

LAKE COUNTY ZONING NOTICE #000244-2017

LAKE VILLA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, July 27, 2017 at 9:00 A.M. at the Lake County Administration Building, 18 N. County St., Waukegan, Illinois, on the petition of David Fales, record owner, who seeks the following variances from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the street yard setback from 8.18 feet to 1.42 feet to allow for modification to the roofline of an existing single family home.
2. Reduce the street yard setback from 8.18 to 3.73 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 25288 W. Buena Ave., Lake Villa, IL 60046 and is approximately 0.20 acres.

PIN 01-36-401-010

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)

David L Fales go by Larry

Phone: 847-812-9500

Owner(s)

532 Lake St
Antioch, IL 60002

Fax: _____

Email: call@larryfales.com

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:

Attorney Dan Venturi

Phone: 847-265-8822

Name

Cell: _____

PO Box 1107
Lake Villa, IL 60046

Fax: _____

Email: dan@venturilaw.com

Address

Subject
Property:

Present Zoning:

R-3

Present Use:

Single family home

Proposed Use:

Single family home

PIN(s):

01-36-401-010

Address:

25288 W Buena Ave
Lake Villa, IL 60046

Legal description:
(see deed)

Request: The following variation(s) are requested:

1. Reduce the street yard setback from 8.18 feet to 1.42 feet to accommodate the modification of the existing roofline.
2. Reduce the street yard setback from 8.18 feet to 3.73 feet to alleviate the nonconforming status of the existing detached garage.

Explain why this variation(s) is necessary:

The change from a flat roof to a gable roof is necessary not only for aesthetics but for function.

The current roof area is insufficient to provide insulation in accordance with applicable building codes. Additionally there is no attic access or room for an access which also does not meet applicable building codes.

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:

The home was built in the 1930's with a flat roof. The applicant is attempting to upgrade the property with a gable roof as part of the remodeling. There is no additional square footage being added to the structure.

The home is pre-existing non-conforming as it does not meet current setbacks. The remodeling will not change the setbacks.

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

Response:

The change from a flat roof to a gable roof is necessary not only for aesthetics but for function.

The current roof area is insufficient to provide insulation in accordance with applicable building codes. Additionally there is no attic access or room for an access which also does not meet applicable building codes.

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

Response:

The property is zoned R-3 and is consistent with the current use proposed use (the use will not change). The variance will allow the roof and property to be upgraded in order to enhance not only this property but the surrounding properties.

The requested variance will not increase any non-conformity; increase the square footage of the structure will only allow the change from an inadequate roof to a functional roof.

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

David L. Fales

Signature(s) of owner(s)

N/A

Signature(s) of contract purchasers

I, YVONNE TJAN-GAYHART a Notary Public aforesaid, do hereby certify that DAVID L. FALES

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of JUNE 19, 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 19th day of JUNE, 2017.

(Seal)

My Commission expires 09/23/2018.

Yvonne Tjan-Gayhart



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

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 26th day of January, 2017 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee**, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 19th day of July, 1979 and known as Trust Number 11080 party of the first part, and

Image# 056012520002 Type: DTR
Recorded: 02/17/2017 at 07:49:03 AM
Receipt#: 2017-00010226
Page 1 of 2
Fees: \$294.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7373797**

DAVID FALES

party of the second part,

whose address is:

532 Lake Street

Antioch, Illinois 60002

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to wit:

LOT 22 (EXCEPT THE SOUTH 40 FEET OF THE EAST 85 FEET THEREOF) IN BLOCK 1 IN BUENA PARK, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST FO THE THRID PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 4, 1893 AS DOCUMENT NUMBER 52267 IN BOOK "C" OF PLATS, PAGE 51, IN LAKE COUNTY, ILLINOIS.

Property Address: 25288 Buena Avenue, Lake Villa, Illinois 60046

Permanent Tax Number: **01-36-401-010**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

NAT

16-270607

170,000.00

REAL ESTATE TRANSFER TAX



County:	\$85.00
Illinois:	\$170.00
Total:	\$255.00

Stamp No:	0-221-586-112
Declaration ID:	
Instrument No:	7373797
Date:	17-Feb-2017

(20)

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



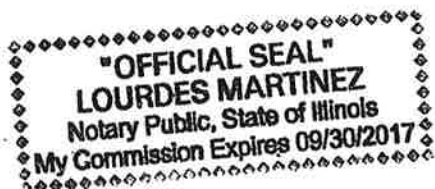
By: Natalie Foster
Natalie Foster – Trust Officer / Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 1st day of February, 2017.



