

LAKE COUNTY ZONING NOTICE #VAR-000372-2018

FREMONT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, July 12, 2018 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville IL, on the petition of Frank and Monica Taylor, 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 street setback from 30 feet to 4.5 feet to accommodate the construction of a detached garage. The building wall would be no closer than 5 feet to the property line.
2. Reduce the north side yard setback from 5 feet to 3 feet to accommodate the construction of a detached garage. The building wall would be no closer than 3.5 feet to the property line.

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

The subject property is located at 26338 N. Hickory Avenue, Mundelein, IL 60060 and is approximately 0.17 acres.

PIN 10-36-404-037

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.: Krista Braun, (847) 377-2151.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Frank + Monica Taylor
Owner(s)

Phone: (847) 942-2840

26338 Hickory Ave
Mundelein IL

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:

Daniel Gules up us operations
Name

Phone: (847) 658-8046
Cell: _____

1934 Federal Ct
Joliet IL
60557

Fax: _____

Email: _____

Address

Subject
Property:

Present Zoning:

R-3

Present Use:

Single Family Residential

Proposed Use:

Detached Garage

PIN(s):

10-36-404-037

Address:

26338 Hickory Ave
Mundelein, IL

Legal description:
(___ see deed)

ORIGINAL

VAR-000 372-2018

Request:

The following variation(s) are requested:

1. to reduce the Front set Back From 30' to 4.5'
2. to reduce the Side Yard set Back From 5' to 3' to allow
3. _____

Explain why this variation(s) is necessary: _____

Due to the location of a very Big tree
We are trying to save the tree

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: There is a Big tree that
is preventing us from meeting the current
set Back's.

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

Response: We are trying to save
a Big tree.

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

Response: All (most) of the properties have
garages. this is the Best location to
try and save the tree

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

Frank S. Taylor Monica L. Taylor
Signature of owner(s)

Signature(s) of contract purchasers

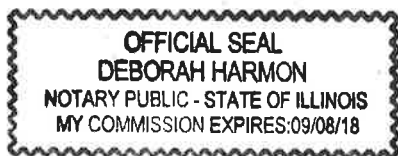
I, Deborah Harmon a Notary Public aforesaid, do hereby certify that Frank S. Taylor and Monica L. Taylor personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of May 29, 2018 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of May, 2018.

(Seal)

My Commission expires 09-08-2018.

Deborah Harmon



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.

A large, stylized handwritten signature is written over a horizontal line. The signature is cursive and appears to be 'D. J. [unclear]'.

Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Warranty Deed **Tenancy By The Entirety**

THIS INDENTURE, made this 14th day of April, 2018 between **SUZANNE GILBERTSON n/k/a SUZANNE GILBERTSON-OHASHI**, married to **KOJI OHASHI**, of the Village of Mundelein, State of Illinois, parties of the first part, and **FRANKS TAYLOR and MONICA TAYLOR**, ^{husband and wife} of the Village of Mundelein, State of Illinois, parties of the second part, WITNESS, that the parties of the first part, for and in consideration of Ten Dollars and other good and valuable consideration conveys and warrants to the parties of the second part, not in tenancy in common, not in joint tenancy, but in Tenancy by the Entirety, the following described real property:

LOT 95 IN OAK TERRACE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED OCTOBER 29, 1923, AS DOCUMENT 231654, IN BOOK "M" OF PLATS, PAGES 34 AND 35 AND RERECORDED AUGUST 14, 1925 AS DOCUMENT 263209, IN BOOK "M" OF PLATS, PAGES 110 AND 111, IN LAKE COUNTY, ILLINOIS,

subject to 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, as long as they do not interfere with the current use and enjoyment of the property; and

situated in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not in tenancy in common, not in joint tenancy, but in Tenancy by the Entirety.

Permanent Real Estate Index Number(s): 10-36-404-037

Commonly Known As: 26338 N Hickory Ave., Mundelein, IL 60060

IN WITNESS WHEREOF, the parties of the first part have hereunder set their hands and seals the day and year first above written.

Suzanne Gilbertson
Suzanne Gilbertson - Ohashi
SUZANNE GILBERTSON n/k/a
SUZANNE GILBERTSON-OHASHI

Koji Ohashi
KOJI OHASHI

FIRST AMERICAN TITLE
FILE # 2416120

REAL ESTATE TRANSFER TAX	County: \$88.00	Stamp No: 0-470-150-432
	Illinois: \$176.00	Declaration ID: 20180504988778
	Total: \$264.00	Instrument No: 7484908
		Date: 21-May-2018



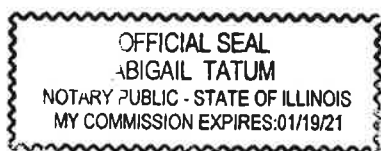
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Receipt#: 2018-00026562
Page 1 of 2
Fees: \$324.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7484908**

\$ 176,000 -

STATE OF ILLINOIS)
) ss
COUNTY OF LAKE)

