

LAKE COUNTY ZONING NOTICE VAR-000395-2018

Lake Villa Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday September 13, 2018 at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Rose Guarini, record owner, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

Reduce side street setback from 30 feet to 4 feet

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 24901 W LAKEVIEW DR LAKE VILLA, IL 60046 and is approximately 0.22 acres.

PIN:0230307003

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

VARIATION APPLICATION

Applicant(s):
(please print)

ROSE GUARINI

Owner(s)

Phone:

24901 W. LAKEVIEW DR
LAKE VILLA, IL 60046

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:

Name

Phone:

Cell:

Fax:

Email:

Address

Subject
Property:

Present Zoning:

R - 3

Present Use:

SINGLE FAMILY RESIDENCE

Proposed Use:

DETACHED GARAGE 22X24

PIN(s):

#02-30-307-003

Address:

24901 W. LAKEVIEW DR LAKE VILLA, IL 60046

Legal description:
(see deed)

Request:

The following variation(s) are requested:

1. Reduce the North setback from 30' to 4'
To Accommodate construction of garage
3. _____

Explain why this variation(s) is necessary: _____

ONLY location to put garage for
privacy. Due to no back yard the
West side of house is utilized as
my back yard. With future deck to be
BUILT at that location. Also the existing attached
1 CAR garage will be a conversion to future living
space.

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:

Large trees on West + NE side of
lot + well on East side. ALSO NO
backyard as option

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

Response:

- Excessive setbacks
- odd shape lot
- conform with all other neighborhood
properties that have garages
- Lack of basement for storage - need garage

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

Response:

This is the best location + save
existing trees.

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

[Redacted Signature]

Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Cynthia G. Godbold a Notary Public aforesaid, do hereby certify that Rose Guarini

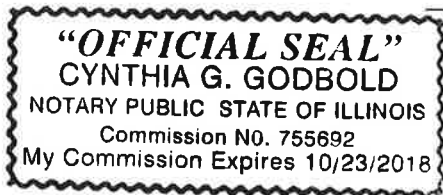
personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 7-23-18 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23rd day of July, 2018.

(Seal)

My Commission expires 10-23-18.

Cynthia G. Godbold



PLAT OF SURVEY

Lot 26 of part of CEDAR CREST SUBDIVISION, being a Subdivision of part of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 36 and the fractional South Half of the Southeast Quarter of Section 25, Township 46 North, Range 9, East of the Third Principal Meridian, and part of the Southwest Quarter of the Southwest Quarter of Section 30, Township 46 North, Range 10, East of the Third Principal Meridian, according to the plat thereof, recorded June 5, 1934, in Book "X" of Plats, page 8, as Document 400902, in Lake County, Illinois.

24901 Lake View Drive
Lake Villa, IL

LAKE

VIEW

DRIVE

FOUND OLD IRON PIPE

BUILD NEW DETACHED GARAGE
22x24=528 SF w/2' APRON
3X9 WALK.
6" ABOVE THE GRADE
NOT CHANGING ANY GRADES

4' SET BACK 90°00'00" E 140.00'(record) 140.03'(measure)

FOUND OLD IRON PIPE

PROPOSED
GARAGE
22x24 = 528 SF
2' APRON

0.22 ACRES

CONCRETE DRIVEWAY

1 STORY BRICK & FRAME
RESIDENCE WITH
ATTACHED GARAGE
NO. 24901

WELL

OWNER:
ROSE GUARINI
(847) 445-8846
24901 W. LAKEVIEW DR
LAKE VILLA, IL 60046

Ricky Construction, Inc
141 E. Anita Ave
Mt Prospect IL 60056
(847) 299-2221
rickyconstruction@gmail.com

25

PUBLIC UTILITY EASEMENT
60.00'(record)
TILITY EASEMENT

N 04°03'04" E
49.90'(record) 49.89'(measure)
28'
22'
24'
22'
2' APRON
N 75°01'52" W 139.90'(record) 140.07'(measure)
7.35'
24.72'
29.79'
2.00'
25.14'
26.71'
29.88'
35.97'
33.13'
CH=86.30'(record)
L=86.69'
CH=86.33'(measure)
S 05° 28' 31" W
R=274.46' D=20° 52' 33"

FOUND OLD IRON PIPE

WARRANTY DEED
Illinois Statutory

Mail To:

Rose Guarini
24901 West Lakeview Drive
Lake Villa, IL 60046

Name & Address of Taxpayer:

Rose Guarini
24901 West Lakeview Drive
Lake Villa, IL 60046

Image# 056227910002 Type: DW
Recorded: 05/05/2017 at 01:17:11 PM
Receipt#: 2017-00026620
Page 1 of 2
Fees: \$216.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7392427**