Lourdes Martinez
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: DANIEL VENTURA

ADDRESS: P.O. Box 1107

CITY STATE ZIP: LAKE URS 1162046

SEND SUBSEQUENT TAX BILLS TO:

NAME: LARRY FALER

ADDRESS: 532 LAKE ST

CITY STATE ZIP: ANTIOCH, IL

60002

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

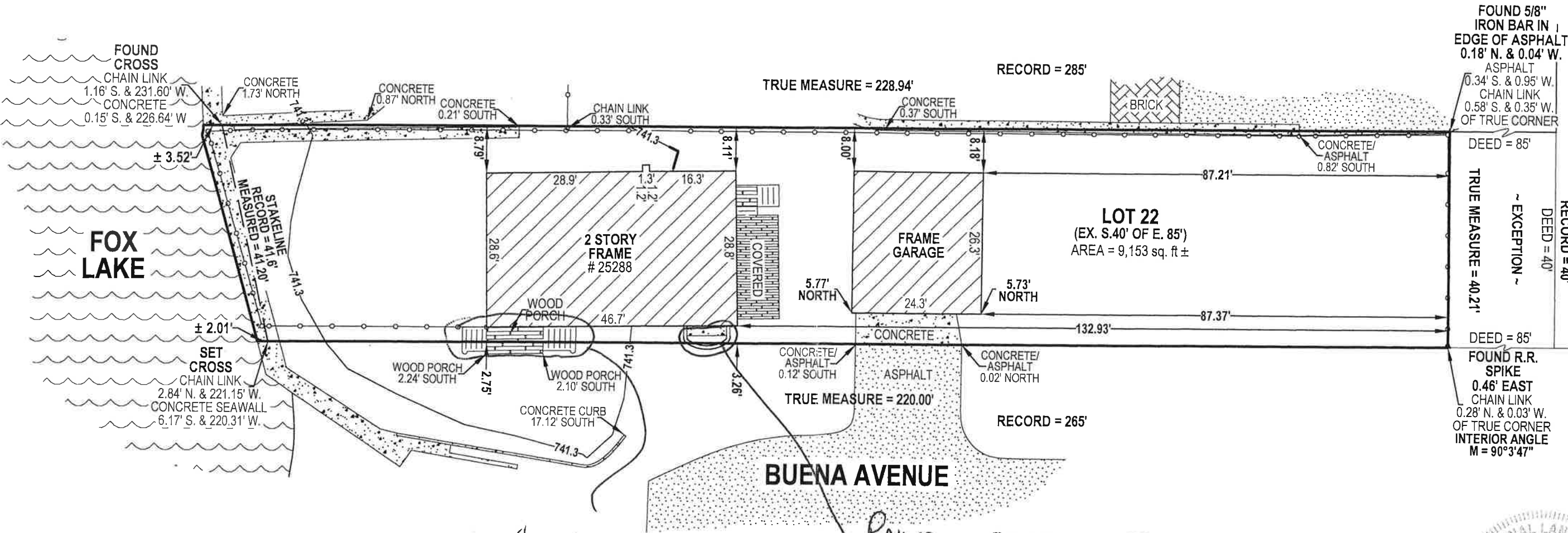
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

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

LOT 22 (EXCEPT THE SOUTH 40 FEET OF THE EAST 85 FEET THEREOF) IN BLOCK 1 IN BUENA PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 4, 1893 AS DOCUMENT NUMBER 52267 IN BOOK "C" OF PLATS, PAGE 51, IN LAKE COUNTY, ILLINOIS.



This Deck To Be
100% Removed
PAVE STOOP TO
Be Removed
8/11/6/22/17

NOTE: SOME GROUND LEVEL IMPROVEMENTS
MAY NOT BE SHOWN DUE TO EXCESSIVE SNOW AND / OR
ICE COVER ON THE DAY FIELD WORK WAS COMPLETED.

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 01/30/2017

COPYRIGHT© 2017 - MID LAKES SURVEY COMPANY

Job no. 456731 P.I.N. 01 - 36 - 401 - 010 Scale 1" = 20'
Address 25288 W. BUENA AVENUE Township LAKE VILLA Platted By DLM
LAKE VILLA, IL 60046 Ordered By LARRY FALES Checked By NNM

