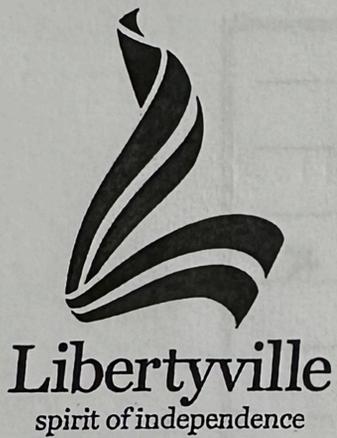


LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 5-6-24



REQUESTED ACTION(S) (check all that apply)	
<input type="checkbox"/> Comp. Plan	<input type="checkbox"/> Preliminary/Final Plat
<input type="checkbox"/> Comp. Plan Amendment	<input type="checkbox"/> Plat of Consolidation
<input type="checkbox"/> Map Amendment	<input type="checkbox"/> Site Plan Permit
<input type="checkbox"/> Planned Dev. (Concept/Final)	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Planned Dev. (Final Amendment)	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Planned Dev. (Adjustment)	<input checked="" type="checkbox"/> Variation
<input type="checkbox"/> Planned Dev. (Master Plan)	<input type="checkbox"/> Zoning Appeal
<input type="checkbox"/> Planned Dev. (Master Plan Amendment)	

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Keith Hornel represents that they are the OWNER , CONTRACT PURCHASER _____, LESSEE _____, AUTHORIZED AGENT _____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #):

The property is also known as: (street address) 605 Ames Street.

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

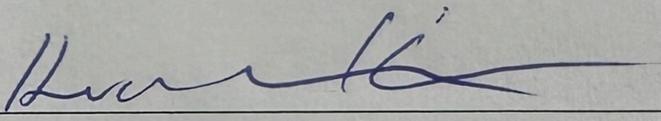
LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the Residential 5 District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

<input type="checkbox"/>	Front Yard Setback	<input type="checkbox"/>	Sign
<input type="checkbox"/>	Corner Side Yard Setback	<input type="checkbox"/>	Fence
<input type="checkbox"/>	Side Yard Setback	<input type="checkbox"/>	Lot Coverage
<input checked="" type="checkbox"/>	Rear Yard Setback	<input type="checkbox"/>	Building Coverage
<input type="checkbox"/>	Perimeter Landscaped Open Space	<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Other (specify) _____		

Please attach a detailed narrative description of the requested development action(s).


applicant/representative signature

Keith Hormel
please print full name

605 Ames Street

Libertyville Illinois 60048
address of applicant/representative

224-475-9560
phone number

khormel@gmail.com
erikahormel@gmail.com
e-mail

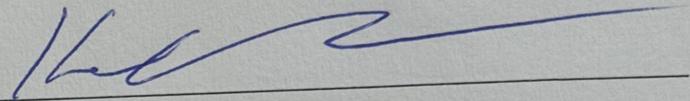
NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Rev. 11.2023

**PROPERTY OWNER'S AUTHORIZATION
FOR THE POSTING OF PUBLIC HEARING SIGNS**

DATE: 5-6-24

I, Keith Hormel, Owner of the property located at
605 Ames Street, do hereby authorize the VILLAGE OF
LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, to post a sign(s) on the
property listed above in order to comply with Section II.C. of Ordinance No. 85-O-26, which
requires the POSTING OF A PUBLIC HEARING SIGN.


Signature

Keith Hormel
Printed Name

**PROOF OF
SERVICE OF NOTICE
FOR PUBLIC HEARING SIGNS**

VILLAGE OF LIBERTYVILLE COMMUNITY DEVELOPMENT DEPARTMENT
200 E. COOK AVENUE
LIBERTYVILLE, IL 60048-2090

I, _____, employee of the VILLAGE OF LIBERTYVILLE,
COMMUNITY DEVELOPMENT DEPARTMENT, have complied with Section II.C. of
Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN, for
property located at _____, and filed as Case No.
_____.

Signature

Date Sign was Posted: _____

Detailed Narrative Description of the Requested Development Action:

Our backyard at 605 Ames Street currently has two adjoined circular brick patios that extend past the 10' rear yard setback line. Each circular patio is about 18' in diameter, and with the addition of the brick steps, it extends over 40' into our backyard creating a loss of a lot of organic yard space. The stone path leading from the patio to the front side yard often has standing water after heavy rains. With four active children and their friends often playing in our backyard, we want to remove the current brick patio to open up additional grass area.

We would like to put in a rectangular concrete patio that would run from the patio door to the edge of the house and only extend 20' out from the house, allowing us to reclaim around 18-20' of that organic yard space, which aligns with the Village's attempts to curb flooding in the area as it allows more surface area for precipitation drainage.

We are planning to add a gazebo type structure attached to the siding on the back of our house to cover the majority of the patio (22'x18'), with two posts facing the yard. This structure would need to be placed approximately 8' past our building line hence the request for the variance. We looked into erecting a free standing structure; however, the Village code states that it must be placed at least 10' from the house, which would extend the new concrete patio further into the yard, defeating the intent to increase usable green yard space. The structure will have no sides, which will maintain the existing open feel of the backyard, and the roof will provide coverage from sun / light rain, allowing us to utilize our backyard space for more of the year.

Being granted the variance to extend the modest structure past the building line and attaching it to the rear siding of the house will allow the usability of the additional green space in the yard we will be gaining. The construction of an attractive, complimentary open sided gazebo type structure will also be more visually appealing to the neighbors than the temporary nylon "easy-up" gazebos we have used the past few summers to provide some protection from the sun.

Please see the attached renderings to view what the gazebo type structure will look like.

EXHIBIT "A"
Legal Description

LOT 14 IN CAMBRIDGE KNOLL, BEING A RESUBDIVISION OF THE EAST 450 FEET OF LOT "F" IN LIBERTYVILLE HIGHLANDS, OF PARTS OF THE EAST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CAMBRIDGE KNOLL SUBDIVISION RECORDED JULY 14, 2005 AS DOCUMENT 5817015, IN LAKE COUNTY, ILLINOIS.

Enclosed and with this

1. The name of the land in the Land Title Association is

See above

2. This is owned by

Edna Henson and Keith Henson, married as tenants by the entirety

3. The land referred to in this policy is described as follows:

SEE FRONT BY ATTACHED HERETO AND MADE A PART HEREOF

THIS POLICY IS VALID ONLY IF SCHEDULE B IS ATTACHED

END OF SCHEDULE A

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ALTA Owner's Policy (06/17/2006)

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AMERICAN
LAND TITLE
ASSOCIATION





Burdick St

Burdick St



Ames St

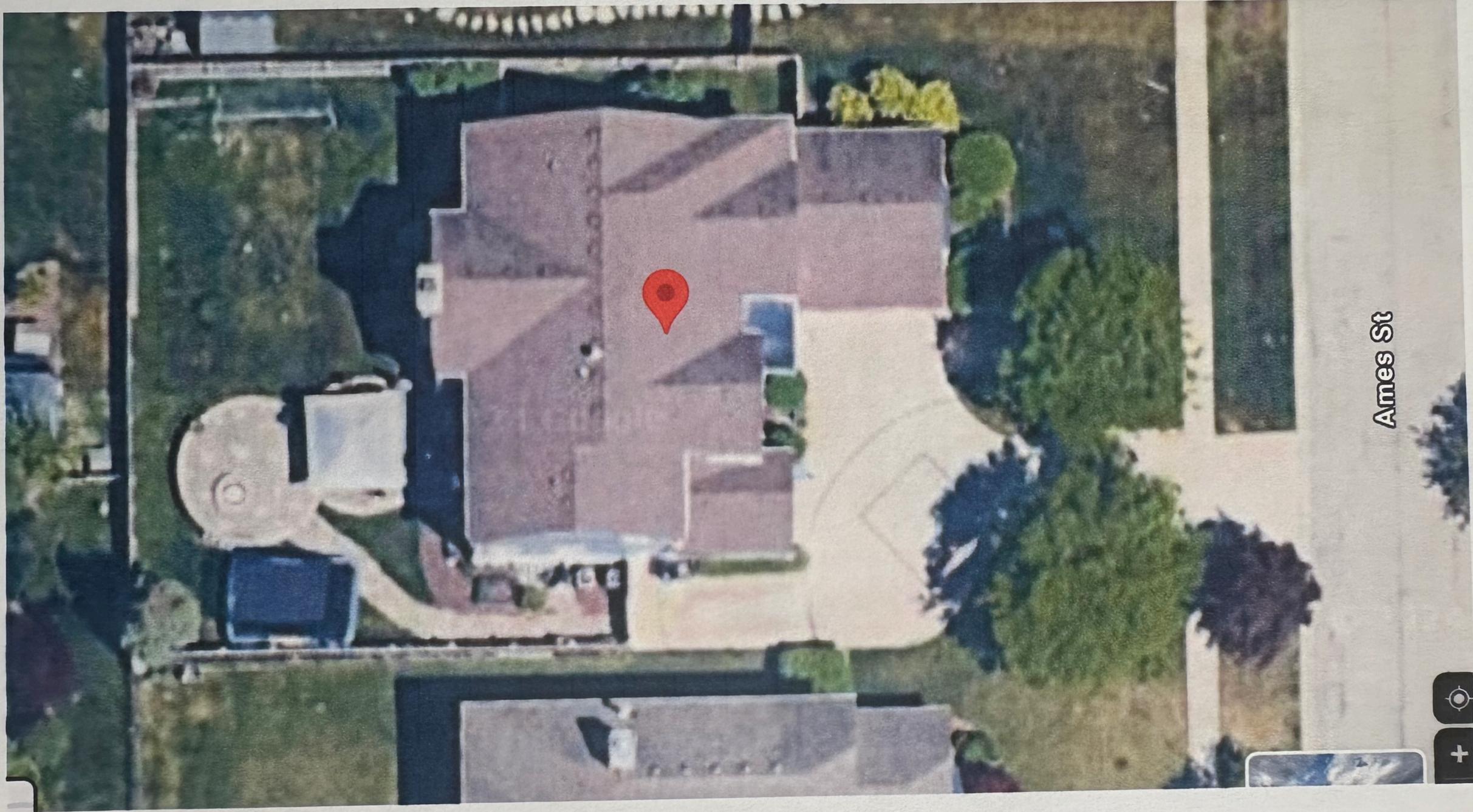


Duane
Laska Park

Garfield Ave

Garfield Ave





Ames St



STANDARDS FOR VARIATIONS

- a. **General Standard** - No variation shall be granted pursuant to this Section 16-9 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require that proof of the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

- b. **Unique Physical Condition** - The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to an inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot. Existing patio structure is occupying more green space than desirable. The variance would allow for an expanded green space and offer a sun/rain covering which will allow for more regular use of the backyard

- c. **Not Self-Created** - The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provision from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code Correct, we're simply looking to increase the green footprint of the backyard

- d. **Denied Substantial Rights** - The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by the owners of other lots subject to the same provision. Yes, other property owners have similar structures to the one proposed.

- e. **Not Merely Special Privilege** - The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation

- f. **Code and Plan Purposes** - The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan

The variation allowing us to construct an open sided gazebo slightly past the build line would not result in a use or development of the subject lot that would not be in harmony with the general and specific purposes of the code. The proposed patio and open-sided gazebo were created with the want of more organic green space that the current patio provides.

- g. **Essential Elements of the Area** - The variation would not result in a use or development on the subject lot that:
- i. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

The addition of an open-sided, gazebo-like structure would not be detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements.

