

## **LAKE COUNTY ZONING NOTICE #8522**

### **VERNON TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, March 23, 2017 at 9:00 A.M. at the Lake County Division of Transportation, 600 W. Winchester Road, Libertyville, Illinois, on the petition of Daniel McGrath, record owner, who seeks the following variance from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the north side yard setback from 11.30 feet to 4.65 feet to allow for the expansion of an existing single family home.

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

The subject property is located at 24154 N. Bridle Trail Rd, Lake Forest, IL 60045 and is approximately 0.77 acres.

PIN 15-11-301-002

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**

RECEIVED

FEB 23 2017

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

LAKE COUNTY  
PLANNING, BUILDING & DEVELOPMENT

Applicant(s):  
(please print)

DAN MCGRATH

Owner(s)

Phone: 630-743-1497

14 BRIDLE TRAIL RD  
LAKE FOREST IL 60045

Fax: \_\_\_\_\_

Address

Email: \_\_\_\_\_

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:

CHRIS RUSSO / ALA ARCHITECTS

Name

815-788-9200  
Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

2000 BEHAN ROAD  
CRYSTAL LAKE IL 60014

815-788-9201  
Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Address

crusso@alaarchitects.com

Subject  
Property:

Present Zoning:

E

Present Use:

SINGLE FAMILY RESIDENCE

Proposed Use:

SINGLE FAMILY RESIDENCE

PIN(s):

1511301002

Address:

14 N. BRIDLE TRAIL ROAD


LAKE FOREST IL

Legal description:

(see deed)

THE SOUTH 100 FEET OF LOT 2 AND THE NORTH 13 FEET OF THE SOUTH 113 FEET OF THE EAST 250 FEET OF LOT 2 IN BARK'S OAK LANE ACRES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1957 AS DOCUMENT 975505 IN BOOK 1592 OF RECORDS, PAGE 412, IN LAKE COUNTY, ILLINOIS.

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)

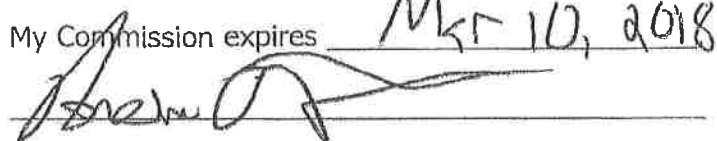
\_\_\_\_\_  
Signature(s) of contract purchasers

 I, Andrew J. Feeley a Notary Public aforesaid, do hereby certify that \_\_\_\_\_

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Seal)

My Commission expires Mar 10, 2018  




Request:

The following variation(s) are requested:

1. SIDE YARD SETBACK - TO BE REDUCED FROM REQUIRED
2. 11.3' TO 5.65'
3. \_\_\_\_\_

Explain why this variation(s) is necessary: \_\_\_\_\_

TO ALLOW FOR ADDITION TO EXISTING FOOTPRINT

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:

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

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

SEE ATTACHED

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

We are requesting a side yard setback variance to allow for the addition of an attached garage, mud room, and family room. Currently the residence has a detached two car garage that will be removed to allow for the proposed addition. The floor plan design of the house and the bedroom locations will not allow for an attached garage to feasibly work in any location other than what is proposed. The proposed location is in the same proximity as the existing detached garage and will allow the existing driveway and front walk to remain.

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

The current house is a ranch house built on a slab foundation with a detached garage. The homeowner's love the house and the location; however they would like improve the livability of the home.

Garage- currently they have a detached garage. They would like to rebuild the garage and have the convenience of an attached garage along with a traditional mud / laundry room. Currently they only have a washer / dryer closet. The size of a standard two car garage is what has determined the footprint for our side yard variance request. Without a side yard setback variance a useable two car garage would not be possible.

Storage – the current design of the house does not have a crawl space or useable attic space. Not having either of these options makes it extremely difficult for storage. The proposed design will allow for a bonus room and attic space above the garage that can be very useful for storage.

Rec. Room – The current design of the house has a small Family Room. The homeowner's would like to also have an additional room to entertain / play pool. The ideal location for this space would be the basement. However due to the slab construction an addition is the only feasible choice.

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

In this climate an attached garage is a typical amenity that is standard for most homes. If granted this variance it would not negatively affect the neighbors and would be in character with the surrounding houses.

**PREPARED BY:**

Morton J. Rubin, P.C.  
3330 Dundee Road, Suite C4  
Northbrook, IL 60062

**MAIL TAX BILL TO:**

Daniel McGrath  
14 N. Bridle Trail Rd.  
Lake Forest, IL 60045

**MAIL RECORDED DEED TO:**

Thomas Hawbecker  
35 S. Garfield St.  
Hinsdale, IL 60521

**WARRANTY DEED**

Statutory (Illinois)

THE GRANTOR(S), Scott Warren, A Single Man of the City of Lake Forest, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Daniel McGrath, A Single Man, of DEERFIELD, ILLINOIS, all right, title, and interest in the following described real estate situated in the County of LAKE, State of Illinois, to wit:

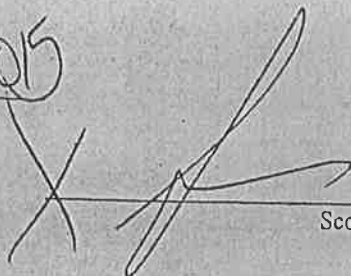
THE SOUTH 100 FEET OF LOT 2 AND THE NORTH 13 FEET OF THE SOUTH 113 FEET OF THE EAST 250 FEET OF LOT 2 IN BARK'S OAK LANE ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1957 AS DOCUMENT 975605 IN BOOK 1592 OF RECORDS, PAGE 412, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number(s): 15-11-301-002  
Property Address: 14 N. Bridle Trail Rd., Lake Forest, IL 60045

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

ated this 17 day of July 2015

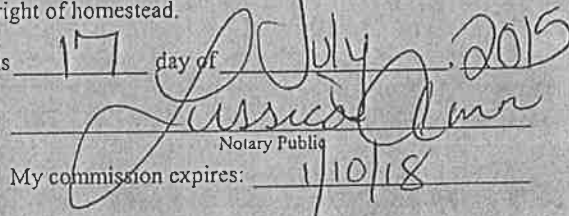


Scott Warren

STATE OF IL )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Scott Warren, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 17 day of July 2015

  
Notary Public  
My commission expires: 1/10/18



MidLakesSurvey.Com  
25636 W. LAKEVIEW CT.  
LAKE VILLA, IL 60046

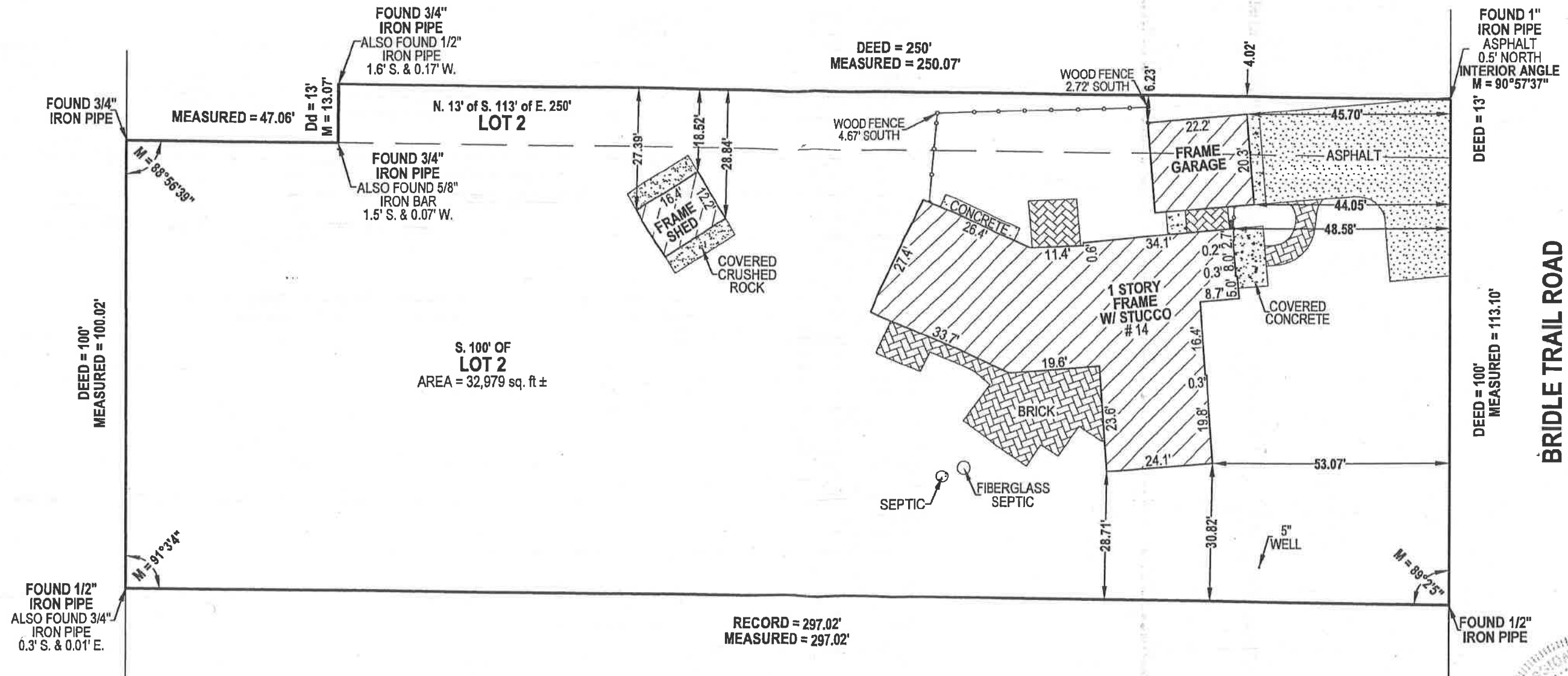
# MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

## PLAT OF SURVEY

Phone: 847-973-1873  
Fax: 847-973-9783  
midlakes.survey@yahoo.com

THE SOUTH 100 FEET OF LOT 2 AND THE NORTH 13 FEET OF THE SOUTH 113 FEET OF THE EAST 250 FEET OF LOT 2 IN BARK'S OAK LANE ACRES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1957 AS DOCUMENT 375605 IN BOOK 1592 OF RECORDS, PAGE 412, IN LAKE COUNTY, ILLINOIS.



