

LAKE COUNTY ZONING NOTICE #8075

AVON TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, August 11, 2016 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of Ernesto DeHoyos and Juanita Rodriguez, record owners, who seek the following variance 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, including the roof overhang, of an attached garage to a single-family dwelling from 22.9 feet to 6.6 feet. The exterior wall will be no closer than 7.6 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 35370 N. Nielsen Drive, Round Lake, Illinois, and is approximately 0.13 acres.

PIN 06-18-304-016

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): Ernesto de Hoyos Sanchez and Juanita Rodriguez
(please print) Owner(s)

35370 N Nielsen Dr.
Round Lake Beach IL
60073
Address Fax:
Email:
Phone:

Contract purchaser(s) if any
Address Fax:
Email:
Phone:

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

Name Phone:
Cell:

Address Fax:
Email:

Subject Property: Present Zoning: R-3
Present Use: SINGLE-FAMILY DWELLING
Proposed Use: ATTACHED GARAGE
PIN(s): 06-18-34-016
Address: 35370 NIELSEN DR
ROUND LAKE, IL

Legal description:
(see deed)

Solicitud: Se solicita la siguiente variation(s):

1. _____
2. _____
3. _____

Explicar por qué es necesario este variation(s): _____

Variation of front yard street
Set back 22.9 Feet to
6.6 Feet

Aprobación el lago Condado Junta de Apelaciones de zonificación es necesaria para hacer que los resultados de los criterios: hecho en su petición. Usted debe "hacer su caso" explicando

específicamente cómo su petición propuesto se relaciona con cada uno de los siguientes criterios:

1. excepcionales condiciones peculiares a la propiedad del solicitante.

Respuesta: I have a small lot and there is no space for garage.

There is no way to do else where as behind the house there is a tree and the only place for the garage is in front of our house

2. dificultades prácticas o dificultad particular en la realización de la letra estricta de la reglamentación.

Respuesta: Everybody needs a garage without this garage have no other way for the garage

3. armonía con el objetivo general de los reglamentos de zonificación.

Respuesta:

The garage here will not have negative effects on other property in the neighborhood

✱

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

Ernesto de Hoyos Sanchez Juanita Rodriguez
Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Luz M. Rodriguez a Notary Public aforesaid, do hereby
certify that Ernesto de Hoyos Sanchez and
Juanita Rodriguez de Hoyos
personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of July 2016 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 7 day of July,
2016.

(Seal)

My Commission expires August, 02 2016.

Luz M. Rodriguez



*

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.

Juanita Rodriguez
Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

QUIT CLAIM DEED
Statutory (Illinois)

MAIL TO: Ernesto De Hoyos
35370 Nielsen Dr.
Round Lake, IL 60073

NAME & ADDRESS OF TAXPAYER:
Ernesto De Hoyos
35370 Nielsen Dr.
Round Lake, IL 60073

Image# 053550590002 Type: DOC
Recorded: 01/02/2015 at 01:58:24 PM
Receipt#: 2015-00000108
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7159794

RECORDER'S STAMP

THE GRANTOR, Angelcia De Hoyos, a single woman, of the Village of Round Lake Beach, County of Lake, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to Ernesto De Hoyos and Juanita Rodriguez, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to-wit:

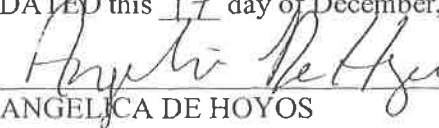
THE NORTH ½ OF THAT PART OF LOT 24 IN WHITEWOOD, SUBDIVISION, A SUBDIVISION IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1909 AS DOCUMENT NO 125930 IN BOOK "H" OF PLATS, PAGE 51, DESCRIBED AS FOLLOWS: COMMENCING AT POINT 50.0 FEET SOUTH OF AND 134.50 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 24, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 114.53 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 24, A DISTANCE OF 100 FEET TO A POINT 377 FEET NORTH OF THE SOUTH LINE OF SAID LOT 24, THENCE EAST PARALLEL WITH SAID NORTH LINE 144.53 FEET, THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Subject to: General real estate taxes for the year 2013 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.

