

LAND USE APPLICATION

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

DATE: 5.10.24



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

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) DAVID E RAM KING represents that they are the OWNER X, CONTRACT PURCHASER, LESSEE, AUTHORIZED AGENT (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

Lot 9 in Block 9 in C. Frank Wrights Addition to Libertyville, a Subdivision of part of Sections 15, 16, 21 and 22, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded July 24, 1893 as Document 55584, in Book "C" of Plats, Pages 66 and 67, in Lake County, Illinois.

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-16-423-001

The property is also known as: (street address) 303 BROADWAY ST. LIBERTYVILLE, IL

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 R-6 District.

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

<input type="checkbox"/>	Front Yard Setback	<input type="checkbox"/>	Sign
<input checked="" 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). ATTACHED.

Adam Lyons, Architect  
applicant/representative signature

Adam N. Lyons  
please print full name

894 MOTTAWA LN.

METTAWA, IL 60045  
address of applicant/representative

847-791-3251  
phone number

lyonsdesigngroup@aol.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

VILLAGE OF LIBERTYVILLE  
PROPERTY OWNER'S AUTHORIZATION  
FOR PC/ZBA/ARC/HPC

DATE: 5.10.24

I, DAVID & PAM KING, Owner of the  
Property Owner

property located at 303 BROADWAY ST., do hereby  
Address/Location

authorize ADAM LYONS, ARCHITECT to represent me in the following  
Authorized Agent

PC/ZBA/ARC/HPC matter(s),

ZONING SETBACK VARIANCES  
Action(s)

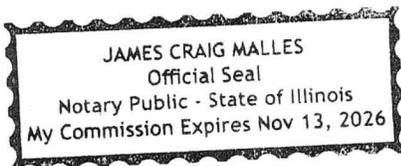
in the Village of Libertyville.

James Craig Malles  
Notary Signature

(SEAL)

Pamela King  
Property Owner Signature

PAM &  
DAVID KING  
Property Owner Printed Name



307 BROADWAY ST.  
Address

847 302-4188  
847-816-7208  
Phone Number

Rev. 11.2023

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

DATE: 5.10.24

I, <sup>PAM &</sup> DAVID King, Owner of the property located at 303 BROADWAY ST., 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.

Pamela King  
Signature  
<sup>PAM &</sup>  
DAVID King  
Printed Name

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**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: \_\_\_\_\_



# THE LYONS DESIGN GROUP, LLC

ADAM N. LYONS, Architect LEED AP, NCARB, AIA, ALA  
894 Mettawa Lane Mettawa, IL 60045 tel: 847.791.3251  
Email: lyonsdesigngroup@aol.com

May 2, 2024

To: Village of Libertyville Planning and Zoning Dept.  
Zoning Review Board

***Building Setback Variance Request***  
**303 BROADWAY, LIBERTYVILLE, ILLINOIS**

**NARRATIVE: DESCRIPTION OF PROJECT**

Pam and Dave King moved into the wonderful village of Libertyville back in 1999. They've now lived in the community for over 25 years, raised their family here, and have strong roots in the Village. In fact, Pam still fondly remembers spending time at her grandparents' home at 120 Homewood, where her dad grew up. In 2006, the Kings built their current home at 307 Broadway and soon after purchased the neighboring property at 303 Broadway. Their intent for the 303 Broadway residence, originally constructed in the late 1800s, was as a rental, which it had been up until very recently.

The Kings, in constructing their home at 307 Broadway, included a 2-car detached garage, located off of the alley behind the home. Unfortunately, over the years as part of other neighboring lot improvements, a retaining wall was constructed due south of that garage, which made vehicular access into and out of this current detached garage very difficult to safely navigate, due to the very narrow margin of pull-in and back out length (SEE EXHIBIT 1). Both lots are in the R-6 zoning district.

Last year in 2023, the above situation with their off-street parking prompted Pam and Dave to plan for a detached garage, to be located on the 303 Broadway lot. While a detached garage DID exist prior, it was in serious disrepair, primarily due to its age (also likely originally constructed in the late 1800's). Pam and Dave worked with Staff for a proposed 3-car detached garage, which was approved for construction at its current location, and is under construction right now.

The tenant mentioned above, formerly renting the 303 Broadway residence, recently moved out upon their lease ending. Pam and Dave had the home inspected by a structural engineer, whose official inspection indicated the structure has seen the end of its useful life as a residence (SEE LETTER, EXHIBIT 2). The home is over 130 years old. Building practices of the 1890's have expired, and the Kings now find this home beyond a state of repair and not suitable for further occupancy for 2024; repair or reconstruction is technically infeasible.

The inspector's assessment of the home is one of a LIFE-SAFETY concern. The current structure poses a significant life-safety hazard and risk to any occupants, and a tremendous liability risk to the Kings to continue owning it, as furthermore the home is uninsurable. The structural engineer's directive was that the home poses such a severe threat to human health, safety, and welfare, that it should be torn down.

The Kings have absorbed this information brought to them, and are not only accepting of it, but NDORSE the home's demolition, again, out of a life-safety concern, and additionally out of an INSURANCE and LIABILITY need.

The Kings and their contractor, V3 Builders, Inc., approached the Village, requesting approval for demolition of the 303 Broadway structure. Unfortunately, with the home's removal, what remains would be a lot with only a detached garage and no principal residence, required by code for any residential lot in the Village. The ONLY structure on the lot would be the current detached garage under construction. We consulted Staff for direction on how to remediate the King's situation and find the most feasible, most beneficial to the neighborhood, and least disruptive course of action, to preserve and conform to the Village Code, is to convert the detached garage INTO a residence, thus making the property and its improvements code-compliant. We have already worked with Staff to address the issues and have resolved various Building requirements (EXHIBIT 3). From a Zoning perspective, however, this conversion presents some challenges:

Revising the Building Plans (re-applying for Permit) to convert the garage to a code-compliant 'dwelling,' while technically feasible, creates both corner side yard and rear yard violations, as those setbacks specifically pertain to a principal structure.

**Considering the circumstances regarding 303 Broadway, we present this project to you and request approval to reduce the required rear yard setback from 25' to approximately 5 feet and to reduce the required corner side yard from 30' to approximately 16'-11 3/4" in order to convert the approved garage to a 'dwelling' and principal structure.**



Current garage, backing up to alley

existing retaining wall on opp. side of alley, approx. 20' between

EXHIBIT 1

February 9, 2024

Mr. Rick Vanselow  
V3 Builders, Inc  
28835 N Herky Dr  
Lake Bluff, IL 60044

Re: Structural Evaluation of Coach House  
303 Broadway  
Libertyville, Illinois

Dear Mr. Vanselow;

At your request I examined the information regarding the structure of the house on the property at the above referenced address. I looked for signs of distress in the floor structures, foundation and finished materials in the interior and exterior of the house that would be indicative of significant defects in the foundation or structure of the house. The purpose of that evaluation was to determine if there are significant structural issues with the structure of the house.

