

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): JANUSZ RASZEWSKI & LIDIA RASZEWSKA

Applicant(s): _____
(if other than owner)

Subject Present Zoning: _____
Property: Present Use: _____
Proposed Use: _____
PIN(s): 10-36-202-072
Address: 26811 N. OAKDALE LANE
MUNDELEIN, IL 60060

Legal description: Warranty Deed - TENANCY BY THE ENTIRETY
(☐ see deed)

The following variation(s) are requested:

1. Reduce the side yard setback from 10 feet to 2 feet to
allow for the construction of an attached garage.
2. Increase the maximum allowable ISR from 30% to
37.5% to allow for the construction of an attached garage.
3. _____
4. _____

Explain why this variation(s) is necessary:

There is no other place on the property to fit 2-car garage

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:

There is just enough space to fit a 2-car garage on a side of the property that borders unimproved street of Hillside Terrace. This is the only location to build a garage which we don't have.

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

There is no room to build a garage in front or in the back of the house. The width of the property will not allow to conform to the setback regulations.

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

A 2-car garage will allow us to park our vehicles there along with storing of personal possessions. It will resolve an issue with parking spaces.

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u> Name: <u>JANUSZ RASZEWSKI & LIDIA RASZEWSKA</u> Address: <u>[REDACTED]</u> State & Zip: <u>[REDACTED]</u> Daytime Phone: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>	<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____
<u>Applicant (if other than owner):</u> Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____	<u>Contract Purchaser (if any):</u> Name: _____ Address: _____ State & Zip: _____ Daytime Phone: _____ Email: _____

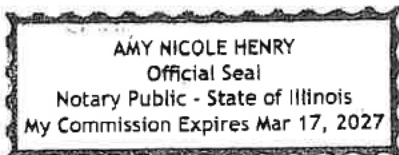
I/We hereby attest that all information given above is true and complete to the best of my/our knowledge.

[REDACTED]

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, [REDACTED] a Notary Public aforesaid, do hereby certify that LIDIA RASZEWSKA & JANUSZ RASZEWSKI personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 05/02/26 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 2 day of May, 2026



My Commission expires March 17, 2027

COURT REPORTER AGREEMENT

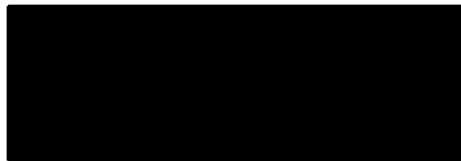
CHECK ONE OF THE FOLLOWING:



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.



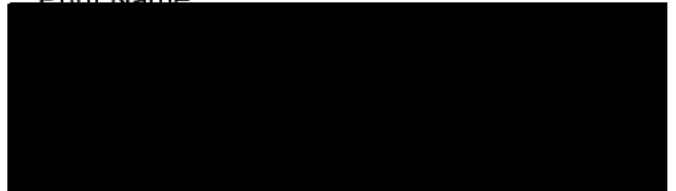
I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Billing Contact Information:

JANUSZ RASZKOWSKI

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Warranty Deed
TENANCY BY THE
ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)

FIRST AMERICAN TITLE

Q20010902①

4689793
Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On May 11 2001
At 11:36am
Receipt #: 285714
Doc/Type : WD
Deputy - Cashier #3

Above Space for Recorder's Use Only

THE GRANTOR(S) GLORIA PROCHNOW and JOHN PROCHNOW, as husband and wife.

of the City of MUNDELEIN, County of LAKE, State of IL for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

J ANUSZ RASZEWSKI and LIDIA RASZEWSKI, 200 PINEHURST DRIVE, , MUNDELEIN, IL 60060

as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of LAKE in the State of Illinois, to wit:

LOT 31 AND THE SOUTHEASTERLY 25 FEET, (AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF) OF LOT 32 (EXCEPTING THEREFROM THAT PART OF SAID LOTS 31 AND 32, LYING NORTHERLY OF THE NORTHERLY LINE OF LOT 34 EXTENDED EASTERLY TO THE SOUTHWESTERLY CORNER OF "PARK") IN BLOCK 1 IN WEST SHORE PARK, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 18, 1923, AS DOCUMENT 231127, IN BOOK "M" OF PLATS, PAGE 26, IN LAKE COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. ***TO HAVE AND TO HOLD SAID PREMISES** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

SUBJECT TO: General taxes for 2000 and subsequent years covenants, conditions, and restrictions of record, building lines, and easements.

