

LAKE COUNTY ZONING NOTICE #000330-2018

CUBA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, March 22, 2018 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois on the petition of Petro Kholiava, record owner, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the west street yard setback from 30 feet to 20.07 feet for an expansion of a single-family dwelling and to alleviate the nonconforming status of the existing single-family dwelling.

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

The subject property is located at 26855 W. Highland Road, Barrington, Illinois, and is approximately 0.46 acres.

PIN 13-26-308-001

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.: Brad Denz, Project Manager (847) 377-2127.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Petro Kholiava Phone: 773-764-5563
(please print) Owner(s)
26855 W Highland Rd Fax: ---
Barrington IL 60010 Email: Petro@
Address Supiterplus.com
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:

N.A. Phone: ---
Name Cell: ---
Fax: ---
Email: ---
Address

Subject Present Zoning: R1
Property: Present Use: Single family dwelling
Proposed Use: Increase attached garage
PIN(s): 13-26-308-001
Address: 26855 W Highland Rd, Barrington IL
60010
Legal description:
(see deed)

Request:

The following variation(s) are requested:

- 1. Set back from 30ft to 20.07 ft
- 2. _____
- 3. _____

Explain why this variation(s) is necessary:

- convenient living for each member of the family
- expand garage size to desirable and normal size
for the area

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:

SEE ATTACHED

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

Response:

SEE ATTACHED

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

Response:

SEE ATTACHED

1. Exceptional Conditions peculiar to the applicant's property

Response:

-Attached garage on the east side of the building is not possible due to septic lines and septic placement. It will also ruin and/or change the landscaping, the complete look and style of the house, cost increase (making second driveway, building another entrance and the hallway)

-It is the corner lot with two-yard set backs.

-Building attached garage on west side will make the house look bigger and nicer without changing its style, reaching desirable and normal garage size in Barrington area that's usually 3-5 car garage per house.

-When we were buying this house in 2017, the plat of survey shown to us had 20' yard sat back and was one of the reasons we bought this house. Being a family of four and owning 6 cars: At the moment we still renting another house, till we finish remodeling/addition at our new home in Lake County. Having small driveway and two car garages does not fit our needs, and we are hoping to find a way to make living together convenient for each member of the family.

-On the west side we have big mature trees in between road pavement and the house (roughly 20ft away from the pavement) so building a garage will not be even visible or noticeable from the road, it will not change or block the view, or have any influence for the safety on a road.

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

Response:

-1mile radius from 26855 W Highland rd. Barrington IL

The addresses of the neighbors that have 3 car garages:

21234 N 19th St,	27070 W Highland Rd,
21146 N 19th St,	27146 W Highland Rd,
21041 N 20th St,	21107 N 23rd Rd,
21176 N Hart Rd,	26674 W Taylor St,
21183 N Hart Rd,	
21079 N Hart Rd,	

-Being a family of four and owning 6 cars: At the moment we still renting another house, till we finish remodeling/addition at our new home in Lake County. Having small driveway and two car garages does not fit our needs, and we are hoping to find a way to make living together convenient for each member of the family.

