

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):  
(please print)

Richard T Sorensen  
Owner(s)

Richard T. Sorensen

Subject  
Property:

Present Zoning:  
Present Use:  
Proposed Use:  
PIN(s):  
Address:

R - Residential  
R - Residential  
R - Residential  
01-25-217-027-0000 & 01-25-217-028-0000  
25270 W. Hawthorne Ave, Antioch, IL 60002  
25262 W. Hawthorne Ave, Antioch, IL 60002

Legal description: See Deed  
(  see deed)

Request: The following variation(s) are requested:

1. The ordinance requires a 30' setback from Woodland Avenue. The existing home was constructed 19.39' from the Woodland Avenue R.O.W.. We are requesting a variance to establish an allowable setback of 19.39' from the Woodland Avenue R.O.W.
2. The ordinance requires a 9.7' setback from the north property line. The existing home was constructed 5.91' from the north property line. We are requesting a variance to establish an allowable setback of 5.91' from the north property line.
3. \_\_\_\_\_
4. \_\_\_\_\_

Explain why this variation(s) is necessary:

The variation is necessary to assure future replacement of the existing home to it's current location should it be damaged and need to be replaced. This will establish the setback for the proposed future addition.

Meeting the 30' setback requirement from Woodland Ave. would not make the transition from the existing house to the addition practical.

This property is on well and septic and meeting the 30' setback from Woodland Ave. for the proposed addition would make the property noncompliant with the septic field requirements.

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 three criteria below. Please refer to pages 8-9 of this packet for more information on how to address these criteria.

1. Exceptional conditions peculiar to the applicant's property.

Response:

The lot is zoned R-1. Normal lot size is 130 feet wide, this lot is 96. Normal lot area is 40,000 this lot is under 13,000 square feet

If this was an interior side setback it would be 9.6 feet and not 30 feet which would mean a variance would not be required

to build the garage. Because of these issues the house and septic are squeezed onto the lot.

The house was pushed to the north when it was built in order to meet the south street setback and to keep

the visibility lines at the intersection clear.

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

Response:

Meeting the 30' setback from Woodland Avenue would impact the existing septic field. Although there are no building plan records available prior to 2006 the approved health department plan shows the allowable setback at time of construction in 1997 to be 19' from Woodland Avenue and 6' off the north property line.

We're using the existing line of the house and adding along it. This is necessary because of the septic location.

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

Response:

There are an assortment of different types of garages in the neighborhood and this addition will meet the characteristics of the others in the neighborhood.

**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.

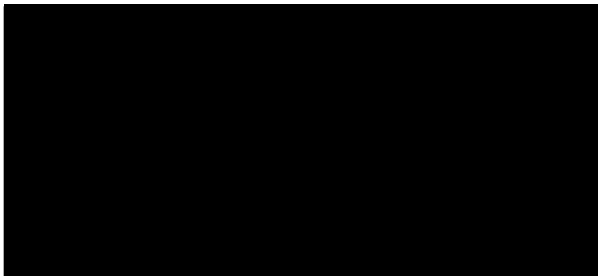


Signature

Please send the bill to:

**Richard T. Sorensen**

Print Name



Email

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

**LEGAL DESCRIPTION**

For the premises commonly known as:

25270 W. Hawthorne Avenue  
Antioch , Illinois 60002

25262 W. Hawthorne Avenue  
Antioch, Illinois 60002

Legal Description:

LOTS 71 AND 72 IN LAKES CENTER GARDENS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1972 AS DOCUMENT NO. 299335, IN BOOK 'R' OF PLATS, PAGES 58 AND 59, IN LAKE COUNTY, ILLINOIS.

This instrument was prepared by  
Mark Knulty  
Attorney at Law

Send subsequent tax bills to:

Richard T. Sorensen

Recorder-mail recorded document to:  
Tory J. Henderson-Staudt  
Attorney at Law

# Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Watts Homes, LLC, an Illinois Limited Liability Company, of the City of Spring Grove, McHenry County, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) TO (s) to *(Name and Address of Grantee-s)* Richard T Sorensen, a single person of Frank City, Illinois, Lake County the following described Real Estate situated in the County of Lake in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 01-25-217-027-0000 & 01-25-217-028-0000

Address(es) of Real Estate: 25270 W. Hawthorne Avenue, Antioch, Illinois 60002

TH [Redacted] June 27, 2015.

Robert Watts, Managing Member of Watts Homes, LLC  
An Illinois Limited Liability Company

State of Illinois, County of DeWitt SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Robert Watts, Managing Member of Watts Homes, LLC, an Illinois Limited Liability Company, that personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act and deed, and that he/she/they are not under any legal disability, and that the instrument contains no provisions therein set forth, including the release and waiver of the right of homestead.