I, Abigail Tatum, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SUZANNE GILBERTSON n/k/a SUZANNE GILBERTSON-OHASHI**, and **KOJI OHASHI**, wife and husband, personally known to me to be the same persons whose names are 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of May, 2018




NOTARY PUBLIC

This Instrument was prepared by: Larry M. Clark, 700 North Lake Street, Suite 200, Mundelein, IL 60060

Send Subsequent Tax Bills To: ^{grantee address} Frank & Monica Taylor, 26338 N Hickory Ave., Mundelein, IL 60060

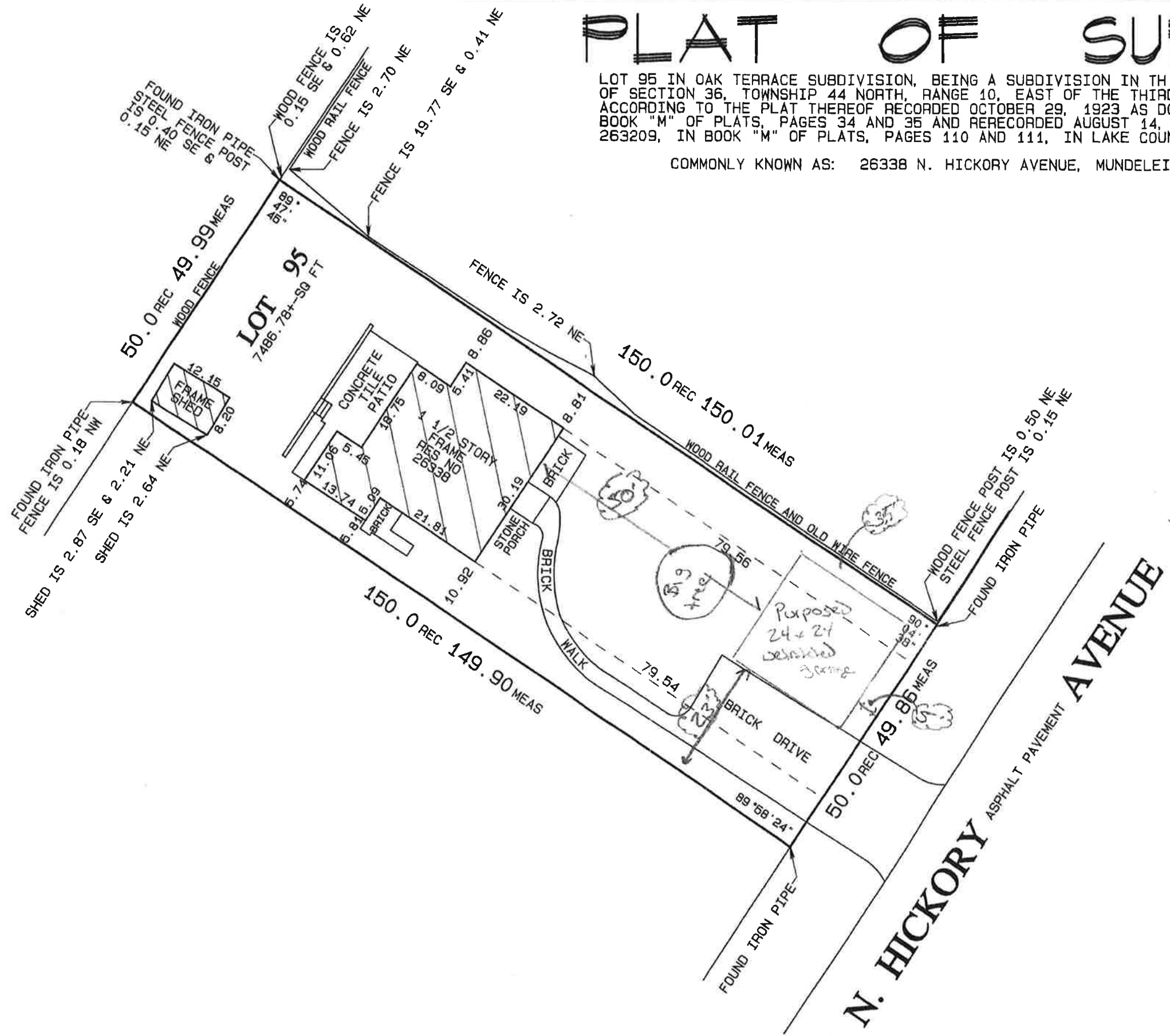
Mail To: Betsy Friedstedt, Attorney at Law, P.O. Box 400, Libertyville, IL 60048

PLAT OF SURVEY



LOT 95 IN OAK TERRACE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 29, 1923 AS DOCUMENT 231654, IN BOOK "M" OF PLATS, PAGES 34 AND 35 AND RERECORDED AUGUST 14, 1925 AS DOCUMENT 263209, IN BOOK "M" OF PLATS, PAGES 110 AND 111, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 26338 N. HICKORY AVENUE, MUNDELEIN, ILLINOIS.



