

LAKE COUNTY ZONING NOTICE #000242-2017

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, July 13, 2017 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of Jan Filonowicz, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the water's edge setback from 30 feet to 12 feet for a roof over an existing deck.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 23069 and 23053 W. Lakeshore Drive, Antioch, Illinois and is approximately 0.30 acres.

PIN 02-20-205-037, 02-20-205-038

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): JAN FILONOWICZ Phone: 773-407-8240
 (please print) Owner(s)

23069 W. LAKESHORE DR. Fax: _____
ANTIOCH, IL 60002 Email: _____

Address _____

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:

MARIUSZ FILONOWICZ Phone: 773-48-9647
 Name Cell: _____

218 N. LYTLE DR. Fax: _____
PALATINE, IL 60074 Email: _____

Address _____

Subject Present Zoning: B-1
 Property: Present Use: SINGLE FAMILY DWELLING W/DETACHED DECK
 Proposed Use: BOOF OVER DETACHED DECK
 PIN(s): 02-20-205-037, 02-20-205-038
 Address: (23053) 23069 W. LAKESHORE DR.
ANTIOCH, IL 60002

Legal description:
 (✓ see deed)

Request: The following variation(s) are requested:

1. REDUCE THE WATER'S EDGE SETBACK FROM 30' TO 12'

2. _____

3. _____

Explain why this variation(s) is necessary: _____

TO PLACE THE ROOF OVER EXISTING DECK

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:

PLEASE SEE ATTACHMENT #1

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

PLEASE SEE ATTACHMENT #2

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

PLEASE SEE ATTACHMENT #3

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

Response:

- We have obtained a legal non-conforming approval of the existing detached deck
- Property was purchased in 2013 with the deck present (not recorded on 2013 survey)
- This deck was afforded shade by large trees on both the east and west side of the property. Unfortunately these trees became diseased and had to be removed.
- Our deck with new roof will be no larger than the existing gazebo with roof, approximately 40 feet to the west.

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

Response:

- Proceeded with the understanding the existing deck was a legal structure when we bought the property and given that the adjacent trees no longer protect / afford a desirable amenity for the deck, its purpose and value is diminished, as it could not be protected by shade.
- Additionally it was also thought this location (for the roof over deck) would be acceptable, as there is a similar structure next door and a quarter mile to the west along the same street with a gazebo adjacent to the lakeshore.

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

Response:

- The proposed roof over the existing deck will not have a detrimental effect upon the aesthetics and values of the nearby properties.
- As much as we wanted to retain the tall, existing trees (30 feet high on average) to the east and to the west of the existing deck, they were infested with the emerald ash borer and became unhealthy (see enclosed photos) and dangerous and as a result had to be removed. As the removal of these infested trees opened up the view of the lake, ultimately the 8' high roof over the existing 8' X 15' deck will not hinder previous lake views, rather the tree removal has enhanced the lake views.
- The variance request meets the intent of the zoning requirements.
- We are willing to place condition on the application in which the roof will be no higher than 8 feet and will not contain a pitched roof. Roof slope will be kept to a minimum (no higher than 3' at the highest point) and only to allow for sufficient rain-water runoff.
- Deck will be open / non-enclosed, so it will not restrict the view of the lake

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

Jan Filonowicz
Signature(s) of owner(s)

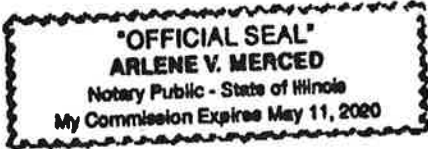
Signature(s) of contract purchasers

I, Arlene Merced a Notary Public aforesaid, do hereby
certify that Jan Filonowicz

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of 06/13/2017 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 13th day of June,
2017.

(Seal) My Commission expires May 11th 2020.
Arlene V. Merced



COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:

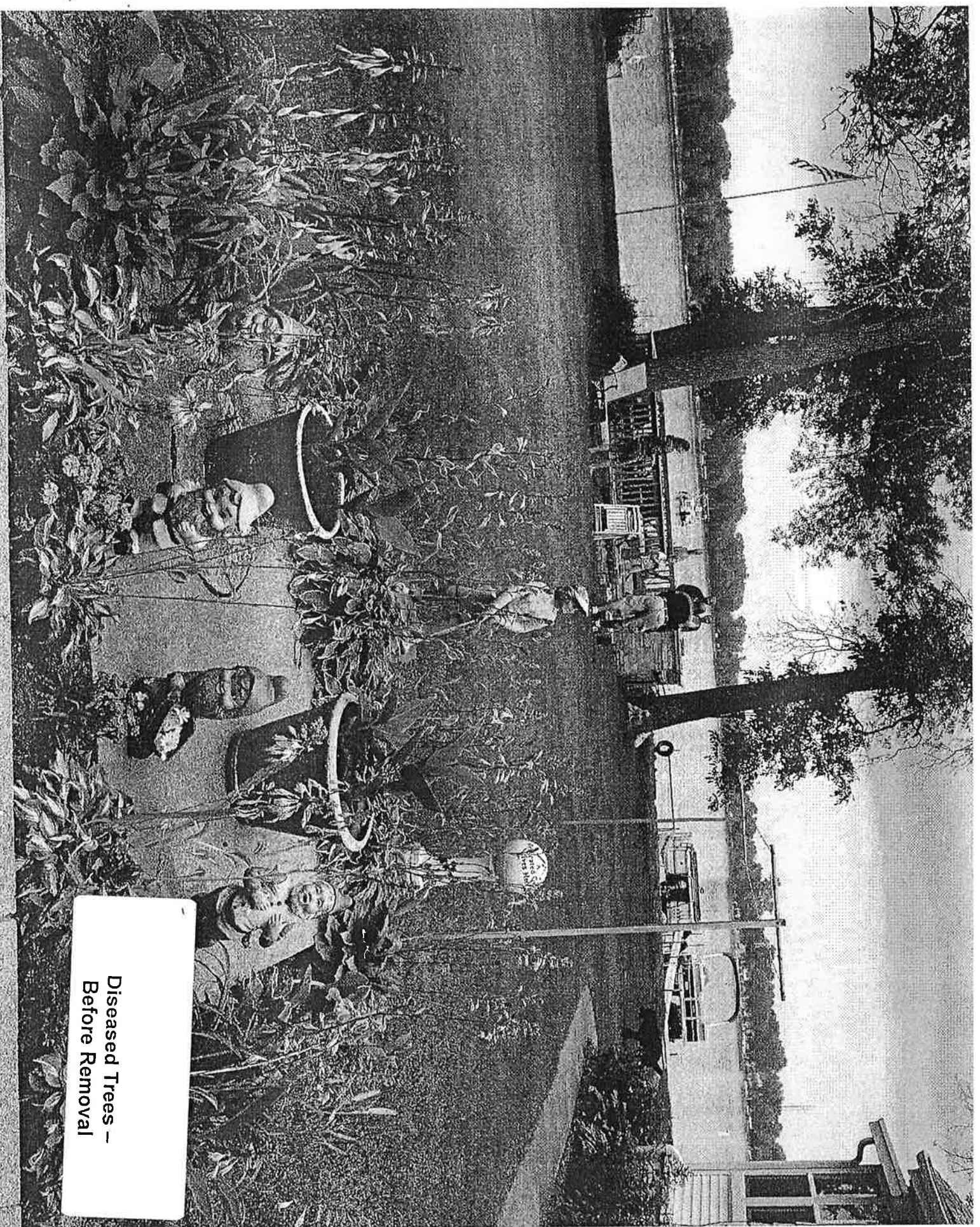
- ☒ I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced 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.