The subject house is two stories with wood framed floor and roof structures. The house has a slab on grade in the basement. The foundation walls of the main house are masonry. The visible foundation of the rear porch consists of timber piers that extend into the soil.

As a result of that examination, I determined that:

- The first-floor structure has significant slopes that would require significant structural repairs to correct. In particular, the slopes in the front and rear porches have unacceptable slopes in their floor structures.
- The second-floor structure has significant slopes that would require significant structural repairs to correct.
- Supplemental framing added to some of the column capitals in the basement indicate previous unacceptable attempts to deal with floor framing issues.
- Defects in the interior and exterior finished materials indicate likely structural deficiencies in the walls that provide support for the house. This would require significant structural repairs to correct.
- There are signs of significant moisture infiltration through the foundation walls. Though hidden, this amount of moisture through the foundation walls has likely caused deterioration of the mortar joints and masonry in the foundation walls. Repairs are likely not practical and a new foundation would need to be constructed.
- Based on the floor slope in the rear porch, the timber foundation has likely deteriorated and currently does not provide adequate support for the porch foundation. A new foundation would need to be constructed.
- The basement slab has significant cracking. This cracking is likely a sign of improper sculpt for the basement slab and moisture issues. The slab would need to be removed, a drain tile system installed and a new slab cast after the subgrade was prepared.

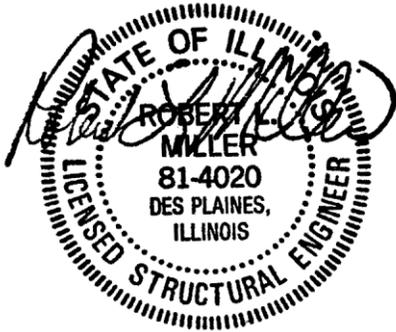
I have evaluated the feasibility of a structural renovation of the existing house and feel **the only practical and likely economical solution is the demolition of the existing house.** It then can be replaced by a new structure that meets the homeowners needs and current building codes.

The findings of this report are not based on a comprehensive engineering study as we did not remove construction material to inspect the underlying structures nor have we performed extensive engineering calculations. Our observations and resulting report are, thus, not intended to warrant or guarantee the performance of any building component or system.

If you have any questions, please do not hesitate to call.

Sincerely,

**ROBERT L. MILLER ASSOCIATES**



Robert L. Miller

**From:** Pat Geske <Pgeske@libertyville.com>  
**Sent:** Tuesday, April 16, 2024 2:20 PM  
**To:** Lyons Design Group  
**Cc:** David Fischer; David Smith; Linda Carlson  
**Subject:** FW: 303 Broadway - Garage-Residence 'Conversion'  
**Attachments:** King-303BroadwayConceptLayouts-041224.pdf

I did a preliminary review of your proposed concept house conversion from a garage.

**It appears you covered the definition of Dwelling Unit: living, sleeping, eating, cooking and bathroom.**

I talked with ICC about the 2021 IECC Table R402.1.3 (R-value) wall insulation substitutions. The guy said the proposed R36.85 closed cell cavity insulation & ½" R-2.5 continuous insulation has a U-factor equal to or better than the value on Table R402.1.2 (U-factors) (maximum 0.045). **Therefore, it is acceptable as drawn.** The other insulation values are good as drawn.

The 2014 Illinois Plumbing Code (890.Appendix A Table B) does require either a washing machine or laundry sink. So you need to add that.

The exterior exit swinging doors on the first floor meet the requirement for an exit from the lower level & second level. The sliding glass door at the lower level can be the escape window/door. The escape window next to it isn't required. Indicate what the lower level is used for. The word Basement is not acceptable.

Additional comments may be forthcoming after review of the formal permit submittal.

Pat Geske

Plan Reviewer

Building Division

Community Development

Village of Libertyville

847-918-2020



Note: FAVORABLE  
staff review and re-  
sponse to a 'conver-  
sion' as presented

Please send all permit submittals to [Building@libertyville.com](mailto:Building@libertyville.com). Thank you!

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**From:** lyonsdesigngroup@aol.com <lyonsdesigngroup@aol.com>

**Sent:** Monday, April 15, 2024 2:42 PM

**To:** Pat Geske <Pgeske@libertyville.com>

**Subject:** 303 Broadway - Garage-Residence 'Conversion'

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pat –

First, thank you for your time last week to help sort through the project, and navigating the garage into a 'residence.'

I prepared the attached, with input from our client, which is what I'm proposing. I think this addresses the life-safety, access and egress, and insulation / envelope compliance features.