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

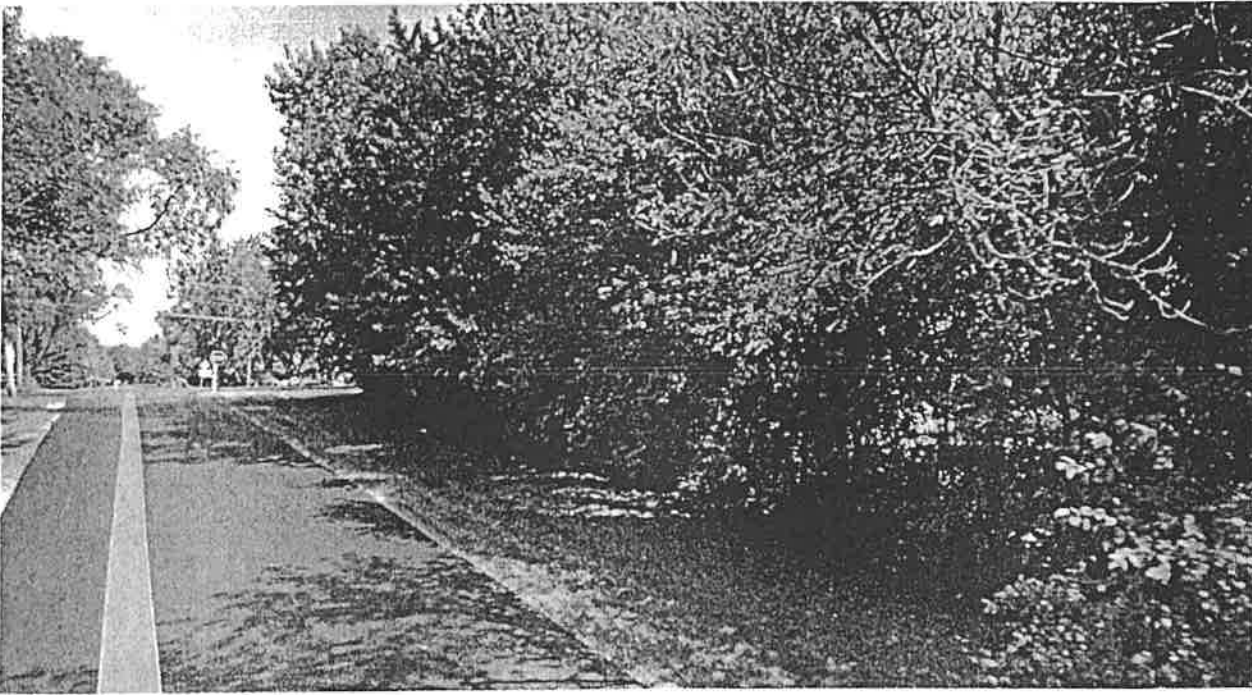
Response:

-Proposed improvements will not have detrimental effect for safety as the proposed building line will be 45ft+ away from existing road pavement of 19th street, currently it is 55ft+ away.

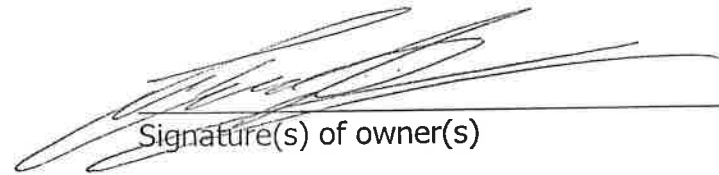
-On the west side we have big mature trees in between road pavement and the house (roughly 20ft away from the pavement) so building a garage will not change the safety or block the view.

- There is barely any traffic on 19th street. 4-way intersection with 2 ways stop signs on 19th street with the speed limit of 25mph. 19th street by our house is in use by the residence of two or three houses and is ending at Tylor St. on one end and dead end on the other, from our intersection (19th street and W Highland rd). In both directions the length of 19th street is only 600ft.





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, Pamela C. Sandine a Notary Public aforesaid, do hereby
certify that Petro Kholiava

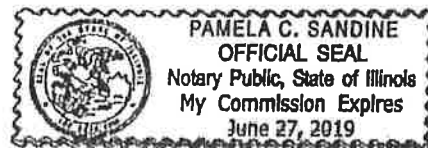
personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of February 28, 2018 and appeared
before me this day in person and acknowledged that he/she/they signed, sealed
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of February,
2018.

(Seal)

My Commission expires 6-27-19.

Pamela C. Sandine



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

PREPARED BY:
Catherine M. Wifler
Wifler Law Group, PC
103 W. Gilmer Road
Hawthorn Woods, IL 60047

MAIL TAX BILL TO:
Petro Kholiava
26855 W Highland Road
Barrington, IL 60010

Image# 056598990002 Type: DEX
Recorded: 08/29/2017 at 02:26:37 PM
Receipt#: 2017-00051912
Page 1 of 2
Fees: \$429.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7423549

MAIL RECORDED DEED TO:
LAW OFFICES OF KULAS & KULAS, P.C.
2329 W. CHICAGO AVE.
CHICAGO, IL 60622

\$260,000-

REAL ESTATE TRANSFER TAX	
County:	\$130.00
Illinois:	\$260.00
Total:	\$390.00
Stamp No:	0-468-968-384
Declaration ID:	20170804909007
Instrument No:	7423549
Date:	29-Aug-2017

EXECUTOR'S DEED

THIS DEED, made this 8th day of August, 2017, by Cheryl Sjoberg, of the City of Volo, State of Illinois, as Independ Executor of The Estate of Frances L. Glover, Deceased, hereinafter referred to as Grantor, and Petro Kholiava, a married man, of 15901 Pekara Dr., Deerfield, IL 60015, hereinafter referred to as Grantee:

WHEREAS, Grantor was duly appointed Independent Executor of the Estate of Frances L. Glover, Deceased, by the Circuit Court of Lake County, Illinois on the 23rd day of August, 2016 in Case Number 16 P 679, and has qualified as such Executor, and said letters of Office are now in full force and effect.