Jan Filonowicz
Signature

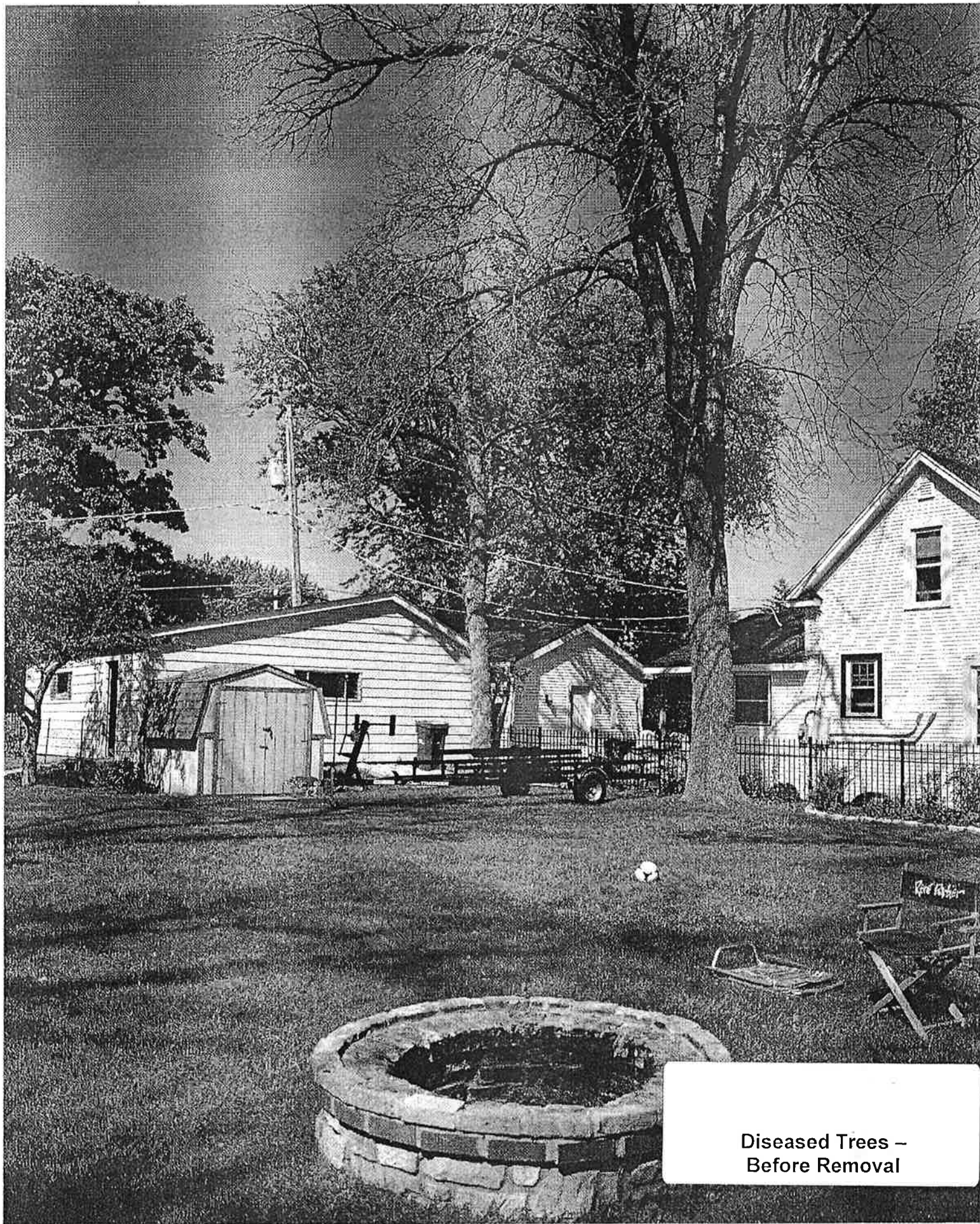
THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



