

LAKE COUNTY ZONING NOTICE #VAR-000398-2018

WARREN TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, September 13, 2018 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Kevin and Kelly Badgley, 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 west street yard setback from 30 feet to 22.38 feet to accommodate the construction of a covered front porch.
2. Reduce the minimum south side yard setback from 6 feet to 4.0 feet to alleviate the nonconforming status of the existing shed.
3. Reduce the minimum south side yard setback from 6 feet to 0.56 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 34843 N. Lincoln Ave., Lake Villa, IL 60046 and is approximately 0.41 acres.

PIN 07-19-103-010

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Hannah Mulroy, Project Manager (847) 377-2187.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Kevin & Kelly Badgley
Owner(s)

Phone:



34843 N. Lincoln Ave

Fax:

LAKE VILLA, IL

Email:

60046



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:

Name

Phone:

Cell:

Fax:

Email:

Address

Subject
Property:

Present Zoning:

Present Use:

Proposed Use:

PIN(s):

Address:

R-4

Single Family Home

Single Family Home

0719103010

34843 N Lincoln Ave

LAKE VILLA, IL 60046

Legal description:

(☒ see deed)

Request:

The following variation(s) are requested:

1. ^{FRONT} New Front Porch Set Back @ 22.38
2. SHED SIDE SET BACK @ 4.0
3. GARAGE SIDE SET BACK @ 1.56

Explain why this variation(s) is necessary: Property has out dated R.O.W. set back which ~~interferes~~ the front yard set back shed & Garage now conforming

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: ~~ROW~~ ~~ROW~~ ROW Line in front of property is out of date.

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

Response: want to make house uniform and complete, which cannot be done due to ROW Line.

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

Response: By receiving the said variance ~~will~~ will make our house comply with the said zoning regulations. If the right of way (ROW) wasn't ~~there~~ ^{in place} there would be more than enough room.

8/22/18

RE: Variance for Front Porch at
34843 N Lincoln Ave.
Lake Villa, IL 60046

To Whom It May Concern:

The first thing I would like to say is thank you for taking this variance into consideration.

I have now lived in this house for 16 years and have made many improvements to the property. One improvement that I have not made is adding the front porch to the front of our home. I am contractor here in Lake County and deal primarily in remodeling projects. I understand the purpose of property set backs and need for architectural continuity of a neighborhood. This neighborhood dates back to the late 1800's and there is everything from a cottage to a million dollar home.

The reason that we're asking for the variance is because there is a R.O.W running through the front of my property. The build set back is 30' and I'm 60' to the road, yet due to the R.O.W. our front yard is only 30' to the row line. In my research over the past 16 years I have discovered the R.O.W. was put in place in the early 1900's in the possibility that Lincoln Ave could be widened and turned into the new route 45. To understand this, one must know that Lakeshore Dr., which runs along the east shore of Druce Lake was route 45. Well as we all know route 45 is where it is today and the likelihood that it will run down Lincoln is slim and none. If I'm not mistaken the route 45 was moved to its present location in the early 30's.

I understand the fact that there might not seem like a hardship, but if the R.O.W. line did not exist, which should have been removed when route 45 was moved, we would have our front porch. We want to build this porch to complete our home and it has always been the plan.

Thank you again for your consideration.

Kevin Badgley
President
AC Home Design LLC



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

Signature

Signature(s) of contract purchasers

I, Cynthia G. Godbold a Notary Public aforesaid, do hereby certify that Kelly E. Badgley

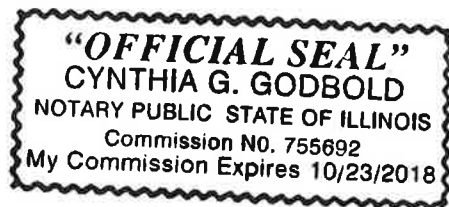
personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 8-10-18 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10th day of August, 2018.

(Seal)

My Commission expires 10/23/18.

Cynthia G. Godbold



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

Signature(s)

Signature(s) of contract purchasers

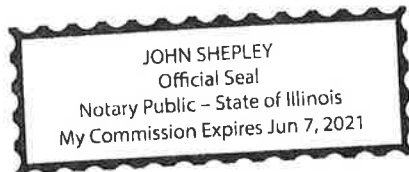
I, John Shepley a Notary Public aforesaid, do hereby certify that KEVIN BADGLEY

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 June 7, 2021.