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

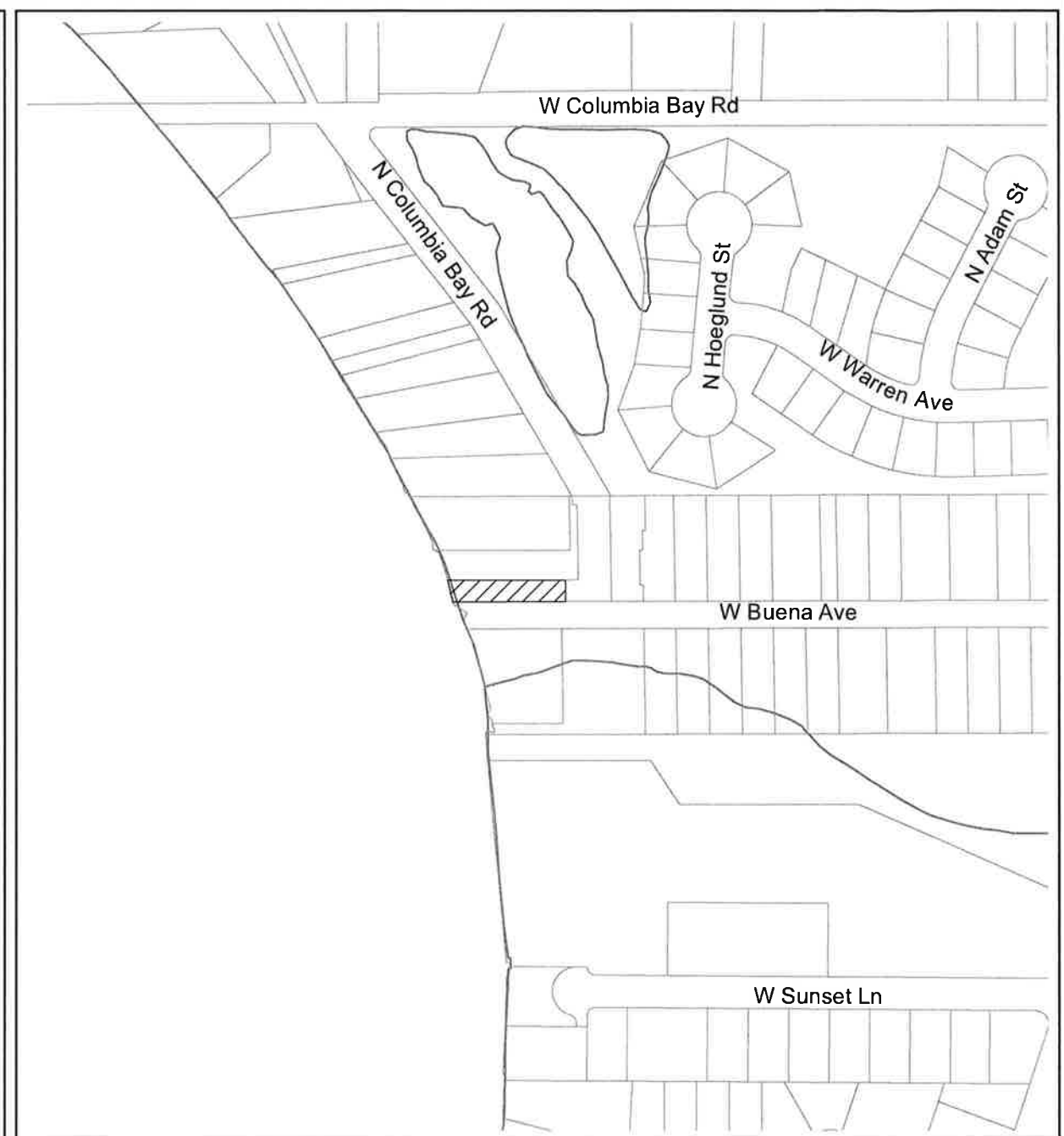
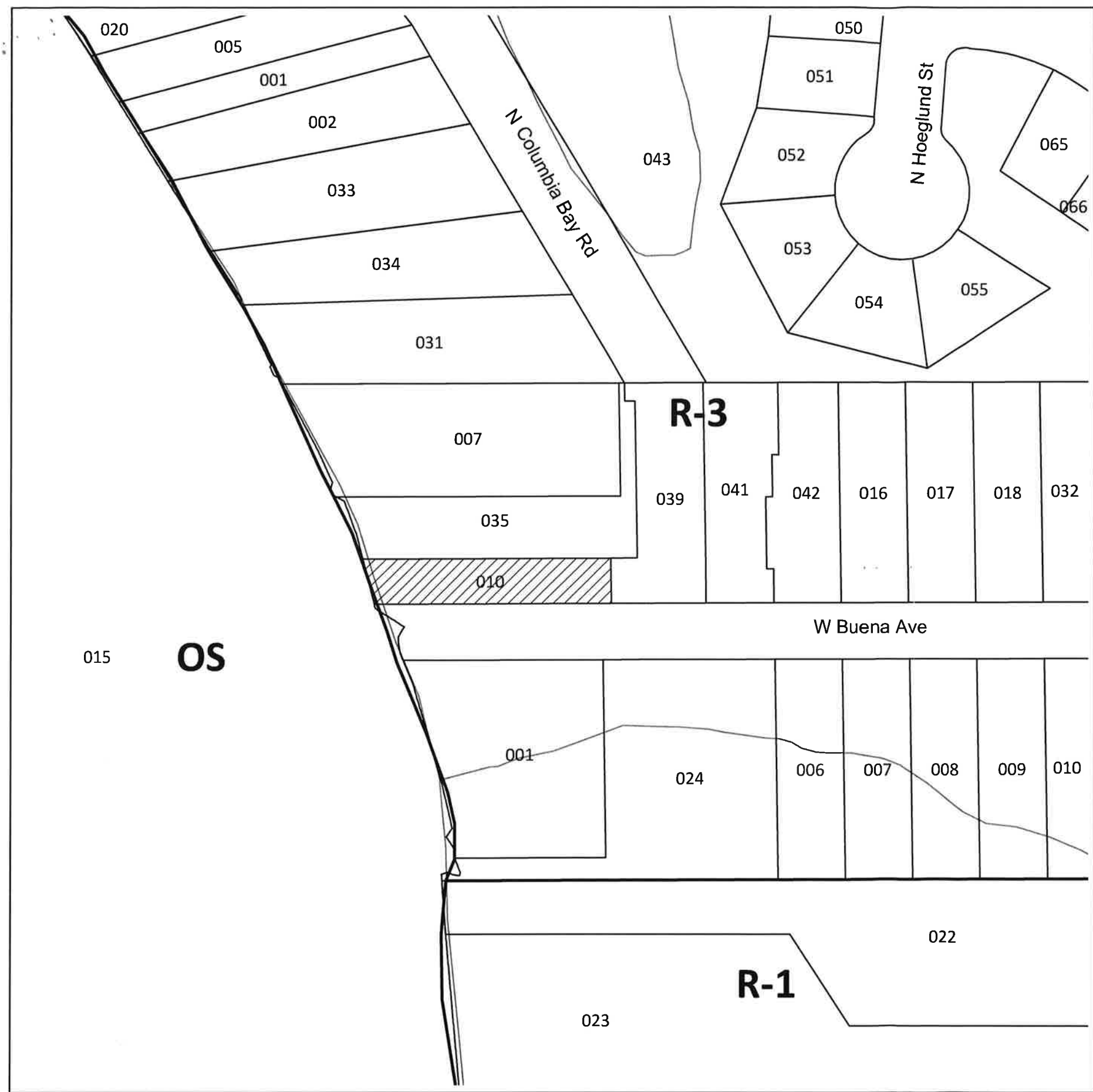
On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated FEBRUARY 10, 2017

