

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s):

WENDYSE FINE SITKO

Applicant(s):
(if other than owner)

JACEK SITKO

Subject
Property:

Present Zoning:

R-2

Present Use:

RESIDENTIAL USE

Proposed Use:

RESIDENTIAL USE

PIN(s):

15-34-201-020

Address:

20888 Dogwood St
Deerfield IL 60015

Legal description:

LOT 42 IN DEKARA SUBDIVISION UNIT NUMBER, BEING A SUBDIVISION OF PART OF THE (see deed) NORTHEAST QUARTER OF SECTION 34, AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24 1954 DOCUMENT NUMBER 838267, IN BOOK 1, 278 OF RECORDS, PAGE 587, IN LAKE COUNTY ILLINOIS.

A> The following variation(s) are requested:

1. REDUCE THE FRONT SETBACK FROM THE REQUIRED 30 FT TO PROPOSED 31'-4", SO THE PROPOSED NEW DETACHED GARAGE WILL BE BEHIND THE FLOODWAY LINE.
2. REDUCE THE SIDE YARD SETBACK FROM 6' F TO 4' F
- 4.

Explain why this variation(s) is necessary:

the variation is necessary to meet the minimum standards for the regulation prohibiting building structures in flood zones. The property is partially in the flood zones, the back of the lot is deemed to be a flood zone. Only the front part of the lot is beyond the flood zone.

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:

After careful consideration, revisions, and discussions with architects, consultants, and various local authorities, the only garage and driveway space is in the front right of the house due to the flood zone surrounding the back. As per the attached plat of survey, the garage will be located on the right side of the property before the flood zone. The line of the floodway is marked on the plat of survey.

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

The difficulties in carrying out the strict letter of regulation come from the flood zone that surrounds the back of the house and prohibits, based on the regulations, the establishment of a structure, such as a garage. The flood zone is caused by Aptakisic Creek, which expands its boundaries during the rainy season or when spring snow melts.

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

Allowing the construction of the garage on the property will complete my house. Not having a garage makes it very difficult for my family to store the cars, bikes, toys, tools, and other home stuff, especially during fall and winter when there is rain or snow. It makes it impossible to maintain a clean and organized home with all the things packed up inside the house. A garage is a necessity for a homeowner. The planned garage with a nice landscape will be tastefully finished similarly to the existing house. The garage will be placed beyond the flood zone, and the structure will be safe from floods (please see the plat of survey with the garage design).

APPLICANT INFORMATION

<u>Owner (include all fee owners listed on deed):</u>	<u>Authorized Agent:</u> I/we hereby authorize this person to represent me/us in all matters related to this application
Name: <u>WŁADYSŁAW SITKO</u>	Name: _____
Address: [REDACTED]	Address: _____
State & Zip: [REDACTED]	State & Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Email: _____	Email: _____

<u>Applicant (if other than owner):</u>	<u>Contract Purchaser (if any):</u>
Name: <u>JACEK SITKO</u>	Name: _____
Address: [REDACTED]	Address: _____
State & Zip: [REDACTED]	State & Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Email: _____	Email: _____

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

Owner

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, [REDACTED] a Notary Public aforesaid, do hereby certify that JACEK SITKO personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 2.13.2024 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 13th day of February, 2024.

(Seal)

My Commission expires

April 3, 2027

WARRANTY DEED

137-530161

AFTER RECORDING RETURN
THIS INSTRUMENT TO:

KOKOSZKA & JANCZUR
ATTORNEYS AT LAW



Image# 048114500003 Type: DW
Recorded: 11/18/2011 at 12:15:41 PM
Receipt#: 2011-00064960
Page 1 of 3
Fees: \$39.00
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6789763**

THIS INDENTURE, made and entered into this 4th day of November, 2011,
by and between Secretary of Housing and Urban Development, of Washington, D.C., also
known as the United States Department of Housing and Urban Development, party of the
first part, and **WLADYSLAWA SITKO, 30105 NORTH MAJOR CHICAGO, IL 60634**
his/her/their heirs and assigns, party(ies) of the second part.