REAL ESTATE TRANSFER TAX



County: \$59.00
Illinois: \$118.00
Total: \$177.00

Stamp No: 1-564-671-680
Declaration ID: 20170404946487
Instrument No: 7392427
Date: 5-May-2017

\$118,000.00

THE GRANTOR(S), **WADE VANDERWALL and DARLA A. VANDERWALL, Husband and Wife as Joint Tenants**, of the Village of Lake Villa, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS(S) to **ROSE GUARINI**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 26 IN PART OF CEDAR CREST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 AND THE FRACTIONAL SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1934 IN BOOK "X" OF PLATS, PAGE 8, AS DOCUMENT NUMBER 400902, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

BLACKBURN TITLE SERVICES
61-17-5456

Permanent Real Estate Index Number(s): 02-30-307-003

Property Address: 24901 West Lakeview Drive, Lake Villa, IL 60046

Dated this 28th day of April, 2017

WADE VANDERWALL
WADE VANDERWALL

DARLA A. VANDERWALL
DARLA A. VANDERWALL

242

COURT REPORTER AGREEMENT

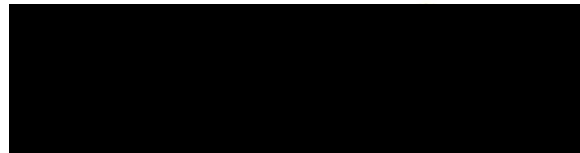
CHECK ONE OF THE FOLLOWING:



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.

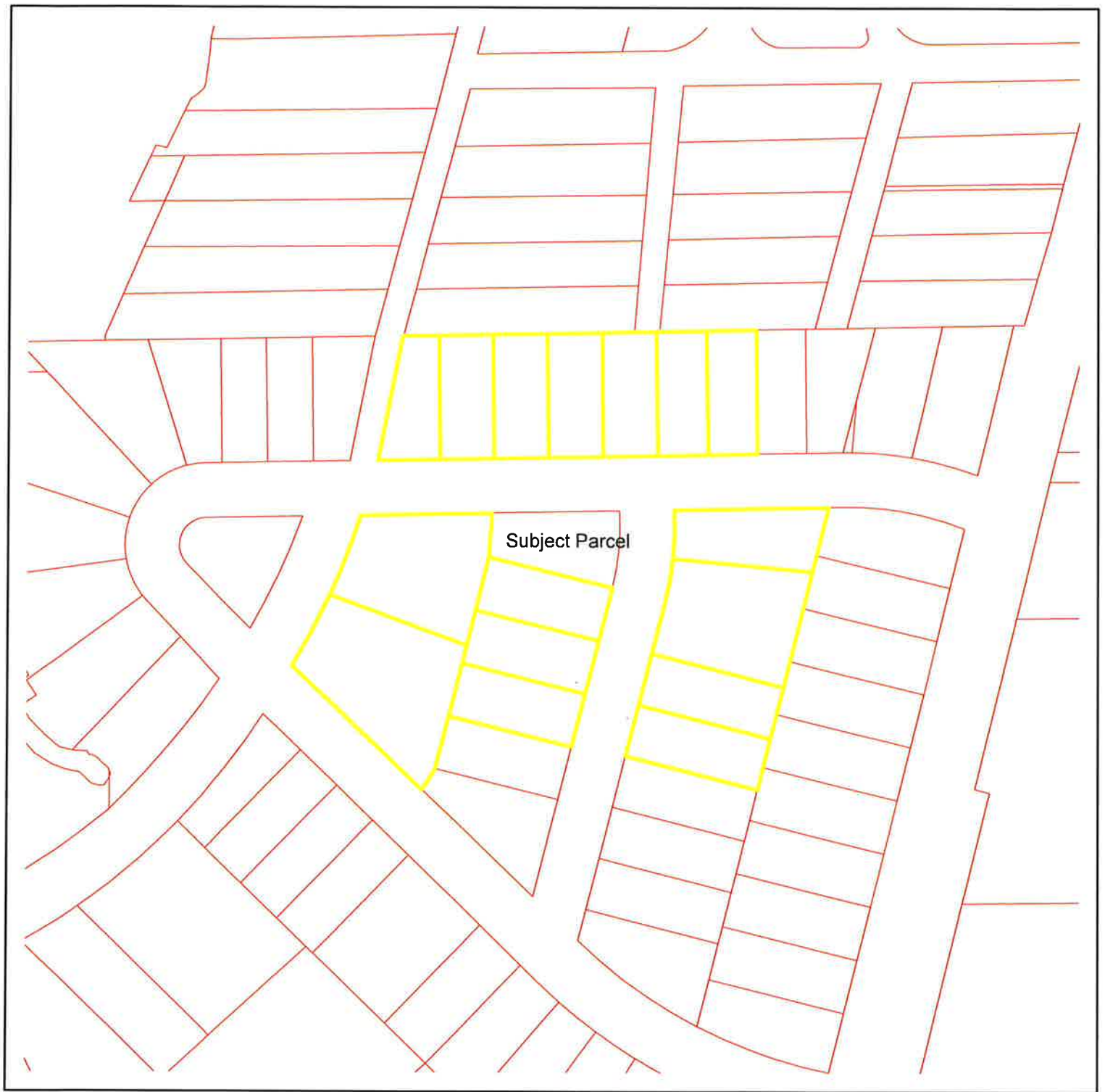


I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Near Neighbor Notice 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