Permanent Index Number (PIN): 10-36-202-072

Address(es) of Real Estate: W31 OAKDALE, MUNDELEIN, IL 60060

Dated this 27 day of APRIL, 2001

②
1

[REDACTED]

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
GLORIA PROCHNOW and JOHN PROCHNOW personally known to me to be
the same person(s) whose name(s) subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that h signed,
sealed and delivered the said instrument as _____ 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 27 day of APRIL 2001

Commission expires December 19, 2001

This instrument was prepared by: Deanna F. Bowen, 60031

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

MAIL TO:

Stephen A. Witt
1 N. LaSalle, #3900
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

JANUSZ RASZEWSKI and LIDIA RASZEWSKI
W31 OAKDALE
MUNDELEIN, IL 60060

OR

Recorder's Office Box No. _____

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000013106	REAL ESTATE TRANSFER TAX
	 MAY. 11. 01		00435.00
	LAKE COUNTY		FP 326685

290.00 At.

4689795



PROPERTY ADDRESS:
26811 N OAKDALE LANE, MUNDELEIN, ILLINOIS 60060

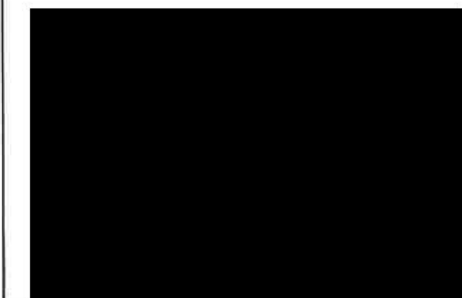
SURVEY NUMBER: 2605.3630

DATE SIGNED: 05/29/26

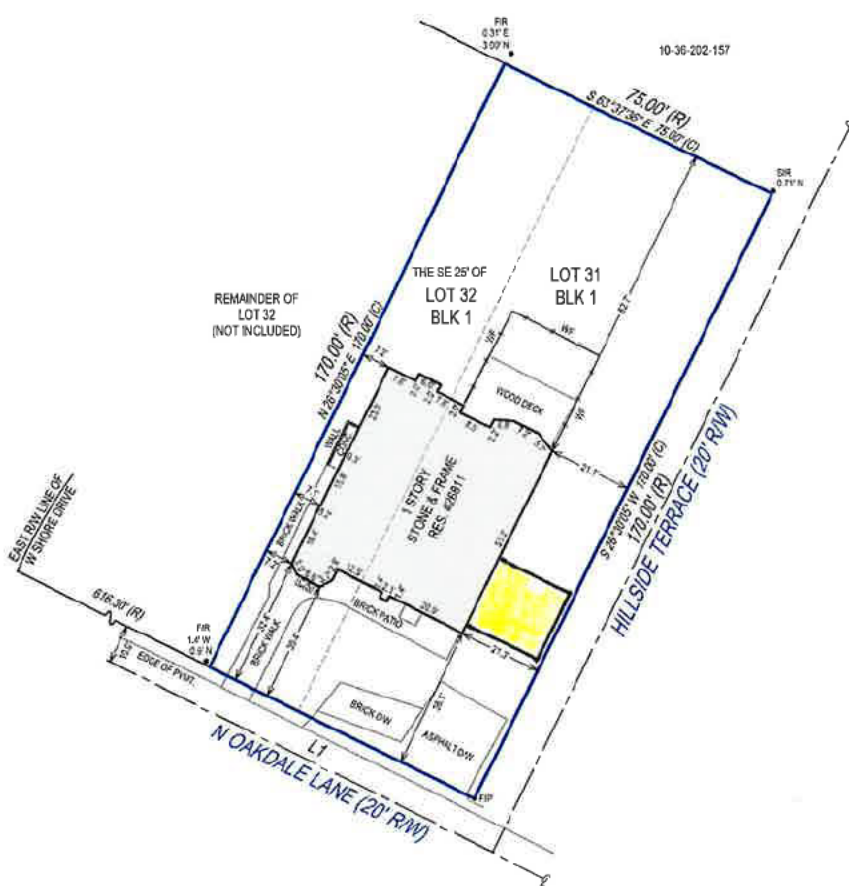
FIELD WORK DATE: 5/27/2026

REVISION DATE(S):
(REV.0 5/29/2026)

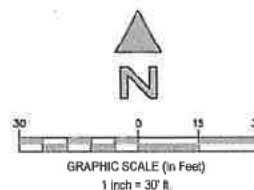
POINTS OF INTEREST
NONE VISIBLE



2605.3630
PLAT OF SURVEY
LAKE COUNTY, ILLINOIS



LINE TABLE:
L1 75.00' (R)
N 63°37'36" W 75.00' (C)
TOTAL AREA OF PROPERTY SURVEYED 12750 SQ.FT.±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
26811 N OAKDALE LANE, MUNDELEIN, ILLINOIS 60060

