

LAKE COUNTY ZONING NOTICE #000496-2019

GRANT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, August 22, 2019, at 9:00 A.M. at the Lake County Division of Transportation, 600 W. Winchester Road, Libertyville, Illinois on the petition of Robert and Linda Piepenbrink, 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 yard setback from 30 feet to 14 feet for 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 35190 N. Lake Shore Drive, Ingleside, Illinois, and is approximately 0.14 acres.

PIN 05-16-302-018

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**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): (please print)	BOB & LINDA PIEPENBRINK	Phone: _____
	Owner(s)	
	35190 N. LAKE SHORE DRIVE	Fax: _____
	INGLESIDE, IL 60041	Email: _____
	Address	
	N/A	Phone: _____
	Contract purchaser(s) if any	
	N/A	Fax: _____
		Email: _____
	N/A	
	Address	

I/we hereby authorize the following person to represent me/us in all matters related to this application:

ANDREW VENAMORE, MACH 1, INC.	Phone _____
Name	Cell: _____
602 ACADEMY DRIVE	Fax: _____
NORTHBROOK, IL 60062	Email: _____
(General Contractor's Representative)	
Address	

Subject Property:	Present Zoning:	R-1
	Present Use:	SINGLE FAMILY RESIDENTIAL
	Proposed Use:	SINGLE FAMILY RESIDENTIAL
	PIN(s):	05-16-302-018
	Address:	35190 N. LAKE SHORE DRIVE INGLESIDE, IL 60041
	Legal description:	
	(__ see deed)	

Request: The following variation(s) are requested:

1. REDUCTION IN FRONT YARD SETBACK FROM 300.0' TO 14.00'

2.

3.

Explain why this variation(s) is necessary:

THE PROPERTY IS A THRU-LOT WITH PISTAKEE LAKE AS AN ADDITIONAL FRONT YARD ON THE WEST PROPERTY LINE. WITH THE "REAR" OF THE LOT APPEARING TO BE THE LAKE SHORE ROAD P.L., AND THE LOCATION OF THE HOME TOWARDS THE LAKE, THERE IS NO CHANCE TO LOCATE THE GARAGE BEHIND THE S.F.R.

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:

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

**EXPLANATION OF VARIATION
UNINCORPORATED LAKE COUNTY
35190 N. LAKE SHORE DRIVE, INGLESIDE:
Bob & Linda Piepenbrink**

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. The Exceptional conditions peculiar to the applicant’s property.
Response:**

The proposed project seeks to replace an existing older single car garage that is accessible from Lake Shore Drive currently, with a more practical two-car structure in essentially the same location. As the existing garage needs to be removed since it is old and doesn’t serve the purpose of storing the owner’s vehicles, the replacement structure has been proposed for a similar location since there are no alternative positions that are practical. Since the lot has two frontages (Lake Shore Drive and Pistakee Lake), there is not a conforming location for the garage since an accessory building cannot be located in front of the principle structure – which is impossible on this lot, and it is too narrow to afford the opportunity to locate a garage adjacent the to the existing single family residence.

- 2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.
Response:**

With property frontage on Lake Shore Road, and Pistakee Lake to the ‘rear’ of the lot, there is no practical alternative for placement of this detached garage. As mentioned above, the lot’s width does not afford the possibility for locating the garage anywhere else other than south of the existing home which creates an obvious practical difficulty if the strict application of the zoning ordinance’s requirements are enforced. This would therefore be more than a hardship for the owner in their attempt to locate a very standard size garage on their property. Without relief from the ordinance, this practical and necessary solution for the homeowner will not be possible.

- 3. Harmony with the general purpose and intent of the zoning regulations.
Response:**

The proposed project will be in alignment with the purpose and intent of the ordinance by protecting the health, safety, and general welfare of the residents of the locality. The garage will meet the required sideyard setback to the west, along with the separation requirement for the home and the I.S.R., and will not substantially increase the danger for fire, and will maintain an adequate supply of light and air to the neighboring properties.

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

Bob & Linda J. Piepenbrink
Signature(s) of owner(s)

N/A
Signature(s) of contract purchasers

I, ANDREW VENAMORE a Notary Public aforesaid, do hereby
certify that BOB & LINDA PIEPENBRINK

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of JUNE 26th 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 26th day of JUNE,
2019.