GREGORY HILLER & AMY
DEUCHLER
39181 N PETITE TER
LAKE VILLA, IL 60046-8124

JACK A & JULIE A ABBINANTI
24916 W LAKEVIEW DR
LAKE VILLA, IL 60046-9618

JACK A & JULIE A ABBINANTI
24916 W LAKEVIEW DR
LAKE VILLA, IL 60046-9618

JACK A & JULIE A ABBINANTI
24916 W LAKEVIEW DR
LAKE VILLA, IL 60046-9618

BENJAMIN J MATZL
24888 W LAKEVIEW DR
LAKE VILLA, IL 60046-9617

RICHARD WILLIAM
MONHARDT, TRUSTEE
26178 W HICKORY LN
INGLESIDE, IL 60041-9732

STEVE & LAURA WRIGHT
24862 W LAKEVIEW DR
LAKE VILLA, IL 60046-9617

MARGARET V CUSON
24852 W LAKEVIEW DR
LAKE VILLA, IL 60046-9617

ALBERT L & BETTY L WEBER,
JR
24931 W LAKEVIEW DR
LAKE VILLA, IL 60046-8119

MARY WEBER & JOHN J
WEBER
39163 N PETITE TER
LAKE VILLA, IL 60046-8124

PATRICIA CUNNINGHAM
