

LAKE COUNTY ZONING NOTICE VAR-000656-2021

Antioch Township

The Lake County Zoning Board of Appeals has **postponed and rescheduled a public hearing from July 8th, 2021 at 9:00 A.M. to Thursday, July 22nd, 2021 at 9:00 A.M.** at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Vita and Ian Mindich, 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 west side yard setback from 4.5 feet to 0 feet to remedy the nonconforming status of the existing single-family home and to allow for the construction of an addition that will be no closer than 1 foot from the west property line.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 27900 W RIVERSIDE DR ANTIOCH, IL and is approximately 0.12 acres.

PIN:0110302003

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

Gregory Koeppen
Chairman

Request: The following variation(s) are requested

1. It is requested to reduce the west side street setback from 12 feet to 0 feet for an existing legal non-conforming home

Explain why this variation(s) is necessary:

1. Because of the current drive in/out situation, the only way to approach the building everyday and in emergency situation is from the legal back of the building, which is facing the easement drive up road. The front of the house is in actuality the back of the house at 27900 West Riverside Dr. Antioch, IL
2. The building was purchased from the bank and the current owners are trying their best to legitimize and improve the grandfathered structure.
3. Variation is requested to simplify the building plan and to improve overall quality of the structure by closing the corner and enabling to build a simple egress to the back porch as required by code. The currently existing recessed SW corner of the structure when closed would provide egress exit and a clean building line.

Exceptional conditions peculiar to the applicant's property. Response:

1. Drive up allowance is limited to the North entrance only, from the existing easement road.
2. De facto North entrance and South egress are existing
3. Current structure is existing with current set backs on the west property line.
4. There are no adjacent building affected by a west side setback as de facto actual distance to the neighboring house on the west is more then 30 feet.

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

1. Prior existing house shape conditions need to be adopted and addressed by current owners.
2. to update the run out structure and to improve the living space the building need to have straight architectural lines, without empty recessed voids in the corners.

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

1. Current owners intent is to improve a run down structure.
2. Proposed variations are in harmony with existing neighbored buildings not extending from conceived points of structured lines in relation to the river.

SPECIAL WARRANTY DEED

REAL ESTATE TRANSFER TAX



County: \$12.50
Illinois: \$25.00
Total: \$37.50
Stamp No: 0-666-691-296
Declaration ID: 20200604993549
Instrument No: 7674021
Date: 15-Jul-2020

Image# 059521180002 Type: DW
Recorded: 07/15/2020 at 11:12:50 AM
Receipt#: 2020-00044724
Page 1 of 2
Fees: \$97.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7674021**

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

19NW7139447NR
(CT) 1001 AD

THIS INDENTURE, made on the 27th day of May, 2020, by and between **U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **VITA MINDICH AND IAN MINDICH as Joint Tenants** and party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, ALIENATE AND CONVEY unto the party of the second part, **VITA MINDICH AND IAN MINDICH** and their assigns, FOREVER, all the following described real estate, situated in the County of **LAKE**, State of Illinois known and described as follows, to wit:

PARCEL 1: LOT 9 IN BLOCK 9 IN FOX RIVER SPRINGS, A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 30, 1914, AS DOCUMENT 155456, IN BOOK "J" OF PLATS, PAGES 14 AND 15, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY OVER AND ACROSS, THE NORTH 10 FEET OF LOT 8, BLOCK 9, IN FOX RIVER SPRINGS, AFORESAID.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part **VITA MINDICH AND IAN MINDICH** and their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second **VITA MINDICH AND IAN MINDICH** and their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: **01-10-302-003**

Address of the Real Estate: **27900 W. RIVERSIDE DR., ANTIOCH, IL 60002**

58
2

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE
FOR THE RMAC TRUST, SERIES 2016-CTT**
by its appointed Attorney in Fact, Rushmore Loan Management services LLC


By: Cari Hartmann, Assistant Vice President
Pursuant to a delegation of authority

MAIL TO:

Rachel Moreau Newby


SEND SUBSEQUENT TAX BILLS TO:

Vita Mindich + Ian Mindich


STATE OF TEXAS

DALLAS COUNTY

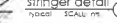
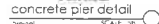
On this date, before me personally appeared Cari Hartmann,
acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
TEXAS aforesaid, this 27th day of MAY, 2020.

