

**LAKE COUNTY ZONING NOTICE
No. 8203 - VARIANCE
ANTIOCH TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on October 27, 2016 at 9:00 a.m. at the Lake County Administration Building, 10th Floor Assembly Room, 18 N. County Street, Waukegan, Illinois, on the application of Arthur W. Damitz, Jr., 38891 North Lakeview Avenue, Antioch, Illinois, record owner, who requests the following variance from the requirements of the Lake County Code and any other zoning relief as required:

1. To reduce the required street yard setback for a detached garage, including the roof overhang, from 30 feet to 18.5 feet to N. Lakeview Avenue.

Please note quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 38891 North Lakeview Avenue, Antioch, IL, and contains approximately 0.39 acres.

The Permanent Index Number associated with the variation is 01-36-105-027.

This application is available for public examination at the office of the Lake County Department of Planning, Building and Development, 500 W. Winchester Rd, Libertyville, Illinois, attn: Patrick Tierney, Project Manager (847) 377-2128.

**George Bell
Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

#8203

Applicant(s):
(please print)

Arthur Damitz
Owner(s)

Phone: (630) 217-7240

38891 N. Lakeview
Antioch IL 60002

Fax: _____

Address

Email: _____

Contract purchaser(s) if any

Phone: _____

Fax: _____

Email: artdamitz@
yahoo.com

Address

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

Daniel Gales updates
Name

Phone: (847) 658-8046
Cell: _____

1934 Federal CR
Johndburg IL 60057

Fax: _____
Email: dvgales@comcast.net

Address

Subject
Property:

Present Zoning:

R-1

Present Use:

Single family ranch

Proposed Use:

Detached garage

PIN(s):

01-36-105-027

Address:

38891 N Lakeview
Antioch IL 60002

Legal description:
(see deed)

Request:

The following variation(s) are requested:

1. Street Yard set Back from 30' to 19'
2. _____
3. _____

Explain why this variation(s) is necessary: Homeowner would

- like to put new garage in same location as previous slab
- 1) Moving it Back will Bring it closer to septic
 - 2) Big slope in Yard would result in alot more fill

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:

- 1) Yard slopes Down to creek. Moving it Back will result in alot of fill.
- 2) Moving it Back will move us closer to septic
- 3) there is a existing old slab at 20' from property line no
- 4) House Has no storage

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

Response:

- 1) Moving garage Back would require alot of fill and moving us closer to Flood Plain
- 2) would result in more impervious service area
- 3) would require moving the existing septic.