39292 N PETITE TER
LAKE VILLA, IL 60046-9614

SCOTT T PHELPS
39180 N PETITE TER
LAKE VILLA, IL 60046-9614

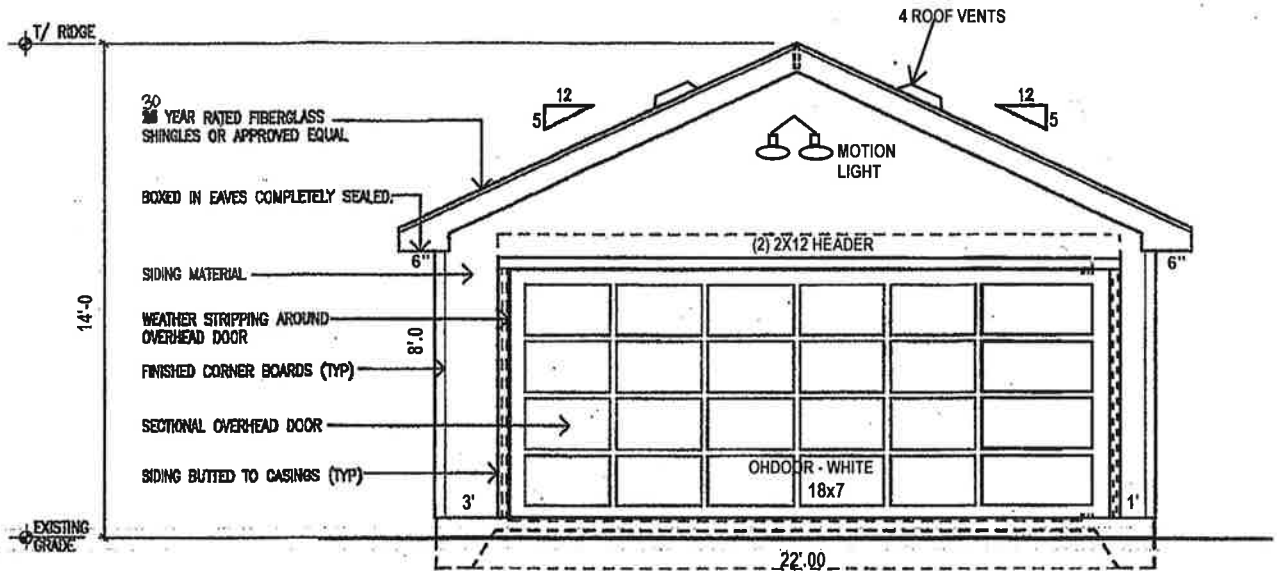
ELMER & DEBRA BENSEN
39168 N PETITE TER
LAKE VILLA, IL 60046-9614

JONATHON & MICHELLE
SOWA
24835 W LAKEVIEW DR
LAKE VILLA, IL 60046

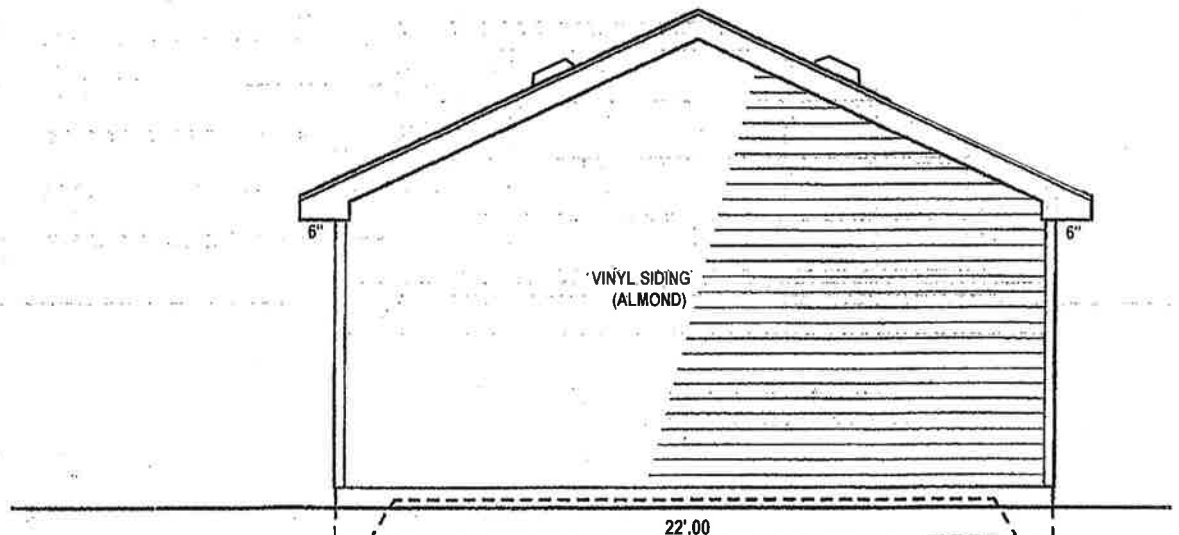
OWNER:
ROSE GUARINI
(847) 445-8846
24901 W. LAKEVIEW DR
LAKE VILLA, IL 60046

RICKY CONSTRUCTION, INC
141 E. ANITA AVE
MT PROSPECT IL 60056
(847) 299-2221 - office
rickyconstruction@gmail.com

DETACHED 22x24 GABLE 5/12 PITCH ROOF



WEST ELEVATION



EAST ELEVATION

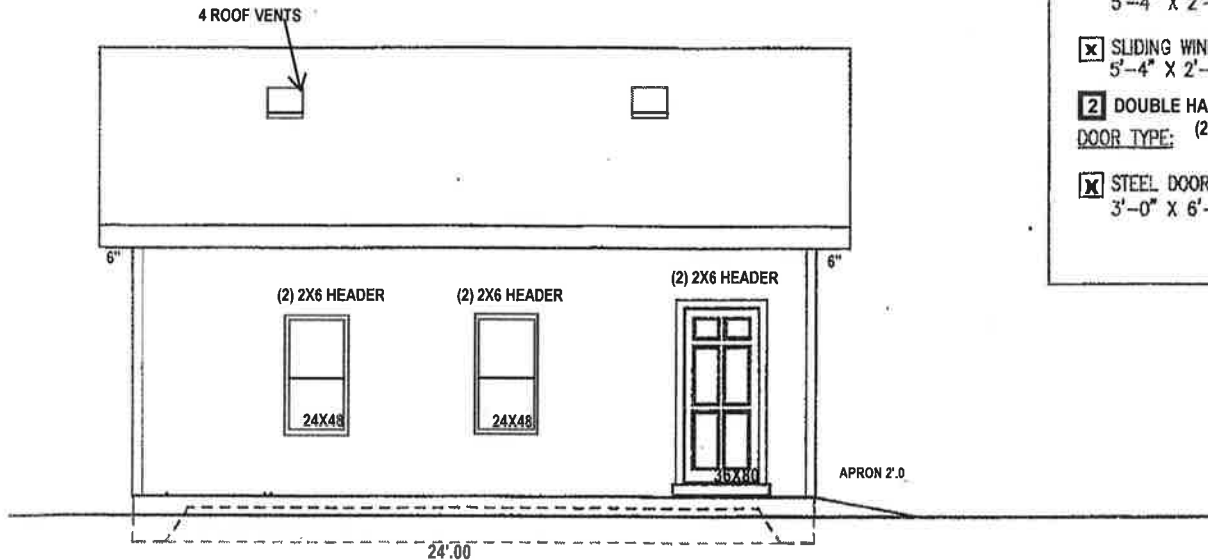
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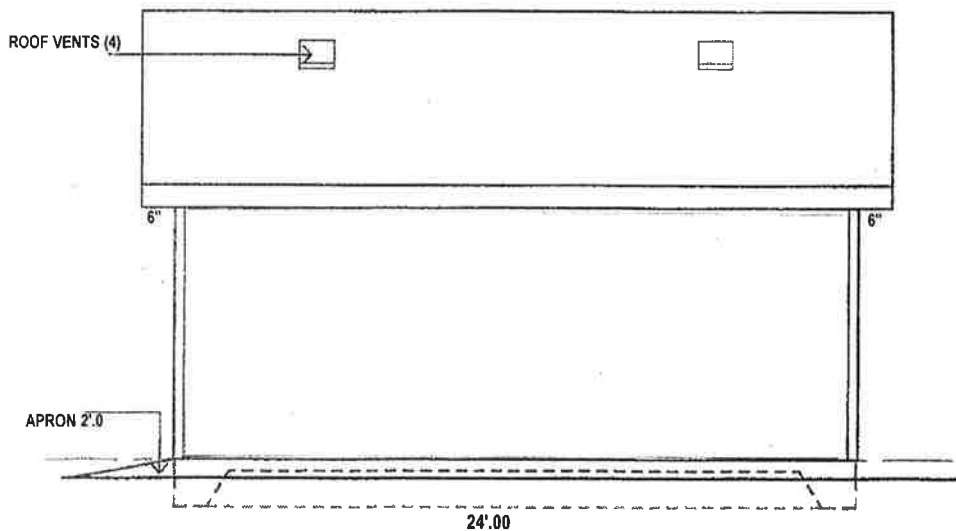
WINDOW TYPE:

- ☐ FIXED PICTURE JALOUSIE
5'-4" X 2'-0"
- ☒ SLIDING WINDOW WITH SCREEN
5'-4" X 2'-0"
- ☒ **2** DOUBLE HANG WINDOW w/GRIDS
DOOR TYPE: (2) - 24"x48"

- ☒ STEEL DOOR PRIMED
3'-0" X 6'-8"



NORTH ELEVATION



SOUTH ELEVATION

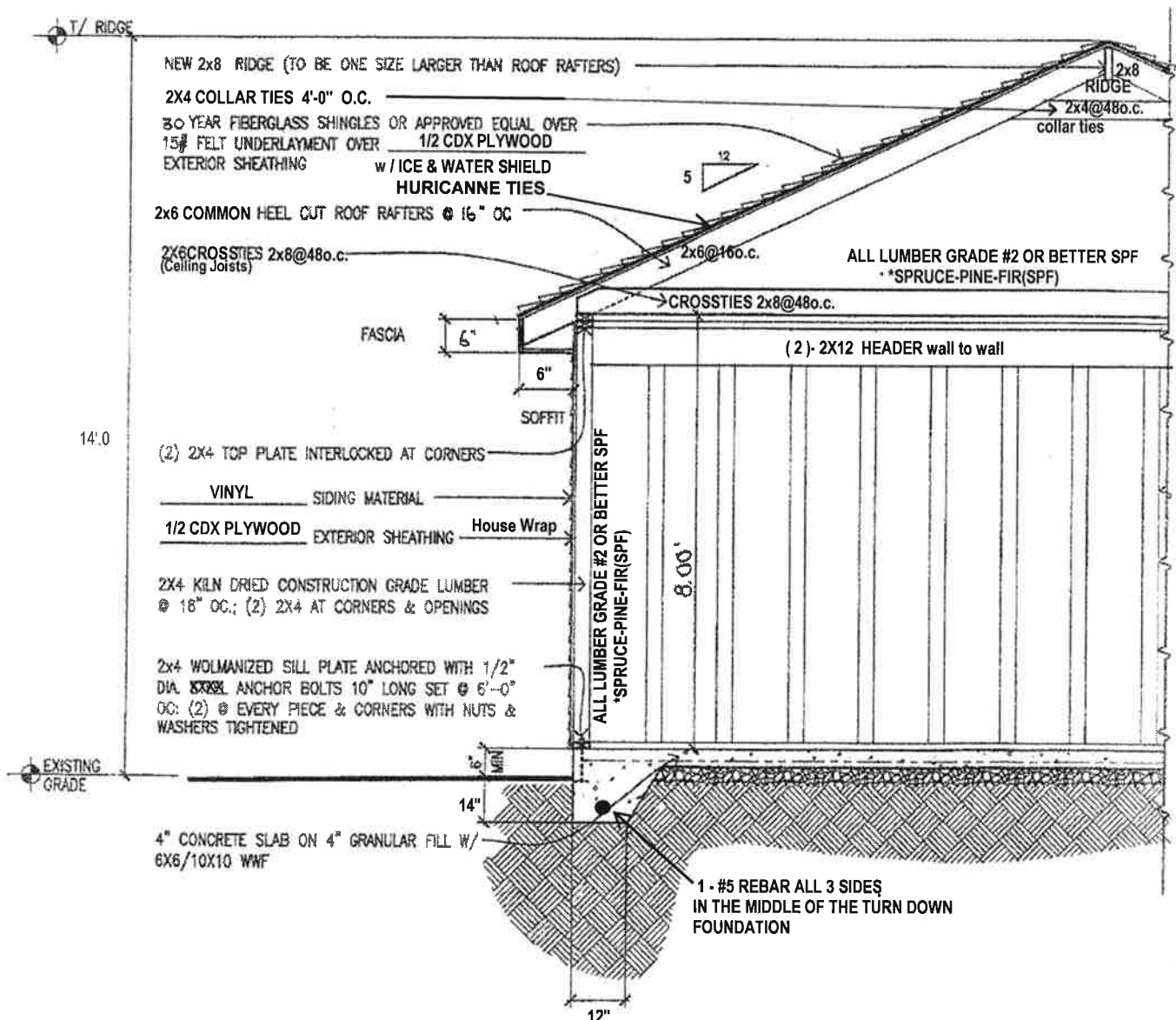
RICKY CONSTRUCTION, INC
 141 E. ANITA AVE
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 (847) 299-2221 - office
 rickyconstruction@gmail.com

