

## **LAKE COUNTY ZONING NOTICE #8417**

### **GRANT TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, January 12, 2017 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of William and Patricia Kercher, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the street yard setback from 30 feet to 3.5 feet for an accessory structure. The building wall will be no closer than 4 feet.
2. Reduce the street yard setback for an existing legal nonconforming single-family dwelling from 30 feet to 7.22 feet. The variation would alleviate the nonconforming status of the existing single-family dwelling. The building wall is located 9.22 feet from the existing property line.
3. Reduce the street yard setback for an existing legal nonconforming accessory structure from 30 feet to 0.5 feet. The variation would alleviate the nonconforming status of the existing accessory structure.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject properties are located at 25620 W. Long Beach Drive and 25676 W. Oakland Drive, Ingleside, Illinois, and is approximately 0.57 acres.

PIN 05-24-103-016 and 05-24-103-014

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

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):  
(please print)

William & Patricia Kercher

Owner(s)

25620 W. Long Beach Dr.

Ingleside, IL 60041

Address

Phone: 773-617-2238

Fax: 773-277-3332

Email: Bill@wlkercherco.com  
Patti@wlkercherco.com

Phone:

Fax:

Email:

Contract purchaser(s) if any

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: R-3

Present Use: Storage (Lawn)

Proposed Use: Storage

PIN(s): 0524103016

Address: 25620 W. Long Beach Dr.  
Ingleside, IL 60041

Legal description:  
( \_\_ see deed)

Request:

The following variation(s) are requested:

- REDUCE STREET YARD  
1. Set back for PROPOSED DETACHED ACCESSORY STRUCTURE  
(SHED) FROM 30' TO 3 1/2'  
2. REDUCE STREET YARD SETBACK FOR EXISTING HOUSE FROM 30' TO 7' 2 1/2"  
3. REDUCE STREET YARD SETBACK FOR EXISTING SHED FROM 30' TO 0.5'

Explain why this variation(s) is necessary: The rest of the property is steeply graded hills. The shed is necessary for storing pool cover, pool toys, and outdoor furniture which would usually be left in pile in the yard with tarps over it.

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. hill on west side of property  
2. pool in the middle of yard  
3. 8ft fence already blocking sight triangle  
4. Only home on deadend road (Lake Dr.)  
5. Next to existing structure

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

Response:

The only location on property with the ability to place a level storage shed without major grading and retaining walls. For the existing single family dwelling and shed the variation would elevate the non-conforming status.

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

Response:

The shed is not obstructing views from any surrounding properties. It is currently placed behind an existing 8ft stockade fence. The intersection of Lake Dr. and Longbeach Dr. is seldom used due to the fact that both roads are dead ends and our home is the only residence on Lake Dr. For the existing single family dwelling and shed the variation would elevate the non-conforming status.

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

William G. Korcher & Patricia A. Korcher  
Signature(s) of owner(s)

\_\_\_\_\_  
Signature(s) of contract purchasers

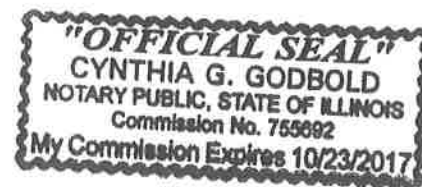
I, Cynthia G. Godbold a Notary Public aforesaid, do hereby  
certify that William G. Korcher / Patricia Ann Korcher

personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of 11-23-16 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 23rd day of November,  
2016

(Seal)

My Commission expires 10-23-17.  
Cynthia G. Godbold



## **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**

COPY

**WARRANTY DEED**  
*Tenants By the Entirety*

MAIL TO:  
David Maloney  
1880 W. Winchester Road, #108  
Libertyville, IL 60048

THE GRANTOR, Martha Hibbard, Wesley Wigginton, Jr and Suzanne Reese, being all of the heirs at law of **EILEEN B. WIGGINTON**, deceased, of the Village of Ingleside, County of Lake, State of Illinois, for and in consideration of Ten and 00/100 Dollars and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to **WILLIAM KERCHER** and **PATRICIA KERCHER**, husband and wife, of the Village of Lake Bluff, County of Lake, State of Illinois, not as tenants in common, not as joint tenants, but as **tenants by the entirety** the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