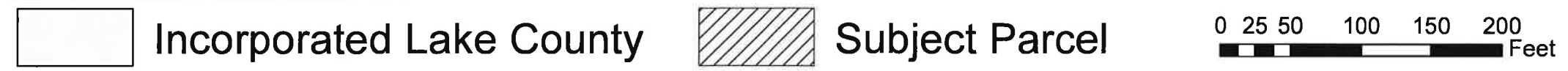
MID LAKES SURVEY COMPANY
By Nathaniel N. Messer, PLS

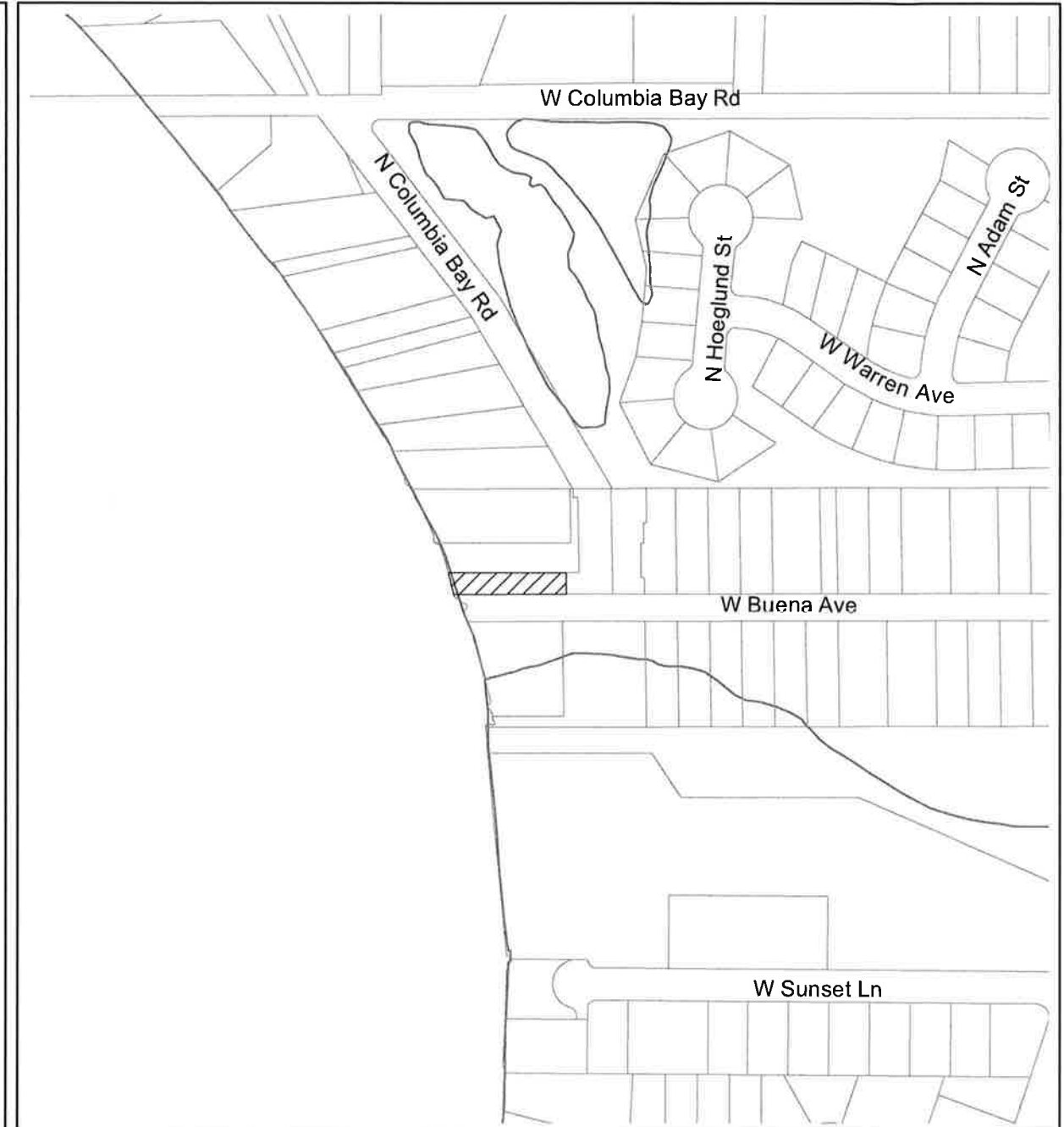


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Zoning Board of Appeals
Case #000244-2017