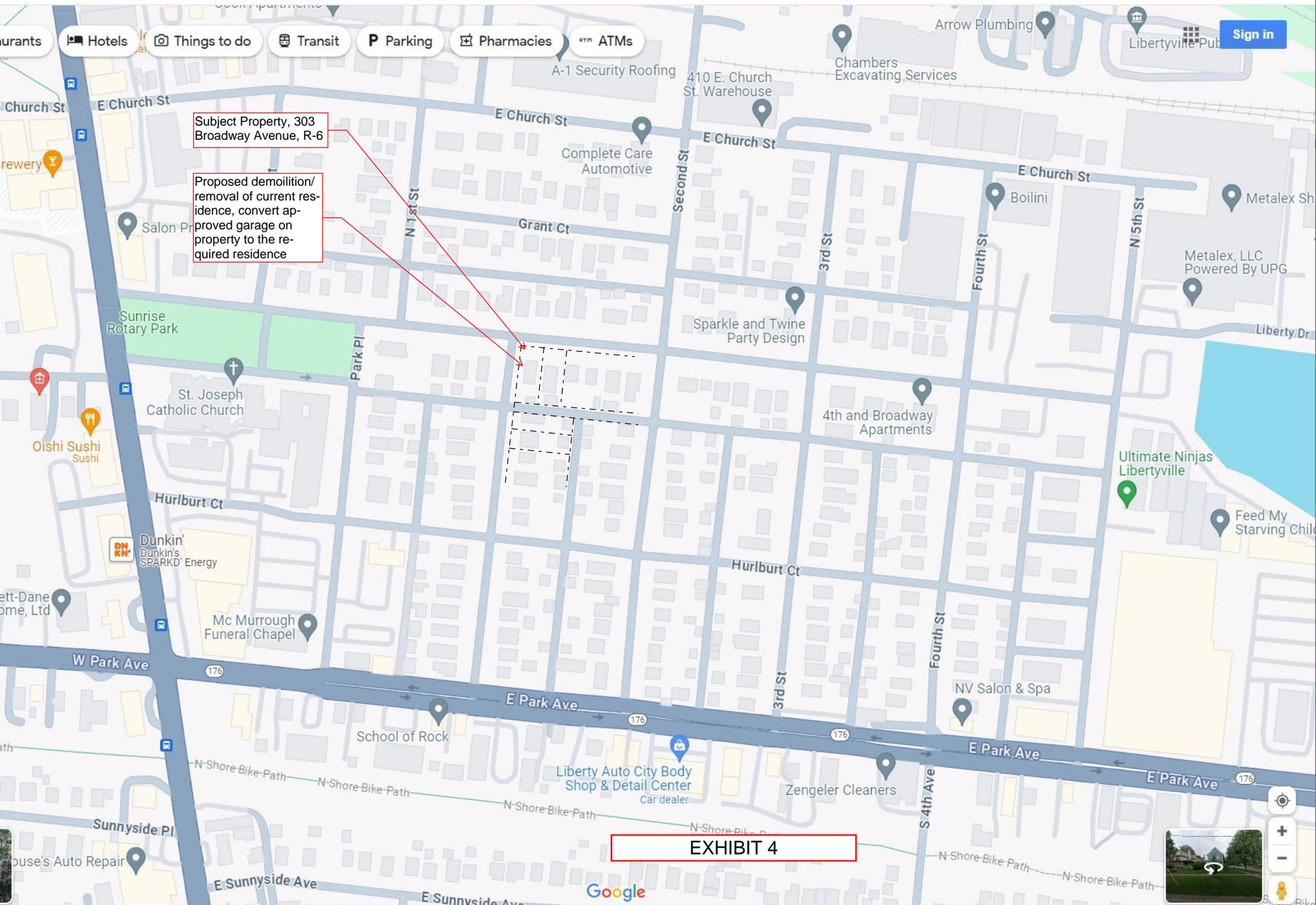
## STANDARDS FOR VARIATION

The variations above are requested to be approved based on the following standards being met:

- A. General Standard. No variation shall be granted pursuant to this Section 16-8 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 proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

**[Carrying out the strict letter of the code creates a practical difficulty and hardship. It is technically infeasible, if not impossible, at the current state of construction, to demolish the garage and re-install its foundations, utilities, and the structure itself, at code-compliant setbacks (for a principal structure) on the 303 Broadway lot. It is also additionally technically infeasible to reconstruct the 303 residence at its existing location. A reconstruction at the same location, if at all possible, would also result in significantly greater mass and a severe reduction in open space and sight lines at and around the corner of First Street and Broadway. In addition, both front setback and corner side yard setback variances would be required for such a 'replacement' building, if the Kings were able to pursue a reconstruction.]**

**There are several benefits of the residence occupying the approved location of the garage. The residence would occupy the same footprint. Residences close to or near rear property lines, interior, or side property lines are actually a common occurrence at this general location in the Heritage District (SEE EXHIBITS 4 AND 5).]**



Subject Property, 303 Broadway Avenue, R-6

Proposed demolition/removal of current residence, convert approved garage on property to the required residence

EXHIBIT 4

Subject Property, 303  
Broadway Avenue, R-6,  
note 'open space'  
gained at the intersec-  
tion

The map shows a street grid with Grant Ct at the top, Park Pl on the left, and Broadway Avenue running horizontally. A central property is outlined with dashed lines. Red arrows point from callout boxes to specific features on the map: the subject property, a garage area, and setback lines. The text 'N 1st S' is on the left edge, 'Se' is on the right edge, and 'Spa' is partially visible on the right.

Note nearby existing  
residences w/similar  
setbacks

Shown: location of cur-  
rent garage / proposed  
'conversion' of said  
building to a 'residence'

Note adjacent existing  
residences w/similar  
setbacks

Proposed corner side  
and rear yard setbacks

**EXHIBIT 5**

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 and 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.

**[The subject lot is exceptional as compared to other lots due to the corner lot 30 feet side yard setback at street side, and the narrow width of the lot being 52.7 feet wide, leaving a buildable width of only 17.7 feet, including the interior side yard setback of 5 feet. Additionally, the orientation of the block bounded by First Street, Second Street, and Broadway is rotated 90 degrees from the norm, thus the rear setback is considered in what would normally be a side yard.]**

**The approved variances for locating the current detached garage allowed the structure to align with the 303 residence, as well as allowing a distance off of the alley consistent with most other existing residences and garages. This location of the current detached garage, at the far rear and close to the corner side of the property was out of necessity, in order to remain clear of the current principal residence at 303 Broadway. Had the lot been vacant from the start, a more central location could have been proposed.]**

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 provisions 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.

**[This is correct. The conditions of removing the current residence and having to convert the garage to a residence—in order to CREATE conformity—is a unique condition and circumstance.]**

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 owners of other lots subject to the same provision.

**[This is correct. The result of approving the requested variation would in fact create a greater open space at a highly trafficked intersection and result in a safer, less congested, and more open environment.]**

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 economic hardship shall not be a prerequisite to the grant of a variation.

**[This is correct.]**

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.

**[This is correct. Granting the variance request would be in harmony with the purpose of the Code or general purpose of the Plan.]**

- G. Essential Character of the Area: These variances would not result in a use of development that:
1. Would be materially detrimental to the public welfare, or materially injurious to the enjoyment, use, development, or value of property or improvements in the vicinity, or
  2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity, or
  3. Would substantially increase congestion in the public streets, due to traffic or parking, or
  4. Would unduly increase the danger of flood or fire, or
  5. Would unduly tax public utilities and facilities in the area, or
  6. Would endanger the public health or safety.

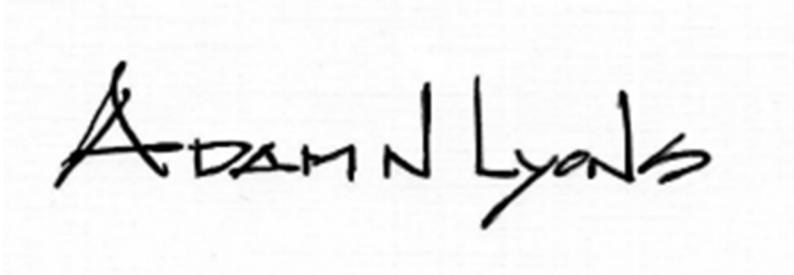
**[None of these would result from approving the variations. As stated above, a principal structure at the 303 Broadway lot at the far rear and more easterly location on the property will be beneficial for public welfare at this corner property and surrounding area. These features, along with the home's Shingle architectural style, with its aesthetically pleasing proportional elements and warm material/color palette, will create a holistically authentic design, consistent and contextual with the existing architecture of the site as well as the surrounding residential neighborhood, and enhances the livability of the surrounding community.]**

- 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.

**[This is correct.]**

Per 16-8.7 of the Village of Libertyville Development Guide, since the above provides evidence of meeting the Standards for Variations, we request that the building setback variances be granted by the Board.

Respectfully,



Adam Lyons, LEED AP, NCARB, AIA, ALA  
State Licensed Architect

Broadway St

Broadway St

Broadway St

215

221

1st St

307

311

317

321

325

227

228

1st St

221

Google

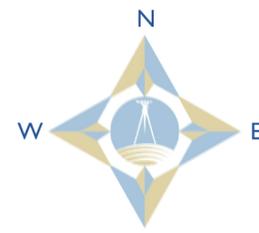
Layers



# Plat of Survey

Lot 9 in Block 9 in C. Frank Wrights Addition to Libertyville, a Subdivision of part of Sections 15, 16, 21 and 22, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded July 24, 1893 as Document 55584, in Book "C" of Plats, Pages 66 and 67, in Lake County, Illinois.