- ii. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

The addition of an open-sided gazebo-like structure at 605 Ames will not impair the supply of light or air to the surrounding properties based on its height and placement in the yard.

- iii. Would substantially increase congestion in the public streets due to traffic or parking; or

The addition of an attached gazebo-like structure will not increase congestion due to traffic or parking as it will continue to be used residentially with the enjoyment of our family.

- iv. Would unduly increase the danger of flood or fire; or

The addition of said gazebo would not increase the danger of floor or fire. It would actually decrease danger of both as includes the removal of a current fire pit and adds additional organic yard space to help with drainage.

- v. Would unduly tax public utilities and facilities in the area; or

There would be no additional tax on public utilities or facilities by adding the attached gazebo-like structure.

- vi. Would endanger the public health or safety

The addition of the gazebo past the building line would not endanger the public health or safety. By removing the current uneven and loose pavers as well as stone half walls, it will increase the health and safety by persons in our yard.

- h. **No Other Remedy** - There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

We believe attaching the open-sided gazebo-like structure to the rear siding of our house and extending it out approximately 8' past the building line is the best option to utilize the most organic backyard space. Currently, our backyard has two adjoined circular stone paver patios. Each circular patio is about 18' in diameter, and with the addition of the stone paver steps from the house, it extends over 40' into our backyard creating a loss of a lot of organic yard space. The stone path leading from the patio to the front side yard often has standing water after heavy rains. The uneven and loose stone pavers, as well as the semi-circle half walls, create a precarious playing area for our four children as well as taking up unnecessary green space.

