

**LAKE COUNTY ZONING NOTICE #VAR-000262-2017**

**VERNON TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, September 28, 2017 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois, on the petition of Serhiy Syhlyanyk, record owner, who seeks the following variances from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the minimum lot size in the Estate (E) zoning district from 80,000 square feet to 66,258 square feet to remedy a nonconformity created by an improper land division.
2. Reduce the minimum lot width in the Estate (E) zoning district from 190 feet to 88.96 feet to remedy a nonconformity created by an improper land division.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

The subject property is located at 14602 W Mayland Villa Rd., Lincolnshire, IL 60069 and is approximately 1.52 acres.

PIN 15-14-100-078

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Hannah Mulroy, Project Manager (847) 377-2187.

**George Bell**  
**Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

**VARIATION APPLICATION**

Applicant(s): \_\_\_\_\_ Serhiy Syhyanyk \_\_\_\_\_ Phone: 8473739680  
(please print) Owner(s)

\_\_\_\_\_  
14602 W Mayland Villa Rd.\_\_\_\_\_  
Lincolnshire, IL 60069 \_\_\_\_\_  
Address

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_  
Contract purchaser(s) if any

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_  
Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

\_\_\_\_ Chepov & Scott LLC\_\_\_\_  
Name

Phone: 7737141300  
Cell: \_\_\_\_\_

\_\_\_\_ 5440 N. Cumberland Ave. #150 \_\_\_\_  
\_\_\_\_ Chicago, IL 60656

Fax: 7737140700\_\_\_\_  
\_\_\_\_ Email: rsolis@cs-attorneys.com

\_\_\_\_\_  
Address

Subject  
Property:

Present Zoning:

Estate

Present Use:

Single family home

Proposed Use:

same 078

PIN(s):

15-14-100-060-0000

Address:

14602 W Mayland Villa Rd.

Lincolnshire, IL 60069

Legal description:  
( ✓ see deed)

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Request:

The following variation(s) are requested:

1. Reduce the minimum lot size from 80,000 square feet to 66,258 square feet.
2. ~~Reduce~~ the minimum lot width from 190 feet to 88.96 feet. \_\_\_\_\_
3. \_\_\_\_\_

Explain why this variation(s) is necessary: \_\_\_\_\_

The property was purchased on **March 24, 2017** by the applicant without any knowledge that it was non conforming.

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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:

The property was purchased on **March 24, 2017** by the applicant without any knowledge that it was non conforming. The lot was divided illegally by the former owner making it non-conforming before the Applicant purchased the property. Even with the alterations made by the former owner the property measures approximately 1.66 acres in total. Additionally, the portion of the land that was taken from the Applicant's lot is not being used for development. That portion is being used for ingress and egress by two other single family residences. Therefore, the use of the frontage that was taken from the Applicant's lot is the same as if it had remained with Applicant's lot. It remains undeveloped and is bare street frontage with a driveway accessing the street.

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

Response:

The hardship the applicant will experience is that he will not be able to obtain permits to remodel the property and the property will be unmarketable. Currently the property is not inhabitable and needs significant repair work to bring it into a habitable condition. The applicant

purchased the property knowing this work was required and had budgeted for the repair work. The Applicant learned that without the variance he cannot obtain permits to perform the repair work. Further, the property continues to face the elements and will become even more costly to repair as time goes on.

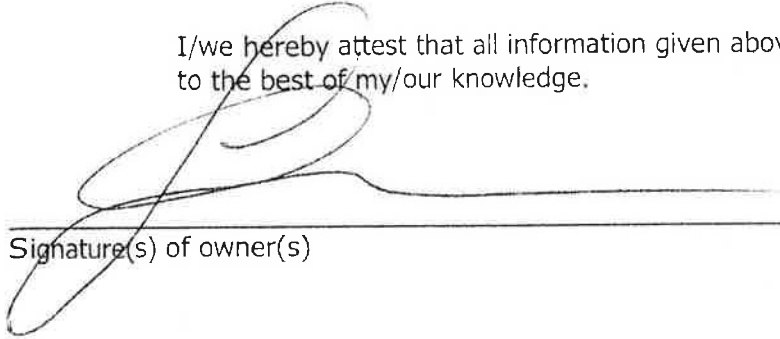
Additionally, the property is not marketable if the work cannot be done and the property does not receive the variance. If the property cannot be repaired and the variance is not issued the Applicant will have a property that cannot be used for living purposes. Further, the property will not be able to be sold for that purpose.