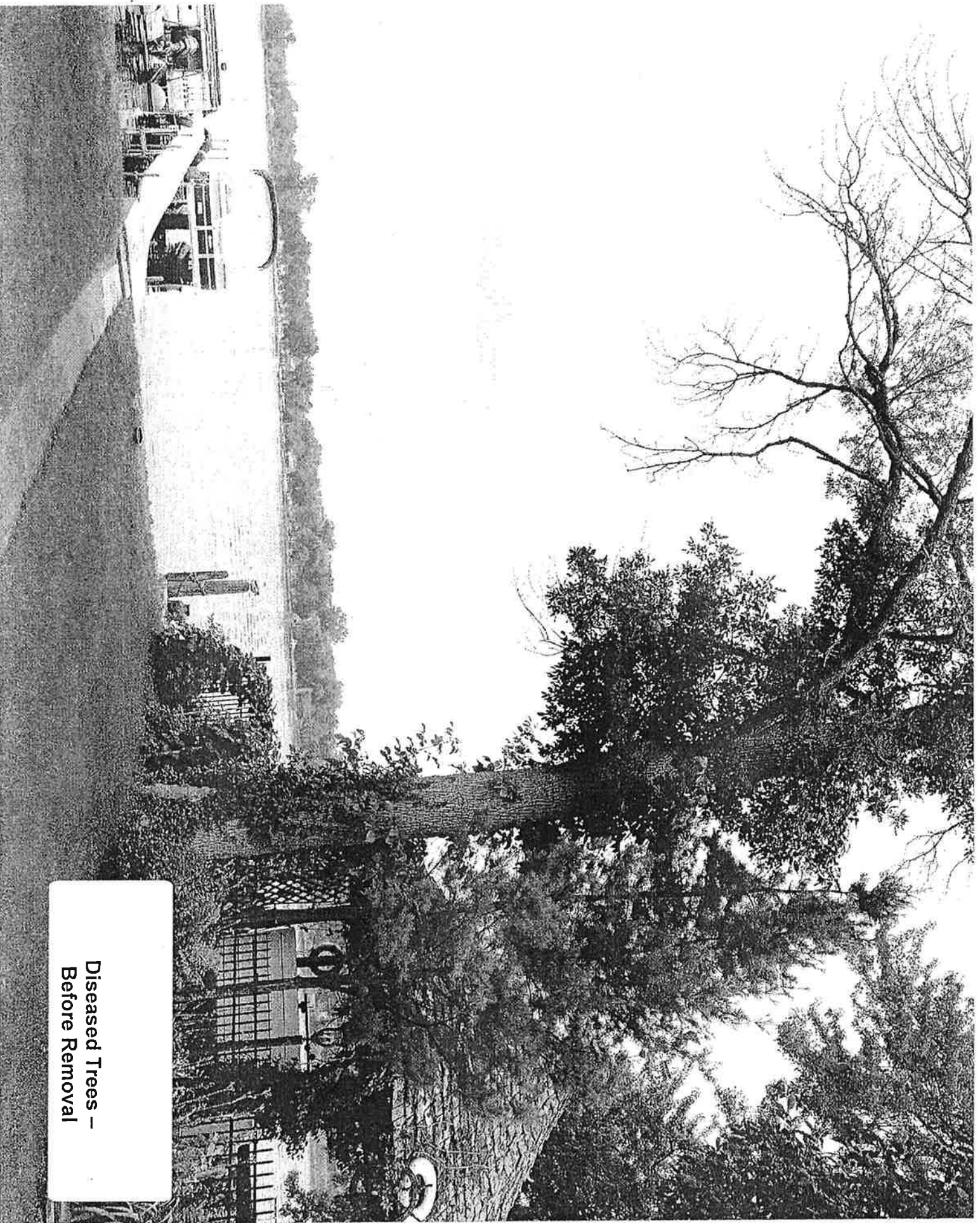
Diseased Trees -
Before Removal



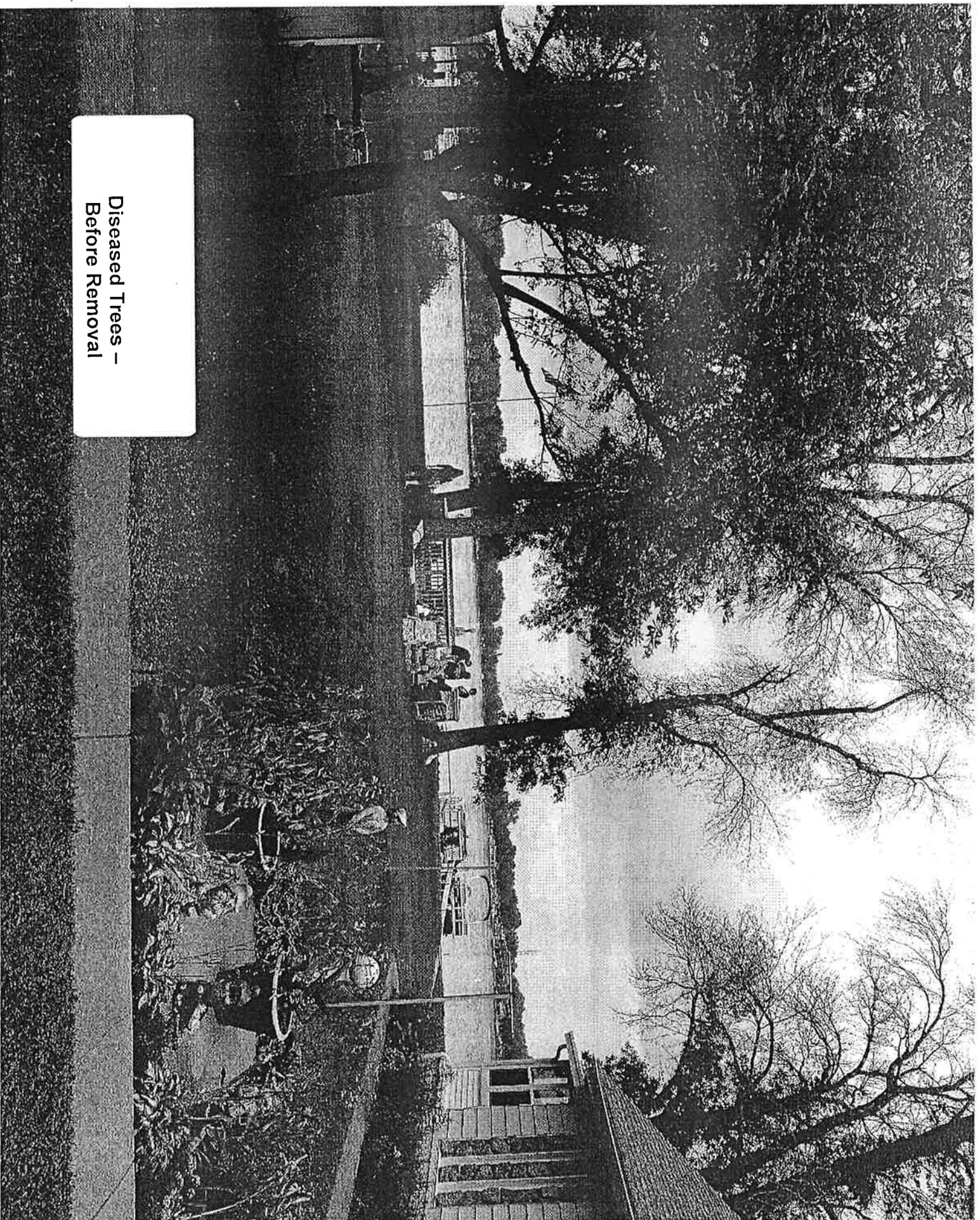
Diseased Trees -
Before Removal



Diseased Trees –
Before Removal



Diseased Trees -
Before Removal