NOTE: DRAWINGS ARE NOT TO SCALE

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DETACHED 22x24 GABLE 5/12 ROOF



BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE

GABLE ROOF

DETACHED 22x24 GABLE 5/12 PITCH ROOF

CONTRACTOR:
G4UbyRickyConstruction Inc
141 E Anita Ave
Mount Prospect IL 60056
847.299.2221 F:847.495.2132
rickyconstruction@gmail.com

SHEET NAME

OWNER:
ROSE GUARINI
(847) 445-8846
24901 W. LAKEVIEW DR
LAKE VILLA, IL 60046

RICKY CONSTRUCTION, INC
 141 E. ANITA AVE
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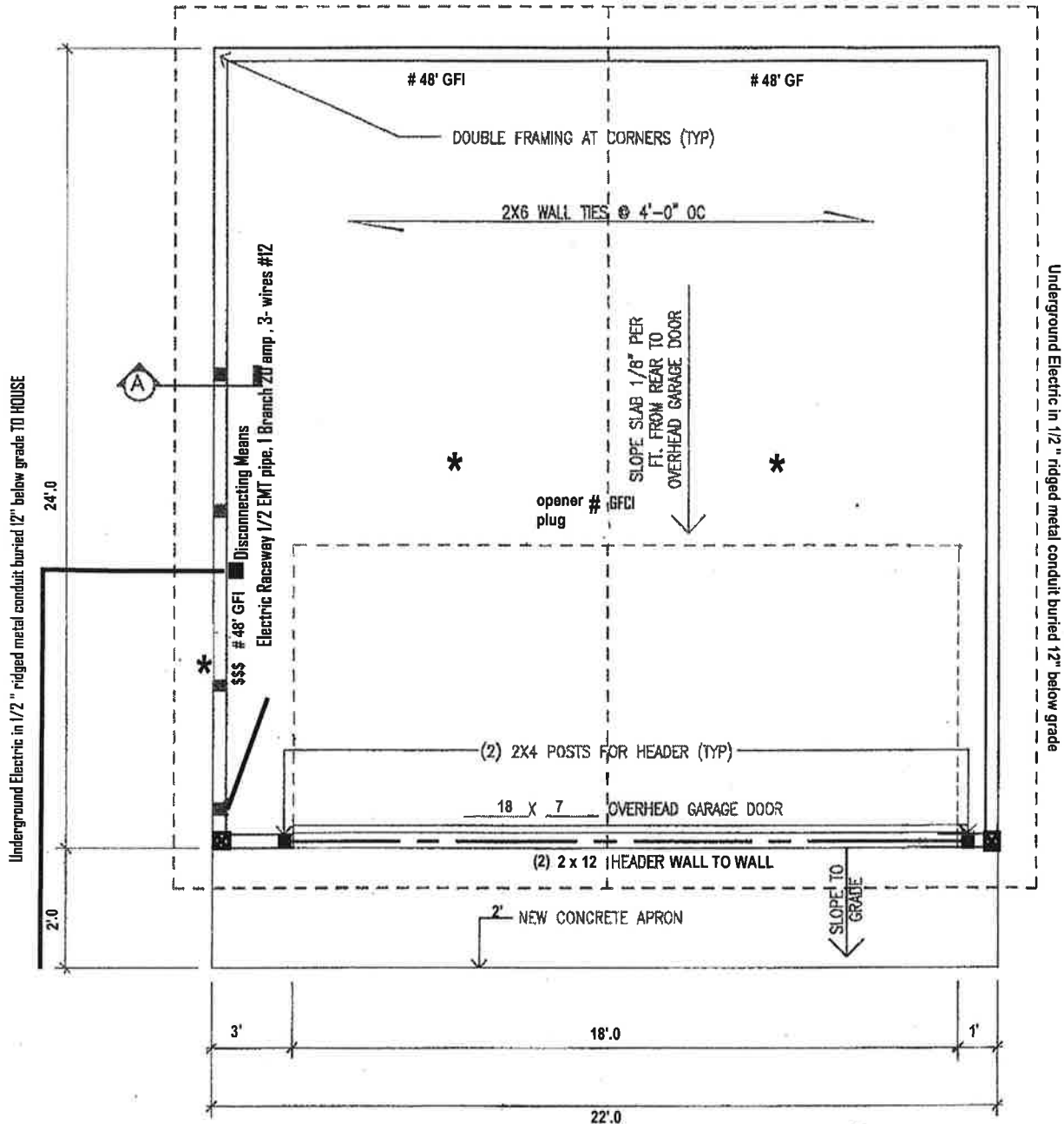
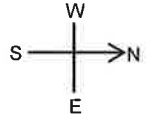
- 2 - LIGHTS INTERIOR
- 3 - SWITCHES
- 4 - 3 PLUGS- OUTLETS
- 0 - EXTERIOR OUTLET
- 1 - LIGHT@ SER. DOOR
- 0 - COACH LIGHTS-EXTERIOR
- 1 - DBL SPOT LIGHTS-EXTERIOR
- 1 - NEW LINE