Permanent Index Number(s): 06-18-304-016
Property Address: 35370 Nielsen Dr., Round Lake, Illinois 60073

DATED this 17 day of December, 2014.

 (SEAL)
ANGELCIA DE HOYOS

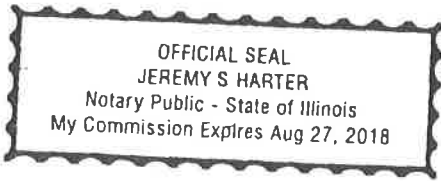
_____(SEAL)

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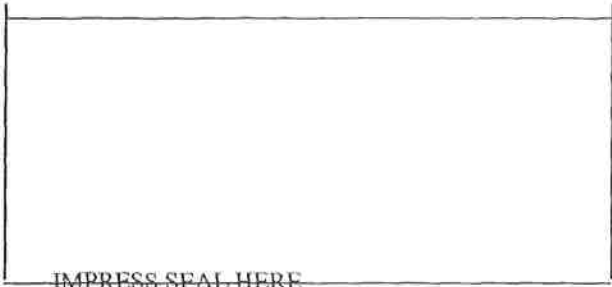
STATE OF ILLINOIS)
)
COUNTY OF LAKE) SS.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT **ANGELICA DE HOYOS**, 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, including the release and waiver of the right of homestead.

Given under my hand and seal this 17 day of December 2014.



[Signature]
Notary Public



IMPRESS SEAL HERE

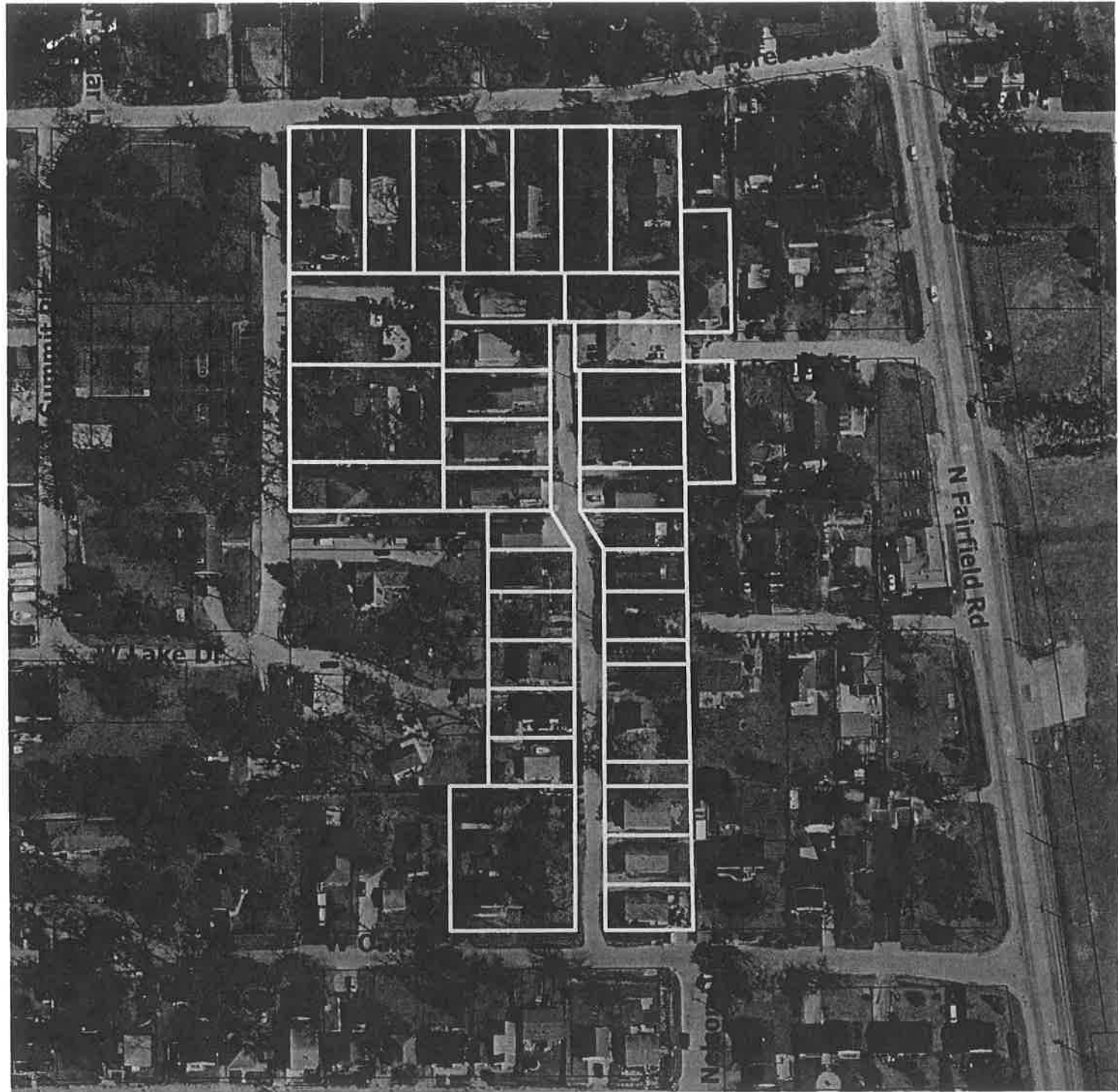
COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4, REAL ESTATE
TRANSFER ACT
DATE: 01/02/2015
Juanita Rodriguez De Hoyos
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER: *J*

