

LAND USE APPLICATION

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

DATE: 8-7-2024



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) THE O'TARPEY GROUP 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) 11-27-101-009.

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.**

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The property is now classified under the Libertyville Zoning Code and is located in the
RS 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).

Jerome P. Tarpey Jr
applicant/representative signature

JEROME P. TARPEY JR
please print full name

P.O. Box 1054 Mundelein, IL 60060
address of applicant/representative

224-595-3500
phone number

THEOTARPEYGROUP@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

Google Maps 1024 Michaels Ln



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

R. E. DECKER
(1933-1999)
R. G. PAVLETIC
P. L. S. 035-3261



Plat of Survey

R. E. DECKER, P.C.

LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048
847-362-0091 FAX 847-362-0119 deckersurvey@gmail.com

OF

Lot 111 in Cambridge, Libertyville Unit 5, being a Subdivision in Sections 27 and 28, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded March 28, 1969 as Document 1415776, in Book 47 of Plats, Pages 44 and 45, in Lake County, Illinois.

Commonly known as: 1024 MICHAELS LN., LIBERTYVILLE, ILLINOIS.

The Meridian is assumed by
reflects the record Subdivisi
or Deed, except when noted



Scale, 1" = 20 ft.

Field Work Completed on: MARCH 4, 2014
STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

By: *R. E. Decker*
R. E. DECKER, P.C.
Professional Land Surveyor



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.

ORDER # 14-99
ORDERED BY LAW OFFICE OF KAHN & KAHN
FOR WAKEFIELD



exp. 11-30-14
P.O.B. - Point of Beginning
S.O.F.T. - Square Feet
R.O.W. - Right of Way
Dec. - Document
Rec. - Recorded as
Meas. - Measured
T.F. - Top of Foundation

expires 4-30-15

STANDARDS FOR VARIATIONS

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.

Applicants Response: I acknowledge the general standard and will satisfy each of the following standards outlined.

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.

Applicants Response: I acknowledge the subject lot being exceptional in comparison to other lots in surrounding.

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.

Applicants Response: I acknowledge the aforesaid unique physical condition is not the result of any action or inaction by my part as the owner or predecessors to the title.

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.

Applicants Response: I acknowledge the carrying out of the strict letter that would deprive the owner of substantial commonly rights.

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.

Applicants Response: I acknowledge the alleged hardship or difficulty is neither merely the inability of the owner to enjoy some privilege or additional right not available to owners or occupants of other lot subjects.

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.

Applicants Response: I acknowledge that 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 this code and provision.

g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

1) 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

Applicants Response: I acknowledge that the variation would not result in use or development on the subject lot that 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.

2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or

Applicants Response: I acknowledge that the variation would not result in use or development on the subject lot that would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.

3) Would substantially increase congestion in the public streets due to traffic or parking; or

Applicants Response: I acknowledge that the variation would not result in use or development on the subject lot that would substantially increase congestion in the public streets due to traffic or parking.

4) Would unduly increase the danger of flood or fire; or

Applicants Response: I acknowledge that the variation would not result in use or development on the subject lot that would unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Applicants Response: I acknowledge that the variation would not result in unduly tax public utilities and facilities in the area.

6) Would endanger the public health or safety.

Applicants Response: I acknowledge that the variation would not result in endangering the public health or safety.

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.

Applicants Response: I acknowledge that there is no means other than the requested variation by which the alleged hardship or difficulty can be avoided.

Detailed description of proposal

1024 Michaels Lane, Libertyville – Narrative

This proposal is to construct a 5' x 16' shed roof over an existing set of egress stairs from the basement. The roof is to be used for a single-family home for purpose of safety of the family in case of an emergency. The proposed location will not impact surrounding trees nor nearby neighbors.

We are seeking a variation to go from an existing 28.28' property line to a 23.28' property line.

Additional content including the aerial view of the house, along with the plat of survey highlighting the area intended for installation, can be found together with the land use application.

