

LAKE COUNTY ZONING NOTICE #8497

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, March 9, 2017 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Jerome and Nisa Pfeifer, 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 south side street setback from 30 feet to 7.5 feet to allow for the expansion of an existing single family home.
2. Reduce the south side street setback from 30 feet to 18 feet to alleviate the nonconforming status of the existing detached garage.
3. Reduce the south side street setback from 30 feet to 15.02 feet to alleviate the nonconforming status of the existing shed.
4. Reduce the rear yard setback from the 4 feet to .57 feet to alleviate the nonconforming status of the existing shed.
5. Reduce the north side street setback from 30 feet to 11.79 feet to alleviate the nonconforming status of the existing detached garage.

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

The subject property is located at 22673 W Loon Lake Blvd, Antioch, IL 60002 and is approximately 0.65 acres.

PIN(s) 02-21-304-020, 021, 022

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) 377-2187.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

JERRY & NISA PFOTER
Owner(s)

Phone: 847-651-0766

22673 W. LOON LK BLVD
ANTIOCH, IL 60002

Fax: 847-838-3518

Email: PFOTER226@
COMCAST.NET

Address

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:

Legal description:
(☒ see deed)

R-1
SINGLE FAMILY
EXPANDED SINGLE FAMILY
02-21-304-020
02-21-304-022
02-21-304-021
22673 W. LOON LK. BLVD.
ANTIOCH, IL 60002

Request:

The following variation(s) are requested:

1. SEE ATTACHED
2. _____
3. _____

Explain why this variation(s) is necessary: _____

TO BUILD ADDITIONS AND TO BE ABLE
TO REBUILD EXISTING BUILDINGS IF
THEY WERE DAMAGED

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:

SEE ATTACHED

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

Response:

SEE ATTACHED

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

Response:

SEE ATTACHED

The following variations are requested:

1. Side street setback from 30 feet to 7.5 to allow for the construction of a screened in porch and addition to the existing home.
2. Side street setback from 30 feet to 15.02 feet to remedy the nonconformity for an existing shed and allow reconstruction in the event it is damaged or destroyed.
3. Rear yard setback reduction from 4 feet to 0.57 feet to remedy the nonconformity for an existing shed and to allow reconstruction in the event it is damaged or destroyed.
4. Side street setback reduction from 30 feet to 18 feet to remedy the nonconformity for an existing detached garage and to allow reconstruction in the event it is damaged or destroyed.
5. Side street setback reduction from 30 feet to 11.79 feet to remedy the nonconformity for an existing detached garage and to allow reconstruction in the event it is damaged or destroyed.

1. Exceptional conditions peculiar to the applicant's property:

Our hardship is that on paper there is a road shown directly behind our house. The road was never put through. There are very large oak trees and the area is fully wooded. The other side of the road is Sun Lake Forest Preserve. Around 1922 our house was relocated far south on our lot and at a slight angle. The lot is an irregular shape, and our septic field takes up the northern yard. We can only build to the east and west of our home, encroaching into the southern side street setback, as to not impede on the northern yard or septic field. In addition, the existing accessory structures on site are non-conforming and we wish to remedy this non-conformity.

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

If the variances are not granted, we cannot build the additions to our home. Also, if the three existing accessory structures and my house were to be damaged, we would not be able to rebuild them in the same place.

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

This project should not have an effect on neighboring properties or the environment. We will not be cutting down any trees. We are the last house on a dead end street and we only have one neighbor next door, who have expressed no objection to the variance.

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

[Signature] [Signature]
Signature(s) of owner(s)

Signature(s) of contract purchasers

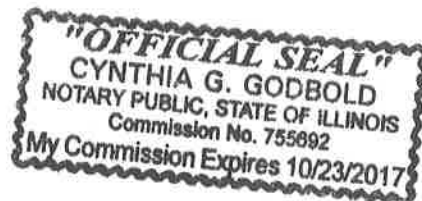
I, Cynthia G. Godbold a Notary Public aforesaid, do hereby
certify that JERRY PFUTER NISA PFUTER

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of 2-3-17 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 17th day of January,
2017.

