

## **LAKE COUNTY ZONING NOTICE VAR-000365-2018**

### **Wauconda Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday June 7, 2018 at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of David Tollstam, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the street yard setback from 27 feet to 10.3 feet to build a carport.
- 2.) Reduce the south side yard setback from 4 feet to 2 feet to build a carport.
- 3.) Reduce the street yard setback from 27 feet to 14.7 feet to alleviate the nonconforming status of the existing single-family home.
- 4.) Reduce the north side yard setback from 5 feet to 0.5 feet to alleviate the nonconforming status of the existing single-family home. The building wall shall be no closer than 2 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 27615 N Beech St., Island Lake, IL 60042-8403 and is approximately 0.15 acres.

PIN:0928103007

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: Thomas Chefalo, Project Manager 847-377-2120

**George Bell**  
**Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

ADMINISTRATIVE VARIATION APPLICATION

Applicant(s): David Tollstam Phone: 847-508-2811  
(please print) Owner(s)  
27615 N Beech St Fax: \_\_\_\_\_  
Island Lake, IL 60042  
Address Email: davetollstam@hotmail.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:

Name Phone: \_\_\_\_\_  
Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_  
Address

Subject Present Zoning: Zoning R1  
Property: Present Use: residential  
Proposed Use: residential  
PIN(s): 09-28-103-007  
Address: 27615 N Beech St  
Island Lake, IL 60042

Legal description:  
(\_\_ see deed)

Lot 27 in block 6 in mylith park, being a subdivision of part of the east half of the northwest quarter of section 28, township 44 north, range 9 east of the third principal median, according to the plat thereof recorded september 6, 1921 as document no. 204979, in book "k" of the plats, page 75, in lake county, illinois.

Request:

The following variation(s) are requested:

1. Reduce the front setback from 27' to 10.3' for the construction of carport
2. Reduce the south side setback from 4' to 2' for the construction of carport
3. Reduce the front setback from 27' to 14.7' to alleviate the nonconforming status of existing single family home
4. reduce the north side yard setback from 5' to 0.5' to alleviate the nonconforming status of existing single family home

Explain why this variation(s) is necessary: To construct a Carport  
on my Lot and to alleviate the nonconforming status of existing home.

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Approval  
Criteria:

The Planning Director 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:

House is nonconforming with a front setback of 14.7', side set back of 2.5', and a lot width of only 50'. I am unable to construct a carport in the front and conform with the setback requirements.

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

Response: The front of the house is not set back far enough to accommodate the construction of a carport. Complying with the side setback will increase the front setback from 10.3' to 8.3' making the carport stick farther out than the neighbors garage. This also will obscure the view out of the front window to see other vehicles parked in the driveway, a possible security risk. Lastly it leaves little room to park a vehicle next to the carport. The back yard has no through access for vehicles and the septic field is located there.

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

Response: Carports and garages are not uncharacteristic of the neighborhood. With my front and side setback variances my carport will blend in with my Nieghbor's garage and carport.

Hand-drawn site plan of Lot 27, showing a one-story frame residence, a wood deck, a wood porch, a wood fence, a chain link fence, and a driveway. The plan includes dimensions for various areas and features.

**Dimensions and Features:**

- Overall Lot Dimensions:** 50.0 (width), 135.0 (depth).
- Residence:** ONE STORY FRAME RESIDENCE. Dimensions: 14.8 (width), 14.7 (depth).
- Wood Deck:** Dimensions: 16.4 (width), 15.4 (depth).
- Wood Porch:** Dimensions: 12.4 (width), 12.0 (depth).
- Wood Fence:** 17.8 (width), 2.0 (depth).
- Chain Link Fence:** 17.8 (width), 2.0 (depth).
- Driveway:** 7.4 (width), 30.7 (depth).
- Other Features:** 4x8 CONC. PORCH, 400.0 REC. (Recycling area), 10.2 (width), 3.1 (depth).

**Neighboring Lots:** LOT 27, LOT 26.

**Neighboring Features:** CHAIN LINK FENCE, NEIGHBORS CHAIN LINK FENCE ON LINE.

**WARRANTY DEED  
STATUTORY (ILLINOIS)**

MAIL TO:  
Deanna J. Bowen  
5101 Washington DR  
Gurnee, IL 60031

**TAXPAYER NAME & ADDRESS**  
DAVID TOLLSTAM  
27615 N. BEECH  
ISLAND LAKE, IL 60042

**4811712**  
Filed for Record in:  
LAKE COUNTY, IL  
MARY ELLEN VANDERVENTER - RECORDER  
On Nov 28 2001  
At 1:00pm  
Receipt #: 318739  
Doc/Type: WD  
Deputy - Cashier #4

THE GRANTOR THOMAS J. DUFORE, JR., divorced and not since remarried  
of the City of Crystal Lake County of McHenry, State of Illinois, for and in  
consideration of TEN AND NO/100 DOLLARS and other  
good and valuable consideration in hand paid.  
CONVEY AND WARRANT to DAVID TOLLSTAM  
GRANTEE'S ADDRESS 116 Vernon Drive, McHenry, IL 60050  
of the City of McHenry County of McHenry, State of Illinois all interest in the  
following described Real Estate situated in the County of McHenry in the State of  
Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF

Bound to:  
UNIVERSAL TITLE SERVICES, INC.  
52 North Virginia Street (Floor 14)  
Crystal Lake, Illinois 60011

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois.

Permanent Index Number(s) 09-28-103-007

Property Address: 27615 N. Beech, Island Lake, IL 60042

DATED this 12 day of NOV, 2001.

THOMAS J. DUFORE, JR.

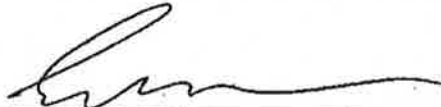
L 22702

4811712

STATE OF ILLINOIS  
COUNTY OF McHENRY

I, the undersigned, a Notary Public in and for all said County, in the State aforesaid, DO  
HEREBY CERTIFY THAT THOMAS J. DUFORE, JR., personally known to  
me to be the same person whose name is subscribed to 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.

by recorded - volume 9

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 12 day of Nov 2001


Notary Public

I  
I  
I  
I  
ISTATE & COUNTY  
TAX

STATE OF ILLINOIS



NOV. 28. 01

LAKE COUNTY

# 0000020738

REAL ESTATE  
TRANSFER TAX

00186.00

FP326685

AMP

24x 8124

PREPARED BY:

EDWARD F. DEAN  
17 E. CRYSTAL LAKE AVENUE  
CRYSTAL LAKE, IL 60014

c:\wp9\Dufore.statutorydeed.wpd

4811712

Lot 27 in Block 6 in Mylith Park, being a Subdivision of part of the East Half of the Northwest Quarter of Section 28, Township 44 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded September 6, 1921 as Document No. 204979, in Book "K" of Plats, page 75, in Lake County, Illinois.

Property commonly known as 27615 N. Beech, Island Lake, IL 60042

## **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**



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

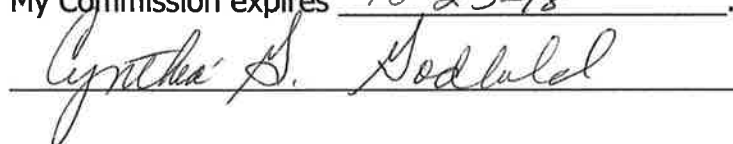
  
\_\_\_\_\_  
Signature of owner(s)

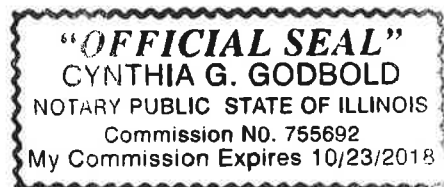
\_\_\_\_\_  
Signature(s) of contract purchasers

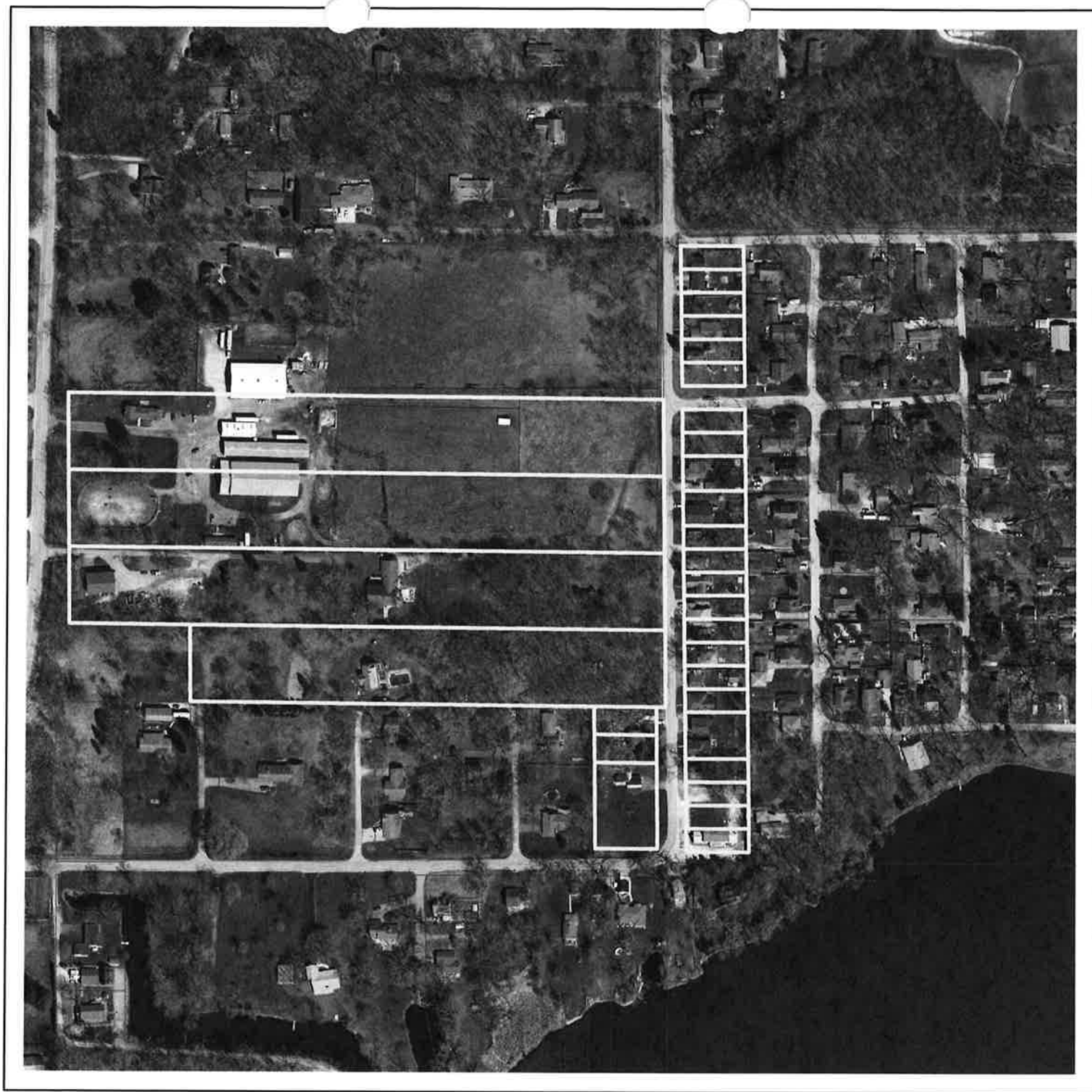
I, Cynthia G. Godbold. a Notary Public aforesaid, do hereby  
certify that DAVID TOLLSTAM  
personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of 5-9-18 and appeared  
before me this day in person and acknowledged that he/she/they signed, sealed  
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9<sup>th</sup> day of May,  
2018.

(Seal)

My Commission expires 10-23-18.  






## Parcel Vicinity Map

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.

### Legend

 County Parcels



0 150 300 600 900  
 Feet

ARTHUR CAROL & DALE  
TIMMERMANN TTEES  
29550 W ROBERTS RD  
ISLAND LAKE IL 60042-8421

**VAR-000365-2018  
MAILING LIST**

MANUEL CORDOVA  
29492 W ROBERTS RD  
ISLAND LAKE, IL 60042-8421

CHARLES UTE  
27570 N LANGLEY CT  
ISLAND LAKE IL 60042-8410

DAVID J & CYNTHIA V MACK  
27639 N BEECH ST  
ISLAND LAKE IL 60042-8403

TED & BETH PIETROLAJ  
27657 N BEECH ST  
ISLAND LAKE IL 60042-8403

DANIEL M JR & FATIMA SEIWERTH  
27731 N BEECH ST  
ISLAND LAKE IL 60042-8489

BRIAN D FREEMAN  
322 BROADWAY ST  
LIBERTYVILLE IL 60048-2319

JEFFREY J LANG TTEE  
7 MANOR RD  
LAKE ZURICH IL 60047-1220

DONALD L & LORETTA J GRANT  
27719 N BEECH ST  
ISLAND LAKE IL 60042-8489

ORVAL A STANCLIFF  
27545 N BEECH ST  
ISLAND LAKE IL 60042-8454

VICTOR & MARGARET MITTELBERG  
3377 OLD MILL RD  
HIGHLAND PARK IL 60035-1006

DONALD R GEISEN  
27614 N OAK ST  
ISLAND LAKE IL 60042-8415

MICHAEL & GWENDOLYN BROWN  
27554 N BEECH ST  
ISLAND LAKE IL 60042-8495

DAVID R SALEMI  
108 W RIVERSIDE DR  
LAKEMOOR IL 60051-8763

JAMES D STULTZ  
27623 N BEECH ST  
ISLAND LAKE IL 60042-8403

DAVID TOLLSTAM  
27615 N BEECH ST  
ISLAND LAKE IL 60042-8403

MICHAEL & JENNIFER TUTAJ  
27605 N BEECH ST  
ISLAND LAKE IL 60042-8403

STEVEN F & LONA V HARRIS  
519 CARRIAGE HILL RD  
ISLAND LAKE IL 60042-8430

DRO PROPERTY MANAGEMENT INC  
PO BOX 212  
FOX RIVER GROVE IL 60021

DAVID J SUCHOR  
27569 N BEECH ST  
ISLAND LAKE IL 60042-8454

**OTHER AGENCIES**

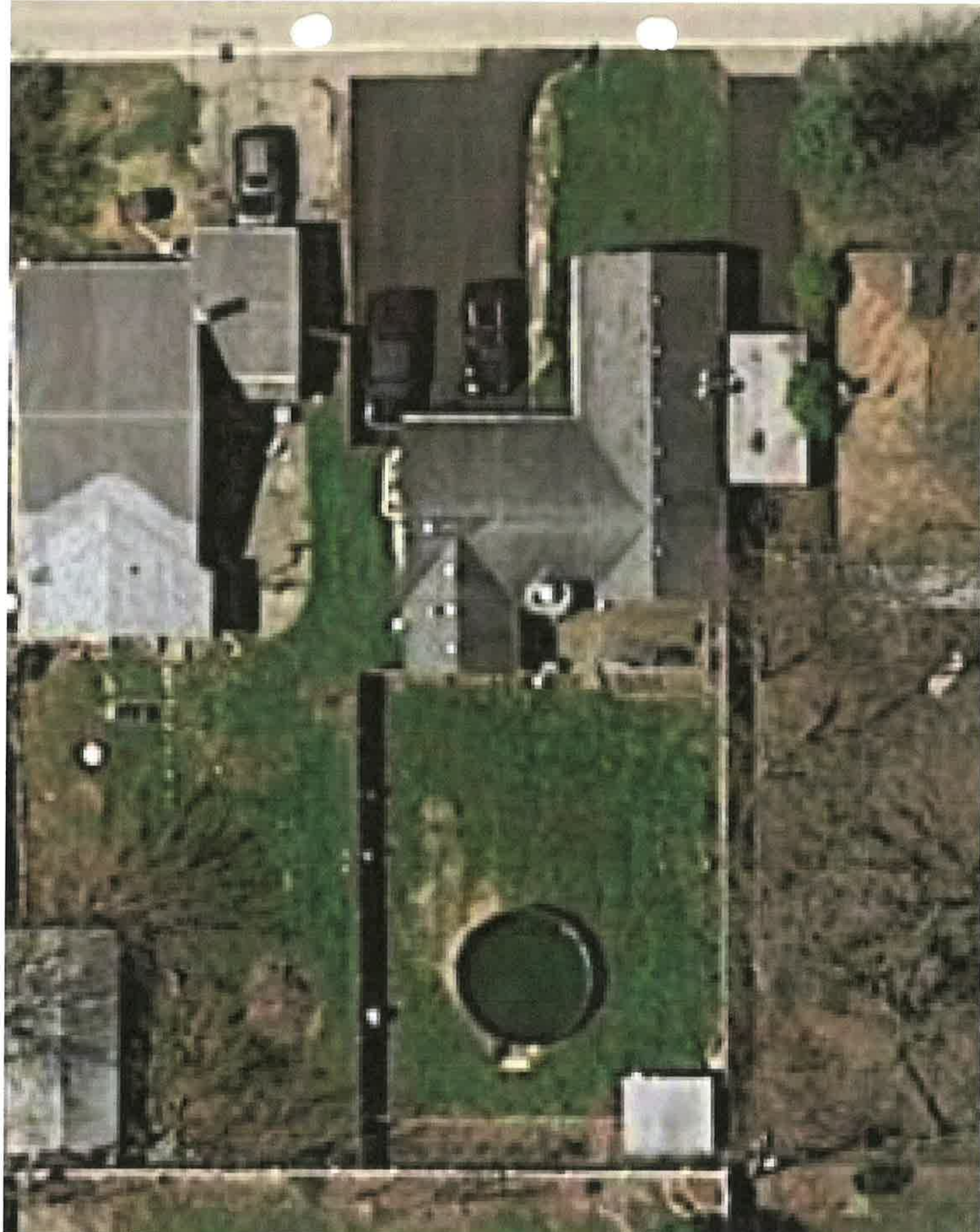
VILLAGE OF ISLAND LAKE  
GEORGINE COOPER CLERK  
3720 GREELEAF AVE  
ISLAND LAKE IL 60042

VILLAGE OF PORT BARRINGTON  
NANCY BACHAL CLERK  
69 S CIRCLE AVENUE  
PORT BARRINGTON IL 60010

WAUCONDA TWP CLERK  
CHRIS ROWE  
505 W BONNER RD  
WAUCONDA IL 60084

WAUCONDA TWP HWY COMM  
SCOTT WEISBRUCH  
505 W BONNER RD  
WAUCONDA IL 60084

WAUCONDA FIRE DEPT  
109 W LIBERTY  
WAUCONDA IL 60084



EASEMENT



10.3'



12'

PROPOSED  
CARPORT

21'

Asphalt drive L  
38.6' x W 23'

2' from side lot line  
4' from the house  
overhang

4'

DECK

7.4'

12.4'

2.5'

GAS

27615 N Beech St

Neighborhood number: 1328040

Property Class/Description: 104 / Residential Improved

Neighborhood Name: Mylith Park

Total Land Square Footage: 6750

Pin #: 09-28-103-007

Lot Dimensions: 50' x 135'

30.7'

15.4'

AIR  
COND

7.9'

7.9'

3.4'

2.6'

3'

5.5'

10.2'

DECK

7.8'

12'

135'

Septic

Round Pool

SHED

8.3'

10.2'

50'

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SHARED  
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