# Village of Wadsworth, Illinois

*Application Fee: $100* *Escrow Fee: $1,500*

**Petition for Zoning Variation**

*To be completed by applicant; please type or print legibly*

Full Name of Petitioner: Ronald Witte

Street Address: 15145 Wadsworth Road

City, State and Zip Code: Wadsworth, IL 60083

Telephone Number(s): _____

Status of Petitioner:

x Title Holder
_____ Contract Purchaser
_____ Agent or Attorney
_____ Lessee
_____ Other (Please Specify) _____

Full Name of Title Holder: RONALD WITTE

Street Address: 15145 WADSWORTH RD

City, State and Zip Code: WADSWORTH, IL 60083

Telephone Number(s): _____

Street Address or General Location of Property: 15145 Wadsworth Road, Wadsworth, IL 60083

Legal Description of Subject Property (use additional pages, if necessary): _____

See attached plat of survey.

Lake County Permanent Identification Number(s) (P.I.N.) – Please List All: 03-34-201-011 and 03-34-200-010

Existing Zoning Classification: SR - Suburban Residential

Existing Use of Property: Single Family Residential

Property Data:

| | | |
|---|---|---|
| Site Area | 24,443.33 (Square Feet) | .56 (Acres) |
| Site Width | 112' +- | |
| Site Depth | 310' +- | |

Proposed Variation: Section 10-5-7-A-2-D: To permit a new detached accessory structure to be 840 square feet in size; maximum size is due to current accessory structures on property is 718.5 square feet.

Proposed Use of Property: Same. Single family residential with accessory uses.

Reason for Request: THE EXTRA 5 FEET OF LENGTH WILL PROVIDE ROOM FOR BENCHES, AND THE COUNTY AND BUILDING INSPECTOR HAVE ALREADY APPROVED THE PLANS

I (we) RONALD WITTE (Print Name) certify that I (we) have read the relevant sections of the Village of Wadsworth Zoning Ordinance and I (we) understand the requirements and procedures for a *Zoning Ordinance Variation*. Further, I (we) certify that all of the above statements and any other documents or drawings submitted herewith are true to the best of my knowledge and belief.

| | | |
|---|---|---|
| RONALD WITTE<br>Name of Applicant (Print Name) | Signature | 8-7-20<br>Date |
| Name of Title Holder (Print Name) | Signature | Date |

*Note: If title holder does not sign this application, a separate writing will be required indicating he or she concurs and joins in the application.*

Subscribed and sworn to before Angela Blackburn a Notary Public in and for Lake County, State of ILLINOIS, this 7th day of August, 2020.

ANGELA BLACKBURN
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 13, 2024

**This application, application fees, professional fees escrow account and any other required submittals must be submitted complete thirty (30) days prior to the public hearing.**

FIDELITY NATIONAL TITLE VH16030333

1 of 1

Image# 057182730003 Type: DW
Recorded: 04/05/2018 at 10:48:12 AM
Receipt#: 2018-00017607
Page 1 of 3
Fees: $282.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7474197

$148,000.00

REAL ESTATE TRANSFER TAX

| | |
|---|---|
| County: | $74.00 |
| Illinois: | $148.00 |
| Total: | $222.00 |
| Stamp No: | 1-283-678-496 |
| Declaration ID: | |
| Instrument No: | 7474197 |
| Date: | 5-Apr-2018 |

(ABOVE ... R'S USE ONLY)

# WARRANTY DEED

The Grantor, **Joseph P. Neal, a single man**, of the Village of Wadsworth, County of Lake, and State of Illinois, for the consideration of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

**Ronald Witte,**

all interest in the following described real estate situated in the County of Lake in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION.**

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 03-34-201-011-0000 and 03-34-200-010-0000
Address of Real Estate: 15145 W. Wadsworth Rd., Wadsworth, Illinois 60083

Dated this 23 day of March, 2018.

By: _____
Joseph P. Neal

STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph P. Neal, 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 the right of homestead.

Given under my hand and official seal this 23rd day of March, 2018.

_____ (Notary Public)

JUDY K MALDONADO
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 27, 2020

This instrument was prepared by:
Judy K. Maldonado, 1800 Nations Dr., Suite 216, Gurnee, IL 60031

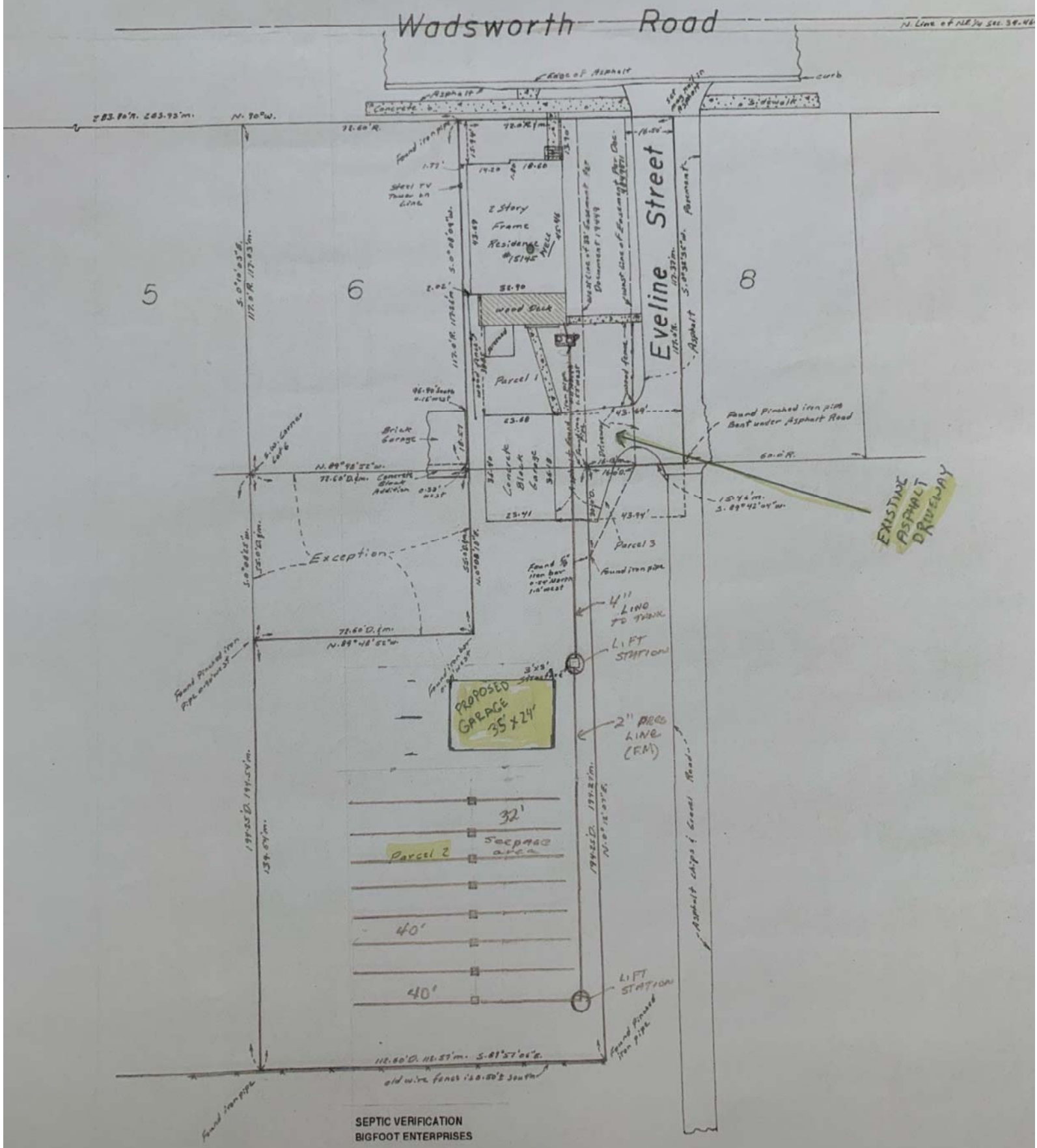
Mail To:
Gretchen Neddenriep, Esq.
501 N. Illinois Rte. 21, Suite 205
Gurnee, Illinois 60031

Send Subsequent Tax Bills to:
Ronald Witte
15145 W. Wadsworth Rd.
Wadsworth, IL 60083

1G

3

IS 30 FEET SOUTH OF THE POINT OF BEGINNING AND THENCE WEST TO THE POINT OF BEGINNING, CREATED BY DEED FROM HENRY LUX AND HELEN LUX, HIS WIFE, TO JOHN J. LUX, DATED NOVEMBER 27, 1897 AND RECORDED DECEMBER 15, 1897 AS DOCUMENT 69562, IN LAKE COUNTY, ILLINOIS.




SEPTIC VERIFICATION
BIGFOOT ENTERPRISES

I.L.C.H.D. 3131 86 0022
BY DATE
6/26/20

LakeCounty

Lake County Central Permit Facility
500 West Winchester Road
Libertyville, Illinois 60048-1331
Phone: 847.377.2600
E-mail: lcpermits@lakecountyil.gov

## LAKE COUNTY, IL

# PERMIT

## HAS BEEN SECURED FOR PROJECT # INCORP-038338-2020
## In the Municipality of Wadsworth

### Date Issued: 7/6/2020

The Lake County Permitting Departments listed below have reviewed this project for compliance with County development regulations. This permit serves as notice that all County requirements are met, and that the County has issued approval of the permits necessary for the project to proceed. The specific permit approvals are listed below. The enclosures in the approval packet include the actual permits as well as any additional information or conditions that apply.

**Project Description:** New Accessory Structure:
35'x24' Detahed Garage with two existing asphalt driveway access.

**Property Address:** 15145 W Wadsworth Rd Wasdworth

**PIN:** 03 - 34 - 200 - 010

Project Permits

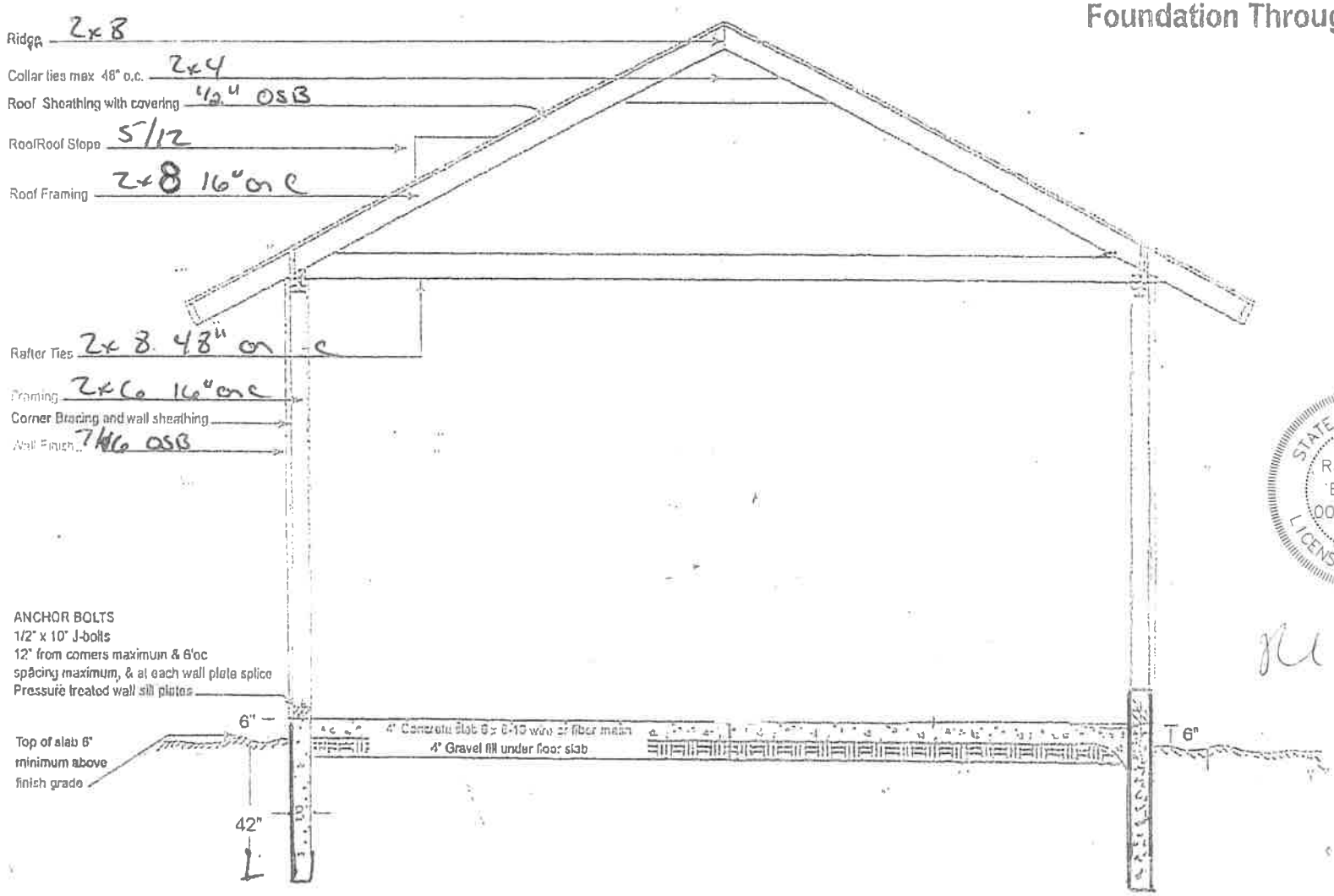
**Permit #:** ALT-038407-2020 **Property Alteration / Counter Based** **Date Issued:** 07/06/2020

Specific Permit Conditions

Alteration - Generic - As proposed and approved, this project does not appear to affect the water well, onsite wastewater treatment system, and/or expansion area, however if construction is occurring near the onsite system or water well, temporary protective fencing must be installed.

