

LAKE COUNTY ZONING NOTICE VAR-000473-2019

Antioch Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday May 09, 2019 at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Robert and Kristin Leonard, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

1.) Reduce the street setback from 30 feet to 6.69 feet and 2) Reduce the side yard setback from 4 feet to 1.74 feet to allow for the expansion of an existing garage.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 40664 N GRAND AVE ANTIOCH, IL 60002 and is approximately 0.24 acres.

PIN:0124204017

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: Thomas Chefalo, Project Manager 847-377-2120

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Robert and Kristin Leonard
Owner(s)

Phone:

[REDACTED]

40664 N. Grand Ave
Antioch IL 60002

Fax: _____

Address

Email: _____

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:

Residential - 1

Present Use:

Single Family

Proposed Use:

Single Family

PIN(s):

01-24-204-017

Address:

40664 N. Grand Ave
Antioch IL 60002

Legal description:

(☒ see deed)

Request:

The following variation(s) are requested:

1. Road of Line (From 30' to 6.64' Feet) 23.31'
2. Side Yard Lot Line (From 4' to 1.74' Feet) 2.26'
3. _____

Explain why this variation(s) is necessary: To allow for expansion of Existing detached 2 car garage to a 3 car 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:

The lot is non-conforming (52.89 feet wide).

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

Response:

- Emergency or service vehicles would not have access to yard/home.
- Obstruct home owners view of roadway/visitors
- It would not allow parking on south side of garage due to well location.

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

Response:

Home is located on a dead end street with 24 homes. 20 of the properties have detached garages or outbuildings that are non-conforming due to lot sizes and age of construction.
This variance approval request is consistent with similar purposes and interests of neighbors.

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)

Signature(s) of contract purchasers

I, [REDACTED] a Notary Public aforesaid, do hereby certify that Robert A. Leonardo, Kristen Leonardo

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of March 19, 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 19th day of March, 2019.

(Seal)

My Commission expires 7/19/19



GREATER ILLINOIS TITLE COMPANY
300 East Roosevelt Road
Wheaton, Illinois 60187



Image# 050863420003 Type: DW
Recorded: 10/09/2013 at 03:10:55 PM
Receipt#: 2013-00088344
Page 1 of 3
Fees: \$285.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7044646**

70001337 (1/2)
MAIL TO:
ROBERT LEONARD
1344 QUAIL CT.
ANTIOCH, IL. 60002
SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 6 day of September 2013, between Fannie Mae a/k/a Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and Robert Leonard and Kristin Leonard (1344 Quail Ct., Antioch 60002, County of Lake and the State of Illinois), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Lake and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

*HUSBAND AND WIFE as tenants by the entirety

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.


Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 01-24-204-017

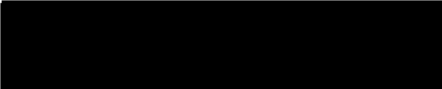
PROPERTY ADDRESS(ES): 40664 North Grand Avenue, Antioch, IL, 60002

163,601.00

STATE & COUNTY TAX	STATE OF ILLINOIS	*0000036673	REAL ESTATE TRANSFER TAX
	 OCT.-9.13		0024600
	LAKE COUNTY		FP 103013

3

Fannie Mae a/k/a Federal National Mortgage
Association

By: 
As Attorney in Fact
Katherine G. File

STATE OF IL)
COUNTY OF Cook) SS

I, Brooke A. Cowan, the undersigned, a notary public in and for said County, in the State aforesaid,
do hereby certify that Katherine G. File, personally known to me to be the
attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, and personally known to me
to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me
this day in person and severally acknowledged that he/she/they signed, sealed and delivered the said
instrument, as his/her/their free and voluntary act for the uses and purposes therein set forth.

Signed or attested before me on 6 day of September


NOTARY PUBLIC

My commission expires

6/23/15

This Instrument was prepared by
Carol Richie/PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300
Chicago, IL 60602



PLEASE SEND SUBSEQUENT TAX BILLS TO:

ROBERT LEONARD
1344 QUAIL CT.
ANTIOCH, IL 60062

EXHIBIT A

LOT 10 IN BLOCK 2 IN GRAND BLUFF, BEING A SUBDIVISION OF
PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 46
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 9, 1892, AS
DOCUMENT 48366, IN BOOK "C" OF PLATS, PAGE 9, IN LAKE
COUNTY, ILLINOIS.

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.

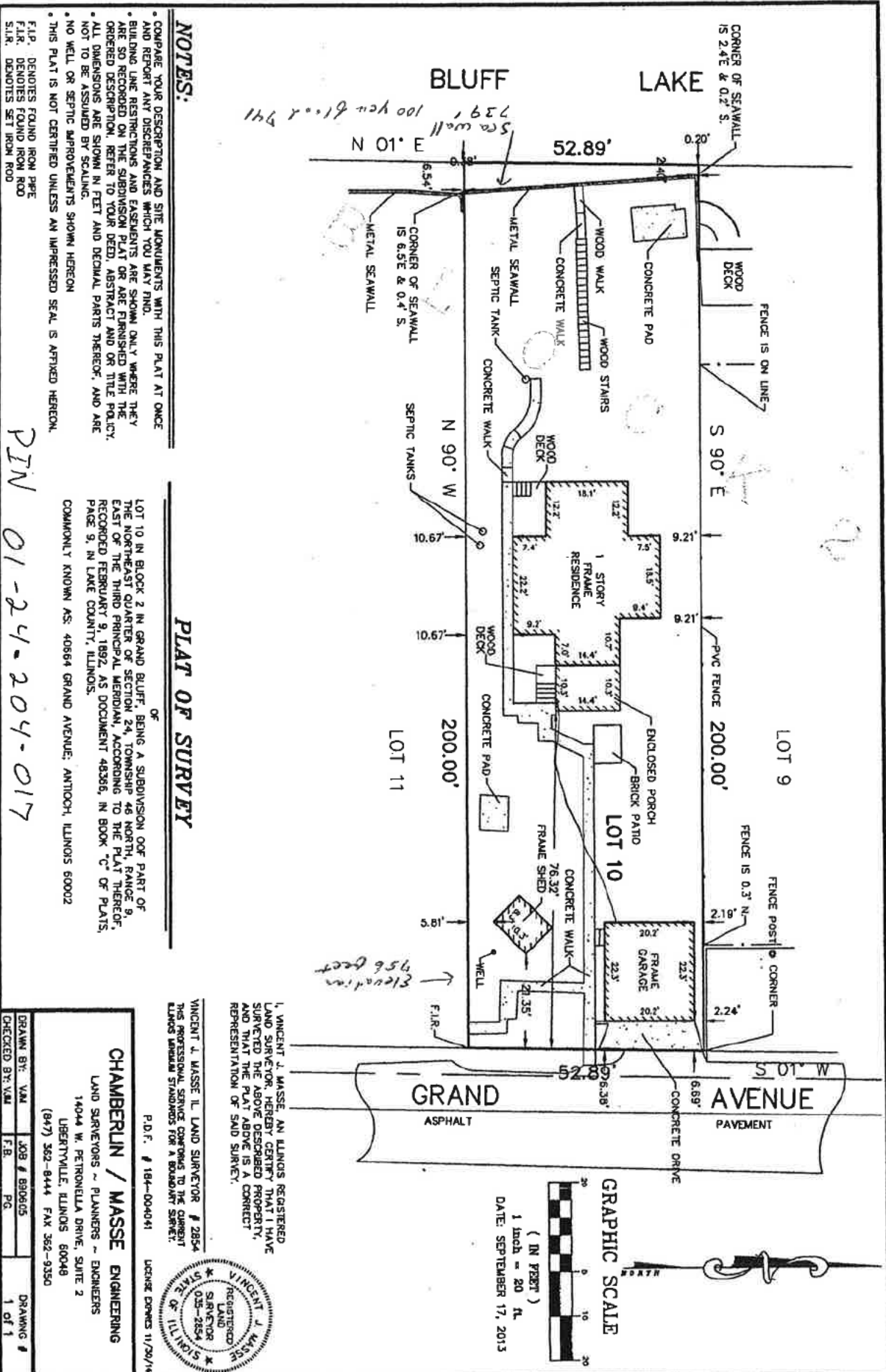


I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
- THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.
- F.I.R. DENOTES FOUND IRON PIPE
- S.I.R. DENOTES SET IRON ROD

PLAT OF SURVEY

LOT 10 IN BLOCK 2 IN GRAND BLUFF, BEING A SUBDIVISION OF PART OF THE NORTH-EAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 9, 1892, AS DOCUMENT 48366, IN BOOK "C" OF PLATS, PAGE 9, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 40664 GRAND AVENUE, ANTIOCH, ILLINOIS 60002

PIN 01-24-204-017

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

VINCENT J. MASSE IL. LAND SURVEYOR # 2854

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS WRITING STANDARDS FOR A BOARDMAN SURVEY.