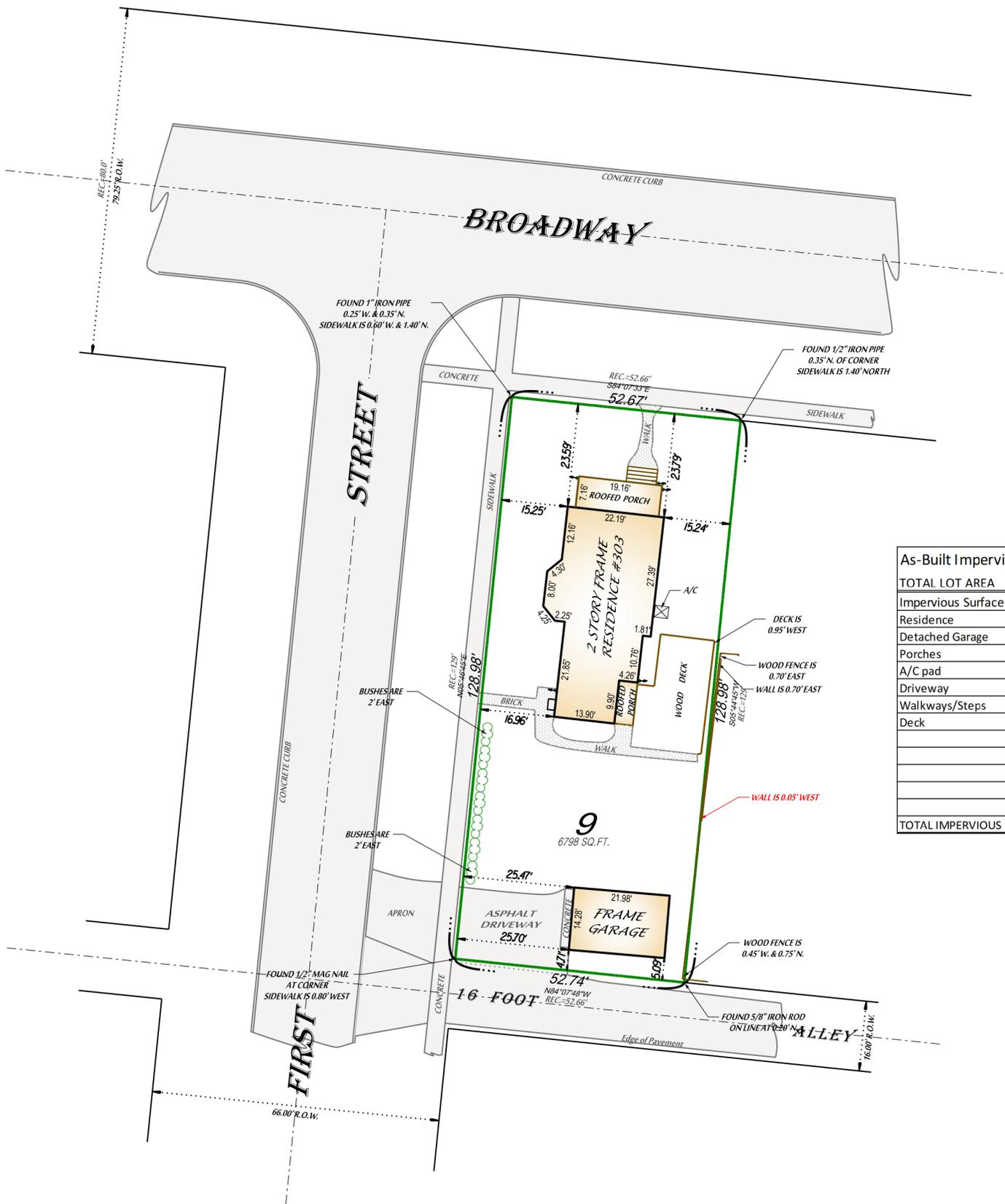
Commonly known as: **303 BROADWAY, LIBERTYVILLE, ILLINOIS.**



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1" = 20 ft

- LEGEND**
- N. = North
  - S. = South
  - E. = East
  - W. = West
  - N.W. = Northwest
  - N.E. = Northeast
  - S.E. = Southeast
  - S.W. = Southwest
  - P.O.B. = Point of Beginning
  - SQ. FT. = Square Feet
  - R.O.W. = Right of Way
  - Doc. = Document
  - Rec. = Recorded as
  - Meas. = Measured
  - T.F. = Top of Foundation
  - MIN. = Minimum
  - MAX. = Maximum



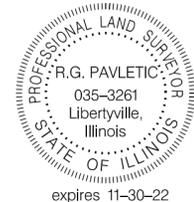
**As-Built Impervious Surface Coverage**

Impervious Surface	Area (Sq. Ft.)	Coverage (%)
TOTAL LOT AREA	6798.0 Sq. Ft.	
Residence	971.8 Sq. Ft.	14.3%
Detached Garage	313.9 Sq. Ft.	4.6%
Porches	179.4 Sq. Ft.	2.6%
A/C pad	9.0 Sq. Ft.	0.1%
Driveway	431.4 Sq. Ft.	6.3%
Walkways/Steps	224.1 Sq. Ft.	3.3%
Deck	382.3 Sq. Ft.	5.6%
		0.0%
		0.0%
		0.0%
		0.0%
		0.0%
TOTAL IMPERVIOUS	2511.9 Sq. Ft.	37.0%

ORDER NUMBER 22-212  
 ORDERED BY: V3 Builders Inc.  
 FOR: David and Pamela King  
 REVISIONS: \_\_\_\_\_



**R E DECKER**  
 PROFESSIONAL LAND SURVEYORS PC  
 333 W. PETERSON RD SUITE B  
 LIBERTYVILLE, IL 60048  
 TEL. 847-362-0091  
 DeckerSurvey@gmail.com  
 Website: DeckerSurvey.com



Field Work Completed on: 3-29-22  
 STATE OF ILLINOIS } ss  
 COUNTY OF LAKE }  
 This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."  
**R. E. DECKER, P.C.**  
 By: [Signature] 4-03-22  
 Professional Land Surveyor

THE RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT



Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

# SPOT SURVEY OF

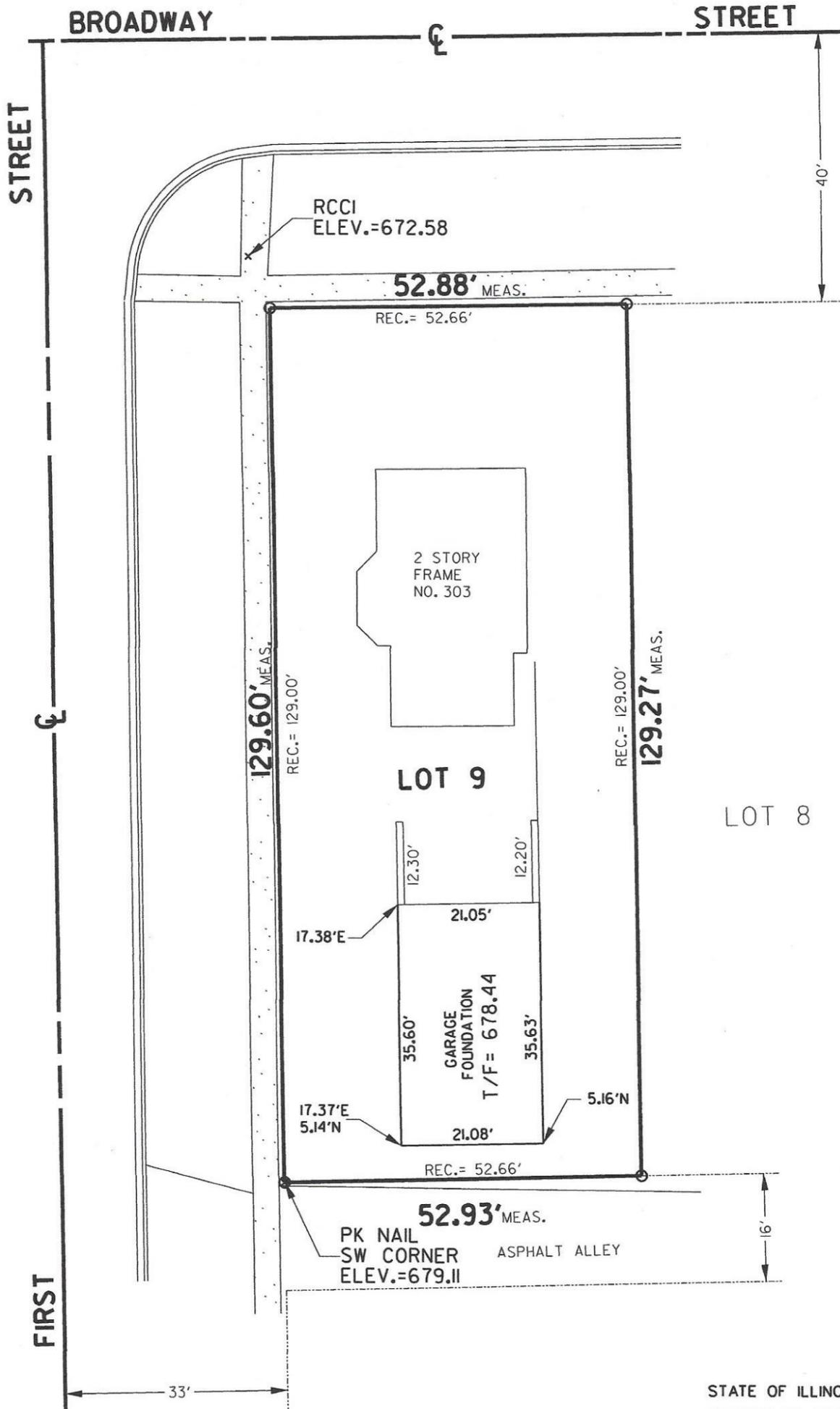


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PIN NO.: 11-16-423-001  
COMMONLY KNOWN AS: 303 Broadway Street., Libertyville, IL 60048

Scale: 1 Inch = 20' Feet  
Distances are marked in feet and decimals.

KANTHAPHIXAY LAND SURVEYING  
17 N. Ridge Court  
Streamwood, IL 60107  
Phone: (630)736-5633  
Cell: (630)973-7491



## LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON PIPE
- IRON PIPE OR ROD NOT FOUND
- ○ ○ CHAIN LINK FENCE
- +— WOOD OR METAL FENCE
- ▒ CONCRETE
- ▒ BRICK PAVER
- M & R MEASURED & RECORD



STATE OF ILLINOIS) s.s.  
COUNTY OF COOK)

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

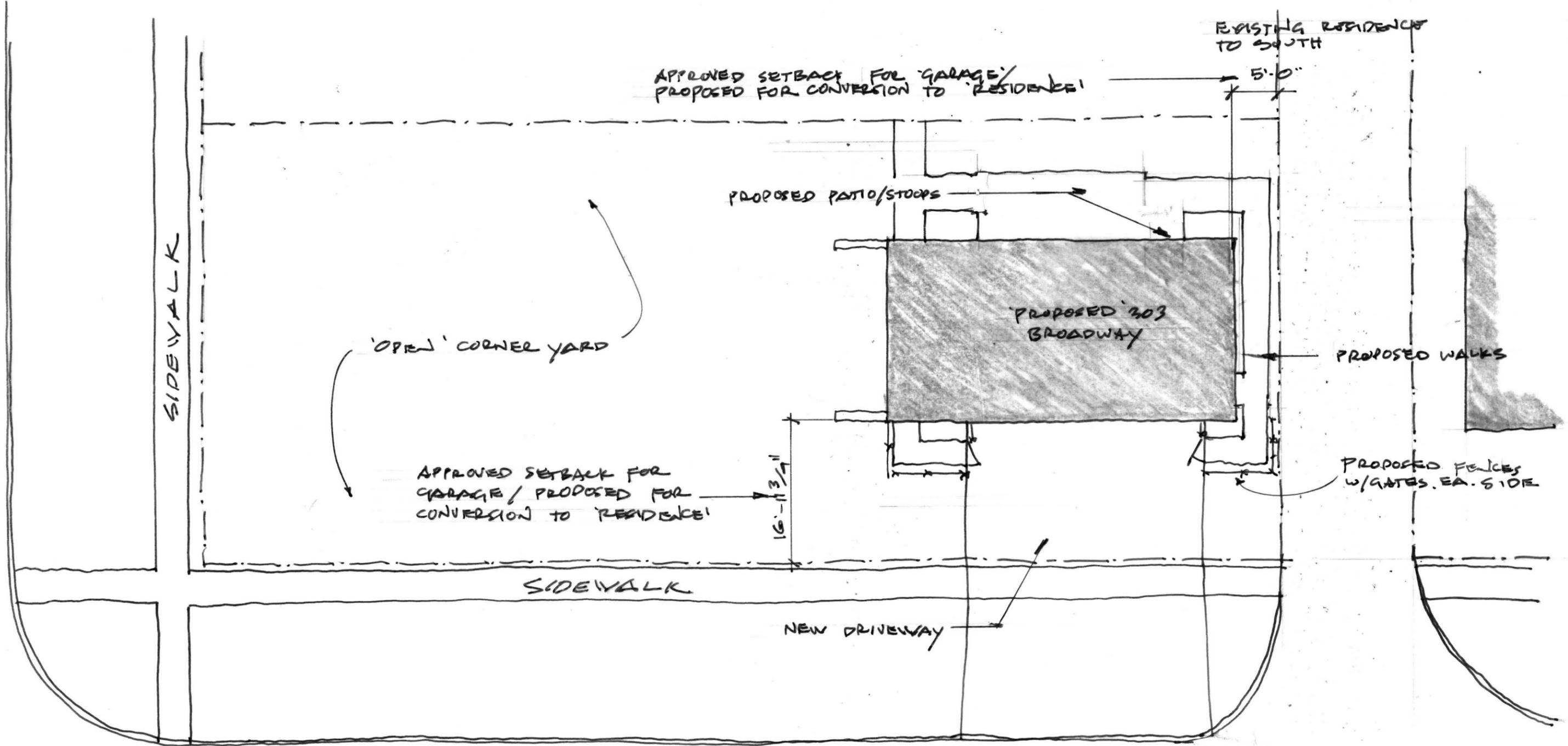
Streamwood, Illinois, April 19, A.D. 2024

By *Richard R. Kanthaphixay*  
Illinois Professional Land Surveyor  
Certificate No. 3807  
Expiration date: 11-30-2024

NOTES:  
a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.  
b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered BY: Val  
Field work done on 12-8-2023  
Drawn By: RK

BROADWAY STREET



APPROVED SETBACK FOR GARAGE/  
PROPOSED FOR CONVERSION TO RESIDENCE!

EXISTING RESIDENCE  
TO SOUTH

5'-0"

PROPOSED PATIO/STOOPS

PROPOSED 303  
BROADWAY

'OPEN' CORNER YARD

PROPOSED WALKS

APPROVED SETBACK FOR  
GARAGE / PROPOSED FOR  
CONVERSION TO RESIDENCE!

16'-11 3/4"

PROPOSED FENCES  
W/GATES. EA. SIDE

SIDEWALK

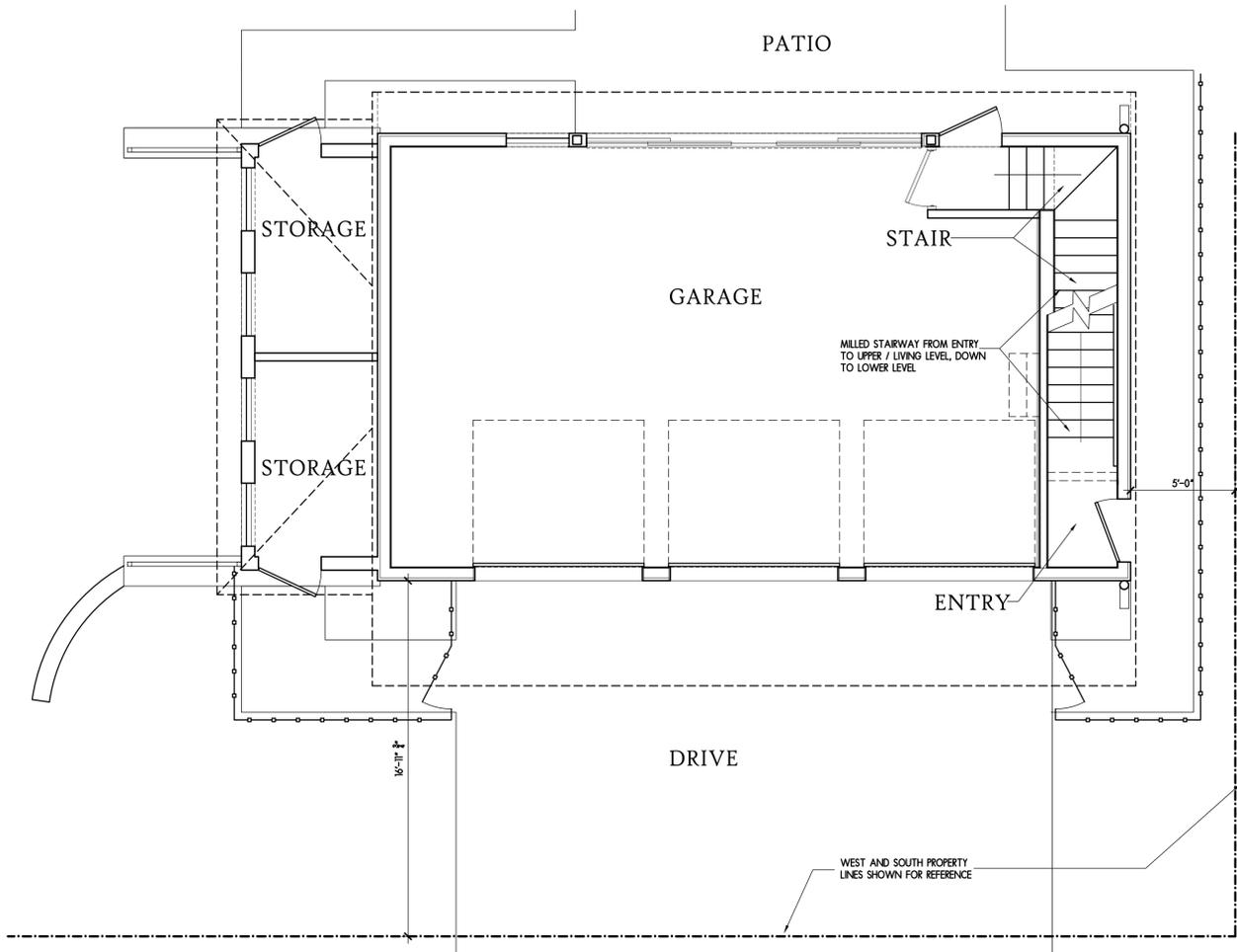
NEW DRIVEWAY

1ST STREET

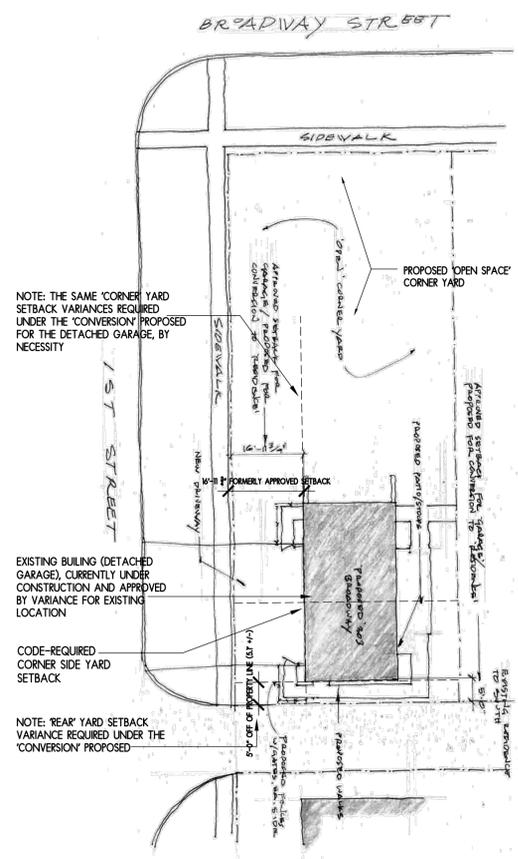
SITE PLAN

1" = 10'-0"

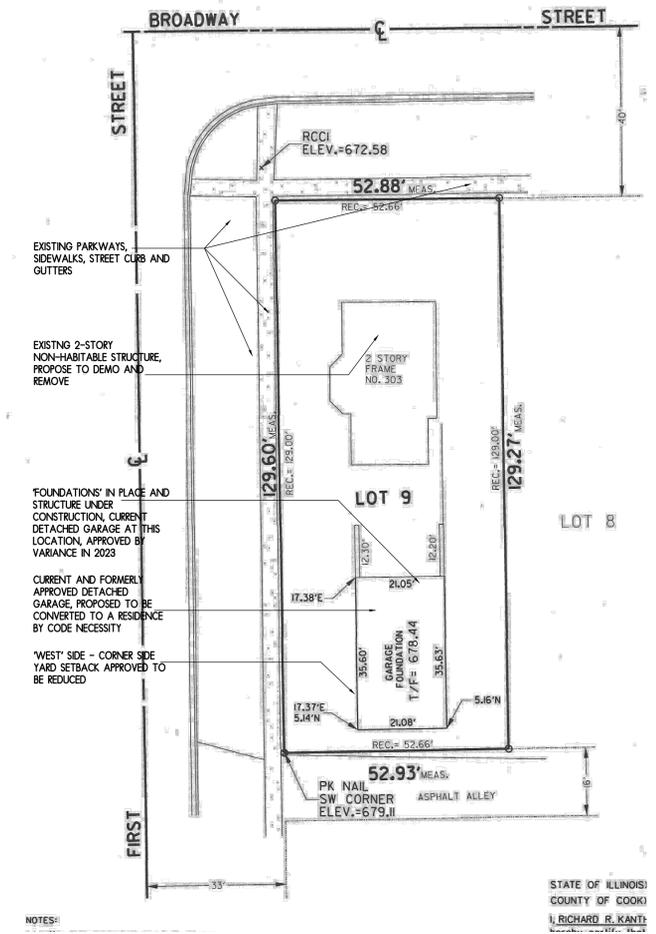
NORTH



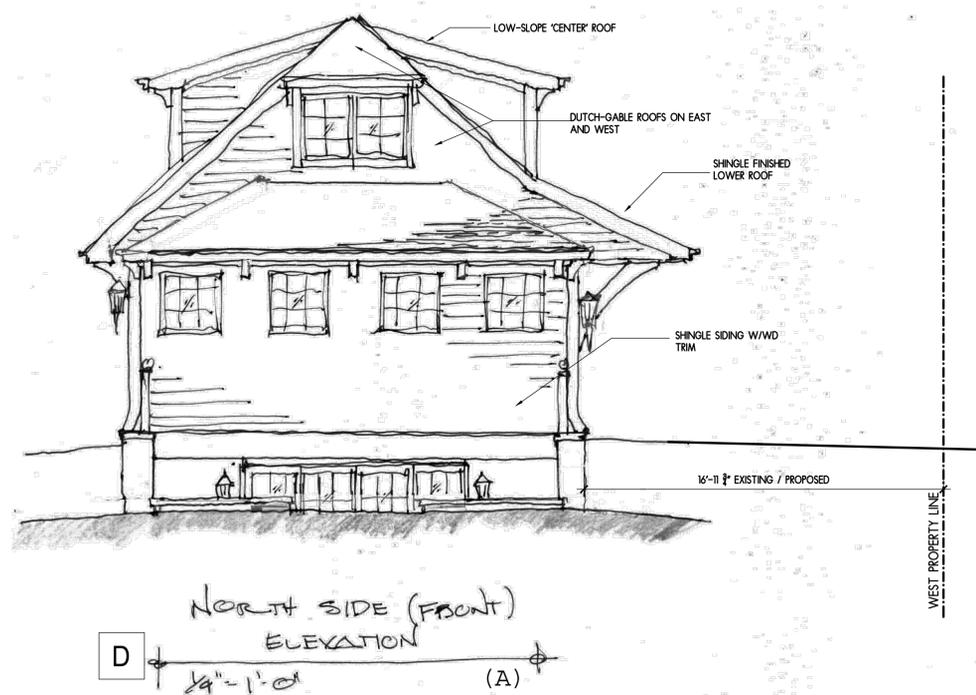
**C** PROPOSED 'GROUND' FLOOR PLAN  
SCALE 1/4"=1'-0"  
NORTH



**B** SITE PLAN  
SCALE 1"=10'-0"  
NORTH



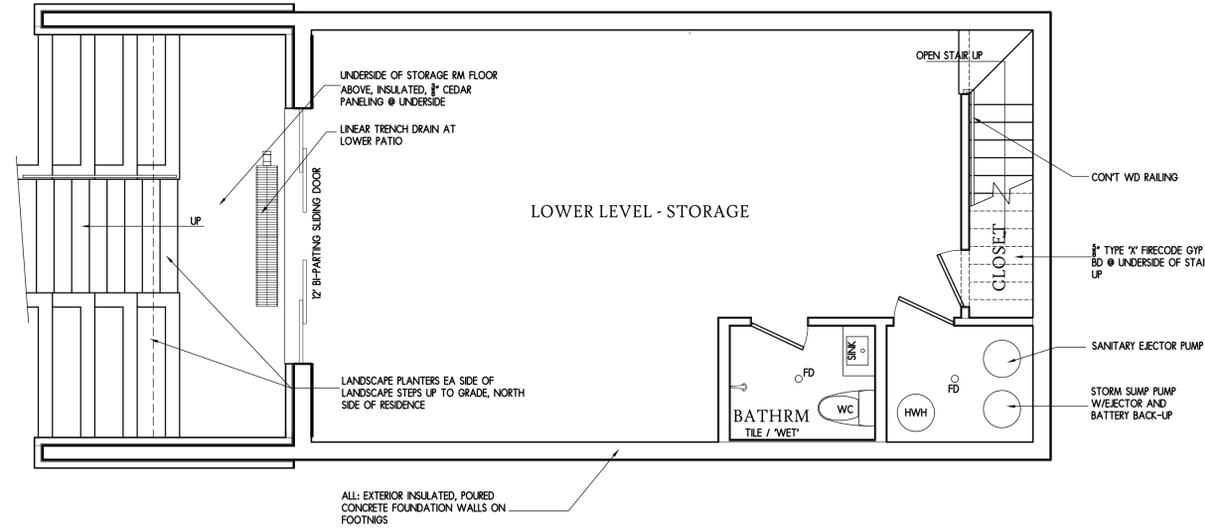
**A** EXISTING CONDITIONS SITE PLAN (Survey)  
SCALE 1/20"=1'-0" (1:20)  
NORTH



