

LAKE COUNTY ZONING BOARD OF APPEALS
VARIATION APPLICATION

Owner(s): ANDREW ZANCENKO

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

Subject Property:	Present Zoning: Present Use: Proposed Use: PIN(s): Address:	<u>R-2</u> <u>RESIDENTAIL</u> <u>RESIDENTAIL</u> <u>05-02-404-001-0000</u> <u>37029 Stanton Point Rd</u> <u>Ingleside, IL 60041</u>
	Legal description: (<input type="checkbox"/> see deed)	<u>Long description / see the deed attached</u>

The following variation(s) are requested:

1. Reduce the required side yard setback from 4 feet to 2 feet 6 inches for the existing shed.

2. Reduce the required separation between structures form 4 feet to 3 feet

3. _____

4. _____

Explain why this variation(s) is necessary:

The shed is placed between the home and garage, where it doesn't interrupt the flow or use of the property
Its current location is fully screened from the road, preserves curb appeal, and sits discreetly beside the north neighbor's garage
It fits between the fence and existing walkway, avoiding any need to modify or reconstruct the walkway
The shed is safely positioned away from the sewer lines that run through the center of the property
The south side must remain open for vehicle access for potential construction or seawall repairs, and placing a shed there would create an undesirable view for the neighbor
A backyard placement is not possible due to the lake, as it would obstruct lake views for both us and adjacent properties.

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:

The property has unique physical and functional characteristics that limit compliant shed placement.

The only suitable location is the narrow corridor between the home and the detached garage, where the shed is

naturally screened from public view and does not interrupt the flow or use of the lot. The central portion of the

yard contains active sewer lines that cannot be built over, and the rear of the property borders the lake,

where any structure would obstruct lake views for both the applicant and neighboring properties. Additionally,

the south side of the lot must remain open for vehicle and equipment access for essential maintenance needs,

including potential seawall repair, making that area unsuitable for a shed. These combined constraints create an

exceptional condition unique to this parcel.

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

Strict compliance with the regulation would require relocating the shed to areas of the property where placement is physically impractical, structurally unsafe, or disruptive to neighboring properties. Due to sewer easements, lake restrictions, and necessary access corridors,

no compliant location exists without imposing substantial hardship. Relocating the shed would also require reconfiguring the existing

walkway and yard layout, resulting in unnecessary construction work and financial burden. Furthermore, alternative placement would

introduce visual intrusion for neighbors and reduce the functional use of the property. As a result, enforcing the regulation without variation would create practical difficulties that significantly diminish the reasonable use of the lot.

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

The existing placement of the shed aligns with the intent of the zoning regulations by protecting aesthetic character, preserving neighbor views, maintaining safe distances from utilities, and preventing unnecessary

obstructions. The shed is fully concealed from the road, does not impact curb appeal, and is positioned adjacent

to a neighbor’s garage where it causes no visual or functional disruption. It avoids sensitive lakefront areas,

utility lines, and required access routes, thereby upholding public safety and environmental considerations.

Granting this variance allows the property to be used in a reasonable and orderly manner while fully respecting

the spirit and goals of the zoning ordinance.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):		Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	ANDREW ZANCENKO	Name:	Irina Sviridova
Address:	37029 Stanton Point Rd	Address:	1646 River Sr #808 Des Plaines
State & Zip:	Ingleside, IL 60041	State & Zip:	IL 60016
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

Applicant (if other than owner):		Contract Purchaser (if any):	
Name:		Name:	
Address:		Address:	
State & Zip:		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's Signature

 Owner's Signature

Signature(s) of contract purchasers (If applicable)

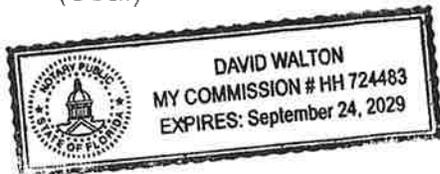
I, David Walton a Notary Public aforesaid, do hereby certify that Andrew Zancenکو personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of January 26, 2026 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of January, 2026

(Seal)

My Commission expires

Sep 24, 2029



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

Billing Contact Information:

ANDREW ZANCENKO

Print Name



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

ZANCENKO DEED

1/2

This Instrument was prepared by:
CRYSTAL L. SIVER, ESQ.
CRYSTAL SIVER LAW
155 Willow Lane
Northbrook, Illinois 60062



After recording, please mail to:
TRACEY LUNDGREN
1800 NATIONS DR. #117
GURNEE, ILLINOIS 60031

Mail Subsequent Tax Bills to:
ANDREW ZANCENKO
37029 Stanton Point Road 1918 E. Cholo Ln
Ingleside, Illinois 60042 Mt. Prospect, IL 60056



Image# 058115680002 Type: DTR
Recorded: 04/02/2019 at 03:20:48 PM
Receipt#: 2019-00015125
Page 1 of 2
Fees: \$378.75
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7552528**

REAL ESTATE TRANSFER TAX

County:	\$106.25
Illinois:	\$212.50
Total:	\$318.75
Stamp No:	0-850-763-168
Declaration ID:	20190304928281
Instrument No:	7552528
Date:	2-Apr-2019

19049320003

TRUSTEE'S DEED Statutory (Illinois)

THIS INDENTURE MADE this 22nd day of March, 2019, between LINDA A. AMATO, as Successor Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated March 12, 1992, and known as Trust Number 31292, PARTY OF THE FIRST PART, and ANDREW ZANCENKO, of 1918 E Cholo Lane, Mount Prospect, Illinois 60056, PARTY OF THE SECOND PART. *a married man

WITNESSETH, that said PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS (\$10.00) AND FOR OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, does hereby CONVEY AND QUIT CLAIM unto said PARTY OF THE SECOND PART, the following described Real Estate, situated in Lake County, Illinois, to wit:

THAT PART OF LOTS 1 AND 2 LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE WATERS EDGE OF STANTON BAY 70 FEET SOUTH WESTERLY OF THE NORTH EAST CORNER OF LOT 12 IN INGLECTREST SUBDIVISION MEASURED ALONG SAID WATERS EDGE THENCE WESTERLY, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 12 IN INGLECTREST SUBDIVISION, TO THE EASTERLY LINE OF STANTON ROAD, IN MATTALINA'S RESUBDIVISION OF LOT 12 OF INGLECTREST SUBDIVISION OR PART OF SECTIONS 2 AND 11, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1956 AS DOCUMENT 899762, IN BOOK 1423 OF RECORDS, PAGE 617, IN LAKE COUNTY, ILLINOIS.

PROPERTY: 37029 N. STANTON POINT RD., INGLESIDE, IL 60041
PIN: 05-02-404-001-0000

Together with the tenements and appurtenances thereunto belonging.

Subject to: Covenants, conditions and restrictions of record and building lines and easements; if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

JK
(D)

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

TO HAVE AND TO HOLD the same unto said PARTY OF THE SECOND PART, and to the proper use, benefit and behoof forever of said PARTY OF THE SECOND PART.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, said PARTY OF THE FIRST PART has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Trustee(s), the day and year first above written.

 (SEAL)
LINDA A. AMATO, Successor Trustee of Trust Number 31292,
Dated March 12, 1992

State of ILLINOIS)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that LINDA A. AMATO, Successor Trustee of Trust Number 31292, dated March 12, 1992, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of the Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of March, 2019.

