

LAKE COUNTY ZONING NOTICE VAR-000808-2022

Warren Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:00 AM on Thursday September 8, 2022 at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Igor and Iryna Dvorkin, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Allow an accessory structure to be constructed in a buffer yard.
- 2.) Reduce the side-yard setback from 6 feet to 5.6 feet to allow for the construction of an accessory structure

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 34092 N WOODED GLEN DR GRAYSLAKE, IL 60030 and is approximately 0.19 acres.

PIN:0730213020

This application is available online for public examination at <https://www.lakecountyil.gov/calendar.aspx?EID=10445> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn: Thomas Chefalo, Project Manager 847-377-2120

Gregory Koeppen
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)

Igor & Iryna Dvorkin
Owner(s)

Subject
Property:

Present Zoning:

R4

Present Use:

Single family house

Proposed Use:

single family house with accessory structure

PIN(s):

0730213020

Address:

34092 N Wooded Glen Dr
Grayslake, IL 60030

Legal description:
(see deed)

Request:

The following variation(s) are requested:

1. To allow for the construction of structure in a buffer yard
2. Reduce the side-yard setback from 6 feet to 5.6 feet to allow for the construction of
3. an accessory structure
- 4.

Explain why this variation(s) is necessary:

Structure needed, does not fit anywhere on property without extending into buffer yard

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 following criteria:

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

Response:

My backyard contains 15 foot utility easement and 10 foot buffer yard

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

Response:

Due to total of 25 feet of combined utility and buffer yard it leaves us with very little room to place structure unless it is attached as an addition to main house. It is nearly impossible to build

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

Response:

None of neighbors that I spoken to, including immediate neighbors, do not oppose to our project. Structure is also raised above ground on concrete pilasters to allow any possibility of flood water to flow freely without any obstruction.

COURT REPORTER AGREEMENT

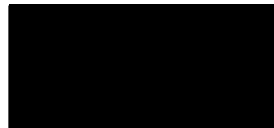
CHECK ONE OF THE FOLLOWING:



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

Please send the bill to:

Tyler Dworkin

Print Name

34092 N Wooded Glen Dr

Street Address

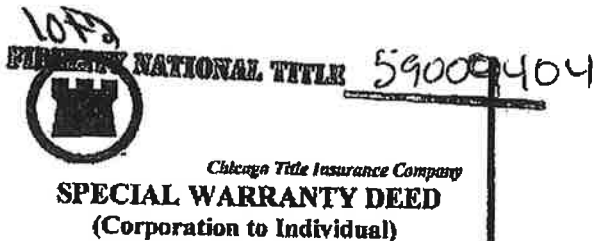
Grayslake IL 60030

City, State, Zip



Email

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



Image# 050842420003 Type: DW
Recorded: 10/02/2013 at 03:29:50 PM
Receipt#: 2013-00066843
Page 1 of 3
Fees: \$517.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7042546**

THIS INDENTURE, made this 5TH day of SEPTEMBER, 2013, Between BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-HE3, duly authorized to transact business in the State of ILLINOIS, party of the first part, IGOR DVORKIN party of the second part, (GRANTEE'S ADDRESS) 34092 N. WOODED GLEN DRIVE, GRAYSLAKE, ILLINOIS 60030.

AND IRYNA DVORKIN, husband and wife, *tenants by the entirety*
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:

SEE ATTACHED LEGAL DESCRIPTION

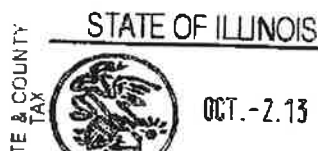
Permanent Real Estate Index Number(s): 07-30-213-020-0000

Address(es) of Real Estate: 34092 N. WOODED GLEN DRIVE, GRAYSLAKE, ILLINOIS 60030

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 thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, 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**.

\$ 319,000.00



Handwritten initials and number 2

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 to these presents by its **DOC. CONTROL OFFICER** the day and year first above written.

BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER
TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE
HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC,
ASSET-BACKED CERTIFICATES, SERIES 2007-HE3

B [REDACTED] SERVICING, INC.
[REDACTED] CAPITAL CORP.
[REDACTED] ACT

B [REDACTED] *5-19*
[REDACTED] 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 5TH day of SEPTEMBER, 2013.

[REDACTED] (Notary Public)

[REDACTED]

Prepared By: Renee Meltzer Kalman

[REDACTED]

~~Mailed To:~~ Taxpayer:
IGOR DVORKIN 24092 N. Wooded Glen Dr.
[REDACTED] Grayslake IL 60030

[REDACTED]

Mail To:

[REDACTED]

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 2011 059009404 UVH

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 32 IN WOODED GLEN GARDENS UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1997 AS DOCUMENT 4007310, IN LAKE COUNTY, ILLINOIS.

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November 5, 2021

Igor Dvorkin
34092 North Wooded Glen Drive
Grayslake, Illinois 60030

Re: 34092 North Wooded Glen Drive, Grayslake, Illinois 60030
Shed Encroachment into Utility Easement

Dear Igor:

This letter serves as written acknowledgment that Comcast Cable Communications, Inc. and its affiliates have no objection to your request to be allowed to encroach into the utility easement with the installation of a Shed on the above-mentioned property.

Please contact J.U.L.I.E. (800-892-0123) prior to any excavating on the property, to assure that any cable lines will not be damaged. If for any reason our cable facilities have to be relocated, please contact me so I can make arrangements for this.

The encroachment herein granted does not under any circumstances, abrogate nor nullify the rights and interests of Comcast Cable Communications, Inc. and its affiliates in and to the easements of record, pertaining to the aforesaid property.

Very truly yours,

Robert L. Schuler, Jr.
Central Division Director of Construction

November 2, 2021

Igor Dvorkin
34092 N. Wooded Glen Drive
Grayslake, IL

Re: PROPOSED SHED ENCROACHMENT

Dear Igor:

Pursuant to your request for an encroachment letter, this is to inform you that ComEd Company has no objection to the proposed 14' x 16' shed that has been placed approximately 4.5' westerly of the easterly property line, 4' southerly of the northerly property line and can be seen on the attached Plat of Survey of the property legally described as follows:

LOT 32 IN WOODED GLEN GARDENS UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1997 AS DOCUMENT 4007350, IN LAKE COUNTY, ILLINOIS.

Please be advised that ComEd has no objection to the subject encroachment, so long as the encroachment is not increased or enlarged. Additionally, you have the obligation to ensure that the encroaching structure does not impede ComEd's ability to safely access its facilities and does not interfere with ComEd's use, operation and maintenance of its facilities.

The permission herein acknowledged is subject to the Additional Terms and Conditions contained in the attachment to this letter, which terms and conditions shall be binding upon you, and your successors and assigns.

Sincerely,

[REDACTED]
Katie Morley
Real Estate Specialist
[REDACTED]

ADDITIONAL TERMS AND CONDITIONS

1. The permission herein acknowledged is based upon information and assurances you have provided and facts and circumstances as they currently exist or are currently known to ComEd. ComEd reserves the right at any time hereafter to revoke the permission acknowledged herein and to require the immediate removal of the encroaching structure from the easement premises, at your sole cost and expense, in the event (a) that the information and assurances you have provided prove incorrect or unreliable in any respect, (b) there is change in any relevant facts and circumstances, including without limitation any change in ComEd's business needs or operations that may require the installation of additional overhead or underground facilities on the subject easement premises, or (c) ComEd is made aware of additional facts and circumstances of which it has no actual current knowledge. In the event the permission contained herein is so revoked, you shall promptly remove all encroaching structures at your sole cost and expense, provided ComEd reserves the right (but shall have no obligation) to remove the encroaching structure from the easement premises and dispose of the same without liability for any loss or damage to property incurred by you or any third parties as a result thereof. You shall be responsible for reimbursing ComEd for all costs such removal.
2. The permission herein acknowledged is subject to the condition that you shall be liable for all damage to property, including damage to ComEd's facilities, and any injury or death to persons resulting from or in any way related to the construction or continuing presence of the encroaching structure on the easement premises. By constructing or maintaining such encroaching structure, you agree to indemnify, defend and hold harmless ComEd from and against any and all claims, liabilities, losses, proceedings, damages, costs and expenses (including attorney's fees and costs, arising from or in any manner related to the construction or continuing presence of the encroaching structure on the easement premises. Such cost may include any relocation costs incurred by ComEd (including the cost of acquiring additional easements) should ComEd elect to relocate the facilities located on the easement premises due to the subject encroachment.
3. The permission herein acknowledged shall in no way modify, limit, terminate, release, abrogate, nullify or waive any of the rights and interests of ComEd, its successors and assigns, in and to the easement premises.
4. You shall have no right to construct additional structures or improvements upon the easement premises. Prior to any digging upon the easement premises, you shall be responsible for locating all electrical facilities by contacting J.U.L.I.E. at 1-800-892-0123.
5. The permission hereby acknowledged is subject to your obtaining all required approvals from applicable governmental authorities (or third parties having any interest in the easement premises) with respect to the encroaching structure.
6. The obligations set forth hereinabove and in the attached letter shall be binding upon you, your heirs, legal representatives, successors and assigns.
7. This letter should be retained with your valuable papers and copies should be furnished to the title company and your successors and/or assigns for future reference.
8. This letter may be recorded at any time by ComEd in its sole discretion.

Alexander Mecenas
Right of Way Manager
AT&T Technology Operations
Midwest Construction & Engineering

AT&T Illinois
222 W Jackson Street
Woodstock, IL 60098

O: 815-357-4100
M: 815-351-0350
Am7252@aatt.com

Nov. 3, 2021

Igor Dvorkin
34092 N Wooded Glen Dr
Grayslake, IL 60030

VIA EMAIL: IDMECHANICAL@ICLOUD.COM

Dear Mr. Dvorkin,

Please be advised that AT&T Illinois does not object to your construction of a shed within the rear and possibly the side platted utility easements at your property at 34092 N Wooded Glen Dr, Grayslake, IL 60030. AT&T facilities appear to be located along the rear of lots in this area according to AT&T records. However, these records may be not be accurate or other utilities may exist at the location of your work so care should be exercised to avoid damage to any underground facilities.

Please be sure to contact the JULIE by dialing 811 or (800) 892-0123 or US1CALL.com at least forty-eight (48) hours before you begin to dig. Any excavation that takes place within eighteen (18) inches of any facility markings must be carefully performed to avoid damage to those facilities. Various requirements and recommendations can be found at the JULIE website: <https://www.illinois1call.com>

Please feel free to direct any questions or concerns regarding this matter to my attention. Thank you.

Respectfully,


Alexander Mecenas
Right of Way Manager
AT&T Illinois

AT&T

From: igor dvorkin idmechanical17@yahoo.com
Subject: Fwd: Construction Approval
Date: Nov 7, 2021 at 7:00:11 PM
To: Wife irynadvorkin@gmail.com

Sent from my iPhone

Begin forwarded message:

From: Anne Kiwala [REDACTED]
Date: November 7, 2021 at 6:22:21 PM CST
To: [REDACTED]
Cc: John Kiwala [REDACTED]
Subject: Construction Approval

To whom it may concern,

My husband and I live next door to Igor Dvorkin and our yard is adjacent to the new structure. The new construction is the most visible from our yard - the yard on the other side of the Dvorkin property has a privacy fence and the view of the structure is obstructed to the neighbors on our other side by a row of arborvitae. The structure is barely visible from the street.

We are undoubtedly the most impacted by the new structure and we both are in full support of its construction. One of the reasons we love this neighborhood is everyone's dedication to the maintenance and improvement of their homes and we are hopeful that the Dvorkin family will be allowed to finish this project.