(Seal)

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



COURT REPORTER AGREEMENT

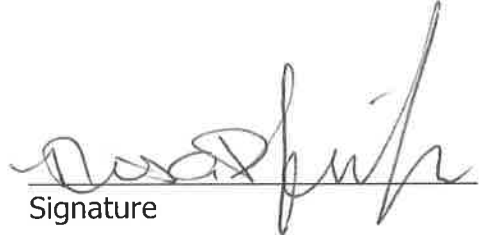
CHECK ONE OF THE FOLLOWING:



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

Form No. 15R © Jan. 1995
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922**WARRANTY DEED**
Joint Tenancy—Statutory
(ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

Donald R. Feigel,
married to Nelly G. Feigel**4387033**Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Jul 16 1999
At 10:15am
Receipt #: 181121
Doc/Type: WD
Deputy - Cashier #2

(The Above Space For Recorder's Use Only)

of the City of San Rafael County
of California, State of California
for and in consideration of Ten DOLLARS,
in hand paid, CONVEY S and WARRANT S to

Jerome E. Pfeifer and Nisa M. Pfeifer

A20991733
FIRST AMERICAN TITLE

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit: (See reverse side for legal description.) 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 in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for _____ and subsequent years andPermanent Index Number (PIN): 02-21-304-021 (002)Address(es) of Real Estate: 22639 W. Loon Lake AntiochDATED this 16 day of June 1999PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)Donald R. Feigel

(SEAL)

(SEAL)

(SEAL)

(SEAL)

I, Donald R. Feigel, ss. 1, the undersigned, a Notary Public in and for
State of Illinois, County of Marion ~~of Lake~~ said County, in the State aforesaid. DO HEREBY CERTIFY that

Donald R. Feigel

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 he signed, sealed and delivered the said
instrument as his 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 16th day of June 1999Commission expires 10-1-99 10-1-99

NOTARY PUBLIC

This instrument was prepared by Michael W. Gantar 382 Lake St. Antioch, IL 60002
(NAME AND ADDRESS)MICHAEL W. GANTAR
PAGE NOTARY PUBLIC, State of Illinois
Comm. Exp. Feb. 2, 2000

SEE REVERSE SIDE ►

4387033

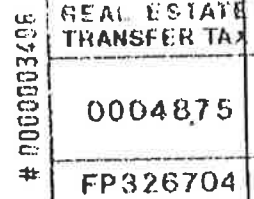
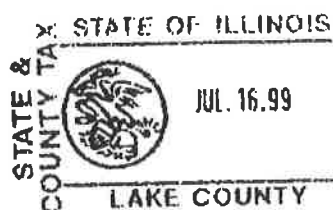
(2)

Legal Description

of premises commonly known as _____

LOTS 48 AND 49 IN HOLLATZ RESUBDIVISION OF LOTS 1 AND 4, 8, 9 AND 14 TO 26 IN VILLA RICA IN SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION, RECORDED JULY 10, 1915, IN BOOK "J" OF PLATS, PAGE 39, AS DOCUMENT 159987, IN LAKE COUNTY ILLINOIS.

**This Property Does Not Constitute Homestead Property of
The Grantor nor His Wife**



32.50\$

MAIL TO: { William E. Petty (Name)
966 Main St. (Address)
Antioch, IL. 60002 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

Jerome E. Pfeiffer (Name)
22613 W. Loan Lake Blvd. (Address)
Antioch, IL. 60002 (City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

RECORDATION REQUESTED BY:

First American Bank
201 S. State Street
P.O. Box 307
Hampshire, IL 60140

WHEN RECORDED MAIL TO:

JEROME E. PFEIFER and NISA
PFEIFER
22673 WEST LOON LAKE
BOULEVARD
ANTIOCH, IL 60002



Image# 051440580002 Type: REL
Recorded: 08/08/2014 at 10:52:14 AM
Receipt#: 2014-00042121
Page 1 of 2
Fees: \$39.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7121933**

FOR RECORDER'S USE ONLY

RELEASE OF MORTGAGE OR TRUST DEED BY CORPORATION (ILLINOIS)

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

KNOW ALL MEN BY THESE PRESENTS, That First American Bank of the County of Kane and the State of Illinois for and in consideration of the payment of the indebtedness secured by the property hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, CONVEY, and QUIT CLAIM unto JEROME E. PFEIFER and NISA PFEIFER, 22673 WEST LOON LAKE BOULEVARD, ANTIOCH, IL 60002**, his/her/their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain mortgage bearing date the 10th day of January, 2000, and recorded in the Recorder's Office of LAKE County, in the State of Illinois, in book _____ of records, on page _____, as document No. 4482645, to the premises therein described as follows, situated in the County of LAKE, State of Illinois, to wit:

LOT 47 IN HOLLATZ RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, 8 AND 9 AND 14 TO 26, INCLUSIVE, IN VILLA RICA, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 10, 1915 A DOCUMENT 159987 IN BOOK "J" OF PLATS, PAGE 39, IN LAKE COUNTY, ILLINOIS.

together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Real Estate Index Number(s): 02-21-304-020

Address(es) of premises: 22673 WEST LOON LAKE BOULEVARD, ANTIOCH, IL 60002

Witness Our hand(s) and seal(s), this 14TH day of MARCH 2003

By: *Anne L. Conro* (SEAL)
ANNE L. CONRO, VP (Name & Title)

Attest: _____ (SEAL)
(Name & Title)

This instrument was prepared by First American Bank 201 S. State Street, Hampshire, IL 60140.

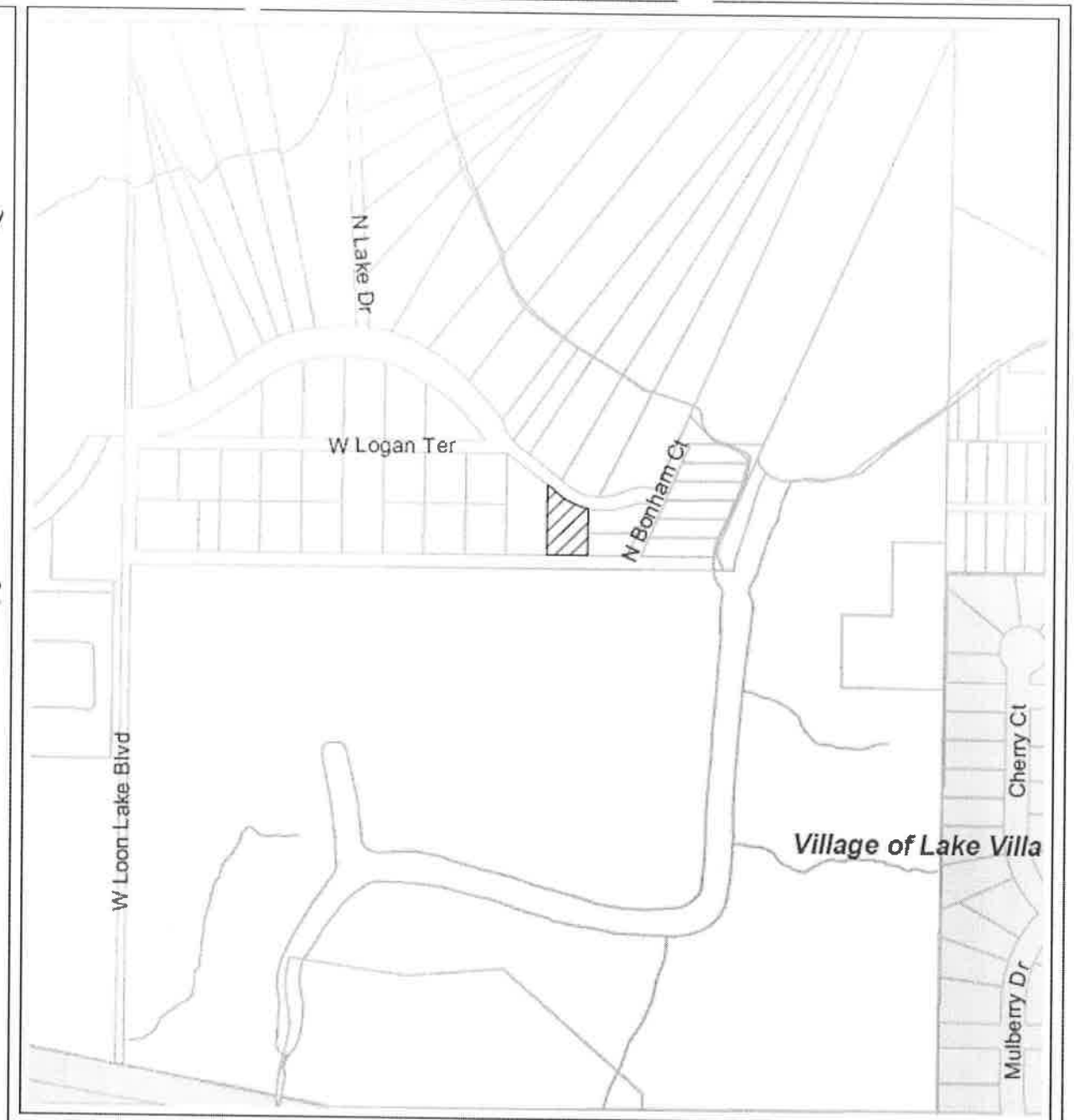
STATE OF ILLINOIS)