We plan to remove the current patio and lay a concrete one that will only extend approximately 20' into the yard allowing us to reclaim that green space at the back of the yard. The proposed gazebo-type structure would be attached to the siding on the back of our house to cover the majority of the patio (22'x18'), with two posts facing the yard. This structure would need to be placed approximately 8' past our building line hence the request for the variance.

We looked into erecting a free standing structure; however, the Village code states that it must be placed at least 10' from the house, which would extend the new concrete patio farther into the yard, which defeated the goal of increasing the usable green yard space. The structure will have no sides to keep the open feel of the backyard, while providing coverage from sun and light rain which will allow us to utilize our backyard space for more of the year. Being granted the variance to extend the modest structure past the building line and attaching it to the rear siding of the house will allow the usability of the additional green space in the yard we will be gaining. The construction of an attractive, complimentary open sided gazebo type structure will also be more visually appealing to the neighbors than the temporary nylon "easy-up" gazebos we have used the past few summers to provide some protection from the sun.





PROPOSED
ROOF LINE

NEW
PATIO
LIMIT
20'

HORMEL RESIDENCE

PROPOSED

APRIL 2024



HORMEL RESIDENCE
APRIL 2024

EXISTING

LEGEND

A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST

NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

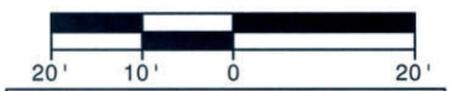
—X—X— = CHAIN LINK FENCE
 —○—○— = WOOD FENCE
 —□—□— = METAL FENCE
 —△—△— = VINYL FENCE
 - - - - = EASEMENT LINE
 - - - - = SETBACK LINE
 - - - - = INTERIOR LOT LINE

PLAT OF SURVEY OF

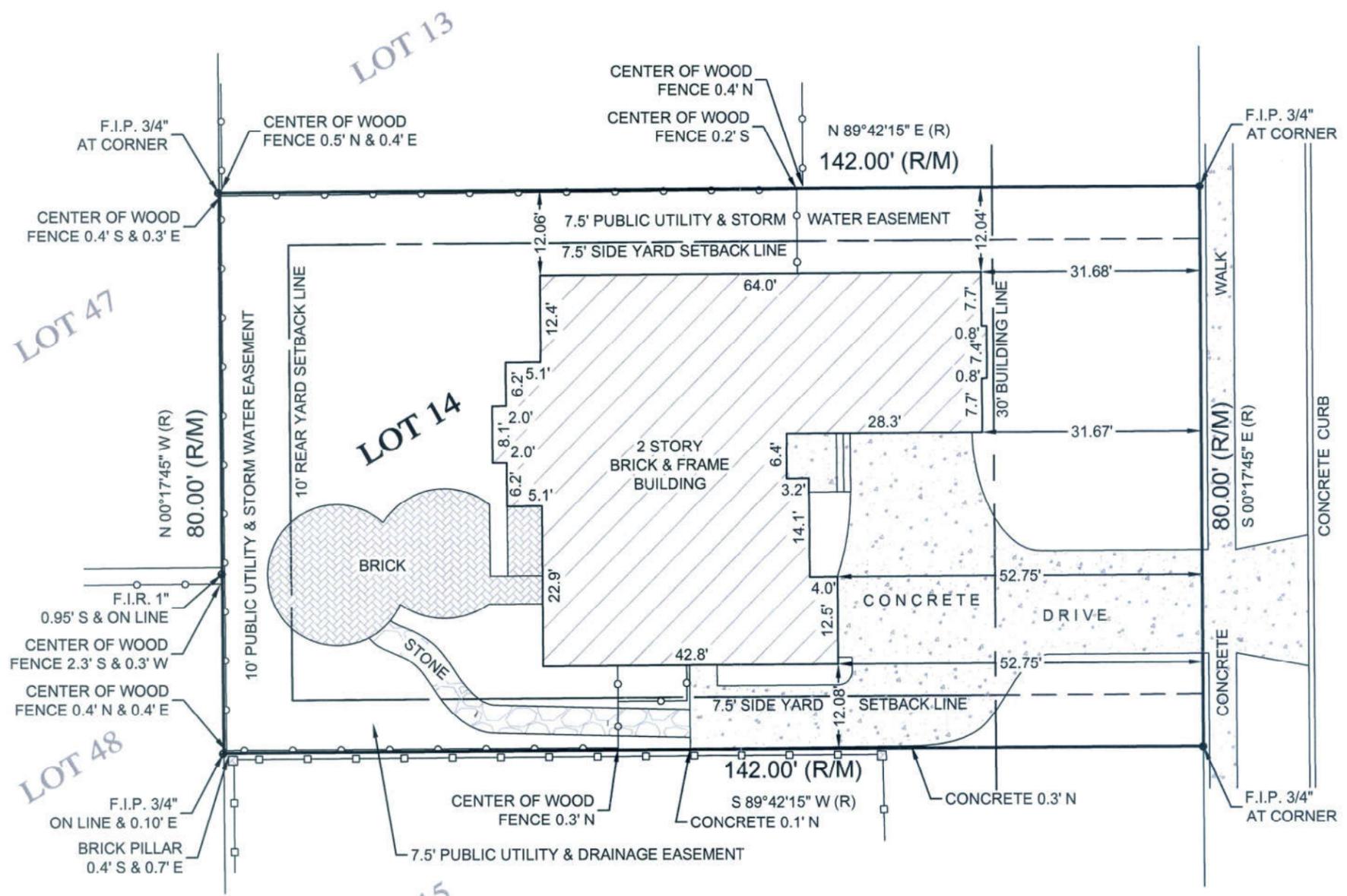
LOT 14 IN CAMBRIDGE KNOLL, BEING A RESUBDIVISION OF THE EAST 450 FEET OF LOT "F" IN LIBERTYVILLE HIGHLANDS, OF PARTS OF THE EAST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CAMBRIDGE KNOLL SUBDIVISION RECORDED JULY 14, 2005 AS DOCUMENT 5817015, IN LAKE COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 11,360 SQ. FT. OR 0.26 ACRES MORE OR LESS"



