

## **LAKE COUNTY ZONING NOTICE #VAR-000347-2017**

### **GRANT TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, May 10, 2018 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of James and Mary Montrie, 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 minimum west side yard setback from 7 feet to 0.40 feet to accommodate the expansion of the existing single family home and to alleviate the nonconforming status of the home.
2. Reduce the setback to the Ordinary High Water Mark (OHWM) from 30 feet to 10.23 feet to accommodate the expansion of the existing single family home and to alleviate the nonconforming status of the home.
3. Increase the maximum Impervious Surface Ratio (ISR) from 30% to 39% to accommodate the expansion of the existing single family home.
4. Reduce the minimum street yard setback from 30 feet to 0 feet to alleviate the nonconforming status of the existing shed.
5. Reduce the minimum south side yard setback from 6 feet to 3.73 feet to alleviate the nonconforming status of the existing shed.

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

The subject property is located at 35013 N. James Ave., Ingleside, IL 60041 and is approximately 0.36 acres.

PIN 05-13-408-001

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.: Hannah Mulroy, Project Manager (847) 377-2187.

**George Bell**  
**Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

**VARIATION APPLICATION**

Applicant(s):  
(please print)

James & Mary Montrie  
Owner(s)

Phone: 847-612-0391

35013 N. James Ave.  
Ingleside, IL 60041

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

Address

Email: mollymontrie@gmail.com

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  
Name

Phone: 815-788-9200

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

ALA Architects & Planners  
2600 Behan Rd.  
Crystal Lake, IL 60014

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

Email: crusso@alaarchitects.com

Address

Subject  
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

Summer Cottage

Permanent Home

05-13-408-001

35013 N. James Ave.

Ingleside, IL 60041

Legal description:  
( ☒ see deed)

Request: The following variation(s) are requested:

1. See Attached for Variance requests
2. \_\_\_\_\_
3. \_\_\_\_\_

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

\_\_\_\_\_ To expand the existing family home.

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:

Presently, the home is situated in violation of today's setback ordinance. With water on three sides, the setback variance has already been compromised on the east and west side. We wish to move into the home full time. However, it is presently built on an old 1950 crawlspace, with no possibility of a basement or other storage. Following the flooding this past summer, we explored ideas to make the summer into our permanent home, and we realize that we are unable to build a second story or add a basement. Without these options, we would like to add a sunroom to enlarge the living areas and to add on an attached 2 car garage for additional storage and boating supplies. We hope to extend along the present architectural lines to conform to existing appearance while maintaining the flow of the original floor plan.

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

Response:

During the July 2017 flood, the garage, the entry vestibule and the utility room had over 20" of standing water for multiple days. This damaged the foundation and the mechanical units. In order to properly repair our home for the long term, we plan to raise the entire structure to accommodate the flood zone requirements, replace the garage, the entry vestibule and the utility room. In 1950, the setback rules were different and the home presently, does not conform to today's ordinance. The variance we seek is to expand the attached garage to accommodate our larger vehicles, boats and storage. The interior would be expanded to accommodate our large family. The sunroom space would compliment the lake property as well as enhance the architectural structure. These plans will remodel the present summer house into a permanent home that allows us to live here full time, enjoying all that Long Lake has to offer.

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

Response:

The house sits on a peninsula outcropping that is visible from the lake, without having any land neighbors to our east, north or west. Extending along the same wall lines will make it appear virtually unchanged to our neighbors across the cove, and will not impact the neighbors that sit above us to the south. The neighbor to the east, is across the channel with an vacant lot between us. We are planning on remodeling the house, that honors what it looked like in the 1950's, only updated for 2018. While at the same time, increase our inside area and living spaces, to accommodate our family and friends. We wish to build a ranch house with an attached 2 car garage to live here full time, that will fit with our friends and neighbors in the Pickerel Point Subdivision. We feel strongly about honoring the lake community and taking care of the land and water.