Notary

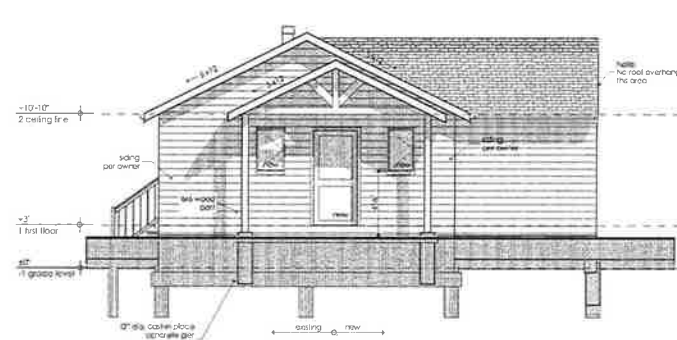


My term Expires: _____



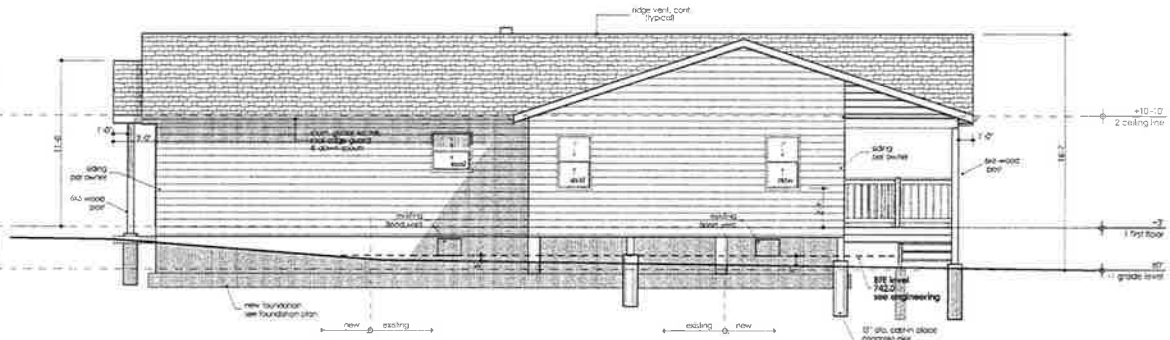
Sheet: #

A-2



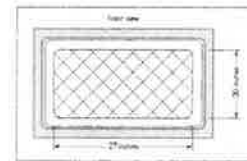
Front Elevation

SCALE: 1/4" = 1'-0"

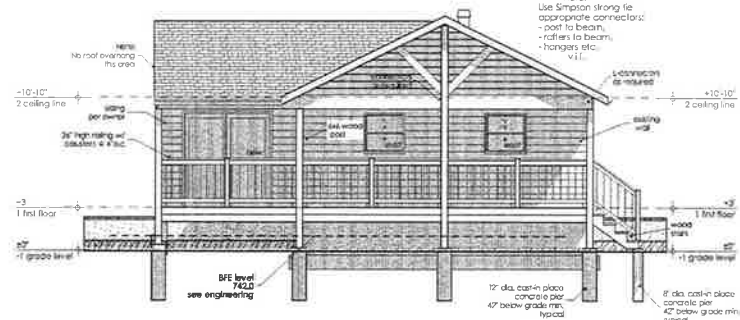


Left Elevation

SCALE: 1/4" = 1'-0"