Harter & Schottland, P.C., 625 W. Rollins Road, Round Lake Beach, IL 60073

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



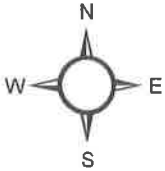
ZBA #8075 Adjacent Property Owner Map/List

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.

Legend

- County Parcels
- Road Names

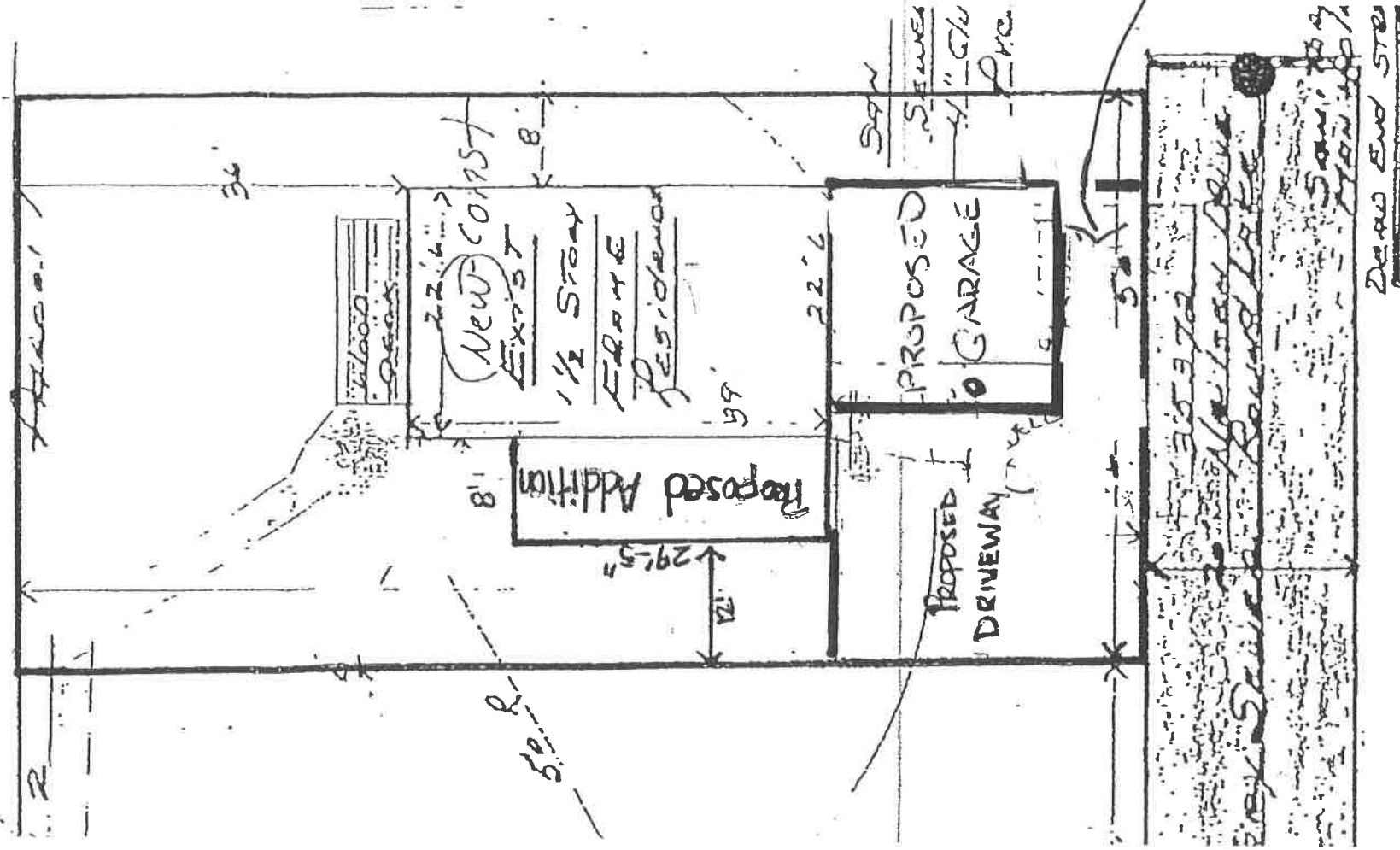


ZBA #8075
Mail Out Date 7-14-16

J GARCIA G CASTRO 24571 W FOREST AVE ROUND LAKE IL 60073-1435	SHARON JOY TAYLOR TRUST 24925 W ORCHARD PL ROUND LAKE HEIGHTS IL	THOMAS J JACKSON 24545 W FOREST AVE ROUND LAKE IL 60073-1435
LEROY & ARLENE MORLEY 24529 W FOREST AVE ROUND LAKE IL 60073-1435	BENITO AGUILERA 24511 W FOREST AVE ROUND LAKE IL 60073	ROBERT/ WHITNEY BUCKLEY 35375 N HICKORY LN ROUND LAKE IL 60073
MANUEL TOVAR 24563 W FOREST AVE ROUND LAKE IL 60073-1435	MARIA I ZAPATA-SERVANO 24492 W POPLAR ST ROUND LAKE BEACH IL 60073-	RAUL & MARIA C DAVILA 24500 W POPLAR ST ROUND LAKE BEACH IL 60073
GREGORY J ROSENQUIST 35360 N NIELSEN DR ROUND LAKE BEACH IL 60073	ALFONSO DAVILA 24491 W POPLAR ST ROUND LAKE IL 60073-1403	ERNESTO DE HOYOS 35370 N NIELSEN DR ROUND LAKE BEACH IL 60073