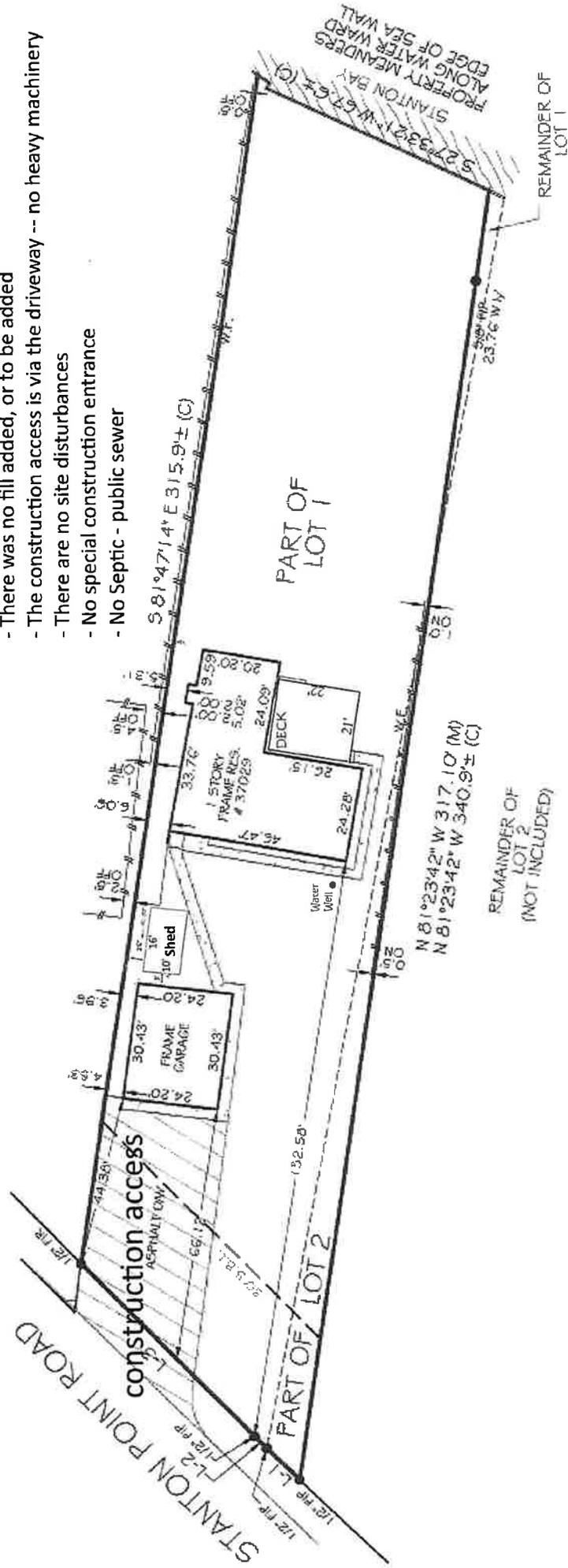

NOTARY PUBLIC



THAT PART OF LOTS 1 AND 2 LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE WATERS EDGE OF STANTON BAY 70 FEET SOUTH WESTERLY OF THE NORTH EAST CORNER OF LOT 12 IN INGLEGREST SUBDIVISION MEASURED ALONG SAID WATERS EDGE; THENCE WESTERLY, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 12 IN INGLEGREST SUBDIVISION, TO THE EASTERLY LINE OF STANTON ROAD, IN MATTALINAS RESUBDIVISION OF LOT 12 OF INGLEGREST SUBDIVISION OR PART OF SECTIONS 2 AND 11, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1956 AS DOCUMENT 899762, IN BOOK 1423 OF RECORDS, PAGE 617, IN LAKE COUNTY, ILLINOIS.

TOTAL AREA OF PROPERTY SURVEYED 20915 SQ.FT.±

- The Shed is detached
- There was no fill added, or to be added
- The construction access is via the driveway -- no heavy machinery
- There are no site disturbances
- No special construction entrance
- No Septic - public sewer



37029 Stanton Point Road

16 x 10 Shed Plan

Version History

8/20/2025

- First version Created

9/29/2025

- Added additional modifications to the plan to meet the code:
 - Provided details about shed intended purpose/use (non-habitable structure)
 - Added entry 'step' description (6'x3' deck)
 - Modified plan to remove the AC sleeve and repurpose the opening as a window
 - Added shed distances from neighboring structures/property line
 - Added shed height
 - Added details around roof construction (load/wind)
 - Removed floor-level electrical outlet
 - Added flood-vents to plan and plan description

10/20/225

- Added additional modifications to the plan to meet the code:
 - Added deck plans
 - Added code compliance notes
 - Addressed flood vents plans

Description

This project involves the after-the-fact permitting of a 16' × 10' detached accessory shed located on residential property. The structure was **initially envisioned** for personal exercise and yoga activities, but it is now being designated and maintained solely as a storage shed due to a heightened floodplain requirements. The shed is free-standing, contains no plumbing, water heating, cooling or fuel-burning appliances, and is not currently connected to the power grid.

- The shed is already constructed and is being permitted after the fact
- The structure will be used strictly for personal storage purposes
- All areas below FPE use flood-resistant materials
- No plumbing, HVAC, or permanent heating/cooling equipment are included
- Electrical has been limited to lighting and receptacles only, with no active grid connection at present
- Building will not be used for human habitation

Shed Base

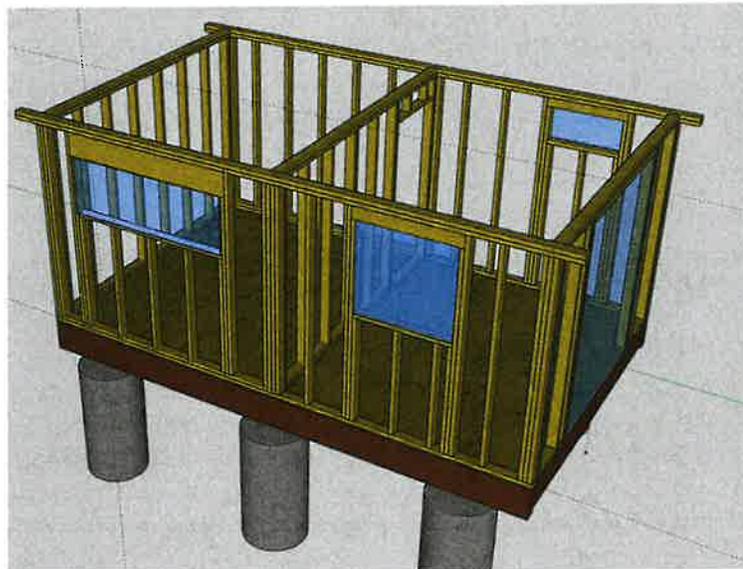
- Six poured-in-place 12" diameter concrete footings, reinforced with rebar and extending 48" below grade (frost line). Each footing includes a galvanized post base anchor for wood-to-concrete connection.
 - a. Distance between each pier: 6'
 - b. Distance between opposing piers: 10'
- Beams: (2) 2"x12"x192" pressure-treated boards per side, sistered together and fastened with structural screws to form dual supporting beams
- Side Joists: (2) 2"x10"x114" pressure-treated boards at front and rear, forming the shed frame.
- Floor Joists: 2"x10"x114" pressure-treated joists, spaced 16" OC or less, spanning between beams. Joists are installed with galvanized joist hangers; mid-span blocking provided for stability.
- All structural connections use galvanized fasteners, joist hangers, and hardware suitable for exterior load-bearing applications.
- Base designed to support shed live and dead loads in compliance with Lake County IL building standards.



Shed Construction

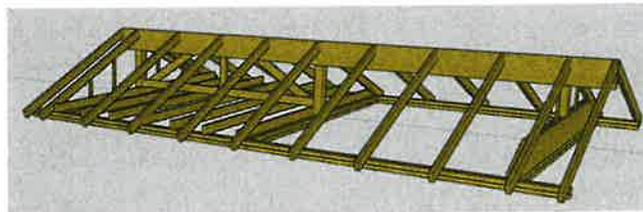
- Foundation & Floor
 - 12" diameter concrete piers, 48" deep below frost line
 - Dual 2x12 beams on each side (pressure-treated)
 - 2x10 joists @ 16" OC or less, installed with joist hangers
 - Subfloor: 3/4" pressure-treated plywood in staggered formation, secured with stainless steel screws
- Framing
 - Wall studs spaced 16" OC or less
 - All openings framed with properly supported headers constructed of stacked 2x4 lumber

- Openings
 - Rear window: 65" × 24" with 10" header
 - Front window: 34" × 37" with 6" header
 - Doorway between rooms: 29" × 74" with 6" header
 - Opening in front room: 26" × 16" with 4" header
 - Entrance door: 72" × 80" with 10" header
- Exterior Sheathing & Finish
 - 1/2" plywood applied to all exterior walls
 - Weather-resistive barrier installed over sheathing
 - 3/8" Allura 12" lap siding applied on all sides
- Insulation & Interior Finish
 - All walls insulated
 - Rear room interior finished with wood paneling
 - Front room interior finished with drywall
- Overall Shed Data
 - Width: 10'
 - Length: 16'
 - Height is: 125"
 - Distance between the structure and the garage: 38"
 - Distance between the structure and the property line: 3.8'



Roof Construction

- Roof slope: 4/12 pitch
- Roof sheathing: 5/8" plywood
- Roofing: drip edge, weather barrier, shingle starter, asphalt shingles and ridge vent for proper ventilation
- Ridge beam: 2×10×216" (18 ft), vertically supported by 4×4 posts at the front, middle, and rear
- Roof overhang: 12" on all sides (front, back, left, and right)
- Rear section: 80" ceiling height, reinforced with cross supports
- Front section: vaulted ceiling with 6" trusses spaced 24" O.C.
- Truss connections: secured with Simpson Hurricane Ties
- Roof Snow Load/ Live Load: 30-psf
- Wind speed resistance of one hundred and fifteen (115mph) miles per hour. 115 mph, 3-second gust (Section R301.2(4)B)



Plumbing

- No plumbing

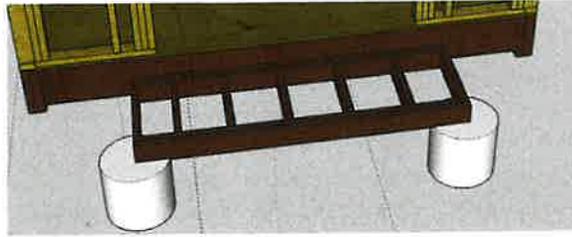
Heating / Colling

- No heating devices installed
 - No cooling devices installed
- * *Note*: originally building was designed as an exercise and yoga shed (with AC), but it is repurposed to a regular storage shed due to floodplain implications

Entry – Platform / Stairs / Deck

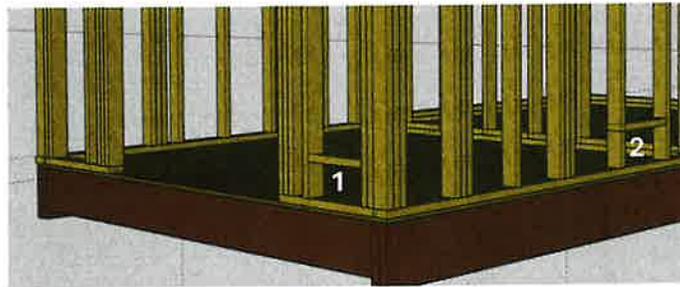
- Detached step in form of a small deck
 - 6' wide x 3' deep
- 2 footings, each: 8" wide x 12" deep
- Step height: 7-3/4"

- Beam: double 6' (2x6) treated (2 beams)
- Joists: 2x6 with 16" OC
- Connections: galvanized joist hangers



Flood Vent Openings

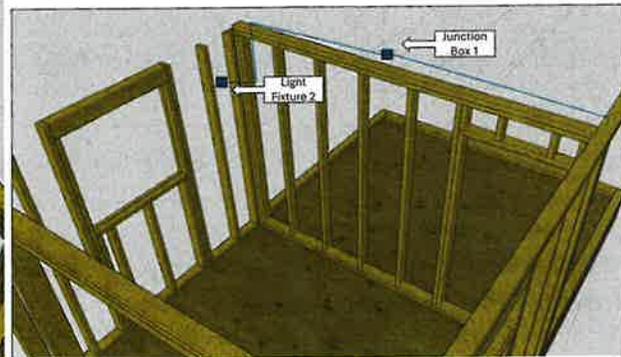
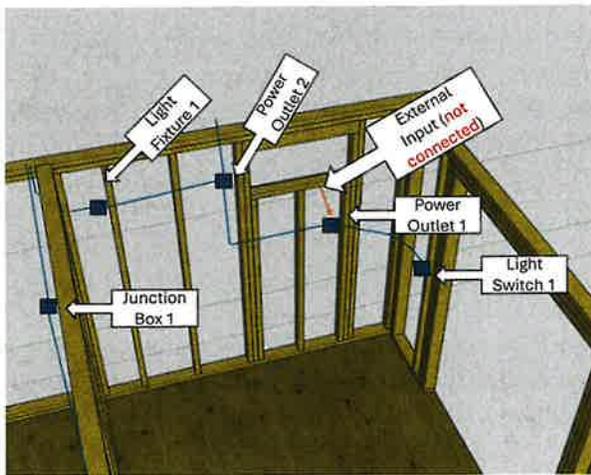
- Two flood vents openings are placed in two adjacent walls
 - Brand/Model: Freedom Flood Vents (Engineered / Flood Certified)
- Each opening will allow to 40 in² NFA, meeting or exceeding the 80 in² NFA for the structure
- Dimensions for each engineered vent: 8" Height x 16" Width