John Shepley

**QUIT CLAIM DEED
STATUTORY**
Illinois

5980129



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER

04/19/2006 - 10:59:18 A.M.

RECEIPT #: 281225

RHSP \$10.00

DRAWER #: 25

prepared by

Mail to: Kevin A. and Kelly E. Badgley
Customer Name
Customer Address 34843 N. Lincoln Avenue
City, State Zip Lake Villa, IL 60046

Name & Address of Taxpayer: Kevin A. and Kelly E. Badgley
Customer Name
Customer Address 34843 N. Lincoln Avenue
City, State Zip Lake Villa, IL 60046

THE GRANTOR(S), **Kelly E. Badgley a married woman**, of the Village of Lake Villa,
County of **Lake**, State of Illinois for and in consideration of Ten and no/100 Dollars
(\$10.00) and other good and valuable considerations in hand paid.

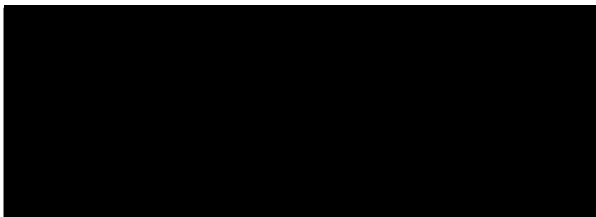
CONVEY AND QUIT CLAIM TO, **Kevin A. Badgley and Kelly E. Badgley**, 34843 N.
Lincoln Avenue, of the Village of **Lake Villa**, County of **Lake**, State of Illinois, all
interest in the following described real estate situated in the County of **Lake**, in the State
of Illinois, to wit:

LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption
Law of the State of Illinois.

Permanent Index Number: 07-19-103-010
Property Address: 34843 N. Lincoln Avenue, Lake Villa, IL 60046

Dated this 24th day of March, 2006.



3

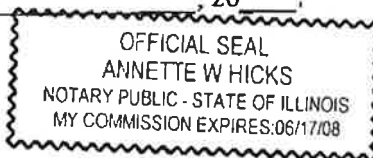
STATE OF ILLINOIS)
) 85
 COUNTY OF Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Kevin A. Badgley and Kelly E. Badgley, HUSBAND AND WIFE**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in 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 instrument as their free and voluntary act, for the purposes therein set forth, including the releases and waiver of the right of homestead.

Given under my hand and notary seal, this 24th day of March, 2006.

Annette W. Hicks
 Notary Public

My commission expires on _____, 20____



Prepared by:

~~Customer Name
 Customer Address
 City, State Zip~~

Exempt under provisions of
 Paragraph 6, Section 31-45,
 Property Tax Code
3/24/06 [Signature]
 Date Buyer, Seller, or Representative

2

** TOTAL PAGE.03 **

(Attached to and becoming a part of document dated: March 24, 2006)

EXHIBIT A

Land situated in the County of Lake, State of Illinois, is described as follows:

LOT 4 IN BLOCK 2 IN POWELL'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1890, AS DOCUMENT 42411, IN BOOK "B" OF PLATS, PAGE 25, IN LAKE COUNTY, ILLINOIS.

Tax Parcel Number(s): 07-19-103-010

3

File Number: 144242

COURT REPORTER AGREEMENT

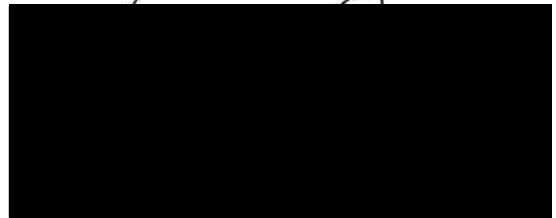
CHECK ONE OF THE FOLLOWING:



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.



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Kevin and Kelly Badgley

34843 Lincoln Ave

Lake Villa, IL 60046

847-343-9112

kellybadgley@sbcglobal.net

kevin@achomedesign.com

06/14/2018

Dear Friends and Neighbors,

It is our intent to ask the County to allow us to add a front porch to our home on the aforementioned property. This will encroach on the right of way (ROW) line at the front of our property and because of that, we are applying for a variance. We assure you that this should not adversely affect your property and will only add to the curbside appeal of the home.

