

**LAKE COUNTY ZONING NOTICE #000462-2019**

**SHIELDS TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, March 14, 2019, at 9:00 A.M. at the Lake County Division of Transportation, 600 W. Winchester Road, Libertyville, Illinois on the petition of Dean Sontag, record owner, who seeks the following variation 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 8 feet the construction of a detached garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 29695 N. Rivers Drive, Lake Bluff, Illinois, and is approximately 0.27 acres.

PIN 12-17-211-004

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**

000462-2019

**VARIATION APPLICATION**

Applicant(s):	Dean Sontag	Phone: _____
Owner(s)	Dean Sontag	Email: _____
	Address 29695 Rivers Drive	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:

_____	Phone: _____
Name Cell: _____	
_____	Fax: _____
_____	Email: _____
Address _____	

Subject	Present Zoning:	R-1
	Property: Present Use:	Single Family Dwelling
	Proposed Use:	Detached Garage
	PIN(s):	12-17-211-004
	Address:	29695 Rivers Drive
	Legal description: (X see deed)	

Request: The following variation(s) are requested:

1. 8 Setback to Property Line by street for 12 foot high, 24x24 foot 2 car garage

Explain why this variation(s) is necessary: Placement of 2 car garage on nonconforming lot.

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Approval The Lake County Zoning Board of Appeals is required to make findings of Criteria: 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:

Placement and width of the house, deck and trees makes rear access impractical. In addition, the septic field is located in the rear along with large trees located on side and rear of property. (see attached plat) As such, no garage can be built in the back. Current one car garage is below grade and located underneath the house. Side and front setback variation required to accommodate a standard 24 x 24 two car garage.

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

Response:

Without a variation, the placement of a garage on the property is not practical. Regular flooding into the garage and basement has been experienced due to downslope of the driveway. The basement garage door and a major portion of the downslope driveway will be eliminated, reducing the risk of flooding.

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

Response:

The location of the garage will not have an adverse impact on adjacent properties. Two car garages are the norm in the neighborhood.

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

Dean R. Sontag  
Signature(s) of owner(s)

\_\_\_\_\_  
Signature(s) of contract purchasers

I, Cynthia G. Godbold, a Notary Public aforesaid, do hereby certify that Dean R. Sontag

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 2-11-19 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 11<sup>th</sup> day of February, 2019.

(Seal)

My Commission expires 10-23-19.  
Cynthia G. Godbold



## **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**



10/2/575289)628

**WARRANTY DEED -**

**MAIL TO:**

Ms. Holly Steadman  
110 E. Sheridan Road  
Lake Bluff, Illinois 60044

THE GRANTOR(S),  
REGINA R. LOMONACO,  
divorced and not since  
remarried, of the County of  
Lake, State of Illinois, for  
and in consideration of Ten  
(10) Dollars and other good  
and valuable  
consideration in hand paid.

**\*\*FOR RECORDER'S USE ONLY\*\***

CONVEY(S) and WARRANT(S) to DEAN ~~X~~ SONTAG, of the County of Lake, State  
of Illinois, the following described Real Estate situated in the County of Lake, in the  
State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 12-17-211-004

COMMONLY KNOWN AS: 227 Rivers Drive, Lake Bluff, Illinois 60044

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois.

DATED this 2 day of August, 2006.

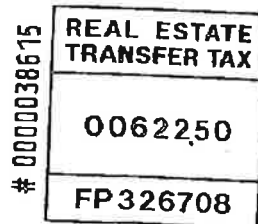
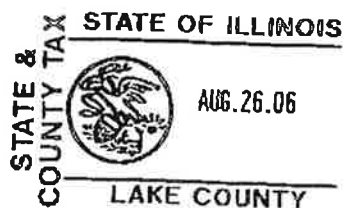
Regina R. Lomonaco  
REGINA R. LOMONACO

Grantee/Taxpayer: Mr. Dean Sontag, 227 Rivers Drive, Lake Bluff, Il. 60044

Preparer: Peter F. LoMonaco, 1580 S. Milwaukee Ave, S-220, Libertyville, Il. 60048

\$ 415,000.00

*Conor*



(3) CW

Image# 040202450003 Type: LAN  
Recorded: 09/11/2006 at 09:16:16 AM  
Total Amt: \$39.00 Page 1 of 3  
IL Rental Housing Fund: \$10.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **6054854**

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 Regina R. LoMonaco, 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 2 day of August, 2006.