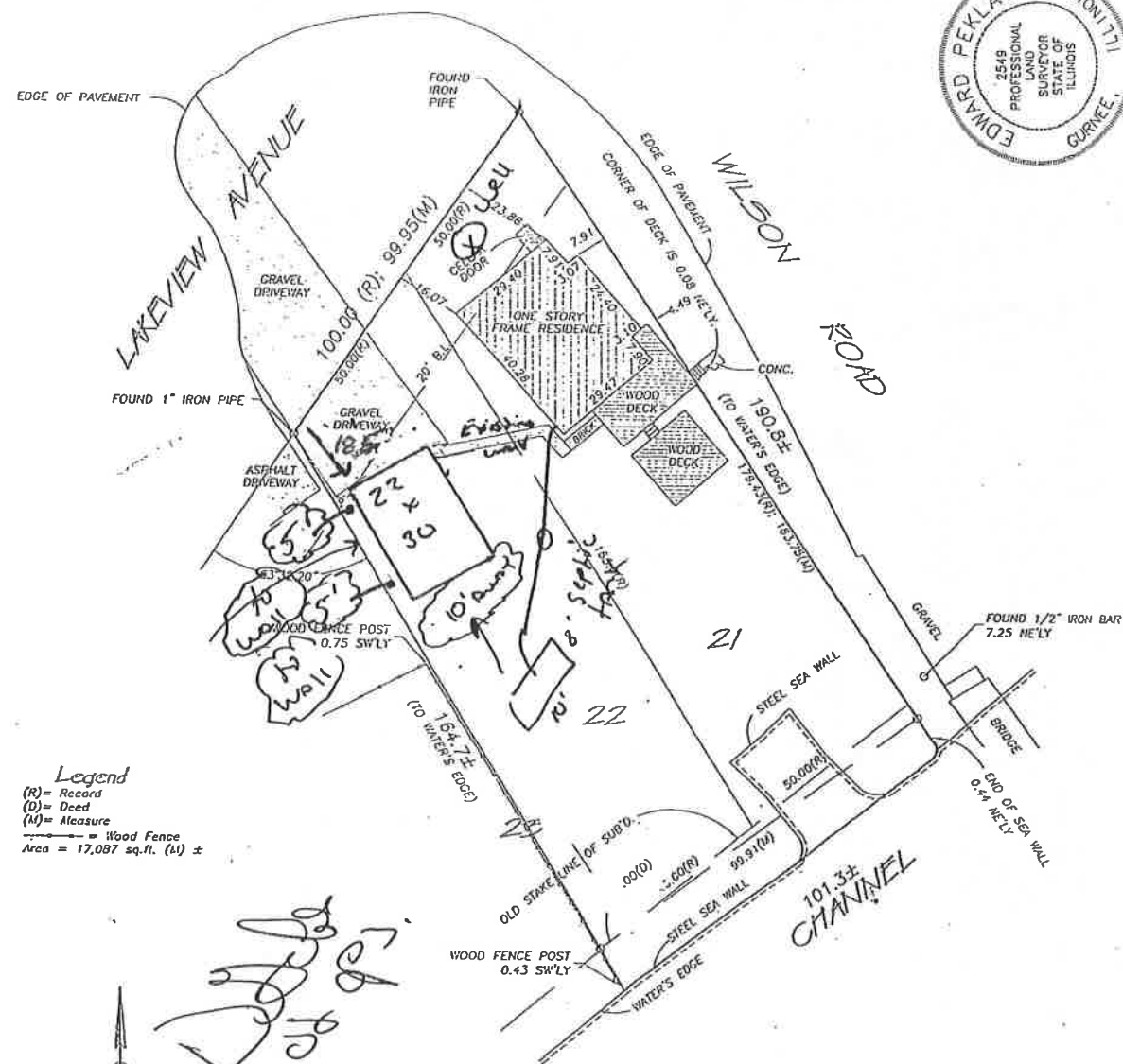
3. Harmony with the general purpose and intent of the zoning regulations.

Response:

All other Properties Have garages right on the street. I would Be the only House with out a garage.

163 N. GREENLEAF ST.
SUITE 1
GURNEE, IL 60031-3344

ALL OF LOTS 21 AND 22 AND THAT PART OF LOT 23 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 23; THENCE ALONG THE SOUTH EAST LINE OF SAID LOT 23 A DISTANCE OF 9 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 23 WHICH POINT IS ALSO THE MOST WESTERLY CORNER OF LOT 22; THENCE SOUTH EAST ALONG THE NORTH EAST LINE OF LOT 23 TO THE POINT OF BEGINNING, ALL IN THE RESUBDIVISION OF PART OF NORTH FOX LAKE HEIGHTS, A SUBDIVISION OF THE EAST FRACTIONAL HALF OF THE NORTH EAST FRACTIONAL QUARTER OF SECTION 35 AND A PART OF THE WEST FRACTIONAL HALF OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 24, 1928 IN BOOK "T" OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.



Legend
(R) = Record
(D) = Deed
(M) = Measure
—●— = Wood Fence
Area = 17,087 sq.ft. (M) ±


 NORTH
 ALL DISTANCES IN FEET AND DECIMAL
 PARTS THEREOF, NO DIMENSIONS TO
 BE ASSUMED BY SCALING.
 DATE OF FIELD WORK: 7/6/15
 SCALE: One inch = 30 feet
 FILE NO. 16-245
 ORDERED BY: Marge Hartman P.C.
 PROPERTY ADDRESS: 38891 N.
 Lakeview Avenue, Antioch, Illinois

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plot and AT D/NCE report any discrepancies which you may find.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM
STANDARDS OF PRACTICE APPLICABLE
TO BOUNDARY SURVEYS.

