

## LAKE COUNTY ZONING NOTICE #000594-2020

### ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on November 19, 2020 at 9:00 A.M., to be conducted by video/audio conference, on the petition of Donald R. Barthel and Marianne S. Barthel, 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 9 feet to construct a garage addition.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 39715 N. Circle Avenue, Antioch, Illinois, and is approximately 0.16 acres. PIN 01-25-210-004

Pursuant to Section 7(e) of the Illinois Open Meetings Act, the October 16<sup>th</sup>, 2020 Gubernatorial Disaster Proclamation, this hearing will be held by audio and video conference without a physical quorum present at the Lake County Zoning Board of Appeals office. This hearing may be continued and without further notice on the motion of the Zoning Board of Appeals. All interested persons participating in the Public Hearing will be given an opportunity to be heard. Individuals wishing to participate in the live hearing via video or audio conference should contact the Planning, Building & Development Department at 847-377-2127 by 4:00 P.M., November 18, 2020 to receive information and instructions on how to join the hearing via the ZOOM website or by phone.

Interested persons may submit public comments in advance of the hearing. Include your full name and the subject title: LAKE COUNTY ZBA #000594-2020 with your written statement or voicemail message. Written statements may be emailed to [PBDZoning@lakecountyil.gov](mailto:PBDZoning@lakecountyil.gov) or dropped off at the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois. To leave a voicemail message, call 847-377-2127. Comments received by 9:00 A.M., November 19, 2020 will be read during consideration of that item. Comments received during the hearing will be held until the end of the hearing. Public comments are limited to three minutes each.

This application is available for public examination electronically at <https://www.lakecountyil.gov/Calendar.aspx?EID=8785> or 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

**Gregory Koeppen**  
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

**VARIATION APPLICATION**

Applicant(s):  
(please print)

DONALD + MARIANNE BARTHEL  
Owner(s)

Subject  
Property:

Present Zoning:

RESIDENTIAL - 1

Present Use:

SINGLE FAMILY DWELLING

Proposed Use:

PIN(s):

0125210004

Address:

39715 N. CIRCLE AVE

ANTIOCH, ILLINOIS

Legal description:

( ☐ see deed)

Request:

The following variation(s) are requested:

1. VARIATION TO REDUCE THE REQUIRED FRONT YARD  
SETBACK FROM 30 FEET TO 9 FEET FOR THE  
ADDITION OF A GARAGE EXTENSION,
- 2.
- 3.
- 4.

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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:

SEE ATTACHED

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

Response:

SEE ATTACHED

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

Response:

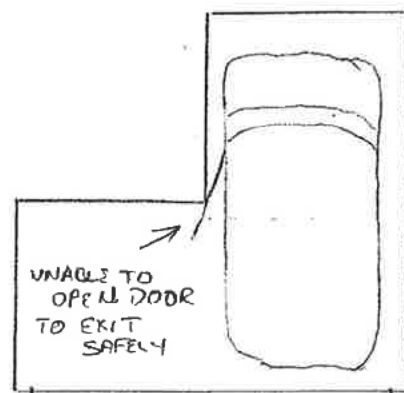
SEE ATTACHED

1. Exceptional conditions peculiar to the applicants property:

Narrow width of property and older design of existing garage. No other alternate solution is available.

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

Property was originally a summer cottage and had a garage added to accommodate lawn equipment and small vehicle. Upon applicants retirement, the cottage was improved to a permanent residence by owners. The current garage will not fit our mid-sized SUV due to the configuration of existing space. A 10 foot extension would eliminate this hardship.



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

The applicants feel the extension of the existing garage would not have a negative affect on the intent of the zoning regulations. Applicants also feel that their request for a variation on the subject parcel is justified in that the requirements of the present zoning classification cannot be met due to the location of the house on the lot and no other alternative would be available on this property. (rear of building is inaccessible and has septic field.) Applicants have a concern for the beauty of the neighborhood and assure this request would not deter from the aesthetics of the area.



**APPLICANT INFORMATION**

Applicant(s): <sup>DONALD + MARIANNE</sup> BARTHEL  
(Please Print) Owner(s)

Phone: \_\_\_\_\_

DONALD AND MARIANNE BARTHEL

Email: \_\_\_\_\_

Address  
39715 N. CIRCLE AVE.  
ANTIOCH ILLINOIS 60002  
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: \_\_\_\_\_

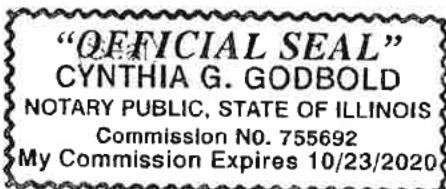
Address

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

Signature(s) of owner(s)