Cathy Morgan  
Notary Public



**State of Illinois**  
**DEPARTMENT OF REVENUE**  
**STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT**  
I hereby declare that the attached deed represents a transaction exempt under provisions  
of Paragraph \_\_, Section 4, of the Real Estate Transfer Tax Act.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Signature of Buyer-Seller or their Representative





## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5089762 FNC

STREET ADDRESS: 227 RIVERS DRIVE

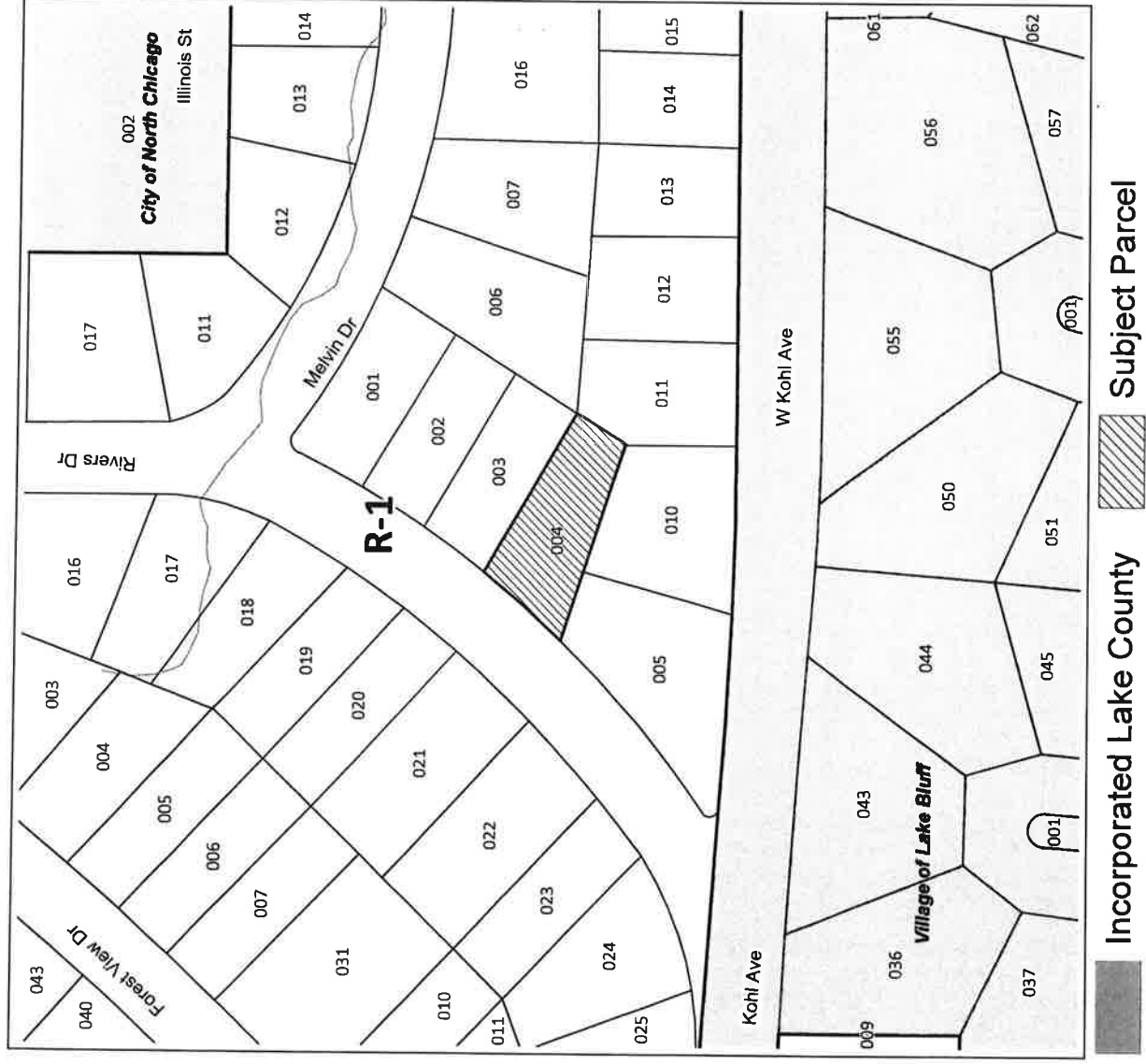
CITY: LAKE BLUFF COUNTY: LAKE

TAX NUMBER: 12-17-211-004-0000

### LEGAL DESCRIPTION:

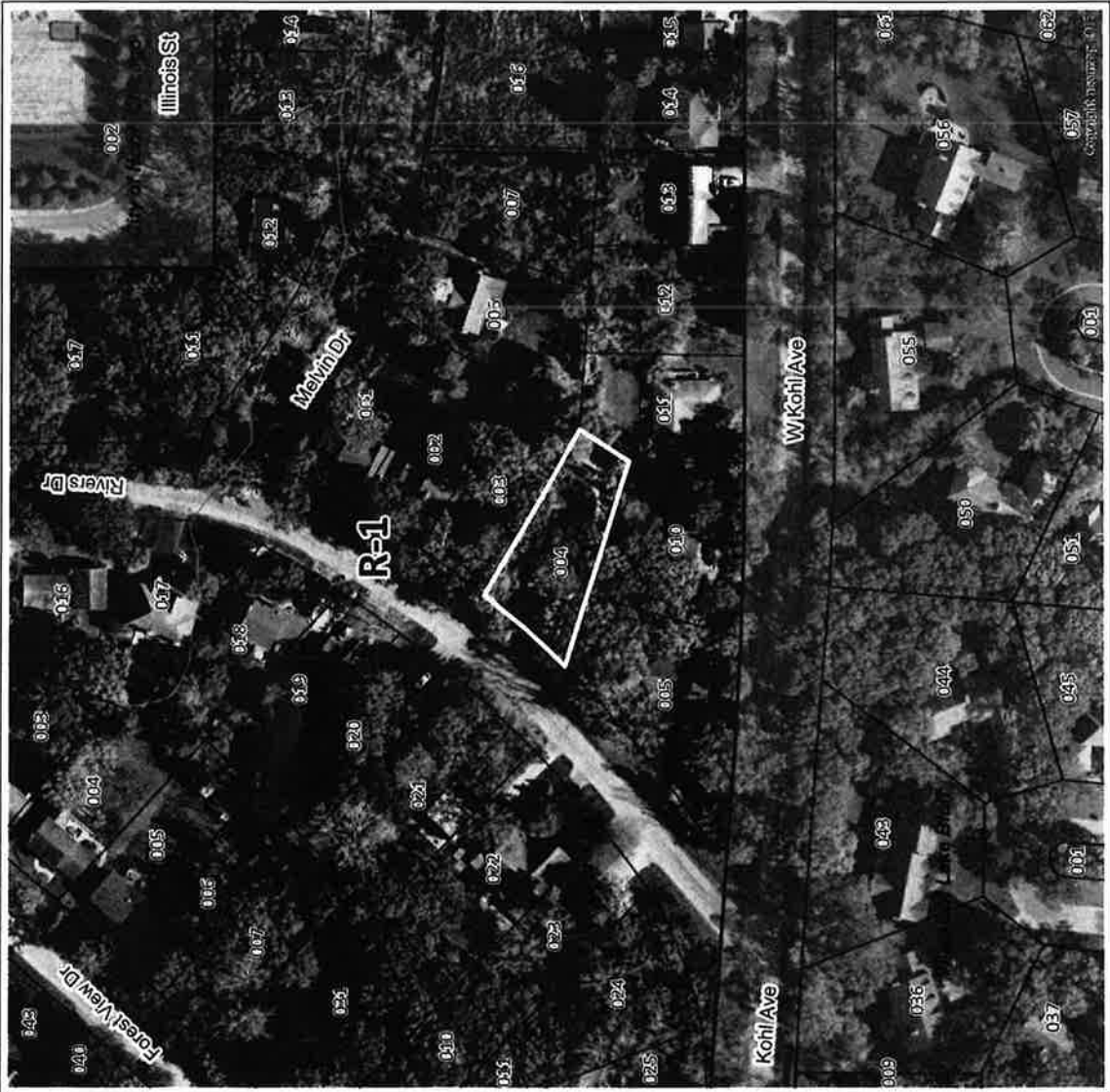
LOT 4 IN BLOCK 16 IN ARDEN SHORE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1927, IN BOOK "R" OF PLATS, PAGE 50, AS DOCUMENT 297996, IN LAKE COUNTY, ILLINOIS.





