

## LAKE COUNTY ZONING BOARD OF APPEALS

## VARIATION APPLICATION

Applicant(s):  
(please print)

Brion Shawn Landsverk Trust  
Owner(s)

Subject  
Property:

Present Zoning:

R-1

Present Use:

Single family residence w/ boat house

Proposed Use:

SAA

PIN(s):

01-25-210-008

Address:

39663 N. Circle Ave

Antioch FL 32002

Legal description:

(\_\_ see deed)

Request:

The following variation(s) are requested:

1. To Reduce setback from 4 feet to 1 foot  
to repair and rebuild existing boat house where it currently  
resides with a 1.2 setback notated on survey.
- 2.

3.

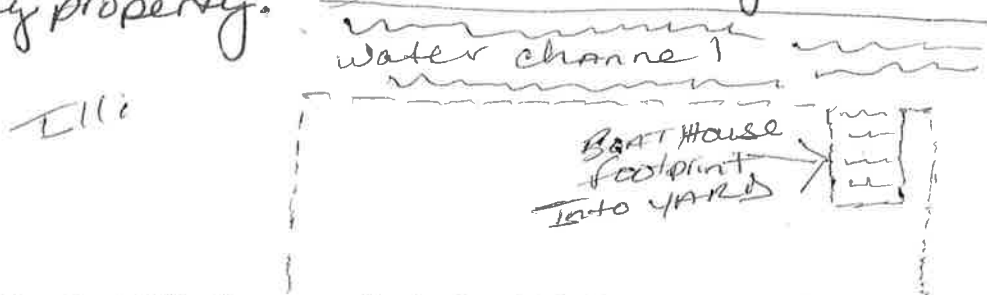
4.

Explain why this variation(s) is necessary:

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: Inset of slip for boathouse is notched into the property along the seawall and it is the only place it can be located on my property.



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

Response: There are many existing and modified Boat house structures like mine that have rebuilt to some structure, all sides removed with only a raised roof on 4 posts, <sup>original spars</sup> or a hybrid of both types of updated construction. All of which are directly over the same spot of the notched in seawall for the slip which is built into the yard, Not over the water

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

Response: There will be no view obstructions, no soil disturbed other than on the footprint on existing boat house or character change issues. The building will remain the the exact spot it resides today.

## APPLICANT INFORMATION

Applicant(s): Brian Shaw  
(Please Print) Owner(s) Landover Trust

Phone:

## Address

Email:

Contract purchaser(s) if any

Phone:

## Address

Email:

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

Name \_\_\_\_\_

Phone:

Email:

## Address

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

a Notary Public aforesaid, do hereby certify

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 8/31/2020 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 31st day of August, 2020

(See [redacted] Commission expires [redacted])

## **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

A black rectangular redaction box covers the signature of the person.

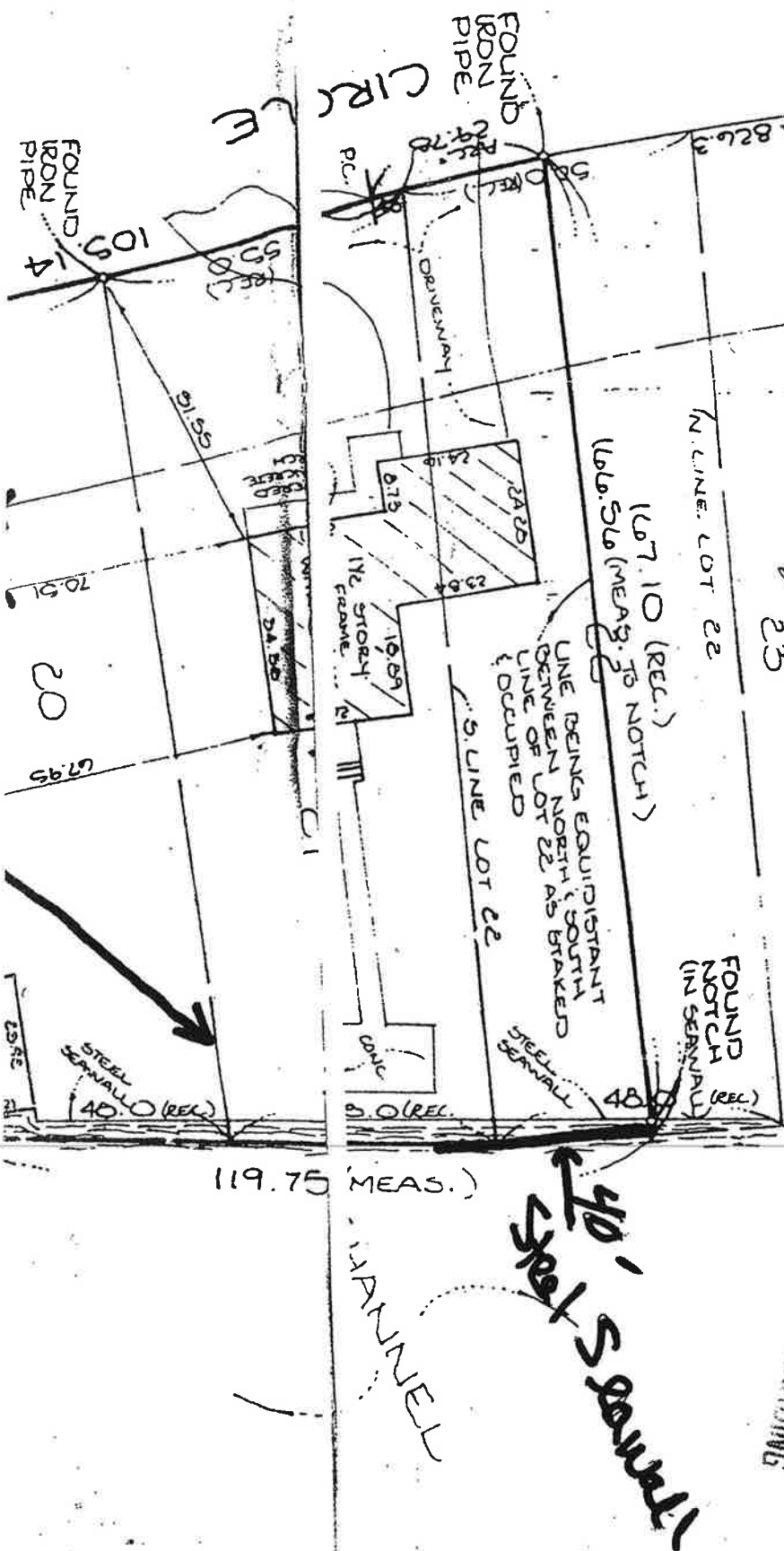
**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

