

**LAKE COUNTY ZONING NOTICE #000417-2018**

**ANTIOCH TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, October 25, 2018, at 9:00 A.M. at the Lake County Division of Transportation, 600 W. Winchester Road, Libertyville, Illinois on the petition of David and Sheryl Bogaerts, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the street yard setback from 30 feet to 17 feet the expansion of a detached garage.
2. Reduce the street yard setback from 30 feet to 0 feet to alleviate the nonconforming status of the existing detached garage.
3. Reduce the side yard setback from 5 feet to 0 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 22712 W. Loon Lake Blvd., Antioch, Illinois, and is approximately 0.66 acres.

PIN 02-21-301-020

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.: Brad Denz, Project Manager (847) 377-2127.

**George Bell**  
**Chairman**

000117-2018

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): (please print)	Owner(s)	DAVE & SHERYL BOGAERTS	Phone:	REDACTED
		22712 W LOON LAKE BLVD	Fax:	
		ANTIOCH, IL 60002	Email:	
	Address			
	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:	R1
	Present Use:	SINGLE FAMILY DWELLING DETACHED GARAGE
	Proposed Use:	ADDITION TO DETACHED GARAGE
	PIN(s):	02-21-301-020
	Address:	22712 W LOON LAKE BLVD ANTIOCH, IL 60002
	Legal description:	( X see deed)

Request: The following variation(s) are requested:

1. SETBACK FROM ROAD/ FRONT SETBACK FROM 30 FT TO 17 FT.
- 2.3. ALLEVIATE THE NON CONFORMING SIDE & FRONT YARD SETBACK  
OF EXISTING STRUCTURE

Explain why this variation(s) is necessary: TO BUILD AN -33 TO 0  
ADDITION TO THE EXISTING DETACHED GARAGE. -5 TO

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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:

SEE ATTACHED.

1. Exceptional conditions peculiar to the applicant's property.

Response:

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

Response:

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

Response:

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 Historic Structure on the property we do not want to remove.
- Do not want to place a new garage in front of the house.
- With the existing detached garage at the SE corner. The appropriate location would be in the same spot.

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

Response:

- Tree removal – many mature Oak and Maple trees that we want to keep.
- Garage in front of the house would be aesthetically unpleasing.
- Without the variation, the placement of the garage would compromise these features.

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

Response:

- Numerous detached garages in area without zone setbacks – established lake community.
- Maintain the neighborhood aesthetics with garage at street.
- Addition to existing garage will not increase the existing nonconforming street yard setback.

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



Signature(s) of owner(s)



NA

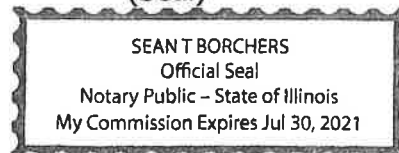
Signature(s) of contract purchasers

I, Sean T. Borchers a Notary Public aforesaid, do hereby certify that Dave Bogaerts & Sheryl Bogaerts

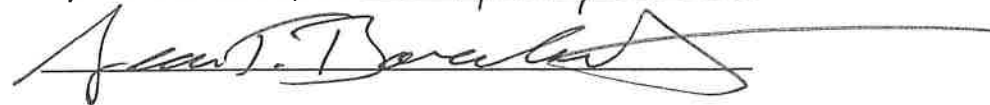
personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 08/14/2018 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14<sup>th</sup> day of August, 2018.


(Seal)



My Commission expires 07/30/2021.



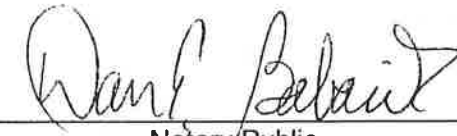
DATED this 29<sup>th</sup> day of April, 2015.

  
Robert M. Szczerba

STATE OF ILLINOIS           )  
  ) SS  
COUNTY OF LAKE           )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Robert M. Szczerba**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29<sup>th</sup> day of April, 2015.

