

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Christina Melnytschuk

Owner(s)

Phone: 847-406-8295

40513 N. East Drive
Antioch, Illinois 60002

Address

Fax:

Email: cmmliveurlife@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:

Name

Phone:

Cell:

Address

Fax:

Email:

Subject
Property:

Present Zoning:

Residential

Present Use:

Residential

Proposed Use:

Residential

PIN(s):

01-24-405-006

Address:

40513 N. East Drive Antioch, Illinois 60002

Legal description:
(see deed)

Request:

The following variation(s) are requested:

1. Reduce the west side yard setback from 4 ft. to 1.98 ft.
2. _____
3. _____

Explain why this variation(s) is necessary: _____

The house is 3.48 ft. from the property line, therefore it does not meet the 4 ft minimum requirement set by Lake County ordinances.

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:

- *Using existing structure in existing location, which is 3.48 ft from the west property line.
- *Existing structure built without permits are concerns for zoning compliance.

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

Response:

- *Using existing structure in existing location, which is 3.48 ft from the west property line.
- *Existing structure built without permits are concerns for zoning compliance.

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

Response:

- *The proposed construction would not alter the essential character of the neighborhood since other homes do not meet setback requirements.
- *A shed dormer represents the least intrusive solution possible, and other homes in the neighborhood have second floors or shed dormers.

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.

Christina McQuitsch

Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

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

Christina Molnyschuck
Signature(s) of owner(s)

Signature(s) of contract purchasers

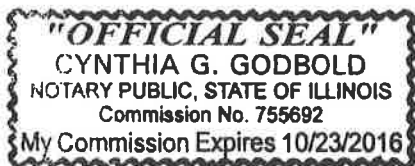
I, Cynthia G. Godbold, a Notary Public aforesaid, do hereby certify that Christina M. Molnyschuck

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of July 15, 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 15th day of July, 2016.

(Seal)

My Commission expires 10/23/16.
Cynthia G. Godbold



3

WARRANTY DEED
Statutory (ILLINOIS) (General)

5957655

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
03/07/2006 - 11:44:02 A.M.
RECEIPT #: 273838
RHSP \$10.00
DRAWER #: 18

THE GRANTOR,
THOMAS LUTHER,
a single person,

40513 East Drive,


of the **Town** of **Antioch**, County of **Lake**, State of **Illinois**, for and in consideration of Ten (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to **CHRISTINA MELNYTSCHUK**, the following described real estate situated in the County of **Lake** in the State of **Illinois**, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for **2005** and subsequent years and covenants, conditions, restrictions and easements of record.

P.I.N. Number: **01-24-405-006, 01-24-405-007 and 01-24-405-008**

Address of Real Estate: **40513 East Drive, Antioch, IL 60002**

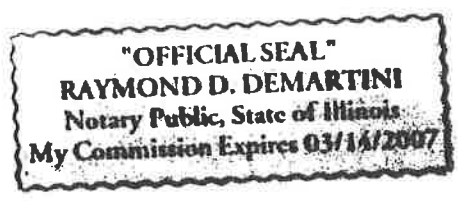
TICOR
1026243 ①

Dated this 22ND day of February, 2006.



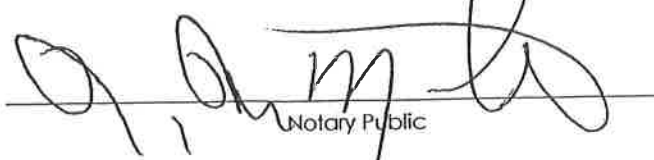
THOMAS LUTHER (Seal)

State of ILLINOIS, County of LAKE ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **THOMAS LUTHER** 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 he signed, sealed and delivered the said instrument as his 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
22ND day of February, 2006.



Notary Public

This instrument was prepared by: Raymond D. DeMartini, 382 Lake Street, Antioch, IL 60002.

②

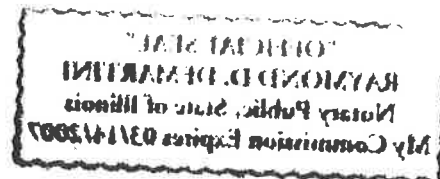
Legal Description

Of premises commonly known as: **40513 East Drive, Antioch, IL 60002**

LOTS 26, 27 AND 28 IN RESUBDIVISION OF CHAIN-O-LAKES COUNTRY CLUB SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 26, 1930 AS DOCUMENT 363389, IN BOOK "V" OF PLATS, PAGE 56, IN LAKE COUNTY, ILLINOIS.

FP326701	# 000005422	LAKE COUNTY	STATE & COUNTY TAX
0029250		STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX			

195.00 \$L.