WITNESSETH that for and in consideration of the sum of TEN DOLLARS (\$10.00),
the receipt of which is hereby acknowledged, the said party of the first part has bargained and
sold and does hereby grant, bargain, sell, convey and confirm unto the said party(ies) of the
second part, the following described real estate, commonly known as **20888 DOGWOOD
STREET DEERFIELD, IL 60015** which is legally described as follows:

(See Attached Legal Description)

Being the same property acquired by the party of the first part pursuant to the
provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the
Department of Housing and Urban Development Act (79 Stat. 667).

SAID CONVEYANCE is made subject of all covenants, easements, restrictions
reservations, conditions and rights appearing of record against the above described property;
also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party(ies)
of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that
he/she has good right to sell and convey the same; that the title and quiet possession thereto
he/she will warrant and forever defend against the lawful claims of all persons, claiming
same by, through or under him/her but no further of otherwise.

Buyer's Acknowledgement:

Mail To:

STEWART TITLE COMPANY

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 by the Department of Housing and Urban Development,

Signed, sealed and
Delivered in the presence of:

Home Telos
Secretary of
Contract

By:

For HUD

Ron Hutchison

for the United

Urban Development

States of America.

"EXEMPT" under [REDACTED] graph (b),
Section 4, Real Estate

11/7/11
Date

representative

STATE OF TN

) SS.

COUNTY OF DAVIDSON

)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RON HUTCHISON, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 11/4, 2011, by virtue of the above cited authority and acknowledged, the foregoing instrument to be his/her free act and deed on behalf of HOME TELOS, LP., HUD's delegated Management and Marketing Contractors by virtue of a delegation of authority published at 70 FR 43171 on July 26, 2005 for the Secretary of Housing and Urban Development, of Washington, D.C. also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Official seal this 4TH day of November, 2011.

My commission expires: 6/18/13

PR
KOKOSZKA & IANCZUR

SEND SUBSEQUENT TAX BILLS & MAIL TO:

WLADYSLAWA SITKO

LOT 42 IN PEKARA SUBDIVISION UNIT NO. 1 BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 34, AND PART OF THE NORTHWEST 14 OF SECTION 35, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED September 24, 1954 AS DOCUMENT NO. 838267, IN BOOK 1278 OF RECORDS, PAGE 597, IN LAKE COUNTY, ILLINOIS

P.I.N 15-34-201-020

C/K/A 20888 DOGWOOD STREET DEERFIELD, IL 60015

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:

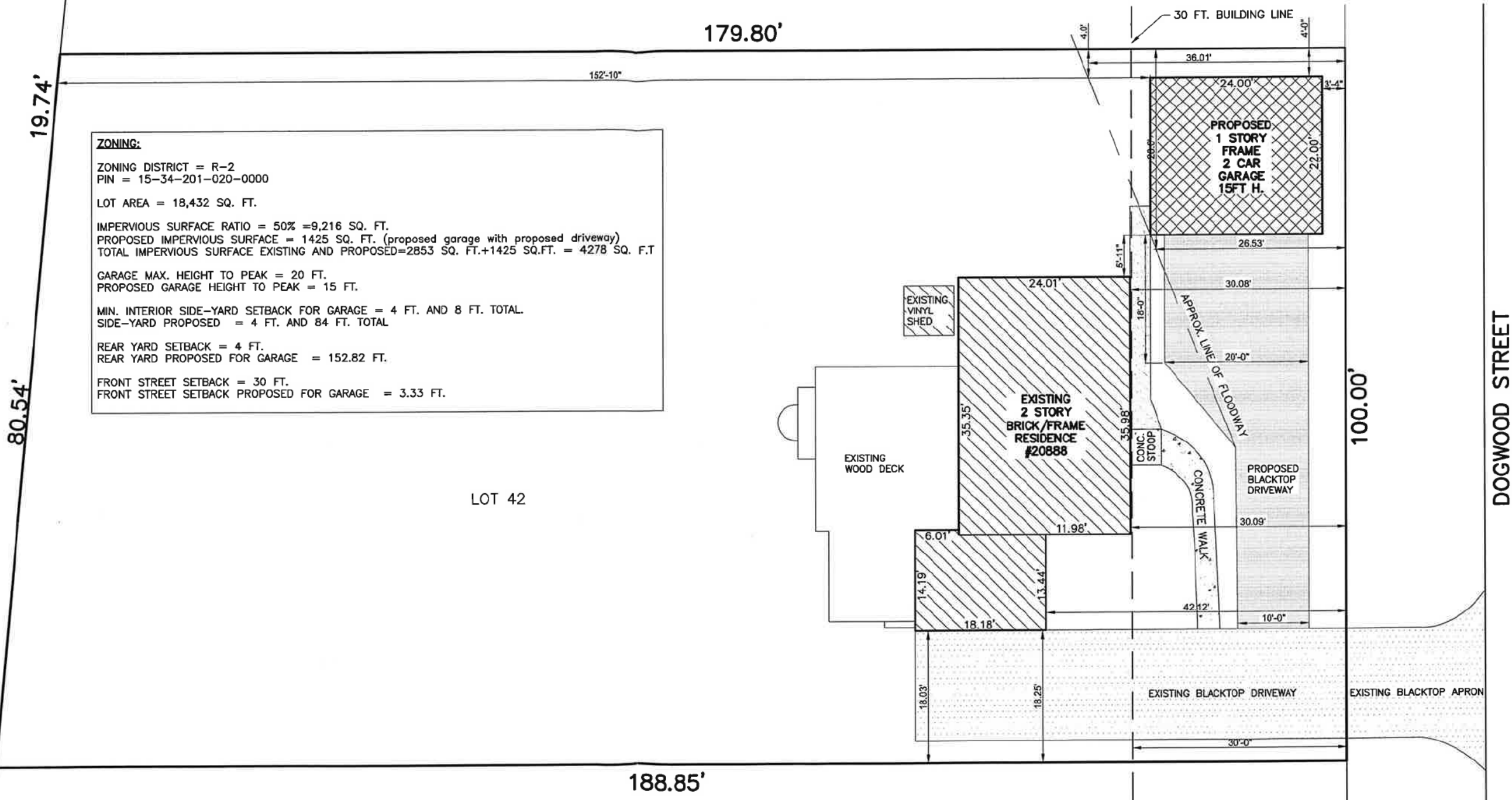
JACOB SITKO

Email

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

PROPOSED NEW 1 STORY FRAME TWO CAR DETACHED GARAGE
20888 DOGWOOD ST. DEERFIELD, ILLINOIS 60015



DATE:

1/31/2024

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE THEY
CONFORM TO THE LAKE COUNTY BUILDING
CODE, CURRENT EDITION.

PROPOSED SITE PLAN
SCALE: 1" = 15'-0"