Please reach out with any questions or concerns.

Larry and Andy Helmer

Lawrence Helmer / Andrew Helmer

Ed and Marianne Semrad

Ed Semrad / Marianne Semrad

Cory and Kathy Plath

Kathy / Cory Plath

Michael Pope

Michael Pope

Thank you for your help in this matter,
Kevin and Kelly Badgley

From: Highway highway@warrentownship.net
Subject: RE: Variance for 34843 N Lincoln Ave
Date: July 23, 2018 at 12:20 PM
To: Kevin Badgley kevin@achomedesign.com



Hi Kevin,

After reviewing your site plan, I have no objections to your proposed front porch.
Please call should any questions arise.

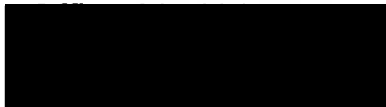
Amy Sarver
Highway Commissioner
Warren Township
17801 W. Washington Street
Gurnee, Illinois 60031
847-244-1101, Ext. 3

From: Kevin Badgley [mailto:kevin@achomedesign.com]
Sent: Monday, July 23, 2018 11:58 AM
To: Highway <highway@warrentownship.net>
Subject: Variance for 34843 N Lincoln Ave

Hi Amy,

Thank you for your assistance. The address is 34843 N Lincoln Ave, Lake Villa, IL 60046. If you have any questions please feel free to give me a shout.

Thank You,
Kevin Badgley
AC Home Design LLC



LEGEND

- CU = AIR CONDITIONER UNIT
- = BUILDING LINE
- SL = BUILDING SETBACK LINE
- = CENTER LINE
- LF = CHAIN-LINK FENCE
- MP = CORRUGATED METAL PIPE
- CNC = CONCRETE
- NW = CONCRETE WINDOW WELL
- = DEPRESSED CURB
- = DRAINAGE EASEMENT
- = DESTINATION UNKNOWN
- = ELECTRIC METER
- SW = EASEMENT FOR SEWER AND WATER
- N = ESCAPE WINDOW WELL
- M = GAS METER
- B = MAILBOX
- HW = OVERHEAD WIRE
- JDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- JE = PUBLIC UTILITY EASEMENT
- = RECORD
- CP = REINFORCED CONCRETE PIPE
- = RETAINING
- = STORM
- = UTILITY EASEMENT
- = UTILITY POLE
- = WOOD FENCE
- N = WINDOW WELL
- = MANHOLE
- = ROUND OPEN GRATE MANHOLE
- = SQUARE OPEN GRATE MANHOLE
- = FIRE HYDRANT
- = B-BOX
- = CLEAN-OUT
- = CONCRETE
- = CONCRETE CURB
- = BRICK PAVERS
- = STONE PAVER

ADDRESS:
34843 N LINCOLN AVENUE
LAKE VILLA, IL 60046
P.I.N.: 07-19-103-010



TFW SURVEYING & MAPPING UZ

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY OF

LOT 4 IN BLOCK 2 OF POWELL'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1890 AS DOCUMENT 42411, IN LAKE COUNTY, ILLINOIS.

- NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.
- UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.
- BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.
- NO DIMENSIONS TO BE ASSUMED FROM SCALING
- FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.
- EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE VACATION OF THE SAME) ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE AVAILABLE TO THIS SURVEYOR. ADDITIONAL EASEMENTS, BUILDING SETBACKS AND OTHER RESTRICTIONS MAY EXIST OVER THE SUBJECT PROPERTY AND WOULD BE IDENTIFIED BY A TITLE SEARCH. ZONING DISTRICT HAS NOT BEEN DETERMINED. FOR CURRENT ZONING RESTRICTIONS CONTACT LOCAL MUNICIPALITY.
- COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

NOTE: NO LEGAL DESCRIPTION OR TITLE COMMITMENT PROVIDED BY CLIENT.

