

LAKE COUNTY ZONING NOTICE # 8141

GRANT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, September 22, 2016 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Jeffrey and Constance Gorden, record owners, who seek the following variances from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front yard setback from 30 feet to 23.1 feet to accommodate an existing single family dwelling and for an attached garage addition.
2. Reduce the side yard setback from 19 feet to 7.5 feet to accommodate the attached garage addition.

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

The subject property is located at 28550 W. Treetop Road, Ingleside, IL 60041 and is approximately 0.91 acres.

PIN(s) 05-16-300-017

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) 377-2151.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

9/2/16

Applicant(s):
(please print)JEFFREY & CONSTANCE GORDEN
Owner(s)Phone: 630-926-2359
235928550 W. TREETOP RD
INGLESIDE IL 60041

Address

Fax: _____

Email: GORDEN1@
PPG.COM

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:

Name

Phone: _____

Cell: _____

Fax: _____

Email: _____

Address

Subject
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

ESTATE
CALCIE FAMILY RESIDENTIAL
SAME
05-16-300-017
28550 W TREETOP RD
INGLESIDE IL 60041Legal description:
(☒ see deed)

ORIGINAL

Request:

The following variation(s) are requested:

1. FRONT YARD SETBACK FROM 30' TO 24.3' TO O.H.
2. SIDE YARD SETBACK FROM 19' TO 7.5' TO O.H.
3. _____

Explain why this variation(s) is necessary:

FRONT. CONTINUITY OF FOOTLINE
SIDE. WIDTH TO ALLOW 2 CAR WIDE DOOR
TO ALLOW THE CONSTRUCTION OF A 2
CAR ATTACHED 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:

SETBACKS DO NOT ALLOW ENOUGH
SPACE TO CONSTRUCT 2 CAR WIDE
ATTACHED GARAGE

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

Response:

NO OTHER LOCATION ON LOT
SUITABLE FOR ATTACHING GARAGE
DUE TO SETBACKS OR FLOOD PLAIN
OR LOOSING VALUABLE VIEW TO
WATER.

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

Response:

DUE TO A REQUIRED DRIVEWAY FOR
A FLAG LOT IN REAR IT IS UNLIKELY THAT
A HOUSE CONSTRUCTED TO THE SOUTH EAST WOULD
BE CLOSER THAN THE SUM OF 2 REQUIRED
SIDE YARD SETBACKS OF 38' ALSO BE CONSTRUCTING
THE NEW GARAGE WE WILL ACTUALLY BE INCREASING THE
EXIST SETBACK FROM 6.7' TO 11.5'

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

Constance Gordon Jeffrey Gordon
Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Sandra Minor a Notary Public aforesaid, do hereby
certify that CONSTANCE GORDEN, JEFFREY GORDEN

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of AUGUST 9, 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 9th day of Aug,
2016

(Seal)

My Commission expires



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

WARRANTY DEED

TENANCY BY THE ENTIRETY
Illinois Statutory

MAIL TO:

Jeffrey and Constance Gorden
28550 W. Treetop Rd.
Ingleside, IL 60041

NAME & ADDRESS OF TAXPAYER:

Jeffrey and Constance Gorden
28550 W. Treetop Rd.
Ingleside, IL 60041

THE GRANTORS, BETTY LOU BENNING and ALBIN A. BENNING, III, her husband, and EARL W. BARNES, of the Village of Ingleside, County of Lake, State of Illinois for and in consideration of ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEY(S) AND WARRANT(S) to JEFFREY GORDEN and CONSTANCE GORDEN, husband and wife

(GRANTEES' ADDRESS) 303 S. Prairie
of the Village of Batavia, County of KANE, State of Illinois, husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Lake, in the State of Illinois, to-wit:

THAT PART OF LOT 4 IN SCHOOL TRUSTER'S SUBDIVISION AND THAT PART OF LOT 19 IN THE SECOND ADDITION TO CROCKETT'S ESTATES RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS, IN BOOK 17, PAGE 36, IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT A POINT 25.64 FEET SOUTH EASTERLY OF THE MOST WESTERLY CORNER OF LOT 19 IN THE SECOND ADDITION TO CROCKETT'S ESTATES ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 460756 ON APRIL 5, 1939, THENCE NORTH 49 DEGREES 24 MINUTES WEST ALONG TREETOP ROAD 291.10 FEET, THENCE NORTH 3 DEGREES 36 MINUTES EAST 70.00 FEET TO THE CENTER LINE OF A 40 FOOT CHANNEL, THENCE NORTH 70 DEGREES EAST ALONG SAID CENTER LINE 103.00 FEET, THENCE NORTH 42 DEGREES 19 MINUTES 23 SECONDS EAST ALONG SAID CENTER LINE 41.19 FEET, THENCE SOUTH EASTERLY PARALLEL WITH SAID ROAD 120.69 FEET, THENCE SOUTH WESTERLY PERPENDICULAR TO SAID ROAD 178.54 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

SEE ATTACHED

Subject To: Covenants, conditions, restrictions, easements and general taxes which are now of record.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever.