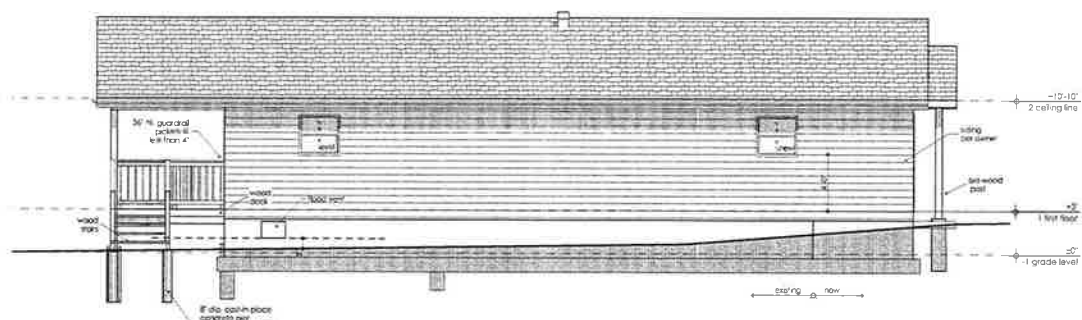


30" square opening



Rear Elevation

SCALE: 1/4" = 1'-0"



Right Elevation

SCALE: 1/4" = 1'-0"

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Leader Architects, Ltd.
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Chicago, IL 60610
773.321.3005
www.leaderarchitects.com

I hereby certify that these drawings were prepared under my immediate control and to the best of my knowledge conform to the pertinent Building Code.

Architect's Seal
ALAN LEBEN
ARCHITECT
No. 001-010101
Illinois

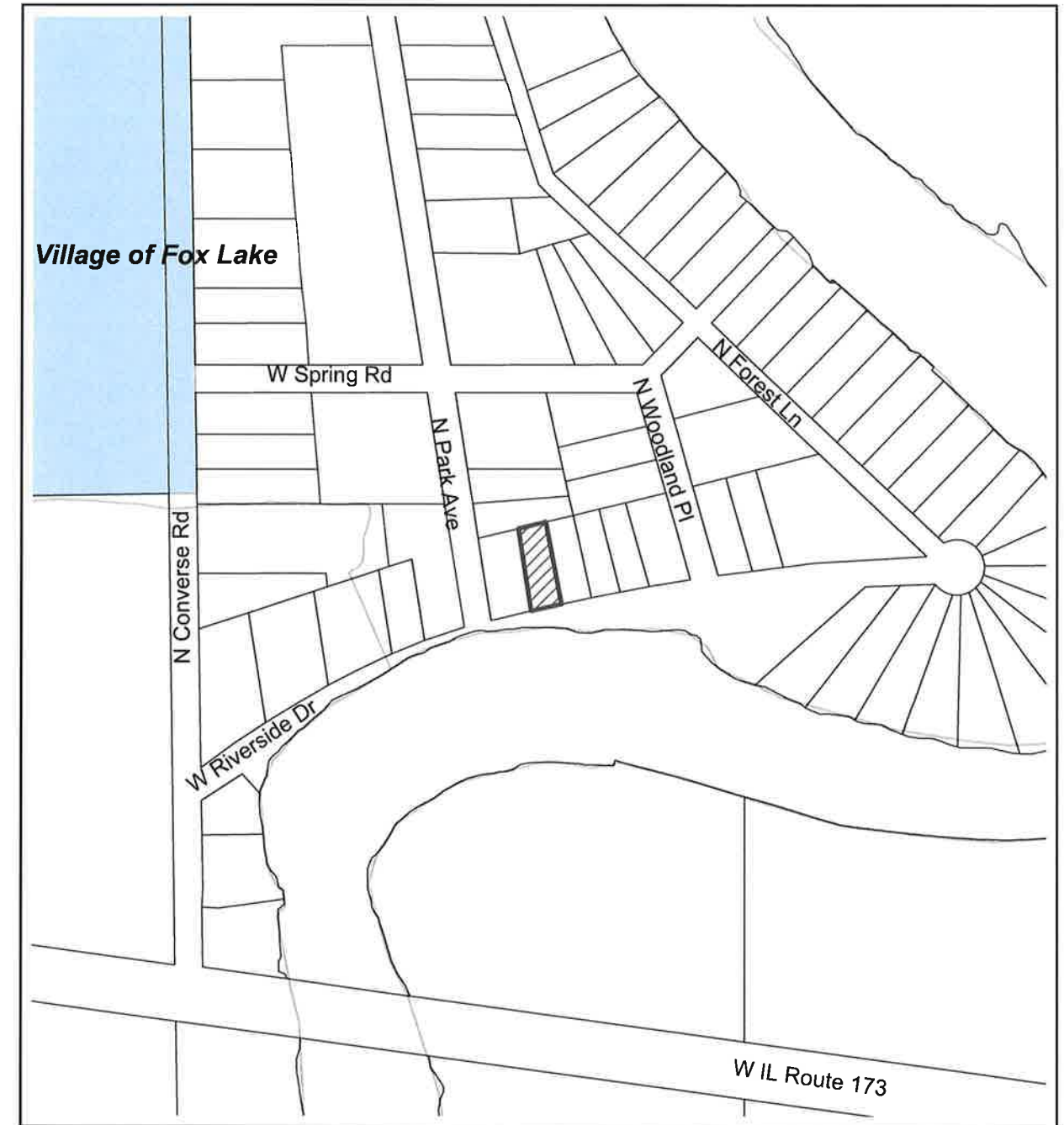
SINGLE FAMILY HOUSE
ENTRY ADDITION &
FRONT WOOD DECK
27900 WILLOWDALE DR.
ANTIOCH, ILLINOIS