NOTE: THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

NOTE: TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

LINCOLN AVENUE

DU OHM
UP

ASPHALT PAVEMENT

R=637.33'
A=74.32'

CH=74.28'(M)
75'(R)

32.27'
22.38'
Proposed
Porch

27.24'

18.35'

24.18'

8.89'

13.10'

4.0'

16.0'

23.25'

14.27'

14.59'

53.30'

20.36'

1.91'N

20.18'

1.56'N

1.4'S

40.35'

19.94'

15.19'

4.5'N

4.3'N

1.0'S

1.6'S & 2.9'W

89°50'52"

E FACE 2.2'W

GATE

UP

E FACE 2.0'E

74.00'

WOOD FENCE

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TOTAL AREA OF TRACT SURVEYED = 18,056 SQ. FT.

DATE: MAY 9, 2017
ORDER NO: 170388
PROJ. NO: 2343
FOR: MR. KEVIN BADGLEY
PROJ. NAME: POWELL'S SUBDIVISION



STATE OF ILLINOIS }SS
COUNTY OF LAKE

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

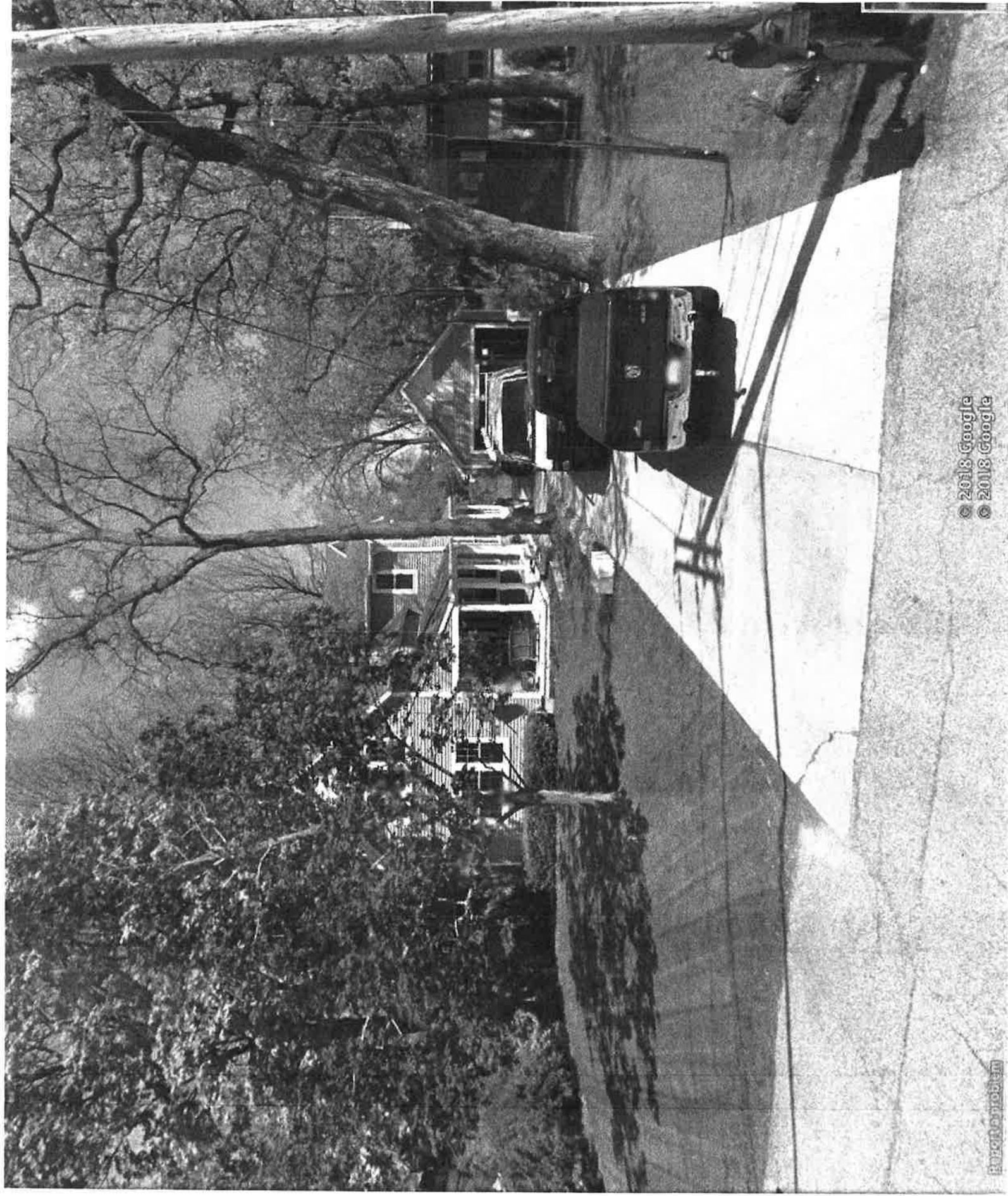
CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 9th DAY OF MAY, 2017.