NOW, THEREFORE, this Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Executor in and by the Will of Frances L. Glover, Decedent, and in consideration of the sum of TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100 (\$259,000.00) to her in hand paid by Grantee, the receipt whereof is hereby acknowledged does GRANT, SELL AND CONVEY to Petro Kholiava.

All the following described real estate situated in the County of Lake, and State of Illinois, and known and described as follows, namely:

LOTS 43, 44, 45, 46, 47 AND 48 IN BLOCK 19 IN SUBDIVISION OF LOTS 9 AND 10 IN CHICAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTIONS 26, 27, 34, AND 35, TOWNSHIP 43 NORTH, RANGE 9, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1902 AS DOCUMENT NO. 84805, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number(s): 13-26-308-001
Property Address: 26855 W. Highland Road, Barrington, IL 60010

Subject, however, to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE and TO HOLD same unto said Grantee, in FEE SIMPLE forever.

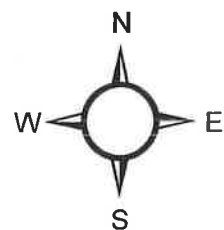
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department



ZBA 000330-2018 Adjacent Property Owner Map/List

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetland boundaries.

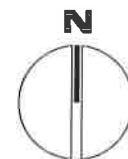
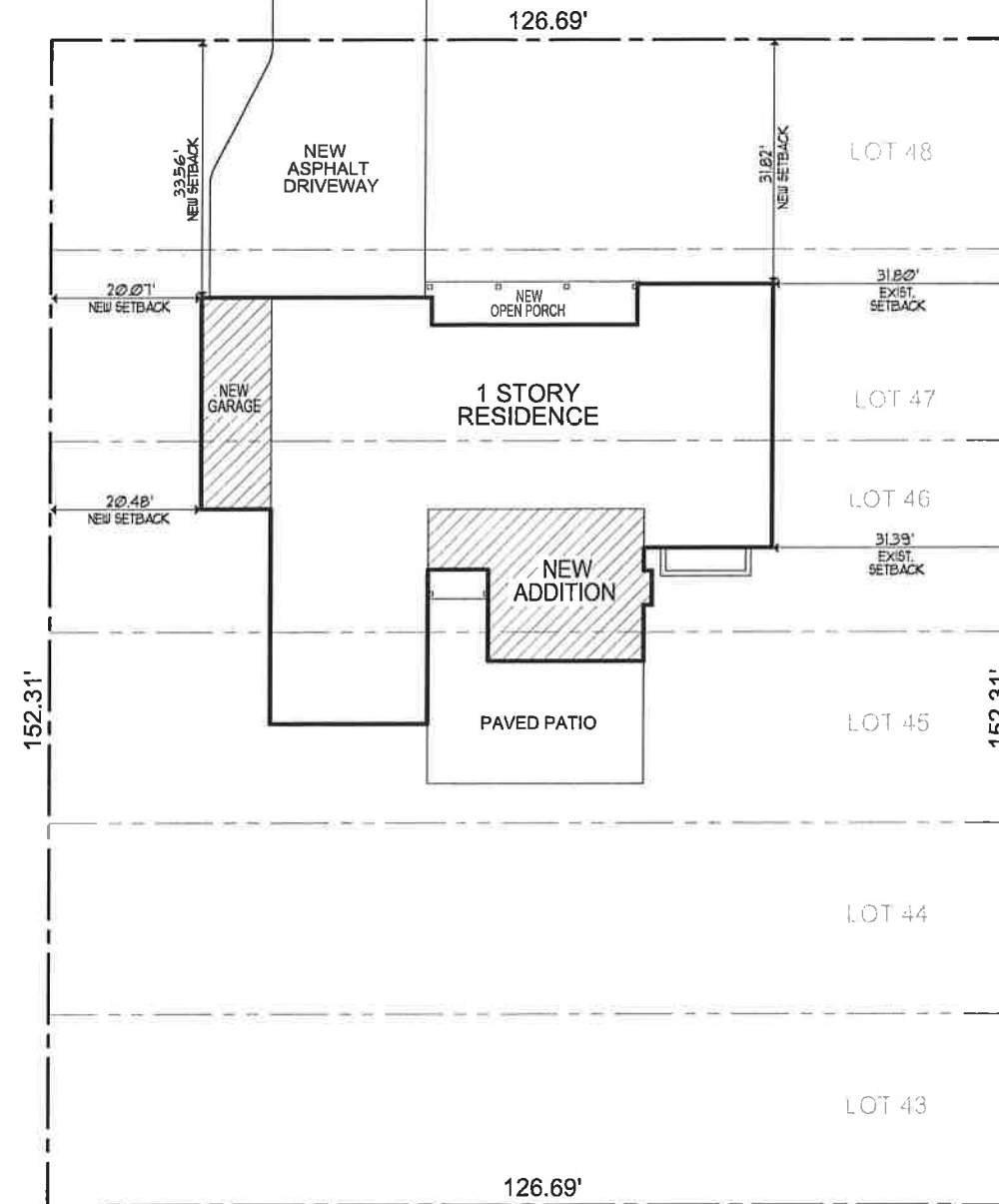