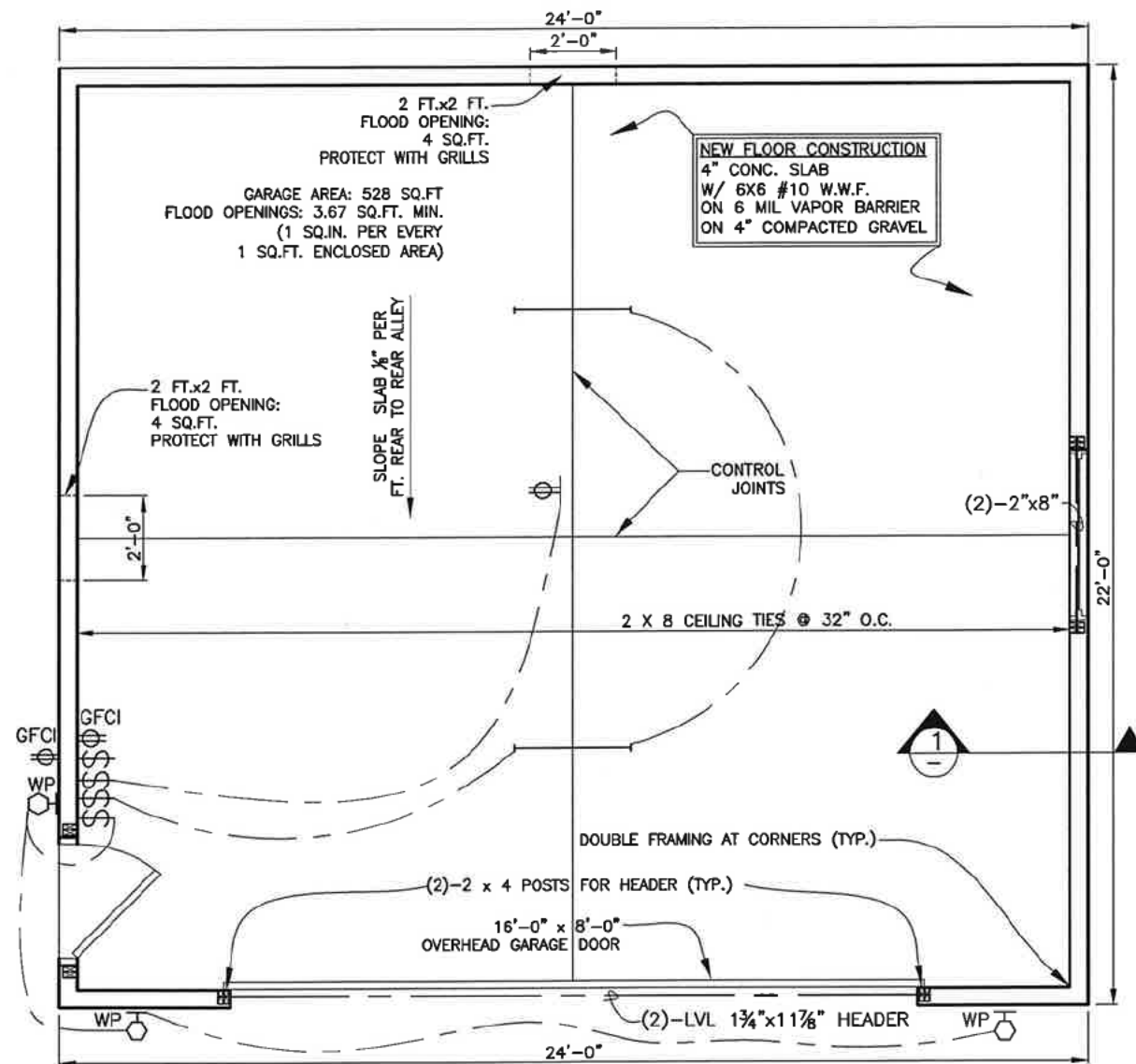
- | | | | |
|--|----------------------------|--|----------------------------|
| | EXISTING STRUCTURE | | PROPOSED STRUCTURE |
| | EXISTING CONCRETE AREA | | PROPOSED BLACKTOP DRIVEWAY |
| | EXISTING BLACKTOP DRIVEWAY | | PROPOSED CONCRETE SIDEWALK |