(Seal) My Commission expires 5/9/22.



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

Image# 047834720002 Type: DTR
Recorded: 08/29/2011 at 08:42:35 AM
Receipt#: 2011-00047449
Page 1 of 2
Fees: \$436.76
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 6761911

TRUSTEE'S DEED

11 000 285

THIS INDENTURE,
made this 14 day of
August, 2011, between
**ELAINE Z. HIRSCH, AS
TRUSTEE OF THE
ELAINE Z. HIRSCH
REVOCABLE TRUST
UNDER AGREEMENT
dated August 29, 2006**
(hereinafter referred to as
"said trustee," regardless of
the number of trustees), of
the City of Ingleside, State
of Illinois, in consideration
of the sum of Ten and
No/100ths Dollars

(\$10.00), and other good and valuable considerations in hand paid, does hereby convey and
warrant unto **ROBERT PIEPENBRINK & LINDA PIEPENBRINK**, as co-trustees of the
Piepenbrink Family Trust Agreement dated October 2, 2007, the following described Real
Estate in Lake County, Illinois, to wit:

**LOT "S" IN CROCKETT'S ESTATE, BEING A SUBDIVISION OF PART OF LOT
4 IN SCHOOL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 16,
TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1935,
IN BOOK "X" OF PLATS, PAGE 13 AS DOCUMENT 412522, IN LAKE COUNTY,
ILLINOIS.**

Permanent Real Estate Index Number: 05-16-302-018-0000
Address of Real Estate: 35190 n Lake Shore, Ingleside, IL 60041

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements;
general real estate taxes for the year 2010 and subsequent years.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever.


This deed is executed pursuant to and in the exercise of the power and authority granted
to and vested in said Trustees by the terms of said deed or deeds in trust delivered to said
Trustees in pursuance of the trust agreements above mentioned. This deed is made subject to the
lien of every trust deed or mortgage (if any there be) of record in said county given to secure the
payment of money, and remaining unreleased at the date of the delivery hereof.

mail to:
STERLING TITLE SERVICES
980 N. Michigan Ave., Suite 910
Chicago, IL 60611
2011-285 2062

2

IN WITNESS WHEREOF, said parties have caused its name to be signed to these present by its Trustees, the day and year first written above.

ELAINE Z. HIRSCH, AS TRUSTEE OF THE ELAINE Z. HIRSCH REVOCABLE TRUST UNDER AGREEMENT DATED AUGUST 29, 2006.

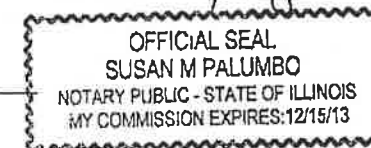
By: 
ELAINE Z. HIRSCH, TRUSTEE

State of Illinois
County of Cook ^{ss}

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **ELAINE Z. HIRSCH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Trustee of the **ELAINE Z. HIRSCH REVOCABLE TRUST UNDER AGREEMENT dated August 29, 2006**, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of August 2011.


Notary Public



This instrument was prepared by:

John J. Tatoes
Tatoes, Foley & Associates
180 N. Wacker Dr. #600
Chicago, Illinois 60606


Record and Mail to:

Steven G. English, P.C.
20 North Walkup Ave
Crystal Lake, IL 60014

Send Subsequent Tax Bills to:

Robert & Linda Piepenbrink
35190 N. Lake Shore Rd
Ingleside, IL 60041

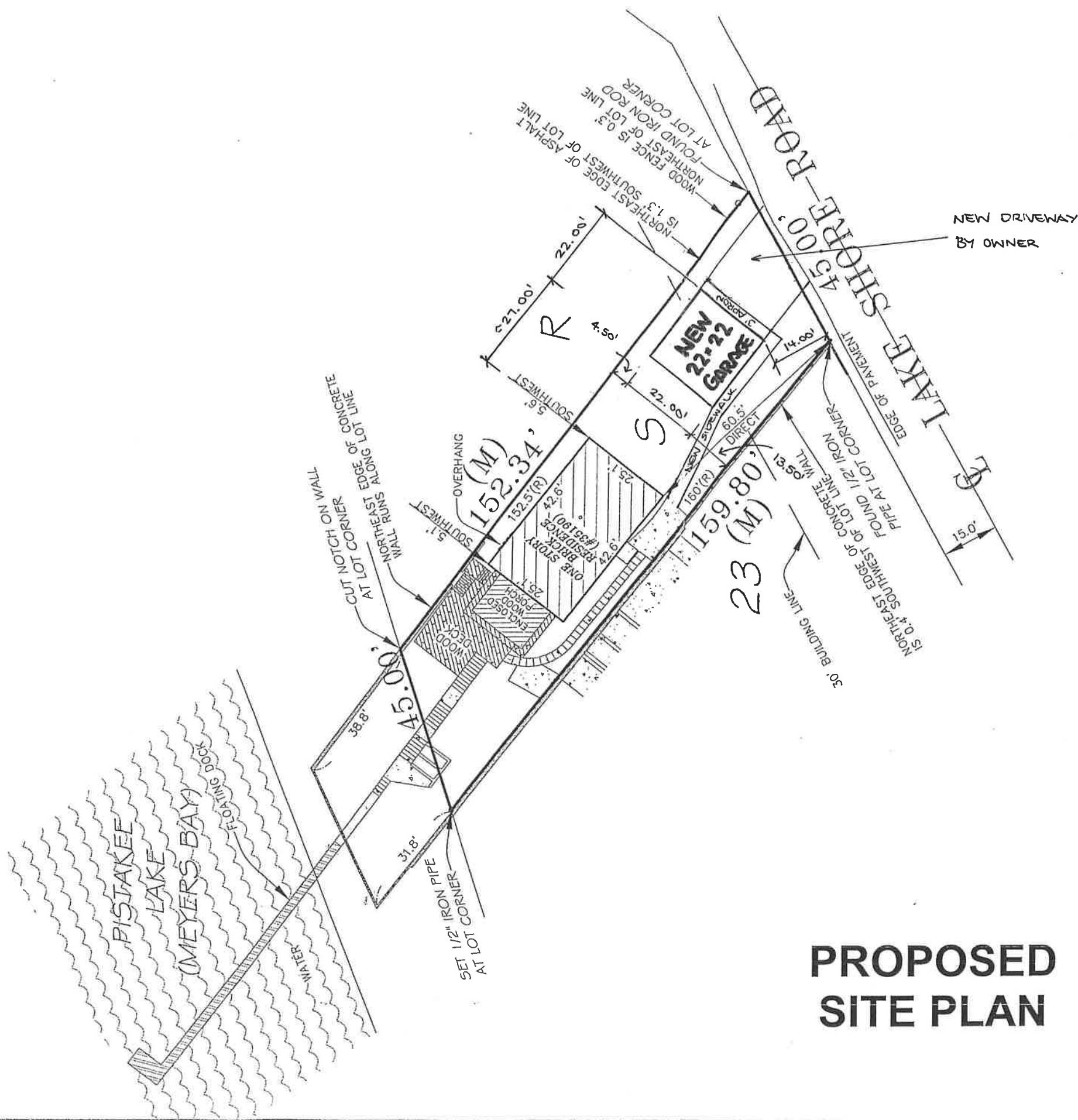
264,500.-

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000018950	REAL ESTATE TRANSFER TAX
	 AUG. 29. 11		00396.75
	LAKE COUNTY		FP 103013

PLAT OF SURVEY

OF

LOT "S" IN CROCKETT'S ESTATE, BEING A SUBDIVISION OF PART OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1935, IN BOOK "X" OF PLATS, PAGE 13 AS DOCUMENT 412522, IN LAKE COUNTY, ILLINOIS.



