

LAND USE APPLICATION

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

DATE: 10/21/2024



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

THAT PART OF LOT 1 LYING WEST OF AND ADJACENT TO THE NORTHERLY EXTENSION OF THE MOST EASTERLY LINE OF LOT 2 IN LIBERTY PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 33 AND A PART OF THE WEST HALF OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1985 AS DOCUMENT 2352994, IN LAKE COUNTY, ILLINOIS.

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-33-202-002

The property is also known as: (street address) 1620 S. Milwaukee Avenue, Libertyville, IL 60048.

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.

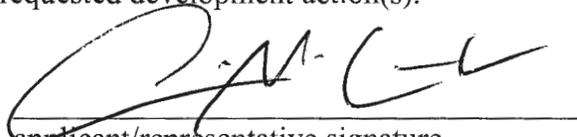
LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the _____ C-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 type="checkbox"/>	Rear Yard Setback	<input type="checkbox"/>	Building Coverage
<input type="checkbox"/>	Perimeter Landscaped Open Space	<input type="checkbox"/>	Building Height
<input checked="" type="checkbox"/>	Other (specify) <u>Rooftop Mechanical Unit Screening Requirement</u>		

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



applicant/representative signature

Chris McGrath

please print full name

1620 S. Milwaukee Avenue, Libertyville, IL 60048

address of applicant/representative

847-695-8000 ext. 9001

phone number

cmcgrath@mcgrathag.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

APPEARANCE REVIEW APPLICATION

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

DATE: 10/21/2024



REQUESTED ACTION(S) (check all that apply)

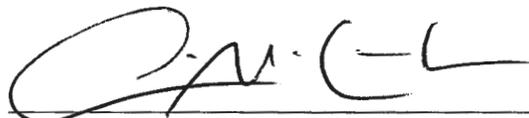
Building Facades Lighting
 Landscaping Signage
 Other Variation

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE APPEARANCE REVIEW COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Chris McGrath represents that they are the OWNER , AUTHORIZED AGENT (please check correct term) of the property commonly known as: (street address) 1620 S. Milwaukee Avenue, Libertyville, IL 60048.

If someone other than the applicant(s) has the title to the property, please provide a written statement from the owner(s) which acknowledges and consents to this request.

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


applicant/representative signature

1620 S. Milwaukee Avenue, Libertyville, IL 60048
address of applicant/representative

847-695-8000 ext. 9001
phone number

cmcgrath@mcgrathag.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

To: Village of Libertyville
From: McGrath Acura of Libertyville
Date: October 21, 2024
Subject: Variance Request for Roof Top Mechanical Unit Screen

Dear Members of the Appearance Review Commission, Zoning Board or Appeals, and Village Staff:

We are submitting a request for a variance from the requirements outlined in Ordinance Section 26-13-8.1 regarding a mechanical equipment screen for our property located at 1620 S Milwaukee Ave, Libertyville, IL 60048. We respectfully seek an exception to the installation of a rooftop mechanical unit screen for the following reasons:

1. **Visual Impact and Surrounding Environment:** Our building is situated in an area where the visibility of the rooftop mechanical unit is minimal due to existing landscaping and the undeveloped land surrounding our property. The placement and height of our structure naturally obscure the view of our mechanical unit from public thoroughfares and neighboring properties, thereby mitigating any potential visual impact.
2. **Visible Units Already Screened:** Three other roof top units that are visible from streets around our building have screens installed per the ordinance. For reference, of all the enclosed photos taken from points around the building only photos “J” and “L” (rear of building) show parts of the unscreened roof top unit.
3. **Operational Efficiency:** The mechanical units are strategically placed for optimal performance and maintenance accessibility. Installing screens could impede airflow and create challenges during routine maintenance, potentially leading to increased operational costs and reduced efficiency. Due to visibility, we did not ask for an exception on three of the four units.
4. **Potential Roof Leaks:** These screens must be bolted through the roof to prevent issues during high wind events. These perforations significantly increase the opportunity for future water damage.
5. **Precedent and Comparisons:** A review of surrounding properties reveals that several similar buildings in the vicinity do not have mechanical equipment screens. Granting this variance would be consistent with the established practices.

In conclusion, we believe that the unique circumstances of our property, combined with the visual and operational considerations mentioned, justify our request for a variance from the rooftop mechanical unit screening requirement. We appreciate your consideration of our request and are available to discuss any questions or concerns you may have.

Thank you for your attention to this matter.