Sincerely,

Anne Kiwala

From: Iryna Dvorkin [REDACTED]
Subject: Backyard
Date: Nov 7, 2021 at 7:24:32 PM
To: igor dvorkin [REDACTED]

Begin forwarded message:

From: Nicholas Williamson [REDACTED]
Date: November 7, 2021 at 5:25:53 PM CST
To: Igor Dvorkin [REDACTED]
Cc: Rick Alexander [REDACTED]
Subject: Backyard Email

To Whom It May Concern,

We are the homeowners at [REDACTED] N Wooded Glen Dr, Grayslake, IL 60030; the next door neighbors (to the South) of Igor Dvorkin.

Igor informed us of his plans to build a detached structure in his backyard (on the North side). We have seen the construction so far and do not mind the structure in their backyard. For the most part, it is not very visible from our backyard and thus we don't expect it to be an issue.

Please let us know if we can provide any additional information.

Sincerely,
Richard Alexander
Nicholas Williamson

Wooded Glen Gardens

7/12/2022

To Whom it may concern:

The Board of Directors of Wooded Glen have approved the request from Igor Dvorkin to allow him to build his shed at 34092 Wooded Glen Dr. Please let us know if you have any questions.

My contact number is [REDACTED]

Thanks,

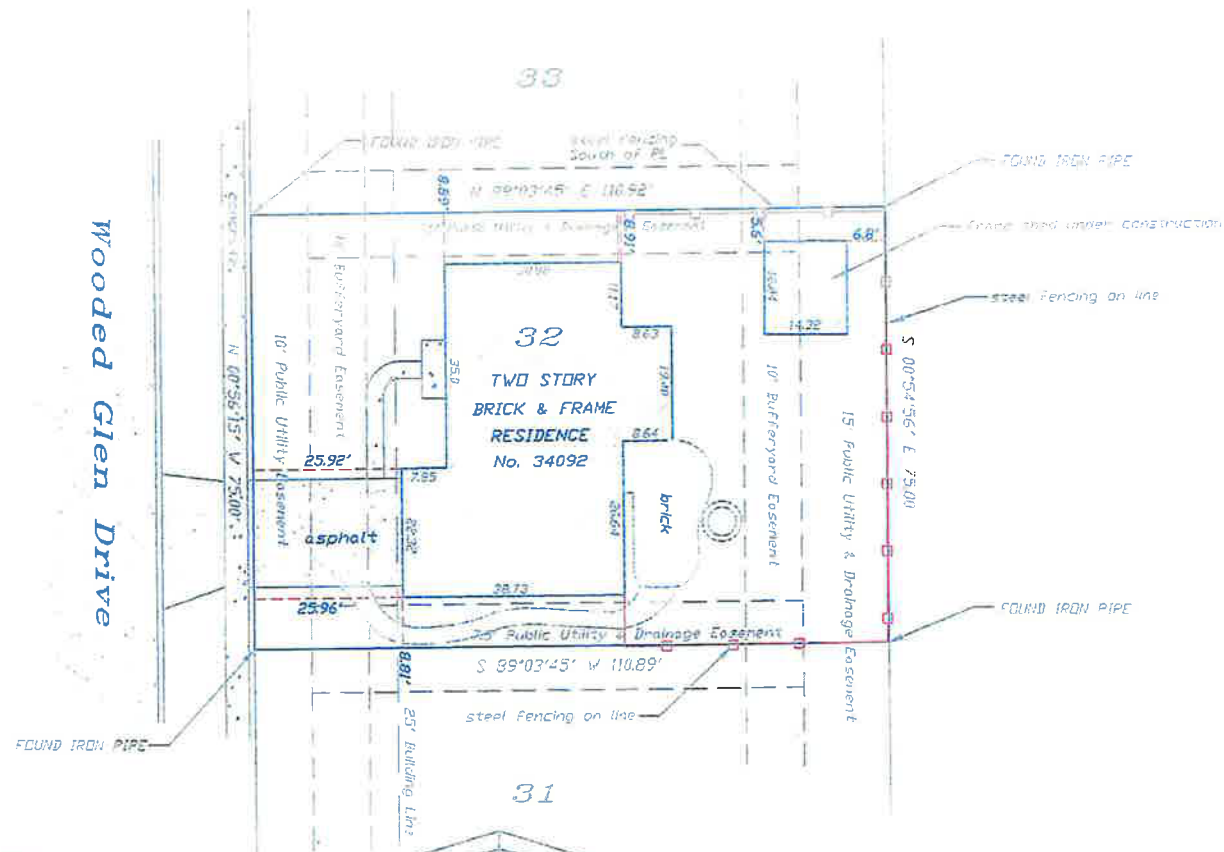
[REDACTED]
Mitch Jacobon

President Wooded Glen HOA



Plat of Survey

LOT 32 IN WOODED GLEN GARDENS UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1997 AS DOCUMENT 4007310, IN LAKE COUNTY, ILLINOIS.



CORNERSTONE LAND SURVEYING

2202 5th Street
Winthrop Harbor, Illinois 60096

GENERAL NOTES:

1. This survey is subject to matters of title which may be revealed by a current title report.
2. Distances are marked in feet and decimal places thereof.
3. There may be additional terms, powers, provisions and limitations contained in an abstract deed, local ordinances, deeds, trust instruments or other instruments of record.
4. Compare all points before building or adding, and immediately report any discrepancies.

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, MICHAEL S. DELABRE, ON BEHALF OF CORNERSTONE LAND SURVEYING DO HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN COMPLIES WITH MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 2ND DAY OF NOVEMBER, A.D. 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR
No. 35-3309
LICENSE EXPIRES 11-30-22