MAY 4, 2018

SS
I, THAT I HAVE SURVEYED THE ABOVE
TY ACCORDING TO THE OFFICIAL RECORD,
VE PLAT CORRECTLY REPRESENTS SAID

L, SERVICE CONFORMS TO THE CURRENT
STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE

SURVEYED FOR:
LARRY M. CLARK, ATTY.
700 N. LAKE STREET
SUITE 200
MUNDELEIN, ILLINOIS 60060

**FREMONT LAND SURVEYING
& MAPPING, INC.**

name: Custom Garages, more

Address: 26338 Hickory Ave

Phone: (847) 658-8046

Email: munda@icloud.com

Asphalt Shingles
w/ 15lb Felt Paper

2x6 Rafters
16" on center

1/2" roof sheathing

2x4 Collar Tie
48" on center

Max Height
6'

Gutters and Downspouts

6" PEX and SOFFIT/FINISH

4/4 Vinyl Siding

1/2" OSB

2x6 Crosses 48" on center

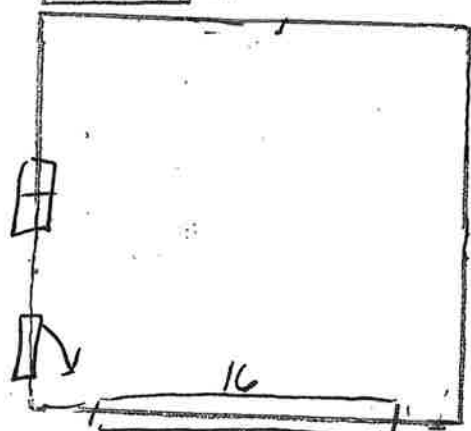
* 2x6 min HEADERS For
Service Door + Windows

* Garage Door Headers
will be LVL 1 3/4 x 11 7/8
(x2)

2x4 walls 16" on center

2x4 Womanized Bottom Plate w/
Anchor Bolts every 6' and 12" from
corners and splices (7" into concrete)

Floor Plan



← 24' →

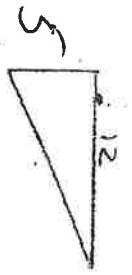
6" Finish Grade

12"

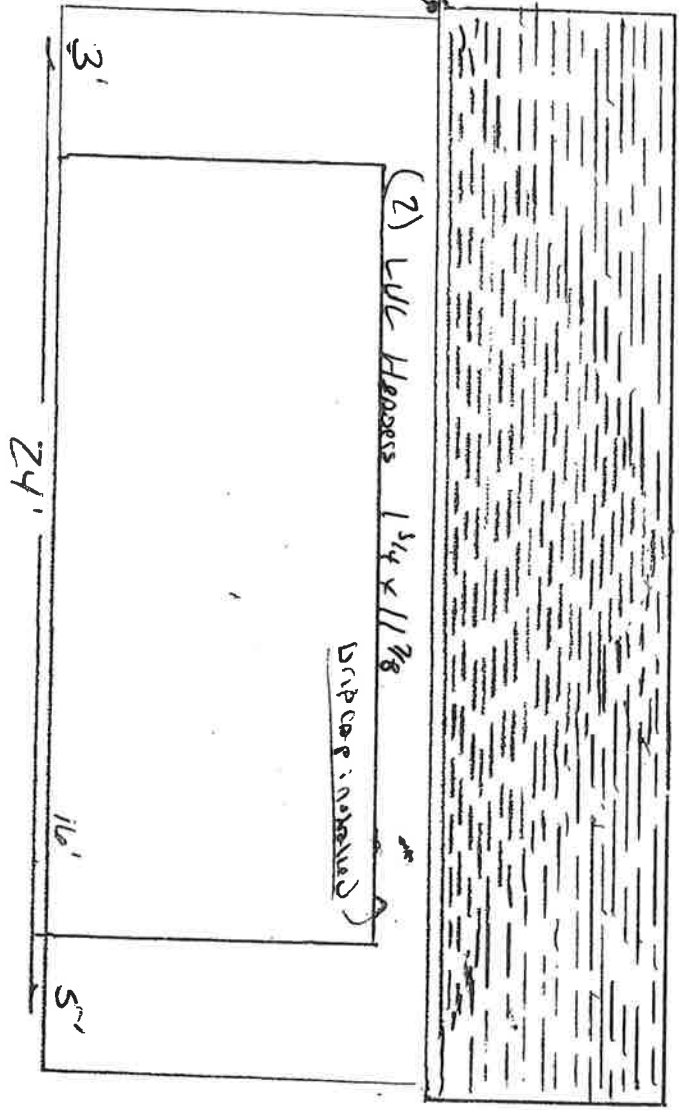
12"