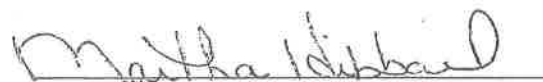
**LEGAL DESCRIPTION ATTACHED**


PIN 05-24-103-014 and 05-24-103-016  
Commonly known as 25620 W. Long Beach Drive, Ingleside IL 60041

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT 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 PROPERTY

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 not as tenants in common, not as joint tenants, but as tenants by the entirety forever.

DATED this 16th day of May, 2016.

  
Martha Hibbard

  
Wesley Wigginton, Jr.

  
Suzanne Reese

GRANTEE: WILLIAM KERCHER and PATRICIA KERCHER  
ADDRESS: 25620 W. Long Beach Drive, Ingleside IL 60041

TAXPAYER: WILLIAM KERCHER and PATRICIA KERCHER  
ADDRESS: 25620 W. Long Beach Drive, Ingleside IL 60041

NAME OF PERSON PREPARING DEED: Daniel Venturi, 146 Cedar Avenue, Lake Villa, IL 60046

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

I, the undersigned, a notary public in Lake County, Illinois, DO HEREBY CERTIFY that SUZANNE REESE appeared before me and signed the above as a voluntary act.

Given under my hand and seal this 22<sup>nd</sup> day of May, 2016.



Robyn L. Ringa  
Notary Public

STATE OF COLORADO )  
 ) SS  
COUNTY OF Rowt )

I, the undersigned, a notary public in Rowt County, Colorado, DO HEREBY CERTIFY that MARTHA HIBBARD appeared before me and signed the above as a voluntary act.

Given under my hand and seal this 16<sup>th</sup> day of May, 2016.

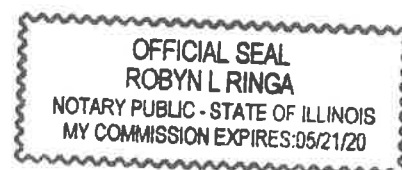


Marie-Helene Ross  
Notary Public

Illinois  
STATE OF WISCONSIN )  
 ) SS  
COUNTY OF Lake )

I, the undersigned, a notary public in Lake County, ILLINOIS ~~Wisconsin~~, DO HEREBY CERTIFY that WESLEY WIGGINTON, JR. appeared before me and signed the above as a voluntary act.

Given under my hand and seal this 22<sup>nd</sup> day of May, 2016.