Thomas F. Wasilewski
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515



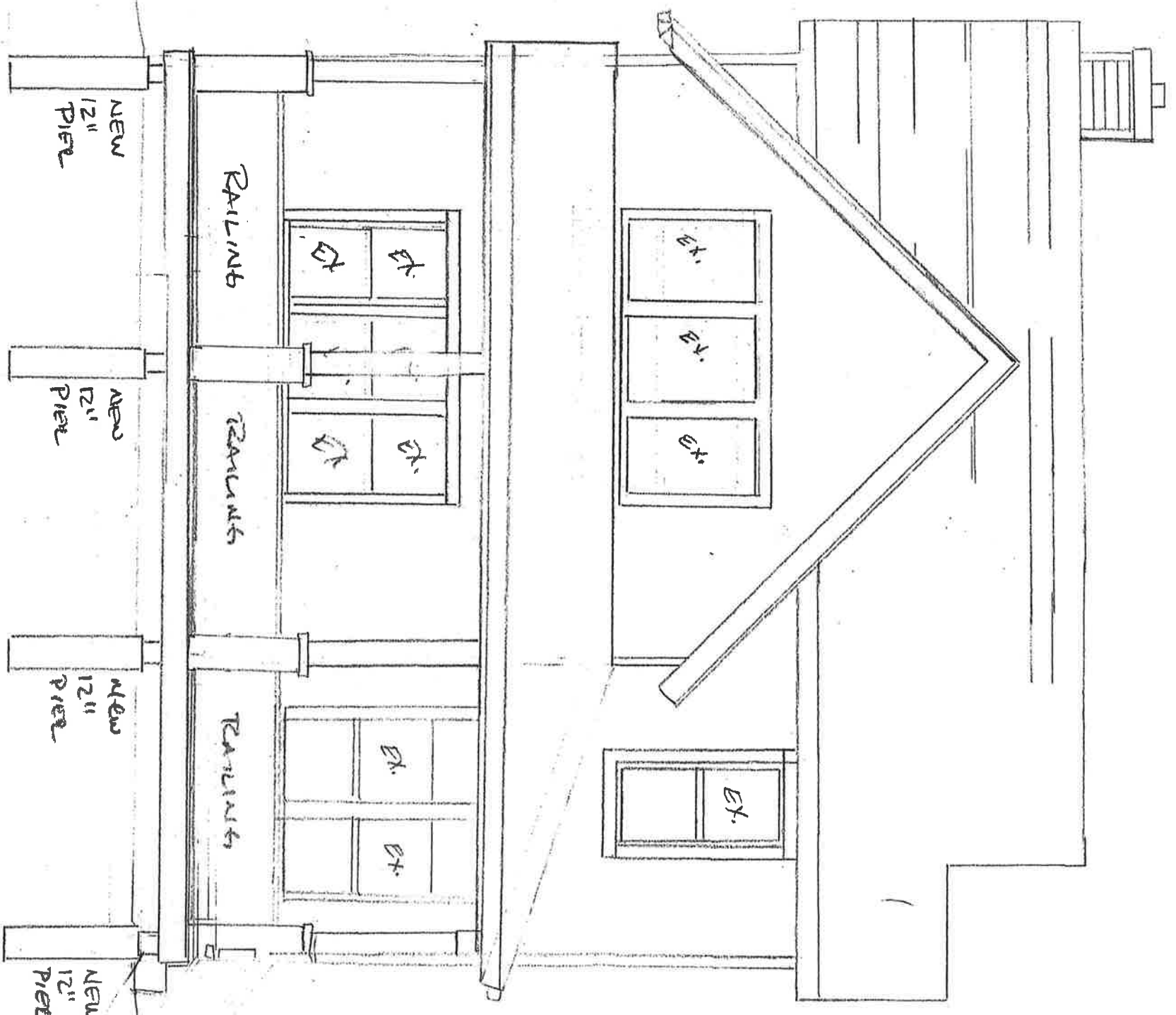
Show search results for 348...