0 185 370 740 1,110 Feet

MICHAEL D JOHNSON 21074 N 18TH ST BARRINGTON IL 60010-2704	VARIATION 000330-2018 MAIL OUT DATE: 3-6-18	JAMES E & KELLY A BUCKMAN 26956 W HIGHLAND RD BARRINGTON IL 60010-2756
KENNETH J KINGSBURY 21201 N 20TH ST BARRINGTON IL 60010-2739	NANCY J HEIDENREICH 21182 N 19TH ST BARRINGTON IL 60010-2710	SCOTT M & CAREN K THRUN 21168 N 19TH ST BARRINGTON IL 60010-2710
BHAVNA & SUNNY SHAH 1295 DORCHESTER LN HOFFMAN ESTATES IL 60169-2305	RONALD WHITE 26910 W HIGHLAND RD BARRINGTON IL 60010-2741	SUSAN E YAGER 21167 N 20TH ST BARRINGTON IL 60010-2713
HAYDEE FAIRGRIEVE 21187 N 19TH ST BARRINGTON IL 60010-2709	ANDREA E TURNER 21153 N 19TH ST BARRINGTON IL 60010-2709	RYAN J & MARY K KILLEN 21054 N 18TH ST BARRINGTON IL 60010-2704
KEITH M & GWENDOLYN B DUNN 21222 N 19TH ST BARRINGTON IL 60010-2710	M LOTZ C LOTZ 21178 N 18TH ST BARRINGTON IL 60010-2704	DEBORAH A JONES 21148 N 18TH ST BARRINGTON IL 60010-2704
CLYDE T JAROCKI 21175 N 19TH ST BARRINGTON IL 60010-2709	THOMAS M & LISA J MATHIE 26788 W HIGHLAND RD BARRINGTON IL 60010-2726	JAYLEN & LAURA YOO 21096 N 20TH ST BARRINGTON IL 60010-2712
RANDAL M HANSEN 21012 N 18TH ST BARRINGTON IL 60010-2704	MICHAEL E & PHYLLIS KAY JUNG 21040 N 18TH ST BARRINGTON IL 60010-2704	JUDITH M KYLE TTEE 26925 W HIGHLAND RD BARRINGTON IL 60010-2727
GLEN V & FUKUMI Y GIFFORD 21075 N 20TH ST BARRINGTON IL 60010-2711	ELEANOR D SWETT - TRUSTEE 149 WINGSTONE DR PONTE VEDRA FL 32081	LENNART/ELIZABETH HENRIKSSON 26875 W HIGHLAND RD BARRINGTON IL 60010-2748
PETRO KHOLIAVA 26855 W HIGHLAND RD BARRINGTON IL 60010-2748	ALAN D LYKINS 21073 N 19TH ST BARRINGTON IL 60010-2707	WILLIAM & NICOLE KNAPIK 21057 N 19TH ST BARRINGTON IL 60010-2707
JACOB JOEL SCHAUER 21041 N 19TH ST BARRINGTON IL 60010-2707	DAVID PARRISH 21009 N 19TH ST BARRINGTON IL 60010-2707	ROBERT C WILTGEN 26833 W HIGHLAND RD BARRINGTON IL 60010