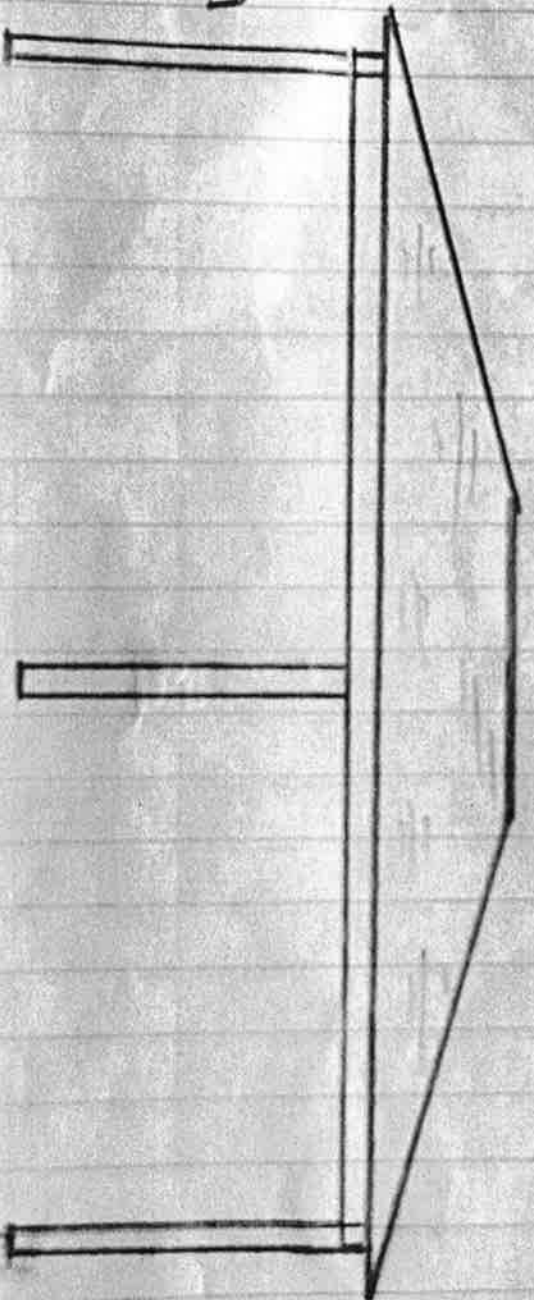
Diseased Trees -
Before Removal

Side View

23069 Lakeshore

Attic

3 1/2



x6 posts
x10"x3" Beam
x6 Rafter
Plywood
x8 Hip
6 Fascia
1/4" Shingle

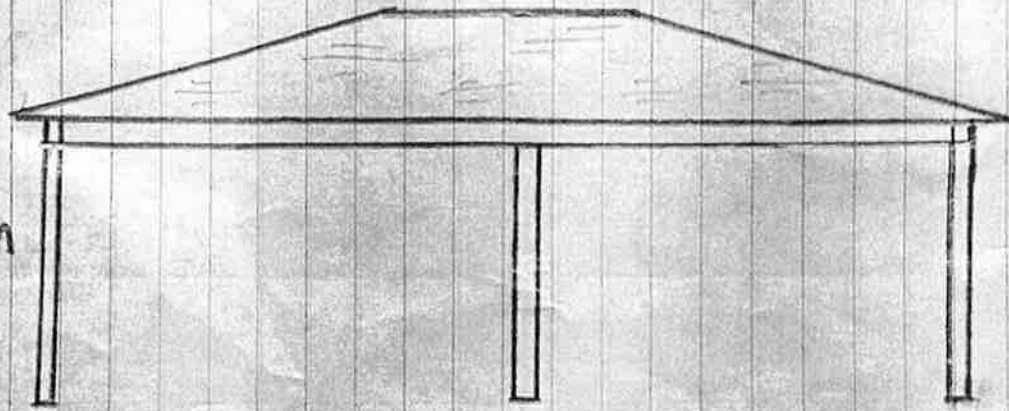
1/4" = 1'

23069 Lakeshore

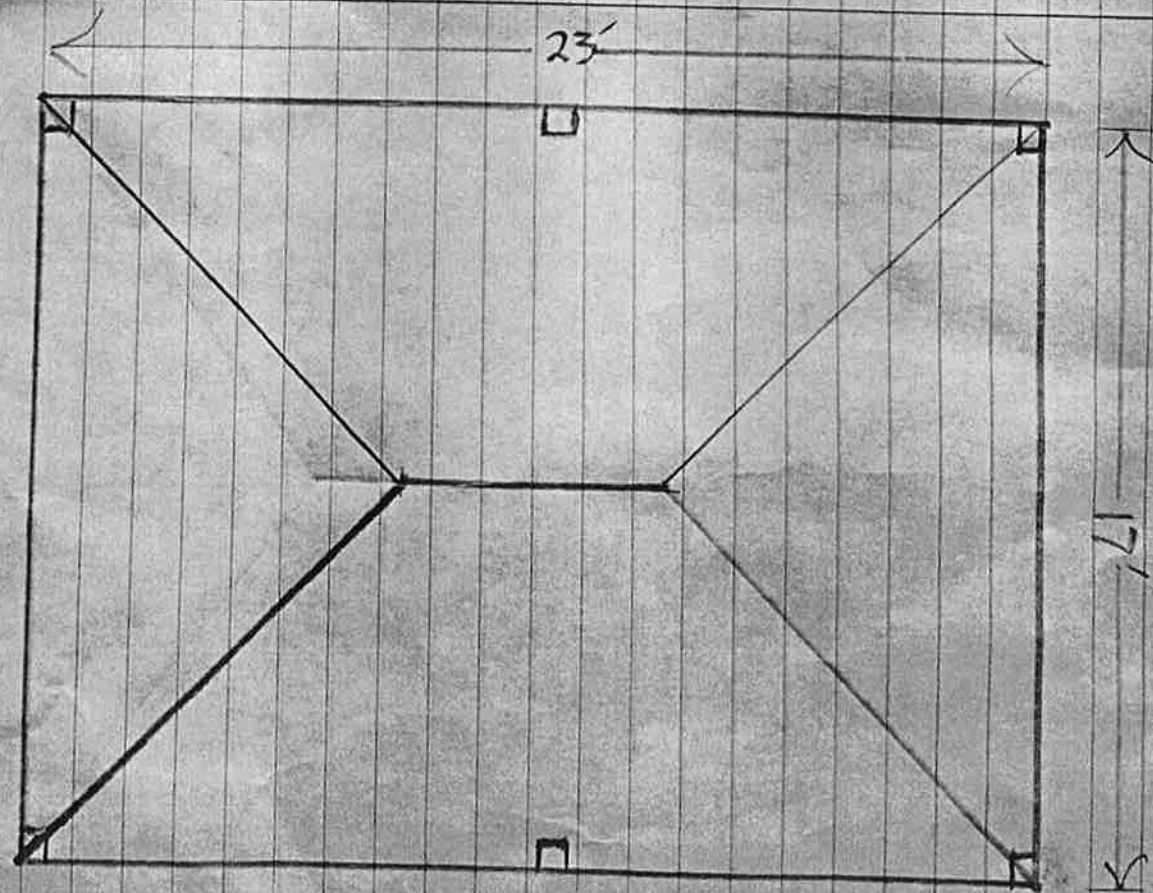
Antioch

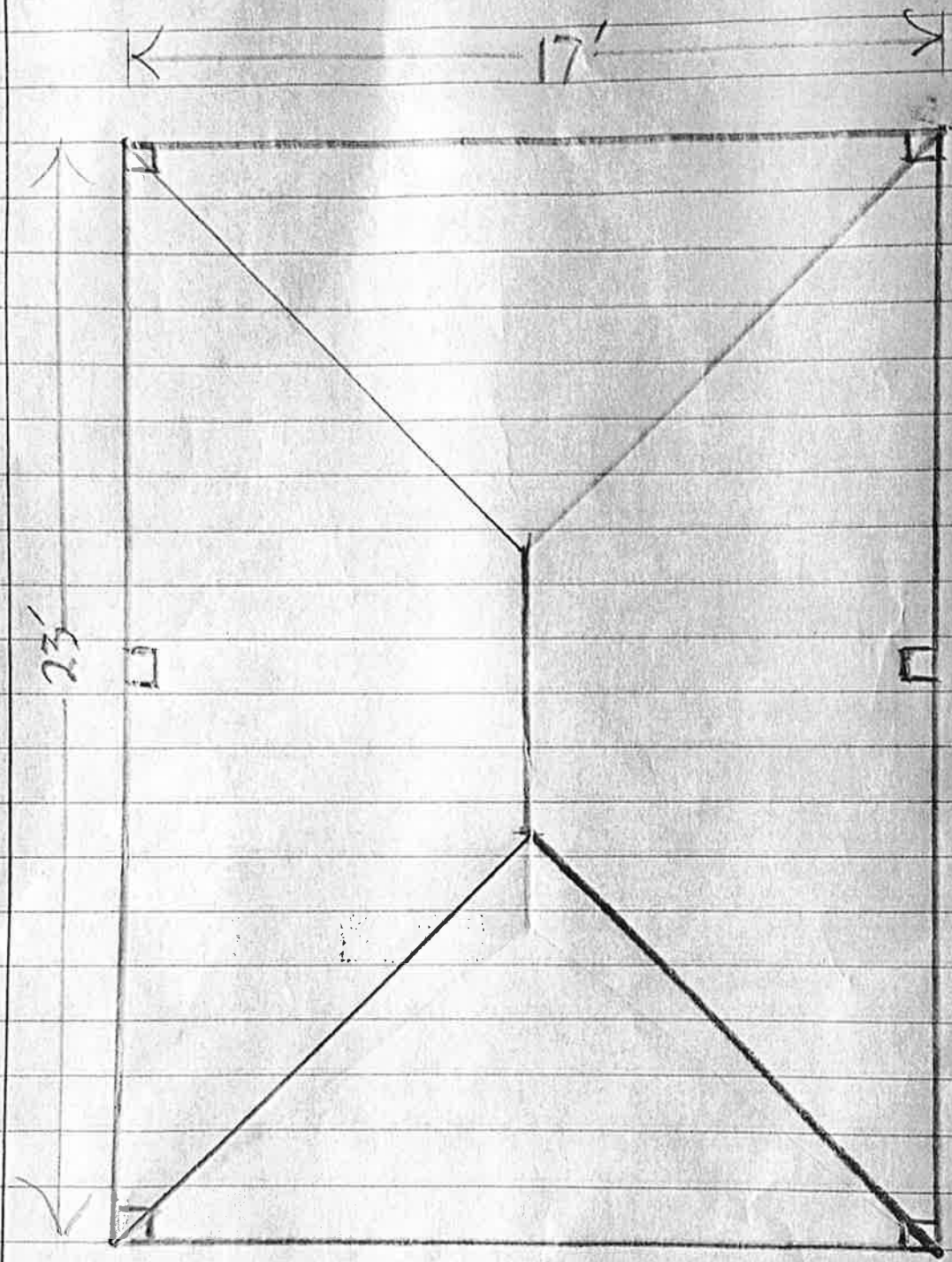
31' 12"