GURNEE, IL 7/08 A.D. 20 16
PELAY SURVEYING CO., LTD.
PROFESSIONAL DESIGN FIRM NO. 2991

BY *Edmund F. Blum*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
2549. MY LICENSE EXPIRES 11/30/2016

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



Signature(s) of owner(s)

Signature(s) of contract purchasers

I, SARA O. DOUGLAS a Notary Public aforesaid, do hereby
certify that ARTHUR DAMITZ

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of SEPTEMBER 8, 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 8 day of SEPTEMBER,
2016

(Seal)

My Commission expires 10/10/17

Sara O Douglas



COURT REPORTER AGREEMENT

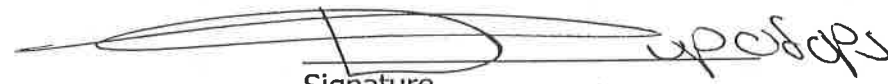
CHECK ONE OF THE FOLLOWING:



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

Prepared by:
Michelle A. Magee
Magee Hartman, P.C.
444 North Cedar Lake Road
Round Lake, Illinois 60073

Return to:
Marshall Subach
Attorney at Law
1035 South York Road
Bensenville, Illinois 60106

Subsequent Tax Bills to:
Arthur W. Damitz, Jr.
38891 North Lakeview Avenue } *Grantees*
Antioch, Illinois 60002

Image# 055315520002 Type: DW
Recorded: 07/26/2016 at 03:30:31 PM
Receipt#: 2016-00044215
Page 1 of 2
Fees: \$302.25
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7312868**

FIRST AMERICAN TITLE
FILE # 2761484

Warranty Deed
Individual to Individual

THE GRANTORS, Kenneth Kosmoski and Susan Kosmoski, his Wife, of Antioch, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Arthur W. Damitz, Jr., single man, of Bensenville, Illinois, all interest in the following described real estate situated in the County of Lake, State of Illinois, to-wit:

ALL OF LOTS 21 AND 22 AND THAT PART OF LOT 23 DESCRIBED AS FOLLOW: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 23, THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 23 A DISTANCE OF 9 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE MOST NORTHERLY CORNER OF SAID LOT 23 WHICH POINT IS ALSO THE MOST WESTERLY CORNER OF LOT 22; THENCE SOUTHEAST ALONG THE NORTHEAST LINE OF LOT 23 TO THE PLACE OF BEGINNING, ALL IN THE RESUBDIVISION OF PART OF NORTH FOX LAKE HEIGHTS, A SUBDIVISION OF THE EAST FRACTIONAL ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 35 AND A PART OF THE WEST FRACTIONAL ½ OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 24, 1928, IN BOOK T" OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

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

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Real Estate Index Number(s): 01-36-105-027

Address of Real Estate: 38891 North Lakeview Avenue, Antioch, Illinois 60002

DATED this 12 day of July, 2016.

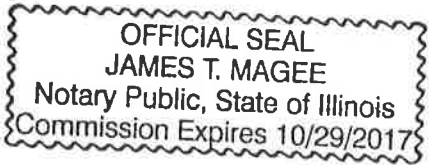
+ *Kenneth Kosmoski, by Susan Kosmoski, attorney-in-fact*
Kenneth Kosmoski, by Susan Kosmoski,
attorney-in-fact.


+ *Susan Kosmoski*
Susan Kosmoski

43
2


STATE OF Illinois. COUNTY OF Lake. I, the undersigned, a Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Kosmoski, 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 official seal, this 12 day of July, 2016.




Notary Public

\$ 175,250.00

| | |
|---|---|
| STATE OF ILLINOIS | |
| STATE TAX  | JUL. 26. 16 |
| | REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE |
| | # 0000060293 |
| REAL ESTATE TRANSFER TAX | |
| 00263.25 | |
| FP 103013 | |

NAME: Arthur Damin

ADDRESS: Custom Homes And More

PHONE: (347) 658-8046

EMAIL: artd@icoh

Asphalt Shingles
w/ 15lb Felt Paper

2x8 Ridge Board

2x4 Collar Tie
48" ON CENTER

2x6 RAFTERS
16" ON CENTER

MAX HEIGHT
6'

1/2" ROOF SHEATHING

2x8 CROSS TIES 32" ON CENTER

6" PRE-FINISH SOFFIT/FASCIA

1/11 SIDING

* (2) 2x6 MIN HEADERS FOR
SERVICE DOOR + WINDOWS

* Garage Door Headers
Will Be LVL 1 3/4 x 11 7/8
(x2)