Sincerely,

Chris McGrath

CFO

McGrath Automotive Group

cmcgrath@mcgrathag.com

W 847-695-8000 EXT. 9001

Aerial Photo of Building – Roof Top Units
and Sideview Photos from Property Perimeter

1620 S. Milwaukee Avenue, Libertyville, IL 60048

Roof Top Units – Listed in Photo

- 1 = Screened
- 2 = Screened
- 3 = Screened
- 4 – Not Screened – Requesting Variation



Picture A



Picture B



Picture C



Picture D



Picture E



Picture F



Picture G



Picture H



Picture I



Picture J



Picture K



Picture L



Picture M



Picture N



Picture O



Energence, Gas/Electric Packaged Unit, 10 Ton, High Efficiency, 240,000 Btuh, Belt Drive-CAV Blower, 460V, 3 Phase, 60 Hz, LGH120H4BH

Cat # : L0200

Model/Part # : LGH120H4BH

[Sign in for pricing and availability](#)

— Specifications

Brand	Lennox
Catalog Number	L0200
Model/Part Number	LGH120H4BH
Minimum Order Quantity	0.0
Base Unit of Measure	Unit(S)
EAN / UPC	66255149346
Product Voltage	460v 3ph 60 hz
Size/Dimensions	48x60.5x101.5 IN
Horsepower	3
Blower Type or Drive #	5
Econ./ Single Temp./ Baro. Relief	Yes
Humiditrol	Yes
Heat	240 Dual
IEER	13
Gross Weight	1215 LB
Family	LGH
Cooling Capacity	10.0 Ton Cooling
Heating Capacity	240, 000 Btuh
Efficiency	13 IEER
Package Unit Product	Energence
Package Unit Cabinet	B Cabinet

Product Overview

LGH120H4BH G

Energence® Rooftop Units 7.5 - 12.5 tons

60 hz and 50 hz

Saving Energy with Intelligence

Efficiency

- Highest efficiency units in its class; with up to 18.0 SEER, 21.5 IEER and 13.9 EER
- Optional SmartAirflow™ system can save up to 35% of annual ventilation energy consumption compared to traditional rooftop units

- Available MSAV® supply fan provides year-round savings and comfort with reduced energy consumption, improved indoor air quality and code compliance
- Effective efficiency levels of 34 SEER and beyond when the SunSource® Commercial Energy System is added
- Available in 3-50 tons (gas/electric and electric/electric)
- Exceeds ASHRAE 90.1-2010 minimum standards by more than 35%
- ENERGY STAR® qualified

Comfort/IAQ

- Corrosion-resistant, removable, reversible, double-sloped drain pan provides application flexibility, durability and improved serviceability
- Patented Humiditrol® dehumidification system allows for independent control of temperature and humidity, providing enhanced comfort control
- Enhanced Humiditrol® dehumidification system (available for 3- to 6-ton units) is up to 20% more efficient
- Foil-faced insulation on all internal surfaces that contact airflow helps minimize airborne fibers and improve IAQ
- Multiple cooling stages helps reduce temperature swings and maintains tighter control for improved comfort

Serviceability

- Hinged access panels provide quick access to components and protect panels and roof from damage during servicing
- Isolated compressor compartment allows performance check during normal compressor operation without disrupting airflow
- BACnet® module allows two-way communication for system monitoring, diagnostics and remote troubleshooting
- 2010 ACHR News Dealer Design Awards "Silver" Winner and 2012 ACHR News Dealer Design Awards "Silver" Winner in the Light Commercial HVAC category

**MCGRATH 1620, INC
RESPONSES TO EACH
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. [The following response to the standards will demonstrate the hardship placed upon the company, per the items detailed in our narrative.](#)

- 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. [Our building is situated in an area where the visibility of the rooftop mechanical unit is minimal due to existing landscaping and the undeveloped land surrounding our property. The placement and height of our structure naturally obscure the view of our mechanical unit from public thoroughfares and neighboring properties, thereby mitigating any potential visual impact.](#)

- 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. [The concerns are not self-created, including difficulty of maintenance of the unit, potential roof damage, and poor unit efficiency that could all be created by screening the RTU.](#)

- 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. [Our variance request is similar to other dealership buildings that exist and have their RTU's unscreened and are not visible from public view.](#)

- 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. [We screened three of the four RTU's to meet the standard due to visibility, however this fourth unit is not visible to the public.](#)

- 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. We screened three of the four RTU's to meet the standard due to visibility, however this fourth unit is not visible to the public.
- 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 It would not
 - 2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or It would not
 - 3) Would substantially increase congestion in the public streets due to traffic or parking; or It would not
 - 4) Would unduly increase the danger of flood or fire; or It would not
 - 5) Would unduly tax public utilities and facilities in the area; or It would not
 - 6) Would endanger the public health or safety. It would not
- 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. The RTU is the same color as the screen and is not a visual eyesore.

ALTA/NSPS LAND TITLE SURVEY

LOT 2 IN LIBERTY PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33 AND A PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1985 AS DOCUMENT 2352994, IN LAKE COUNTY, ILLINOIS.

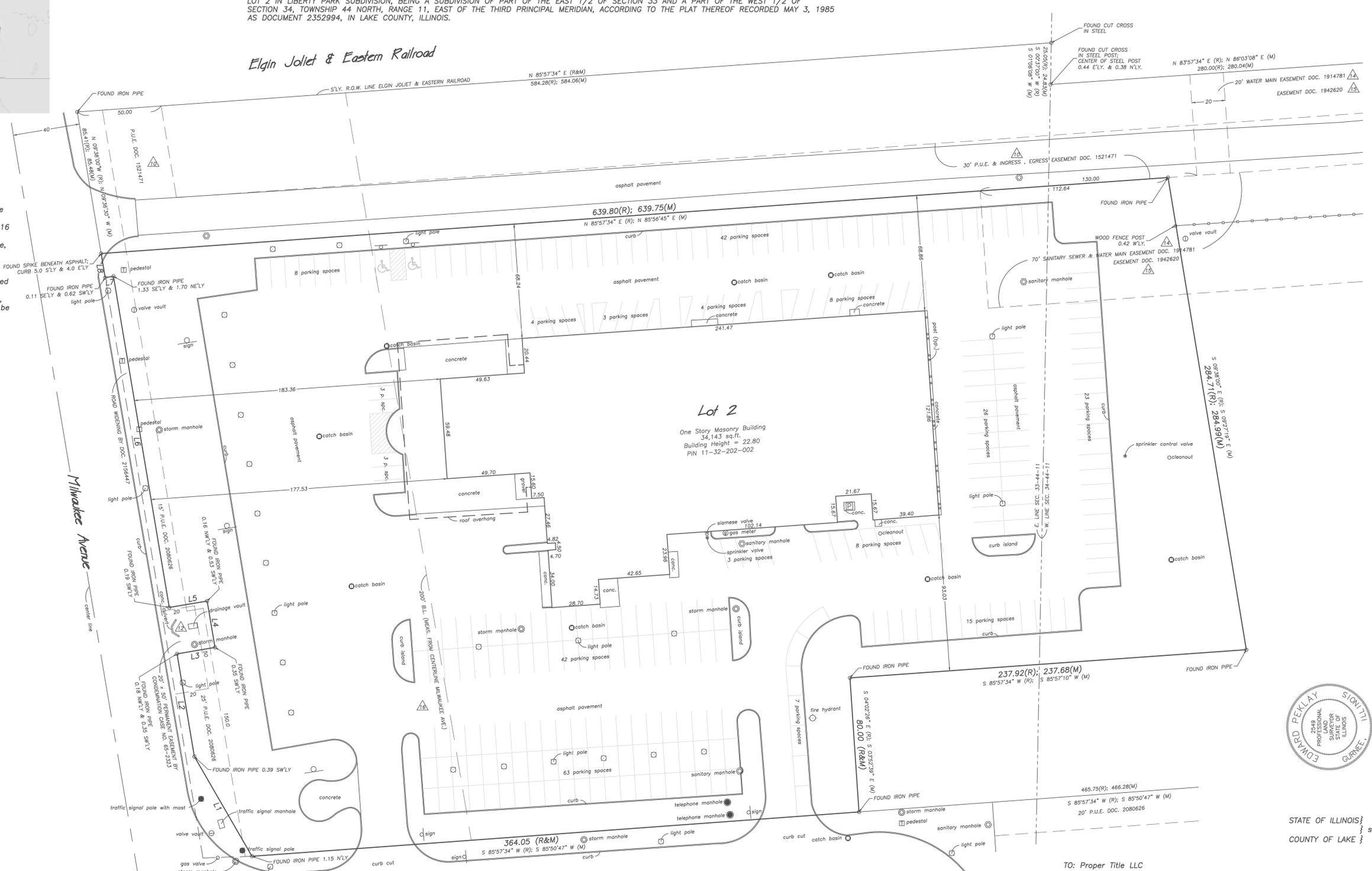
Elgin Joliet & Eastern Railroad



Vicinity Map

General Notes:

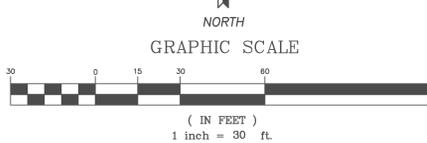
- 1.) This survey based on Proper Title LLC Title Commitment No. PT18-45971, dated March 29, 2018.
- 2.) From Schedule B of Title Commitment, Item No. 1 through 9, 11, 13 and 17 through 28 are general in nature, affect property, and can not be drawn.
- 3.) From Schedule B of Title Commitment, Item No. 10, 12, 14, 15 and 16 affect property and are drawn hereon.
- 4.) This property has direct access to Milwaukee Avenue and Hollister Drive, both dedicated public right of ways.
- 5.) The Basis of Bearings is the Plat of Subdivision.
- 6.) Area = 209,987 sq.ft.. (4.82 acres) (Record).
- 7.) There are 262 regular striped parking spaces and 2 striped handicapped parking spaces.
- 8.) This property is not located in a designated special flood hazard area, according to the latest Flood Insurance Rate Map on line, as far as can be determined. Community Map No. 17097C0164 K, Dated 9/18/2013; Zone "X".
- 9.) There were no observed wetland delineation markers.
- 10.) There was no documents provided that included any plottable offsite easements or servitudes.
- 11.) A letter from the Village of Libertyville by Kelly A. Amidei (Deputy Village Administrator) dated 3/01/2018 grants a one year extension (until 3/26/2019) for variation regarding a building addition and new signage.
- 12.) Property is zoned C-5 (Vehicle Dealer Commercial)
 - Minimum Lot Area = 100,000 sq.ft.
 - Minimum Lot Width = 250'
 - Maximum Floor Area Ratio = 0.35 (0.16 measured)
 - Minimum Setback from Arterial Street = 200' (222.74' measured)
 - Minimum Setback from Local Street = 100' (167.60' measured)
 - Minimum Setback from Interior Side = 50' (68.24' measured)
 - Minimum Rear Yard Setback = 50' (156.54' measured)
 - Maximum No. of Stories = 2.5
 - Maximum Building Height = 30' (22.80' measured)



Lot 2
 One Story Masonry Building
 34,143 sq.ft.
 Building Height = 22.80
 PIN 11-32-202-002

Legend

- (R) = Record
- (M) = Measure
- BL = Building Line
- P.U.E. = Public Utility Easement
- = Wood Fence
- ⊙ = sanitary sewer manhole
- ⊙ = storm sewer manhole
- ⊙ = catch basin
- ⊙ = sign
- ⊙ = fire hydrant
- ⊙ = valve vault
- ⊙ = water meter
- ⊙ = telephone manhole
- ⊙ = traffic signal pole
- ⊙ = pedestal
- ⊙ = electric transformer
- ⊙ = electric meter
- ⊙ = gas meter
- △ = item no. from Schedule B of Title Commitment



ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED BY SCALING.

FILE NO. 18-112
 ORDERED BY: LYMAN LAW FIRM
 PROPERTY ADDRESS: 1620 S. MILWAUKEE AVE., LIBERTYVILLE, IL

PEKRAY SURVEYING CO., LTD
 PROFESSIONAL DESIGN FIRM NO. 2981
 163 N. GREENLEAF ST. SUITE 1
 GURNEE, IL. 60031-3344
 (847) 336-0059 phone
 (847) 336-8753 fax

Hollister Drive
 heretofore dedicated by Doc. 2036670



STATE OF ILLINOIS }
 COUNTY OF LAKE } s.s.

TO: Proper Title LLC
 Gary D. McGrath
 1620, LLC, an Illinois Limited Liability Company
 Comerica Bank, a Texas Banking Association

This is to certify that this plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 18, 19 and 21 of Table "A" thereof. The field work was completed on 4/22/18.

Gurnee, Il., May 20th A.D., 20 18
 By _____
 Illinois Professional Land Surveyor No. 2549. My license expires 11/30/2018

Line Table

NUMBER	RECORD	MEASURED
L1	N 31°03'17" W; 68.04	N 30°07'34" W; 68.65
L2	N 09°38'00" W; 62.00	N 09°36'30" W; 62.00
L3	N 80°22'00" E; 23.00	N 80°23'30" E; 23.00
L4	N 09°38'00" W; 28.00	N 09°36'30" W; 28.00
L5	S 82°22'00" W; 23.00	S 80°23'30" W; 23.00
L6	N 09°38'00" W; 200.00	N 09°36'30" W; 200.00
L7	S 80°22'00" W; 5.00	S 80°23'30" W; 5.00
L8	N 09°38'00" W; 14.59	N 09°36'30" W; 14.59

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.