Permanent Index Number(s) 05-16-300-017
Property Address: 28550 W. Treetop Rd., Ingleside, IL 60041

This property is non-homestead as to Earl W. Barnes

DATED this 4TH day of September, 2001.

Betty Lou Benning

Betty Lou Benning (Seal)

Earl W. Barnes (Seal)

Albin A. Benning, III

Albin A. Benning, III (Seal)

4770551

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Oct 01 2001
At 2:47pm
Receipt #: 308517
Doc/Type: WD
Deputy - Cashier #6

4

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BETTY LOU BENNING and ALBIN A. BENNING, III, her husband, and EARL W. BARNES,, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 4th day of September, 2001.

My commission expires on _____ 19____

Michael S. Grant
Notary Public



(IMPRESS SEAL HERE)

NAME and ADDRESS OF PREPARER:

Michael S. Grant, Ltd
28 E. Grand Ave. - Box 526
Fox Lake, IL 60020-0526

LAKE COUNTY, ILLINOIS, TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH


SECTION 4, REAL

ESTATE TRANSFER ACT

DATE

Buyer, Seller or Representative

**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).

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000018591	REAL ESTATE TRANSFER TAX
	 OCT. -1.01		0038250
	LAKE COUNTY		FP326685

\$ 255.00
54

4770551

2

THAT PART OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION AND THAT PART OF LOT 19 IN THE SECOND ADDITION TO CROCKETT'S ESTATES, RECORDED APRIL 5, 1939, AS DOCUMENT 460756, IN BOOK "Z" OF PLATS, PAGE 36, IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25.64 FEET SOUTH EASTERLY OF THE MOST WESTERLY CORNER OF LOT 19 IN THE SECOND ADDITION TO CROCKETT'S ESTATES, ACCORDING TO THE PLAT THEREOF. RECORDED AS DOCUMENT 460756, ON APRIL 5, 1939; THENCE NORTH 49 DEGREES 24 MINUTES WEST ALONG TREETOP ROAD 201.10 FEET; THENCE NORTH 3 DEGREES 36 MINUTES EAST 70.00 FEET TO THE CENTER LINE OF A 40 FOOT CHANNEL; THENCE NORTH 70 DEGREES EAST ALONG SAID CENTER LINE 105.00 FEET; THENCE NORTH 42 DEGREES 18 MINUTES 23 SECONDS EAST ALONG SAID CENTER LINE 41.19 FEET, BY DEED (CALCULATE EQUALS NORTH 42 DEGREES 12 MINUTES 13 SECONDS EAST, 31.17 FEET); THENCE SOUTH EASTERLY PARALLEL WITH SAID ROAD 190.69 FEET; THENCE SOUTH WESTERLY PERPENDICULAR TO SAID ROAD, 178.54 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ILLINOIS
OF COOK

Document Number _____

PLAT ACT AFFIDAVIT

I, Betty Lou Benning, being duly sworn on oath, state that I reside at 28550
W. TRENTON AVE., INGLEWOOD, ILL., 60041 and the attached deed is not
in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do
not apply and no plat is required due to the following allowed exception (Circle the number
applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- ☒ 10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the
RECORDER OF LAKE COUNTY, ILLINOIS, to accept the attached deed for recording, and
that all local requirements applicable to the subdivision of land are met by the attached
deed and the land described therein.

SUBSCRIBED and SWORN to me this 4th day of SEPTEMBER, 2001.

Betty Lou Benning
(Signature)

Notary: Michael S. Grant



4770551

4

ANDREW MATTHIESEN
431 W OGDEN AVE
CLARENDON HILLS IL 60514

ZBA 8141
MAIL OUT DATE: 9-6-16

JUDITH MYERS
28544 W TREETOP RD
INGLESIDE IL 60041-9451

JEFF & CONSTANCE GORDEN
28550 W TREETOP RD
INGLESIDE IL 60041-9451

SHERRY ABEERMOSKE
IRREVOCABLE TRUST
28559 W TREETOP RD
INGLESIDE IL 60041

RAYMOND MONROE
5708 ASPEN CT
CRYSTAL LAKE IL 60014

PATRICK & DIONNE SULLIVAN
1405 DAIRY LN
MUNDELEIN IL 60060-1134

LAKE COUNTY FOREST
PRESERVE DISTRICT
1899 W WINCHESTER RD
LIBERTYVILLE IL 60048

KENNETH KINTZEL
28541 W TREETOP RD
INGLESIDE IL 60041-8721

RICHARD & MELISSA WICK
26717 W OAKWOOD AVE
INGLESIDE IL 60041-9239

SARAH GORDON
28535 W TREETOP RD
INGLESIDE IL 60041-8721

MARGARET SIKORA
28529 W TREETOP RD
INGLESIDE IL 60041-8721

KEITH HERMAN
28521 W TREETOP RD
INGLESIDE IL 60041-8721

AGENCIES MAIL OUT

VILLAGE OF FOX LAKE
ANNE MARRIN
66 THILLEN DRIVE
FOX LAKE IL 60020

VILLAGE OF VOLO
BONNIE RYDBERG CLERK
500 S. FISH LAKE ROAD
VOLO, IL 60073

GRANT TWP CLERK
BARBARA SCHAU
26725 W. MOLIDOR RD
INGLESIDE IL 60041

FOX LAKE FIRE PROTECTION
DISTRICT
RON HOEHNE FIRE CHIEF
26603 W MOLIDOR ROAD
INGLESIDE IL 60041

GRANT TWP HWY COMM
KIM KIESGEN
26535 MOLIDOR RD
INGLESIDE IL 60041



Parcel Vicinity Map

Courtesy Copy Only.