2x4 WALLS 16" ON CENTER

2x4 WOMANIZED Bottom Plate w/
Anchor Bolts EVERY 6' AND 12" FROM
CORNERS AND SPLICES

Floor Plan

6" Finish Grade

12"

4" GRAVEL BASE

6 Bag mix w/ wire mesh
min 4" thick slab

12"

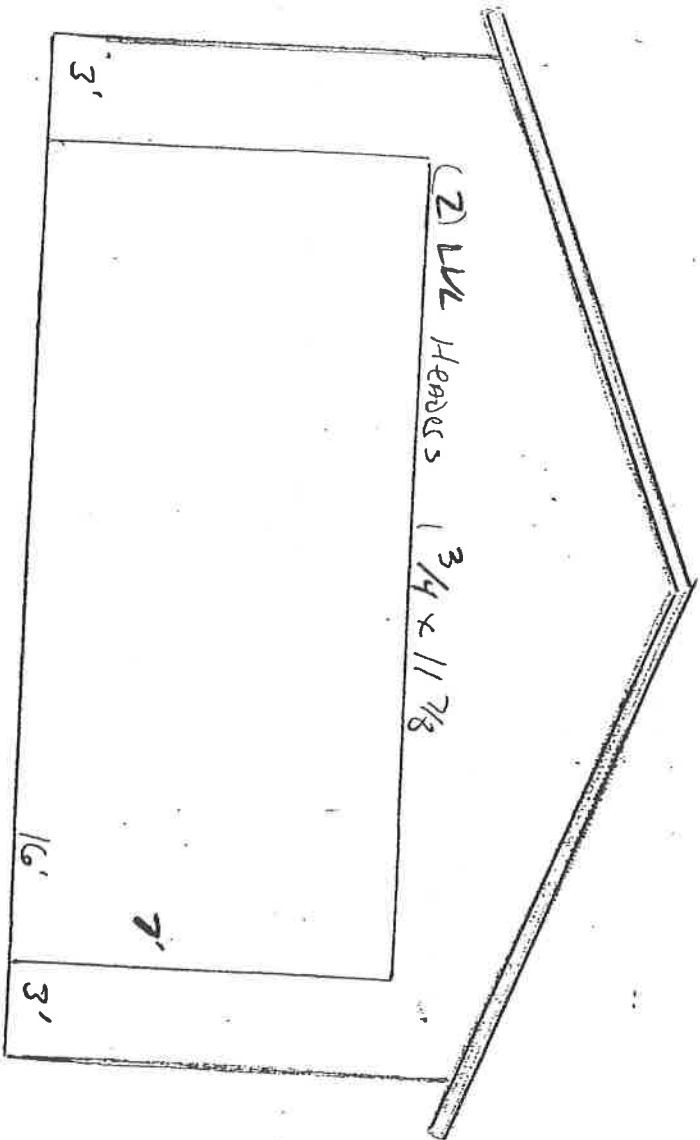
22'

30'

15'

3 16 3

5 1/2



22' →

16' 3'

ASB APPROVED

SCALE:

DATE:

APPROVED BY:

DATE:

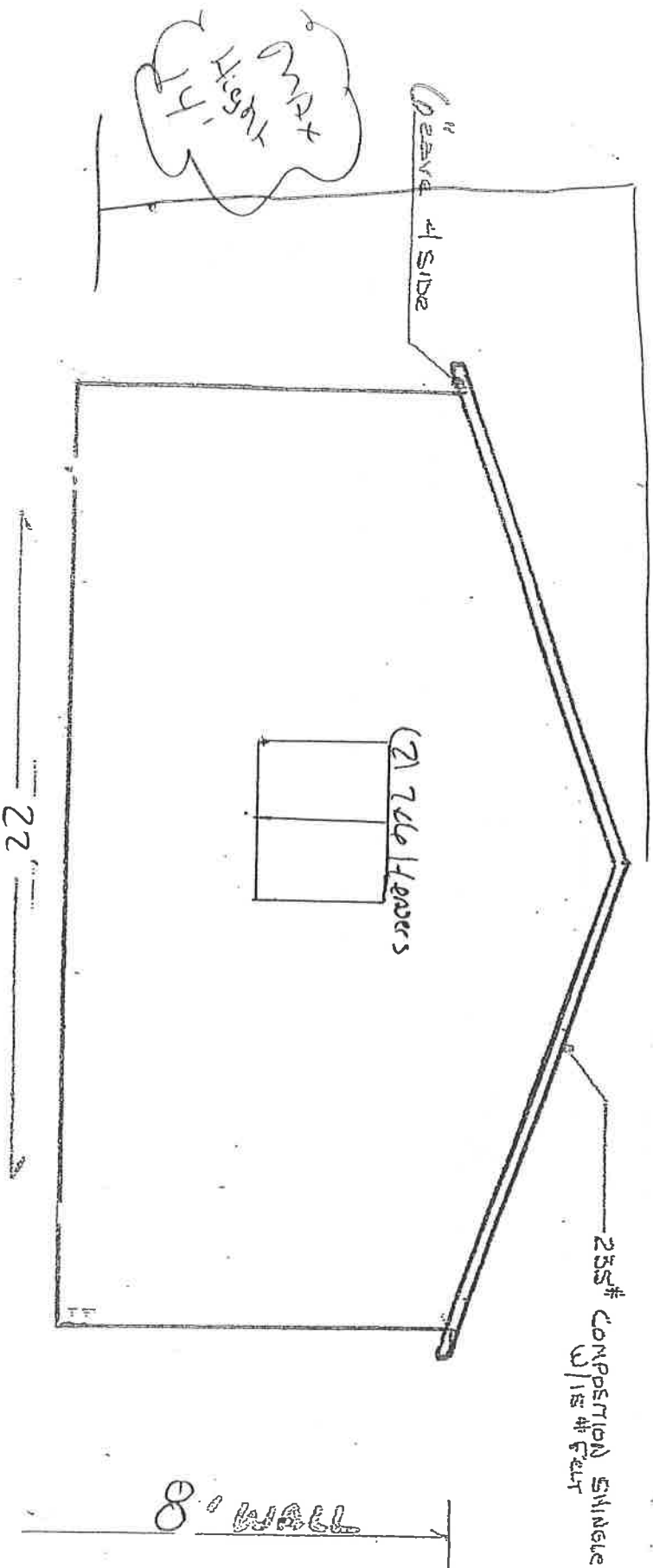
DRAWN BY:

REVISED

FOR:

ELEVATION

DRAWING NUMBER



Job Address

SCALE: 1/4" = 1'

DATE

APPROVED BY:

DESIGNED

For:

ELEVATION REAR

DRAWING NUMBER

6' overhang
↗

5' 12'

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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215' COMP. FILED 511 ele

8' WALL HT

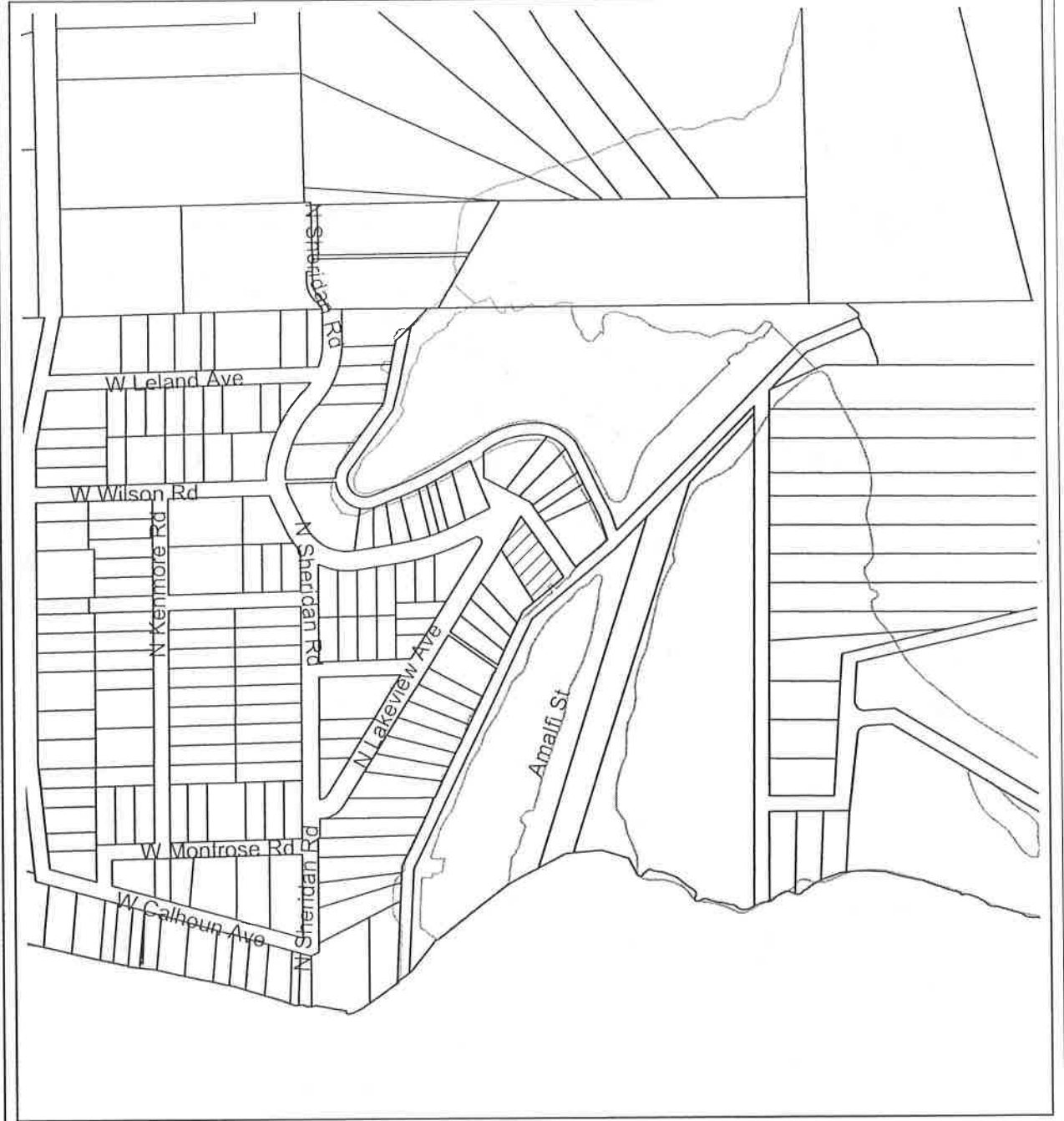
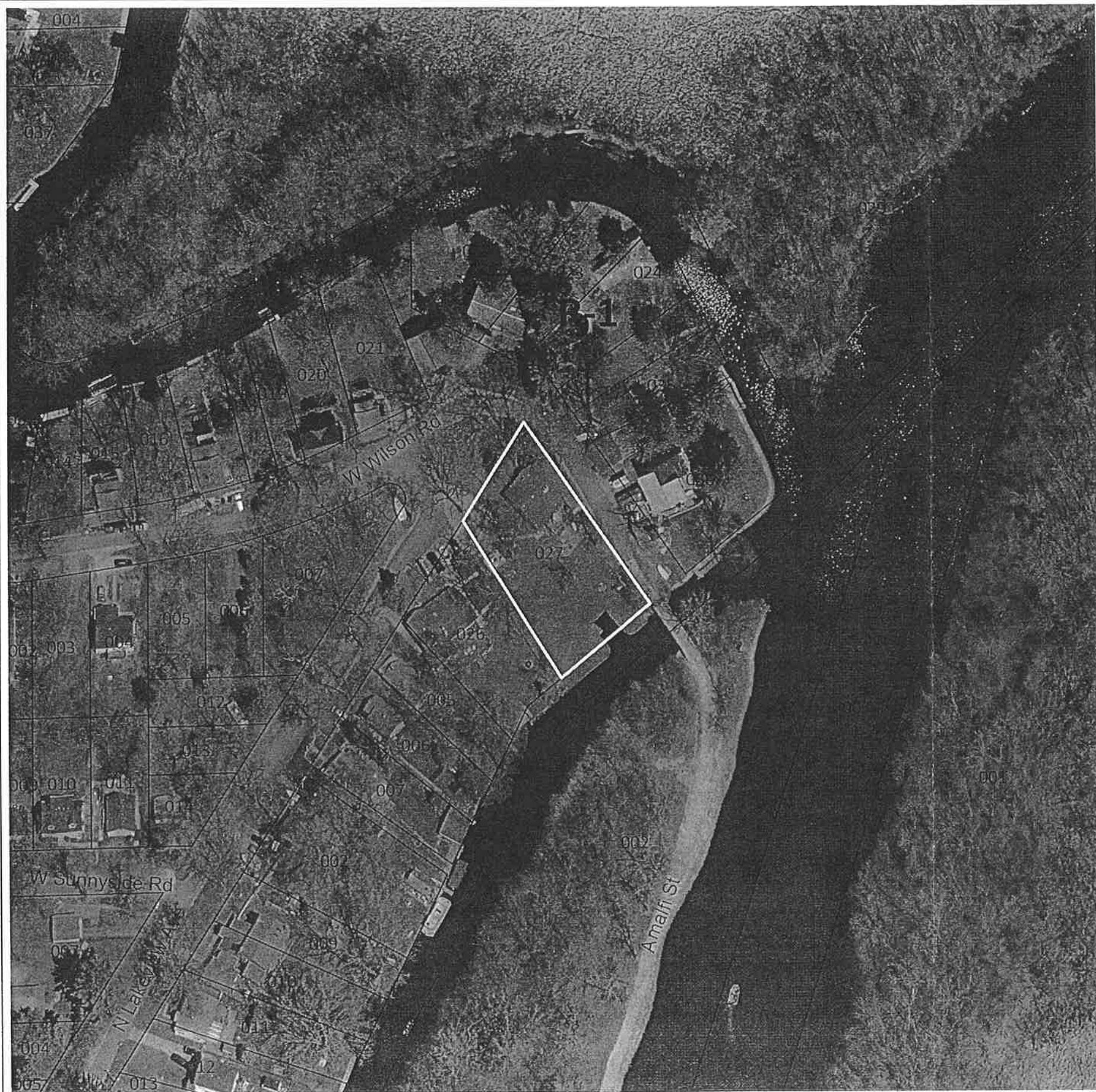
30'