Signature(s) of contract purchasers

I, Cynthia G. Godbold a Notary Public aforesaid, do hereby certify that Donald Barthel + Marianne Barthel personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 9-24-2020 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 24th day of September, 2020



My Commission expires

10-23-2020

## **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**



PETITE LAKE GARDENS  
ASSOCIATION  
PO BOX 45  
ANTIOCH IL 60002-0045

**ZONING CASE 000594-2020  
NEIGHBOR MAILING LIST**

KENNETH M GOUTY  
39755 N CIRCLE AVE  
ANTIOCH IL 60002-8595

BRIAN C HOLMBERG  
25271 W HIGHWOODS DR  
ANTIOCH IL 60002-8565

RAYMOND WEGENER, TRUSTEE  
39701 N CIRCLE AVE  
ANTIOCH IL 60002-8595  
UTD 11-20-2002

EDWARD & MARY T AMBACHER  
39679 N CIRCLE AVE  
ANTIOCH IL 60002-7925

BRIAN SHAWN LANDSVERK, TRUST  
712 S GREEN BAY RD  
WAUKEGAN IL 60085-7009

CAROL M HOPE TR 2000-1  
39729 N CIRCLE AVE  
ANTIOCH IL 60002-8595

KENNETH M GOUTY  
39755 N CIRCLE AVE  
ANTIOCH IL 60002-8595

GARY R HOMER  
25281 W GREENVIEW AVE  
ANTIOCH IL 60002-8546

MARY KNIGGE  
25271 W GREENVIEW AVE  
ANTIOCH IL 60002-7928

**OTHER AGENCIES**

ANTIOCH TWP CLERK  
ANITA MERKEL DYER  
P O BOX 658  
ANTIOCH IL 60002

JOHN COKEFAIR FIRE CHIEF  
ANTIOCH FIRE PROTECTION DIST  
835 HOLBEK DR  
ANTIOCH IL 60002

ANTIOCH TWP HIGHWAY COMM  
ERIC RING  
933 BARTLETT AVE  
ANTIOCH IL 60002

VILLAGE OF FOX LAKE  
CAROL WARD - DEPUTY CLERK  
66 THILLEN DR  
FOX LAKE IL 60020

## WARRANTY DEED

THE GRANTOR(S) TIMOTHY M. GILLESPIE AND HELENE N. BURNS,  
NOW KNOWN AS HELENE N. GILLESPIE,  
HIS WIFE

of the Village of Gurnee County of  
Lake State of Illinois for and in consideration  
of Ten and no/100's Dollars, and other good and valuable  
consideration in hand paid, **CONVEY(S) AND WARRANT(S)** to:

DONALD R. BARTHEL AND MARIANNE S. BARTHEL, *Husband & w.f.*  
5426 N. LOVEJOY, CHICAGO, IL 60630

Strike Inapplicable:

- a). Not in Tenancy in Common, but in Joint Tenancy.
- b). Not as Joint Tenants, or Tenants in Common, but as Tenants by The Entirety.

The following described Real Estate in the County of  
Lake in the State of Illinois, to wit:

LOT 26 IN HIGHWOODS ADDITION UNIT NUMBER 2 LAKES CENTER  
SUBDIVISION OF LOT "A" PETITE LAKE HIGHWOOD SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1927 AS  
DOCUMENT 306652 IN BOOK "S" OF PLATS, PAGE 18, IN LAKE  
COUNTY, ILLINOIS.


Subject to: Public and utility easements which do not underlie the existing improvements  
and roads and highways, if any; covenants, conditions and restrictions of record pro-  
vided they are not violated by the existing improvements or the present use thereof and  
provided further that they do not contain a reverter or right of re-entry; zoning and  
building laws, building lines, use and occupancy restrictions provided they are not  
violated by existing improvements or the present use thereof; drainage tiles, ditches,  
feeders and laterals, if any; general real estate taxes not yet due.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State  
of Illinois.

Permanant Real Estate Index Number(s): 01-25-210-004

Address(es) of Real Estate: 39715 CIRCLE AVENUE, ANTIOCH, IL 60002

DATED this 22<sup>nd</sup> day of Dec. 19 98

  
TIMOTHY M. GILLESPIE

  
HELENE N. BURNS

  
HELENE N. GILLESPIE

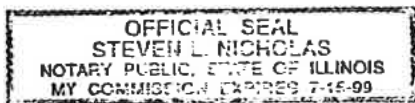
PREPARED BY: Earl J. Roloff, Attorney at Law, 1060 Lake Street, Hanover Park, IL 60103

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do HEREBY CERTIFY that

TIMOTHY M. GILLESPIE AND HELENE N. BURNS, NOW  
KNOWN AS HELENE N. GILLESPIE

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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and official seal, this 22<sup>nd</sup> day of Dec 1998.



