

LAKE COUNTY ZONING NOTICE #8258

LIBERTYVILLE TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, 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 petition of Mike Poeta of Poeta's Training Center LLC, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. To reduce the required east side yard setback, including the roof overhang, for a building addition from 20 feet to 8.5 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 28430 N. Ballard Road, Lake Forest, Illinois and is approximately 1 acre.

PIN 11-24-302-016

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

**George Bell
Chairman**

#9258

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Michael Poeta (owner) Phone: 847.845.2788
POETA'S TRAINING
CENTER LLC

28430 N Ballard dr.
Lake Forest, IL 60045

Address

Fax: _____

Email: Poeta @
PoetaTrainingCenter.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:

David Hernandez
Name

Phone: 847 875
Cell: 6119

240 Hazel Ave
Fox Lake IL 60020
Address

Fax: _____
Email: dhdraft28
@gmail.com

Subject
Property:

Present Zoning: LI
Present Use: wrestling Club
Proposed Use: BUILDING EXPANSION
PIN(s): 11-24-352-016
Address: 28430 N Ballard dr. Lake Forest IL 60045

Legal description:
(☒ see deed)

Request: The following variation(s) are requested:

- 1. Sideyard Setback From 20' To 8'-6"
 - 2. _____
 - 3. _____
-

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:

- Addition to the west of property would fall into existing parking lot.
- Addition to south would require crossing of wrestling mat area and would be farther from gym/workout area
- The new addition would be for a track that requires a longer area than south of building allows.
- Building is off center on the property making a building addition problematic.

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

- Without a variance an improvement of this type is not possible.
- The wall of the addition will be 30' away from structure on the adjacent property.

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

- Property is located in the Limited Industrial District.
- Given the reasons listed in the previous 2 standards the requested variation will not have an adverse effect on the adjacent non-residential properties.

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

Michael Poeta
Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Leslie A. Fulton a Notary Public aforesaid, do hereby
certify that Michael Poeta

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of Sept 26, 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 26 day of Sept,
2016

(Seal)

My Commission expires 7/19/19.

Leslie A. Fulton





771061
WARRANTY DEED
ILLINOIS STATUTORY

1062



Image# 060352040003 Type: DW
Recorded: 07/12/2013 at 02:52:27 PM
Receipt#: 2013-00048099
Page 1 of 3
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File 7013510

THE GRANTOR(S), Thomas C. Furlong and Mary G. Furlong, Husband and Wife, of the Village of Vernon Hills, County of Lake, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Poeta's Training Center, LLC, an Illinois limited liability company, of 520 Green Bay Road, Highwood, IL 60040, of the County of Lake, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

LOT 35 IN BRADLEY ROAD INDUSTRIAL PARK UNIT NO. 2, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1980 AS DOCUMENT 2059641, IN LAKE COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: general taxes for the year 2012 and subsequent years; covenants, conditions, easements and restrictions of record;

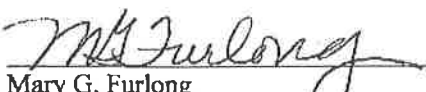
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-24-302-016

Address of Real Estate: 28430 N. Ballard Road, Lake Forest, Illinois, 60045

Dated this 18th day of June, 2013


Thomas C. Furlong

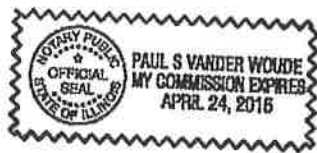

Mary G. Furlong

(3)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas C. Furlong and Mary G. Furlong, Husband and Wife, personally known to me to be the same person(s) whose name(s) 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 official seal, this 18th day of June, 2013



Paul S. Vander Woude (Notary Public)

Prepared By: Christina Kinton
20 N. Wacker Drive, Suite 2800
Chicago, IL 60606

Mail to:
Richard J. Biondi
220 Park Avenue
Lake Forest, IL 60045

Name and Address of Taxpayer:
Poeta's Training Center, LLC
520 Green Bay Road
Highwood, IL 60040

Cancel

\$650,000.00

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000007956	REAL ESTATE TRANSFER TAX
	JUL.-9.13		00975.00
LAKE COUNTY			FP326708

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.

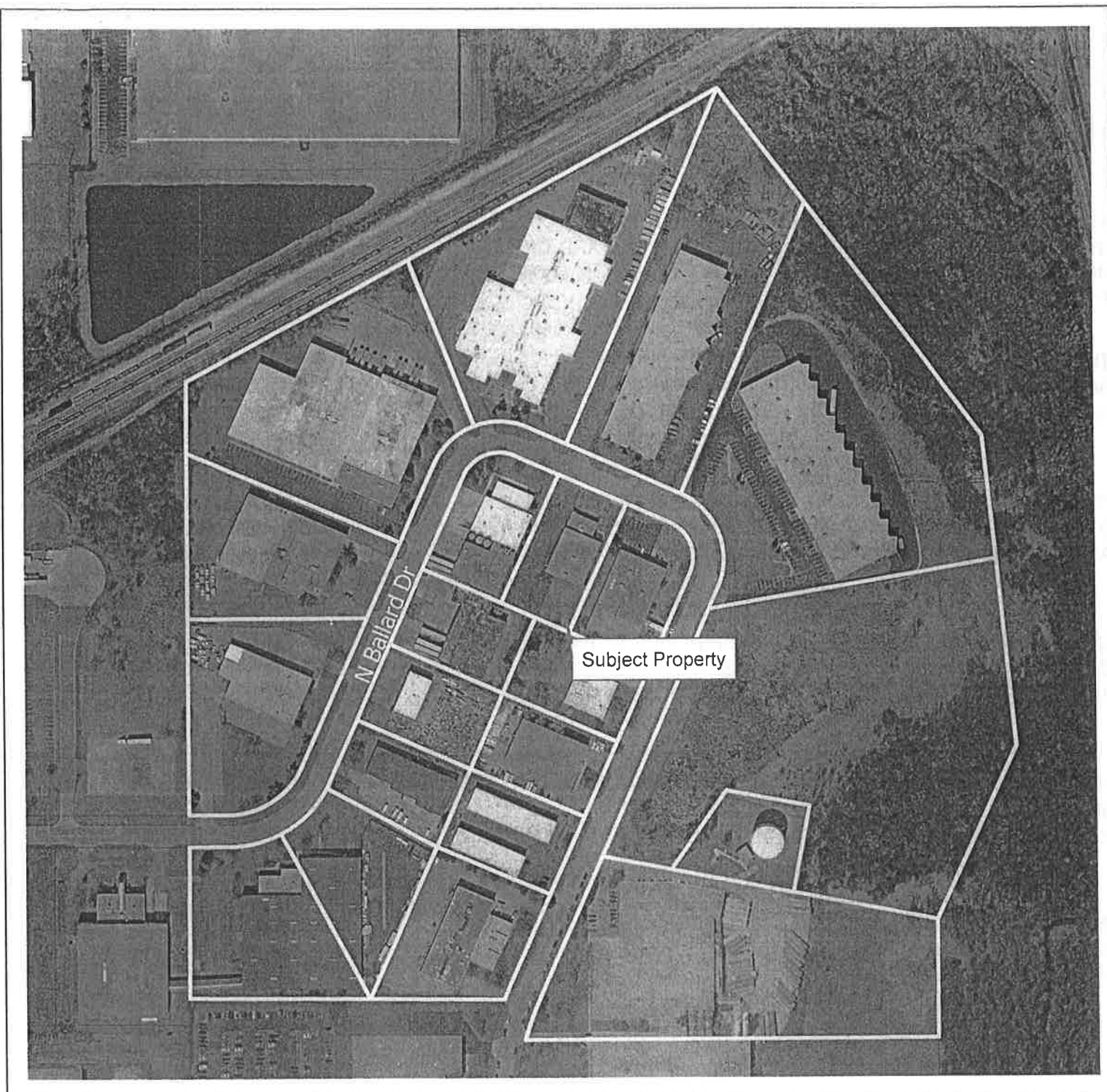

Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

I, Michael Poeta, own the building at 28430 N Ballard Dr, Lake Forest IL, 60045.

I purchased it in June of 2013.

Thank you



ZBA #8258
Adjacent property map/owners

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.