6x6 posts
2"x10"x3" Beam
2x6 Rafter
1/2" plywood
2x8 Hip
2x6 Fascia
30 yr shingle



1/4"





23069

Lake Shore
Antioch

Overhead $\frac{1}{4}" = 1'$

12/1
WARRANTY DEED

MAIL TO: PRECISION TITLE CO
2050 E ALGONQUIN RD
STE 602
SCHAUMBURG IL 60173
~~2956 N. Milwaukee Ave., #205A~~
~~Chicago, IL 60618~~

~~401 E. Devon, Park Ridge, IL 60068~~

NAME AND ADDRESS OF TAXPAYER:

Jan Filonowicz
~~23069/23053 W. Lake Shore Dr.~~
~~Antioch, IL 60002~~ CHICAGO
3018 N. Nashville, IL 60634

The Grantor(s), TAMARA M. CAITHAMER, a single woman, of the Village/City of Astoria, State of New York, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid Convey(s) and Warrant(s) to the Grantee(s) JAN FILONOWICZ, of 3018 N. Nashville, Chicago, ILO 60634, all interest in the following described real estate situated in the State of Illinois, as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject only to the following, if any:

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 real estate.

Commonly Known As: 23069/23053 W. Lake Shore Dr. Antioch, IL 60002

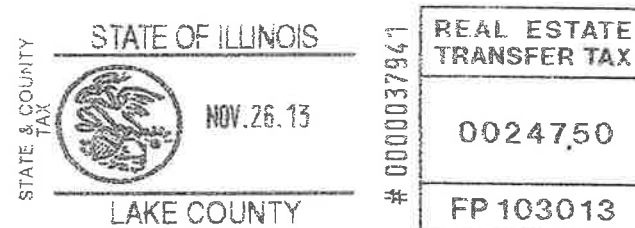
Permanent Index Number: 02-20-205-037; 02-20-205-038

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 forever.

Dated this 2 day of November, 2013.

Tam M Caithamer Tam M Caithamer
TAMARA M. CAITHAMER

165,000.00



Image# 050793560003 Type: DW
Recorded: 11/25/2013 at 11:26:10 AM
Receipt#: 2013-00077903
Page 1 of 3
Fees: \$286.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7057660**

3

LEGAL DESCRIPTION

EXHIBIT "A"

File Number: PTC16570

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF ILLINOIS,
AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 02-20-205-037

02-20-205-038

LOT 12 IN BLOCK 5 IN LONG BEACH SUBDIVISION OF LOON LAKE,
BEING A SUBDIVISION OF PART OF SECTION 20 AND 21,
TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 20, 1929 AS DOCUMENT NO. 338781 IN BOOK
"T" OF PLATS, PAGES 82 AND 83, IN LAKE COUNTY, ILLINOIS.

23069/23053 W. LAKE SHORE DRIVE,
ANTIOCH IL 60002

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

STATE OF NEW YORK)
)SS
COUNTY OF *Queens*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that TAMARA M. CAITHAMER, a single woman, 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 a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

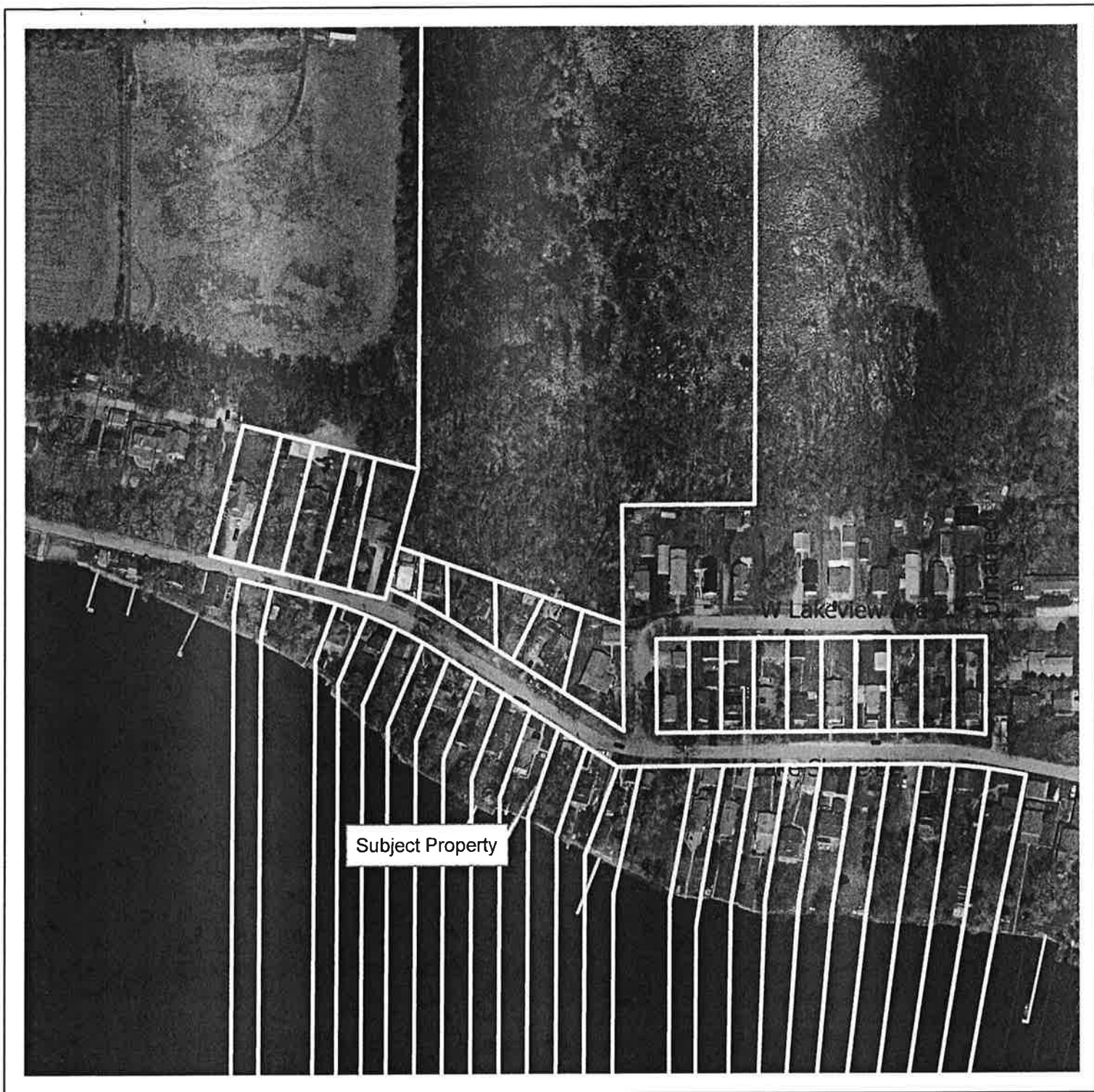
Given under my hand and official seal, this 2 day of Nov ,
2013.