VARIANCE REQUEST ATTACHMENT

35013 N. JAMES AVE, INGLESIDE, IL 60041

JAMES & MARY MONTRIE

1. Reduce the minimum west side yard setback from 7 feet to .40 feet to accommodate the expansion of the existing single family home and to alleviate the nonconforming status of the home.
2. Reduce the setback to Ordinary High Water Mark (OHWM) from 30 feet to 10.23 feet to accommodate the expansion of the existing single family home and to alleviate the nonconforming status of the home.
3. Increase the maximum Impervious Surface Ratio (ISR) from 30% to 39% to accommodate the expansion of the existing single family home.
4. Reduce the minimum street setback from 30 feet to 0 feet to alleviate the nonconforming status of the existing shed.
5. Reduce the minimum south side yard setback from 6 feet to 4.73 feet to alleviate the nonconforming status of the existing shed.

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

J & Mentire in Montire  
Signature(s) of owner(s)

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

I, Peter D. Caminiti a Notary Public aforesaid, do hereby  
certify that Jones & Mary Mentire

personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of April 8, 2018 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 8<sup>TH</sup> day of April,  
2018.

(Seal)

My Commission expires May 15, 2018.

Peter D. Caminiti



## **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**

2012  
STS 145193  
WARRANTY DEED

Statutory (Illinois)

(Individual to Individual)



Mail To:

James E. & Mary F. Montrie

1403 Lake Shore Drive North

Barrington, Illinois 60010



Image# 050723430002 Type: DW  
Recorded: 10/31/2013 at 08:41:44 AM  
Receipt#: 2013-00072846  
Page 1 of 2  
Fees: \$39.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File 7050647

Above Space for Recorder's Use Only

THE GRANTORS, The Estate of Gail Priscilla Leonard (deceased) represented by here only children and heirs of her being Thomas Joseph Scotti, of the County of Lake, State of Illinois and Joni Suzette Diaz of the County of Tarrant, State of Texas for and in for and in consideration of ONE HUNDRED NINETY SEVEN THOUSAND DOLLARS (\$197,000.00) , and other good and valuable considerations hand paid,  
CONVEYS and WARRANTS to:

**James E. Montrie & Mary F. Montrie**

the following described Real Estate, situated in the County of Lake in the State of Illinois, to wit: (See legal description attached as "Exhibit A").

SUBJECT TO: Easements, restrictions, covenants, agreements and mineral exceptions, if any, or record, 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 as JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Permanent Real Estate Index Number (s): 05-13-408-001

Address (es) of Real Estate: 35013 N. James Avenue, Ingleside, Illinois 60041

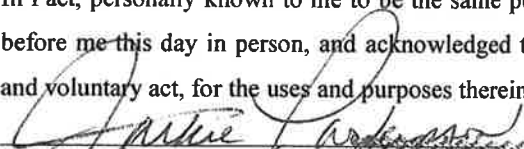
The date of this deed of conveyance the 10th day of October, 2013

  
Thomas Joseph Scotti,  
Heir of the Estate of Gail Priscilla Leonard

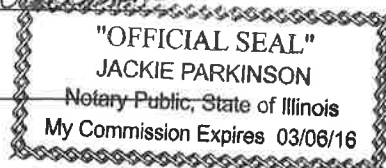
JONI SUZETTE DIAZ  
By David G. Zipp Her Attorney  
Joni Suzette Diaz  
Heir of the Estate of Gail Priscilla Leonard  
IN FACT

the undersigned, a Notary Public in and for said County, in the State of Illinois

State aforesaid, DO HEREBY CERTIFY that Thomas Joseph Scotti and Joni Suzette Diaz and/or either heir's Attorney In Fact, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

  
NOTARY PUBLIC

Commission expires



(SEAL)

one  
(2)

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COMMUNICABLE DISEASES © 2014 Wolters Kluwer Health | LWW



ALA

Architects & Planners, Inc.  
2600 Birch Road at Rt. 176  
Cape Canaveral, FL 32924  
Telephone: 813/971-1100

FRONT ELEVATION

MONTRIE RESIDENCE  
35013 N. JAMES AVE.  
INGLESIDE, IL 60041

ORDER DATE	REVENUE				
	1	2	3	4	5
POLYGRAPH ORDER	1-18-74	12-18-74	12-18-74		
WARRANT AFFID	1-18-74	12-18-74	12-18-74		
STERN DEVELOPMENT					
AFFID FOR BID					
TRAIL REVIEW					
AFFID FOR PERMIT					
REVENUE	1%	1%	1%		1%



MONTRIE RESIDENCE  
35013 N. JAMES AVE.  
INGLESIDE, IL 60041





THOMAS TEMPLETON  
25230 W LAKE AVE  
INGLESIDE IL 60041-8641

**VAR-000347-2018**  
**MAIL OUT DATE: 4-19-18**

WILLIAM PATRICK LONG  
25380 W ROCKFORD ST  
INGLESIDE IL 60041-9524

VENUS P GOLDBERG  
323 CRABTREE LN  
GLENVIEW IL 60025-5112

EDWIN & DIANE WITTENSTEIN  
1701 INDEPENDENCE AVE  
GLENVIEW IL 60026-7721

JOHN P & PAULA S PELISSERO  
25350 W ROCKFORD ST  
INGLESIDE IL 60041-9524

JAMES & MARY MONTRIE  
35013 N JAMES AVE  
INGLESIDE IL 60041-8640

THOMAS/SUSAN TEMPLETON  
25230 W CHICAGO AVE  
INGLESIDE IL 60041-9519

F NAUERT M NAUERT HUGHES  
200 WYNDEMERE CIR  
WHEATON, IL 60187-2424

MS. KATHERINE KUEHN  
25763 W HILLTOP DR  
INGLESIDE IL 60041-8919

GLENN ERDMANN TRUSTEE  
25174 W LAKE AVE  
INGLESIDE IL 60041-9522

GLENN A & LYNDA J HOFELDT  
25386 W ROCKFORD ST  
INGLESIDE IL 60041-9524

JOHN & ALEXANDRA  
PAPADOPOULOS  
25220 W LAKE AVE  
INGLESIDE IL 60041-8641

JOHN J TUZSON, TRUSTEE  
1220 MAPLE AVE  
EVANSTON IL 60202

WILLIAM J GAYNOR, TRUSTEE  
17807 NEW HAMPSHIRE CT  
ORLAND PARK IL 60467-9325

J & L FUDACZ B & A FUDACZ  
7608 QUEENS CT  
DOWNERS GROVE IL 60516

THOMAS & JOYCE GACK  
25340 W ROCKFORD ST  
INGLESIDE IL 60041-9524

RESI SFR SUB LLC  
402 STRAND ST  
FREDERIKSTED VI 00840-3531

DENISE M WINKOWSKI  
25175 W CHICAGO AVE  
INGLESIDE IL 60041-9554

WILLIAM W CORLETT JR  
25183 W CHICAGO AVE  
INGLESIDE IL 60041-9554

MR & MRS JOHN BISHOF III  
812 FERDINAND AVE  
FOREST PARK IL 60130-2004

J HANSEN S ARANOWSKI  
25180 W CHICAGO AVE  
INGLESIDE IL 60041-9519

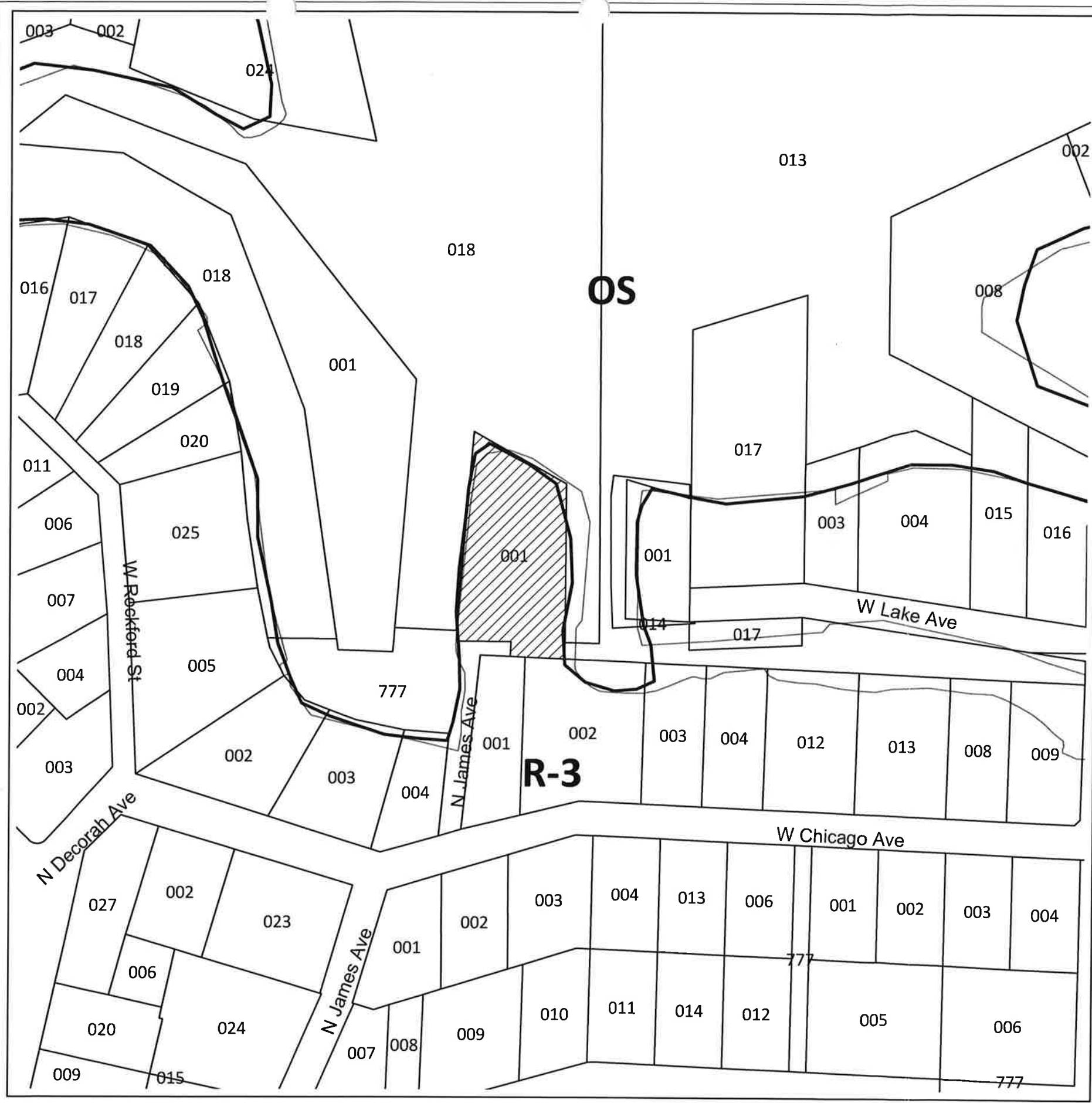
ROBERT E ORLICH  
25178 W CHICAGO AVE  
INGLESIDE IL 60041-9519

GEORGE / PATRICIA L KINCAID  
25222 W CHICAGO AVE  
INGLESIDE IL 60041-9519

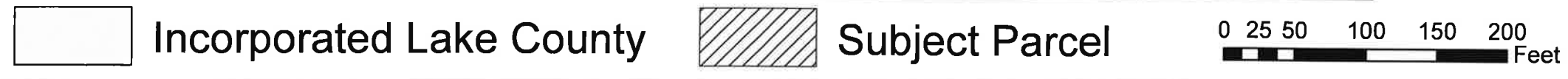
CHERYL SIRCHER  
25196 W CHICAGO AVE  
INGLESIDE IL 60041-9519

