

**LAKE COUNTY ZONING NOTICE VAR-000517-2019**

**Lake Villa Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday, November 14, 2019 at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Tab Steinhaus and Candace Steinhaus, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the west side yard setback from 6 feet to 6 inches to build a carport.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 21437 W. Engle Drive, Lake Villa, IL 60046 and is approximately 0.17 acres.

PIN: 06-10-209-006

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: Boris Schwarzenbach, Project Manager 847-377-2146

**George Bell**  
**Chairman**



LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Tal & Candace Steinhaus Phone:         
(please print) Owner(s)

21437 W. Engle Drive Fax:         
Lake Villa, IL  
60046 Email:         
Address

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:

Name Phone:         
Cell:       

Fax:         
Email:       

Address

Subject Present Zoning: R1  
Property: Present Use: SINGLE FAMILY DWELLING  
Proposed Use: CARPORT  
PIN(s): 0610209006  
Address: 21437 W. Engle Drive  
Lake Villa, IL 60046

Legal description:  
( ☒ see deed)

Request:

The following variation(s) are requested:

1. Reduce the sideyard setback, from
2. 6 feet to 6 inches.
3. \_\_\_\_\_

Explain why this variation(s) is necessary: The addition  
of a carport

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:

- 1.) The lot size is small and the width  
restricted.
  - 2.) The backyard is restricted by the septic  
system.
  - 3.) The front yard is restricted by a 35-40 year old  
maple tree.
2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Response:

- 1.) The house currently does not have a garage, and  
the only practical build is a carport.

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

Response:

The carport will be built in the same  
harmony with the neighborhood.

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

Candace Steinhaus Tab Steinhaus  
Signature(s) of owner(s)

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

I, Cynthia G. Godbold, a Notary Public aforesaid, do hereby certify that CANDACE STEINHAUS & TAB STEINHAUS

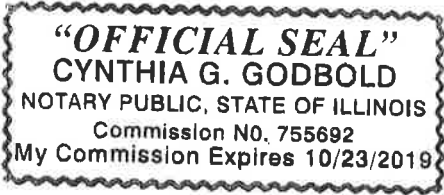
personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 10-18-2019 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18<sup>th</sup> day of October, 2019.

(Seal)

My Commission expires 10-18-2019.

Cynthia G. Godbold



**THE FOLLOWING DOCUMENTS MUST BE SUBMITTED WITH THE PETITION  
(see p.2)**

- ✓ COPY OF DEED
- ✓ MAP OF SURROUNDING LAND USES
- ✓ COURT REPORTER AGREEMENT
- ✓ COPY OF PURCHASE CONTRACT (if applicable)
- ✓ DISCLOSURE STATEMENT (if applicable)
- ✓ PROPERTY SURVEY AND/OR SITE PLAN (if available)
- ✓ FILING FEE <http://lakecountyil.gov/3678/Fee-Schedule>
  - ✓ Cost of publishing a legal notice will be paid by applicant in addition to fee.
  - ✓ The cost of a Court Reporter shall be paid by Applicant and one copy of transcript provided to the County ZBA.

WARRANTY DEED


Statutory (Illinois) Return to: Lakeand Title Services 300 Iroquois Ave., Ste 100 Naperville, IL 60563

Mail to: Lohse Law 270 Center Drive Suite 210 Vernon Hills, IL 60061

1011710  
1461

Name & address of taxpayer: Tab Steinhaus and Candace Steinhaus 21437 West Engle Drive Lake Villa, IL 60046

REAL ESTATE TRANSFER TAX	
County:	\$80.00
Illinois:	\$160.00
Total:	\$240.00
Stamp No:	1-139-950-688
Declaration ID:	20190604912688
Instrument No:	7576376
Date:	16-Jul-2019



Image# 058402360003 Type: DW  
Recorded: 07/16/2019 at 09:44:55 AM  
Receipt#: 2019-00034618  
Page 1 of 3  
Fees: \$300.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File 7576376

THE GRANTORS Vincent Caeti and Cristina Sabatino-Caeti, as husband and wife, of 765 Gaslight Drive, Algonquin, IL 60102, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Tab Steinhaus and Candace Steinhaus, as husband and wife, of 327 Berkshire Drive, Lake Villa, IL 60046, AS TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Lake, in the State of Illinois, to wit:


LOT 5 IN BLOCK 69 IN VENETIAN VILLAGE UNIT NO. 5, BEING A SUBDIVISION IN THE NORTH QUARTER OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1946 AS DOCUMENT 597874 IN BOOK OF PLATS, PAGES 76 AND 77, IN LAKE COUNTY, ILLINOIS.  
NON-HOMESTEAD PROPERTY

*Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

Permanent index number: 06-10-209-006-0000  
Property address: 21437 West Engle Drive, Lake Villa, IL 60046  
DATED this 28<sup>th</sup> day of June, 2019.