Notary Public

CHIH HSIANG LIANG
Notary Public, State of New York
No. 01LI6099191
Qualified in Queens County
Commission Expires Sept. 22, 2015

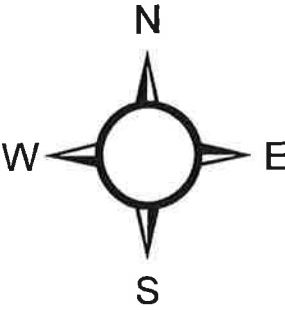
PREPARED BY:
Susan M. Manrose
Attorney at Law
105 Schelter Road, Suite 201
Lincolnshire, IL 60069



ZBA #000242-2017 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.



N I C C INC
PO BOX 1
ANTIOCH IL 60002-0001

CASE #000242
MAIL OUT DATE: 6-26-17

JAMES & LEAH SKURSKI
23140 W LAKE SHORE DR
ANTIOCH IL 60002-8757

PAUL OBERSKI
5214 N OLEANDER PK WY
CHICAGO IL 60656-1714

SARA A ANDRE
730 NEEDLEGRASS PKWY
ANTIOCH IL 60002-1194

KENNETH L & SUSAN C
RARAJCZYK
23114 W LAKE SHORE DR
ANTIOCH IL 60002-8757

LAWRENCE GEMPP
39216 N SHORE AVE
ANTIOCH IL 60002-7721

SAMANTHA K BECK
23096 W LAKE SHORE DR
ANTIOCH IL 60002-8757

MARGARET NOONAN NAVARRO
9503 E LOS LAGOS VISTA AVE
MESA AZ 85209

MARJORIE EILEEN MCCULLOGH
22934 W LAKE SHORE DR
ANTIOCH IL 60002-8753

JOHN & KATHY SMITH
PO BOX 272
ANTIOCH IL 60002

LUNSFORD FAMILY TRUST
W3814 ORCHID DR
LAKE GENEVA WI 53147-3279

FRANK & JOAN GAVIN GENERAL
PARTNERS
9951 S CLAREMONT AVE
CHICAGO IL 60643-1826

JOHN C & PATRICIA SCHINTGEN
23022 W LAKEVIEW AVE
ANTIOCH IL 60002-8763

CARLOS & DAISY PEREZ
23008 W LAKE SHORE DR
ANTIOCH IL 60002-8755

DAVID & SUSAN MACLEARY
23163 W LAKE SHORE DR
ANTIOCH IL 60002

ROMAN E & CHRISTINE
PIETRUCHA
1763 E CREE LN
MOUNT PROSPECT IL 60056

THOMAS L GANNON JR
23107 W LAKE SHORE DR
ANTIOCH IL 60002-8758

JAMES & SUSAN MEIER
23099 W LAKE SHORE DR
ANTIOCH IL 60002-8756

FREDERICK A SVOBODA
23079 W LAKE SHORE DR
ANTIOCH IL 60002

FREDERICK A & LORRAINE A
SVOBODA SR
23079 W LAKE SHORE DR
ANTIOCH IL 60002

LINDY SCHRIK
562 E PARK AVE
ELMHURST IL 60126-3645

RENATE CAITHAMER
23071 W LAKE SHORE DR
ANTIOCH IL 60002-8756

JAN FILONOWICZ
3018 N NASHVILLE AVE
CHICAGO IL 60634-4946

JAN FILONOWICZ
3018 N NASHVILLE AVE
CHICAGO IL 60634-4946

RANDALL CIBIRA
23041 W LAKE SHORE DR
ANTIOCH IL 60002-8756

JOHNSON-RENC
2110 MAIN ST
SPRING GROVE IL 60081

NORTH SHORE IMPROVEMENTS
23027 LAKESHORE DR
ANTIOCH IL 60002

CAROLYN KUJAWINSKI, TRUSTEE
23019 W LAKE SHORE DR
ANTIOCH IL 60002-8756

CHARLES & BETTY LYNN
KOULES
23011 W LAKE SHORE DR
ANTIOCH IL 60002-8756

CHICAGO TRUST CO #SBL-4062
440 LAKE ST
ANTIOCH IL 60002-1406

JOSEPH A & THOMAS C HOSLER
22977 W LAKE SHORE DR
ANTIOCH IL 60002-8754

MATTHEW & SUSAN L GOODRICH
22947 W LAKE SHORE DR
ANTIOCH IL 60002-8754

KEVIN ARION
22994 W LAKE SHORE DR
ANTIOCH IL 60002-8753

JOHN & PATRICIA SCHINTGEN
23022 W LAKEVIEW AVE
ANTIOCH IL 60002-8763

CAROL K BEHNING
8616 VICKI RD
ROCKFORD IL 61108-4700

DAVID W & LINDA N MEHNERT
25337 W CEDAR CREST LN
LAKE VILLA IL 60046

MARESE KING
22964 W LAKE SHORE DR
ANTIOCH IL 60002-8753

WOODWARD SCHULTZ
22980 W LAKE SHORE DR
ANTIOCH IL 60002-8753

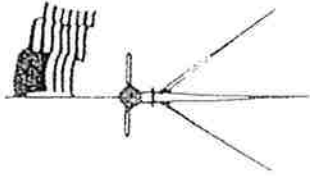
NANCY M BUBEL
22983 W LAKE SHORE DR
ANTIOCH IL 60002-8754