0 145 290 580 870
Feet



HARBORTOWN INDUSTRIES INC
28477 N BALLARD DR
LAKE FOREST IL 60045-4510

ZBA #8258
MAIL OUT DATE: 10-7-16

LAKE FOREST VENTURE LLC
970 N OAKLAWN AVE
ELMHURST IL 60126

BIG BOX PROPERTY
OWNER F-1, LLC
140 W GERMANTOWN PIKE
PLYMOUTH MEETING PA 19462

HOSKINS PROPERTY LLC
28495 N BALLARD DR
LAKE FOREST IL 60045-4510

TRUGREEN CHEMLAWN
PO BOX 260888
PLANO TX 75026-0888

VIKON LLC
28662 N BALLARD DR
LAKE FOREST IL 60045

BRADLEY 1000 LLC
4069 JOSEPH LN
WAUKEGAN, IL 60087-2200

BRIMAR INVESTMENT GROUP LLC
1710 DEVONSHIRE LN
LAKE FOREST IL 60045-3771

JEFFERSON CORP.
45 INVERNESS CT
LAKE BLUFF IL 60044-1923

IPCC PROPERTIES I, LLC
28468 N BALLARD DR
LAKE FOREST IL 60045

IPCC PROPERTIES I, LLC
28468 N BALLARD DR
LAKE FOREST IL 60045

POETA'S TRAINING CENTER LLC
28430 N BALLARD DR
LAKE FOREST IL 60045-4508

BESH REALTY PARTNERS LLC
28392 N BALLARD DR
LAKE FOREST IL 60045

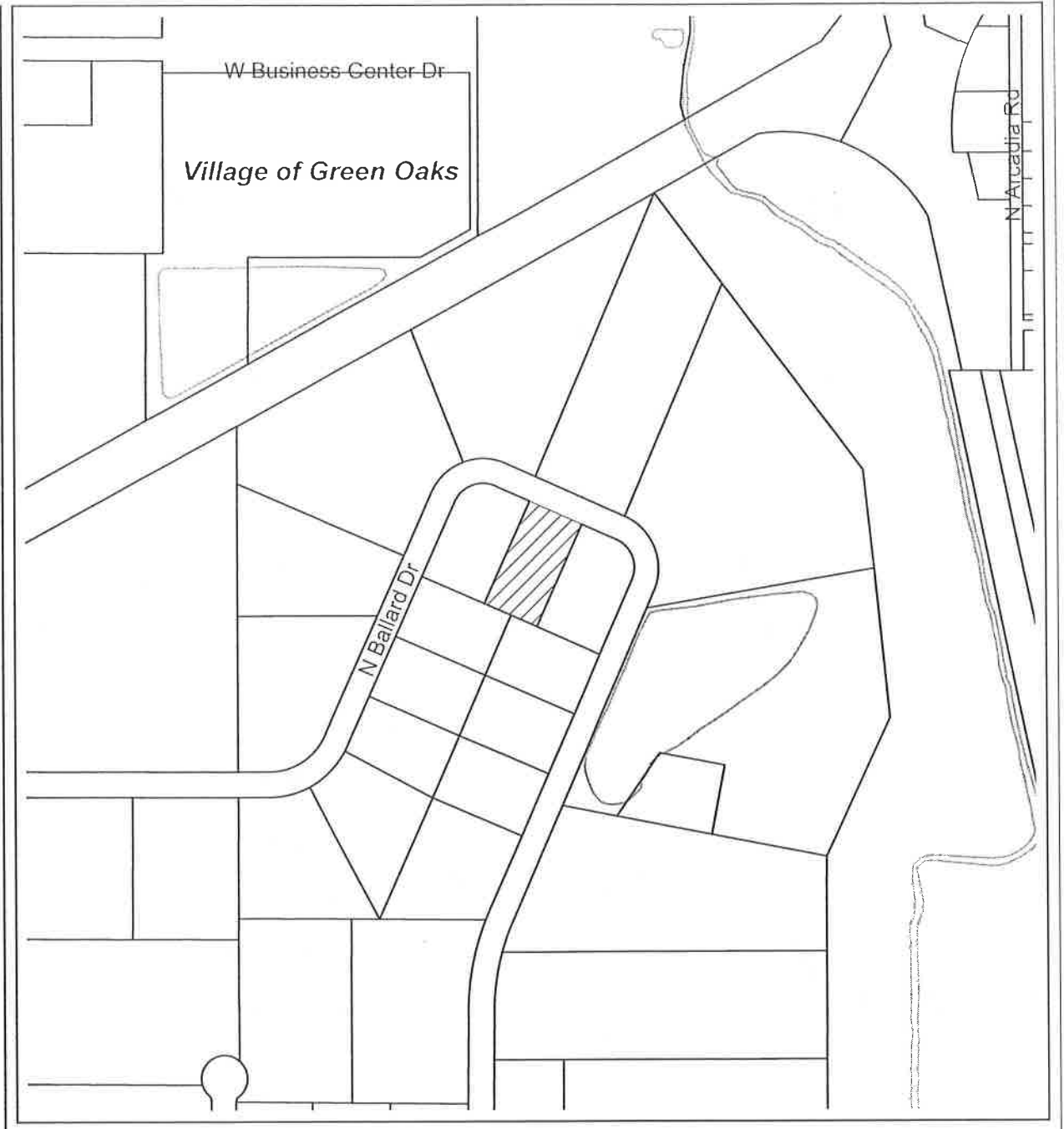
28354 N BALLARD LLC
28354 N BALLARD DR
LAKE FOREST IL 60045-4507