SEND SUBSEQUENT TAX BILLS TO:

PAUL IDLAS
MAIL TO: 1099 N. Corporate Circle
Grayslake, IL 60030

CHRISTINA MELNYTSCHUK
40513 East Avenue
Antioch, IL 60002

PLAT OF SURVEY

OF

LOTS 26, 27 AND 28 IN THE RESUBDIVISION OF CHAIN O'LAKES COUNTRY CLUB SUBDIVISION; BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1930 AS DOCUMENT NO. 363389, IN BOOK "V" OF PLATS, PAGE 56, IN LAKE COUNTY, ILLINOIS.

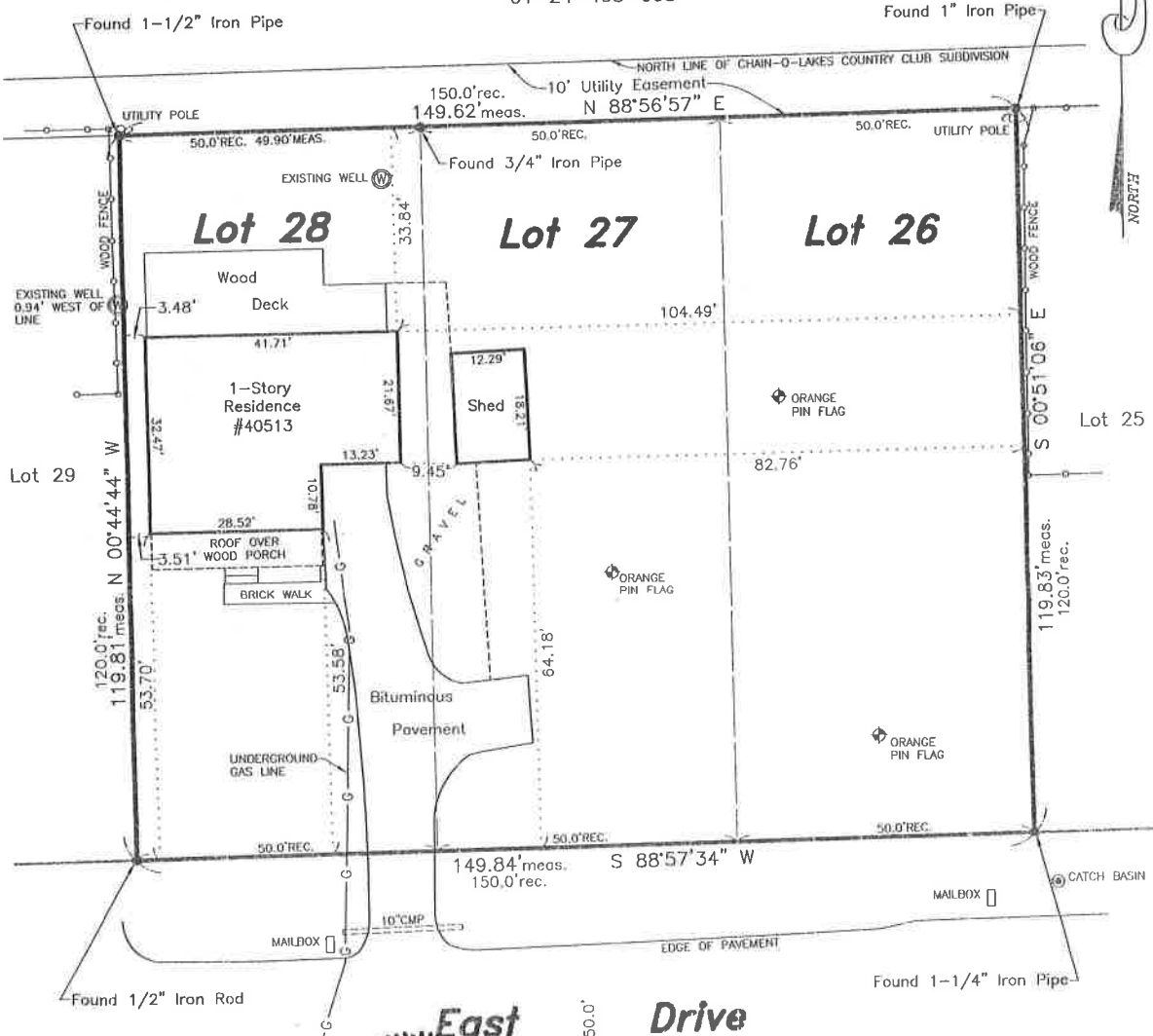
THE PREMISES COMMONLY KNOWN AS:
40513 EAST DRIVE, ANTIOCH, IL 60002

PARCEL AREA = 18,000 S.F.

PIN'S: 01-24-405-006

01-24-405-007

01-24-405-008



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 26th DAY OF September, A.D. 20 14.

Bryan J. Lee
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-14
PROFESSIONAL DESIGN FIRM NO. 184-002732

Scale: 1" = 20'
FILE NO. 172-14
F17214.DWG

FIELDWORK COMPLETED: 09-25-2014

CLIENT NAME: Chris Melnytschuk
ADDRESS: 40513 North East Drive
Antioch, IL 60002

NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980