

LAKE COUNTY ZONING NOTICE #000476-2019

ELA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, April 25, 2019, at 9:00 A.M. at the Lake County Administration Building, 10th floor, 18 N. County Street, Waukegan, Illinois, on the petition of Aleksandar Fedorov, record owner, who seeks 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 29.18 feet to 6 feet the construction of an attached garage.
2. Reduce the street yard setback from 29.18 feet to 15 feet the construction of an attached second story.
3. Reduce the street yard setback from 29.18 feet to 23 feet the construction of an at-grade addition to the single-family dwelling.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 23391 W. South Lakewood Lane, Lake Zurich, Illinois, and is approximately 0.43 acres.

PIN 14-17-209-005

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

VARIATION APPLICATION

- 5 -

Request:

The following variation(s) are requested:

1. Close existing Deck on NE Corner of front of house to make a living space / 29.18' to 23.00' front line).
2. Add a 2nd story to the W side of house (12 x 24) by expanding 2 feet out over the existing exterior walls (29.18' to 15.00')
3. Add attached garage space for 2 cars (29.18' to 6.00').

Explain why this variation(s) is necessary: Land suitable for expansion is limited
by the size of the house and the distance from the house to the road. The rest of the site are
hydric soils. The area I am requesting a variance for is the only option for proposed expansion.

Approval
Criteria:

The Planning Director 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:

Please see attached.

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

Response:

Please see attached.

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

Response:

Please see attached.

Owner: Aleksandr Dmitrievich Fedorov

Property Address: 23391 W South Lakewood Ln, Lake Zurich, IL 60047

Approval Criteria:

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

Response:

- Small Lot
- House is placed at Northwest corner of the property adjacent to property line
- Hydric soils on South side of property
- With smaller house and the site conditions, the least impact for new living area is second story
- For front setback, there is approximately 24 feet from property line to road pavement

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

Response:

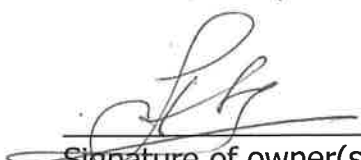
- Without a property line setback variation, a garage and expansion of the living area is impossible

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

Response:

- The proposed expansion will not have a negative impact on the adjacent properties and meets the intent of the ordinance.

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



Signature of owner(s)

Signature(s) of contract purchasers

I, Leslie Fulton a Notary Public aforesaid, do hereby
certify that Alexander Fedorov
personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of March 20, 2019 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 20 day of March
2019.

(Seal)

My Commission expires 7/19/19.





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.

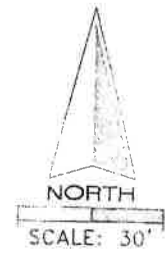
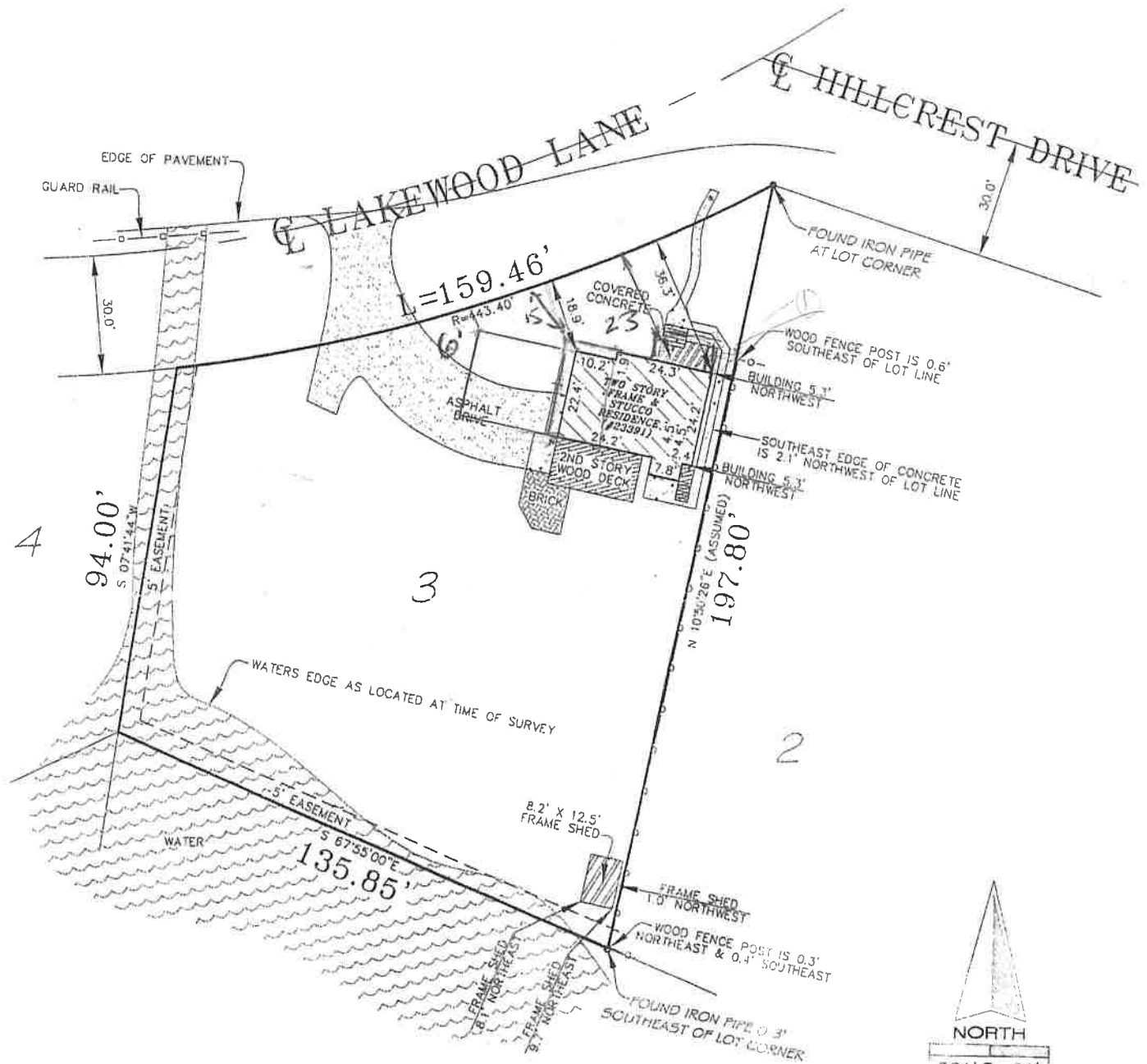

Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

PLAT OF SURVEY

OF

LOT 3 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S BRIGGS LAKE SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1936 AS DOCUMENT 425346 IN BOOK "X" OF PLATS, PAGES 22 AND 23, IN LAKE COUNTY, ILLINOIS.



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 19,115 SQ. FT.
MORE OR LESS





ZBA 000476-2019
23391 W. South Lakewood

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.