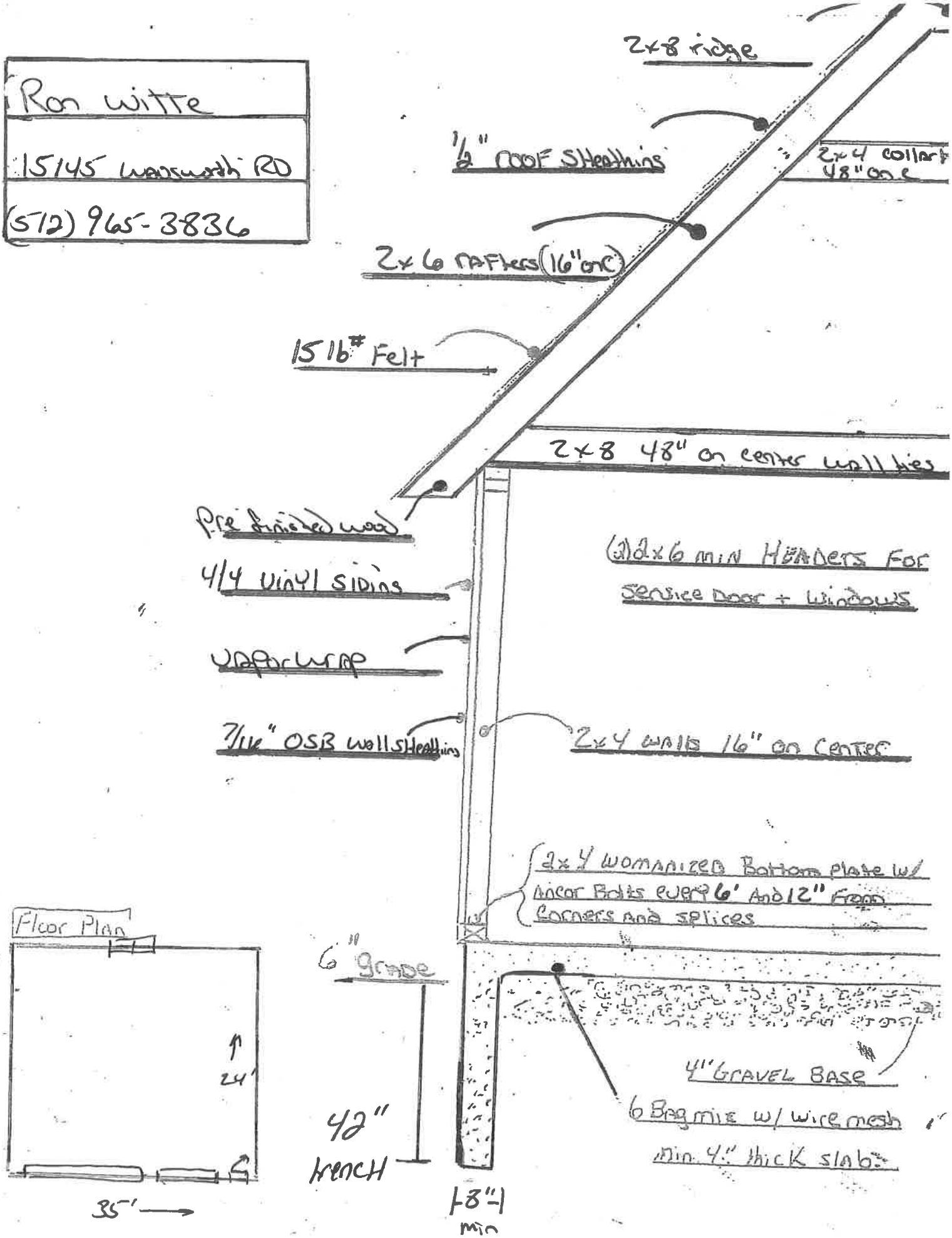
**Project Issued By:** Ileana Diaz, Project Manager **Date Printed:** 7/6/2020

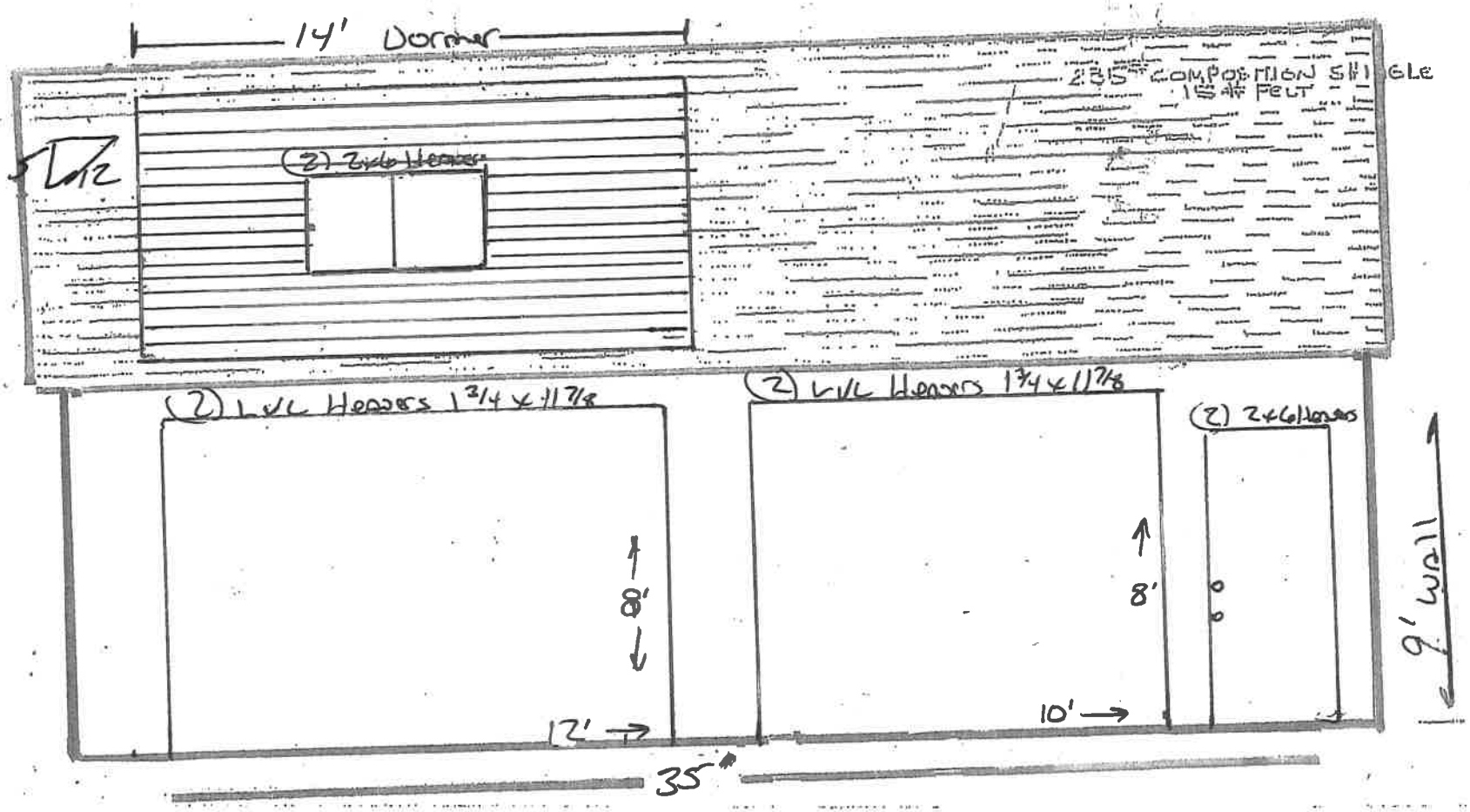
# Typical Building Section
# Foundation Through Roof