) ss

COUNTY OF KANE)



1 EXISTING ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



Zoning Board of Appeals
Case #8497





Zoning Board of Appeals Case #8497



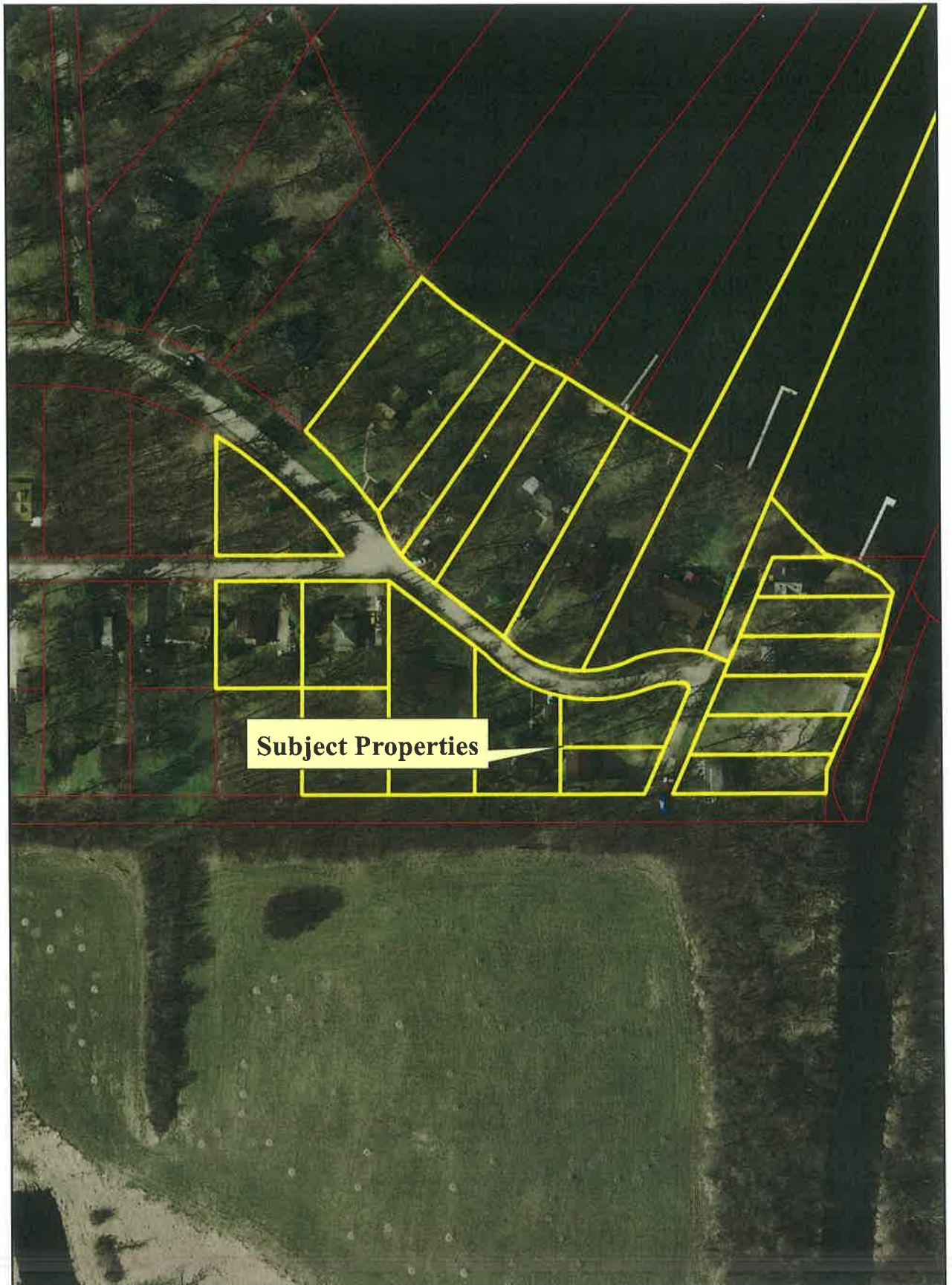
Incorporated Lake County



Subject Parcel

0 25 50 100 150 200
Feet

ZBA Hearing #849,



DAVID & SHERYL BOGAERTS
22712 W LOON LAKE BLVD
ANTIOCH IL 60002-8770

ZBA #8497
Mail Out Date: 2-14-17

STEVE YATES
22690 W LOON LAKE BLVD
ANTIOCH IL 60002

PAUL & BERNADETTE TAVIANI
435 S ARLINGTON AVE
ELMHURST IL 60126-3916

JAMES & BARBARA OLSON
22670 W LOON LAKE BLVD
ANTIOCH IL 60002-7517

LOON LAKE-KEIM ENTERPRISES,
1820 W FOSTER AVE
CHICAGO IL 60640-1052

MATTHEW K BURDA
22731 W LOGAN TER
ANTIOCH IL 60002

SHARON ROBERSON
22715 W LOGAN TER
ANTIOCH IL 60002-8886

STEVEN L & LAURA YATES
22700 W LOON LAKE BLVD
ANTIOCH IL 60002-7518

JAMES R & BARBARA L OLSON
22691 W LOON LAKE BLVD
ANTIOCH IL 60002-8771

VILLA RICA CLUB
40703 N LAKE DR
ANTIOCH IL 60002

JEROME & NISA PFEIFER
22673 W LOON LAKE BLVD
ANTIOCH, IL 60002-8771

MARK J & DIANE B SHERMAN
22644 W LOON LAKE BLVD
ANTIOCH IL 60002-7517

REYNA SERNA
40265 N BONHAM CT
ANTIOCH IL 60002-8020

ARTHUR & ELIZABETH DEPRISCO
40305 N BONHAM CT
ANTIOCH IL 60002-8021

Agencies
Mail Out Date: 2-14-17

JOHN R NIXON FIRE CHIEF
ANTIOCH FIRE PROTECTION DIST