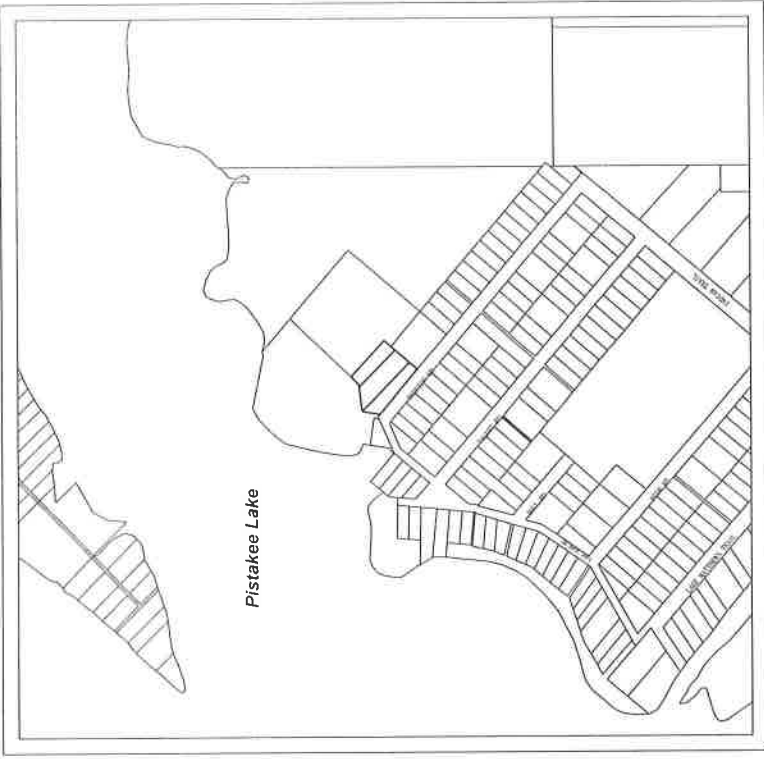
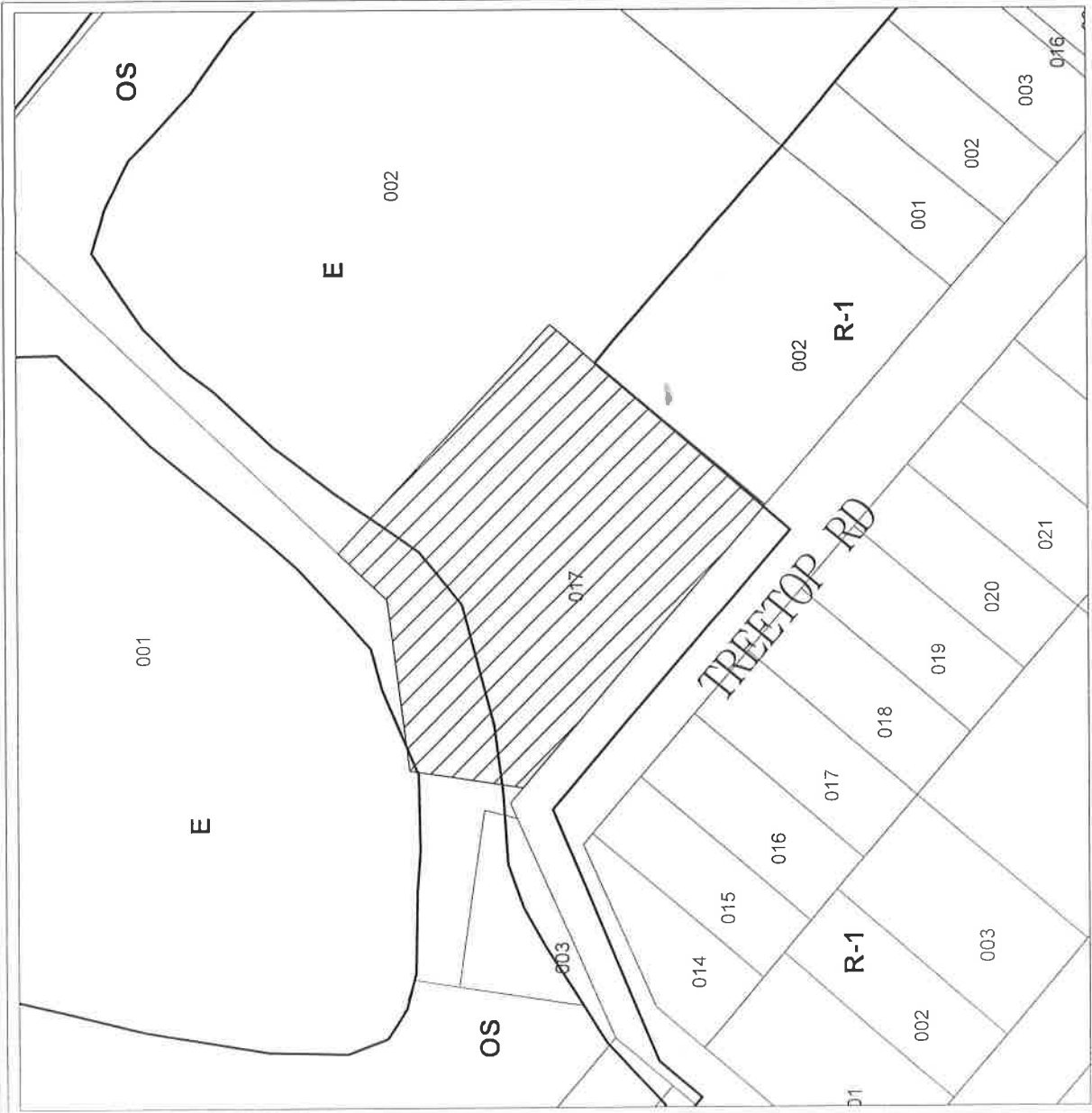
Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.