DAVID KLASK 35538 N TAMI LN INGLESIDE IL 60041-9003	JIM PHOTOPOULOS 2131 SOMERSET LN MUNDELEIN IL 60060	JEFFERY & TRACY DITTMER 35361 N HICKORY LN ROUND LAKE IL 60073-1437
BLANCA E JOHNSON 35342 N NIELSEN DR ROUND LAKE BEACH IL 60073	NICHOLAS ANDERSON 35343 N NIELSEN DR ROUND LAKE BEACH IL 60073	MICHAEL SCHUERR 35350 N NIELSEN DR ROUND LAKE BEACH IL 60073
TANYA N BUR & CHRISTOPHER E LEHNERT 35330 N NIELSEN DR ROUND LAKE BEACH IL 60073	MICHAELLE BENZ 35331 N NIELSEN DR ROUND LAKE IL 60073	MAT & COLLEEN BRESNAHAN PO BOX 3 GRAYSLAKE IL 60030-0003
NANCY GRIEMAN 35321 N NIELSEN DR ROUND LAKE BEACH IL 60073	SARAH MARKER 35298 N NIELSEN DR ROUND LAKE BEACH IL 60073	MAT & COLLEEN BRESNAHAN 675 ALLEGHANY RD GRAYSLAK IL 60030-3833
NATHAN FORTUNE-KLAUKE 35307 N NIELSEN DR ROUND LAKE BEACH IL 60073	JERRY W & LYNN V POUNDS 35310 N NIELSEN DR ROUND LAKE BEACH IL 60073	ROBERT/ NANCY ANGELLOTTI 35282 N NIELSEN DR ROUND LAKE BEACH IL 60073
ALEXANDER CARRERA 24536 W OAK ST ROUND LAKE IL 60073	JOHN MCPHERSON KAREN MCPHERSON 473 MOCKINGBIRD CT ROUND LAKE BEACH IL 60073	JESUS & LILLIAN AMARO 35269 N NIELSEN DR ROUND LAKE BEACH IL 60073