4" GRAVEL BASE

6 Bag mix w/ wire mesh
min 4" thick slab

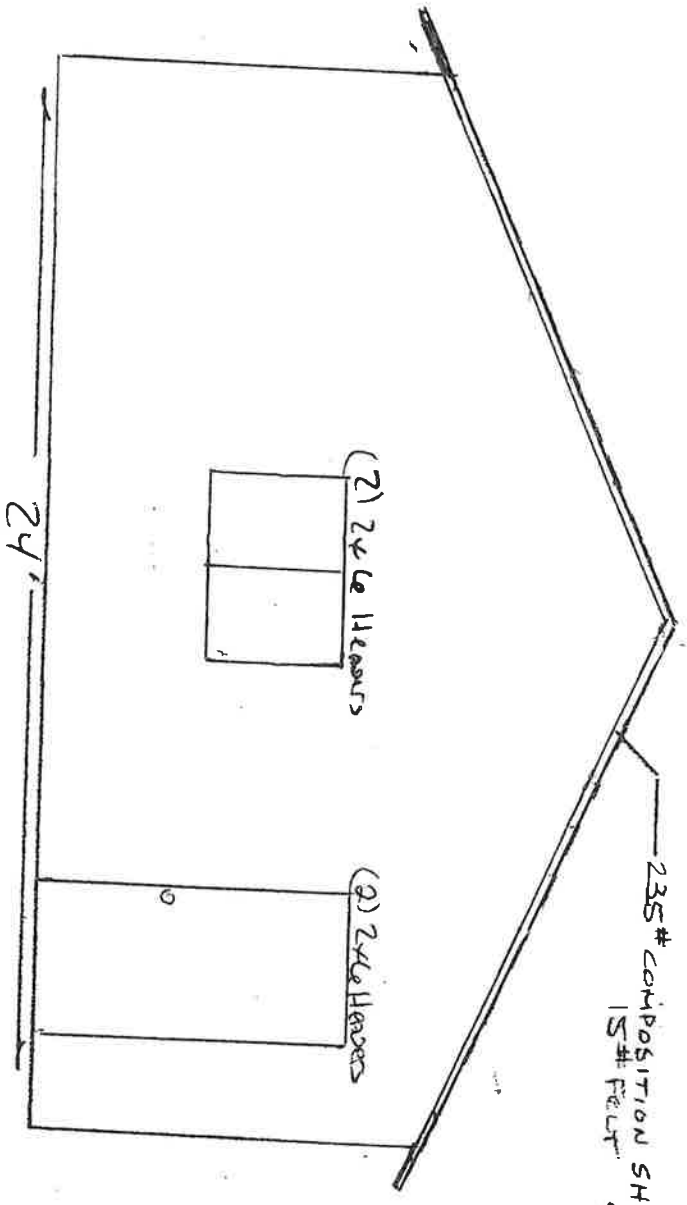


6" EAVE 4 SIDE



8' WALL HEIGHT

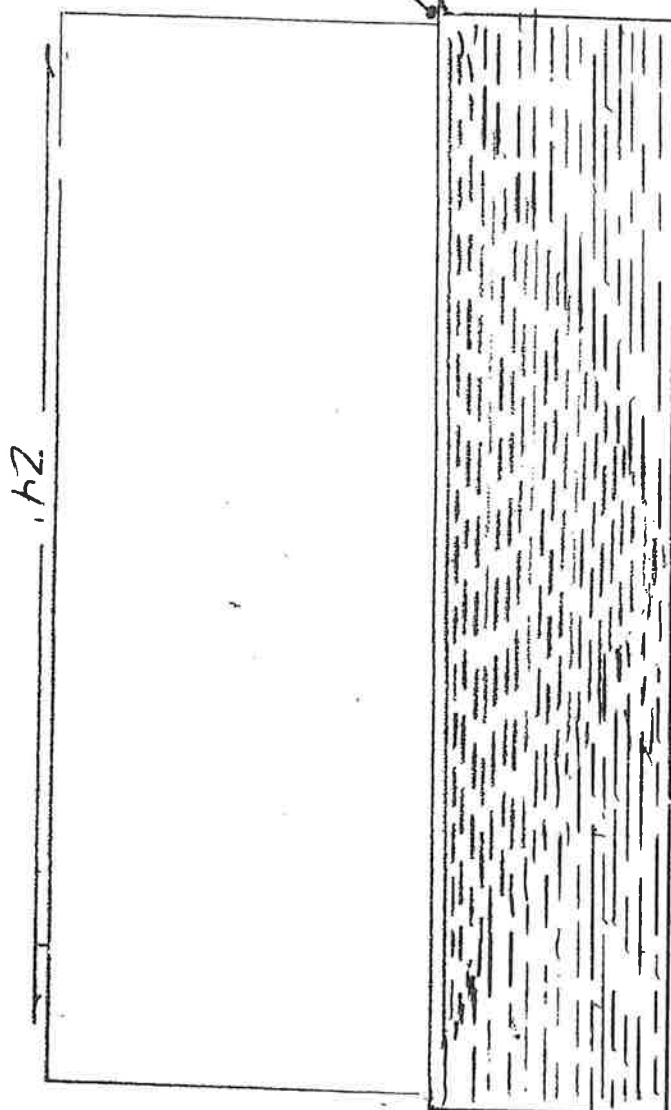
Job Address _____	
SCALE: 1/4" = 1'	DATE: 20
APPROVED BY: _____	
Job Name _____	
ELEVATION _____	
DRAWING NUMBER _____	



