

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Marcin Szewczyk, Monika Szewczyk

Subject Present Zoning: Residential

Property Present Use: Residential

Proposed Use: Residential (Single-Family)

PIN(s): 13-25-306-003-0000

Address: 25960 W. Hippler Rd., Barrington, IL 60010

Legal description: Lot 36 in Northern Hills of Barrington (see deed)

The following variation(s) are requested:

- 1 Reduce the front street setback from 30 feet to 20.8 feet to alleviate the nonconforming status of an existing single-family dwelling.
- 2 Reduce the front street setback from 30 feet to 23.8 feet to accommodate an addition to the house.
- 3 Reduce the minimum side-yard setback from 19 feet to 9 feet to alleviate the nonconforming status of an existing single-family dwelling.

Explain why the variation(s) is necessary:

The existing single-family home (constructed circa 1964) and detached garage (constructed in the 1990s) predate the adoption of the current Lake County zoning ordinance. The proposed roofed connection between the house and garage will provide protection from rain and snow and allow safe passage during inclement weather. The proposed one-story addition enhances functionality while maintaining residential use. Due to the existing placement of the structures and the septic system location, the buildable area on the property is limited. The addition will be constructed as far from the front property line as reasonably possible while improving safety and usability.

Approval Criteria

1. Exceptional conditions peculiar to the applicant's property:

The existing single-family home has been located on the property since approximately 1964, and the detached garage was constructed in the 1990s. Both structures have existed in their current configuration since before the adoption of the current Lake County zoning ordinance. The lot configuration, structure placement, and historical development of the property create unique conditions not generally applicable to other properties in the area.

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

There is no practical alternative location for the proposed roof connection because the garage entrance directly faces the home. Relocation would require significant structural alteration. Additionally, the septic system placement restricts the available buildable area. Strict enforcement of setback requirements would prevent reasonable improvements to an existing residential structure.

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

The proposed improvements are consistent with the character of the surrounding single-family residential neighborhood. The roof connection and addition do not change the residential use and do not alter neighborhood character. The project maintains harmony with the general purpose and intent of the zoning regulations.

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>Marcin Szewczyk Monika Szewczyk</u>	Name: _____
Address: [Redacted]	Address: _____
State & Zip: _____	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 attest that all information given above is true and complete to the best of my/our knowledge.

 Signature of owner(s)

 Signature of contract purchaser(s)

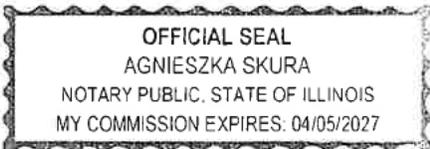
Signature(s) of contract purchasers (if applicable)

I, [Redacted] a Notary Public aforesaid, do hereby certify that MONIKA SZEWCHYK 242 and MARCIN SZEWCHYK personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 02-03-2026 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 03 day of February, 2026

(Seal)

My Commission expires 04-05-2027

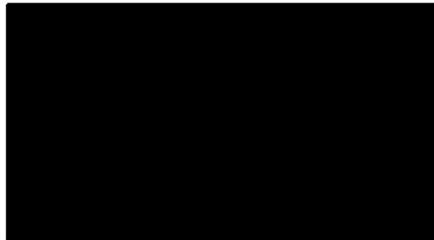


COURT REPORTER AGREEMENT

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:

Marcin Szewczyk
Print Name


Email


Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

256NW413815NB

After Recording Mail To:

903 W Milburn Ave

Mount Prospect, IL 60056
Marcin Szewczyk

Type: CLT
Recorded: Sep 03, 2025 12:36 PM
Fee Amt: \$715.00 Page 1 of 3
Receipt#: 20250827000028
IL Rental Housing Fund: \$18.00
State Stamp: \$430.00
County Stamp: \$215.00
Lake County IL
Anthony Vega Lake County Clerk

File#: 8118959

Send Subsequent Tax Bills To:

REAL ESTATE TRANSFER TAX



County: \$215.00
Illinois: \$430.00
Total: \$645.00

Stamp No: 1-234-889-328
Declaration ID: 20250804968545
Instrument No: 8118959
Date: Sep 03, 2025

Warranty Deed

THE GRANTORS, EUGENE KOLOTOV AND RINA KOLOTOV, as joint tenants, of the CITY of BARRINGTON, County of LAKE, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

MARCIN SZEWCZYK AND MONIKA SZEWCZYK
AS husband and wife

of the city of Mt. Prospect, County of COOK, State of Illinois, not as Joint Tenants, not 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:

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 not in Tenancy in Common, but as **TENANTS BY THE ENTIRETY**, forever.

Permanent Index Number(s): 13-25-306-003-0000
Address of the Real Estate: 25960 West Hippler Road, Barrington, IL 60010

(CT) 256NW413815NB of 2

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2025 and subsequent years.

* grantee's address:
903 W Milburn Ave
Mount Prospect, IL
60056

DATED this 21 day of August, 2025

[Redacted]

[Redacted]

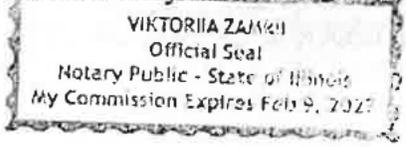
EUGENE KOLOTOV

RINA KOLOTOV

STATE OF IL }
COUNTY OF Cook }SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **EUGENE KOLOTOV AND RINA KOLOTOV**, 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 this 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 21 day of August, 2025.