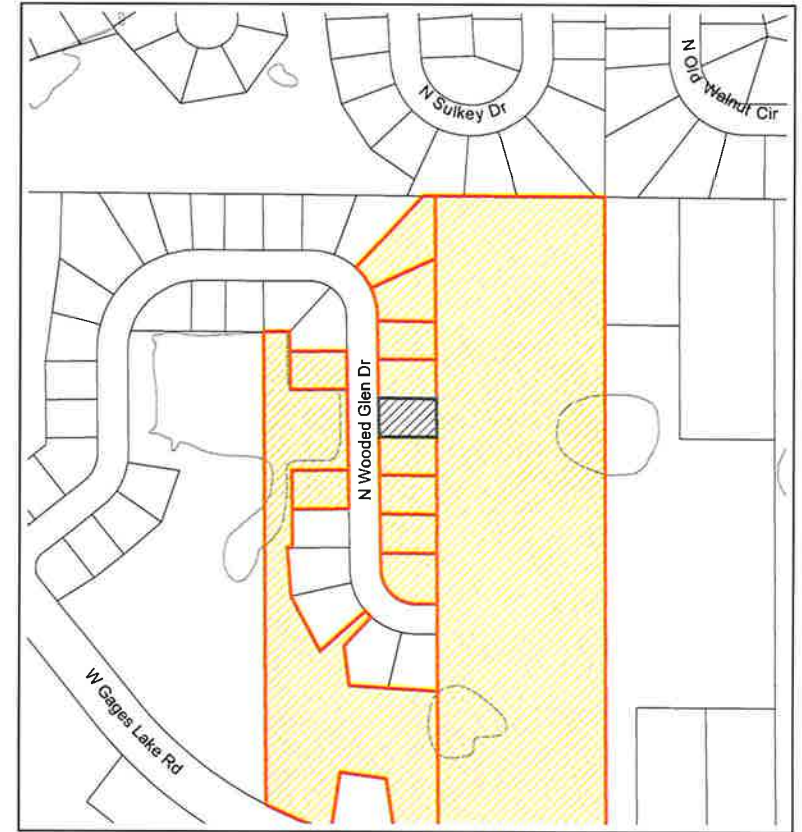
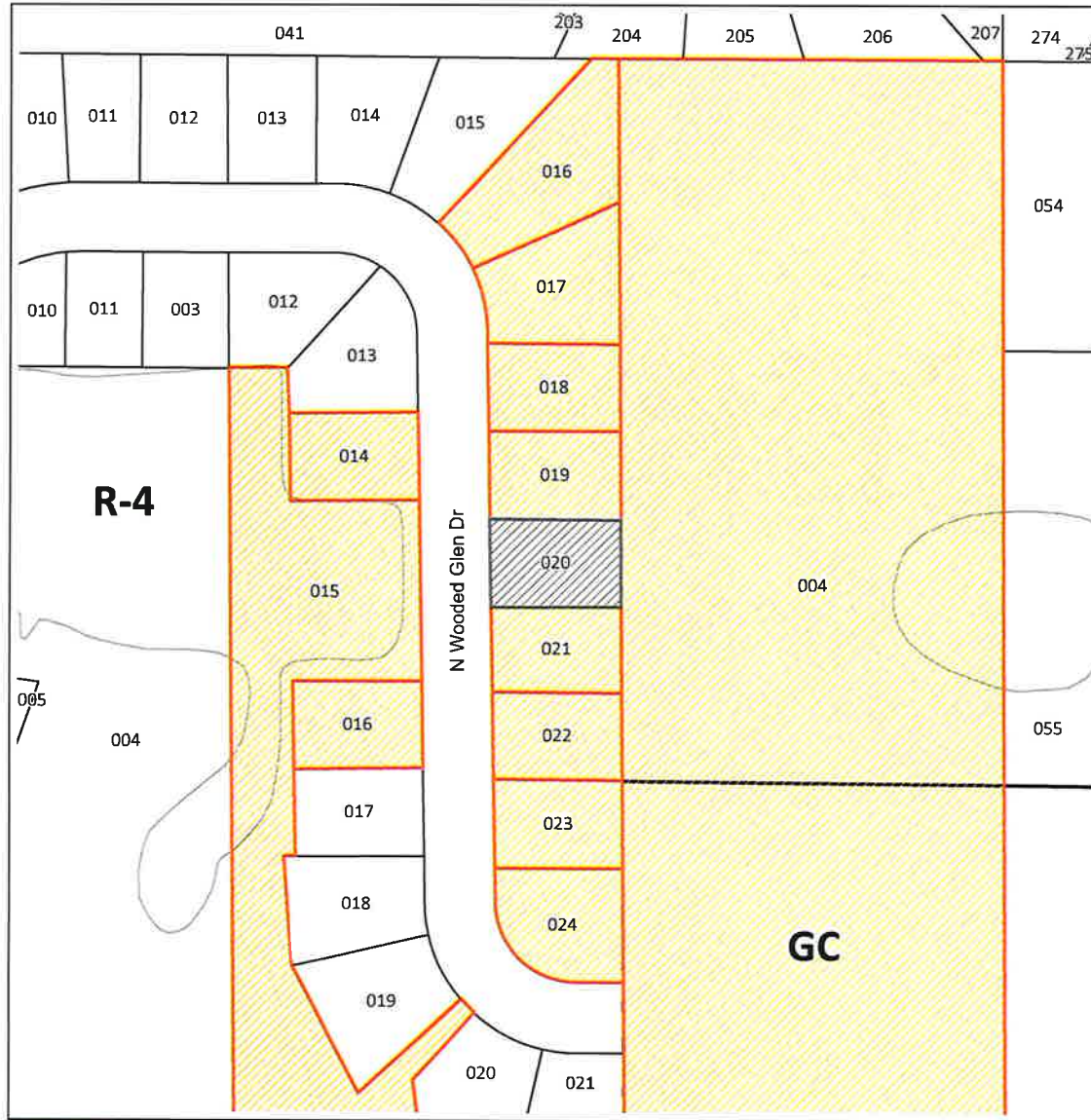


NORTH
1"=20'

CORNERSTONE LAND SURVEYING
2202 5th Street
Winthrop Harbor, Illinois 60096
Michael S. Delabre 847 354-5715
Professional design firm number 181-005609

