

LAKE COUNTY ZONING NOTICE VAR-001166-2026

Vernon Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday, April 23, 2026, at the Lake County Public Works Maintenance Training Facility, 648 W. Winchester Rd., Libertyville, Illinois on the petition of Nataliya Kolomiyets and Aleksandr Katsman, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the side-yard setback from 10 feet to 6.1 feet, to allow for the construction of an addition connecting the detached garage to the single-family dwelling.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 23076 N. Richards Court, Prairie View, IL, and is approximately 0.45 acres.

PIN: 1516405015

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12881> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Natalia Fic, Project Manager 847-377-2127

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): Nataliya Kolomiyets & Aleksandr Katsman

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

Subject Property: Present Zoning: R-1
Present Use: Single-family home with detached garage
Proposed Use: SFD with attached breezeway/walkway (covered with walls)
PIN(s): 15164050150000
Address: 23076 N. Richards Ct. Prairie View, IL 60069

Legal description: _____
(see deed)

The following variation(s) are requested:

1. Reduce the side-yard setbacks from 10 feet to 6.12 feet for the attachment of an attached garage to the principal structure.
- _____
- _____
- _____

Explain why this variation(s) is necessary:

The subject property consists of a recently rebuilt single-family residence and an existing detached garage that remains in its original lawful location. The proposed improvement will enclose the existing narrow open corridor between the house and garage, thereby attaching the garage to the principal structure. Although the garage currently complies with all required setbacks as a detached accessory structure, attaching it reclassifies it as part of the principal structure, which triggers a side yard setback requirement of 10 feet. The existing side yard setback is 6.12 feet. No portion of the structure is being moved closer to the property line. The project does not increase building height, does not create additional living space, remains under maximum lot coverage, and complies with all other dimensional requirements. The modest rear roof extension remains open and does not create enclosed or habitable area. The requested variation allows reasonable improvement of the property while maintaining neighborhood character and full compliance with all other zoning standards.

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 contains an existing detached garage located approximately 6.12 feet from the side property line. The garage was lawfully constructed in its current location and complies with setback requirements as a detached accessory structure. The proximity of the existing garage to the residence creates a narrow open passage between the two structures. Attaching the garage requires reclassification as part of the principal structure, which triggers a greater side yard setback requirement that cannot be met without relocating the garage. The configuration and placement of the existing lawful structures constitute a unique condition specific to this property.

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

Strict application of the 10-foot side yard setback requirement would prevent enclosure of the existing narrow corridor between the house and garage, despite the fact that no structure is being moved closer to the property line. Relocating the garage to meet the 10-foot requirement would be impractical and unreasonable, as the structure is lawfully existing and structurally integrated with the site. Enclosing the corridor improves safe access between the home and garage during snow and inclement weather while maintaining compliance with all other zoning standards. The hardship arises from the technical reclassification of the garage upon attachment rather than from any expansion toward neighboring property.

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

The proposed improvement maintains the residential character of the property and surrounding neighborhood. The property remains a single-family residence, and no additional dwelling units or increased density are proposed. All required setbacks other than the technical side yard requirement for attachment remain compliant. The property remains under maximum permitted lot coverage, and building height is unchanged. The modest enclosure and open rear roof extension are proportional to the size of the half-acre lot and do not adversely affect neighboring properties. The request is consistent with the general purpose and intent 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: Aleksandr Katsman, Nataliya Kolomiyets	Name: _____	Address: _____	Address: _____
State & Zip: Prairie View, IL 60069	State & Zip: _____	Daytime Phone: _____	Daytime Phone: _____
Daytime Phone: [Redacted]	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: _____
Daytime Phone: _____	Daytime Phone: _____	Email: _____	Email: _____

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

[Redacted Signature]

[Redacted Signature]

Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Tamara Kozlova a Notary Public aforesaid, do hereby certify that Aleksandr Katsman personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 3/10/2026 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 3rd day of March, 2026



My Commission expires 01/10/2027

FIDELITY NATIONAL TITLE
SCKL210617281

Type: DW
Recorded: 3/10/2022 11:44:21 AM
Fee Amt: \$618.75 Page 1 of 2
Receipt#: 202200021957
IL Rental Housing Fund: \$9.00
State Stamp Fee: \$372.50
County Stamp Fee: \$186.25
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File# 7883122