CERTIFIED TO:
JANUSZ RASZEWSKI

DATE OF SURVEY: 05/29/26

BUYER: JANUSZ RASZEWSKI

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

LEGAL DESCRIPTION:
LOT 31 AND THE SOUTHEASTERLY 25 FEET, [AS MEASURED ALONG THE SOUTHWESTERLY LINE THEREOF] OF LOT 32 [EXCEPTING THEREFROM THAT PART OF SAID LOTS 31 AND 32, LYING NORTHERLY OF THE NORTHERLY LINE OF LOT 34 EXTENDED EASTERLY TO THE SOUTHWESTERLY CORNER OF "PART 1" IN BLOCK 1 IN WEST SHORE PARK, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWESTLY QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 1972, PAGE 26, IN LAKE COUNTY, ILLINOIS, 313127, IN BOOK "M" OF PLATS, PAGE 26, IN LAKE COUNTY, ILLINOIS.]

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" Indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYORS LEGEND:

SYMBOLS	ABBREVIATIONS	ABBREVIATIONS	Surveyor
	LINE TYPES	(C) - Calculated	PLT - Platter
	Boundary Line	(D) - Deed	POB - Point of Beginning
	Center Line	(F) - Field	POC - Point of Commencement
	Chain Link or Wire Fence	(M) - Measured	PRC - Point of Reverse Curvature
	Easement	(R) - Plat	PRM - Permanent Reference Monument
	Edge of Water	(I) - Record	PSM - Professional Surveyor & Mapper
	Iron Fence	(S) - Survey	PT - Point of Tangency
	Overhead Lines	A/C - Air Conditioning	PUE - Public Utility Easement
	Structure	AE - Access Easement	R - Radius or Radial
	Survey Tie Line	ANR - Anchor Easement	R/W - Right of Way
	Vinyl Fence	ASBL - Accessory Setback Line	RES - Residential
	Wall or Party Wall	B/W - Bay/Bow Window	RGE - Range
	Wood Fence	BC - Block Corner	ROE - Roof Overhang Easement
		BFP - Backflow Preventer	RP - Radius Point
		BLDG - Building	S/W - Sidewalk
		BLK - Block	SBL - Setback Line
		BM - Benchmark	SLC - Survey Closure Line
		BR - Bearing Reference	SCR - Screen
		BRL - Building Restriction Line	SEC - Section
		BSMT - Basement	SEP - Septic Tank
		C - Curve	SEW - Sewer
		C/L - Center Line	SIRC - Set Iron Rod & Cap
		C/P - Covered Porch	SHWE - Storm Water Management Easement
		C/S - Concrete Slab	SN&D - Set Nail and Disc
		CATV - Cable TV Riser	SQFT - Square Feet
		CB - Concrete Block	STL - Survey Tie Line
		CH - Chord Bearing	STY - Story
		CHIM - Chimney	SV - Sewer Valve
		CLF - Chain Link Fence	SWE - Sidewalk Easement
		CME - Canal Maintenance Easement	TBM - Temporary Bench Mark
		CO - Clean Out	TEL - Telephone Facilities
		CONC - Concrete	TOB - Top of Bank
		COR - Corner	TUE - Technological Utility Easement
		C/S/W - Concrete Sidewalk	TWP - Township
		CUE - Control Utility Easement	TX - Transformer
		CVG - Concrete Valley Gutter	TYP - Typical
		D/W - Driveway	UE - Utility Easement
		DE - Drainage Easement	UG - Underground
		DF - Drain Field	UP - Utility Pole
		DH - Drill Hole	UR - Utility Riser
		DUE - Drainage & Utility Easement	VF - Vinyl Fence
		ELEV - Elevation	W/C - Witness Corner
		EM - Electric Meter	W/F - Water Filter
		ENCL - Enclosure	W/F - Wood Fence
		ENT - Entrance	WM - Water Meter/Valve Box
		EOP - Edge of Pavement	WV - Water valve
		EOW - Edge of Water	
		ESMT - Easement	
		EUB - Electric Utility Box	
		F/DH - Found Drill Hole	
		FCM - Found Concrete Monument	
		FF - Finished Floor	
		FIP - Found Iron Pipe	
		FIPC - Found Iron Pipe & Cap	
		FIR - Found Iron Rod	
		FIRC - Found Iron Rod & Cap	
		FN - Found Nail	
		FN&D - Found Nail & Disc	
		FRSPK - Found Rail Road Spike	
		GAR - Garage	
		GM - Gas Meter	
		ID - Identification	
		IE/E - Ingress/Egress	
		ILL - Illegible	
		INST - Instrument	
		INT - Intersection	
		IRRE - Irrigation Easement	
		L - Length	
		LAE - Limited Access Easement	
		LBR - License No. (Business)	
		LBE - Limited Buffer Easement	



SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES