



September 17, 2024

Village of Libertyville
Community Development Department
200 E Cook Avenue
Libertyville, IL 60048

Letter of Intent for Zoning Variance For:

525 Lange Court
Libertyville, IL 60048
Zoning:R-6 Parcel ID: 1116300039

Dear Development Review Committee,

It was recommended to us after the ZBA hearing on September 9, 2024, to meet with village staff to find ways to reduce the impervious coverage from the current 50% to the required 45%. I met with David Smith and Jeff Cooper on September 12 to find out if permeable pavers could be a solution. However, I was informed that while engineering counts permeable pavers as 50% impervious, zoning still counts the same pavers as 100% impervious. It was concluded that the best solution would be to remove as much of the existing impervious surface and get the total coverage closer to 45%.

The homeowners were always willing to eliminate the existing fireplace, BBQ wall, and spa, especially since they were noncompliant in their location, hoping to use their square footage for more patio space. Now, they are willing eliminate them completely in hopes they can keep the 350 sf of patio area. They would also be willing to eliminate the driveway paver areas along the north side of the house with the exception of a small area near the public walk. All of these reductions would bring the total impervious coverage to 45.9%.

We are hoping that this reduction will be enough to gain your approval for a variance.

Respectfully submitted

Brian Jordison, Landscape Designer
James Martin Associates, Inc

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