

LAKE COUNTY ZONING NOTICE #VAR-000453-2019

ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, February 14, 2019 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Joseph and Elizabeth Szydlo, record owners, who seek the following variances from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce east side yard setback from 6 feet to 0 feet to accommodate the construction of a one car detached garage
2. Reduce front yard setback from 30 feet to 12 feet 4 inches to accommodate the construction of a one car detached garage.

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

The subject property is located at 22995 W. Lake Shore Dr., Antioch, IL 60002 and is approximately 0.25 acres.

PIN 02-20-205-044

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)

Joseph + Elizabeth Szydio
Owner(s)

Phone: (708) 207-4163

22995 W Lakeshore Dr
Antioch IL 60002

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 Gales
Name

Phone: (847) 658-8046
Cell: _____

1934 Federal Cox Schenck
IL 60057

Fax: _____
Email: DGales@comcast.net

Address

Subject
Property:

Present Zoning:

R-1

Present Use:

House and detached Garage

Proposed Use:

Detached Garage

PIN(s):

02-20-205-044

Address:

22995 W. Lakeshore Dr.
Antioch, IL 6002

Legal description:
(✓ see deed)

Request:

The following variation(s) are requested:

1. Side Yard set Back at 1' to wall w/ 6"
2. ~~rear~~ Yard Building line set Back is 12' 10" to wall
3. Fence

Explain why this variation(s) is necessary:

Due to the location of well and septic
this is the only place to put the garage

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:

well location and septic location
is the reason we have chose this location
and small size

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

Response:

we only have this location to Build
a one car garage due to septic and well
locations

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

Response:

there are other detached garages
closer to the street. we tried
to keep proposed garage back as
far as possible

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

Joseph F. Szydlowski
Signature(s) of owner(s)

Elizabeth A. Szydlowski

Joseph F. Szydlowski
Signature(s) of contract purchasers

Elizabeth A. Szydlowski

I, Andres Angel Gandarilla a Notary Public aforesaid, do hereby
certify that Joseph F. Szydlowski and Elizabeth A. Szydlowski

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of 12-15-18 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 15 day of December,
2018.

(Seal)




My Commission expires 12-28-20

[Signature]

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
ILLINOIS STATUTORY**



Image# 057154610002 Type: DW
Recorded: 03/23/2018 at 10:50:30 AM
Receipt#: 2018-00015284
Page 1 of 2
Fees: \$277.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7471730**

THE GRANTORS, William L. Martin and Christine A. Martin, as Co-Trustees of the William L. Martin and Christine A. Martin Revocable Trust dated December 20, 2016, of Lake County, Illinois in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY and Warrant to Joseph F. Szydlo and Elizabeth A. Szydlo, husband and wife, ^{not} as tenants by the entirety, of the State of Illinois, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

THE WESTERLY HALF OF LOT 8, IN BLOCK 5, IN LONG BEACH SUBDIVISION, LOON LAKE, BEING A SUBDIVISION OF PART OF SECTIONS 20 AND 21, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1929, AS DOCUMENT 338781, IN BOOK "T" OF PLATS, PAGES 82 AND 83, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which January accrue by reason of new or additional improvements during the years, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 02-20-205-044

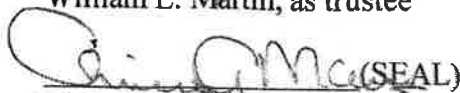
Address of Real Estate: 22995 W. LAKE SHORE DR., ANTIOCH, IL 60002

Dated this 9th day of January, 2018

BLACKBARK TITLE SERVICES

AL-17-5564


William L. Martin, as trustee


Christine A. Martin, as trustee

**AND ME AS TENANTS IN COMMON, BUT AS
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ILLINOIS

COUNTY OF LAKE

SS.

I, the undersigned, a Notary Public in and for said County in the State of Illinois, do hereby certify that William L. Martin and Christine A. Martin, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of January, 2018.



Carla R. Wagner

(Notary Public)

Prepared By: Terrence Lyons
Attorney at Law
1000 GARDEN ST.
Antioch, Illinois 60002

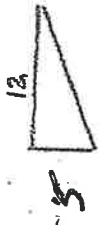
Mail To:
Gary S. Lundeen
Attorney At Law
806 E Nerge Rd
Roselle IL 60172

Name & Address of Taxpayer:
Joseph F. Szydlo and Elizabeth A. Szydlo
~~22995 W. LAKE SHORE DR., ANTIOCH, IL 60002~~
412 HERBICK RD
RIVERVIEW AC 60044