All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted.  
Field work completed on 07/07/2015  
COPYRIGHT 2015 - MID LAKES SURVEY COMPANY  
Job no. 454539 P.I.N. 15-11-301-002 Scale 1" = 25'  
Address 14 N. BRINDLE TRAIL ROAD Township VERNON Platted By DLM  
LAKE FOREST, IL 60045 Ordered By MORTON J. RUBIN, ESQ. Checked By NNM

STATE OF ILLINOIS )  
                                  ) S.S.  
COUNTY OF LAKE )

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated JULY 09, 2015

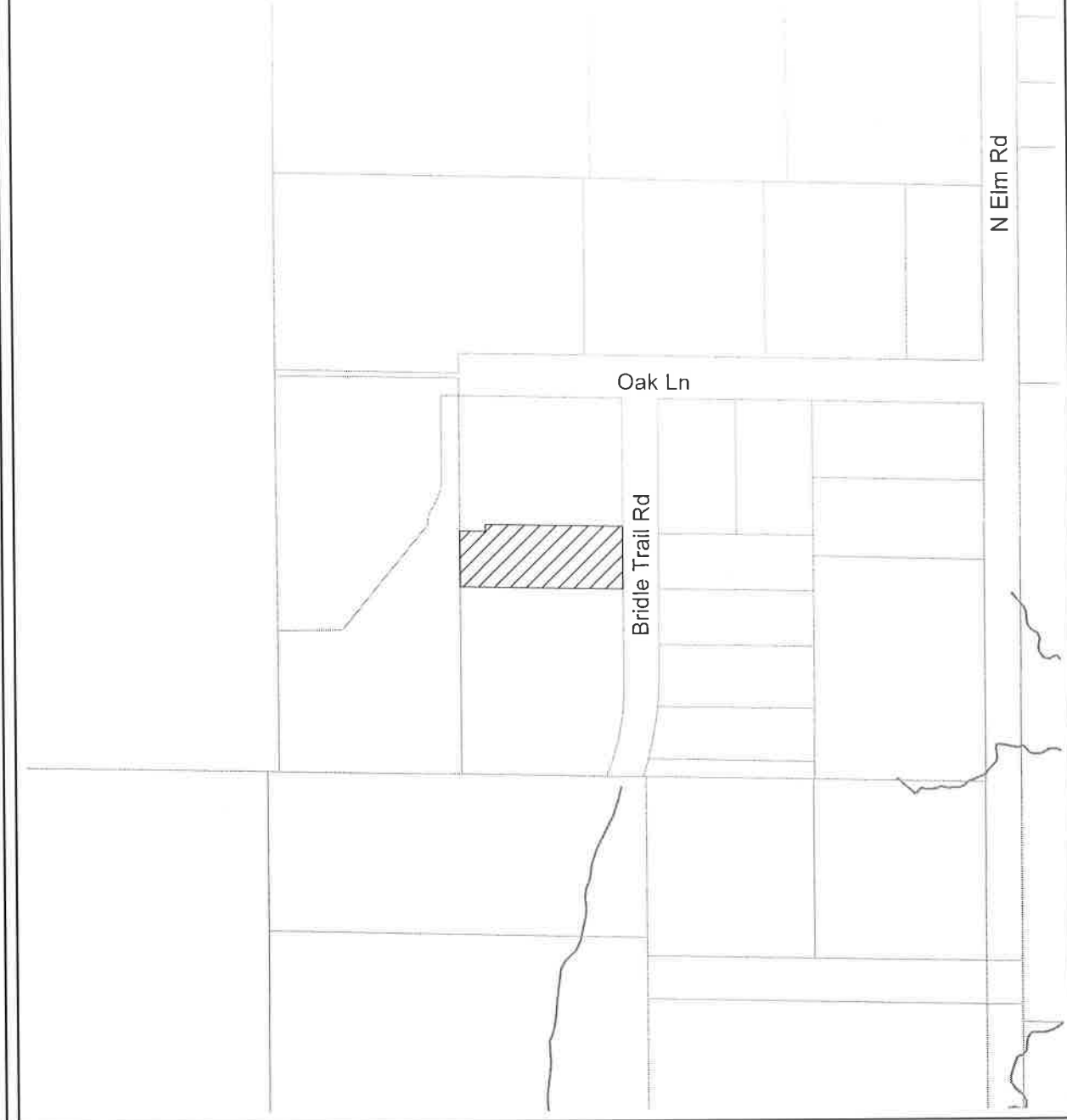
MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS  
Illinois Professional Land Surveyor. My license expires 11/30/2016



CERTIFIED COPIES EMBOSSED WITH RAISED SEAL





## Zoning Board of Appeals Case #8522



Incorporated Lake County



Subject Parcel

0 25 50 100 150 200  
Feet