

LAND USE APPLICATION

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

DATE: May 8, 2025



REQUESTED ACTION(S) (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Comp. Plan | <input checked="" 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 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) Ronald and Christine Sachs 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)

Lot four (4) except the south 61.00 feet thereof, in Block 3 in Libertyville, being a Subdivision of that part of Lot 14 in the School Trustees subdivision of Section 16, Township 44 North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded November 13, 1880 as Document 23528, in Book "A" of Plats, Page 42, in Lake County, Illinois.

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-16-408-012

The property is also known as: (street address) 311 North Avenue.

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-7 Single Family Residential 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 type="checkbox"/> Other (specify) _____	

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



applicant/representative signature

Ronald Sachs

please print full name

380 Prescott Ln

Gurnee, IL 60031

address of applicant/representative

847-543-7263, ext. 201

phone number

ron@artexpressions.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

May 15, 2025

David C. Smith, A.I.C.P.
Senior Planner
Planning Division
Village of Libertyville
200 E. Cook Ave
Libertyville, IL 60048

Re: Subject: 311 North Ave.

Dear Mr. Smith:

Ron Sachs and his wife are the owners of the subject property, which they purchased in November 2022. Since acquiring the property, they have been actively working on its development to include a new three-unit building. In that regard, the original structure was demolished in 2024, and they received approval from the village in the fall of that year to begin construction. They are now in the final phase of the building process and anticipate completion by mid-summer of this year. Once completed, it is their intention for each of their three children to take ownership of one unit.

Please contact me with any additional questions.

Very truly yours,
SHAPIRO & ASSOCIATES LAW



By _____
Dan Shapiro

JJS Subdivision

of

Lot 4 (except the south 61.00 feet thereof) in Block 3 in Libertyville according to the plat thereof recorded as Document No. 23528 on November 13, 1880, in the south east 1/4 of Section 16, Township 44 North, Range 11 East of the 3rd Principal Meridian, Village of Libertyville, Lake County, Illinois

Copyright 2025, James Anderson Company, all rights reserved.

Ownership certificate

State of Illinois } s.s.
County of Lake }

We, Ronald E. Sachs and Christine Y. Sachs, each in his or her own right and as husband and wife, both being in The County and State aforesaid, do hereby certify that we are the legal owners of the property described in the caption of this plat and have caused said property to be surveyed, subdivided, staked, and platted, as hereon shown for the purpose of having this plat recorded as provided by law.

We further certify that we, as owners of the above described property, have determined to the best of our knowledge that said property lies within the following school districts:

- (1) Elementary School District 70
- (2) High School District 128
- (3) Community College District: College of Lake County

dated at Gurnee, Illinois, this _____ day of _____, 2025

By _____
Ronald E. Sachs, Owner

By _____
Christine Y. Sachs, Owner
380 Prescott Lane
Gurnee, Illinois, 60031

Notarial certificate

State of Illinois } s.s.
County of Lake }

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that Ronald E. Sachs and Christine Y. Sachs, personally known to me to be the same persons whose names are subscribed in the foregoing certificate of ownership, appeared before me this day in person and individually acknowledged that they executed said ownership certificate as their free and voluntary act and as the free and voluntary act and deed for the purpose and use therein set forth.

given under my hand and notarial seal this _____ day of _____, 2025

By _____
Notary Public

Drainage Statement

I, Scott V. Anderson, do hereby state that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or that if such surface waters will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the Owners have the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

this _____ day of _____, 2025

By _____
Scott V. Anderson, Design Engineer

County Clerk's certificate

State of Illinois } s.s.
County of Lake }

I, Anthony Vega, County Clerk of Lake County, Illinois, do hereby certify that there are no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against any of the land included in the described property. I further certify that I have received all statutory fees in connection with the plat.

given under my hand and seal of the County Clerk of Lake County, Illinois,

this _____ day of _____, 2025

By _____
Anthony Vega, County Clerk

Surveyor's certificate

State of Illinois } s.s.
County of Lake }

In behalf of James Anderson Company, Inc., we as Illinois Professional Land Surveyors, do hereby certify that we have made a cadastral survey of the property described in the caption of this plat, and we have subsequently subdivided and platted the land as depicted on the face of this plat.