BASIS OF BEARING:
 WEST LINE OF AMES STREET AS FOUND
 MONUMENTED AND OCCUPIED PER RECORD
 SUBDIVISION.
 S 00°17'45" E (R)



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

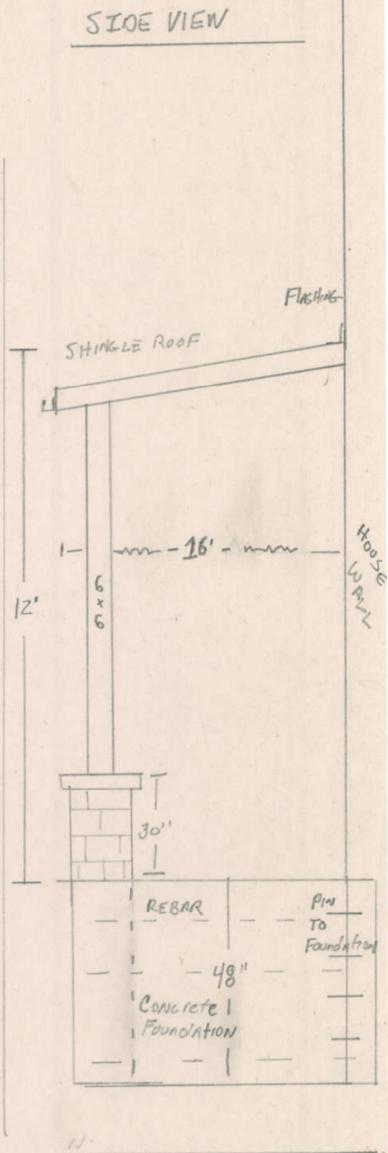
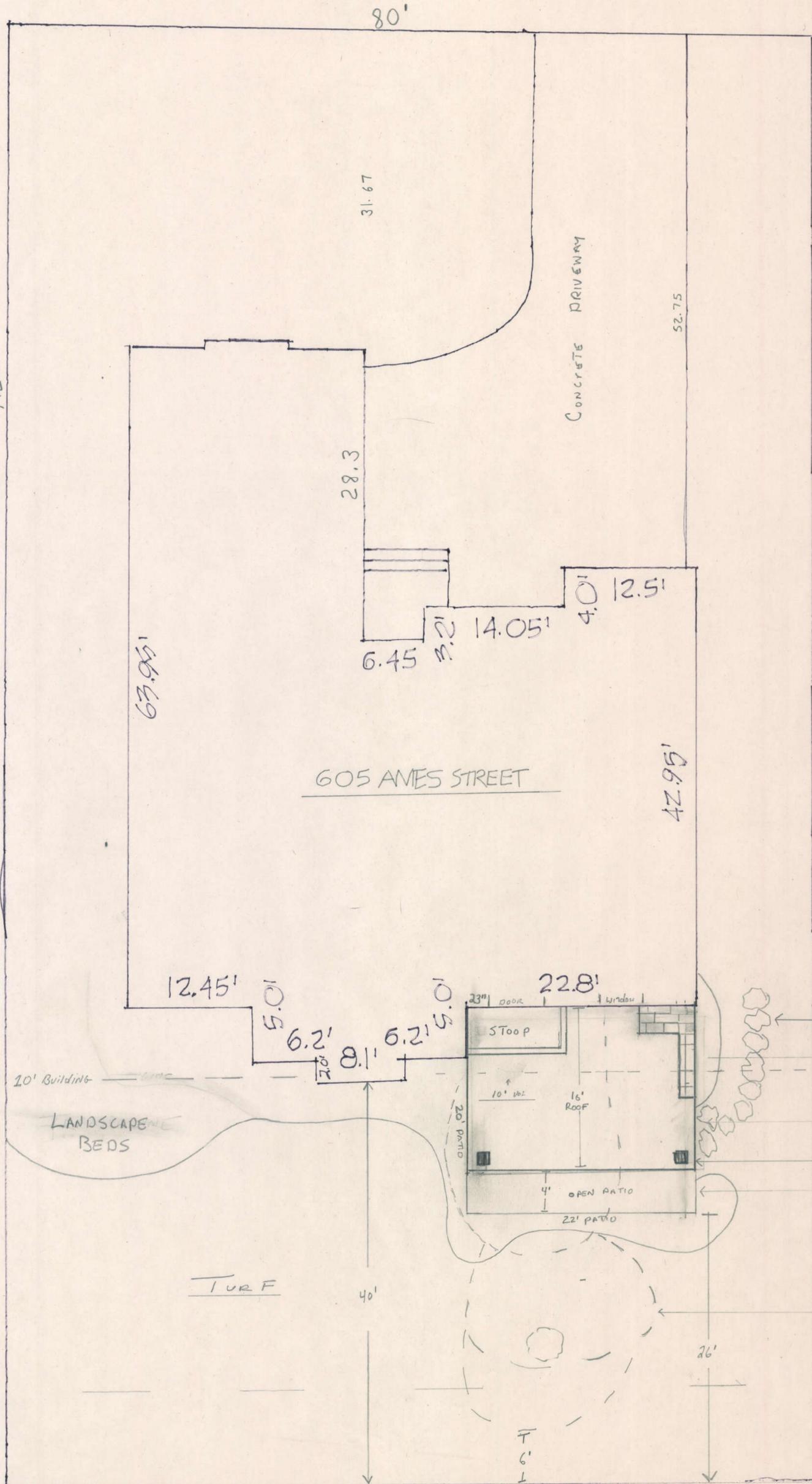
STATE OF ILLINOIS }
 COUNTY OF DUPAGE }SS
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 7TH DAY OF MAY, A.D., 2021,
 AT LISLE, ILLINOIS.



- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 605 AMES STREET
 LIBERTYVILLE, ILLINOIS
 CLIENT MORRIS LAW, LTD.
 FIELDWORK DATE (CREW) 05/07/2021 (BV/JN)
 DRAWN BY: RT REVISED: JOB NO. 21-04-0727

LOT COVERAGE	
SQFT REMOVAL	
Brick Patio	600
Flagstone Walk	150
Total	750
SQFT New	
Concrete Patio	440
NET DECREASE	310



- ← REMOVE Flagstone Walk
- ← 10' BUILDING LINE
- ← NEW PATIO ROOF 22 X 16
- ← NEW 20 X 22 CONCRETE PATIO
- ← REMOVE PATIO



HORMEL RESIDENCE
 PROPOSED PATIO AND ROOF PAVILION
 ZONING APPROVAL PLAN/SKETCH