DETACHED 22x24 GABLE 5/12 PITCH ROOF

ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL & GOVERNING CODES

- MINIMUM ELECTRICAL REQUIREMENTS FOR GARAGES:
- 1 EACH SWITCHED ENTRY LIGHT AT SERVICE DOOR
 - 1 EACH SWITCHED INTERIOR LIGHT
 - 1 EACH GFI DUPLEX RECEPTACLE

Underground Electric in 1/2" ridged metal conduit buried 12" below grade



FLOOR PLAN

PLAT OF SURVEY

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24901 Lake View Drive
Lake Villa, IL

LAKE VIEW DRIVE

FOUND OLD IRON PIPE
BUILD NEW DETACHED GARAGE
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3X9 WALK
6" ABOVE THE GRADE
NOT CHANGING ANY GRADES

22' PROPOSED GARAGE
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0.22 ACRES

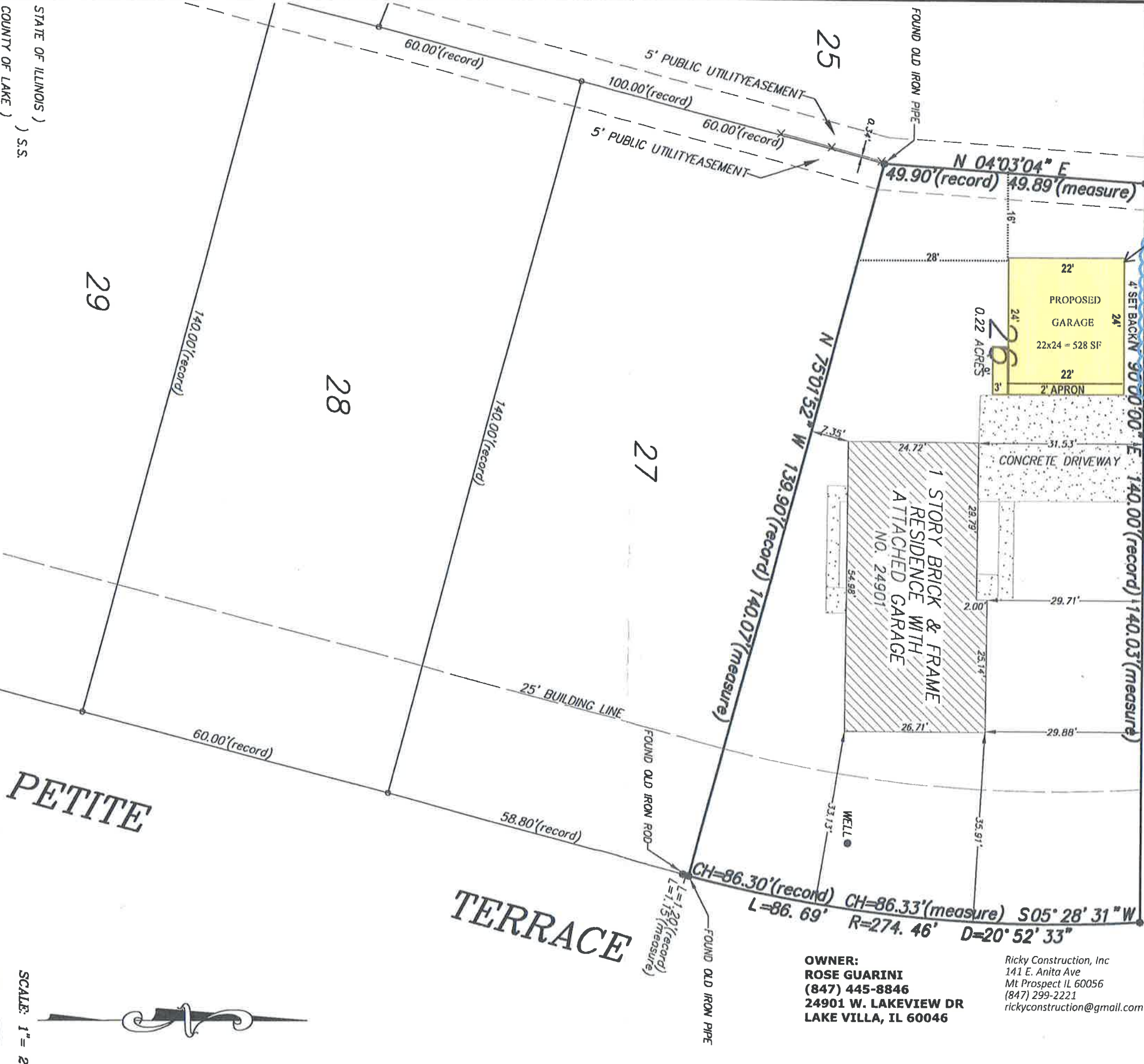
1 STORY BRICK & FRAME
RESIDENCE WITH
ATTACHED GARAGE
NO. 24901

CONCRETE DRIVEWAY

WELL

OWNER:
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(847) 445-8846
24901 W. LAKEVIEW DR
LAKE VILLA, IL 60046

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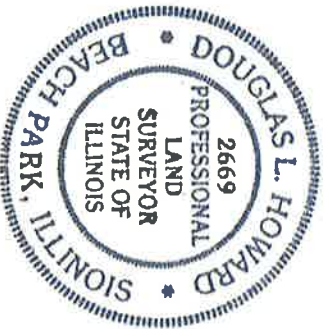


STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

In behalf of Howard Surveying Co., Inc., we as Illinois
Professional Land Surveyors do hereby certify that the buildings as shown on the
above described lot are within the property lines and the adjoining improvements
do not encroach on said premises, except where shown.
This professional service conforms to the current Illinois minimum standards for
a boundary survey.
Dated at Beach Park, Lake County, Illinois this 3rd day of April, A.D., 2018.

HOWARD SURVEYING CO., INC.

Professional IL Land Surveyor No. 2669
License Expires 11/30/2018
Professional Design Firm No. 6315



PETITE

TERRACE

SCALE: 1" = 20'

Fieldwork Completed: APRIL 2, 2018

Client Name: ROSE GUARINI

Address: 24901 W. LAKE VIEW DRIVE