Joanna M. Druzgala # 001-025002

20888 Dogwood St., Deerfield, IL.

Joanna M. Druzgala Architect Tel: (773) 615-0635 INFOGSJ@YAHOO.COM

Proposed Site Plan
A-1 Date: JANUARY 31, 2024



PROPOSED GARAGE FLOOR PLAN

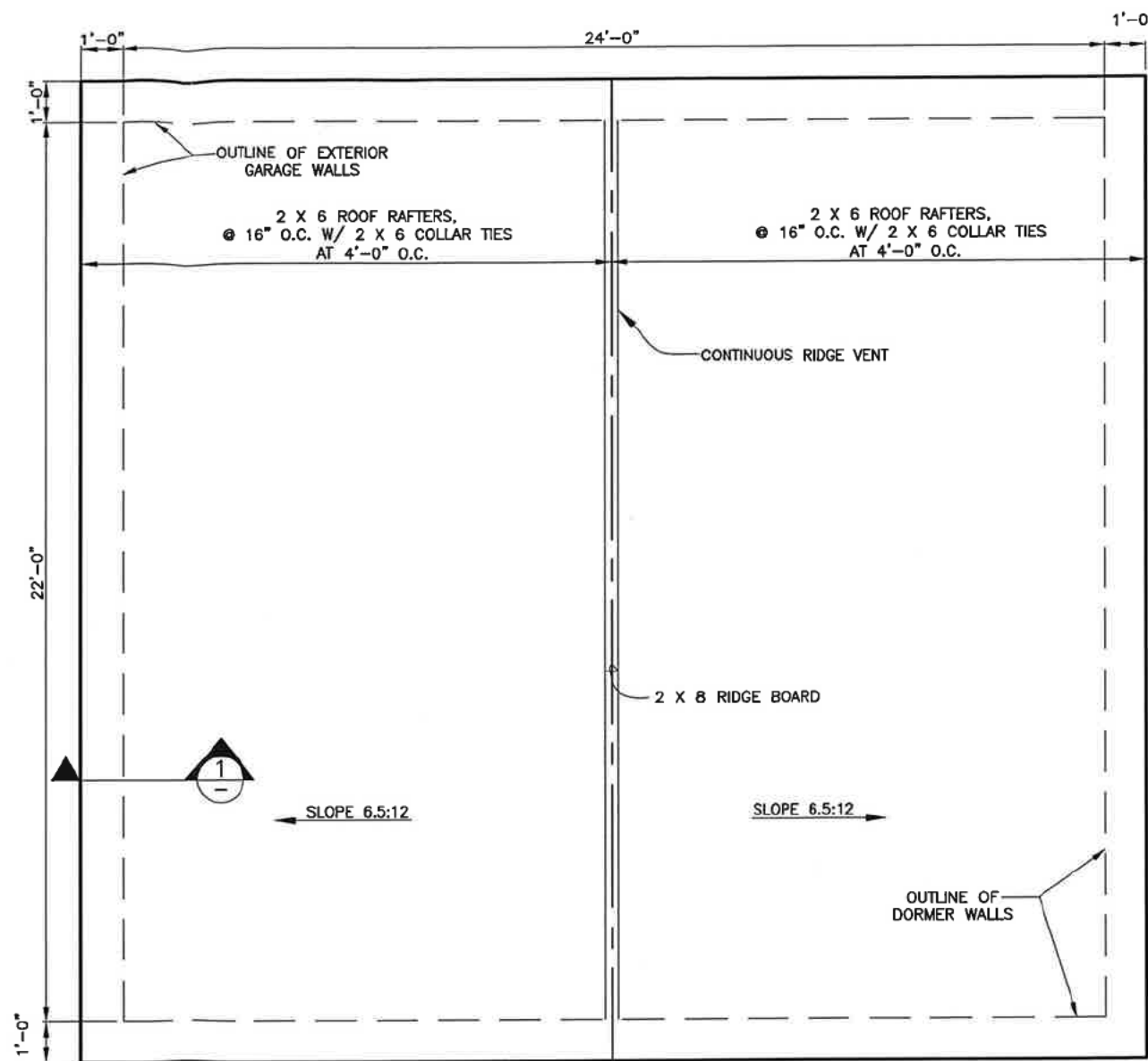
SCALE: 1/4"=1'-0"

ELECTRIC NOTE:

ALL ELECTRIC SHOULD BE ELEVATED ABOVE BASE FLOOD ELEVATION