JOB ADDRESS _____	
SCALE: 1/4" = 1'	DATE: 20
APPROVED BY: _____	
JOB NAME _____	
ELEVATION _____	
DRAWING NUMBER _____	

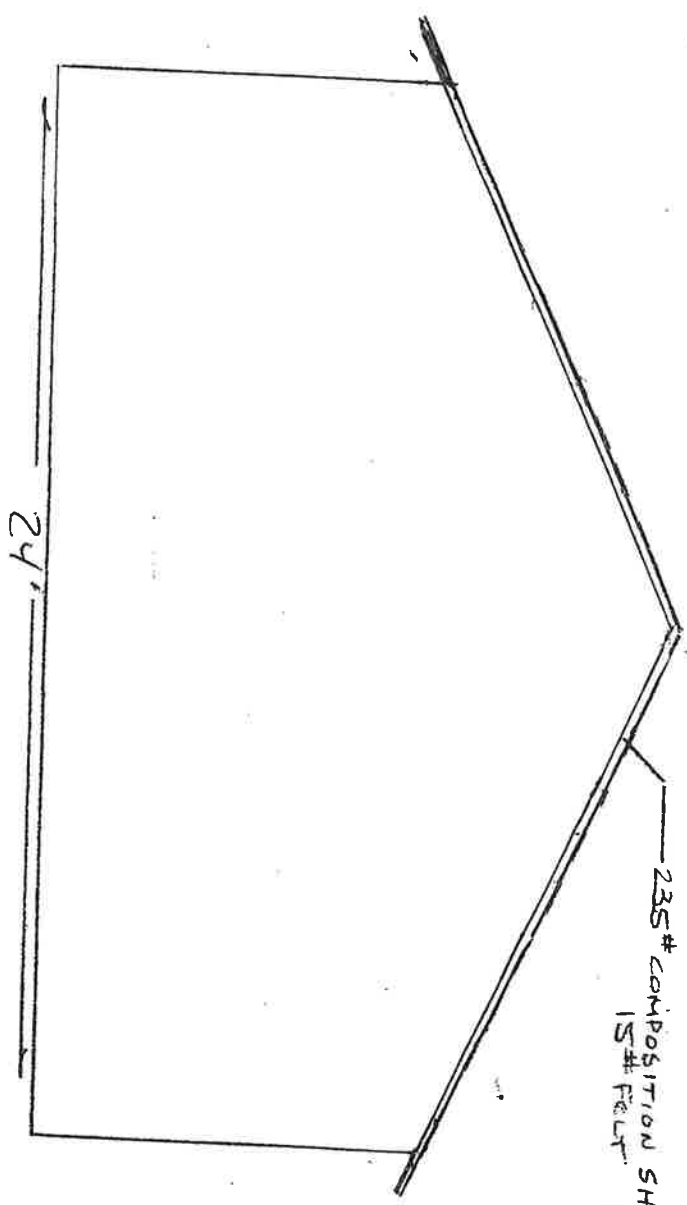
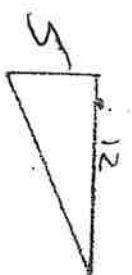


6" eave 4 side



8' WALL HEIGHT

<p>_____ JOB ADDRESS</p>	
<p>SCALE: 1/4" = 1' 20</p>	<p>APPROVED BY: _____</p>
<p>DATE: _____</p>	<p>REVISED: _____</p>
<p>_____ JOB NAME</p>	
<p>_____ ELEVATION</p>	
<p>_____ DRAWING NUMBER</p>	



8' WALL HEIGHT

SCALE: 1/4" = 1'		DATE: 20	
APPROVED BY:		REVISED:	
JOB ADDRESS			
JOB NAME			
ELEVATION		DRAWING NUMBER	



ZBA #VAR-000372-2018 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.