Plat of Survey
34092 Wooded Glen Dr.
Graylake, Illinois 60030

PREPARED BY
Type
JOB CODE
IGOR
Date
11/02/21



Zoning Board of Appeals
Case # VAR-000808-2022



Incorporated Lake County

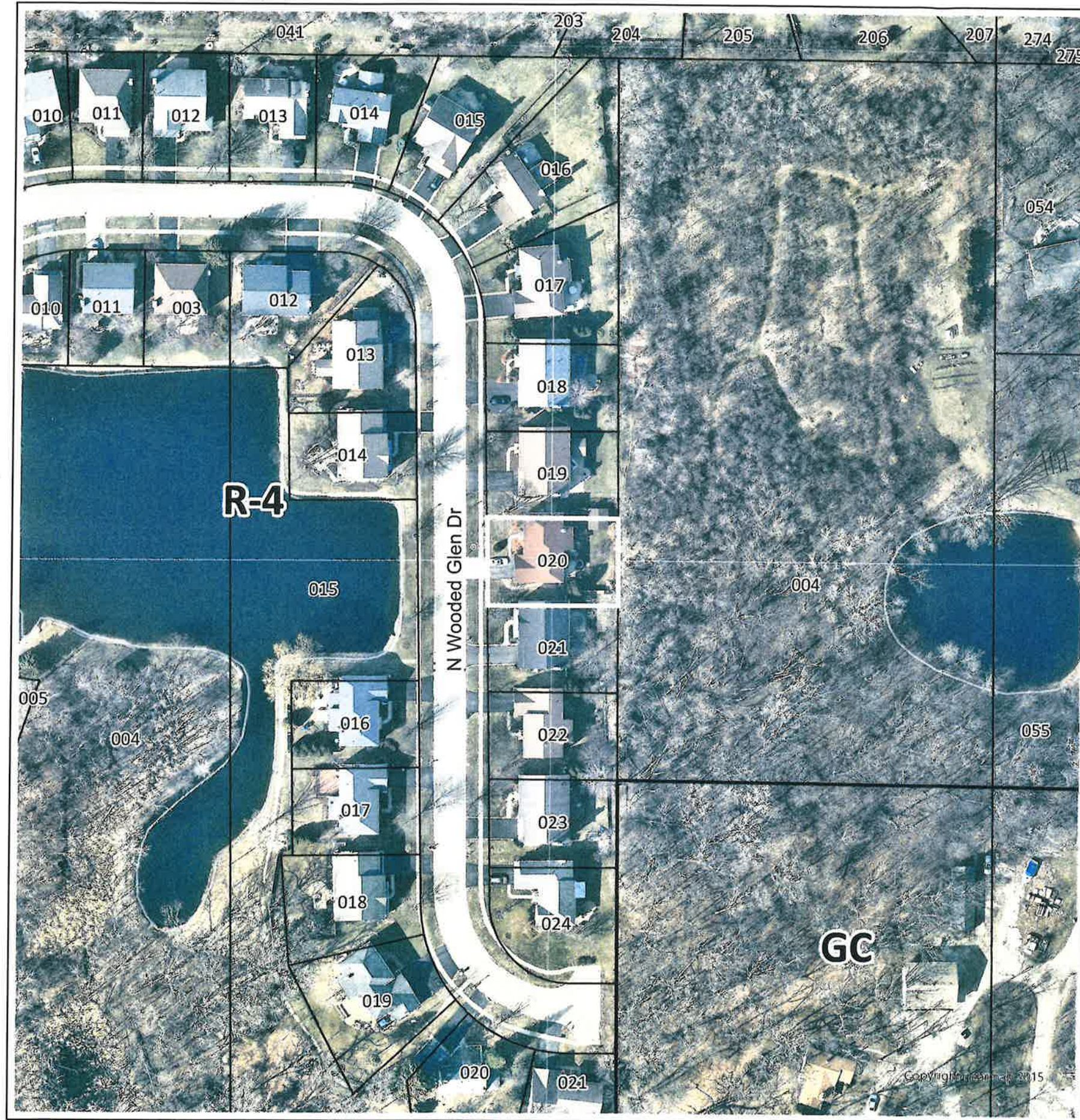