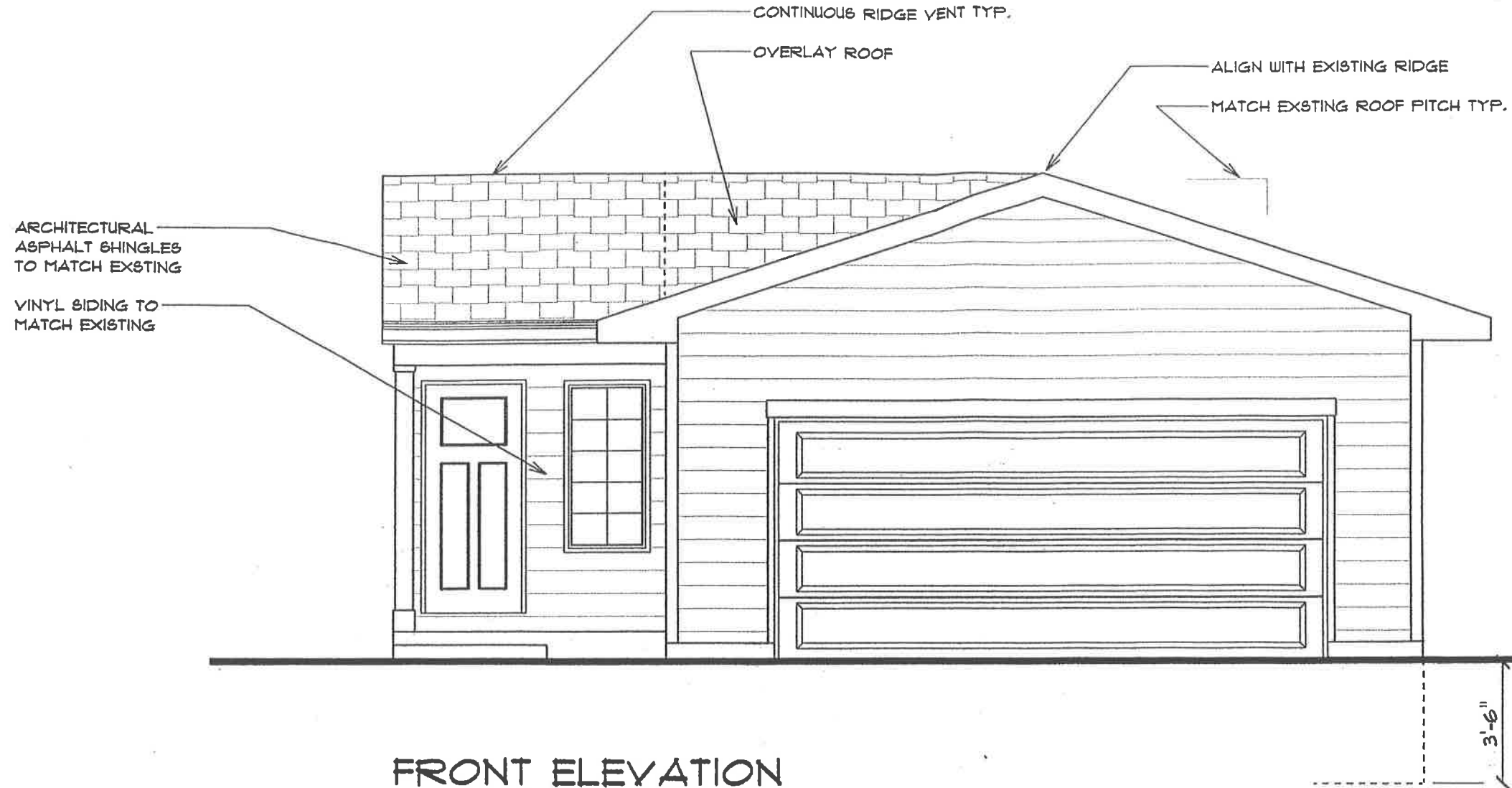
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