The O' Tarpey Group

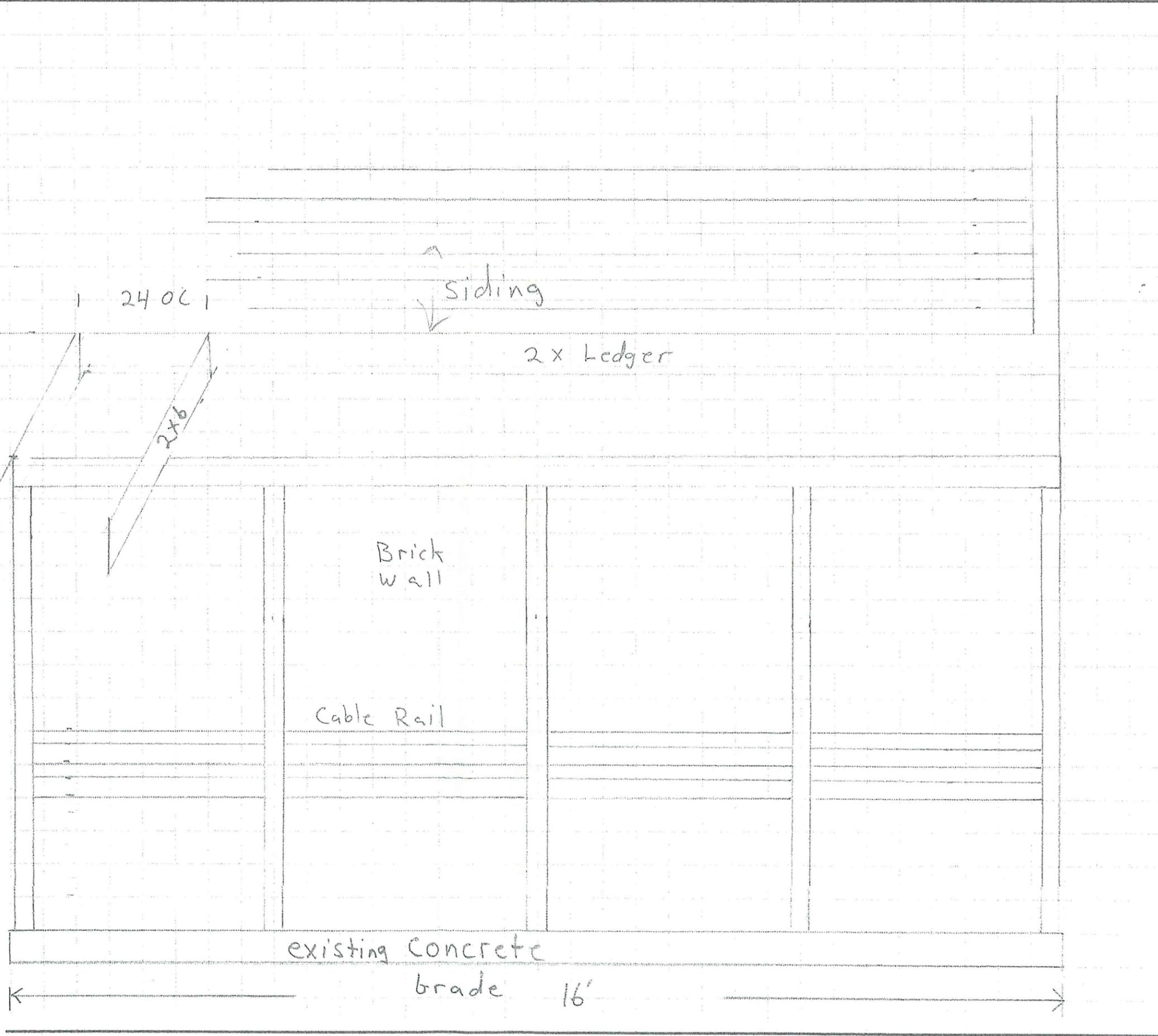
Residential & Commercial Construction
General Contractor