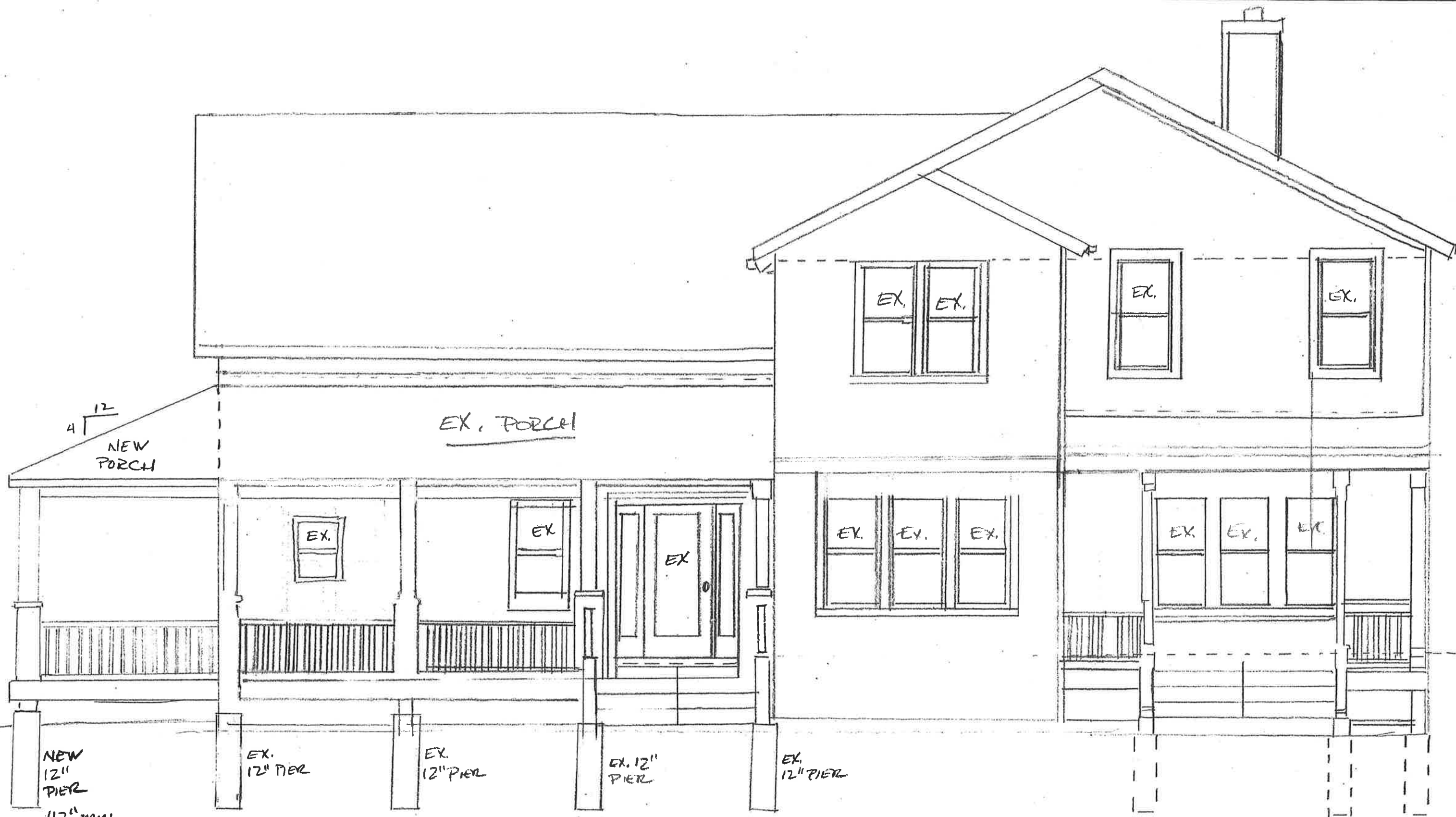


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FRONT ELEVATION



SOUTH ELEVATION