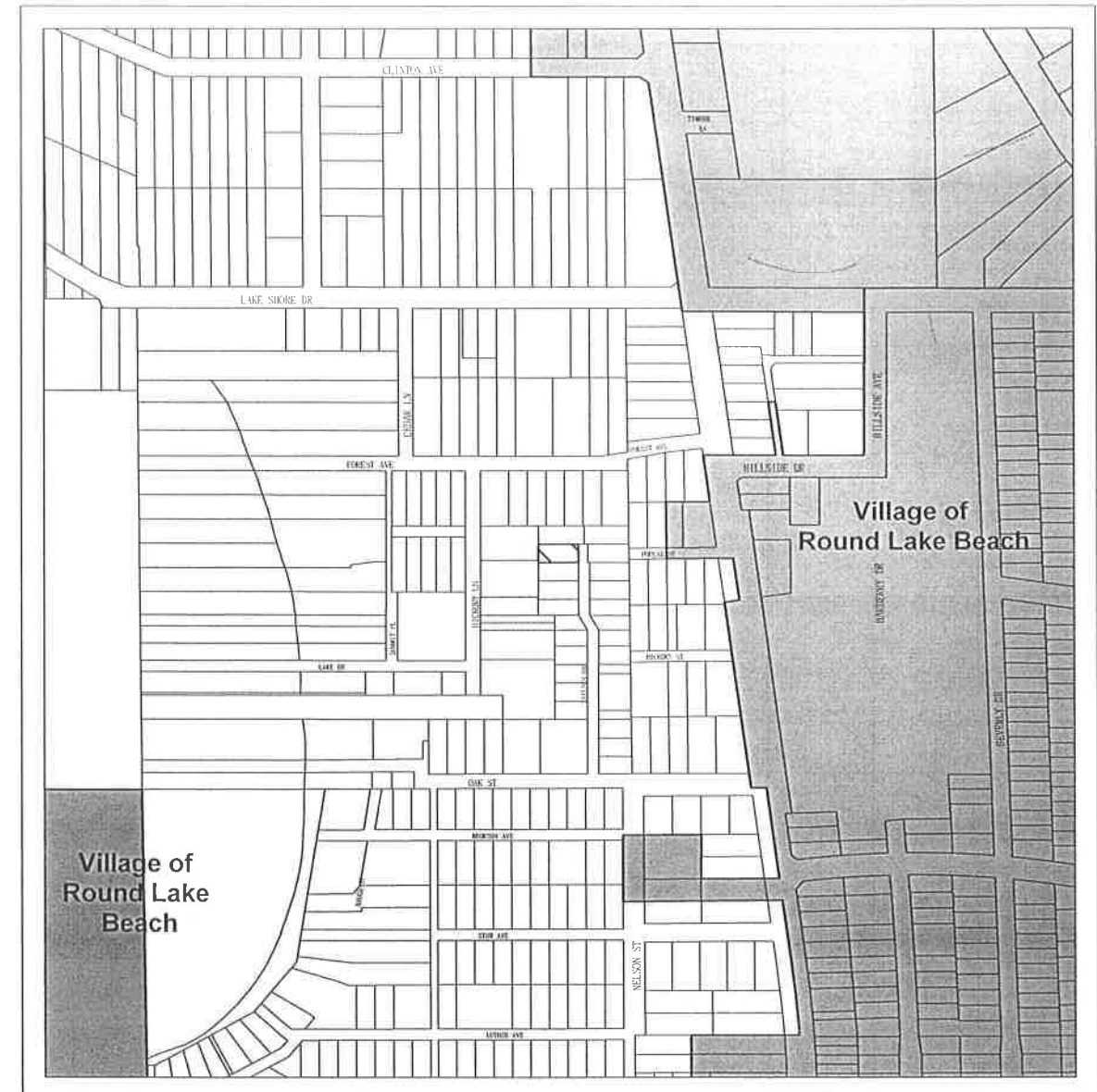
6'6" SET BACK WITH
OVERHANG