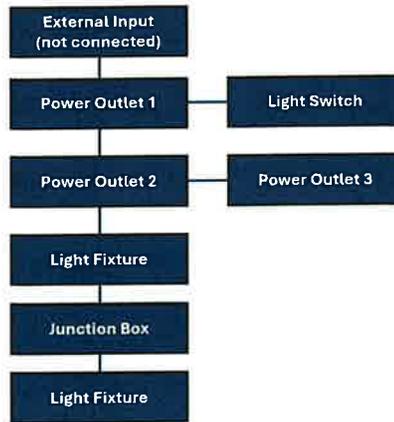
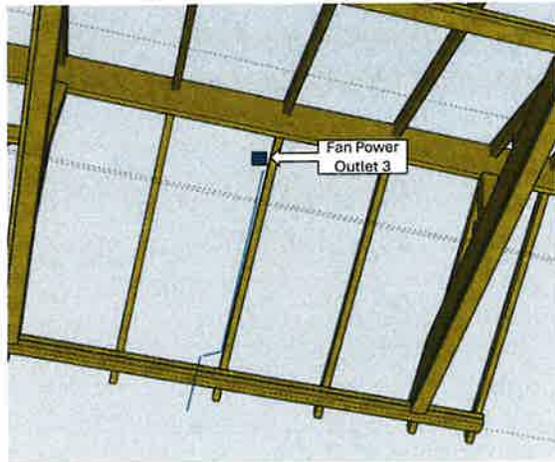


Electrical

- The shed is not connected to the power grid; future connection is planned to occur after upgrading the house service to 200A.
- All electrical boxes are steel square boxes with covers.
- All power cables are 12 AWG copper (THHN/THWN) installed in 1/2" metallic conduit, and 3/8" metallic flex (for light switch, 6ft or less) or 1/2" metallic flex (6ft or less), with a dedicated copper equipment grounding conductor
- All runs include an equipment grounding conductor
- All outlets and lights GFCI and AFCI protected
- Circuits (installed but not energized):
 - Power Outlet 1 (Entry Box where wires come into the shed from the outside)
 - External Hot
 - External Neutral
 - External Ground
 - Red Hot (light switch on-off)

- Light Switch 1 (connected via 3/8 metallic flex)
 - Hot
 - Red Hot (light switch on-off)
 - Ground
- Power Outlet 2 (connected with 1/2 EMT Metallic conduit)
 - Hot
 - Neutral
 - Ground
 - Red Hot (light switch on-off)
- Light Fixture Box 1 (connected via 1/2 metallic flex)
 - Hot
 - Neutral
 - Ground
 - Red Hot (light switch on-off)
- Junction Box 1 (connected via 1/2 metallic flex)
 - Hot
 - Neutral
 - Ground
 - Red Hot (light switch on-off)
- Light Fixture Box 2 (connected via 1/2 metallic flex with dedicated ground wire)
 - Hot
 - Neutral
 - Ground
 - Red Hot (light switch on-off)
- Power Outlet 3 for Fan (connected via 1/2 metallic flex)
 - Hot
 - Neutral
 - Ground
 - Red Hot (light switch on-off)





Code Compliance Notes (Per Lake County, IL – Section R106.1.1)

This project has been designed and constructed in general accordance with the following codes as adopted by Lake County:

- **2024 International Residential Code (IRC)**
- **2024 International Building Code (IBC)** — where applicable
- **2024 International Mechanical Code (IMC)** — where applicable
- **2024 International Plumbing Code (IPC)** — where applicable
- **2023 National Electrical Code (NEC)**
- **2021 International Energy Conservation Code (IECC)**
- **2024 International Property Maintenance Code (IPMC)** — as applicable
- **2024 International Existing Building Code (IEBC)** — as applicable
- **Illinois Accessibility Code (Current Edition)** — if applicable
- **Lake County Unified Development Ordinance (UDO)**