  
Vincent Caeti

  
Cristina Sabatino-Caeti

2

**WARRANTY DEED**  
**Statutory (Illinois)**

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vincent Caeti and Cristina Sabatino-Caeti



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 the persons acknowledged that the persons signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 28th day of June, 2019.

Commission expires

Jacqueline Bonavia  
Notary Public

Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**

**Brenda Murzyn, Attorney at Law**  
**1300 Iroquois Drive, Suite 125**  
**Naperville, IL 60563**



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## **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**

**LAKE COUNTY ZONING BOARD OF APPEALS  
PROCEDURE OF PUBLIC HEARING**

1. **CALL MEETING TO ORDER.**
2. **ROLL CALL AND DETERMINATION OF QUORUM.**
3. **PLEDGE OF ALLEGIANCE** (if flag is present).
4. **PRELIMINARIES BY CHAIRMAN:** State purpose of hearing, acknowledge publication and posting of the property, oath to those who are to testify; explain procedure to be followed for the remainder of the hearing.
5. **COMMENTS RECEIVED FROM THE COUNTY DEPARTMENTS ARE ACKNOWLEDGED.**
6. **PRESENTATION OF EVIDENCE BY THE PETITIONER OR DESIGNATED REPRESENTATIVES.**
  - Opening statement.
  - Testimony by the petitioner's witnesses.
  - Questioning of each witness by the Members of the Zoning Board of Appeals.
  - Questioning of each witness by any person attending this hearing.

**(NOTE: This is an opportunity only to question the witnesses, not to make statements or offer personal testimony)**

  - Close of petitioner's evidence.
7. **PRESENTATION OF EVIDENCE BY THE OBJECTORS OR THEIR REPRESENTATIVES.**
  - Opening statement.
  - Testimony by the objector's witnesses.
  - Questioning of each witness by the Members of the Zoning Board.
  - Questioning of each witness by any person attending this hearing.

**(NOTE: This is an opportunity only to question the witnesses, not to make statements or offer personal testimony)**

  - Close of objector's evidence.
8. **PRESENTATION OF STATEMENTS BY ANY PERSON ATTENDING THE HEARING.**
9. **CLOSING STATEMENT BY THE PETITIONER OR DESIGNATED - REPRESENTATIVE, IF DESIRED.**
10. **CLOSING OF TESTIMONY.**
11. **STATEMENT BY THE CHAIRMAN AS TO THE RIGHTS OF OBJECTORS AND INSTRUCTIONS FOR FILING OBJECTIONS ( if applicable ).**
12. **ZONING BOARD OF APPEALS RECOMMENDATION.**
13. **ADJOURNMENT.**

Any portion of this system  
to be backfilled until inspec-  
ted and approved by the  
LAKE CO. HEALTH DEPT.  
1515 Washington Street  
Lake County, Ohio 44130

ISD 72-9-29  
J. E. C. 100

Approval of this plan  
does not constitute a  
guarantee of the  
design or the  
performance of the  
system. The user  
must provide all  
necessary data and  
information for the  
design. The user  
must also provide  
adequate maintenance  
and repair.

APPROVAL OF THIS PLAN DOES NOT ABSOLVE  
THE ENGINEER FROM THE OBLIGATION OF  
INSTALLING THIS SYSTEM IN ACCORDANCE  
WITH THE LATEST EDITIONS OF THE  
NATIONAL SANITATION FOUNDATION  
STANDARD FOR SEWAGE TREATMENT  
AND DISPOSAL.

LOT 5 BLOCK 69 UNIT 5  
VENETION VILLAGE SUB  
BY  
U S DEVELOPMENT CORP.  
EA PETERSEN JR.  
R.J. BOX 233  
GRAYSLAKE ILL.

SCALE  
1/4" = 1'

THIS PLAN IS TO BE USED FOR THE  
INSTALLATION OF A SEWAGE TREATMENT  
SYSTEM. ANY CHANGES TO THE  
SYSTEM MUST BE APPROVED BY THE  
ENGINEER. THE USER MUST PROVIDE  
ADEQUATE MAINTENANCE AND REPAIR.