P.O.C. # 184-004041

LICENSE EXPIRES 11/30/14



DRAWN BY: VJA		JOB # 890605		DRAWING # 1 of 1
CHECKED BY: VJA		F.B. PG.		
CHAMBERLIN / MASSE ENGINEERING LAND SURVEYORS & PLANNERS ~ ENGINEERS 14044 W. PETRONELLA DRIVE, SUITE 2 LIBERTYVILLE, ILLINOIS 60048 (947) 362-8444 FAX 362-9350				

From: robert leonard r.leonard62@yahoo.com
Subject: Proposed Garage
Date: March 15, 2019 at 3:42 PM
To: Kristin Leonard kristinleonard@sbcglobal.net

RL



Sent from my iPhone

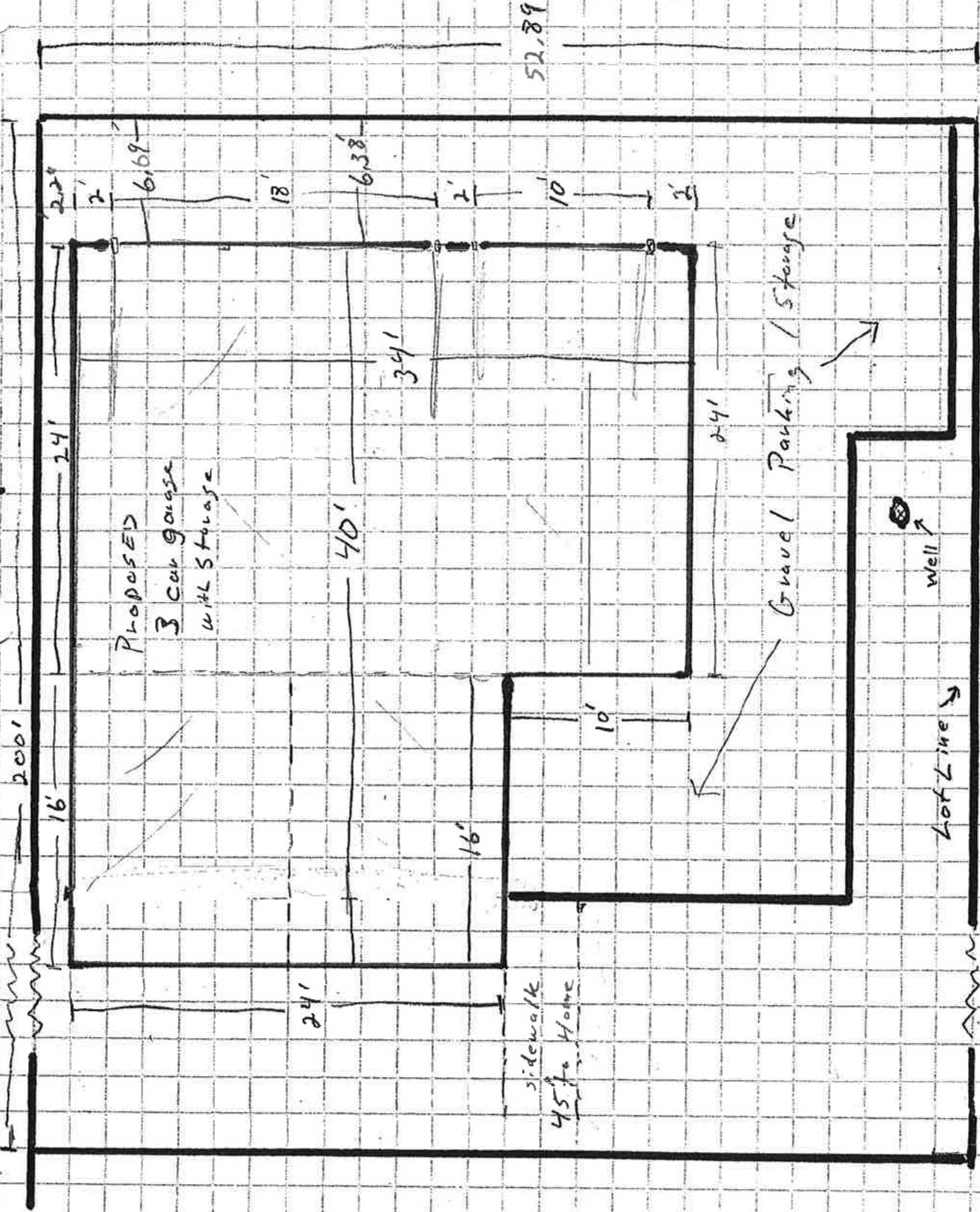
Proposed Garage Addition

From: 2 car garage with no storage
To: 3 car garage with storage

Request Variance to maintain existing side yard
and road frontage distance

Proposed
40664 Grand Ave
Antioch IL 60002

N ↑



2' 2'

sidewalk
45' to Home

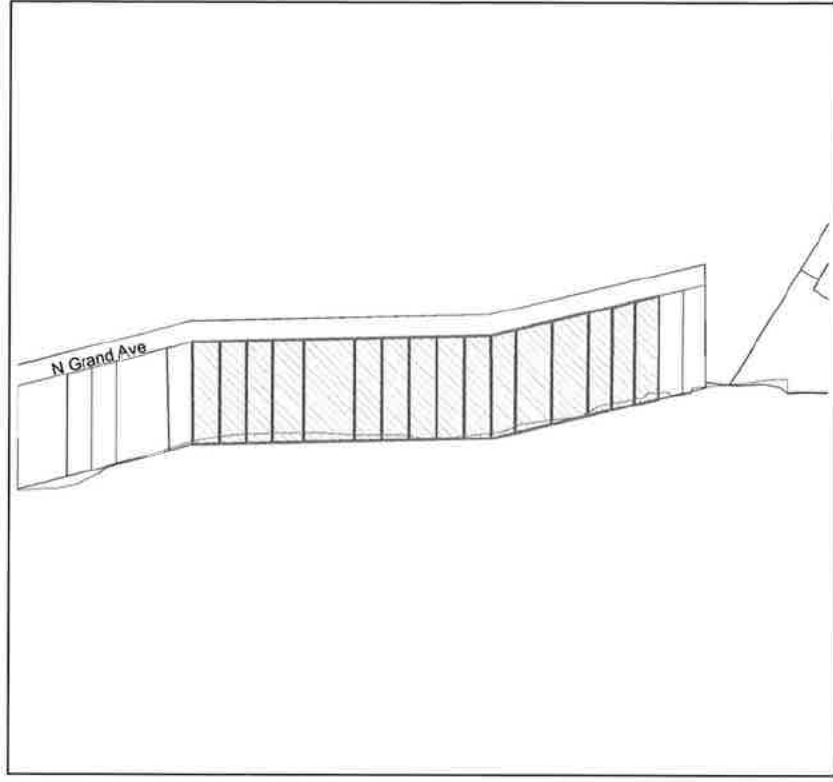
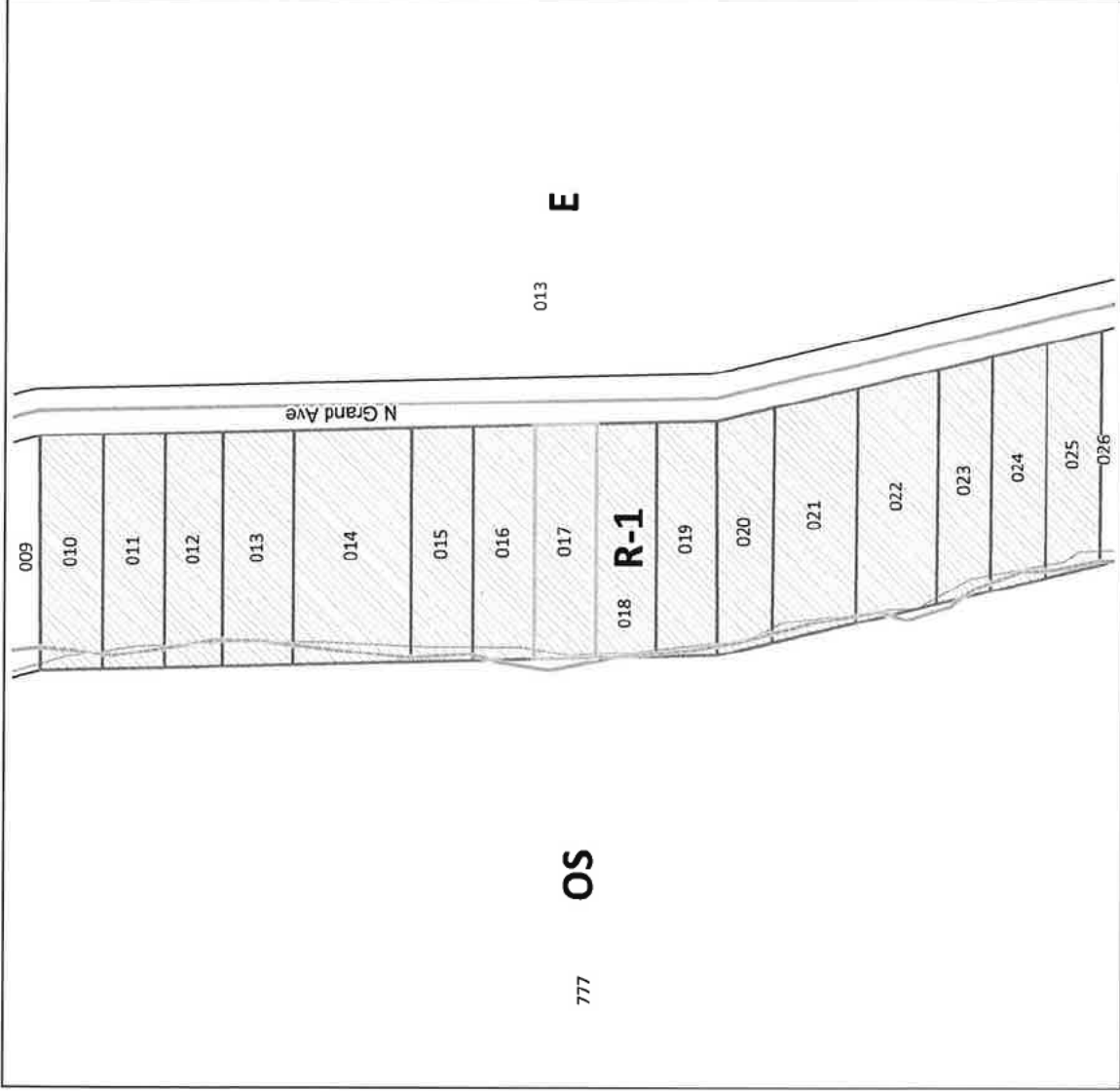
Well