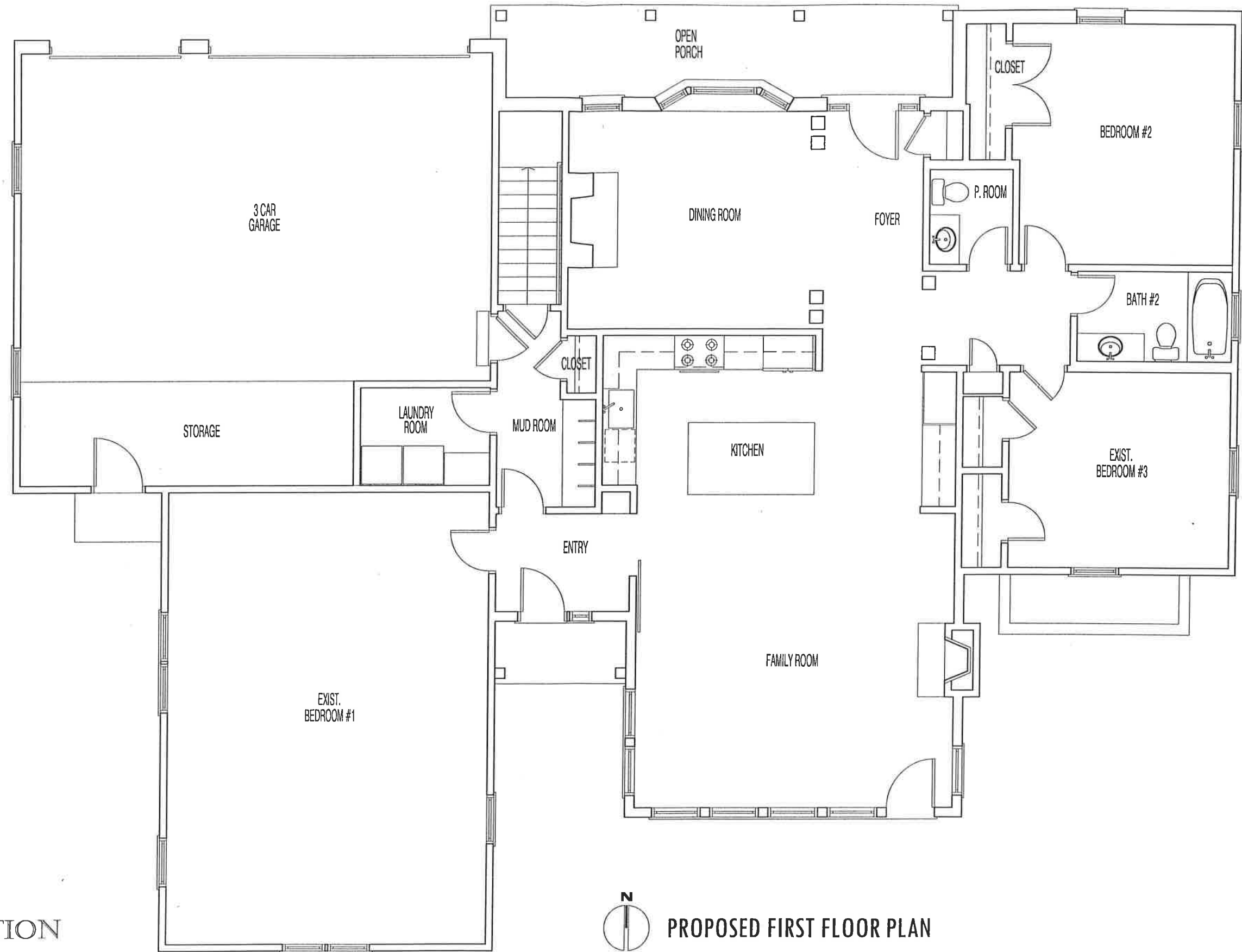
HIGHLAND ROAD

19TH STREET

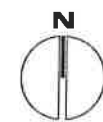


SITE PLAN

GARAGE ADDITION
26855 W. HIGHLAND ROAD
BARRINGTON, IL.
SCALE: 3/16"=1'-0"