Zoning Board of Appeals  
Case #000462-2019

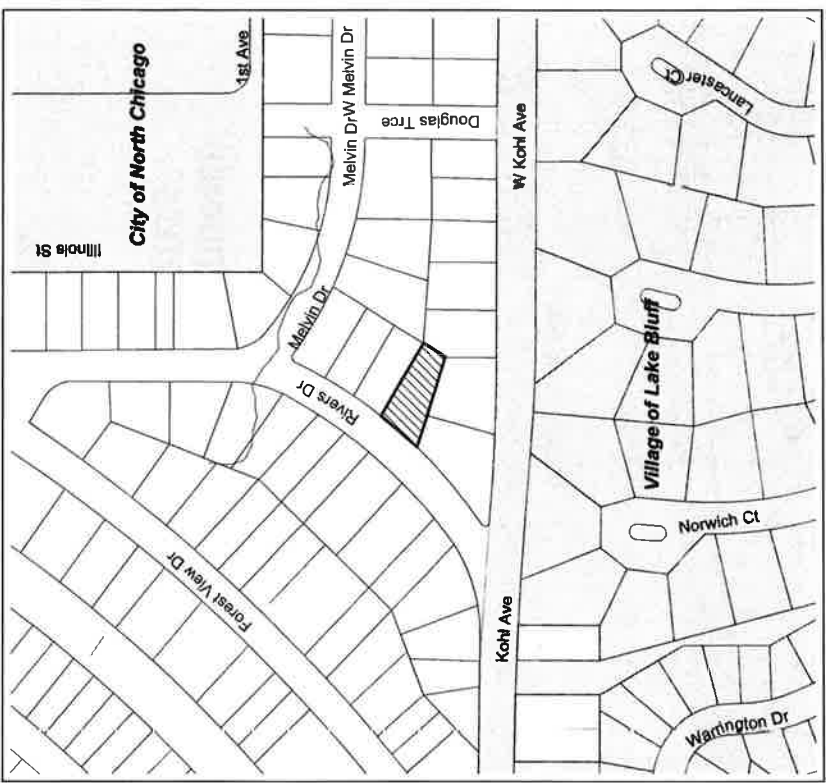




Incorporated Lake County



Subject Parcel



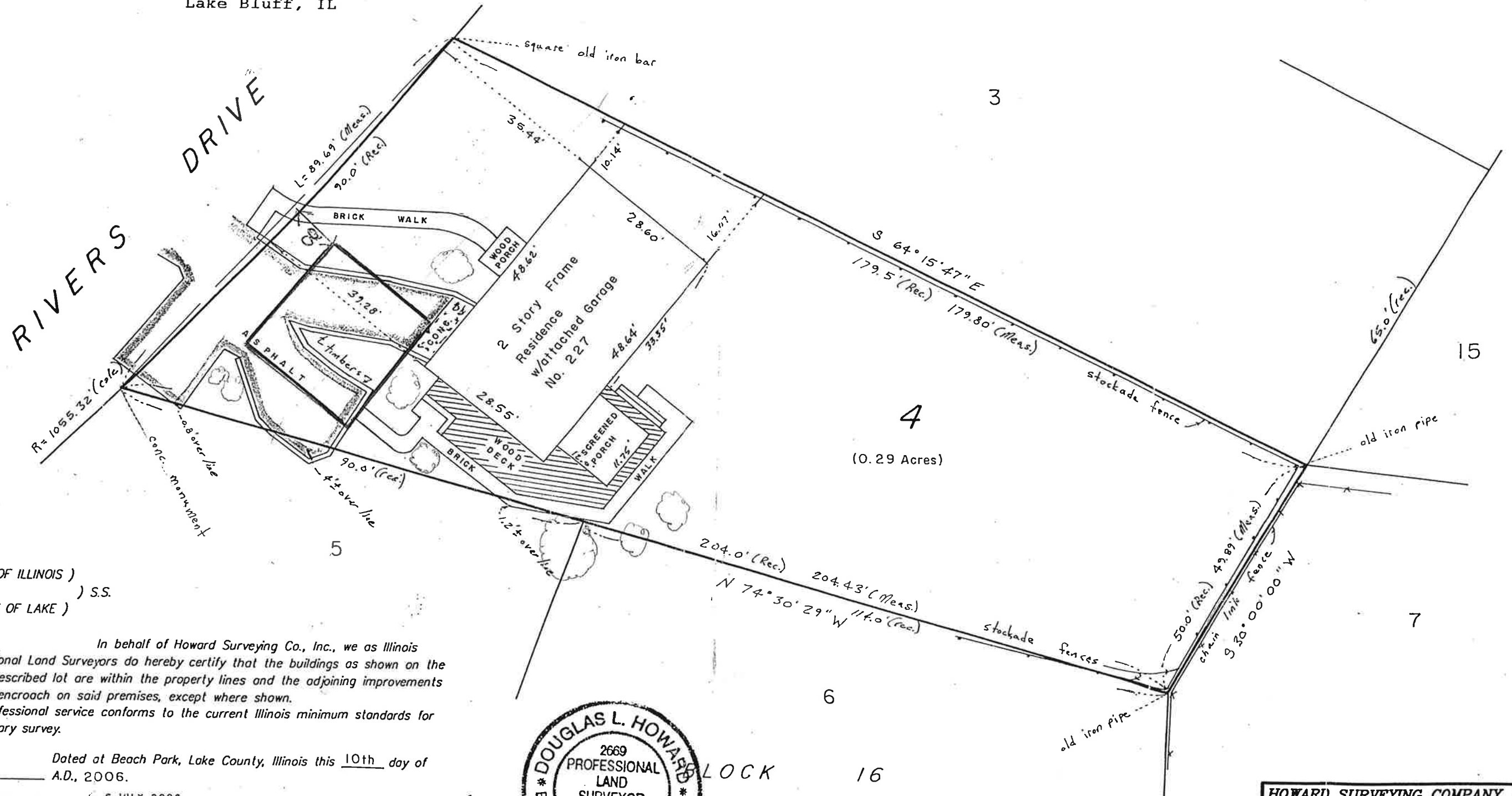
# Zoning Board of Appeals Case #000462-2019



# PLAT OF SURVEY

Lot 4 in Block 16 in ARDEN SHORE ESTATES, being a Subdivision of part of the North Half of Section 17, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded April 27, 1927, in Book "R" of Plats, page 50, as Document 297996, in Lake County, Illinois.

227 Rivers Drive  
Lake Bluff, IL



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 10th day of JULY A.D., 2006.

FIELDWORK COMPLETED: 6 JULY 2006

CLIENT NAME: P. F. LOMONAGO

ADDRESS: 1580 S. MILWAUKEE AVENUE  
LIBERTYVILLE, IL 60048

HOWARD SURVEYING CO., INC.

Professional IL Land Surveyor No. 2669  
License Expires 11/30/06



SCALE: 1"=20'

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

HOWARD SURVEYING COMPANY, INC.	
PROFESSIONAL ILLINOIS & WISCONSIN LAND SURVEYORS	
37164 N. Green Bay Road, Beach Park, IL 60087	
PH (847) 336-7780 FAX (847) 336-7785 EMAIL-PLSLAND@AOL.COM	
DATE	REVISION