PROPOSED SITE PLAN

LEGEND

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

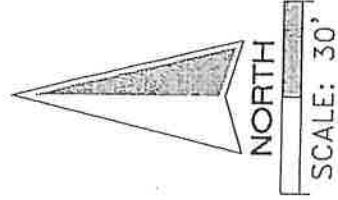
AREA = 6,131 SQ. FT.
MORE OR LESS

PREPARED FOR: JATOOLLES, FOLEY & ASSOCIATES (ATTORNEYS AT LAW)
JOB ADDRESS: 35190 N. LAKE SHORE RD., INGLESIDE, IL
SELLER/BUYER: HIRSCH
JOB NO.: 11-08-0006

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 5TH DAY OF AUGUST, 2011.
(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

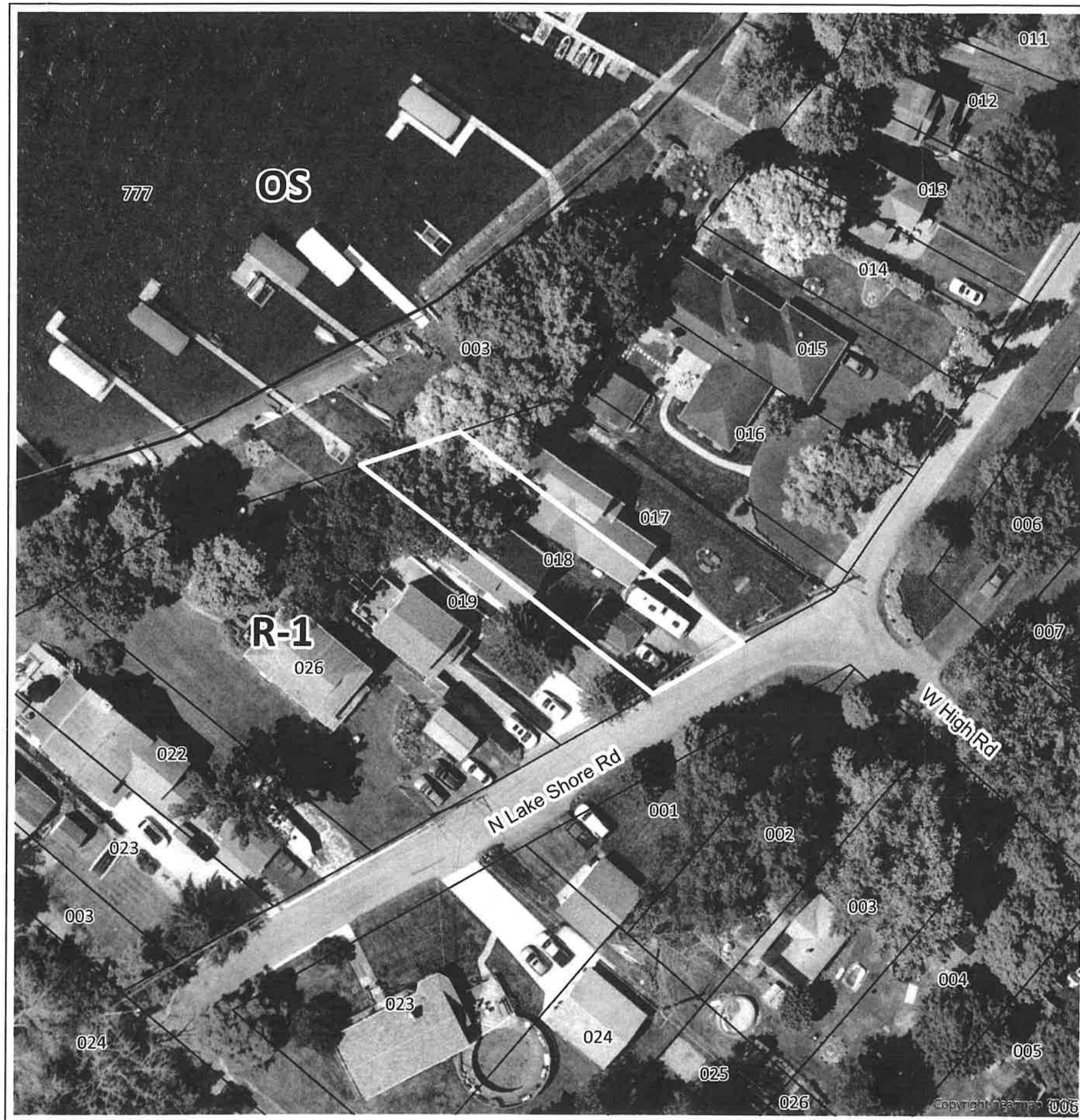
NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 15TH DAY OF AUGUST, 2011.