\$145,000 -

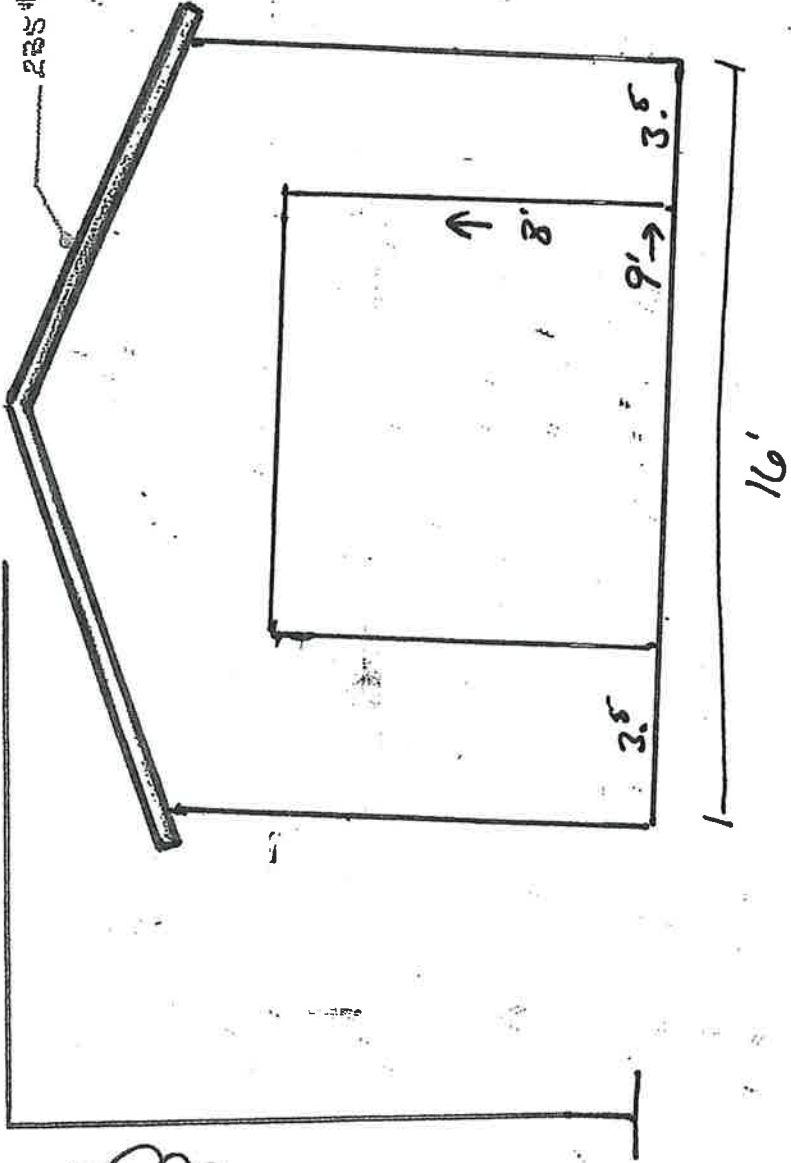


County:	\$72.50
Illinois:	\$145.00
Total:	\$217.50
Stamp No:	1-269-806-624
Declaration ID:	20180304918620
Date:	1471730 23-Mar-2018



max
Hgt:
16'

235# COMPOSITION SHINGLE



16' WALL HEIGHT

JOB ADDRESS	
SCALE:	APPROVED BY:
FOR:	
ELEVATION	

SCALE 1"

SOUTH
OF
SH
DRIV
MONUN

(GRAVEL) METAL POST-
IS $\pm 0.3'$ N.
(CENTER)

24945

陳以文

WALK

507.00.01" M. 10.00.40S 205.95'