  
NOTARY PUBLIC

MAIL TO:

DONALD BARTHEL

5426 N. Lovejoy

Chicago, IL. 60630

SEND TAX BILLS TO:

DONALD R. BARTHEL

5426 N. Lovejoy

Chicago, IL. 60630

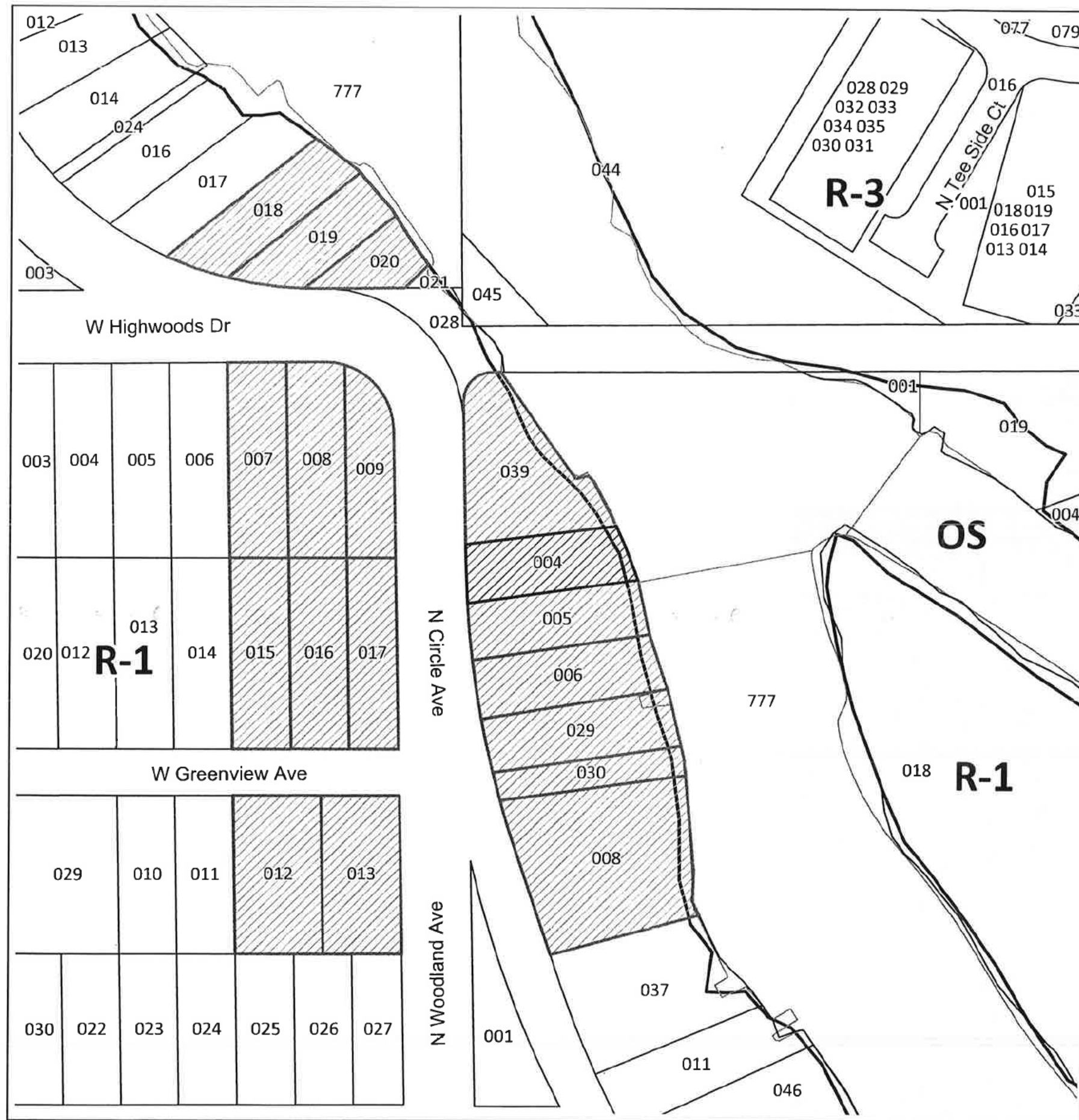




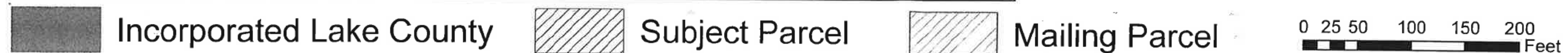
# Zoning Board of Appeals Case #000594-2020

Incorporated Lake County
  Subject Parcel

0 25 50 100 150 200  
 Feet



## Zoning Board of Appeals Case #000594-2020





# Plat of Survey

Central Survey Company, Inc.