VACANT

FIN. +1.6'  
UTILITY POLE

ENGLE DRIVE

0' STREET ELEV

FIN. +2.9'  
GRAVEL DRIVE

12 CULVERT

3' CONC. WALK

Lot 5

44'

6'

24'

10'

ANY CHANGES TO THE  
SYSTEM MUST BE APPROVED BY THE  
ENGINEER. THE USER MUST PROVIDE  
ADEQUATE MAINTENANCE AND REPAIR.

3 BED RANCH

ISD 72-9-29

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FIN. +2.9'

2" 3" FIN. WELL

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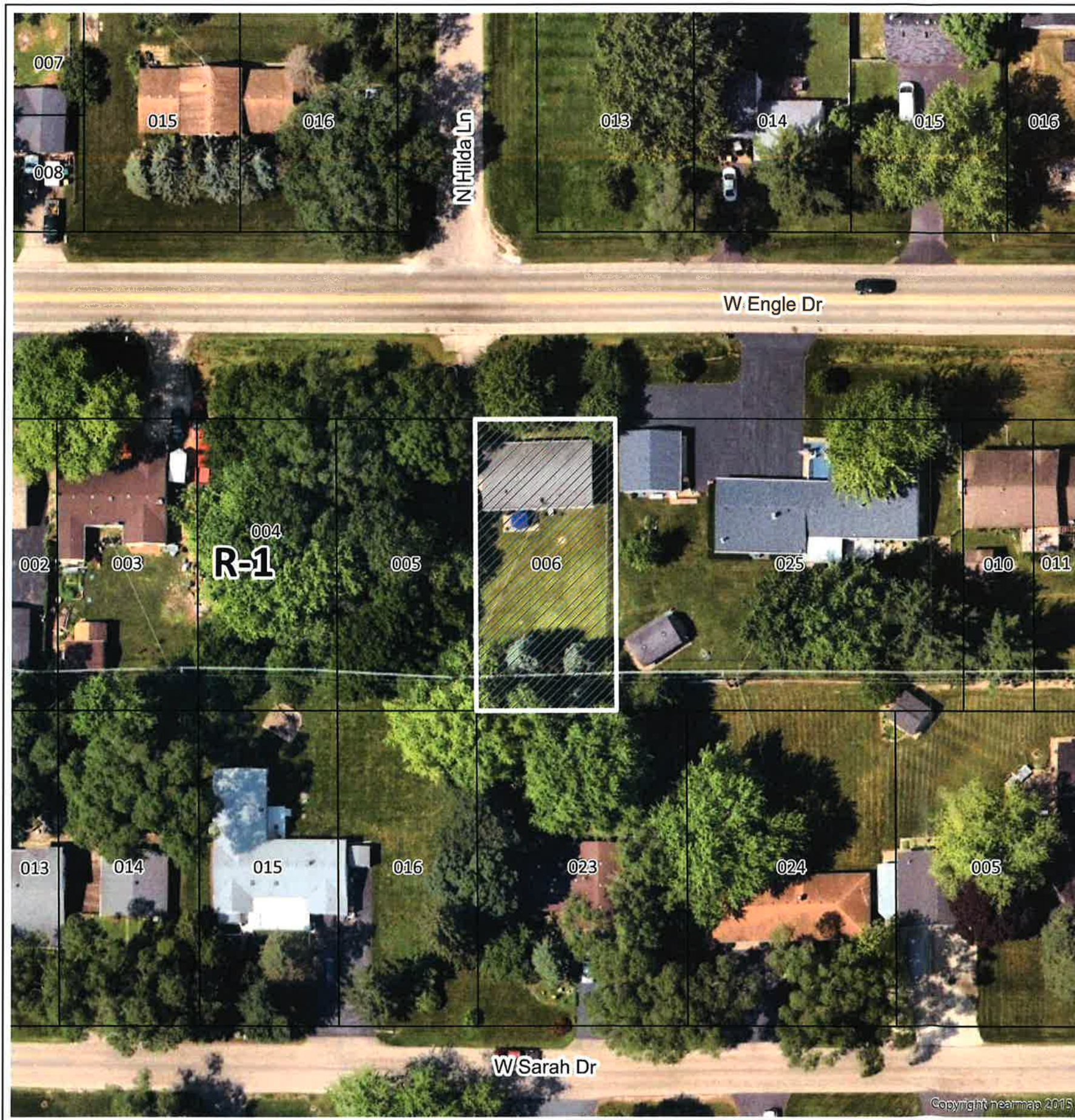
FIN. +2.9'