JOB ADDRESS

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| NO. 1 | NO. 2 | NO. 3 | NO. 4 | NO. 5 | NO. 6 | NO. 7 | NO. 8 | NO. 9 | NO. 10 | NO. 11 | NO. 12 | NO. 13 | NO. 14 | NO. 15 | NO. 16 | NO. 17 | NO. 18 | NO. 19 | NO. 20 | NO. 21 | NO. 22 | NO. 23 | NO. 24 | NO. 25 | NO. 26 | NO. 27 | NO. 28 | NO. 29 | NO. 30 | NO. 31 | NO. 32 | NO. 33 | NO. 34 | NO. 35 | NO. 36 | NO. 37 | NO. 38 | NO. 39 | NO. 40 | NO. 41 | NO. 42 | NO. 43 | NO. 44 | NO. 45 | NO. 46 | NO. 47 | NO. 48 | NO. 49 | NO. 50 | NO. 51 | NO. 52 | NO. 53 | NO. 54 | NO. 55 | NO. 56 | NO. 57 | NO. 58 | NO. 59 | NO. 60 | NO. 61 | NO. 62 | NO. 63 | NO. 64 | NO. 65 | NO. 66 | NO. 67 | NO. 68 | NO. 69 | NO. 70 | NO. 71 | NO. 72 | NO. 73 | NO. 74 | NO. 75 | NO. 76 | NO. 77 | NO. 78 | NO. 79 | NO. 80 | NO. 81 | NO. 82 | NO. 83 | NO. 84 | NO. 85 | NO. 86 | NO. 87 | NO. 88 | NO. 89 | NO. 90 | NO. 91 | NO. 92 | NO. 93 | NO. 94 | NO. 95 | NO. 96 | NO. 97 | NO. 98 | NO. 99 | NO. 100 |
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ELEVATIONS: SIDE

DRAWING NUMBER



Zoning Board of Appeals
Case #8203

Antioch Township



Incorporated Lake County



Subject Parcel