[Redacted Signature]

NOTARY PUBLIC

This instrument prepared by:

SHVARTSMAN LAW OFFICE,
3400 Dundee Rd Suite 215,
Northbrook, Illinois 60062.



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 25GNW473815NB

For APN/Parcel ID(s): 13-25-306-003

LOT 36 IN NORTHERN HILLS OF BARRINGTON, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1927, IN BOOK "R" OF PLATS, PAGE 65, AS DOCUMENT NUMBER 300573, IN LAKE COUNTY, ILLINOIS.



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 • Family Law
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 • Personal Injury
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 • Corporate and Business Law

400 Skokie Blvd, Suite 380
 Northbrook, Illinois 60062
 Tel: 847.714.0210
 Fax: 847.714.0212

www.shvartsmanlaw.com



PROPERTY ADDRESS:
 25960 W HIPPLER ROAD, BARRINGTON, ILLINOIS 60010

SURVEY NUMBER: 2507.7858

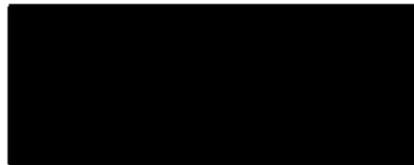
DATE SIGNED: 08/29/25 **FIELD WORK DATE:** 8/28/2025

REVISION DATE(S):
 (REV.1 8/29/2025)

POINTS OF INTEREST
 NONE VISIBLE

STATE OF ILLINOIS SS
 COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



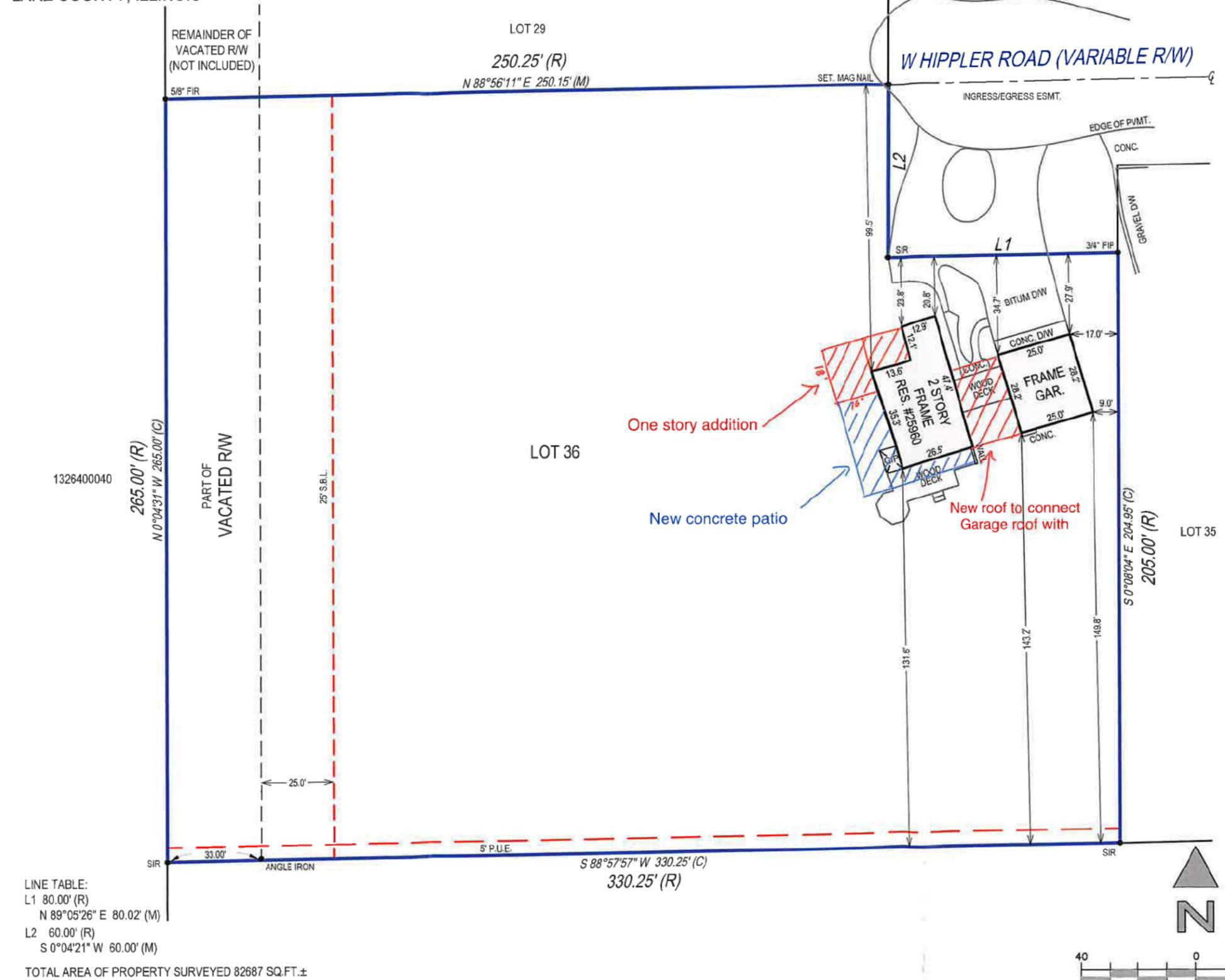
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2980
 LICENSE EXPIRES 11/30/2026
 EXACTA LAND SURVEYORS, LLC
 PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
 PDF # 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450



2507.7858
 PLAT OF SURVEY
 LAKE COUNTY, ILLINOIS



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