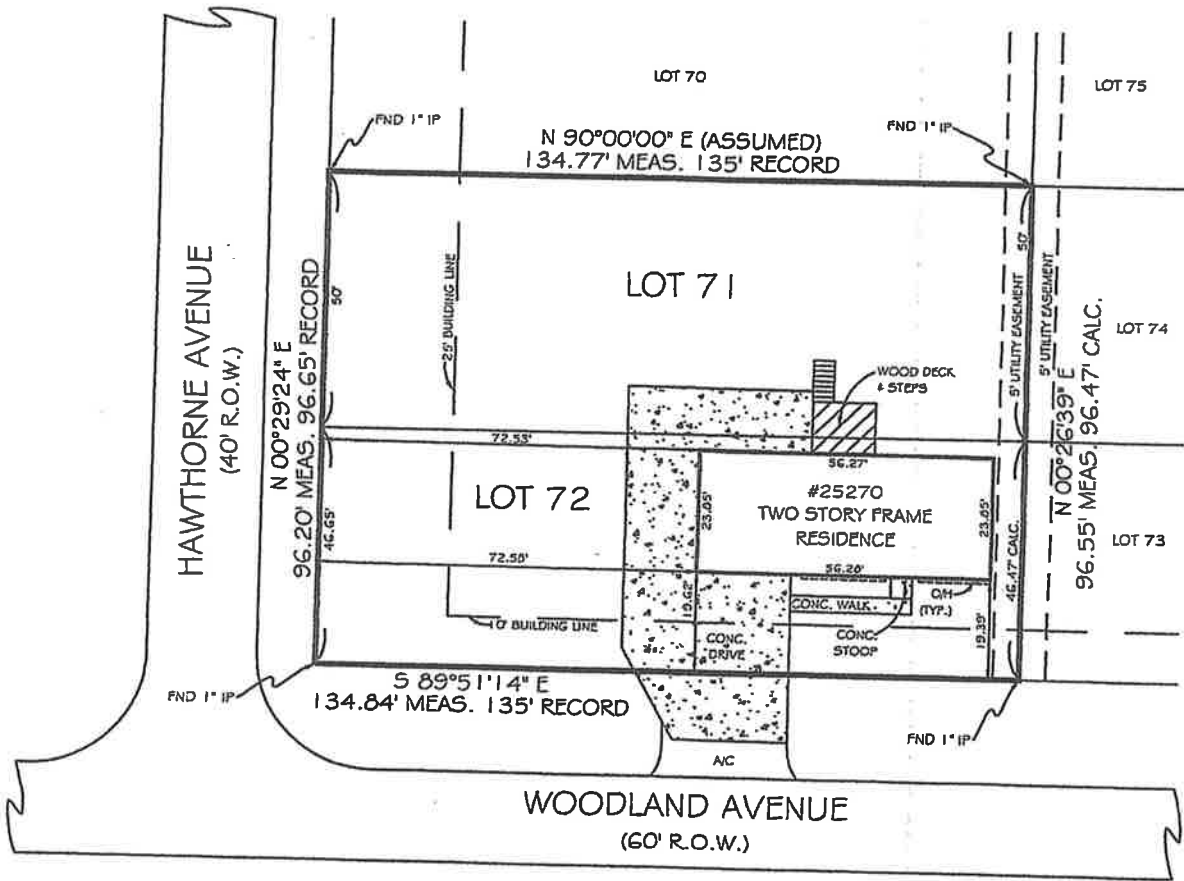
Given under my hand and official seal June 27, 2015.

*(My Co*

Notary Public

# PLAT OF SURVEY

LEGAL DESCRIPTION: LOTS 71 AND 72 IN LAKES CENTER GARDENS UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1972 AS DOCUMENT NO. 299335, IN BOOK 'R' OF PLATS, PAGES 58 AND 59, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS  
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THIS ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.  
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCELS ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENDEAVOR ON THE ABOVE DESCRIBED PROPERTY.  
I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MY LICENSE EXPIRES: 11-30-2016  
C.T. AMELIE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE UNLESS OTHERWISE NOTED. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREIN. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES OF ANY KIND HAVE NOT BEEN SHOWN HEREIN. VOID WITHOUT RAISED SEAL OR RED STAMP.



LEGEND	
	FENCE
	CONCRETE
	WOOD
	BRICK
	PAVERS

LUCO CONSTRUCTION CO.	
PROFESSIONAL DESIGN FIRM NO. 184-004629	
OWNER NAME:	HENDERSON
CURRENT REFERENCE:	SOERENSEN
FIELD WORK COMPLETED:	02-24-15
SURVEY COMPLETED:	02-25-15
DRAWN BY:	PLC/CEY/KD.
LAP:	15-36805



REVISIONS

DATE

25270 W. HAWTHORNE AVE.  
ANTIOCH, IL 60002  
PIN 01-25-217-027 & 028

SITE GRADING PLAN

Jon M. Tack P.E.