2" 3" FIN. WELL

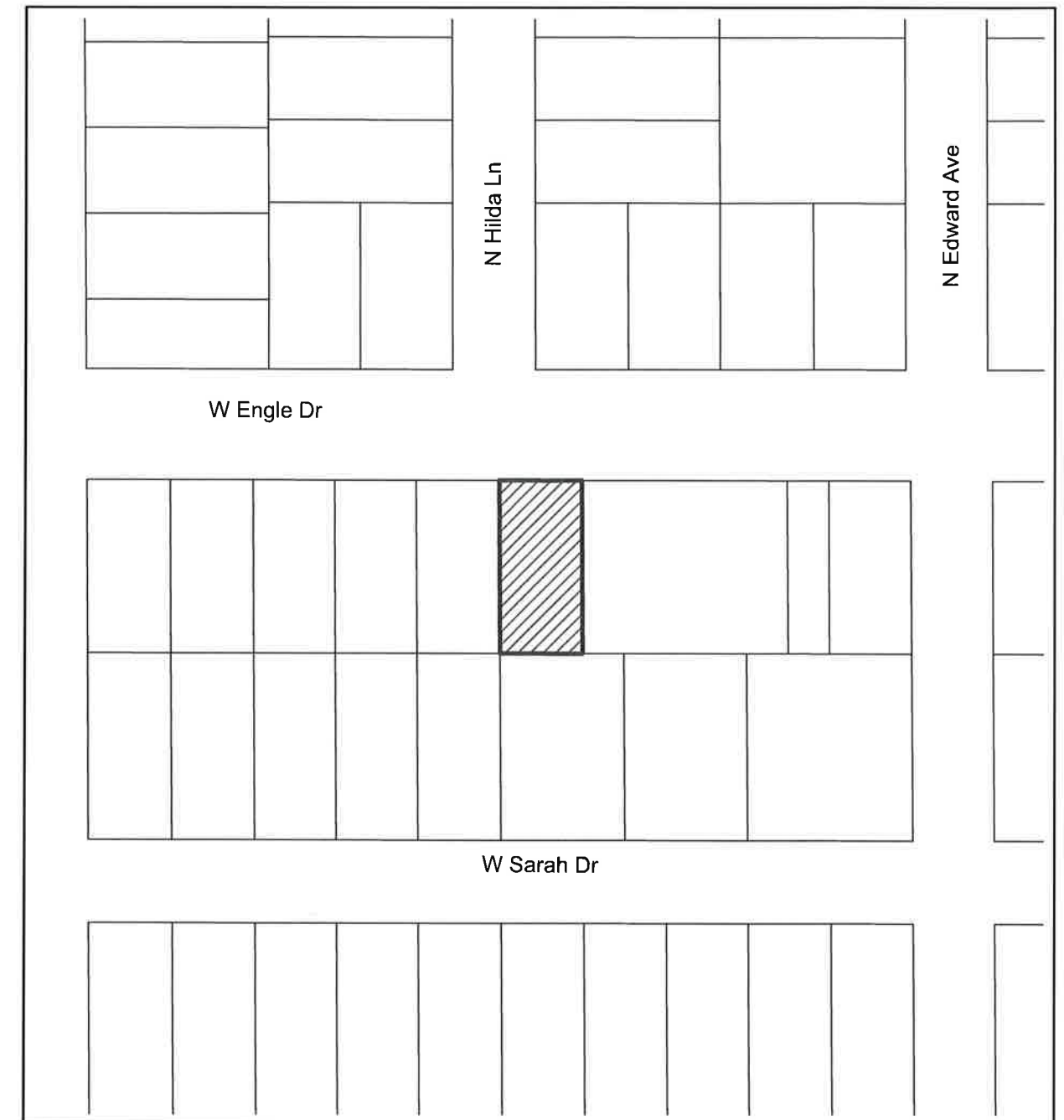
30'