Zoning Board of Appeals Case #000244-2017

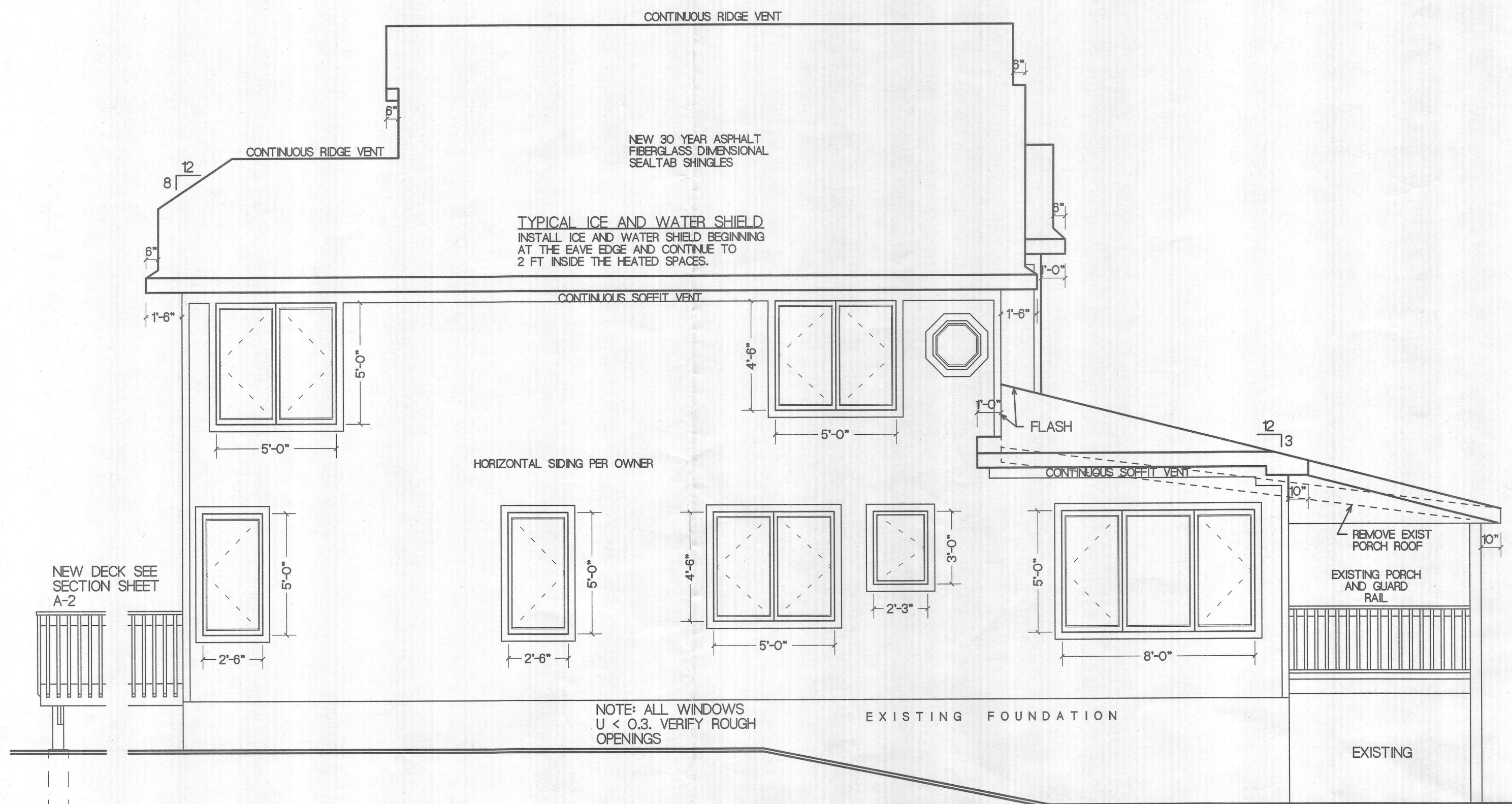


Incorporated Lake County