305372 NELSEN DR

06-18-304-016



FRONT ELEVATION
SCALE 1/4" = 1'-0"



Zoning Board of Appeals Case# 8075

Avon Township

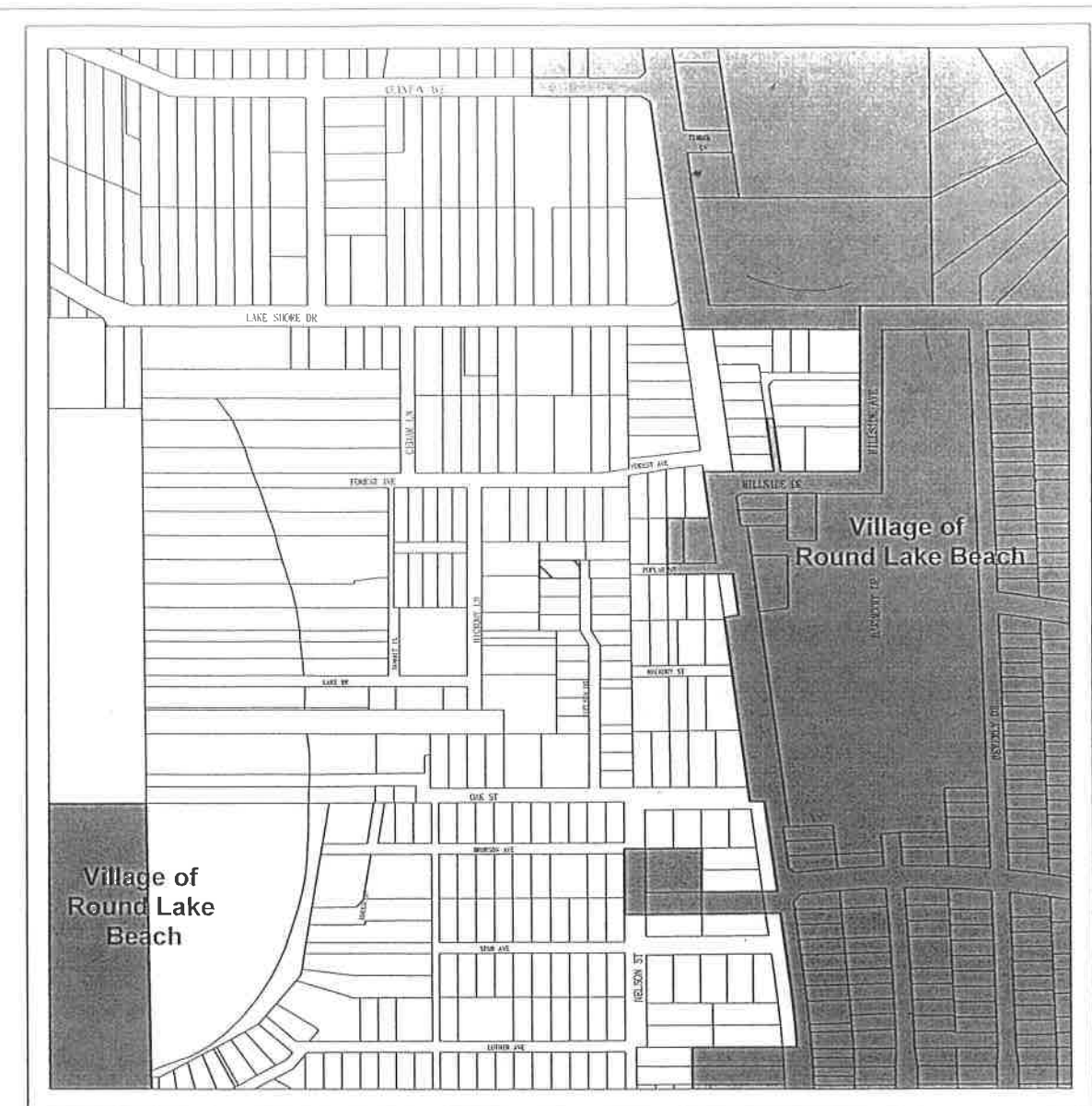


Incorporated Lake County



Subject Parcel





Zoning Board of Appeals Case# 8075