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

Response:

The property as purchased is 1.5 acres. It contains a large single family residence which is in conformity with other properties nearby. Therefore, the Applicant is not seeking the variance to avoid the spirit of the zoning ordinance. In fact, the Applicant seeks the variance so that the property and house can be made to conform with the other properties in the area, and conform with the general spirit of the zoning regulations. Further, the former owner retained a portion of Applicant's property to make that single family lot/residence even larger and which benefits the surrounding properties and fits with the spirit of the ordinance.

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

  
\_\_\_\_\_  
Signature(s) of owner(s)

\_\_\_\_\_  
Signature(s) of contract purchasers

I, Roberto Solis a Notary Public aforesaid, do hereby  
certify that Serhiy Syhlyanyk

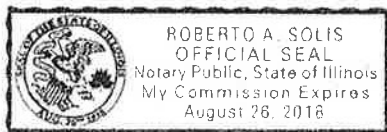
personally known to me is (are) the person(s) who executed the foregoing  
instrument bearing the date of June 28 2017 and appeared  
before me this day in person and acknowledged that he/she/they signed, sealed  
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of JUNE,  
2017

(Seal)

My Commission expires August 26, 2018.

RA A SLZ



## **COURT REPORTER AGREEMENT**

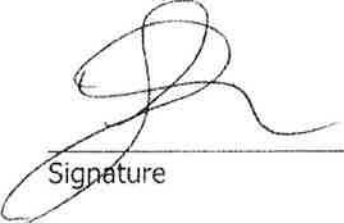
### **CHECK ONE OF THE FOLLOWING:**



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

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

# Warranty Deed

ILLINOIS



Image# 056178800004 Type: DW  
Recorded: 04/20/2017 at 10:51:09 AM  
Receipt#: 2017-00023218  
Page 1 of 4  
Fees: \$564.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File **7388229**

MST00873 NB PM 1/2

Above Space for Recorder's Use Only

THE GRANTOR(s) Scott Farber and Wendy Farber, Husband and Wife, as Tenants by the Entirety, of the Village of Lincolnshire, County of Lake, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to ~~the~~ the following described Real Estate situated in the County of Lake in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not due and payable at the time of closing; covenants, conditions and restrictions of record and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

*\* Serhiy Syhlyanyk*

Permanent Real Estate Index Number(s): 15-14-100-060-0000

Address(es) of Real Estate: 14602 W. Mayland Villa Road, Lincolnshire, Illinois 60069

The date of this deed of conveyance is March 24, 2017.

*[Signature of Scott Farber]*  
(SEAL) Scott Farber

*[Signature of Wendy Farber]*  
(SEAL) Wendy Farber

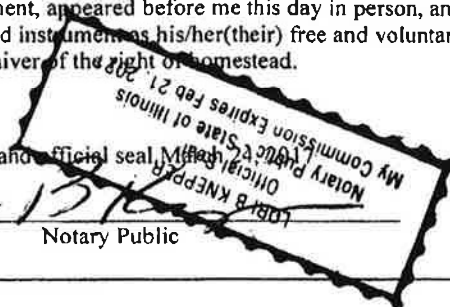
(SEAL)

(SEAL)

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Farber and Wendy Farber, Husband and Wife, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)

Given under my hand and official seal March 24, 2017



Notary Public

*[Handwritten '4' in a circle]*

### LEGAL DESCRIPTION

For the premises commonly known as 14602 W. Mayland Villa Road, Lincolnshire, Illinois 60069