J.J. Tarpey

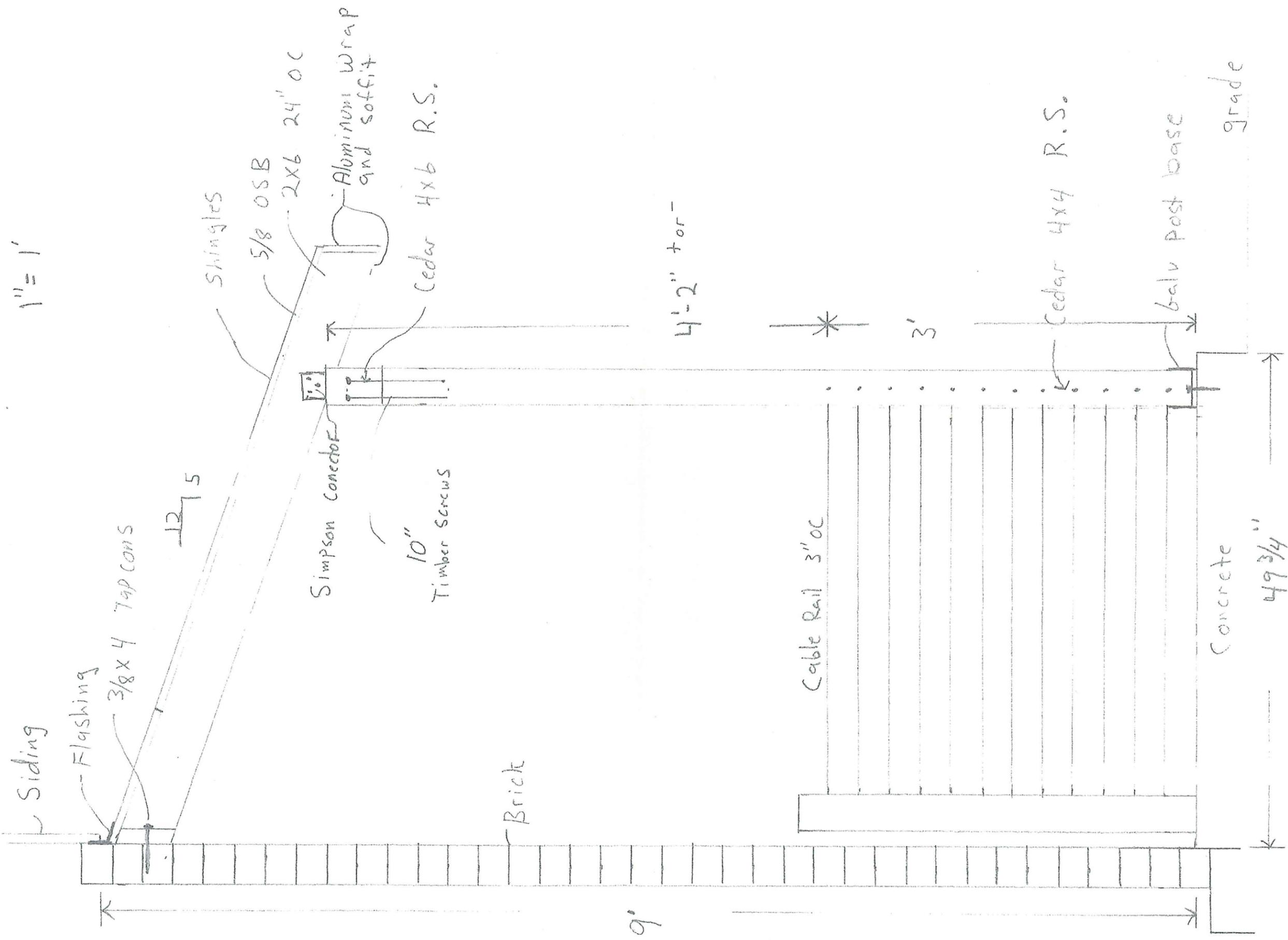
224-595-3500

Remodeling • Carpentry • Drywall • Tile
Basements • Kitchens • Baths • Decks • Doors and Windows
theotarpeygroup@gmail.com

JOB _____ OF _____
SHEET NO. _____ DATE _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE $\frac{1/2" = 1'}$



1" = 1'



Siding
Flashing
3/8 x 4 Tapcons

12
5

Shingles

5/8 OSB
2x6 24" OC

Aluminum wrap
and soffit

Cedar 4x6 R.S.

Simpson Connector

10"
Timber Screws

Brick

9'

4'-2" total

Cable Rail 3" OC

3'

Cedar 4x4 R.S.

Balu Post base

Concrete

grade

49 3/4"