Legend

 County Parcels





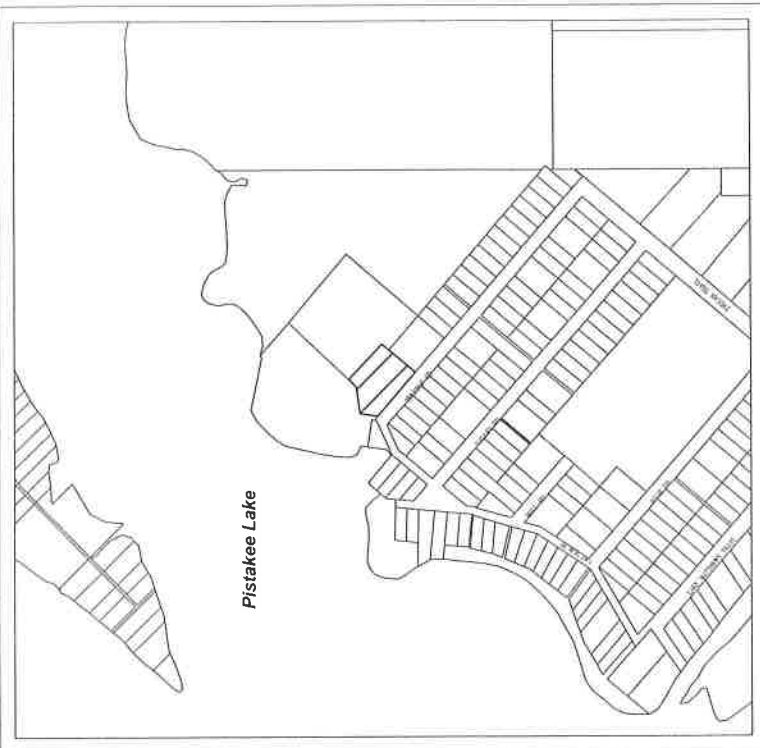
Zoning Board of Appeals
Case# 8141



Subject Parcel



Incorporated Lake County



Zoning Board of Appeals Case# 8141

Grant Township

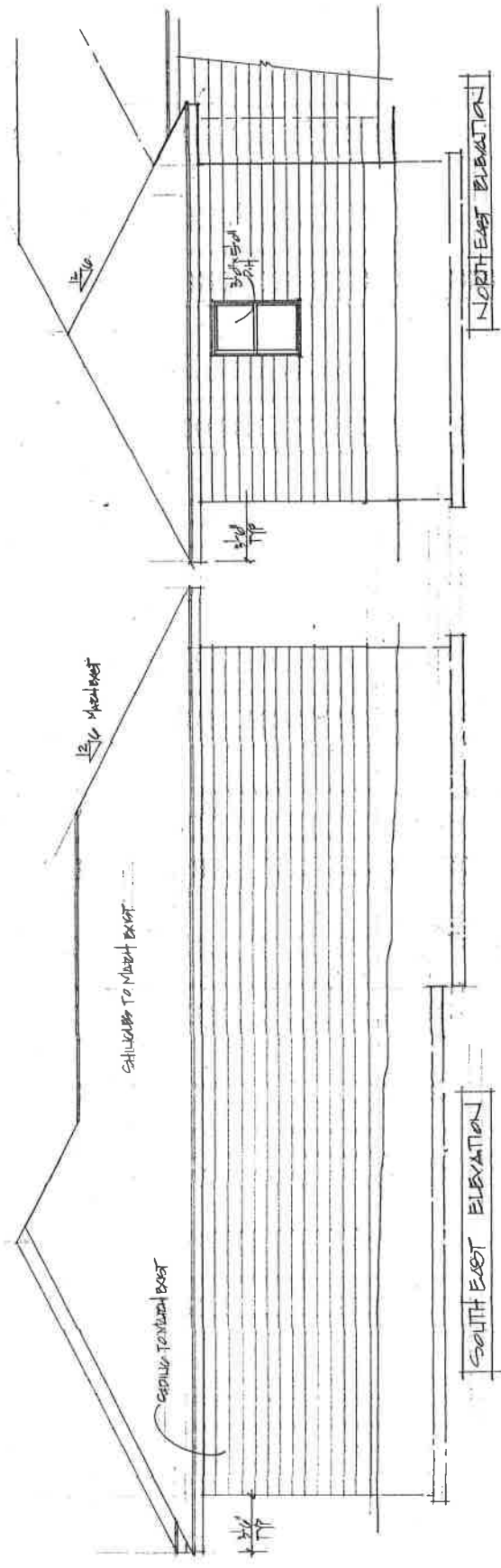
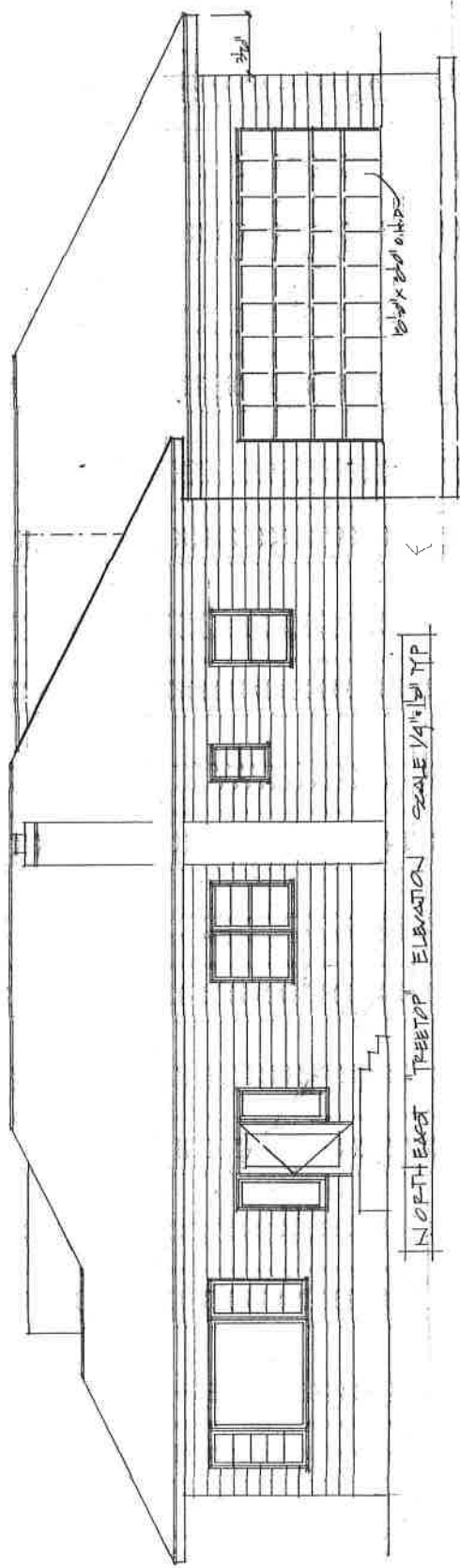