Parcel 1: That part of the Northwest 1/4 of Section 14, Township 43 North, Range 11, East of the Third Principal Meridian, described as follows to wit: Commencing at a point, said point being 1752.30 feet South of the North line of the Northwest 1/4 of Section 14 and 597.96 feet West of the East line of the Northwest 1/4 of said Section 14; thence South parallel with the East line of said Northwest 1/4, a distance of 511.50 feet to the North line of a private road as granted by instrument recorded as document 749061; thence East parallel with South line of said Northwest 1/4, 118.96 feet to a point which is 479 feet West of the East line of said Northwest 1/4 Section; thence North parallel with the East line of said Northwest 1/4, 318.50 feet, more or less, to a point 1945.3 feet South of the North line of said Northwest 1/4; thence East parallel with the North line of said Northwest 1/4 Section, 81 feet; thence North parallel with the East line of said Northwest 1/4, 193 feet to a point which is 1752.30 feet South of the North line of said Northwest 1/4 Section; thence West parallel with the North line of said Northwest 1/4 Section to the point of beginning, (excepting the East 30 feet of that part lying between a line 1945.3 feet South of and parallel with the aforesaid North line of the Northwest 1/4 of Section 14 and the North line of the private road (Mayland Villa Road) described in document no. 749061 as being a line parallel to and 396.0 feet Northerly distant from the South line of aforesaid Northwest 1/4 of Section 14) in Lake County, Illinois.

Parcel 2: Together with an easement for Ingress and Egress for the use and benefit of Parcel 1 over the North 66.0 feet of the South 396.0 feet of the East 597.96 feet of the East Half of the North West Quarter of Section 14, Township 43 North, Range 11, East of the Third Principal Meridian (except that part thereof, falling in Parcel 1), as granted by instrument dated September 26, 1951 and recorded January 28, 1952 as document 749061, in Lake County, Illinois.

\$350,000 -

#### REAL ESTATE TRANSFER TAX



County:	\$175.00
Illinois:	\$350.00
Total:	\$525.00

Stamp No: 0-120-537-536

Declaration ID: 20170304926935

Instrument No: 7388229

Date: 20-Apr-2017

This instrument was prepared by:  
RUCHIM & HUDSON, P.C.  
Mitchell B. Ruchim  
3000 Dundee Road, Suite 415  
Northbrook, Illinois 60062

Send subsequent tax bills to:  
~~Serhey Syhlyanuk~~ Serhey Syhlyanuk  
14602 W. Mayland Villa Road  
Lincolnshire, Illinois 60069

Recorder-mail recorded document to:

Daniel P. Scott  
5490 N. Lincoln Ave.  
Suite 150  
Chicago, IL 60630



Mary Ellen Vanderventer  
Lake County Recorder of Deeds

18 N. County Street  
Waukegan, IL 60085

(847)360-6673  
(FAX) (847)625-7200

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF LAKE } SS.

DOCUMENT NO. \_\_\_\_\_

I, (Name) SCOTT FARBER, being duly sworn on oath, state that

I reside at 300 N STATE STREET #523 CHICAGO, IL 60611, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception (Circle the number applicable to the attached deed):

1. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;
2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

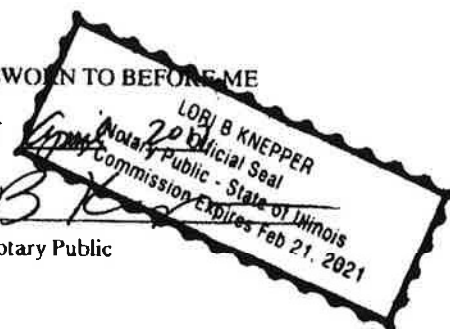
AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording.

[Signature]  
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME

this 3rd day of April

[Signature]  
Notary Public





One Olde Half Day Road  
Lincolnshire, IL 60069-3035  
847•883•8600  
847•883•8608 (FAX)



March 21, 2017

**Dear Mary Ellen Vanderverter, Recorder of Deeds:**

This is to certify that the property located at 14602 Mayland Villa Road, Lincolnshire, is **not within the corporate limits of Lincolnshire** and therefore does not require Real Estate Stamps or an Exemption Letter from the Village of Lincolnshire.