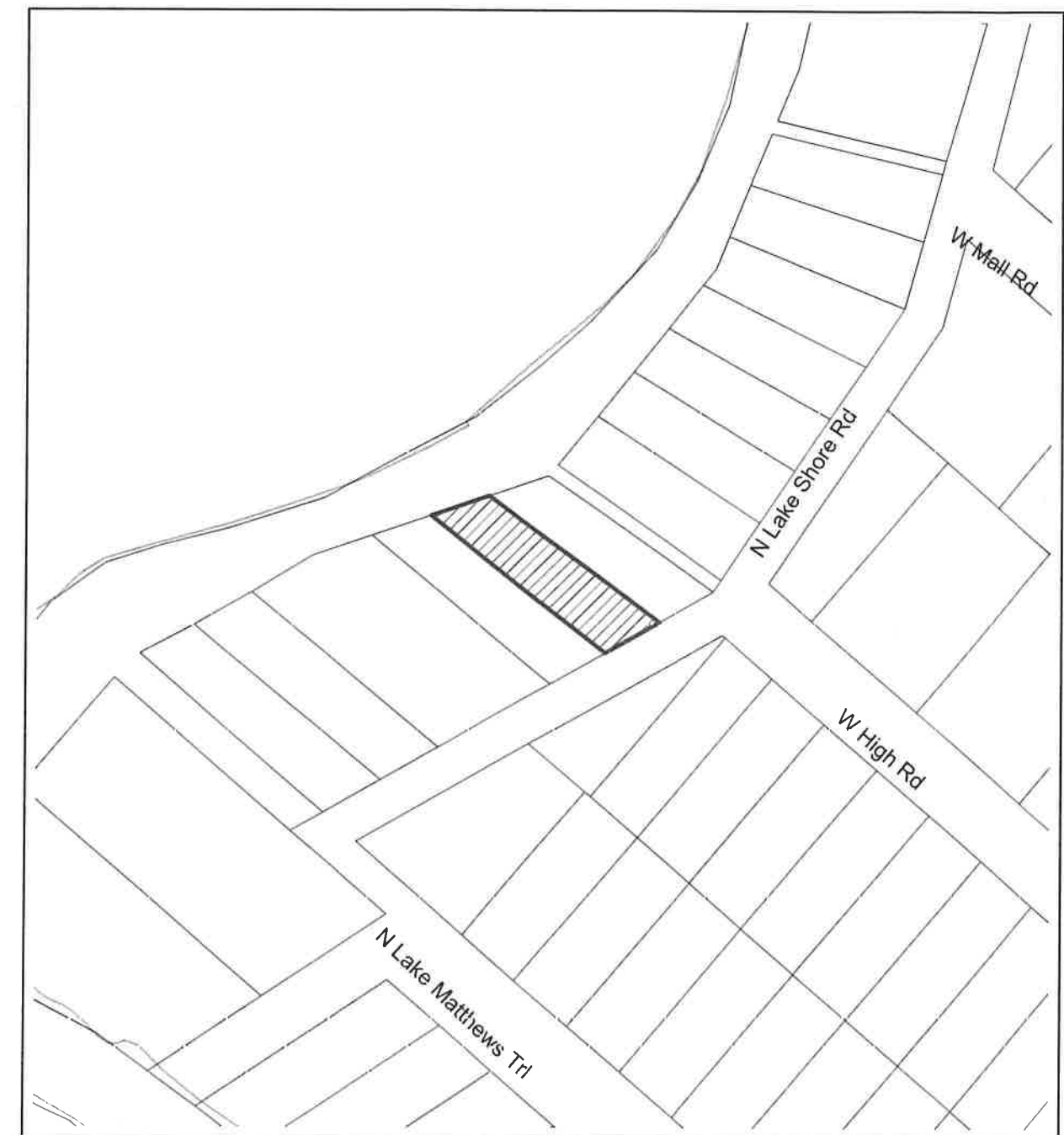
Wayne W. Nekola
IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2012.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