INSTRUMENTS OF SERVICE  
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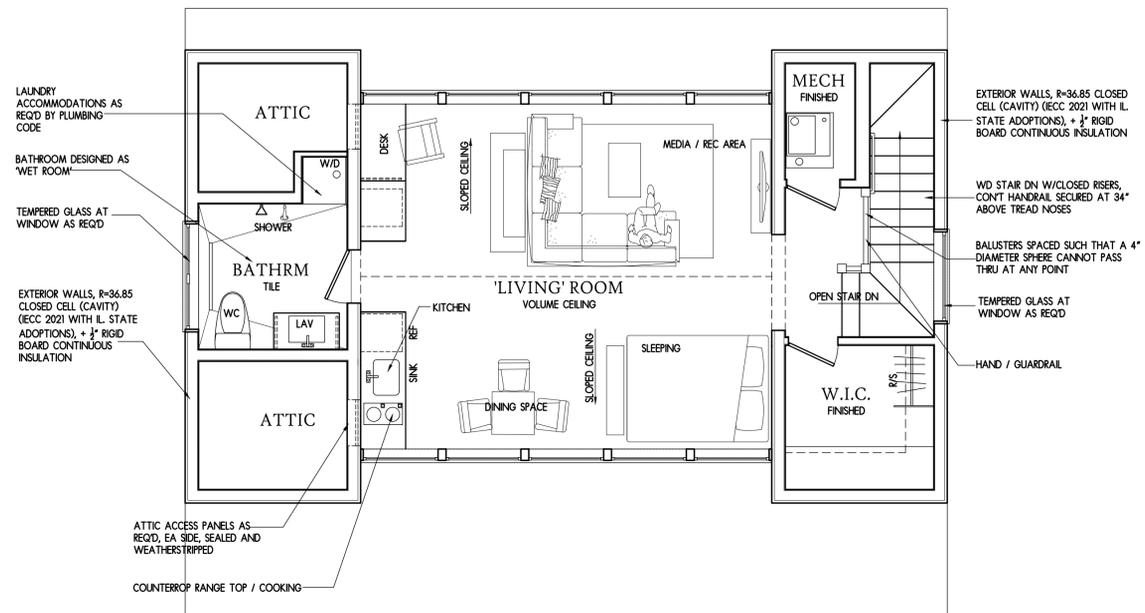
Proposed Setback Variances  
for  
**David & Pam King**  
303 E. BROADWAY ST.  
LIBERTYVILLE, IL

REVISED	<input type="checkbox"/> 'BUBBLED'	<input type="checkbox"/> 'HIGHLIGHTED'
<input type="checkbox"/>		
PHASE	<input type="checkbox"/> SCHEMATIC DESIGN	
	<input type="checkbox"/> DESIGN DEVELOPMENT	
	<input checked="" type="checkbox"/> CONSTRUCTION DOCUMENTS	
RELEASED FOR	<input checked="" type="checkbox"/> INFORMATION	
	<input type="checkbox"/> ESTIMATING/BIDDING	
	<input type="checkbox"/> CONSTRUCTION	
DESIGNER:	AL	
DRAWN BY:	AL	
ISSUE DATE	FOR	
050824	VARIANCE-REVIEW	
SCALE:	AS SHOWN	
PROJECT #:	KING-303	



**A** PROPOSED LOWER FLOOR PLAN  
SCALE 1/4"=1'-0"

NORTH



**B** PROPOSED UPPER FLOOR PLAN  
SCALE 1/4"=1'-0"

NORTH

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Proposed Setback Variances  
for  
**David & Pam King**  
303 E. BROADWAY ST.  
LIBERTYVILLE, IL

REVISED

'BUBBLED'     'HIGHLIGHTED'

PHASE

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

RELEASED FOR

INFORMATION

ESTIMATING/BIDDING

CONSTRUCTION

DESIGNER: AL

DRAWN BY: AL

ISSUE DATE: 052024 FOR VARIANCE-REVIEW

SCALE: AS SHOWN

PROJECT #: KING-303

**PROOF OF  
SERVICE OF NOTICE  
(Single Family Detached Dwellings)**

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

The APPLICANT/AUTHORIZED AGENT hereby represents that they have complied with the requirements of "Ordinance No. 85-O-26", regarding NOTICE REQUIREMENTS for a pending PUBLIC HEARING for a: VARIATION(S); REZONING(S); SPECIAL USE PERMIT(S); PLANNED DEVELOPMENT(S); ANNEXATION(S).

The property for which I am the APPLICANT/AUTHORIZED AGENT is located at:

303 BROADWAY STREET.

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I, the APPLICANT/AUTHORIZED AGENT for Case No. \_\_\_\_\_, have complied with Section II.B. of Ordinance No. 85-O-26, which requires WRITTEN NOTICE, RETURN RECEIPT REQUESTED (Registered or Certified Mail Delivery), to ALL property owners within 250 feet of the address listed above.

Return certified mail receipts (white copy), one copy of the written notice, and a list of the owners of record (current available taxing information) are submitted with this document.

Signature

Admugons

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Received by: \_\_\_\_\_, on \_\_\_\_\_, 2024

## NOTIFICATION LETTER

To: Property Owner  
Property Owner's Address and PIN

Re: 303 Broadway Street – Detached Garage to Residence Conversion  
Setback Variance Request  
303 Broadway Street, Libertyville, IL 60045

Please take notice, that Adam Lyons, Architect, as representative of the Owners, Pam and Dave King, has made application to the Village of Libertyville for a rear-yard setback variance and a corner-side-yard setback variance for the property at 303 Broadway Street, in order to convert the existing detached garage to a dwelling and principal structure.

The legal definition of the property is:

*Lot 9 in Block 9 in C. Frank Wrights Addition to Libertyville, a Subdivision of part of Sections 15, 16, 21 and 22, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded July 24, 1893 as Document 55584, in Book "C" of Plats, Pages 66 and 67, in Lake County, Illinois.*

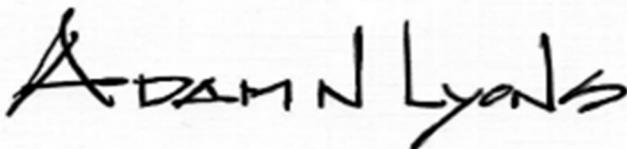
The applicant is requesting approval of a corner side-yard setback and rear-yard setback, pursuant to the Municipal Code, as amended. The request, if approved, would permit the demolition of the existing non-conforming and safety-hazard home (the current blue house on the corner), and allow the applicants to proceed with remodeling the current detached garage at the rear of the lot to allow it to be classified as a residence. No other construction is proposed; the large, vacant open space where the house currently sits would remain open.

A public hearing will be held on June 10, 2024 at 7:00 PM at the Village Hall, 118 West Cook Avenue, Libertyville, IL 60048.

Any questions or requests for additional information regarding this application can be directed to Adam Lyons, the Architect, at (847) 791-3251, or Rick Vanselow, the Contractor, at (847) 830-3161, or by contacting the Community Development Department, Planning Division, 200 East Cook Avenue, Libertyville, IL 60048, (847) 918-2028.

This notice is being sent to you by the applicant in compliance with Ordinance 85-O-26, Notice of Public Hearing.

Sincerely,



Adam Lyons, LEED AP, NCARB, AIA, ALA  
State Licensed Architect