Incorporated Lake County
  Subject Parcel



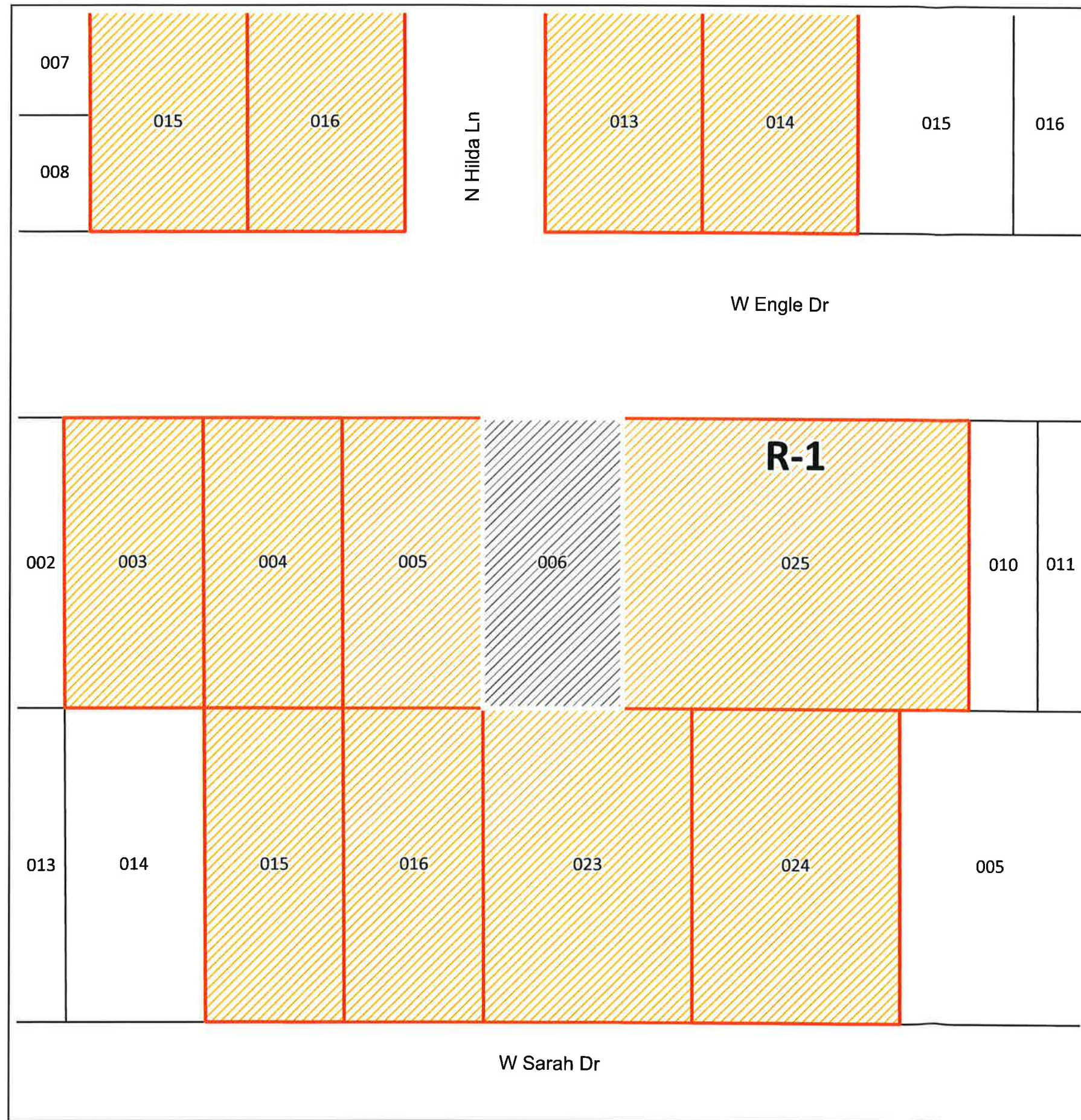
Zoning Board of Appeals  
 Case #VAR-000517-2019