REAL ESTATE TRANSFER TAX

County:	\$186.25
Illinois:	\$372.50
Total:	\$558.75
Stamp No:	0-494-310-800
Declaration ID:	20220204925671
Instrument No:	7883122
Date:	10-Mar-2022

SPECIAL WARRANTY DEED
Corporation to Individual

THIS INDENTURE, made this 3 day of Feb, 2022, between WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2018-RPL I TRUST, of 3217 S. Decker Lake Drive, Salt Lake City, Utah 84119, duly authorized to transact business in the State of ILLINOIS, party of the first part, and NATALIYA KOLOMIYETS and ALEKSANDR KATSMAN, of 23076 N Richards Ct, Prairie View, IL 60069, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Lake and State of Illinois, known and described as follows, to wit:

SITUATED IN THE COUNTY OF LAKE, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:
LOT 43 IN KRISVIEW ACRES, BEING A SUBDIVISION OF PART OF LOT 34 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 1955 AS DOCUMENT 861317, IN LAKE COUNTY, ILLINOIS.

Prior Instrument: # 7808242
Permanent Real Estate Index: 1516405015
Address of Real Estate: 23076 N RICHARDS CT, PRAIRIE VIEW, IL 60069.

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, E either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed the day and year first above written.

By: WILMINGTON SAVINGS FUND SOCIETY, FSB. NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
OF CSMC 2018-RPL1 TRUST

By: [Redacted] o Servicing, Inc., as Attorney-in-Fact

FEB 03 2022

By: [Redacted] Boren
Control Officer



STATE OF UTAH, COUNTY OF SALT LAKE ss.

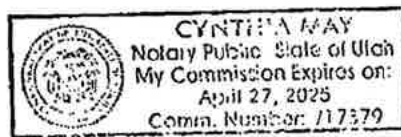
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 03 day of February, 2022.

By: Terry Boren Document Control Officer, Personally Known

[Redacted Signature] (Notary Public)

Prepared By: Renee Meltzer Kalman
100 N. LaSalle St. Suite 1605
Chicago, Illinois 60602



Mail to:
Aleksandr Katsman
23076 N Richards Ct
Prarie View, IL 60069

Send Subsequent Tax Bills To: GRANTEES ADDRESS

Aleksandr Katsman
23076 N Richards Ct
Prarie View, IL 60069

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.

[Redacted Signature]

Signature

Billing Contact Information:

Aleksandr Katsman

Print Name

[Redacted Email]

Email

[Redacted Phone Number]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



www.exactland.com | office: 773.305.4011



PROPERTY ADDRESS:
23076 N RICHARDS COURT, LINCOLNSHIRE, ILLINOIS 60069

SURVEY NUMBER: 2601.2493

DATE SIGNED: 01/19/26

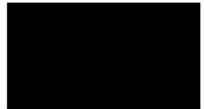
FIELD WORK DATE: 1/19/2026

REVISION DATE(S):
(REV.1 1/19/2026)

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.



ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE # 035-3229
LICENSE EXPIRES 11/30/2028
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