Robyn L. Ringa  
Notary Public



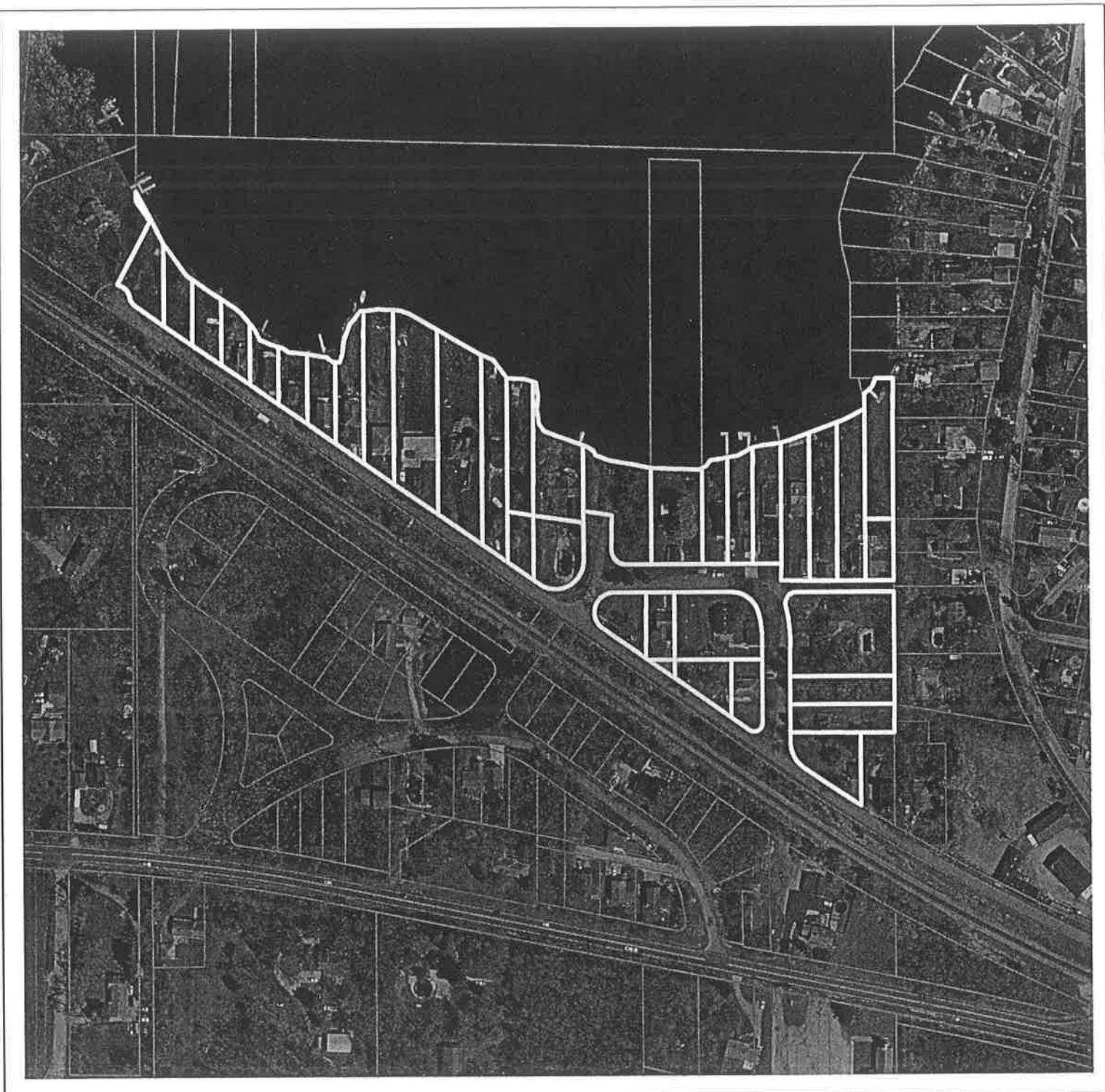
## LEGAL DESCRIPTION

PARCEL 1: LOTS 14, 15, (EXCEPT THAT PART OF LOTS 14 AND 15, AFORESAID, DESCRIBED AS FOLLOWING: COMMENCING ON THE NORTHERLY LINE OF LOT 15, AT THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT 16 IN SAID BLOCK EXTENDED SOUTH; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT 16 TO THE SOUTHERLY LINE OF LOT 14; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 14 TO THE SOUTH WESTERLY CORNER OF LOT 14; THENCE NORTH ALONG THE WEST LINE OF LOTS 14 AND 15 TO THE NORTH WEST CORNER OF LOT 15 AND THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 15 TO THE PLACE OF BEGINNING), AND ALL OF LOT 17 AND 18 IN BLOCK "H" IN LONG BEACH GARDENS SUBDIVISION OF STANTON'S LONG LAKE SUBDIVISION (EXCEPT LOTS 1, 2, 3, 4, AND "A" THEREOF), AND PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 16, 1927, AS DOCUMENT 308720, IN BOOK "S" OF PLATS, PAGES 30 AND 31, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE VACATED ALLEY IN SAID BLOCK "H" IN LONG BEACH GARDENS SUBDIVISION AFORESAID, WHICH LIES EASTERLY OF THE EASTERLY LINE OF LOT 16 IN SAID BLOCK "H" IN SAID SUBDIVISION EXTENDED SOUTHERLY, IN LAKE COUNTY, ILLINOIS.