Signed:

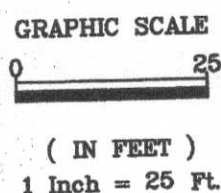
**VILLAGE OF LINCOLNSHIRE**

A handwritten signature in black ink, appearing to read 'Michael R. Peterson', with a long horizontal stroke extending to the right.

Michael R. Peterson  
Finance Director/Treasurer

V:\Finance\Dept\Accounts Receivable\Real Estate\Property Sales\Trf Tax Exemption Not Within Lincolnshire Corporate Limits.Doc





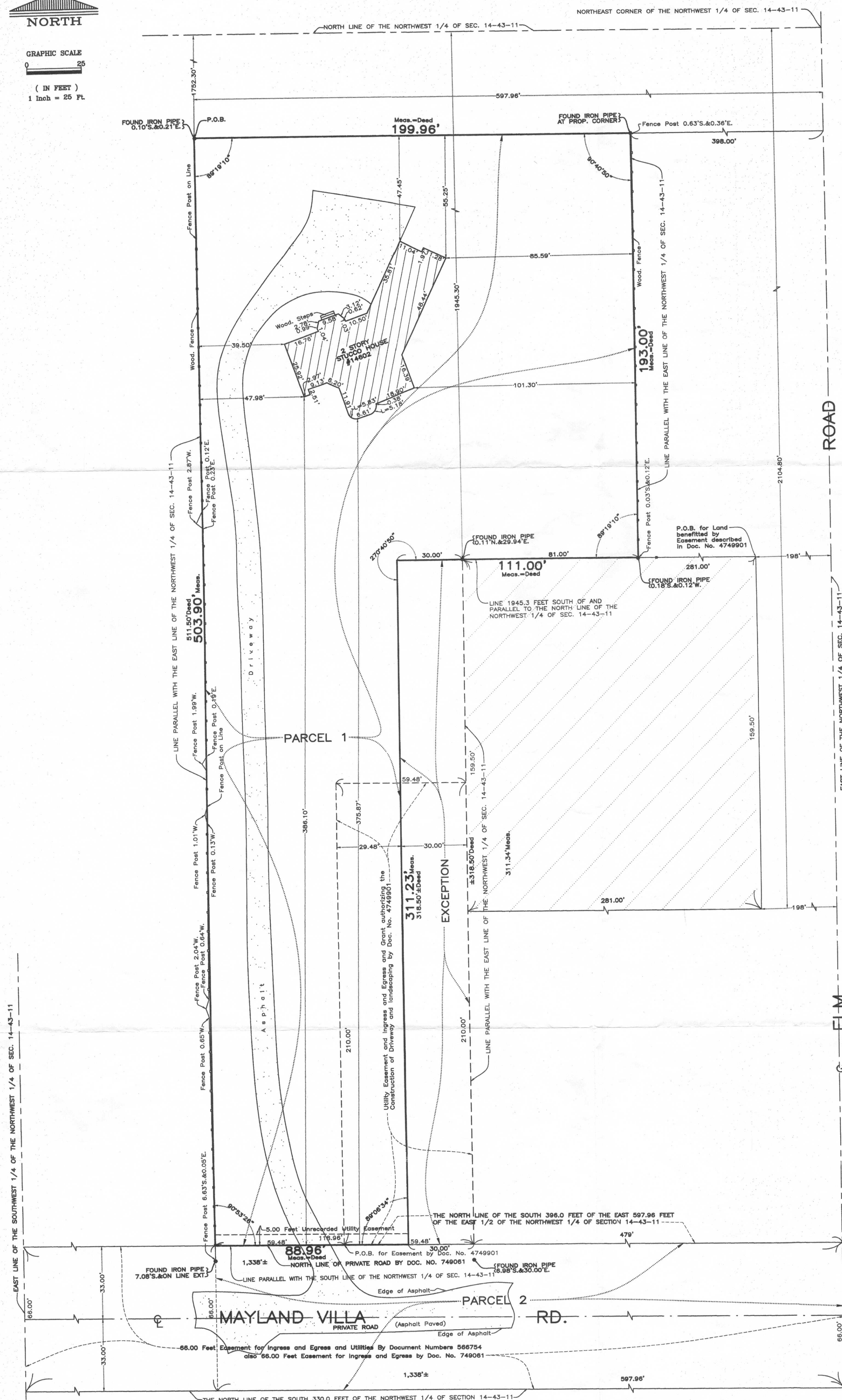
PROFESSIONAL DESIGN FIRM NO. 184-003023  
7100 N.Tripp Ave., Lincolnwood, Illinois 60712  
Tel.(847) 675-3000 Fax (847) 675-2187  
e-mail: pa@professionaleassociated.com  
www.professionaleassociated.com