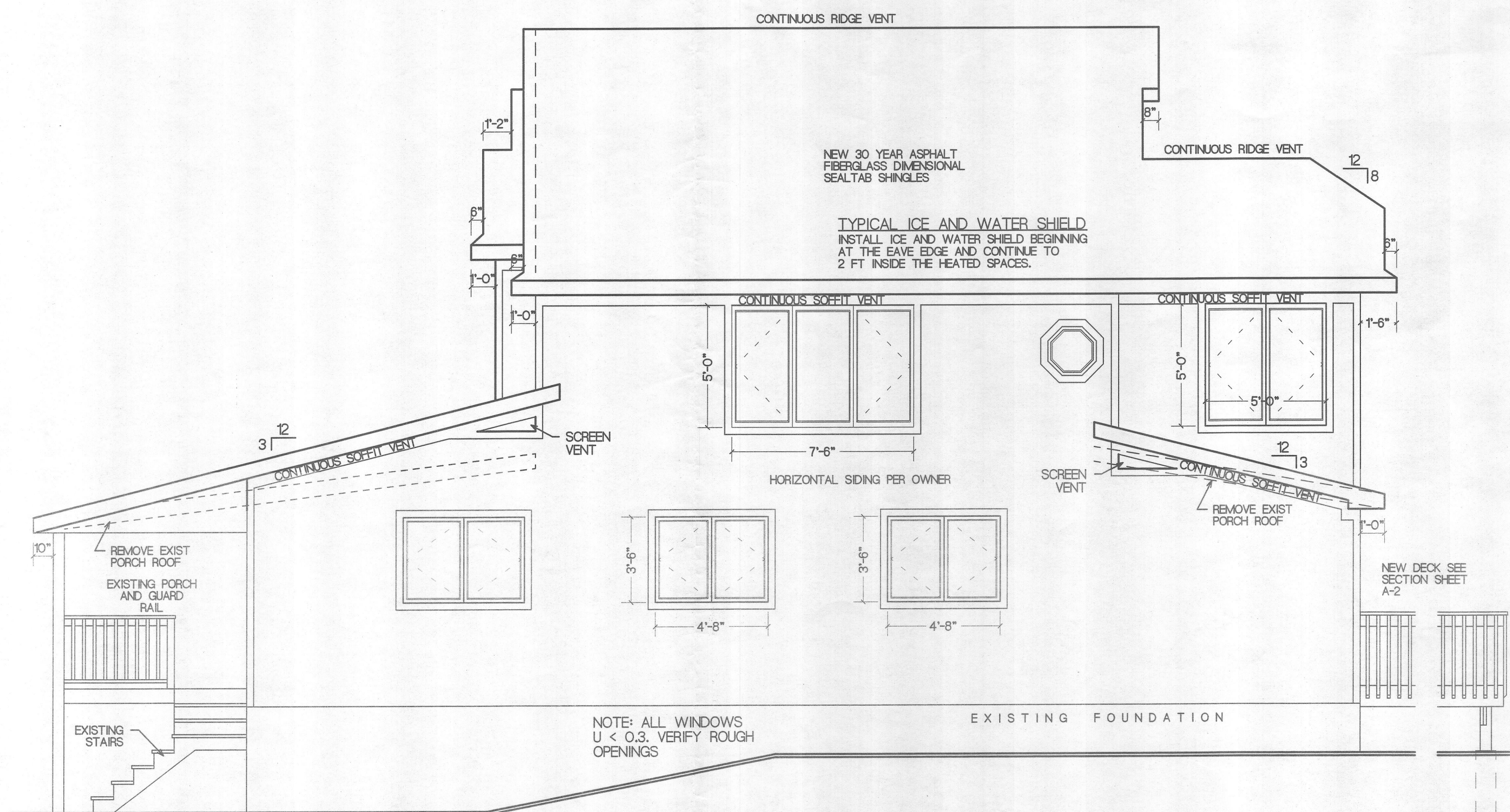


Subject Parcel

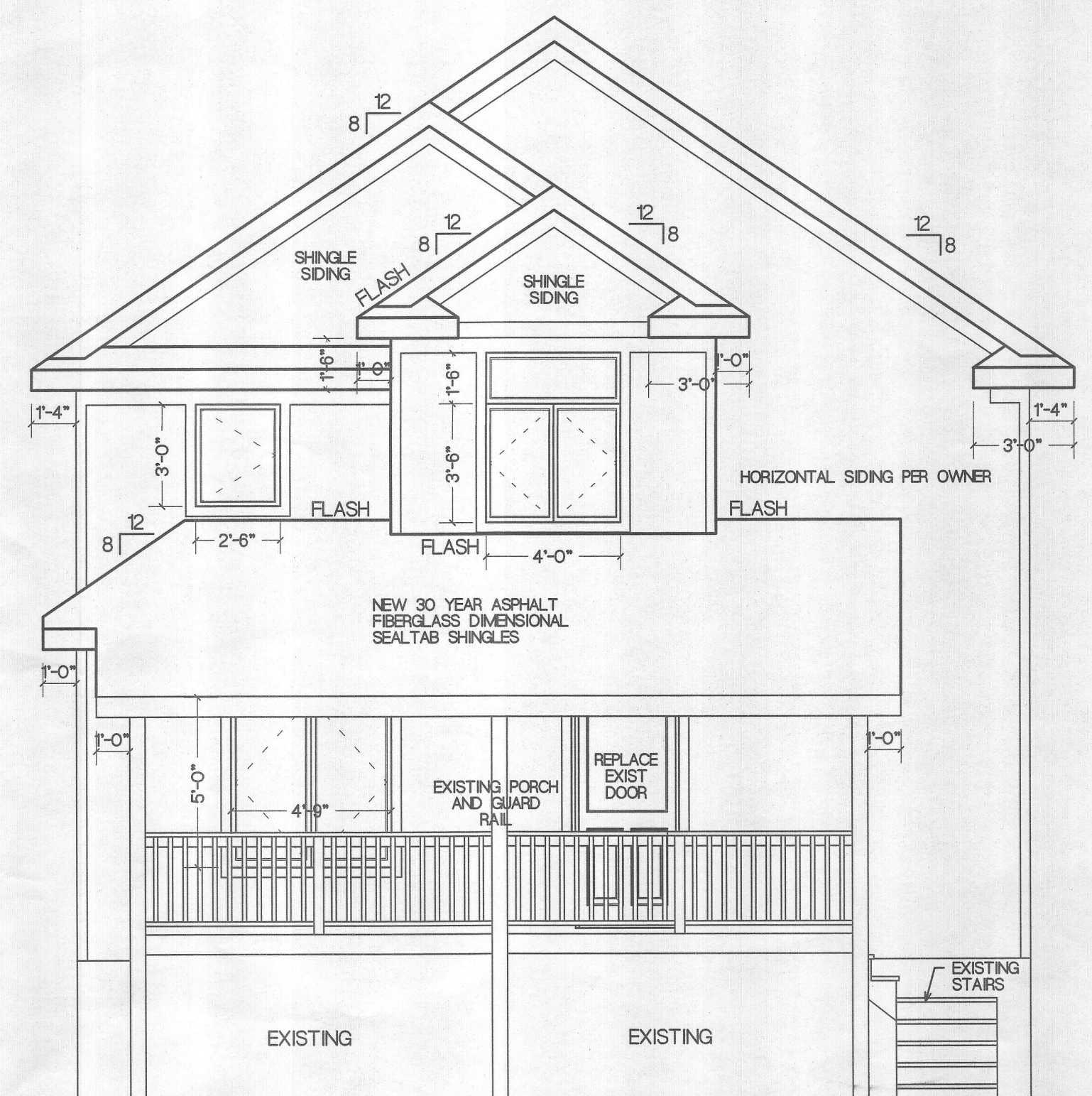