Project # 11-01
Date 04.14.11
Drawn by AL
Checked by LA
Revision 1
Revision 2

Sheet #
A-3
Scale: as shown

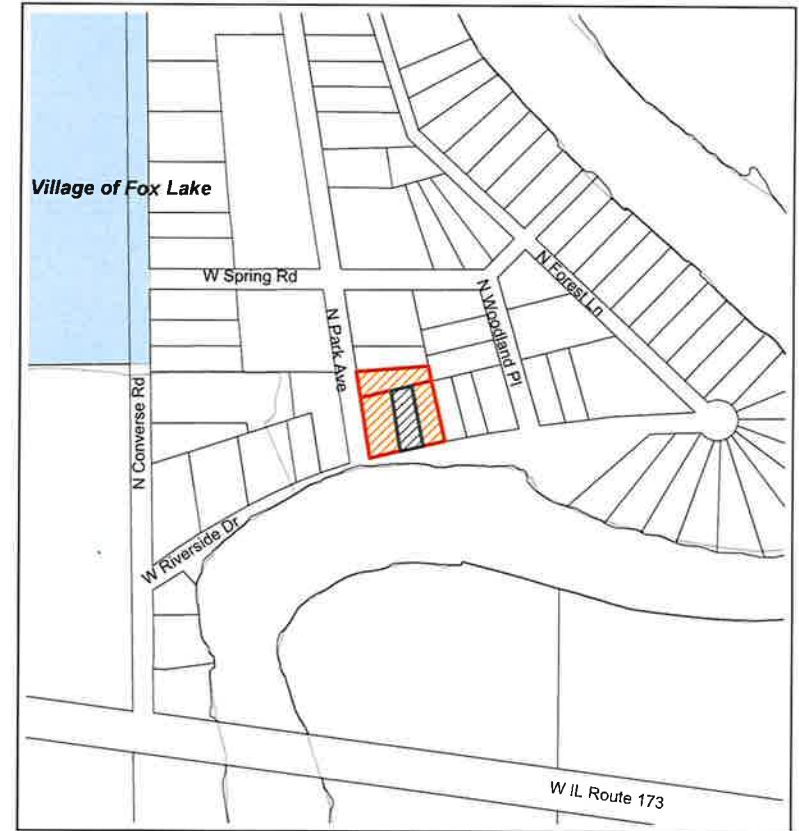


Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
 Case # VAR-000656-2021

0 25 50 100 150 200
 Feet



Zoning Board of Appeals Case # VAR-000656-2021

Incorporated Lake County
 Subject Parcel
 Mailing Parcel

0 25 50 100 150 200 Feet