Lot Line

Gravel Parking / Storage

Proposed
3 car garage
with storage

52.89



Zoning Board of Appeals
Case #VAR-000473-2019



Mailing Parcel



Subject Parcel



Incorporated Lake County



PATRIC G & KATHERINE A SKALA
40746 N GRAND AVE
ANTIOCH, IL 60002-8737

WILLIAM & TERESA MCGRATH
2927 GLENARYE DR
LINDENHURST, IL 60046-7927

DIANE L ERSFELD
40724 N GRAND AVE
ANTIOCH, IL 60002-8737

BRIAN L KLEES
40710 N GRAND AVE
ANTIOCH, IL 60002-8737

TIMOTHY J ROUCKA
40694 N GRAND AVE
ANTIOCH, IL 60002-8736

PAMELA S BELL
40682 N GRAND AVE
ANTIOCH, IL 60002-8736

TIMOTHY D GREEN
40672 N GRAND AVE
ANTIOCH, IL 60002-8736

ROBERT & KRISTIN LEONARD
40664 N GRAND AVE
ANTIOCH, IL 60002-8736

BRUCE KNUTSEN
40654 N GRAND AVE
ANTIOCH, IL 60002-8736

DEBRA A LAMB
40648 N GRAND AVE
ANTIOCH, IL 60002-8736

CHARLES F & MARY T WIRTH
40640 N GRAND AVE
ANTIOCH, IL 60002-8736

KURT K & DIANA NETTGEN
40628 N GRAND AVE
ANTIOCH, IL 60002-8736

MIKE DULIN
40608 N GRAND AVE
ANTIOCH, IL 60002-8736

FRANK & IDA KROZEL
40600 N GRAND AVE
ANTIOCH, IL 60002-8736

ROBERT & KIMBERLY SCHNEIDER
40588 N GRAND AVE
ANTIOCH, IL 60002-8736

GABRIELA BEAULIEU
8001 W CARTE DR
NILES, IL 60714