TREV & SUSAN HOMSEY
19338 W LAKE VIEW AVE
MUNDELEIN IL 60060-3526

**VARIATION #000372-2018
MAILING LIST**

DAVID & ELIZABETH KRUSE
26205 N HIGHLAND DR
MUNDELEIN IL 60060

SILVANO S & MARIA T BUENO
26274 N HICKORY AVE
MUNDELEIN IL 60060

SUZANNE & KOJI GILBERTSON
1319 DUNLEER DR
MUNDELEIN IL 60060-1155

NICOLAS LANGLOIS
AMANDA PENTECOST
26332 N HICKORY AVE
MUNDELEIN IL 60060-4000

BRIAN L CALDWELL
26326 N HICKORY AVE
MUNDELEIN IL 60060

JOANNE C MATZA
26292 N HICKORY AVE
MUNDELEIN IL 60060

TRACY & KENNETH
KLEINSCHMIDT
19161 W LAKE VIEW AVE
MUNDELEIN IL 60060-3520

M WITTE L HOMAN
26365 N HICKORY AVE
MUNDELEIN IL 60060

RICHARD & LYNNE HARTNETT
26355 N HICKORY AVE
MUNDELEIN IL 60060-4000

BARBER, LAWRENCE & GLORIA
26349 N HICKORY AVE
MUNDELEIN IL 60060

STEVEN J OCEPEK &
CHRISTOPHER R OCEPEK
26345 N HICKORY AVE
MUNDELEIN IL 60060-4000

ORLANDO MERCADO
26339 N HICKORY AVE