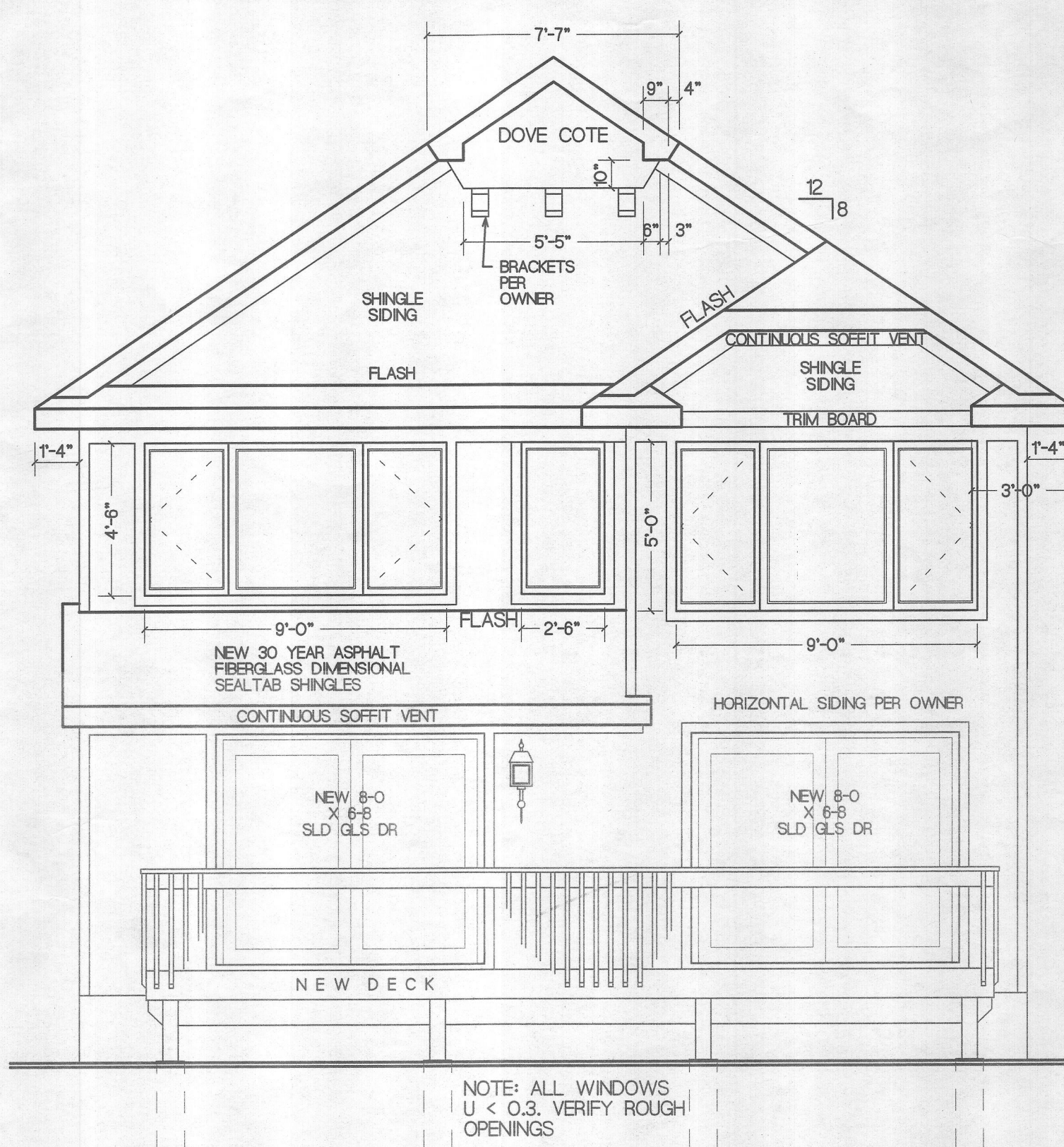
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

GENERAL REQUIREMENTS

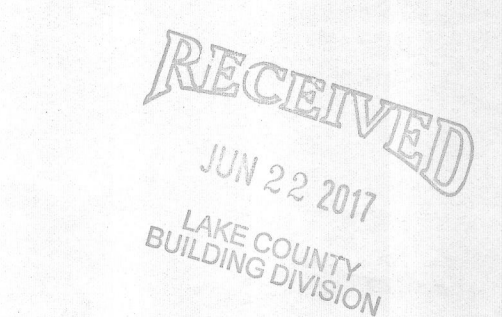
10. **SCOPE OF WORK**
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDINGS/ PATIO ENVELOPE, EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS AND CONCRETE SLABS ON GRADE, EXTERIOR BUILDING MOUNTED LIGHTING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING BEARING PADS, SOME WRITTEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECEDENCE.
11. **RELATED WORK IF ANY NOT INCLUDED**
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IF APPLICABLE IS PROVIDED BY OTHERS OR IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS:
WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURES,
GAS SERVICE FOR THE ENTIRE STRUCTURES,
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURES,
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURES,
SITE CLEARING AND GRADING,
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND,
LANDSCAPING AND FENCING,
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.
12. **BIDDERS RESPONSIBILITY**
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE JOB AND BY SUBMITTING A BID ACKNOWLEDGES THAT ALL SUCH CONDITIONS HAVE BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO. SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.
13. **OWNERSHIP OF DOCUMENTS**
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOCUMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE RE-USE DOCUMENTS.
14. **ARCHITECT'S DISCLAIMER**
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
15. **APPLICABLE CONSTRUCTION CODES**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL, AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. NOTIFY ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.
16. **CONFLICTS BETWEEN DOCUMENTS**
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN WRITTEN CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR TO AWAIT CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUB-CONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.
17. **WORKMANSHIP STANDARDS**
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRACTICE IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE INVOLVED, BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OF WORK AS SPECIFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL COMPLETION OF THIS PROJECT, THEREFORE IT IS THE IMPERATIVE UNDERSTANDING BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECESSARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.
18. **MATERIAL STANDARDS**
MATERIALS SHALL BE NEW, UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE, OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM DEFECTS NOT INHERENT IN THAT QUALITY SPECIFIED.
19. **LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK**
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ON-SITE VERIFICATION OF ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT, LENGTHS OR LOCATIONS FROM THE DRAWING.

THERMAL INSULATION

BATT INSULATION: FIBERGLASS PER ASTM C 665-84, TYPE I, CLASS C, 3 1/2" R-19 (2X4) AND R-19 (2X6) EXTERIOR WALLS, NEW OR MODIFIED EXISTING WHERE NEW WINDOWS AND DOORS REQUIRE FILLING IN OLD OPENINGS. (SEE PLANS) R-49 ANY NEW ATTIC SPACE AND R-30 VAULTED CEILINGS ALL WITH VAPOR BARRIER. (SEE PLANS) VAPOR BARRIER: KRAFT OR FOIL FACED BATTS.

INSTALLATION

PER MANUFACTURER'S INSTRUCTIONS IN ALL VOIDS AND INTERIOR SIDE OF SOLID FRAMING. TEARS OR BREAKS IN VAPOR BARRIER OVER INSTALLED BATTS SHALL NOT BE ALLOWED. PLACE VAPOR BARRIER TO HEATED-WINTER SIDE OF ASSEMBLY. SOME WRITTEN SPECIFICATIONS BY BUILDER/CONTRACTOR MAY TAKE PRECEDENCE.
TRUSS JOIST INSTALLATION:
INSTALL TRUSS JOIST, T/S, LVL'S, AND PSL'S IN STRICT ACCORDANCE WITH INSTALLATION PROCEDURES PROVIDED BY TRUSS JOIST CORPORATION. PROVIDE T/S RIM JOISTS AT ALL FLOOR PERIMETERS. ALL POINT LOADS TO BEAR SOLID TO CONCRETE OR STEEL. PSL'S AND LVL'S TO HAVE FULL WIDTH BEARING AND FULL DEPTH OF PLATE. BREAK RIM JOISTS AS REQUIRED. PROVIDE SQUASH BLOCKS AND CANTILEVER BRACINGS PER TRUSS JOIST INSTALLATION SPECS. HOLES AND CUTS TO MEMBERS TO BE MADE ONLY IN ACCORDANCE WITH TRUSS JOIST CORP. SPECS.



DESIGN LOADS

ROOF	30 PSF LIVE 15 PSF DEAD
FLOOR	40 PSF LIVE 60 PSF LIVE FOR STAIRWAYS AND EXTERIOR DECKS 12 PSF DEAD
WALLS	20 PSF WIND FOR 0 - 20 FT. HEIGHT 25 PSF WIND FOR 21 - 29 FT. HEIGHT 30 PSF WIND FOR 30 FT. AND ABOVE
BUILDING CODES	VERIFY AMENDMENTS 2012 INTERNATIONAL RESIDENTIAL CODE 2011 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE LATEST ADOPTED ILLINOIS PLUMBING CODE ALL APPLICABLE LAKE COUNTY CODES

REVISION	DATE	DESCRIPTION
1	PER REVIEW 5-2-	

SHEET TITLE
ELEVATIONS
NOTES

DATE 03-20-17

SCALE 1/4" = 1'-0"

DRAWN BY R. NOWAK

SHEET
A-1