illinois 60152

Name & Address of Taxpayer:
David Caplan
28191 and 28201 W. Stewart Ave.
Spring Grove, Illinois 60641



# 0000035802	REAL ESTATE TRANSFER TAX
	00390.00
	FP326708

260.00
2.

2



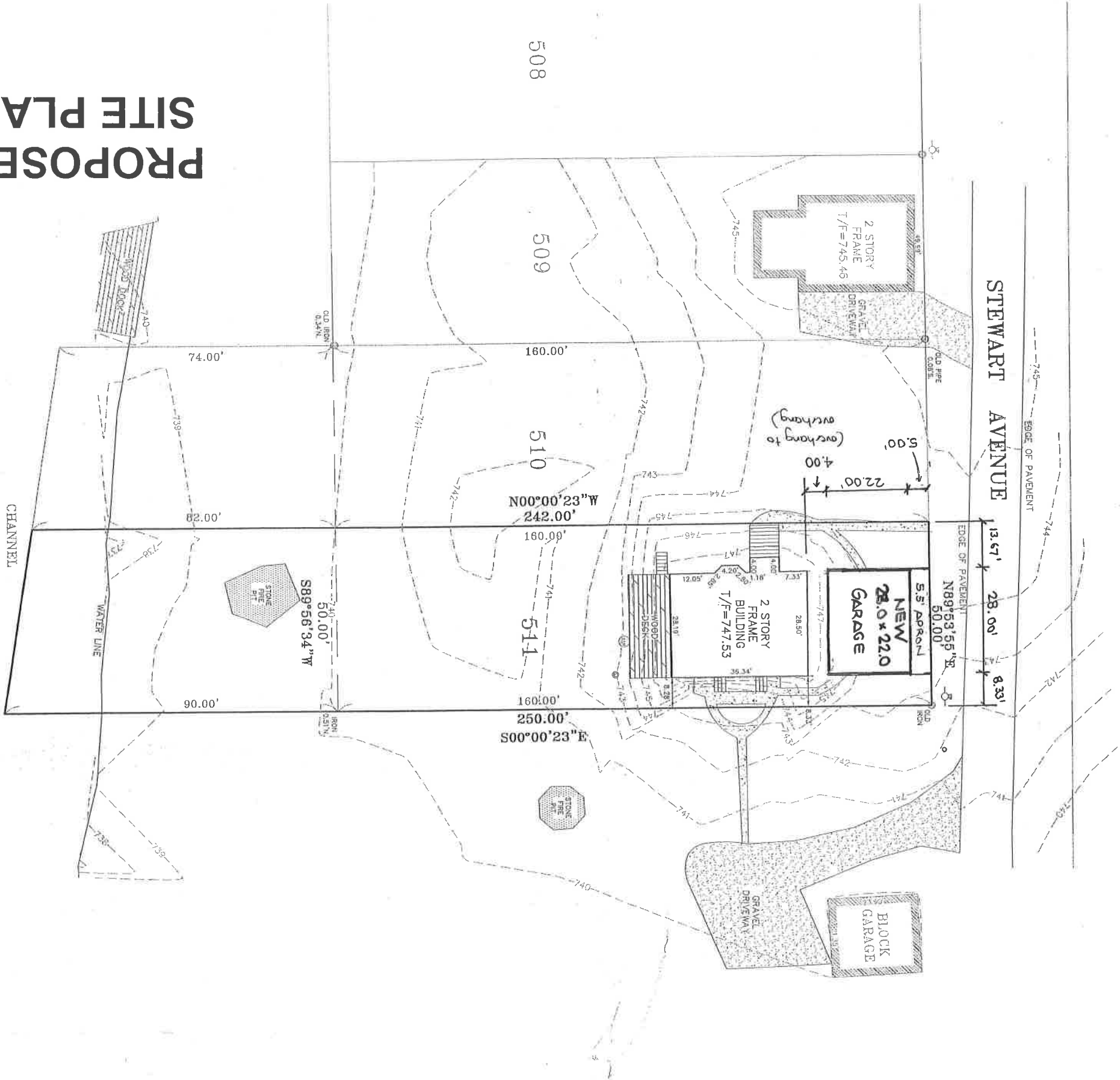
CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5083167 SNC
STREET ADDRESS: 28201 W. STEWART
CITY: SPRING GROVE COUNTY: LAKE
TAX NUMBER: 01-33-410-019-0000

LEGAL DESCRIPTION:

LOTS 510 AND 511 IN J. L. SHAW'S SECOND SUBDIVISION, ON FOX LAKE, IN SECTIONS 33 AND 34, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1912, AS DOCUMENT 139398, IN BOOK "I" OF PLATS, PAGES 28, 29, 30 AND 31, IN LAKE COUNTY, ILLINOIS.

PLAT OF SURVEY



NOTE:
BENCH
ABOVE
SOUTH
ELEV =
BENCH
STEWAR
ELEV = 7
FLOOD
NO. 170



PROPOSED
SITE PLAN

N A E S, L T D. PLANNERS RAY 615/729-0792	CLIENT:	PROJECT:	
	NEXT REALTY 28201 WEST STEWART AVENUE SPRING GROVE, ILLINOIS	PLAT OF SURVEY & TOPOGRAPHY	
	PROJECT NO: R471.01	DESIGNED BY:	F.
	DATE: 16th	DRAWN BY: R.W.	
	SCALE: 1" = 30'	CHECKED BY: R.A.R.	

NA
E.S.L.T.D.
PLANNERS
0777 - FAX 815/728-0782