

LAKE COUNTY ZONING NOTICE #8157

ANTIOCH 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 Steven Southwell and Pamela Southwell, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. To reduce the required front street yard setback, including the roof overhang, for a detached garage from 50 feet to 9 feet. The exterior wall will be no closer than 10 feet.
2. To reduce the required side yard setback for a detached garage from 10 feet to 8 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25333 W. Richmond Avenue, Antioch, Illinois and is approximately 0.80 acres.

PIN 01-25-409-038

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):
(please print)

Steve & Pamela Southwell

Owner(s)

Phone: 847-343-0042

342 Clare Lane
Bloomington, IL 60108

Fax: _____

Address

Email: _____
southwell@nu-way.net

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:

Brian Lolmaugh

Name

Phone: 847-873-8880

Cell: 847-774-8517

Modern Contractors, Inc

850 E. Grand Ave. Suite 3A
Lake Villa, IL 60048

Address

Fax: _____

Email: _____

brianl@modern-companies.com

Subject
Property:

Present Zoning:

RC

Present Use:

Single family dwelling with garage and cottage

Proposed Use:

New detached garage in NW corner

PIN(s):

01-26-408-038

Address:

25333 W. Richmond Ave.

Antioch, IL 60002

Legal description:

(see deed)

Request:

The following variation(s) are requested:

1. Front Setback from 50' to 9' for detached garage
2. Side yard from 10' to 8' for detached garage
3. _____

Explain why this variation(s) is necessary: _____

Variation needed to add a new garage for storage. New garage 34x45
is in place of the old garage that needs repair and is too small for the
owners needs.

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:

- Walnut tree that customer does not want to remove and prefers to stay out of drip line of tree
- Septic is located in the NE corner of lot
- Existing cottage located on property
- The western driveway will be eliminated to the cottages so the garage can be placed on the western portion of the lot. As the applicant does not desire to place the new garage over the existing eastern portion of the driveway due to the effects of the curb appeal for the home, and the proximity to the existing septic system.

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

Response:

With the location of the walnut tree, septic and existing cottage there is not a location to a garage to allow for storage, including boats. Existing detached garage is in need of a lot of work and the Northwest corner is the optimal location.

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

Response:

This is not a detrimental effect for the front setback and it is similar with many of the properties in the area.

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

Steven Southwell

Pamela J. Southwell

Signature of owner(s)

Signature(s) of contract purchasers

I, Tracy A. Corso a Notary Public aforesaid, do hereby certify that Steven Southwell and Pamela Southwell personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of June 6th 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 6th day of June 2016.

(Seal)

My Commission expires 1/19/2017



Tracy A. Corso

WARRANTY DEED

MAIL TO:

Mary Howard
555 Howard Ave
Des Plaines IL 60018

Image# 049380340003 Type: DW
Recorded: 10/30/2012 at 03:35:22 PM
Receipt#: 2012-00070006
Page 1 of 3
Fees: \$809.00
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6916344**

SEND TAX BILLS TO:

Steven Southwell ~~HOOPER~~
Pamela Southwell
25333 W. Richmond Road
Antioch, Illinois 60002

THE GRANTOR(S), Gregory P. Carpenter, married male and April B. Carpenter, divorced and not since remarried, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY (S) AND WARRANT to

* The property shall not be transferred within 30 days of closing of this transaction.
Steven Southwell
Pamela Southwell
husband and wife as
tenants by the entirety
and not as tenants in common

Strike Inapplicable:

- ~~a) As tenants in Common~~
- ~~b) Not as Tenants in Common, or Tenants by the Entirety, but as JOINT TENANTS.~~
- ~~c) Not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, as husband and wife.~~
- ~~d) As an individual~~

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Index Number: 01-25-409-038-0000

Property Address: 25333 W. Richmond Avenue, Antioch, Illinois 60002

DATED this 8 day of October, 2012.

Gregory P. Carpenter
GREGORY P. CARPENTER

April B. Carpenter
APRIL B. CARPENTER

143
3

FIRST AMERICAN TITLE

2333805

EXHIBIT A

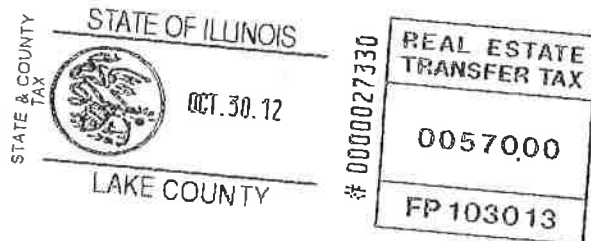
LEGAL DESCRIPTION

Legal Description: LOTS 13 AND 14 IN BLUNT PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1891 AS DOCUMENT 47772 IN BOOK "C" OF PLATS, PAGES 4 AND 5, IN LAKE COUNTY, ILLINOIS.

Permanent Index #'s: 01-25-409-038

Property Address: 25333 West Richmond Avenue, Antioch, Illinois 60002

380,000.00



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