STOOP
W/OVERHEAD

(2) EXISTING SEPTIC
EXISTING SEPTIC

Compte Rendu des

~~3.0919 [3"]~~

PLAT OF SURVEY

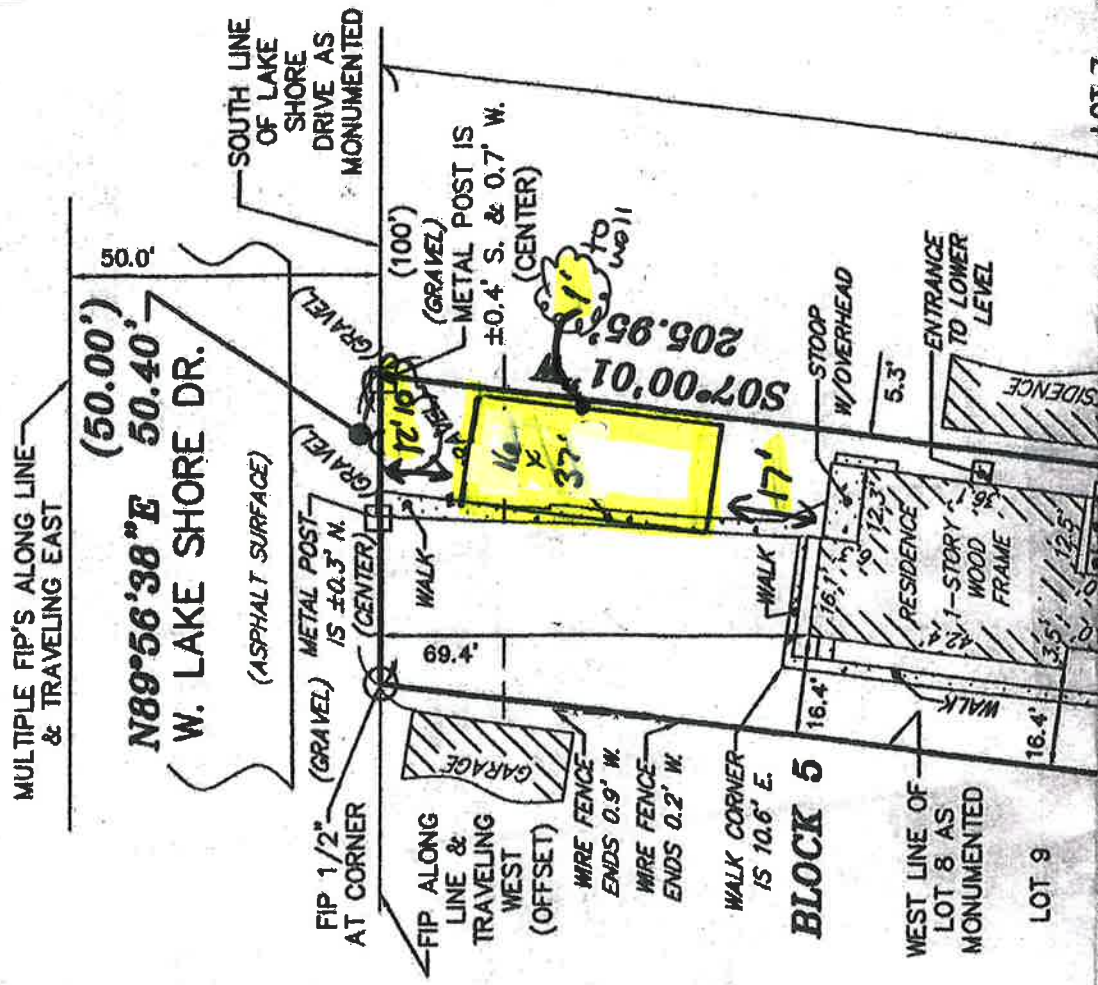
SHEET 1 OF 1

SYMBOL LEGEND

- - FOUND IRON PIPE/ROD
- FIP - FOUND IRON PIPE
- ▨ - CONCRETE SURFACE
- (XXX.XX) - RECORD CALL
- FIR - FOUND IRON ROD
- BLDG. - BUILDING
- CONC. - CONCRETE
- - METAL/FENCE POST
- ≡ - EDGE OF WATER

PARCEL DETAILS

ADDRESS: 22995 W. LAKE SHORE DR.,
ANTIOCH, IL 60002
PIN NO.: 02-20-205-044



LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- - - FENCE LINE
- - - MEANDER LINE
- - - BUILDING SETBACK LINE

LEGAL DESCRIPTION

THE WESTERLY 1/2 OF LOT 8 IN BLOCK 5 IN LONG BEACH SUBDIVISION, LOON LAKE, BEING A SUBDIVISION OF PART OF SECTION 20 AND 21, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1928, AS DOCUMENT 338781, IN BOOK "T" OF PLATS, PAGES 82 AND 83, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 01/04/2018.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE SOUTH LINE OF LAKE SHORE DRIVE BEING NORTH 89 DEGREES 56 MINUTES 38 SECONDS EAST.
3. THE SURVEYOR'S ABILITY FOR EXISTING CONDITIONS. ITEMS MAY POSSIBLY BE MISSING OR MISREPRESENTED DUE TO SNOW COVER.

4. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.

5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

6. PLEASE NOTE, AS THE SUBDIVISION PLAT OF RECORD SHOWS THE SOUTHERLY LIMIT OF LOT 8 IN LOON LAKE, THESE CORNERS ARE NOT ABLE TO BE SURVEYED BY LAND. THEREFORE, THIS LIMIT IS GRAPHICALLY SHOWN HEREON AND THE AREA FOR THE PARCEL IS NOT SHOWN BECAUSE OF THE SOUTHERLY LIMITS BEING IN LOON LAKE.

7. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE AS NO. 18-17-5087 WITH AN EFFECTIVE DATE OF NOVEMBER 22, 2017 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.

8. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

9. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE JR., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF JANUARY, A.D., 2018.



PREPARED FOR
TERRENCE LYONS
505 ORCHARD ST.,
SUITE 600,
ANTIOCH, IL 60002

SURVEY

DRAWN BY	DATE	BY SURVEYING, INC.
DE	1/5/18	P.O. BOX 505
PROJECT NO.		ROCKFORD, IL 61072
2012319		(815) 519-7919
SCALE	SHEET	ERIC.ZINGRE@SURVEYING.COM
1" = 30'	1 OF 1	WWW.SURVEYING.COM