FRANK J URMAN  
25321 W CHICAGO AVE  
INGLESIDE IL 60041

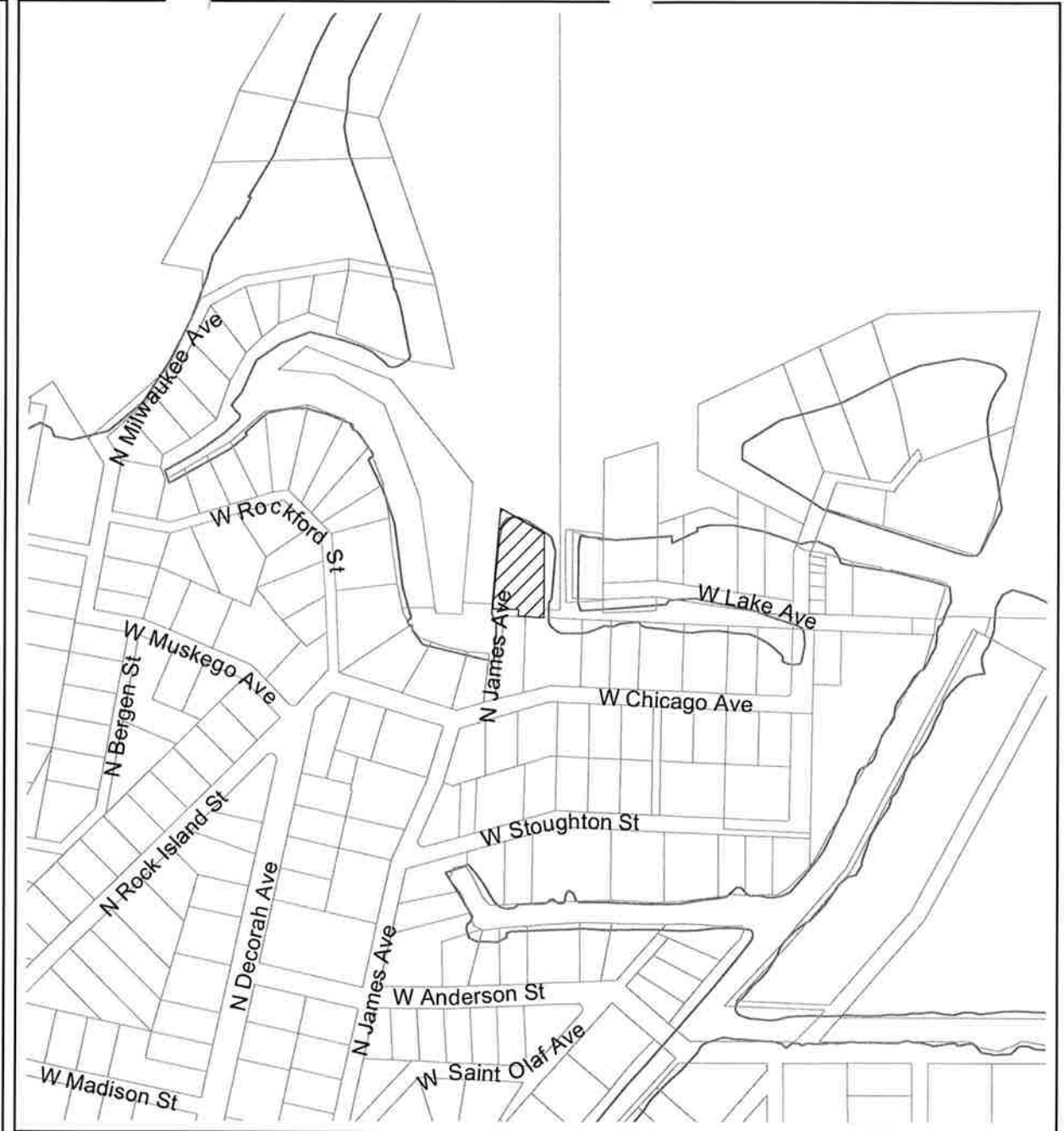
ROBERT QUARNSTROM  
25297 W CHICAGO AVE  
INGLESIDE IL 60041-8618



Zoning Board of Appeals  
Case #000347-2018







Zoning Board of Appeals  
Case #000347-2018



Incorporated Lake County



Subject Parcel

0 25 50 100 150 200  
Feet