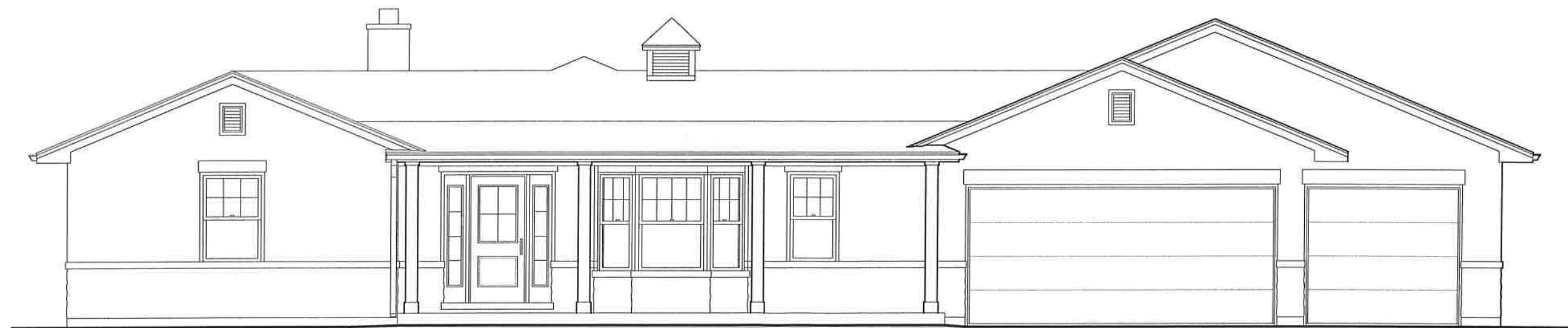
GARAGE ADDITION
 26855 W. HIGHLAND ROAD
 BARRINGTON, IL.
 SCALE: 3/16"=1'-0"



PROPOSED FIRST FLOOR PLAN

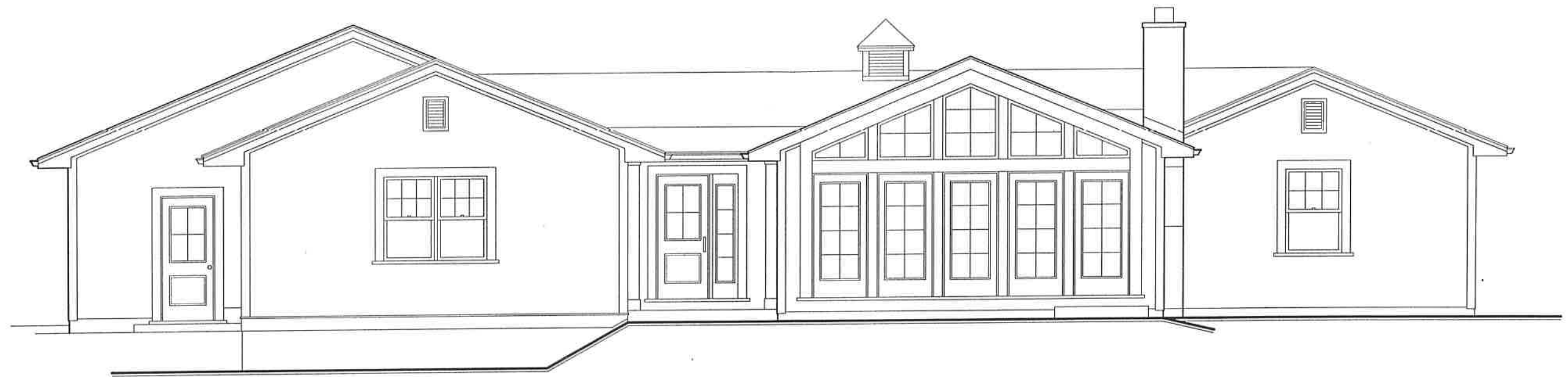


WEST ELEVATION



NORTH ELEVATION

GARAGE ADDITION
 26855 W. HIGHLAND ROAD
 BARRINGTON, IL.
 SCALE: 3/16"=1'-0"



SOUTH ELEVATION

GARAGE ADDITION
26855 W. HIGHLAND ROAD
BARRINGTON, IL.
SCALE: 3/16"=1'-0"



Scale: 1" = 20'