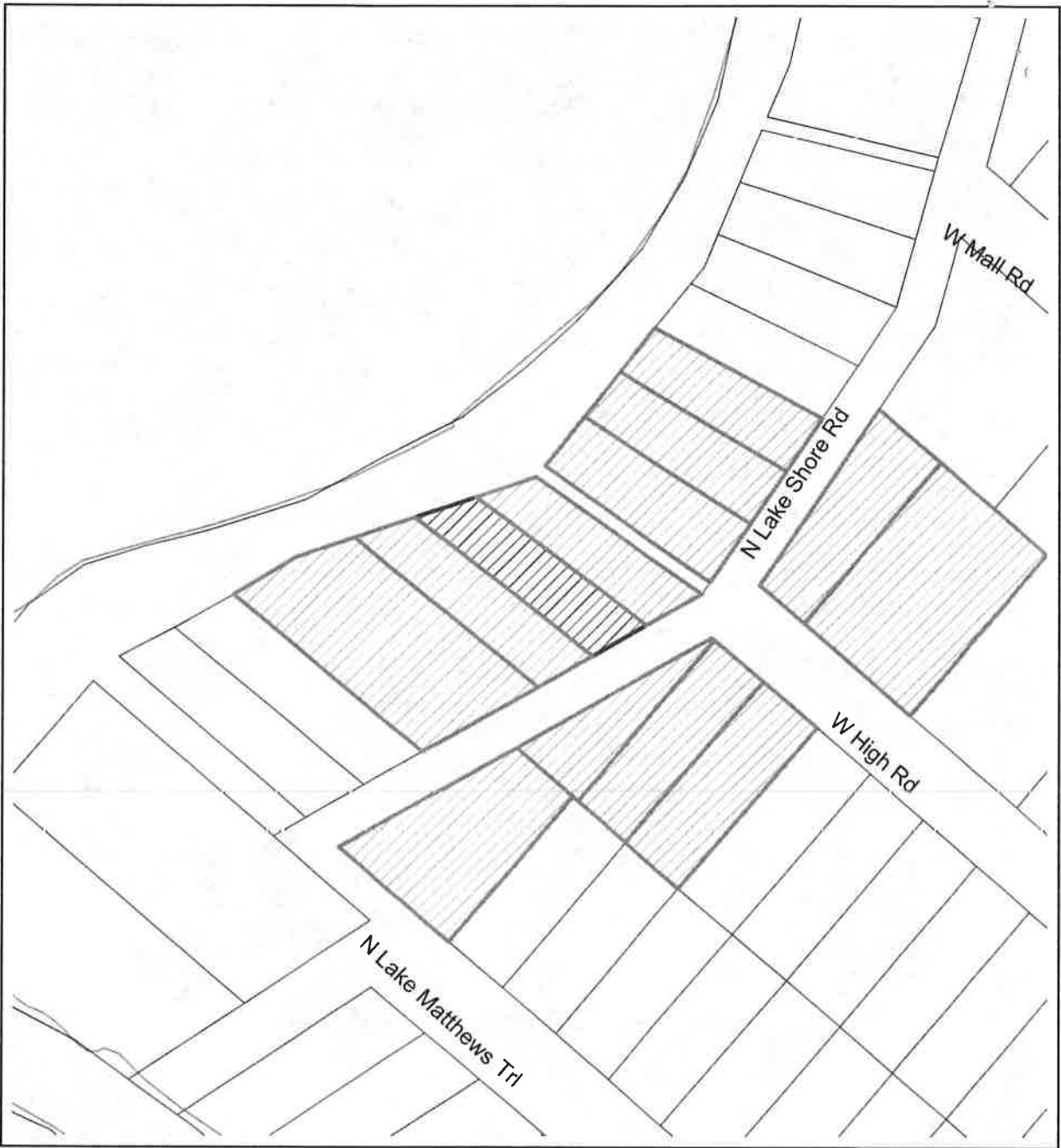


Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
 Case #VAR-000496-2019

0 12.525 50 75 100
 Feet



Zoning Board of Appeals
Case #VAR-000496-2019