PLANS APPROVED AS NOTED

SITE--033803--2019

**PERM**

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All distances in feet and decimal parts thereof corrected to 86° F  
 Scale: One inch = 50 feet

Property address: 39663 Circle

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site with the plat on file at the



State of Illinois  
 County of Lake  
 S.S.  
 I hereby certify that I have surveyed the premises above described and that the annexed plat is a true representation of the said survey.  
 Waukegan, IL, 5-24-83  
 PEKLAY SURVEYING CO., LTD.

## TRUSTEE'S DEED IN TRUST

THIS TRUSTEE'S DEED, made this 1<sup>st</sup> day of October, 2017, by and between Brian Shawn Landsverk, not individually, but as successor trustee of the MAVIS M. LANDSVERK TRUST DATED OCTOBER 22, 2003, currently of the Village of Wadsworth, County of Lake, and State of Illinois (the "Grantor"), and Brian Shawn Landsverk, not individually, but as trustee of the BRIAN SHAWN LANDSVERK TRUST DATED JUNE 15, 2010 ("Grantee"), whose current address is 37678 N. Sarah

Drive, Wadsworth, IL 60083, WITNESSETH that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as successor trustee of the above-described trust, and of every other power and authority of the Grantor hereunto enabling, hereby GRANTS, CONVEYS and QUITCLAIMS unto the Grantee, all of the Grantor's interest in and to the following described real estate, situated in the County of Lake and State of Illinois, to wit:

LOTS 20 AND 21 AND THAT PART OF LOT 22 LYING SOUTH OF A LINE EXTENDING FROM THE WESTERLY LINE OF LOT 22 TO THE EASTERLY LINE OF SAID LOT 22, AND EAST AND WEST LINE BEING EQUIDISTANT BETWEEN THE NORTH AND SOUTH LINE OF SAID LOT 22, IN HIGHWOODS ADDITION, UNIT NO. 2, LAKES CENTER SUBDIVISION, BEING A SUBDIVISION OF LOT "A" IN PETITE LAKE HIGHWOODS SUBDIVISION, A SUBDIVISION OF PARTS OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 7, 1927 AS DOCUMENT NO. 306652, IN BOOK "S" OF PLATS, PAGE 18, IN LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 01-25-210-008

Property Address: 39663 N. Circle Avenue, Antioch, IL 60002

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and set forth herein.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise



Image# 056939710003 Type: DTT  
Recorded: 12/26/2017 at 08:57:29 AM  
Receipt#: 2017-00075989  
Page 1 of 3  
Fees: \$60.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File **7453012**

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encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Trustee's Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Trustee's Deed and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal as of the 11<sup>th</sup> day of October, 2017.

[Redacted Signature]  
Brian Shawn Landsverk, not individually, but as  
successor trustee of the MAVIS M. LANDSVERK  
TRUST DATED OCTOBER 22, 2003

Acceptance by Trustee of Grantee:

[Redacted Signature]  
Brian Shawn Landsverk



STATE OF ILLINOIS       )  
COUNTY OF Lake       ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Shawn Landsverk, not individually, but as Successor Trustee of the MAVIS M. LANDSVERK TRUST DATED OCTOBER 22, 2003, personally known to me to be the same person 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 as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 11<sup>th</sup> day of October, 2017.

[Redacted Signature]

Notary Public

My Commission expires: 11-18-17

**This instrument was prepared by and  
after recording return to:**

[Redacted Address]

**Send subsequent tax bills to:**

[Redacted Address]

Exempt transfer under provisions of Paragraph "E" Section 31-45 of the Real Estate Transfer Tax Act.

Date: 10/11/17, 2017

[Redacted Signature]

[Redacted Signature]  
Brian Shawn Landsverk, not individually,  
but as Successor Trustee of the MAVIS M.  
LANDSVERK TRUST DATED  
OCTOBER 22, 2003