THOMAS W HALLORAN
530 MCCORMICK DR
LAKE FOREST IL 60045-3352

GEORGE BALDWIN PLASTERING
PO BOX 102
LAKE FOREST IL 60045-0102

C L PUBLIC WORKS DEPT
650 W WINCHESTER RD
LIBERTYVILLE IL 60048-1329

GREGOR JONSSON INC.
13822 W LAUREL DR
LAKE FOREST IL 60045



Zoning Board of Appeals
Case #8258

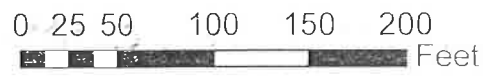
Libertyville Township

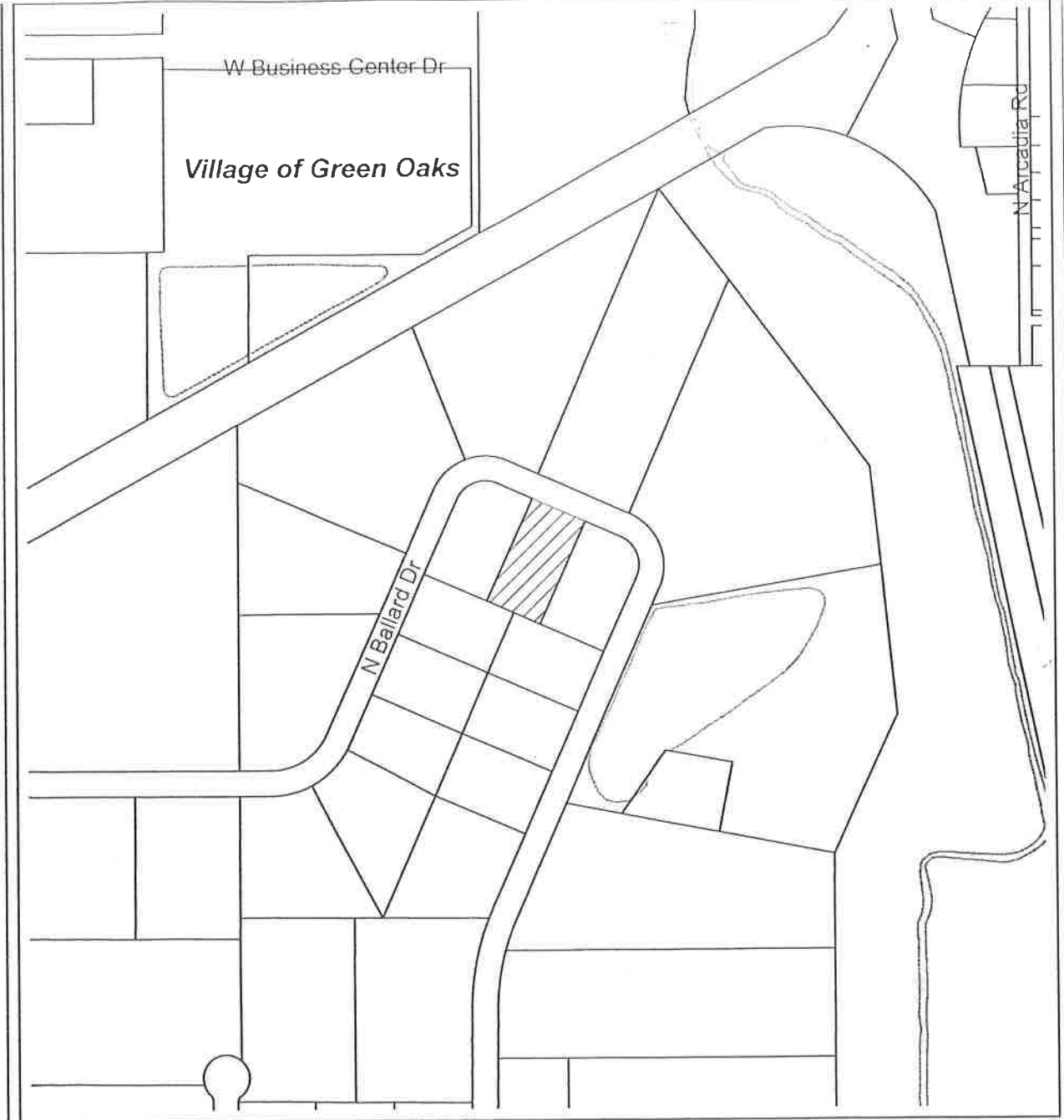
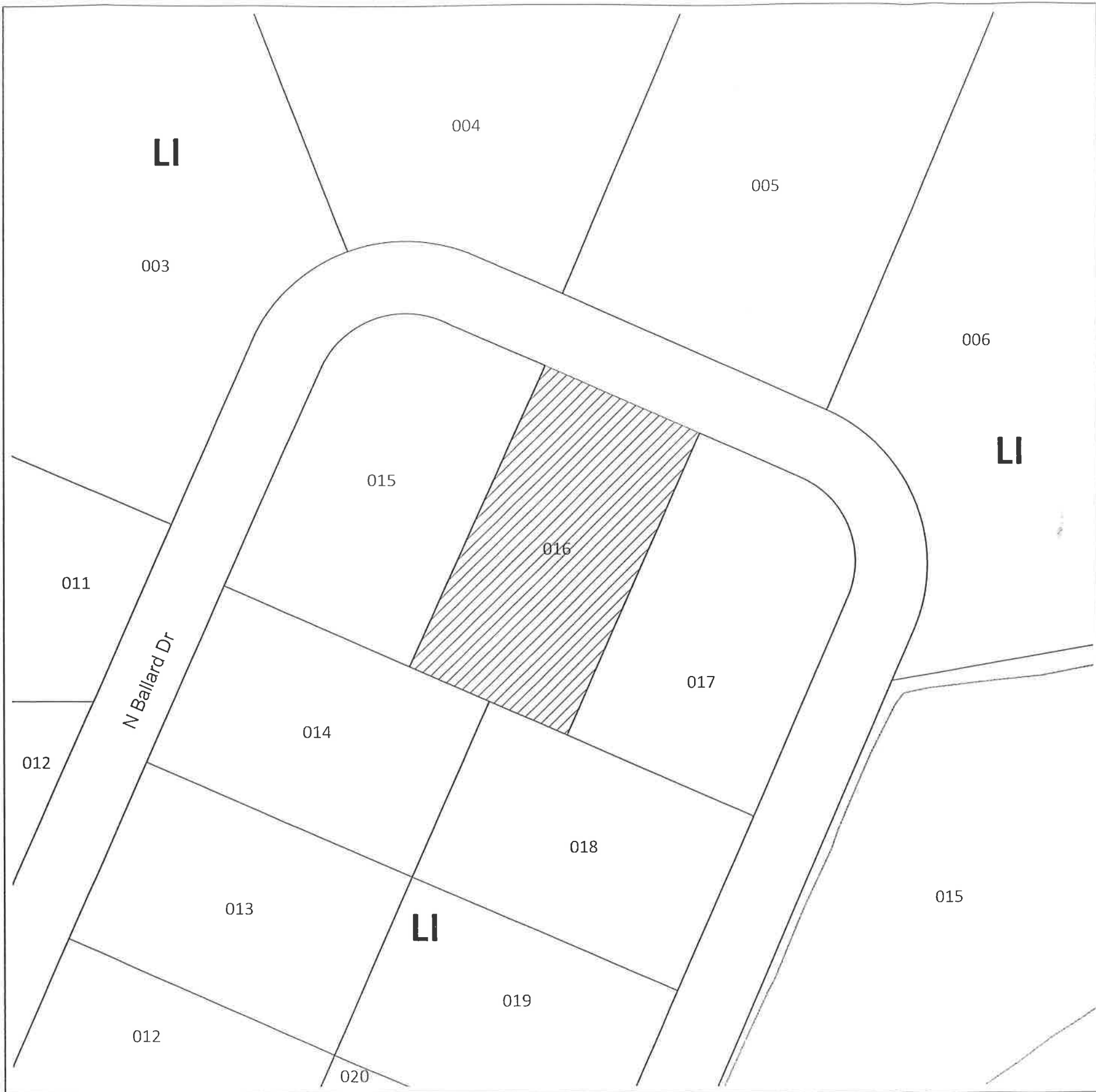


Incorporated Lake County



Subject Parcel





Zoning Board of Appeals
Case #8258

Libertyville Township



Incorporated Lake County



Subject Parcel



Lot 27



2.113 SF