PLAT OF SURVEY

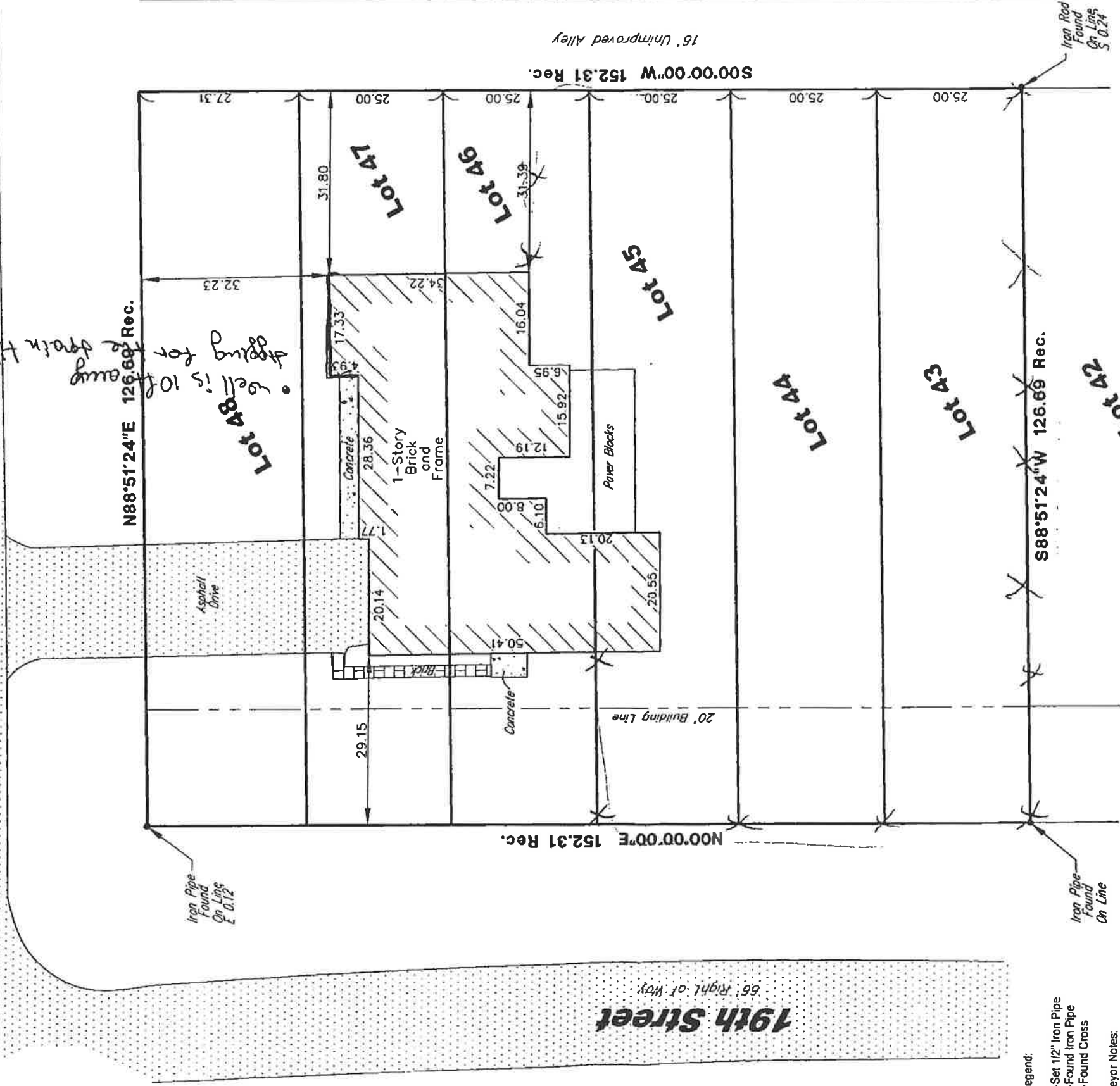
BLD-008288-2017

LOTS 43, 44, 45, 46, 47 AND 48 IN BLOCK 19 IN SUBDIVISION OF LOTS 9 AND 10 IN CHICAGO HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 43 NORTH, RANGE 9, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1902 AS DOCUMENT NUMBER 84805, IN LAKE COUNTY, ILLINOIS.

B

Highland Road

66' Right of Way



- Legend:
- O-Set 1/2" Iron Pipe
 - Found Iron Pipe
 - X-Found Cross

Surveyor Notes:

1. Field Work Completed on 7/22/2017
2. Prepared for Wfler Law Group, P.C., for real estate transaction.
3. Site Address: 26855 W. Highland Rd., Barrington, IL 60010
4. Pin No.: 13-28-308-001
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois) SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the day of July 24, 2017.

Given under my hand and seal this 24th day of July, A.D. 2017 in Barrington, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323
License Expiration Date 11-30-18

This professional service conforms to the current Illinois minimum standards for land surveying.