  
Notary Public



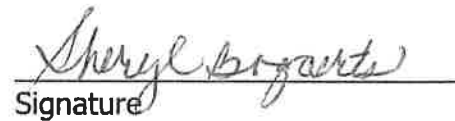
This instrument was prepared by:

Dan E. Babarik, Esq.  
The Law Offices of Dan E. Babarik, Ltd.  
200 N. Martin Luther King Jr. Ave.  
Waukegan, Illinois 60085-4293  
(847) 360-3300; Fax (847) 360-3303  
[dblaw7@gmail.com](mailto:dblaw7@gmail.com)

**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**

WARRANTY DEED

MAIL TO:  
CH 155T6158066 11  
Daniel B. Venturi, Esq.  
Law Offices of Daniel B. Venturi, Ltd.  
146 Cedar Avenue P.O. Box 1107  
P.O. Box 1107  
Lake Villa, IL 60046

Image# 053946760002 Type: DW  
Recorded: 05/14/2015 at 04:35:32 PM  
Receipt#: 2015-00028501  
Page 1 of 2  
Fees: \$294.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File 7194761

Name and Address of Taxpayer:

Mr. and Mrs. David Bogaerts  
22712 W. Loon Lake Blvd.  
Antioch, IL 60002

THE GRANTOR, Robert M. Szczerba, a married man, of Pleasant Prairie, Wisconsin, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to David Bogaerts and Sheryl Bogaerts, husband and wife, of the Village of Antioch, County of Lake, State of Illinois, not as tenants in common and not as joint tenants with the right of survivorship, but as tenants by the entirety, the following described Real Estate situated in the County of Lake, State of Illinois, to wit:

STATE OF ILLINOIS	
STATE TAX	MAY 14 15
REAL ESTATE TRANSFER TAX	
00255.00	
FP 103013	

# 0000050698

170,000.00

This is not homestead property

Parcel 1: Lot 5 in Villa Rica, being a Subdivision of part of the Southwest 1/4 of Section 21, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof Recorded September 16, 1893, as Document 56369, in Book "C" of Plats, Page 68, in Lake County, Illinois.

Parcel 2: Lot 5-L in Hollatz Loon Lake Division, being a Subdivision of part of The Southwest 1/4 of Section 21, Township 46 North, Range 10, East of the Third Principal Meridian, according to the plat thereof Recorded November 2, 1922, as Document 217615, in Book "L" of Plats, Page 42, in Lake County, Illinois.

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 FOREVER not as tenants in common and not as joint tenants with the right of survivorship but as tenants by the entirety.

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, so long as they do not interfere with the current use and enjoyment of the Real Estate, and the restrictions noted on the plat of subdivision.

Permanent Real Estate Index Number: 02-21-301-020  
Address of Real Estate: 22712 W. Loon Lake Blvd., Antioch, Illinois 60002

2



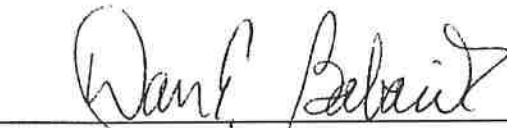
DATED this 29<sup>th</sup> day of April, 2015.

  
Robert M. Szczerba

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF LAKE       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Robert M. Szczerba**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29<sup>th</sup> day of **April, 2015**.