STATE OF ILLINOIS
RICHARD J. BIERMAN
001-016521
LICENSED ARCHITECT

| |
|---|
| Ron witte |
| 15145 wadsworth RD |
| (512) 965-3836 |





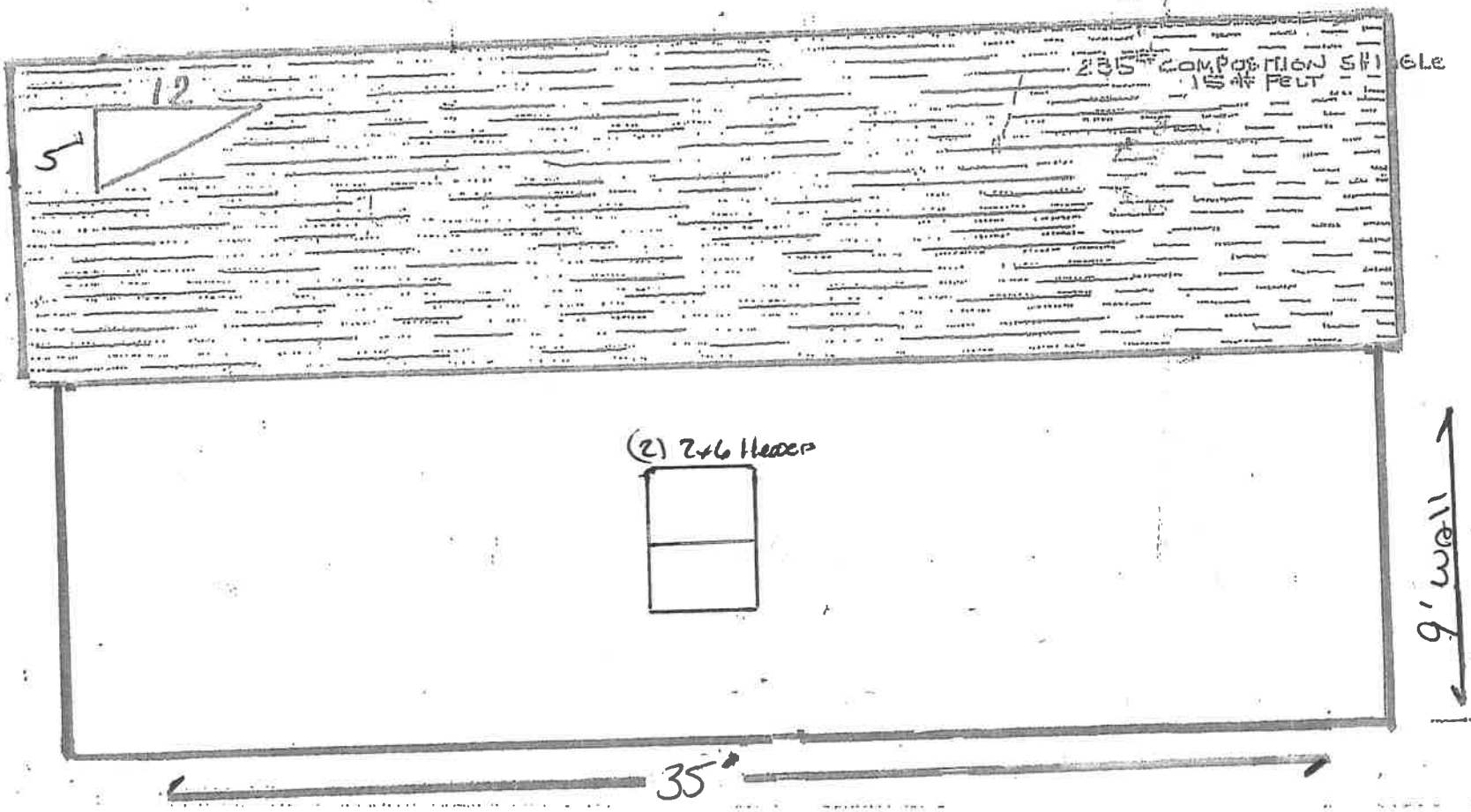

JOB ADDRESS

REVISED

FOR

DRAWING NUMBER