835 HOLBEK DR
ANTIOCH IL 60002

ANTIOCH TWP CLERK
ANITA MERKEL DYER
P O BOX 658
ANTIOCH IL 60002

ANTIOCH TWP HIGHWAY COMM
MARK RING
933 BARTLETT AVE
ANTIOCH IL 60002

VILLAGE OF ANTIOCH
LORI FOLBRICK - CLERK
847 MAIN STREETREET
ANTIOCH IL 60002

VILLAGE OF LAKE VILLA
ALYCE BROWNEE CLERK
PO BOX 519 - 65 CEDAR AVE
LAKE VILLA IL 60046

LOT 47 (14,400sf):
HOUSE - 1842sf
ADDITION - 583sf
SHED - 150sf
GARAGE - 270sf
ASPHALT DRIVE - 275sf
CONCRETE WALKS - 140sf
TOTAL = 3,260sf

LOTS 48 (8,509sf) & 49 (5,805sf)
GARAGE - 988sf
CONCRETE WALK - 92sf
ASPHALT DRIVE - 2,190sf
TOTAL = 3,270sf

TOTAL IMPERVIOUS SURFACES = 6,530sf
TOTAL LOT AREA (ALL LOTS) = 28,714sf

IMPERVIOUS SURFACE RATIO = 23%

WEST LOON LAKE BLVD

LOT 48

LOT 49

BONHAM COURT

145.73'

ASPHALT DRIVE

65.75'

96.85'

1 SITE PLAN - CONSTRUCTION ON LOTS 47, 48 & 49 CONSOLIDATED
SCALE: 1/8" = 1'-0" (PIN 02-21-304-020; 02-21-304-021; 02-21-304-022)

VILLA RICA ROAD (FUTURE)

100.0'

173.0'

58' 0.57'

58' 15.02'



ASPHALT DRIVE

11.79'

EXISTING 1-STORY GARAGE

CONCRETE WALK

LOT 47

78.52'

14.84'

115.28'

CONCRETE WALK

COVERED PORCH

EXISTING 1-STORY GARAGE

6'-0"

18'-0"

16'-0"

NEW 1-STORY SCREEN PORCH

EXISTING 2-STORY RESIDENCE #22673

NEW 1-STORY ADDITION

34'-3 1/2"

12'-0"

9'-1 1/2"

EXISTING 1-STORY SHED

15.95'