PIN 05-24-103-014 and 05-24-103-016

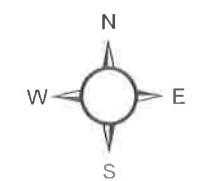
Commonly known as 25620 W. Long Beach Drive, Ingleside IL 60041



ZBA #8417  
Adjacent Property Owner map/List

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.



CHRISTOPHER/KRISTINE JOHNSON  
25760 W LONG BEACH DR  
INGLESIDE IL 60041-9594

**ZBA #8417**  
**MAIL OUT DATE: 12-27-16**

SANDER & MARILYN SUNDBERG  
34928 N AUGUSTANA AVE  
INGLESIDE IL 60041-9515

ROY RUDNICK  
25720 W LONG BEACH DR  
INGLESIDE IL 60041

HELMUT & URSULA B ROEMER  
25708 W LONG BEACH DR  
INGLESIDE IL 60041-9594

MARK GRIMSHAW  
1002 NORTHWESTERN AVE  
DAVIS JUNCTION IL 61020

ELIZABETH & DANA PITEL  
25684 W LONG BEACH DR  
INGLESIDE IL 60041-9511

DAVE JANSON/MARGARET JANSON  
25678 W LONG BEACH DR  
INGLESIDE IL 60041-9511

MARY T KELLER  
25672 W LONG BEACH DR  
INGLESIDE IL 60041-9511

DONALD HJORTLAND  
25656 W LONG BEACH DR  
INGLESIDE IL 60041-9511

LAWRENCE W & KIM L ARMOUR  
25638 W LONG BEACH DR  
INGLESIDE IL 60041-9511

NORMAN REESE  
25630 W LONG BEACH DR  
INGLESIDE IL 60041-9511

J JORGENSEN  
25644 W OAKLAND DR  
INGLESIDE IL 60041-9512

WILLIAM & PATRICIA KERCHER  
25620 W LONG BEACH DR  
INGLESIDE IL 60041-9511

LAVERNE M JORGENSEN  
PO BOX 17  
INGLESIDE IL 60041

CAROLINE LOUISE PANAGOPULOS  
610 W OAKDALE AVE  
CHICAGO IL 60657-5310

LEONARDO ZARAGOZA &  
MINERVA OCAMPO  
25522 W OAKLAND DR  
INGLESIDE IL 60041-9531

MARY JOY MARSOOBIAN  
1742 HUNTSMAN DR  
AIKEN SC 29803-5240

THOMAS L & MARY J GUENTHER  
326 W SHERIDAN PL  
LAKE BLUFF IL 60044-2325

TROY D & JOHANNA M BERNARD  
25628 W OAKLAND DR  
INGLESIDE IL 60041-9512

CARL W RIPLEY II  
25620 W OAKLAND DR  
INGLESIDE IL 60041-9512

JOHN M THULINE  
25610 W OAKLAND DR  
INGLESIDE IL 60041-9512

DAVID GAY & ANNETTE COLLINS  
34888 N AUGUSTANA AVE  
INGLESIDE IL 60041-9595

GERRY KARLEN  
1455 KARLENS WAY  
JOHNSBURG IL 60051

ANTHONY & RENEE BOUBIN  
26210 W MARSHALL AVE  
INGLESIDE IL 60041-8216

E RAMOS G SOTOMAYOR  
25568 W LONG BEACH DR  
INGLESIDE IL 60041-8642

E RAMOS G SOTOMAYOR  
25568 W LONG BEACH DR  
INGLESIDE IL 60041-8642

CURTIS W & ROSE M SHEETS  
25585 W OAKLAND DR  
INGLESIDE IL 60041-9583

BRADLEY E & CHERI K ANGELBECK  
2231 CHADWICK WAY  
MUNDELEIN IL 60060-5380

ROBERT E & MORNA K GAYLOR  
25580 W OAKLAND DR  
INGLESIDE IL 60041-9512