MATTHEW & SUSAN L
GOODRICH
22947 W LAKE SHORE DR
ANTIOCH IL 60002-8754

JOY & JAMES JOHNSON
3811 ILLINOIS AVE
SAINT CHARLES IL 60174

LILLIAN M GOLONKA
22976 W LAKE SHORE DR
ANTIOCH IL 60002

DAVID & LINDA MEHNERT
25337 W CEDAR CREST LN
LAKE VILLA IL 60046-9749



American Survey Co.

913 Hickory Nut Grove Ln.

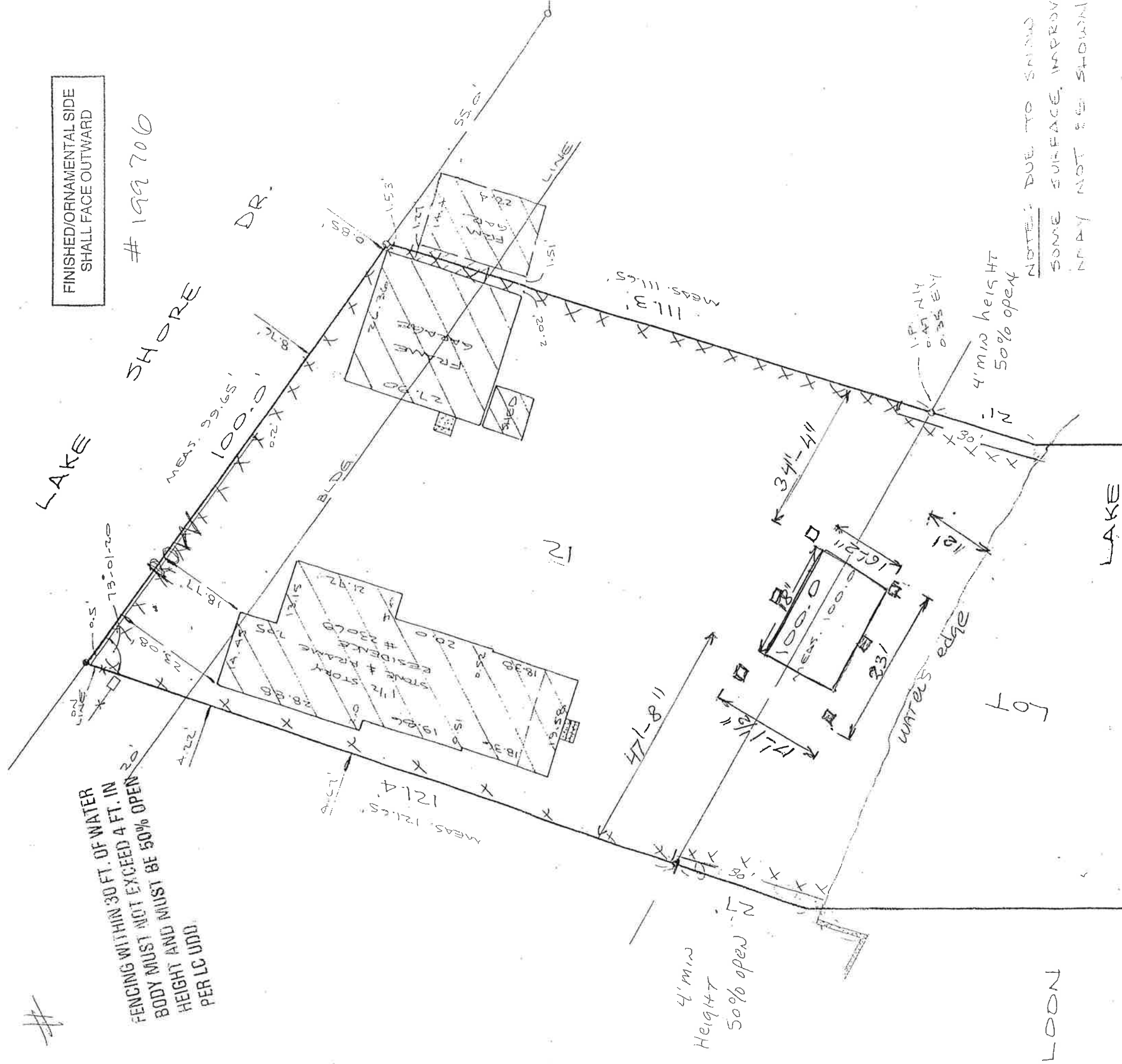
Cary, IL 60013

847-516-2700

Plat of Survey

Scale: 1" = 20'

OF PROPERTY DESCRIBED AS: LOT 12 IN BLOCK 5 IN LONG BEACH SUBDIVISION OF LOON LAKE, BEING A SUBDIVISION OF PART OF SECTION 20 AND 21, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1929 AS DOCUMENT NO. 338781 IN BOOK "T" OF PLATS, PAGES 82 AND 83, IN LAKE COUNTY, ILLINOIS.



Order # 13155

Ordered by Claudia Dyballa

Prop. address 23069/23073 W. Lake Shore Dr.

Aurion, IL

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above shown buildings as of this 16th day of

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Surveyor, do hereby certify that I have above described property and that this plat representation of said survey as of this 16th day of

Distances are given in feet and decimal parts thereof. No dimension or angle shall be assumed by scale.

- indicates iron stake found
- indicates iron stake set
- X— indicates fencing

DECEMBER 1, 2013

William M. TenBusch

Professional Land Surveyor # 2767

This survey does not constitute a title search.

DECEMBER 1, 2013

William M. TenBusch

Professional Land Surveyor # 276