NOTE:

BASE FLOOD ELEVATION BFE=644.8



GARAGE ROOF PLAN

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

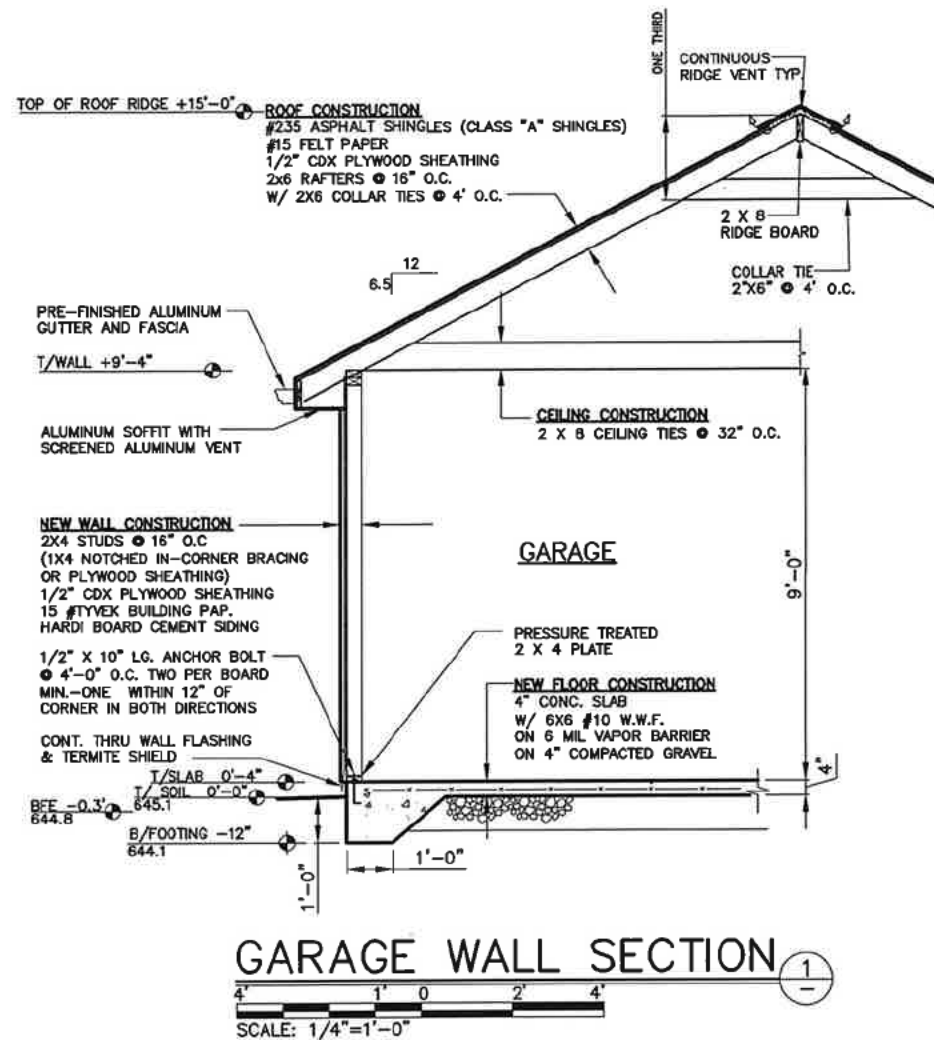
ROOF CONSTRUCTION
#235 ASPHALT SHINGLES (CLASS "A" SHINGLES)
#15 FELT PAPER
5/8" CDX PLYWOOD SHEATHING
2x6 RAFTERS @ 16" O.C.
W/ 2X6 COLLAR TIES @ 4' O.C.