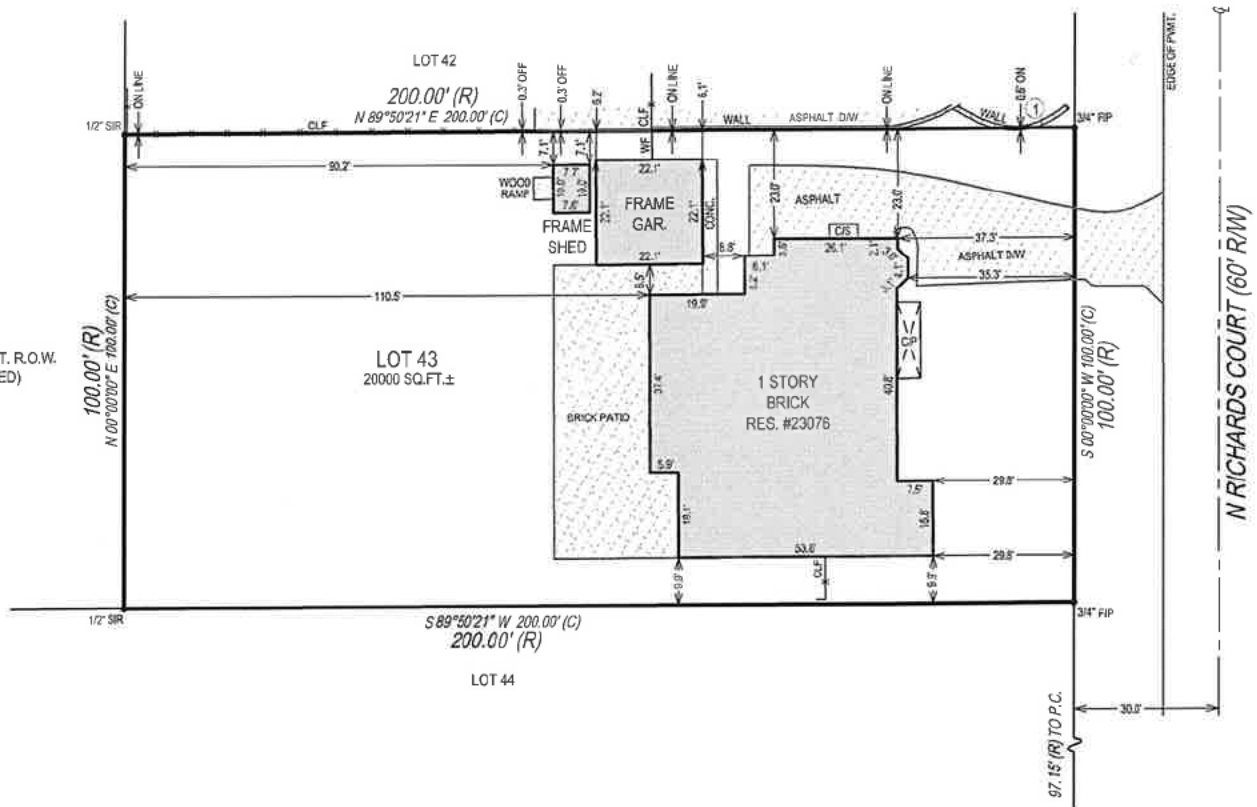


Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

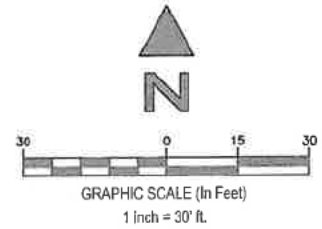


2601.2493
PLAT OF SURVEY
LAKE COUNTY, ILLINOIS

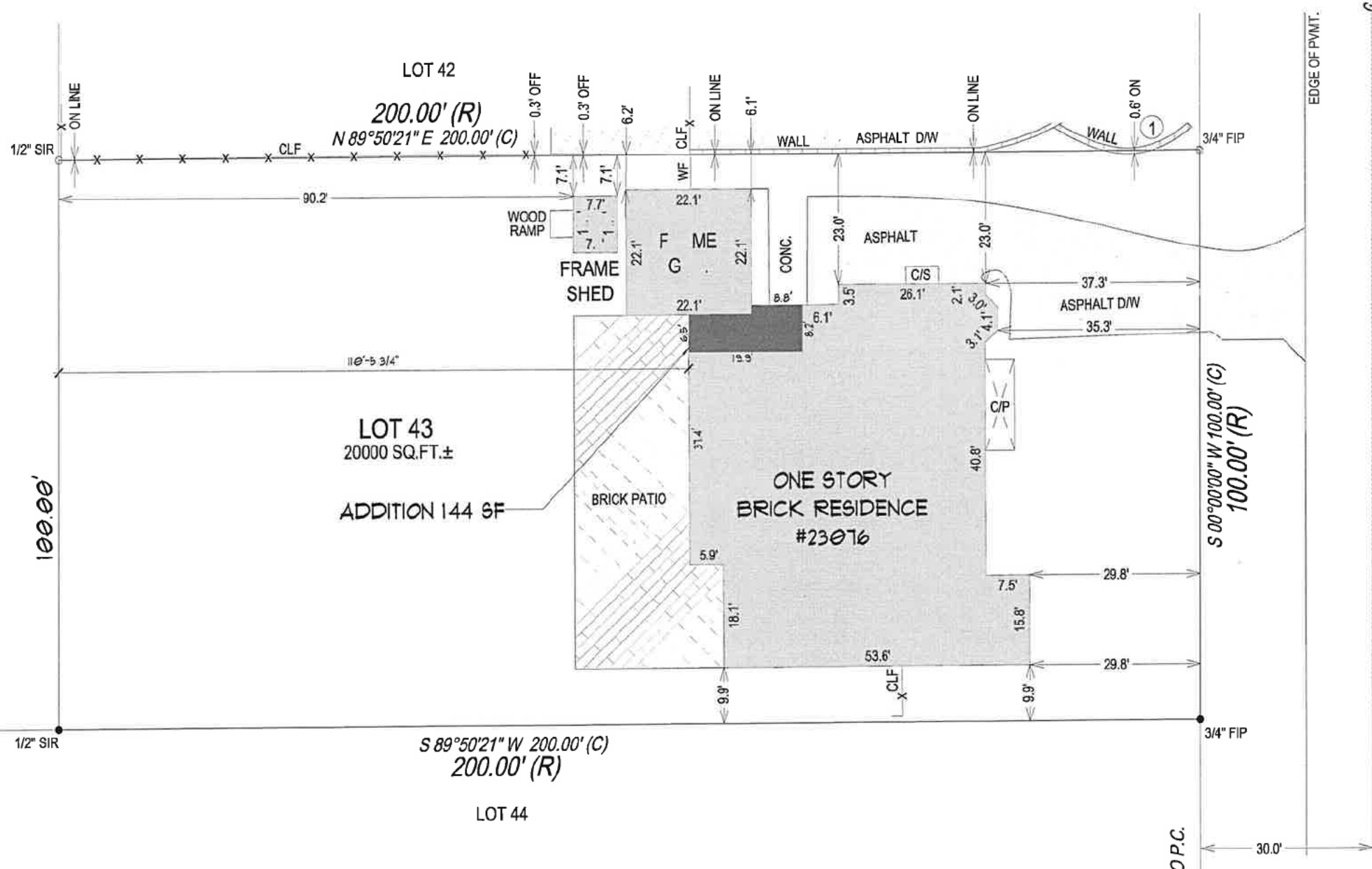
UNNAMED 60 FT. R.O.W.
(NOT PAVED)



PROPERTY WAS SNOW COVERED AT TIME OF SURVEY.



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



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



Document Record:

Issue Date:	11-29-2025
Drawn By:	PAI
Check:	
Date:	

PROPOSED SITE PLAN

A0.2

PAI PROJECT NUMBER
20125.00

ATTACHED DETACHED GARAGE TO EXISTING RESIDENCE

Katsman Residence

23076 N RICHARDS COURT
PARLIQUE VUEW, ILLINOIS 60069
TEL: 847.687.7771
e-mail: katsman.alex@gmail.com

PAI ARCHITECTS
1001 W. WASHINGTON ST.
CHICAGO, IL 60607
TEL: 312.467.1000
www.pai-architects.com

PROFESSIONAL DESIGNER LICENSE NO. 188000007
LICENSE EXPIRES 12/31/2027

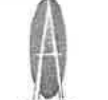
PAI
PUROHIT ARCHITECTS
LICENSED IN FL, IL, IN, OH, OR, TX, VA

Komal Purohit

Issue No.	Description
01	ISSUED FOR VARIANCE APPROVED

FOR THE RECORD: THE ARCHITECT HAS REVIEWED THE ABOVE AND IS NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, THE DESIGN AND CONSTRUCTION OF ANY OTHER STRUCTURES, UTILITIES, OR SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND HIS ASSOCIATES, PURSUANT TO A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE ARCHITECT AND HIS ASSOCIATES AND THE CLIENT. THE ARCHITECT AND HIS ASSOCIATES ARE NOT PROVIDING ANY GUARANTEE OF ACCURACY OR COMPLETION OF THE PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.