MUNDELEIN IL 60060-4000

FRANK & SUSAN BIEDERER
26321 N HICKORY AVE
MUNDELEIN IL 60060

M RENNER D HERATY
26279 N HICKORY AVE
MUNDELEIN IL 60060

JAMES MURRAY
26271 N HICKORY AVE
MUNDELEIN IL 60060

KEVAN C & CHRISTINE MATHY
26285 N HICKORY AVE
MUNDELEIN IL 60060

A MILANO R AIDIKONIS
26293 N HICKORY AVE
MUNDELEIN IL 60060

SUSAN J BIEDERER
26321 N HICKORY AVE
MUNDELEIN IL 60060

MARK A POGALZ
20115 N HAZELCREST RD
PALATINE IL 60074-2004

VILLAGE OF MUNDELEIN
SOL C CALBACHUELA CLERK
300 PLAZA CIRCLE
MUNDELEIN IL 60060

**OTHER AGENCIES
MAILING LIST**

VILLAGE OF LONG GROVE
AMY JOHNS GAYTON CLERK
3110 RFD
LONG GROVE IL 60047

VILLAGE OF HAWTHORN WOODS
DONNA LOBAITO ADMIN/CLERK
2 LAGOON DRIVE
HAWTHORN WOODS IL 60047

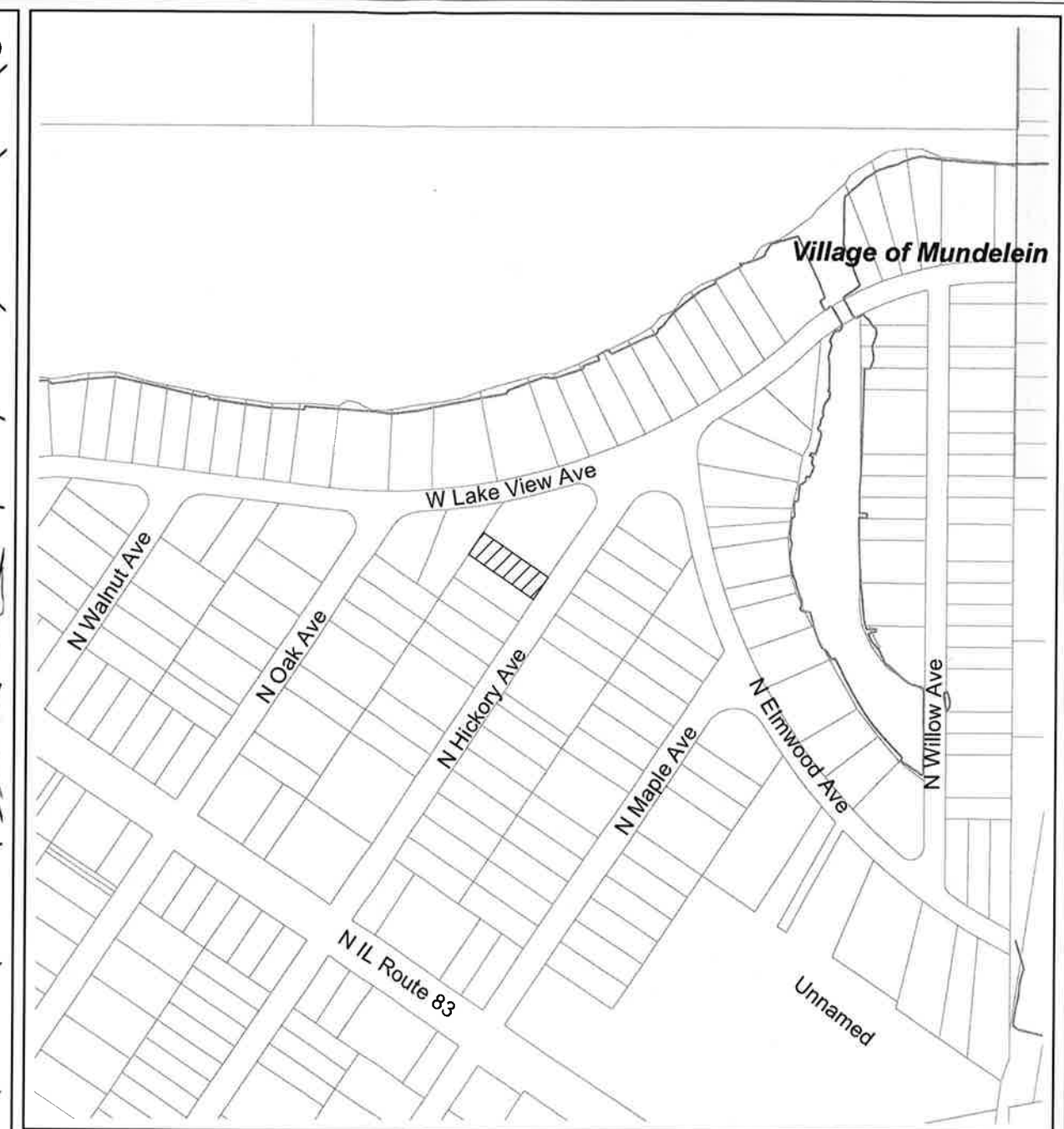
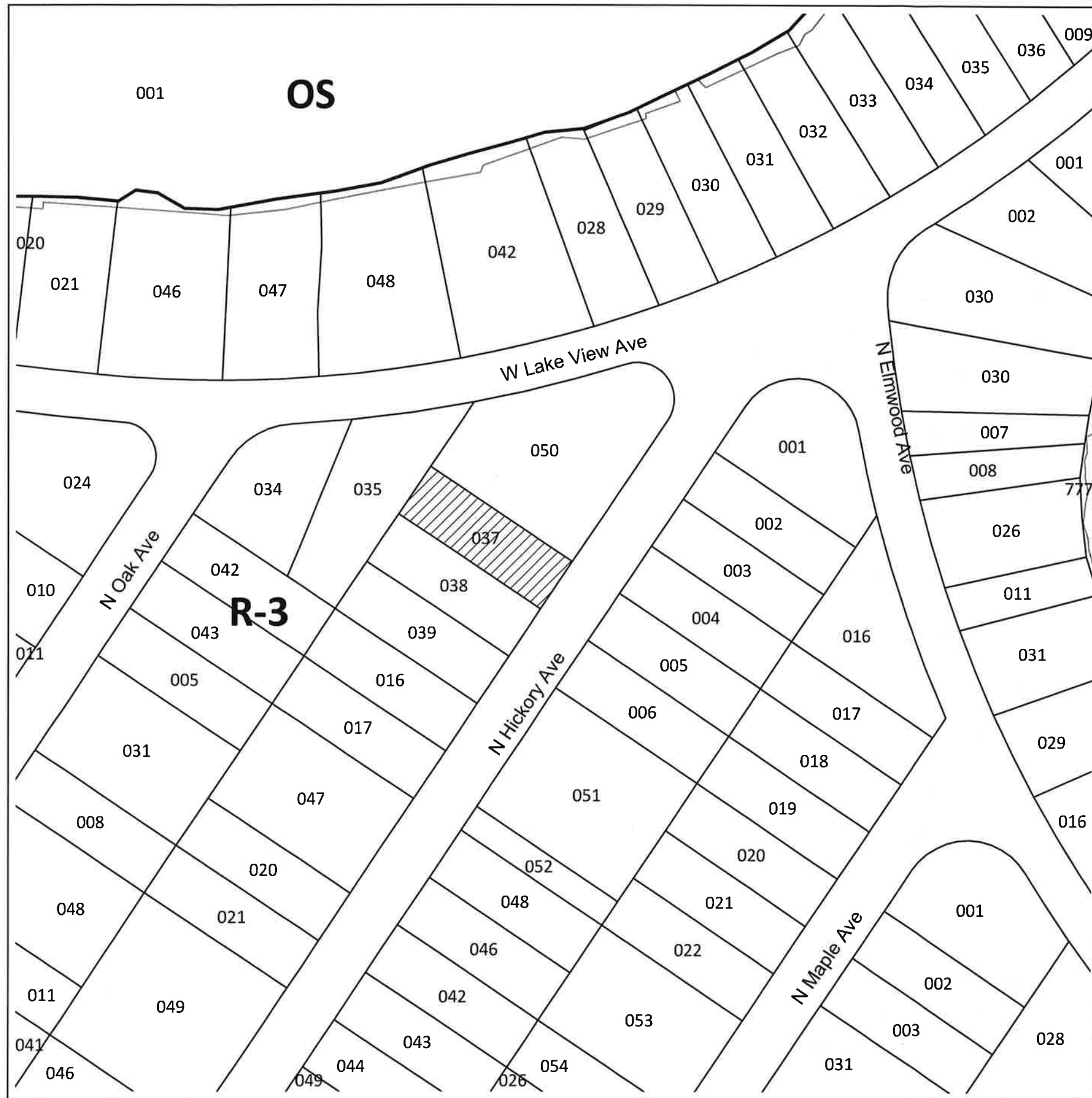
VILLAGE OF INDIAN CREEK
NANCY JENNINGS CLERK
PO BOX 5944
VERNON HILLS IL 60061-5944