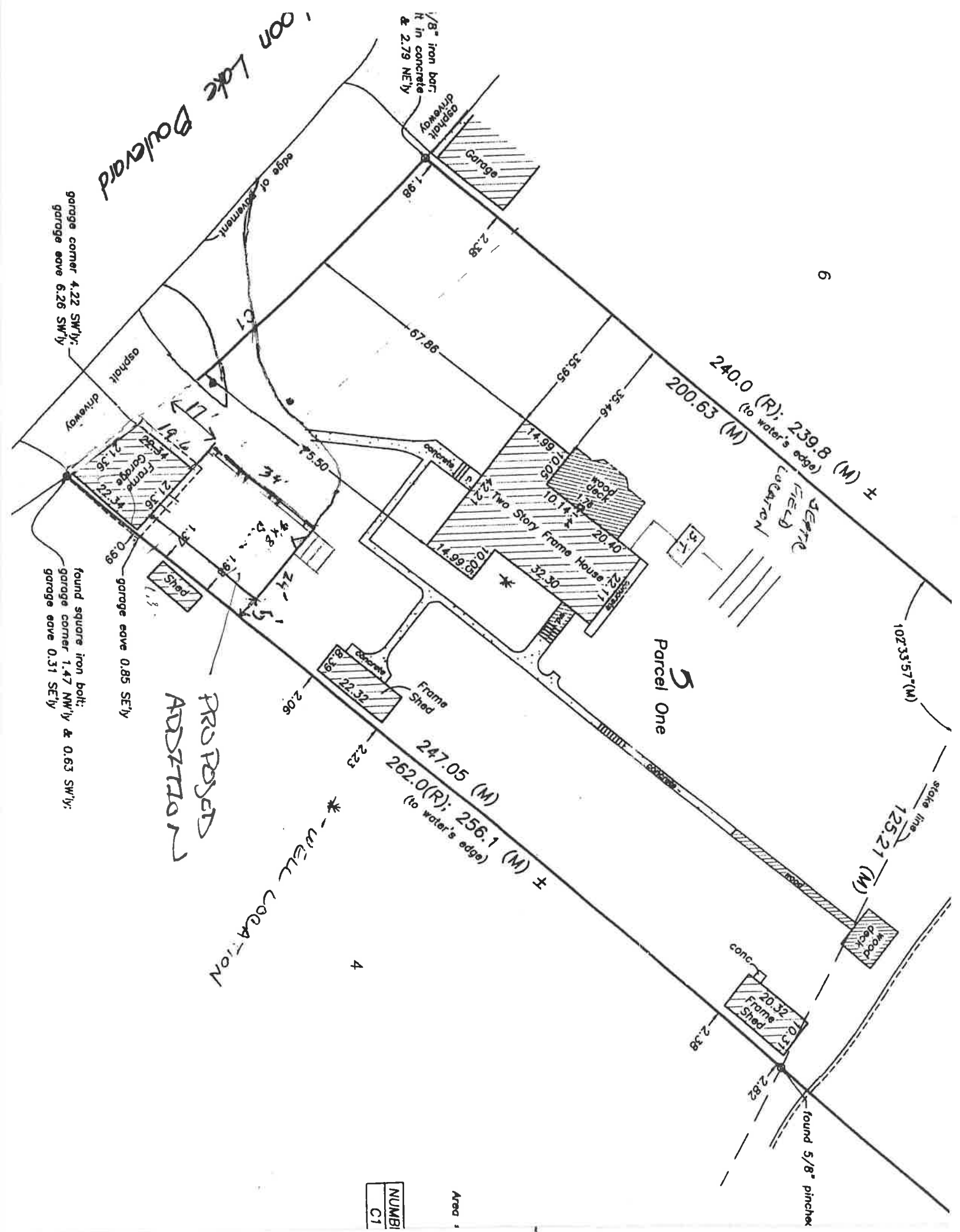
  
Notary Public



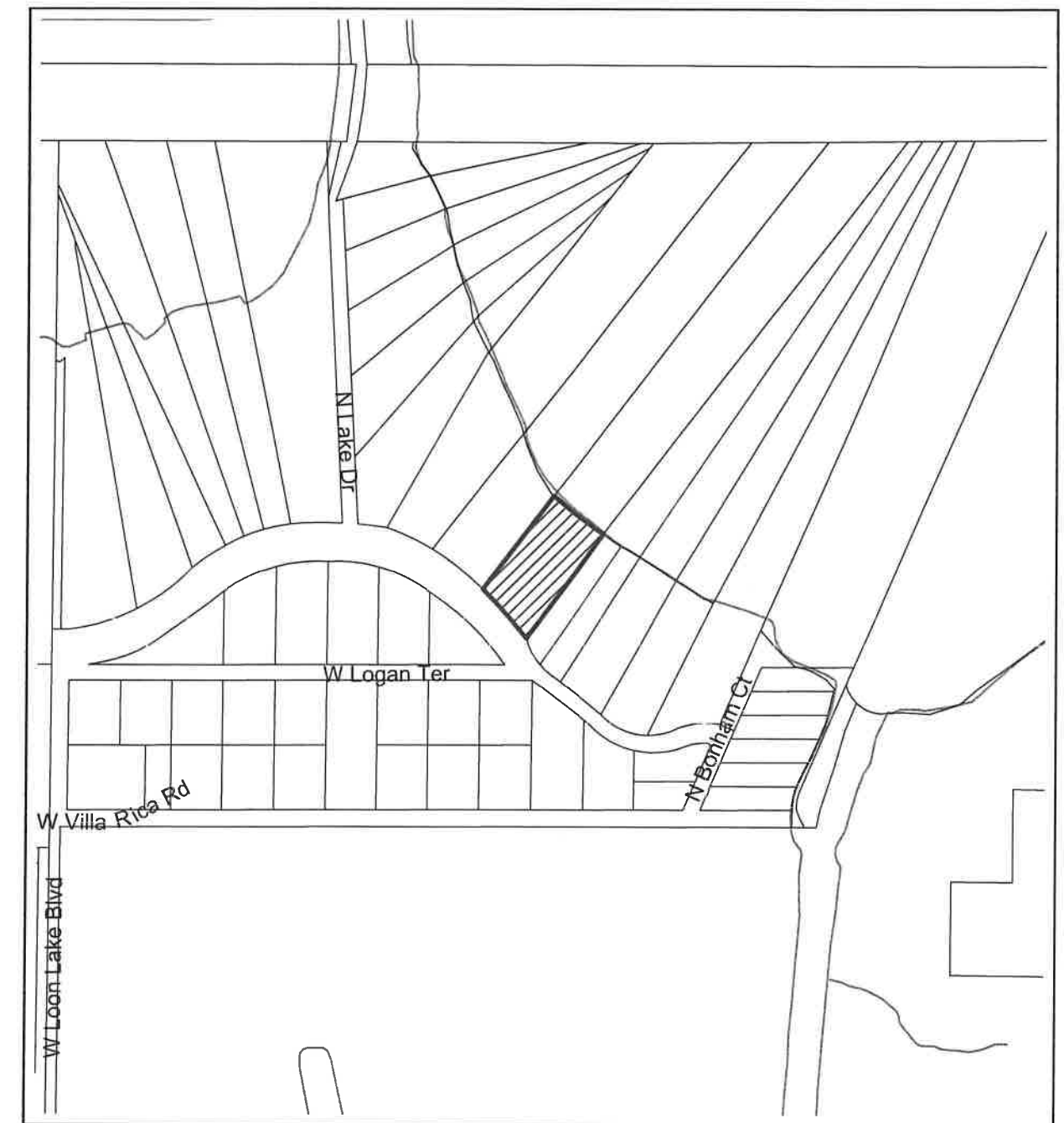
This instrument was prepared by:

Dan E. Babarik, Esq.  
The Law Offices of Dan E. Babarik, Ltd.  
200 N. Martin Luther King Jr. Ave.  
Waukegan, Illinois 60085-4293  
(847) 360-3300; Fax (847) 360-3303  
[dblawn7@gmail.com](mailto:dblawn7@gmail.com)