Phone (773) 631-5285  
Fax (773) 792-0879  
Centralsur@aol.com

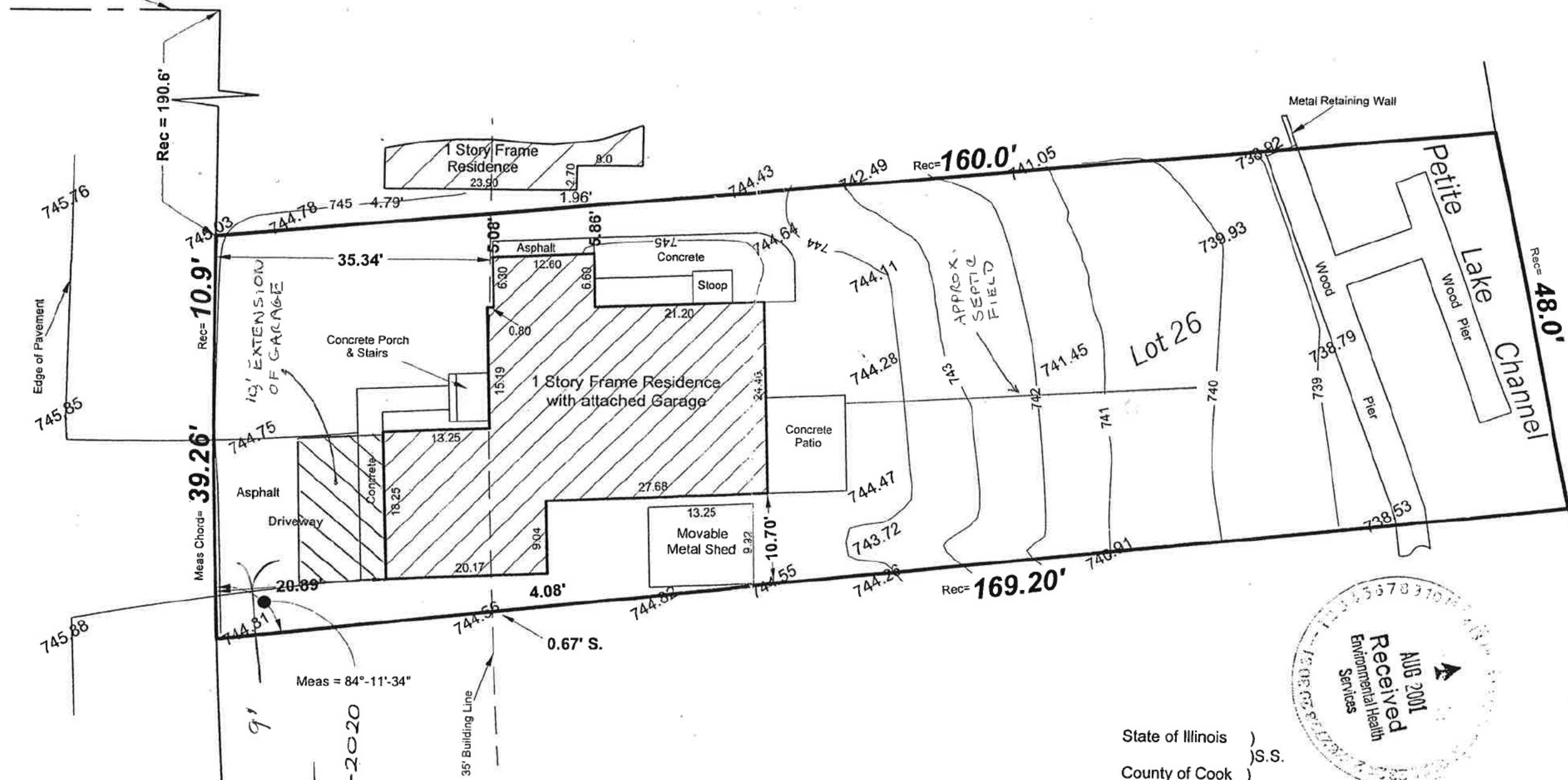


## Legal Description

Lot 26 in Highwoods Addition Unit Number Two Lakes Center Subdivisions, being a Subdivision of Lot "A" in Petite Lake Highwoods, 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 306652 in Book in Cook County, Illinois  
Commonly Known as: 39715 Circle Ave., Antioch, Illinois

Centerline of Highwoods Dr.

Circle Avenue



Scale: 1 Inch equals 15 Feet

Ordered By: Don Barthel

Order Number: 39715-F

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

State of Illinois )  
County of Cook ) S.S.

PROPERTY ALTERATION  
APPROVED BY  
THE LAKE COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SERVICES

I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the map or plat hereon drawn is a correct representation of said survey. Dimensions are shown in feet and hundredths and are correct at a temperature of 68 degrees Fahrenheit.

Dated this 3rd day of August 2001

Robert G. Baruch

#2366