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 Feet









## Zoning Board of Appeals Case #VAR-000517-2019



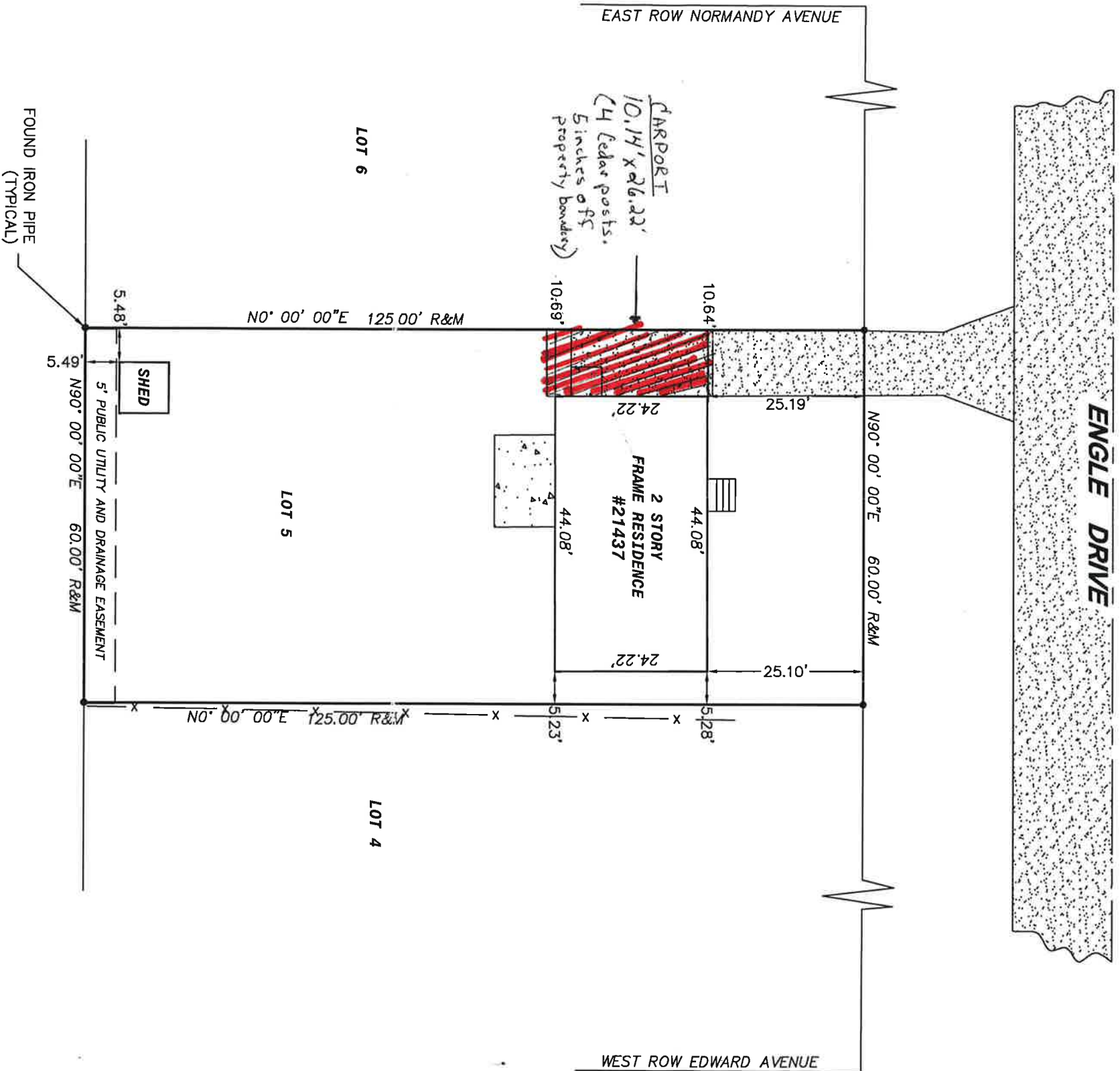




# PLAT OF SURVEY

LOT 5 IN BLOCK 69 IN VENETIAN VILLAGE UNIT NO. 5, BEING A SUBDIVISION IN THE NORTH QUARTER OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1946 AS DOCUMENT 597874 IN BOOK OF PLATS, PAGES 76 AND 77, IN LAKE COUNTY, ILLINOIS.

PIN NUMBER: 06-10-209-006  
21437 W. Engle Drive, Lake Villa IL 60046



## SURFACE LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- CARPORT

## LEGEND

100.00' R&M = 100.00' RECORD DISTANCE & MEASURED DISTANCE

SCALE: 1"=20'  
BASIS OF BEARING=ASSUMED



STATE OF ILLINOIS  
COUNTY OF COOK ) SS

I, SAMUEL R. WINEMILLER, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

HOMERIDGE, ILLINOIS, NOVEMBER 18, 2018.

~~LICENSE EXPIRES 11/30/18~~  
PROFESSIONAL LAND SURVEYOR NO. 035-03233

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.

CLIENT: THE LAW OFFICE OF BRENDA MURZYN

JOB NO. 180458

DESCRIPTION: PLAT OF SURVEY