U.S. REG. NO. 01-25-217-027 & 028

Drawn By: JMT

Design: JMT

Checked By: JMT

Date: 4-25-2022

Page #: 1 of 1

Job Number

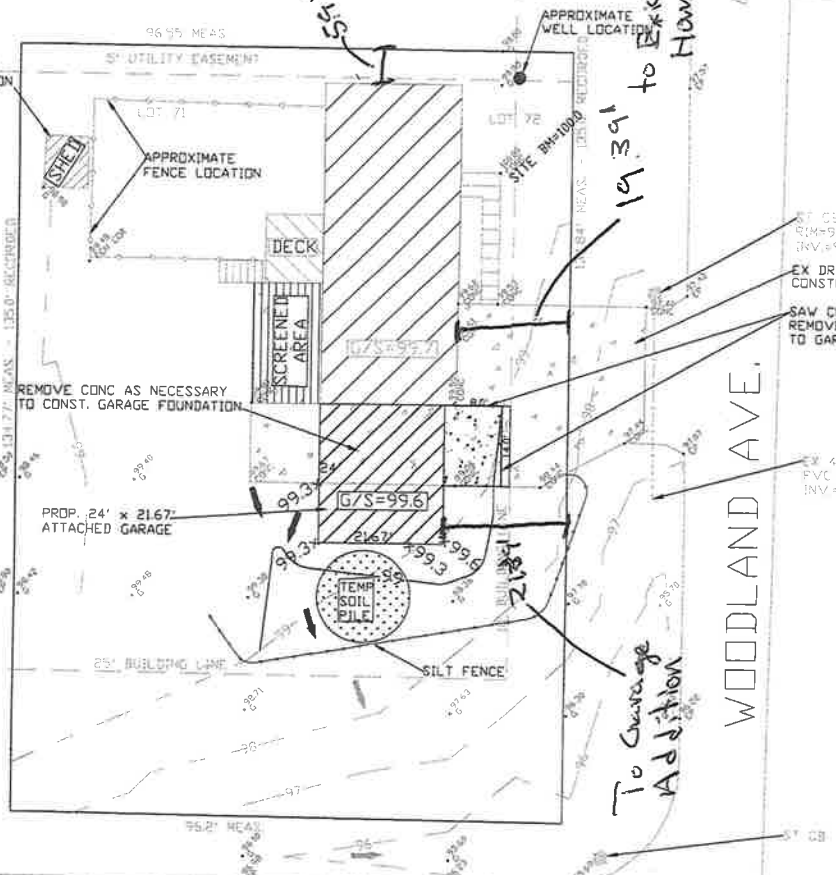
2022 - 004

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION  
EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
  - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
  - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA78 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMER OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

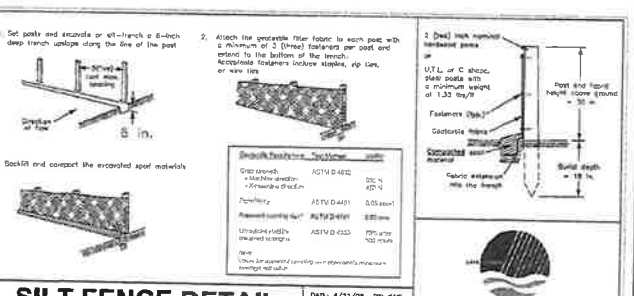
U.S. Regulatory Program/SECC handouts/SE-SC Notes  
2013 TAC-approved docx

NOTE: THE PROPERTY IN QUESTION IS MORE THAN 12' ABOVE THE FLOODPLAIN ELEVATION.



STANDARD SYMBOLS

EXISTING	PROPOSED
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)
(Symbol)	(Symbol)



SILT FENCE DETAIL



Know what's below.  
Call before you dig.  
CALL 811 OR  
(800)892-0123 48 HOURS BEFORE  
YOU DIG (EXCLUDING SAT, SUN, & HOLIDAYS)

PROJECT BENCHMARK  
SEE BENCHMARKS IN RECORD DRAWING FOR THIS PROJECT AND FOR ALL OTHER PROJECTS. THE LOCATION OF EACH BENCHMARK SHALL BE IDENTIFIED ON THE PLAN. BENCHMARKS SHALL BE MARKED AS SHOWN ON THE PLAN.

GENERAL NOTES FOR THE CONTRACTOR  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE END OF THE PROJECT.