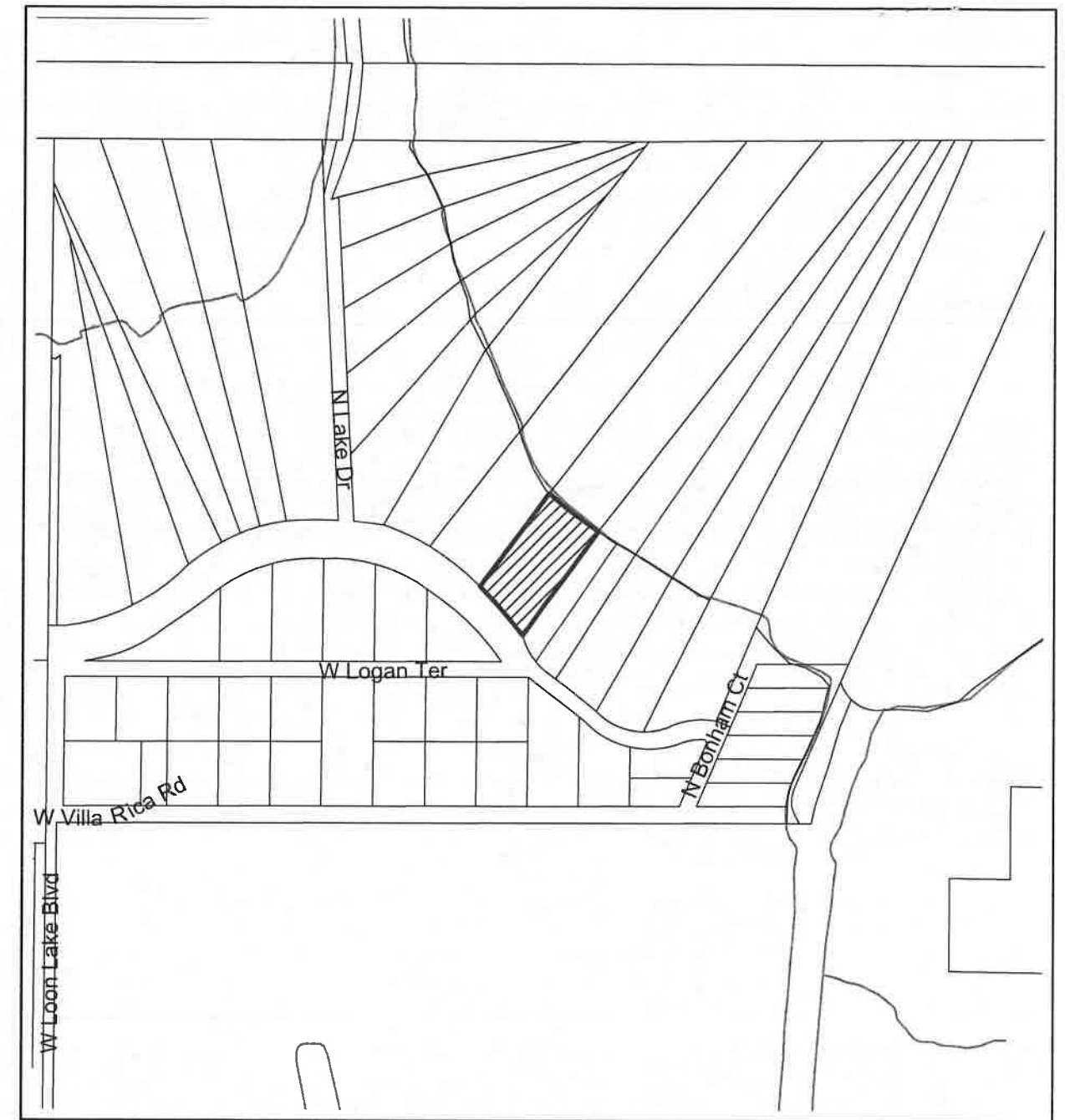
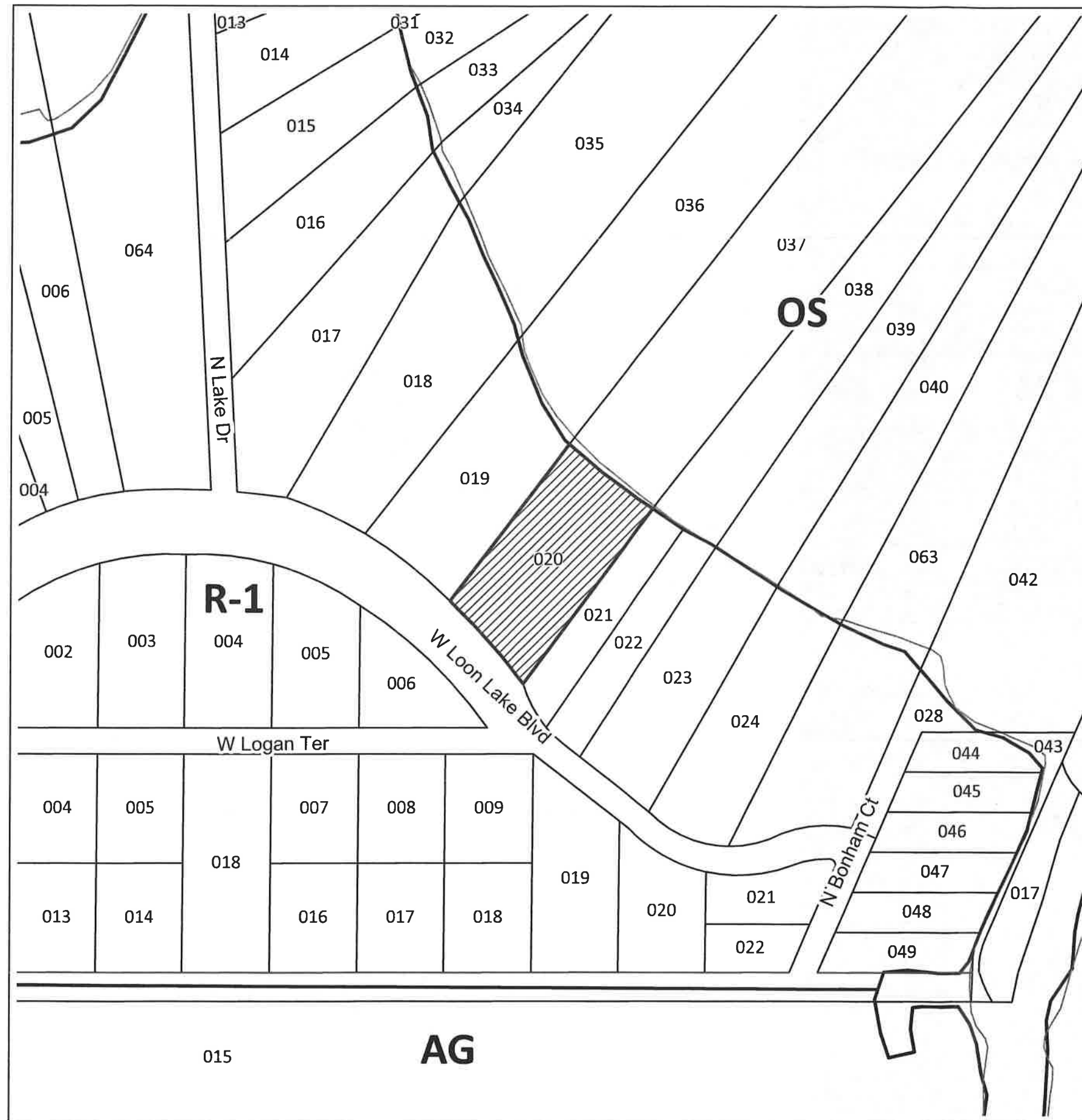






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Case #000417-2018





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Incorporated Lake County



Subject Parcel

0 35 70 140 210 280 Feet