Subject Parcel

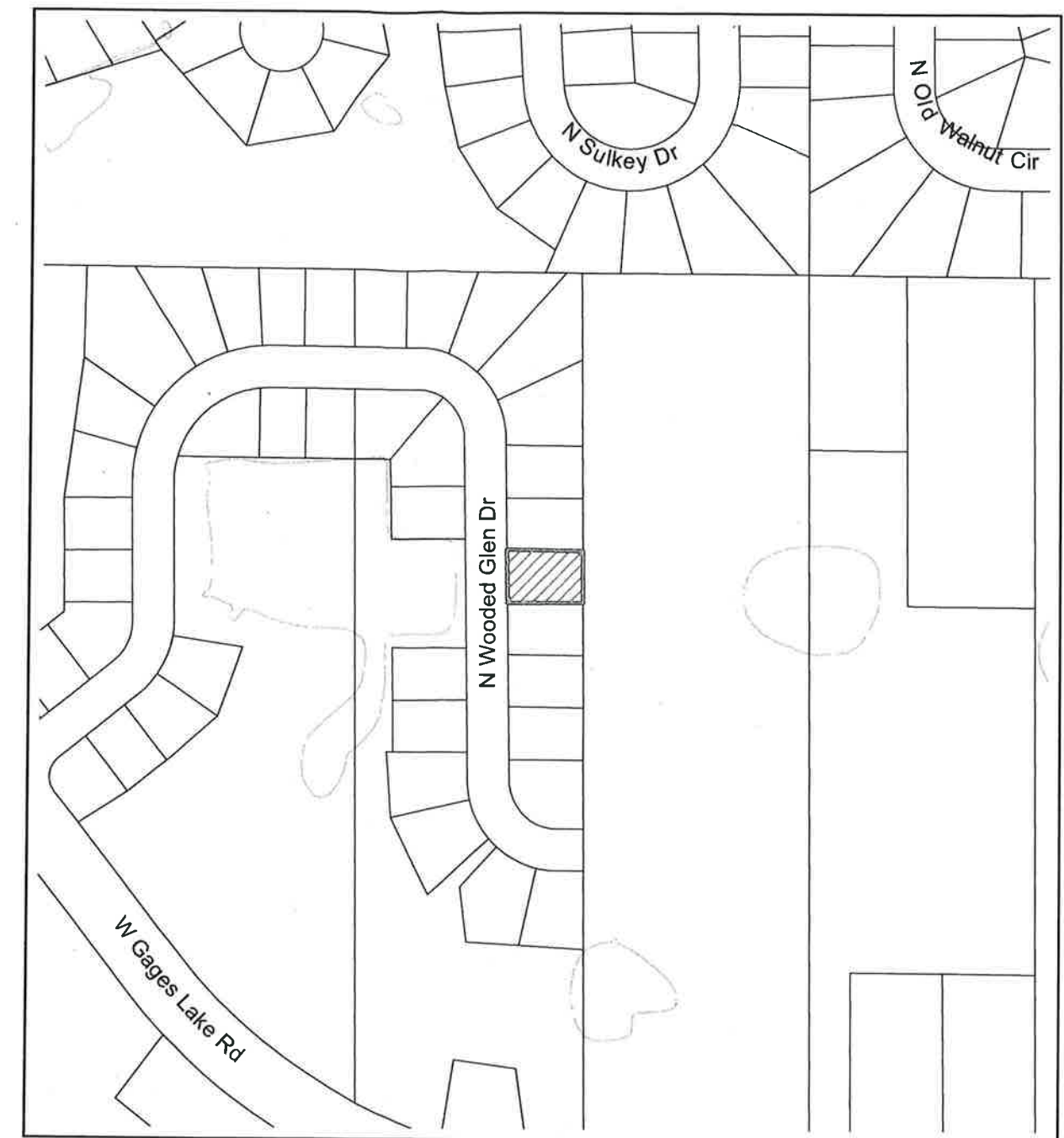


Mailing Parcel

0 25 50 100 150 200 Feet



Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
 Case # VAR-000808-2022

0 25 50 100 150 200
 Feet