LAKE VILLA, IL 60046

HOWARD SURVEYING COMPANY, INC.

PROFESSIONAL ILLINOIS & WISCONSIN LAND SURVEYORS

37164 N. Crown Bay Road, Beach Park, IL 60007

PH (847) 336-7780 FAX (847) 336-7785 EMAIL-RPLS@HOWARD.COM

DATE REVISION

NOTE: All building lines, easements and bearings hereon shown are from record plat unless otherwise noted.

LAKE COUNTY ZONING
NOTICE VAR-000395-2018
Lake Villa Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday September 13, 2018 at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Rose Guarini, record owner, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required: Reduce side street setback from 30 feet to 4 feet. Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 24901 W LAKEVIEW DR LAKE VILLA, IL 60046 and is approximately 0.22 acres. PIN: 0230307003. 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
Published in Daily Herald
August 27, 2018 (4507885)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville and has been circulated daily in the Village(s) of:

Antioch, Bannockburn, Deerfield, Fox Lake, Gages Lake, Grandwood Park, Grayslake, Green Oaks, Gurnee, Hainesville, Hawthorn Woods, Highland Park, Highwood, Indian Creek, Ingleside, Island Lake, Kildeer, Lake Barrington, Lake Bluff, Lake Forest, Lake Villa, Lake Zurich, Lakemoor, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Long Lake, Mundelein, North Barrington, Prairie View, Riverwoods, Round Lake, Round Lake Beach, Round Lake Park, Third Lake, Vernon Hills, Volo, Wadsworth, Waukegan, Wauconda, Wildwood

County(ies) of Lake

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Lake County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 27, 2018 in said Lake County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4507885

RECEIVED

AUG 31 2018

LAKE COUNTY
PLANNING, BUILDING & DEVELOPMENT