Job Number
LS170620

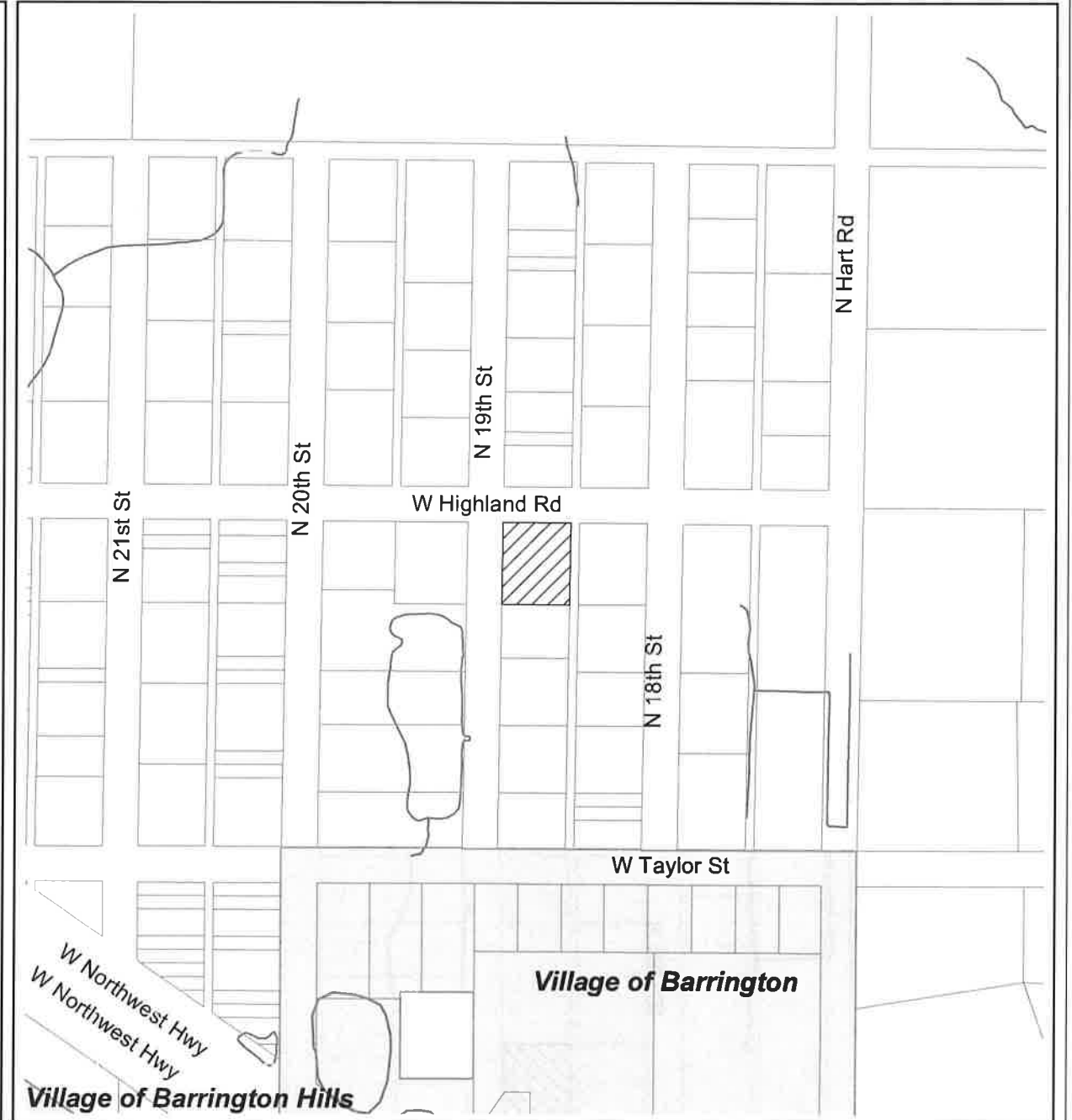
PLAT OF SURVEY

Sheet Number
SURVEY

LS Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax (847)847-1279
Professional Design Firm License No. 184-003632

Field Work Completed: 07-22-2017
Scale: 1" = 20' Date: 07-24-2017
Site Address:
26855 W. Highland Road
Barrington, Illinois

Drawn By: KD	Checked By: GJK
Drawing Revisions	
REVISION	Date Drawn Checked



Zoning Board of Appeals Case #Lake County, Illinois