ELECTRIC LEGEND:

- \$ SWITCH
- Φ OUTLET
- Ω WALL WASHER - EXTERIOR WATER PROTECTED
- FLUORESCENT LIGHT FIX.
- ⊕ GARAGE DOOR OPENER
- GFCI - GROUND-FAULT CIRCUIT-INTERRUPTERS
- WP - WEATHER PROTECTED

20888 Dogwood St., Deerfield, IL.

PROPOSED GARAGE FLOOR AND



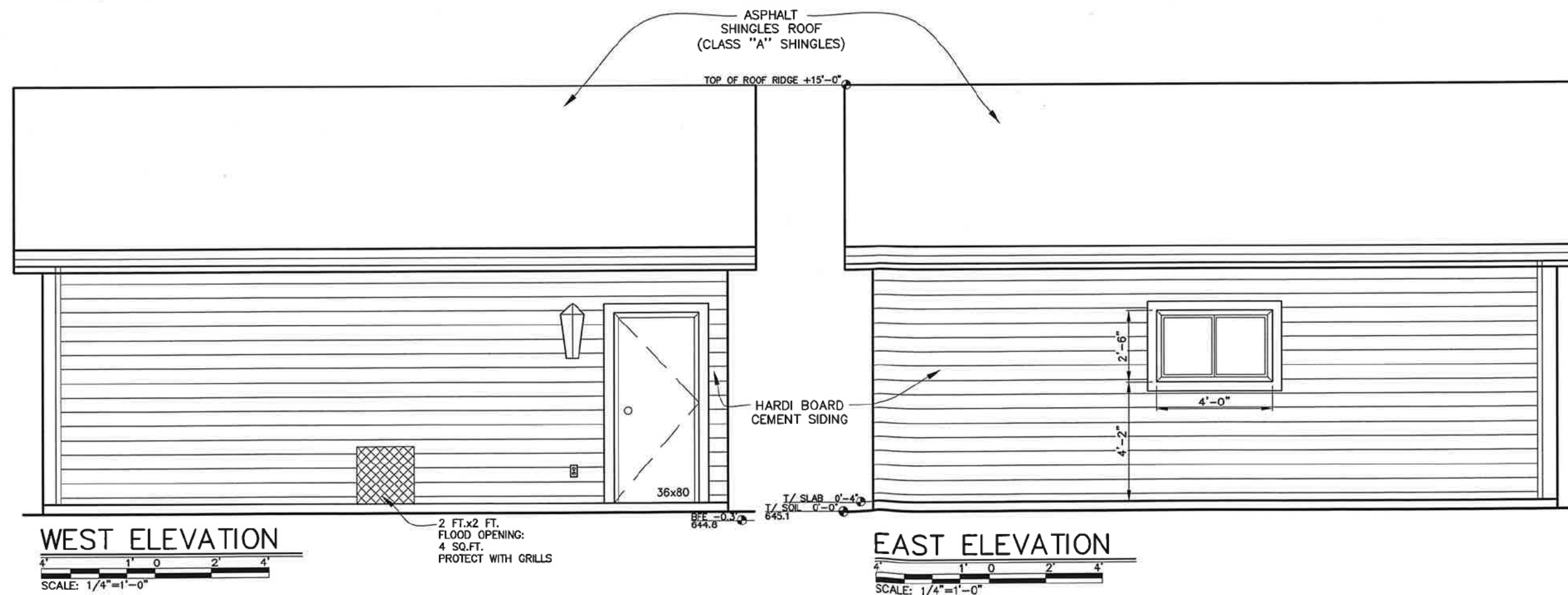
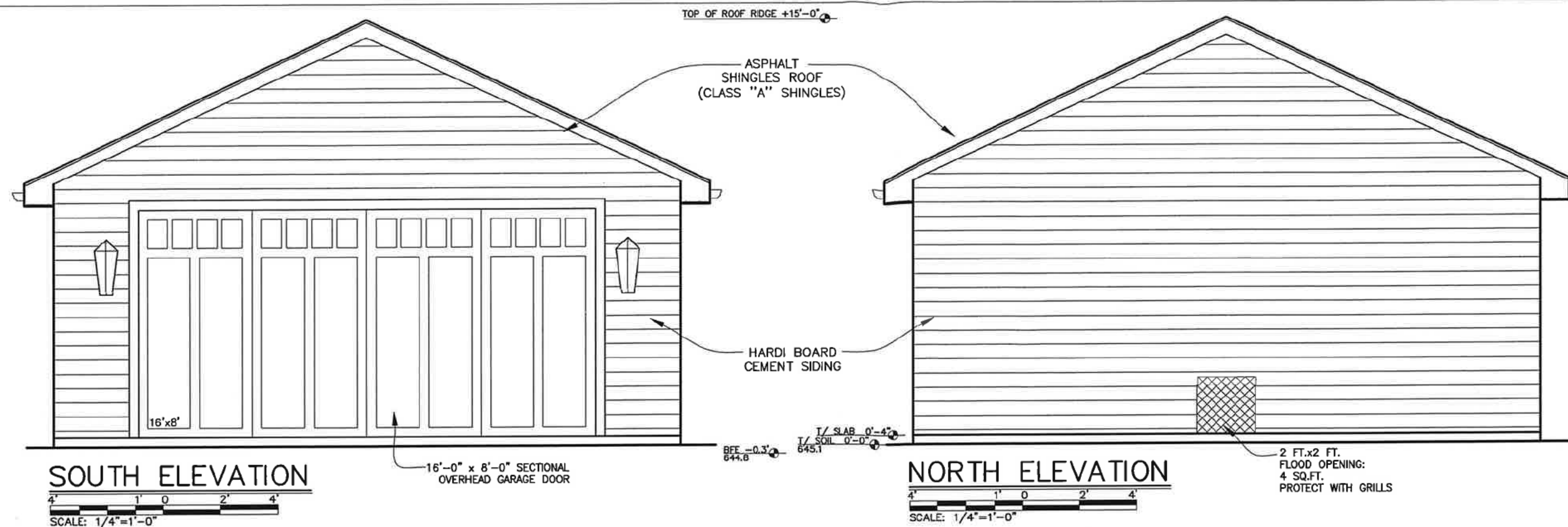
NOTE:
 BASE FLOOD ELEVATION BFE=644.8

20888 Dogwood St., Deerfield, IL.

Joanna M. Druzgala Architect Tel: (773) 615-0635 INFOGSJ@YAHOO.COM

PROPOSED GARAGE SECTION

A-3 Date: JANUARY 31, 2024



20888 Dogwood St., Deerfield, IL.

Joanna M. Druzgala Architect Tel: (773) 615-0635 INFOGSJ@YAHOO.COM

PROPOSED GARAGE ELEVATIONS

A-4 Date: JANUARY 31, 2024