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO BEGIN WITH COMMENCING AT THE NORTH LINE OF SAID PRIVATE ROAD 1/4, A DISTANCE OF 511.50 FEET TO THE NORTH LINE OF SAID PRIVATE ROAD AS GRANTED BY INSTRUMENT RECORDED AS DOCUMENT 748061; THENCE EAST PARALLEL WITH SOUTH LINE OF SAID NORTHWEST 1/4, 118.96 FEET TO A POINT WHICH IS 479 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 SECTION, 318.50 FEET, TO THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 81 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 193 FEET TO A POINT WHICH IS 1752.30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION TO THE POINT OF BEGINNING, (EXCEPTING THE EAST 30 FEET OF SAID SECTION TO THE POINT OF BEGINNING, 194.53 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID NORTH LINE OF THE NORTHWEST 1/4 SECTION DESCRIBED IN DOCUMENT NORTH LINE OF PRIVATE ROAD (MAYLAND VILLAGE ROAD) DESCRIBED IN DOCUMENT 748061, 194.53 FEET PARALLEL TO AND 396.0 FEET NORTHERLY DISTANT FROM THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF SECTION 14). IN LAKE COUNTY, ILLINOIS.

PARCEL 2:  
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR THE USE AND  
BENEFIT OF PARCEL 1 OVER THE NORTH 66.0 FEET OF THE SOUTH 396.0 FEET  
OF THE EAST 597.96 FEET OF THE EAST HALF OF THE NORTH WEST QUARTER  
OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD  
PRINCIPAL MERIDIAN (EXCEPT THE PART THEREOF, FALLING IN PARCEL 1), AS  
GRANTED BY INSTRUMENT DATED SEPTEMBER 26, 1951 AND RECORDED JANUARY  
7, 1952, IN THE PUBLIC RECORDS OF LAKE COUNTY, ILLINOIS.

LAND TOTAL AREA: 66,258 SQ.FT. = 1.521 ACRES.

COMMONLY KNOWN AS: 14602 WEST MAYLAND VILLA ROAD,  
LINCOLNSHIRE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT  
HEREON DRAWN IS A COPY OF THE ORDER, AND  
FOR ACCURACY SHOULD BE COMPARED WITH  
THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN  
ONLY WHERE THEY ARE SO RECORDED IN THE  
MAPS, OTHERWISE REFER TO YOUR DEED OR  
ABSTRACTS.

ORDER NO.: 17-91747  
SCALE: 1 INCH = 25 FEET.  
DATE OF FIELD WORK: March 16, 2017.  
ORDERED BY: Ruchim & Hudson P.C.  
Attorneys at Law

REVISED: March 23, 2017. (Legal Description Only)

NOTE:  
SURFACE DETAILS OBSCURED BY SNOW.

RECEIVED  
JUN 29 2017  
LAKE COUNTY  
BUILDING DIVISION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY,  
NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE  
REPORT ANY DIFFERENCE.

State of Illinois ss.

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

representation of said survey.

Date: March 23, 2017.  
Hutton E. Donelson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2018.  
Drawn by: J.V.