Purohit Architects
 ARCHITECTS
 1000 W. 10th Street
 Suite 200
 Chicago, IL 60607
 PH: 773.326.1111
 FAX: 773.326.1112
 www.purohit.com

PA
 PUROHIT ARCHITECTS
 LICENSED IN FL, IL, IN, OH, OR, TN, TX

ATTACHED DETACHED GARAGE TO EXISTING RESIDENCE
Ronald Purohit

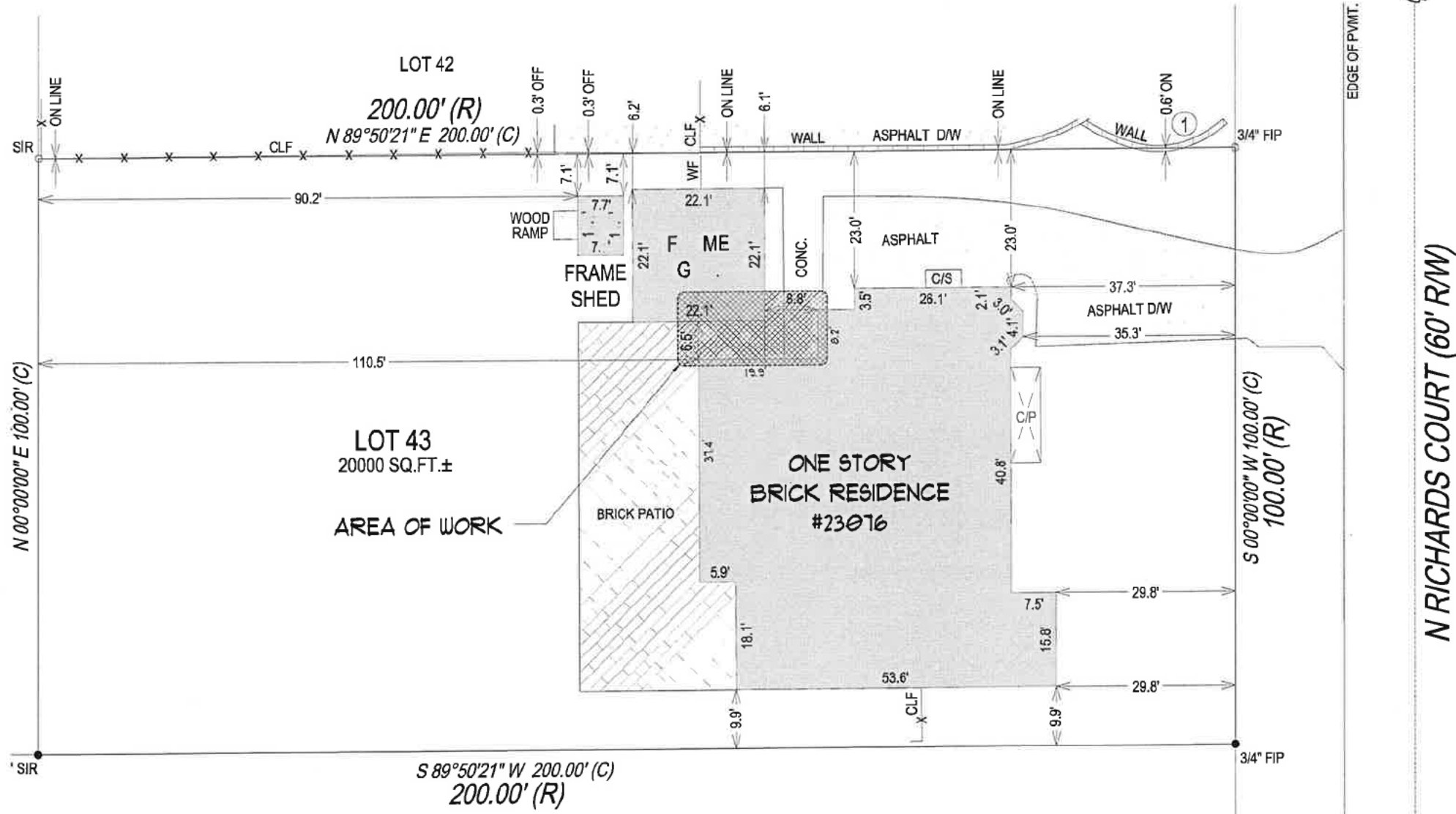
Katsman Residence
 23076 N RICHARDS COURT
 PARKLAND, ILLINOIS 60069
 TEL: 847.687.7771
 e-mail: katsman.alex@gmail.com

Issue Date: 01-26-2015
 Drawn By: RAB

1011 EXISTING SITE PLAN

A0.1

PAI PROJECT NUMBER
 20125.00



EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"



N RICHARDS COURT (60' R/W)

EDGE OF P.V.M.T.