VILLAGE OF VERNON HILLS
MARK FLEISCHAUER MGR
290 EVERGREEN DRIVE
VERNON HILLS IL 60061

COUNTRYSIDE FIRE
PROTECTION DIST
600 N DEERPATH DR
VERNON HILLS IL 60061

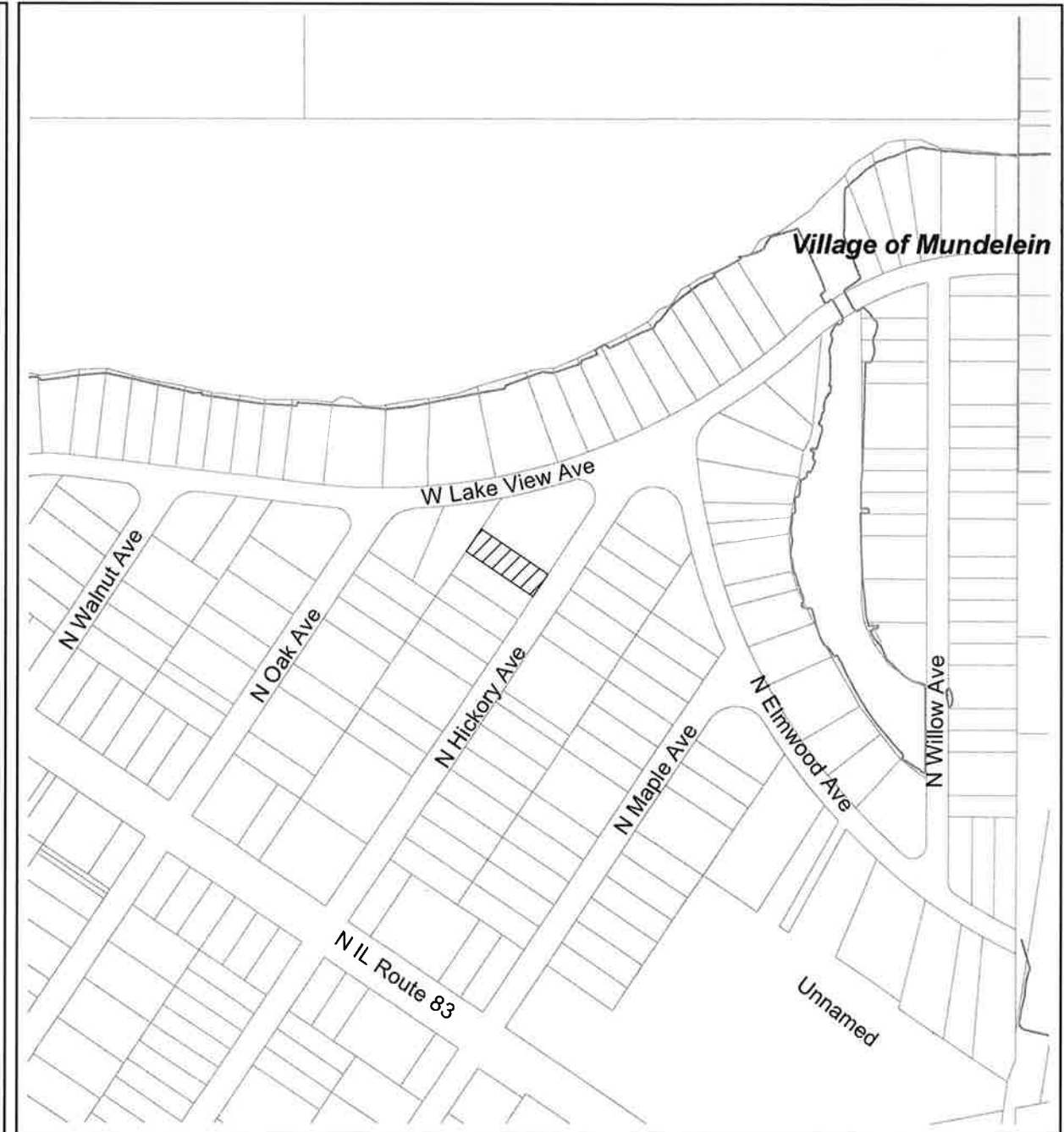
FREMONT TWP CLERK
CHRISTINA MCCANN
22385 W IL ROUTE 60
MUNDELEIN IL 60060

FREMONT TWP HIGHWAY COMM
WILLIAM D GRINNELL
22376 W ERHART RD
MUNDELEIN IL 60060



Zoning Board of Appeals
Case #VAR-000372-2018





Zoning Board of Appeals
Case #VAR-000372-2018



Incorporated Lake County



Subject Parcel

0 25 50 100 150 200
Feet