

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s):

Steve mandell

Applicant(s):

(if other than owner)

Subject
Property:

Present Zoning:

R-1

Present Use:

Single Family Home

Proposed Use:

" " "

PIN(s):

0925104038

Address:

27980 N Bluff Street
Wauconda, IL 60087

Legal description:

(see deed)

The following variation(s) are requested:

1. Reduce the front set back from 27' to 15.24'
To accommodate an attached deck.

2.

3.

4.

Explain why this variation(s) is necessary:

For attached

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:

See attached

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

See attached

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

See attached

THE FOLLOWING VARIATION IS REQUESTED

The subject property is in the final stages of completion pertaining to a major property renovation (Lake County Permit 079264). As a portion of the overall project the previous front door entrance was relocated from Bluff Street facing to now Cook Street facing, and as a result of this work the previous Bluff Street entry door can now serve as convenient doorway to a modest 10' long by 20' wide by 3" high deck. The variation request now being proposed to reduce the Bluff Street setback from 27 feet to 15.24 feet to accommodate the new deck which will be constructed of weather treated lumber, stand three feet tall as to not impinge on the corner's vision triangle, and will have no permanent foundation.

VARIATION NECESSITY

The home was originally built in the 1920's intended to be a modest summer cottage, and as such is situated on a small 50' x 135' residential lot which offers little to no exterior open space for the owners to utilize. With the approval of the proposed variance the new owners will be able to enjoy a small exterior deck which in turn will benefit the surrounding community by allowing for increased property curb appeal, have no impact on the lot's limited permeability footprint, will offer the new owner's the opportunity to make the most of the limited property available, and most importantly encourage greater neighbor to neighbor social interaction and broader community continuity.

APPROVAL CRITERIA

- 1) **Exceptional conditions peculiar to property:** The lot dimensions are exceptionally small measuring 50' x 135', and the dimensions of the reconstructed home now measure 30' x 82". As a comparative, current conforming Lake County R1 lots would be 40,000 sf or larger. The home has no back yard offering only the 5' setback from the neighboring property line, with any and all useable exterior space being minimal and located at

the North and South side yards. This variance request is asking to allow for the addition of 6 feet of deck to the North facing side yard adjacent to Bluff Street, the only available opportunity to connect a deck the home.

- 2) **Practical difficulties / hardship in managing to the strict letter of regulation:** The only other option offering exterior living enjoyment would be at the South side yard. The challenge with this consideration is that the Southern facing yard is smaller than that of the North, and most limiting being its separated from the home and interior living space by a 36 footlong garage divide.
- 3) **Harmony with the general purpose and intent of zoning regulation:** My thinking is that zoning regulations perform the multiple functions of creating harmonious integration of various residential and commercial property applications. In addition, they allow for community livability, safety, harmony and beautification. The variance I seek 1) Does not require a zoning change nor alter the living dynamics of the surrounding community; 2) If approved would still maintain greater distance from Bluff Ln. than several of my immediate neighbor's existing homes; 3) In completing this renovation the community has benefited from increased safety with the elimination of the previously condemned residential house along with those squatters which had occupied the property and were living in tents on the lawn; 4) This project has additionally increased the beautification of the neighborhood with the variance approval ultimately increasing neighborhood harmony through encouraging friendly interactions with my new neighbors and surrounding community.

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:	<u>Steve Mandell</u>	Name:	
Address:	<u>27980 N. 21st Ln</u>	Address:	
State & Zip:	<u>Wauconda, IL 60084</u>	State & Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

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 certify that the information given above is true and complete to the best of my/our knowledge.

Owner's

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Andrew S Heuser a Notary Public aforesaid, do hereby certify that Steve Mandell personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of March 16th, 2025 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 10th day of March, 2025

(Seal)

My Commission expires

October 8th, 2025



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.

S

Billing Contact Information:

Print Name

Em

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

23SD171842 PP 2022
SPECIAL WARRANTY DEED

THE GRANTOR, Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee of RMF Buyout Acquisition Trust 2021-HB1

Type: DW
Recorded: 1/2/2024 10:57:09 AM
Fee Amt: \$295.00 Page 1 of 2
Receipt#: 202400000176
IL Rental Housing Fund: \$18.00
State Stamp Fee: \$150.00
County Stamp Fee: \$75.00
Lake County IL
Anthony Vega Lake County Clerk

File# 8012504

A corporation created and existing by virtue of the laws of the State of Delaware, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 12 day of December, 2023, REMISE, ALIEN AND CONVEY TO THE GRANTEE,

REAL ESTATE TRANSFER TAX

County:	\$75.00
Illinois:	\$150.00
TOTAL:	\$225.00
Stamp Duty:	1-297-667-104
Declaration ID:	2023SD04101204
Enclosure ID:	8012504
Date:	02-Jan-2024

Steve Mandell, 27980 North Bluff Street, Wauconda, IL 60084

The following described real estate situated in the County of Lake and State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered, or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, WILL WARRANT AND DEFEND, subject to:

PERMANENT REAL ESTATE NUMBER: 09-25-104-038

ADDRESS OF REAL ESTATE: 27980 North Bluff Street, Wauconda, IL 60084

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year written above.

Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee of RMF Buyout Acquisition Trust 2021-HB1, by Compu-link Corporation dba Celink as Attorney-in-Fact by LRES Corporation duly

STATE OF Pennsylvania
COUNTY OF Montgomery

I, Heather M. Deid, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michele Westhuis personally known to be signing as by Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Trustee of RMF Buyout Acquisition Trust 2021-HB1, by Compu-link Corporation dba Celink as Attorney-in-Fact, by LRES duly authorized and personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument and caused the corporate seal of the aforesaid corporation to be affixed thereto, pursuant to authority given by said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation.

Given under my hand and official seal, this 12th day of December
Commission expires 10/27, 20 27

This instrument was prepared by KESSLER & KEIRNAN, P.C., 3255 N. Arlington Heights Road, Suite 501, Arlington Heights, IL 60016

Commonwealth of Pennsylvania - Notary Seal
Heather M. Deid, Notary Public
MONTGOMERY COUNTY
My commission expires October 27, 2027
Commission number 1265271

LEGAL DESCRIPTION

Lot 63 in Elmcrest, being Cook and Paddock's Bangs Lake Subdivision, being a Subdivision of parts of Sections 23, 25, and 26, Township 44 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof, recorded October 1, 1923, as Document 230331, in Book "M" of Plats, page 18, in Lake County, Illinois.

27980 North Bluff Street
Wauconda, IL 60084

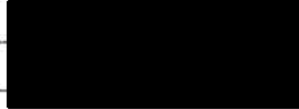
Mail to:

Steve Mandell



Send Subsequent Tax Bills To:

Steve Mandell





Plat of Survey

LEGAL DESCRIPTION:

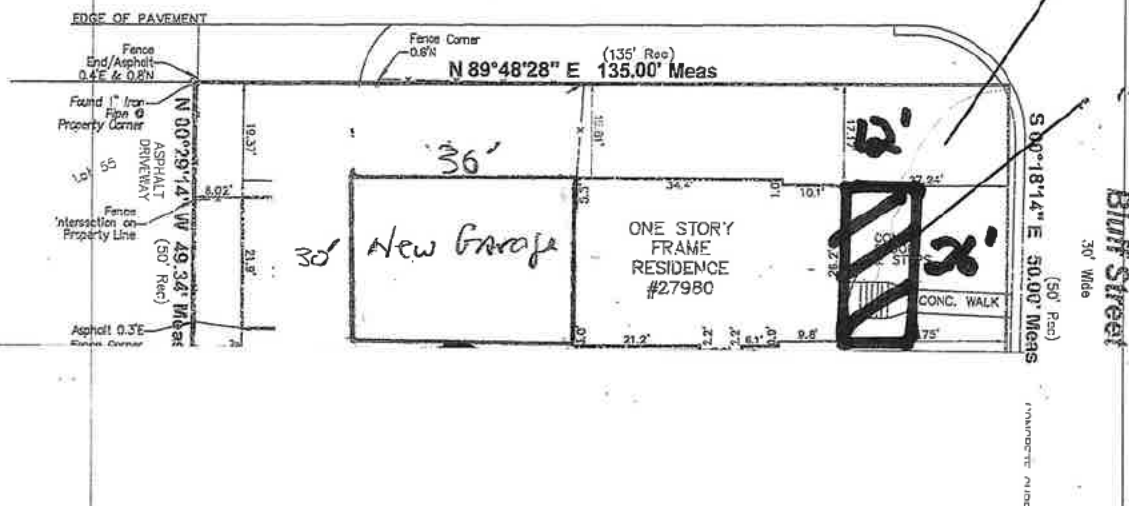
LOT 63 IN ELMCREST, BEING A COOK AND PADDOCK'S BANGS LAKE SUBDIVISION BEING A SUBDIVISION OF PARTS OF SECTIONS 23, 25 AND 28, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1923 AS DOCUMENT 230331, IN BOOK "M" OF PLATS, PAGE 18, IN LAKE COUNTY, ILLINOIS.

Parcel Area: 6,746 Sq. Feet

27980 N Bluff
Wauconda, IL
Permit # 079264

Proposed New Deck
- 2x10 Framing
- 4x4 Railing
- 6x6 Posts
- 40" tall Deck
- 36" Rail

Cook Street



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }
COUNTY OF MCHEENY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE SURVEY.

DATED JANUARY 10, 2024
SPECIAL LAND SURVEYOR NO. 3898

LICENSE TO BE RENEWED NOVEMBER 30, 2024

NOTES:

- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
- BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
- UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY) INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

LEGEND	
○	FOUND IRON PIPE/BAR/DISC
⊗	SET IRON BAR
⊙	FOUND/SET/PIPE NAIL
×	FOUND/SET "X"
⊕	STORM MANHOLE
ABBREVIATIONS	
PUE	PUBLIC UTILITY EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
VUE	VILLAGE UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
PC	POINT OF CURVATURE
FENCES	
—	WOOD
—	CL/METAL/WIRE
—	ELASTIC/WIRE

LUCO SURVEYING	
PROFESSIONAL DESIGN FIRM NO. 184,007,971	
54 Lou Street, Crystal Lake, IL 60014	
A Division of Polaris Surveying, Inc.	
Telephone: (815) 326-3974	
E-mail: admin@lucosurveying.com	
Common Address:	27980 N. Bluff Street, Wauconda, IL
PIN:	09-25-101-088
Job Number:	24-72069
Drafted By:	LAH
Client:	STEVE MANDELL
Reference:	N/A
Field Work Completion:	01/08/2024
Revision:	