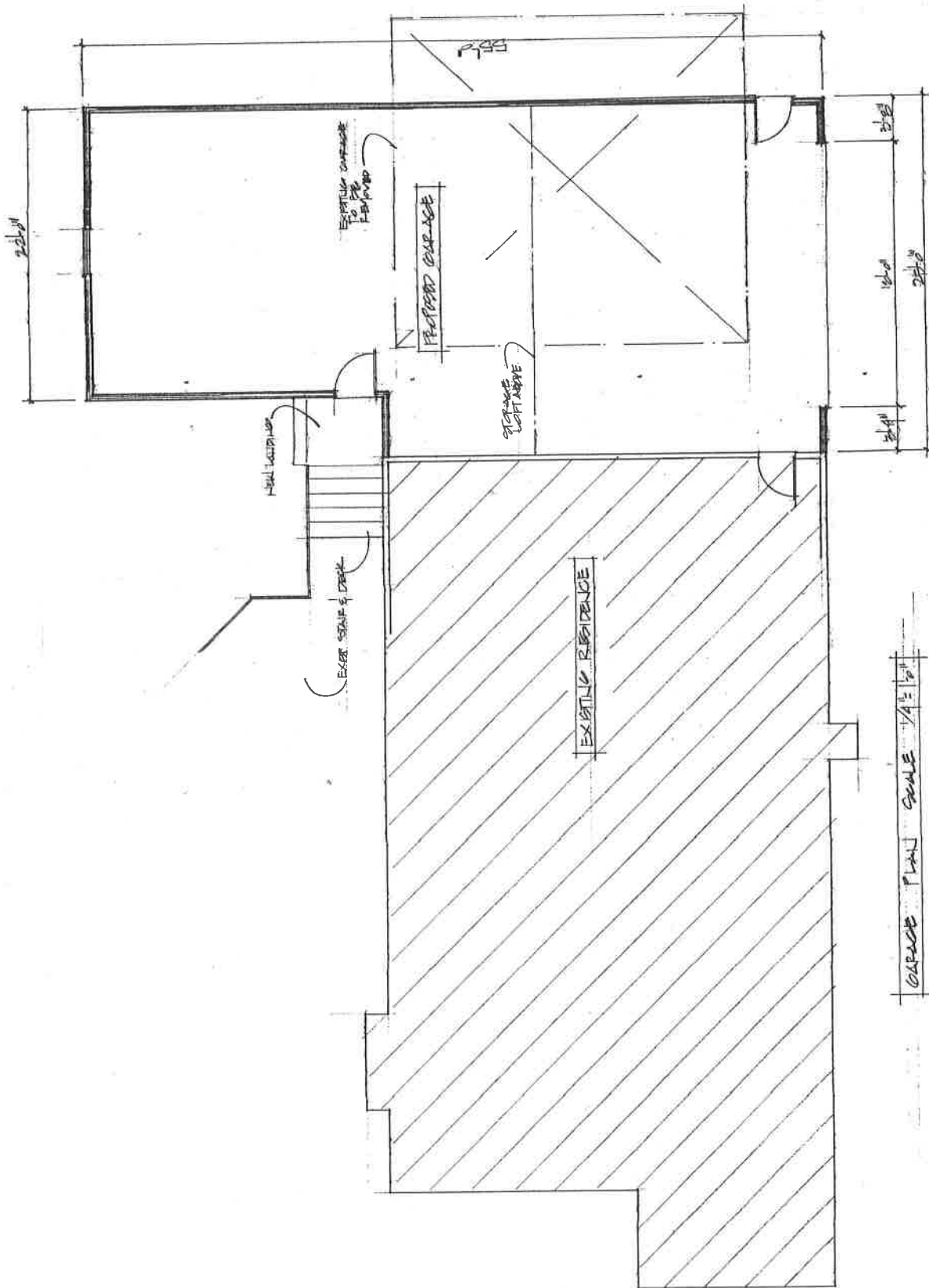
Incorporated Lake County



Subject Parcel

August 18, 2016





HOME OFFICE:
218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

NORTHWEST SUBURBS
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES:
http://www.masc.com AND sales@masc.com
Illinois Professional Design Firm 184 - 002822

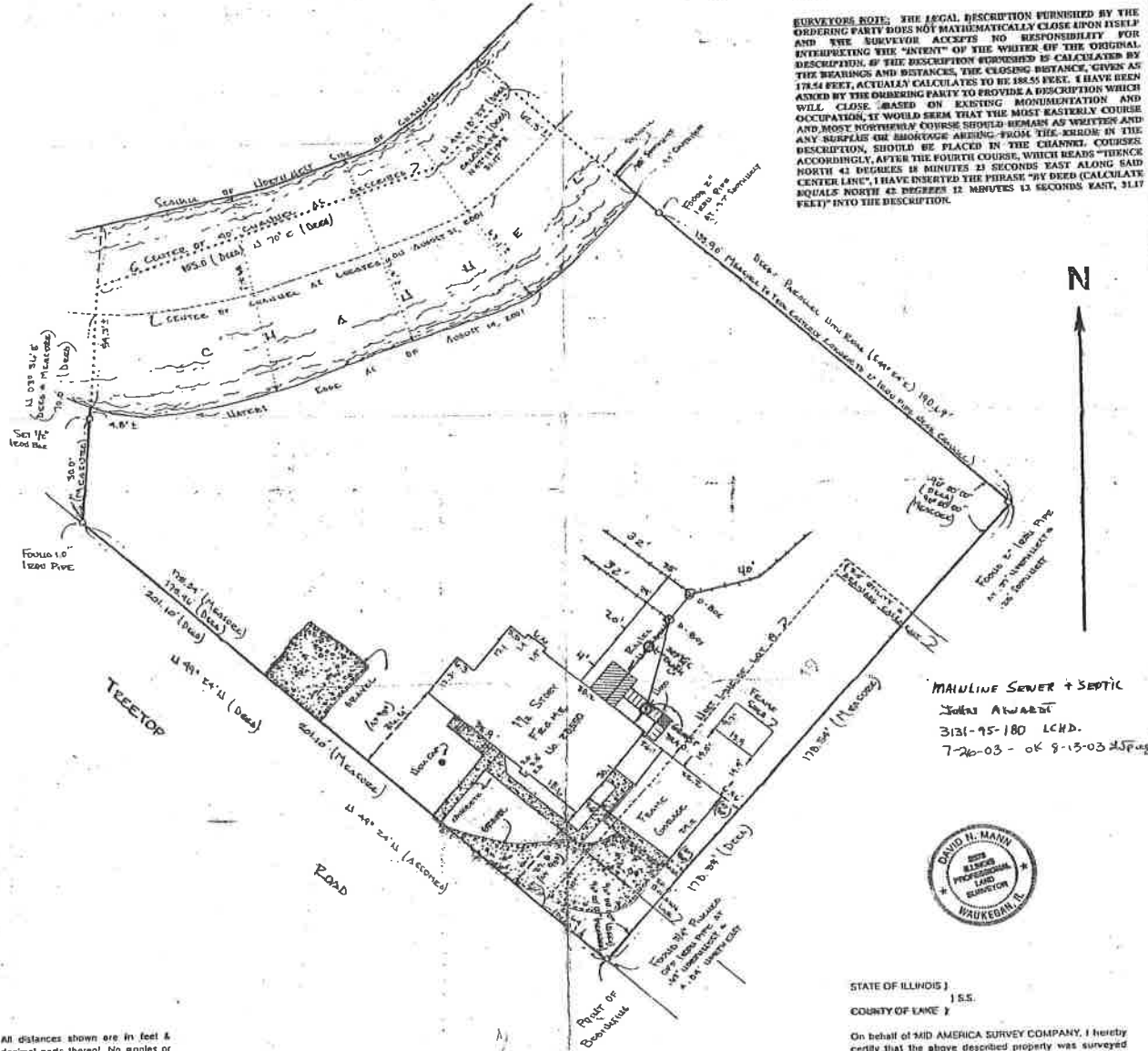
8800 S. Roberts Road
Palos Hills, IL 60485
Phone: 708-430-4077
Fax: 708-598-0696

DuPage and Kane Counties
Phone: 630-690-3733
Fax: 630-690-3735

PLAT OF SURVEY

THAT PART OF LOT 4 IN SCHOOL TRUSTEES SUBDIVISION AND THAT PART OF LOT 19 IN THE SECOND ADDITION TO CRICKETT'S ESTATES, RECORDED APRIL 5, 1959, AS DOCUMENT 460735, IN BOOK 27 OF PLATS, PAGE 36, IN SECTION 16, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 21.64 FEET SOUTH EASTERLY OF THE MOST WICKLY CORNER OF LOT 19 IN THE SECOND ADDITION TO CRICKETT'S ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 460735, ON APRIL 5, 1959; THENCE NORTH 49 DEGREES 24 MINUTES WEST ALONG TREE TOP ROAD 101.40 FEET; THENCE NORTH 1 DEGREE 36 MINUTES EAST 70.00 FEET TO THE CENTER LINE OF A 40 FOOT CHANGEL; THENCE NORTH 70 DEGREES EAST ALONG SAID CENTER LINE 105.00 FEET; THENCE NORTH 42 DEGREES 18 MINUTES 21 SECONDS EAST ALONG SAID CENTER LINE 41.19 FEET, BY DEED (CALCULATED) EQUALS NORTH 42 DEGREES 12 MINUTES 13 SECONDS EAST, 41.17 FEET; THENCE SOUTH EASTERLY PARALLEL WITH SAID ROAD 199.69 FEET; THENCE SOUTH WESTERLY PERPENDICULAR TO SAID ROAD, 178.54 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S NOTE: THE LEGAL DESCRIPTION FURNISHED BY THE ORDERING PARTY DOES NOT MATHEMATICALLY CLOSE UPON ITSELF AND THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR INTERPRETING THE "INTENT" OF THE WRITER OF THE ORIGINAL DESCRIPTION. IF THE DESCRIPTION SUBMITTED IS CALCULATED BY THE BEARINGS AND DISTANCES, THE CLOSING DISTANCE, GIVEN AS 178.54 FEET, ACTUALLY CALCULATES TO BE 188.55 FEET. I HAVE BEEN ASKED BY THE ORDERING PARTY TO PROVIDE A DESCRIPTION WHICH WILL CLOSE BASED ON EXISTING MONUMENTATION AND OCCUPATION, IT WOULD SEEM THAT THE MOST EASTERLY COURSE AND MOST NORTHERLY COURSE SHOULD REMAIN AS WRITTEN AND ANY SHORTAGE ARISING FROM THE ERROR IN THE DESCRIPTION, SHOULD BE PLACED IN THE CHANGEL COURSE. ACCORDINGLY, AFTER THE FOURTH COURSE, WHICH READS "THENCE NORTH 42 DEGREES 18 MINUTES 21 SECONDS EAST ALONG SAID CENTER LINE", I HAVE INSERTED THE PHRASE "BY DEED (CALCULATED) EQUALS NORTH 42 DEGREES 12 MINUTES 13 SECONDS EAST, 41.17 FEET" INTO THE DESCRIPTION.



All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.
Field work completed 02/24/01
Scale 1" = 20'
Job No. 11044-REVISOR 2/1/01
Address 2850 N. TRISTAR RD.
JANESVILLE, IL
P.L.N. 05-16-300-017
Township 08400
Drawn By M. SPAN, 2850/2000

NOTES

Copyright 2001, MID AMERICA SURVEY COMPANY
Compare your description and all markings with this plat and at once report any discrepancies which you may find.

STATE OF ILLINOIS)
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey.
Dated at Waukegan, IL 2/1/2001
This professional service conforms to the current Illinois standards for a boundary survey.
MID AMERICA SURVEY COMPANY

By Registered Illinois Land Surveyor
My license expires 11/30/2002

NORTHWEST SUBURBS
Phone: 847-392-7600
Fax: 847-392-7719

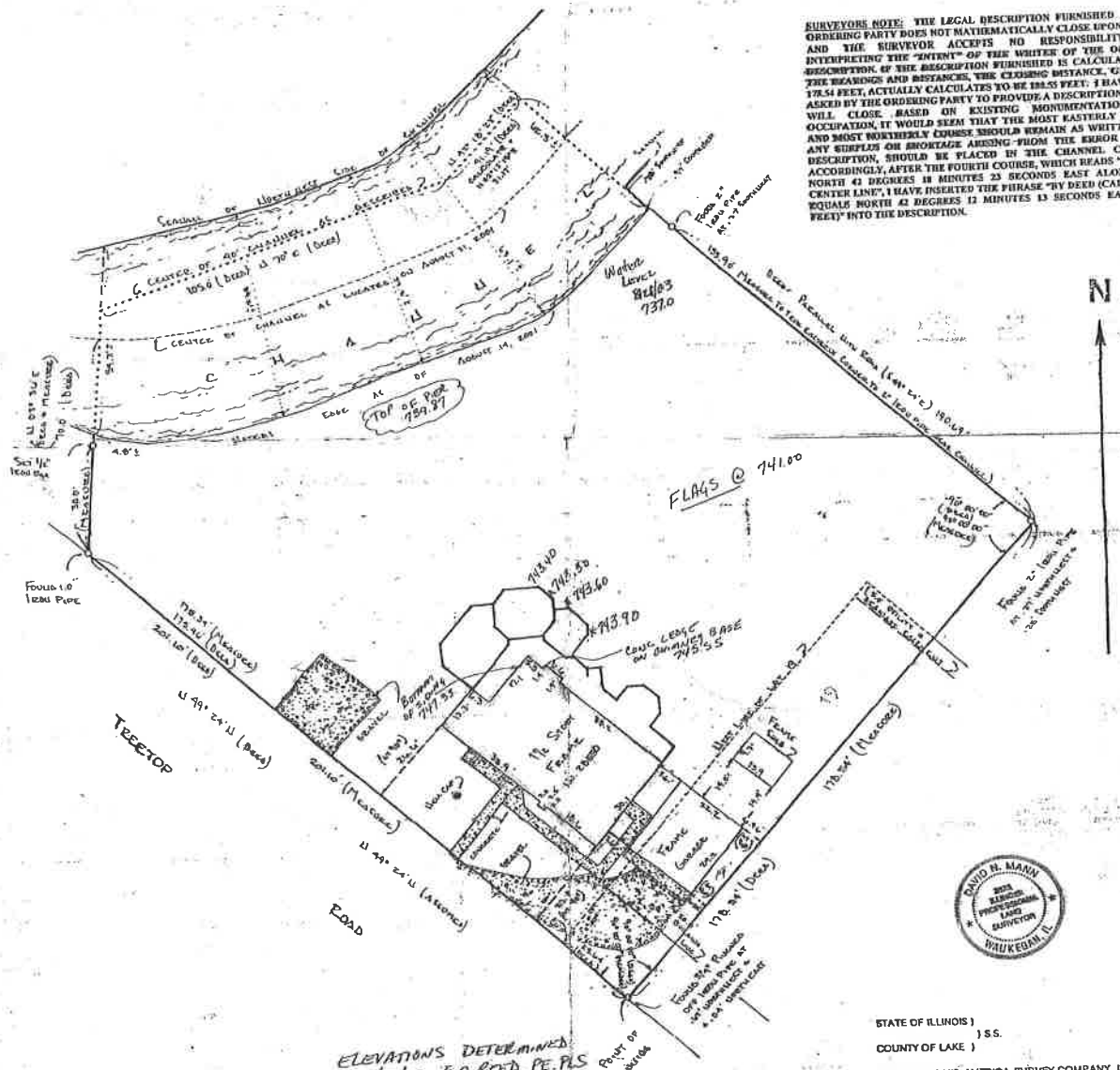


E-MAIL AND INTERNET ADDRESSES:
http://www.malc.com AND sales@malc.com
Illinois Professional Design Firm 184 - 002822

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

DuPage and Kane Counties
Phone: 630-690-3733
Fax: 630-690-3735

PLAT OF SURVEY

[illegible][illegible]

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Field work completed on: 8/21/01

Scale: 1" = 30'

Job No.: 7104A-REVISED 7/1/01

Address: 22550 W. TRISTAR RD

INGRAM, IL

PLN: 05-VA-300-017

Township: Grant

Ordered By: M. STANT, REG. / 10002.

NOTES


Copyright 2001, MID AMERICA SURVEY COMPANY
Compare your description and site markings with this plat and at once report any
discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby
certify that the above described property was surveyed
under my supervision and that the annexed plat is a correct
representation of said survey.

Dated at Waukegan, IL 9/7/2001
This professional service conforms to the cur-
rent Illinois standards for a boundary survey.

MID AMERICA SURVEY COMPANY

representation of said survey.
 Dated at Waukegan, IL 9/1/2001
 This professional service conforms to the con-
 tent Illinois state surveying boundary survey.
 MID AMERICA SURVEY COMPANY
 By 
 Registered Illinois Land Surveyor
 My license expires 11/30/2002

05-16-300-0KT
ESTATE
201,400