ELEVATIONS




JOB ADDRESS

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JOB

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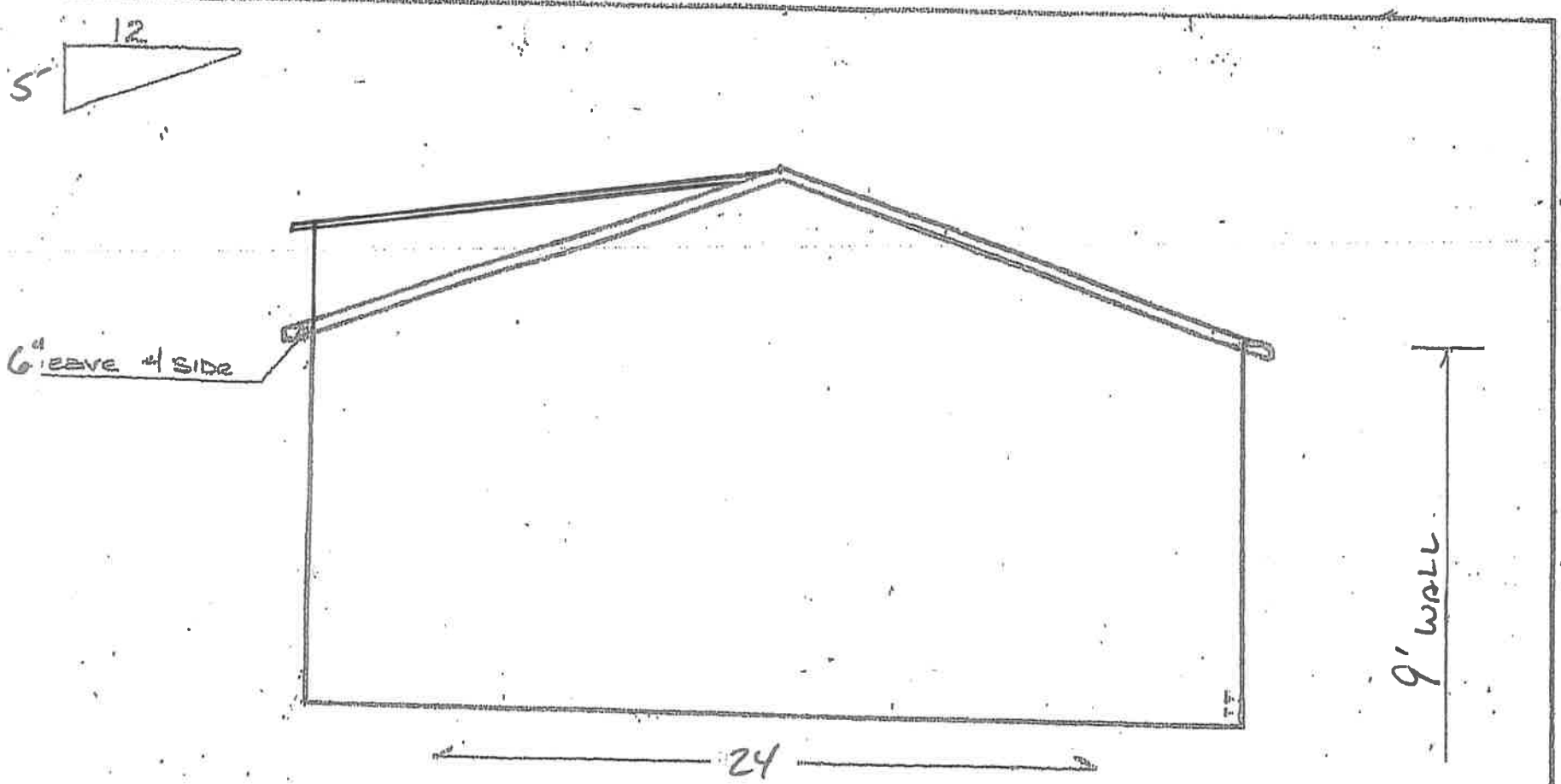



JOB ADDRESS

SCALE: 1/4" = 1'

DATE:

APPROVED BY:

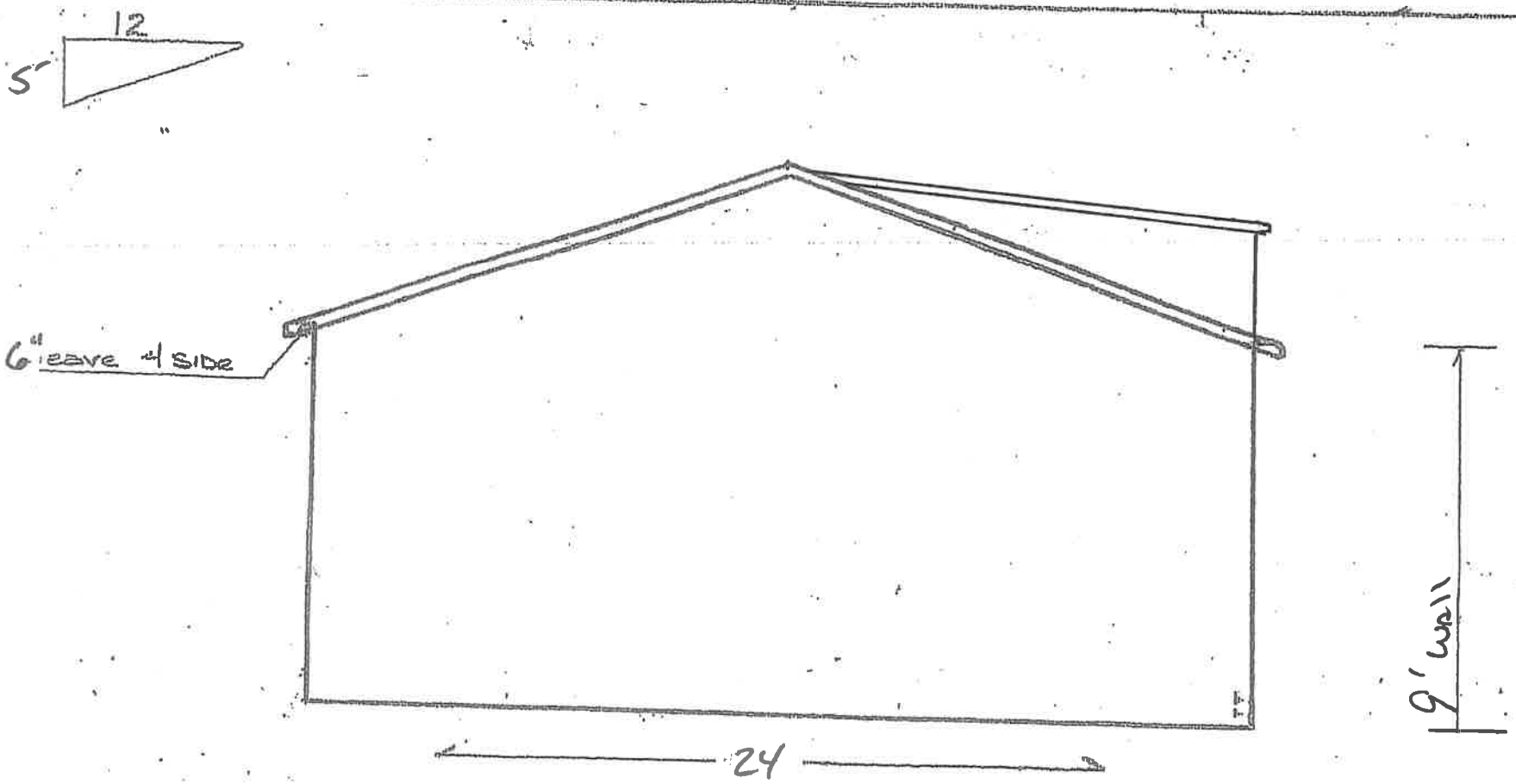
DRAWN BY

REVISED

FOR:

ELEVATION

DRAWING NUMBER




JOB ADDRESS

SCALE: 1/4" = 1'

DATE:

APPROVED BY:

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REVISED

FOR:

ELEVATION

DRAWING NUMBER

## 10-4-3: OVERLAY DISTRICT REGULATIONS:

B. Historic Overlay District Regulations:

1. Intent: The historic overlay district is created to protect the character and appearance of the older part of the community. New development within the Wadsworth historic overlay district as shown on the overlay district zoning map is required to conform to the appearance, scale and arrangement of buildings presently found in the area. While existing residential uses are permitted, it is expected that new development will be of a more commercial character and that the Wadsworth historic overlay district will become a community center for the larger village community.

2. Uses Permitted: The only uses permitted by right in the historic overlay district are existing uses. In addition, any other use otherwise permitted in the underlying zone and certain commercial uses listed in section 10-4-4, table 1-A, "Uses Permitted In Overlay Districts", of this chapter, are permitted uses requiring site plan review. See subsection 10-5-4A of this title.

3. Existing Structure Regulations: Existing uses may be enlarged, repaired, maintained or converted to a permitted alternative use provided that the character and appearance of the existing structure is maintained.

4. New And Replacement Structure Regulations: The replacement of existing structures and the construction of new structures shall be undertaken only in accordance with a plan, including a site plan as provided in subsection 10-5-4A of this title, submitted to and approved by the village board. In addition to the standards below such plan shall conform to the Wadsworth appearance ordinance and Wadsworth landscape ordinance or other suitable standards adopted by the village board.

a. All structures herein, shall be designed to blend in with existing structures and shall have an appearance which corresponds to existing structures in the historic overlay district or to other structures typifying structures built at that time. Exterior materials used, architectural form (roof pitch, number of stories, fenestration and architectural detailing) and arrangement shall provide the basis for achieving a suitable correspondence.

b. The scale of structures shall also conform to the existing historic overlay district. No structure which replaces an existing structure shall have a floor area exceeding that of the original structure by a factor of more than two (2). No new structure shall exceed the size of the largest structure in the historic overlay district by a factor of more than half (1.5).

5. Lot, Yard And Bulk Regulations: The following standards shall apply to existing lots and parcels in the Wadsworth historic overlay district.

a. No lot shall be regarded as a nonconforming lot and no use shall be regarded as a nonconforming use in the historic overlay district solely because of lot size regulations provided that additional lot area or other adjoining area may be required to correct deficiencies in septic systems or to provide additional parking in conjunction with the change of an existing use to new use.

b. Front yard setback lines shall be either the front setback line of the existing building or the setback line of the adjoining building with the least setback. In no case shall a new building be permitted to set back farther than the buildings on either side of the lot on which it is located.

c. All lots shall conform to the existing side and rear lot setback requirements of the district in which they are located.

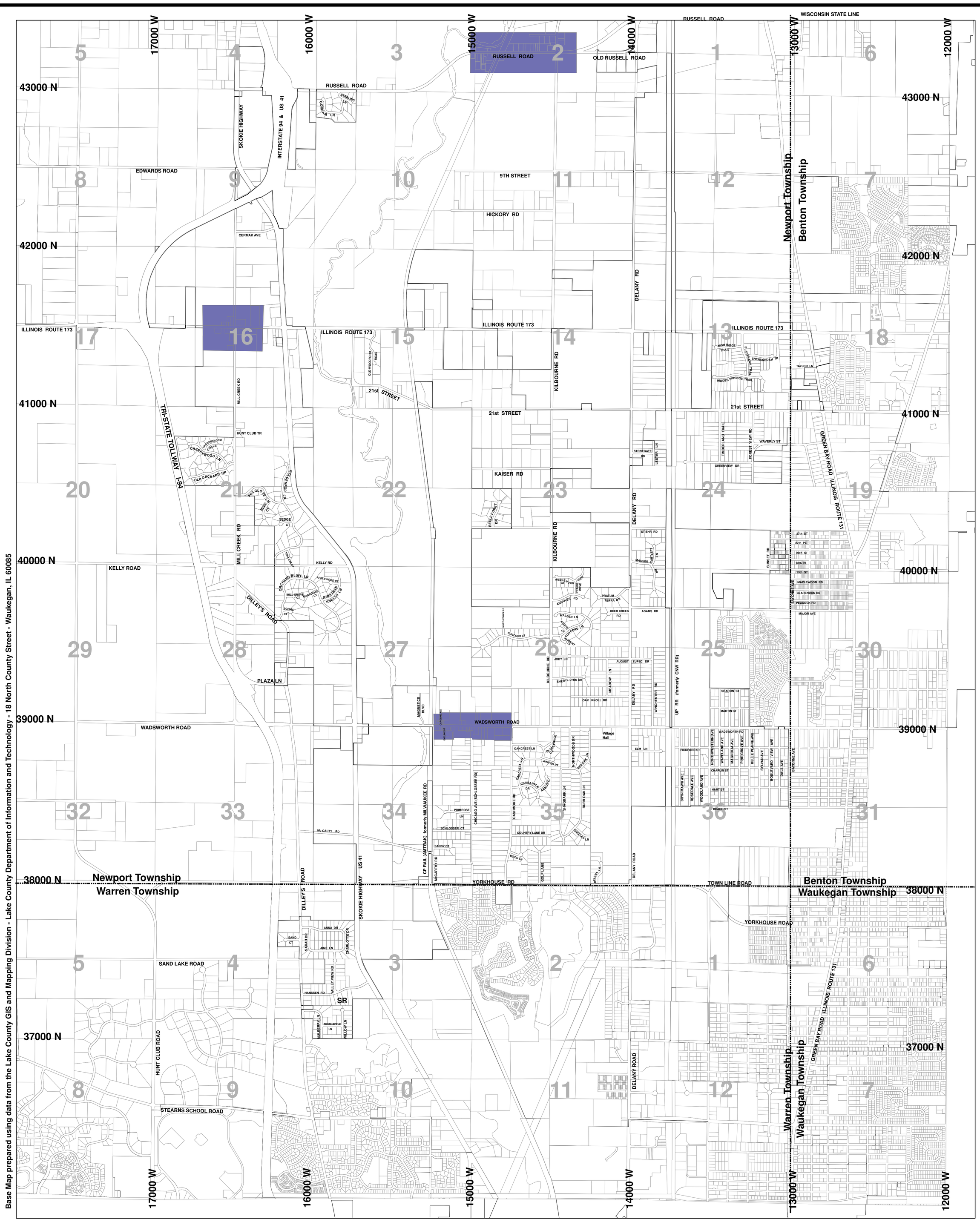
d. All lots shall conform to the height regulations of the district in which they are located.

e. Within the historic overlay district the floor area ratio or lot coverage regulations shall not be applicable.

f. Within the historic overlay district the site capacity regulations shall not be applicable.

g. The applicable requirements of the Lake County health department and Lake County department of transportation shall apply. (Ord. 341, 4-2-1991)

6. Historic Overlay District Boundaries: The boundaries of the historic overlay district shall be as set forth on the historic overlay district map dated March 1, 1993, section 10-4-4, exhibit A, of this chapter, and such subsequent amendments as the village board may from time to time approve. (Ord. 405, 9-20-1994)




# VILLAGE OF WADSWORTH, ILLINOIS

## HISTORIC OVERLAY DISTRICT MAP

## VILLAGE OF WADSWORTH

This Zoning Overlay District Map is a part of the Zoning Ordinance adopted by the President and Board of Trustees of the Village of Wadsworth, Illinois on the _____ Day of _____ 20____.

Approved:_____
Village President

Attest: _____
Village Clerk

| REVISIONS | |
|---|---|
| DATE | BY |
| | |
| | |
| | |
| | |
| | |
| | |

VILLAGE OF WADSWORTH CORPORATE SEAL ILLINOIS

NORTH

1,400 700 0 1,400 2,800 4,200 5,600 Feet

SCALE IN FEET

## Legend

Historic Overlay District

Zoning Map Prepared By: Manhard Consulting, Ltd. - 900 Woodlands Parkway - Vernon Hills, Illinois 60061 - 847-634-5550