Lots hereby created are permanently staked as indicated. We have placed at least two stakes in concrete as provided in the "Plat Act" as amended.

This property is within the corporate limits of the Village of Libertyville, Lake County, Illinois.

The Federal Emergency Management Agency "FIRM" map Community Panel No. 17097C0162K effective September 18, 2013, indicates that this property is not subject to flood risk.

dated at Lake Bluff, Illinois, this _____ day of _____, 2025

By _____
as Illinois Professional Land Surveyor No. 3016
license expiration date: November 30, 2026

Attest _____
as Illinois Professional Land Surveyor No. 3315
license expiration date: November 30, 2026

Plot Submittal certificate

The individual listed below is hereby granted permission to record this plat on behalf of James Anderson Company, Inc.

By _____
as Illinois Professional Land Surveyor No. 3016
license expiration date: November 30, 2026

Attest _____
as Illinois Professional Land Surveyor No. 3315
license expiration date: November 30, 2026

this plat submitted for recording by:

Name _____
Address _____
City _____
State Illinois
Zip Code _____
Date _____

This recorded plat is to be mailed to:

Daniel C. Shapiro
570 Lake Cook Road
Suite 119
Deerfield, Illinois, 60015

Stormwater Management Easement Provisions

The area of the property designated on this plat as "stormwater management easement" shall be maintained by the owners of the properties within which the easement is situated and is subject to the covenants and restrictions in the Stormwater/Drainage Restrictive Covenant recorded as Document No. 8040247 on June 18, 2024.

No change shall be made in the finished grade of the land within the stormwater management easement, nor shall any substantive construction of any kind whatsoever be erected or permitted to exist within the stormwater management easement that might materially impede stormwater drainage therein or materially reduce the stormwater storage capacity thereof. Trees, shrubs, fences, normal landscape planting, and any other installations shall be permitted within the stormwater management easement only with the prior written approval of the Village Engineer. The property owners shall maintain a proper vegetative cover on the surface of the stormwater management easement, in accordance with the approved design plans, and shall be responsible for maintenance of said vegetative cover.

Blanket Utility Easement Provisions

A blanket utility easement is hereby granted to all Lot owners in this subdivision, to the Village of Libertyville and to those public utility companies, including but not limited to Commonwealth Edison Company, AT&T, Comcast, North Shore Gas Company and their successors and assigns over, upon, under and through the area marked on this plat as "blanket utility easement" to construct, operate, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, wires, cables, conduits, pedestals, pipes, cleanouts, meters, equipment cabinets, air conditioners and other facilities used in connection with overhead and underground transmission and distribution of electricity, water, natural gas, air, communications, sound and signals, stormwater, and sanitary sewerage, together with the right of access across said easement for necessary men and equipment to perform any of the above work.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easement that interfere with the operation of the utilities. No permanent structures or obstructions shall be placed within the easement. The Grantee shall be responsible for backfilling any trenches excavated in the course of installing, repairing, maintaining and operating said utility systems and restoring the land to the condition prior to the work.

Easement for Ingress and Egress, Stormwater Drainage and Utilities Provisions

An easement is hereby granted for the benefit of all Lot owners in this subdivision, their heirs, successors and assigns, created by the plat hereon drawn, and to all persons requiring ingress and egress across all of the area marked "easement for ingress and egress, stormwater drainage and utilities" on the plat for the perpetual right, privilege, and authority to traverse the entire easement areas as pedestrians and operators of motorized vehicles. The easement area shall not be closed for any reason except emergency repairs. No permanent structures or obstructions shall be placed on the said easement areas.

Said easement is also granted to construct, operate, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, wires, cables, conduits, pedestals, pipes, cleanouts, meters, equipment cabinets, air conditioners and other facilities used in connection with overhead and underground transmission and distribution of electricity, water, natural gas, air, communications, sound and signals, and stormwater, together with the right of access across said easement for necessary men and equipment to perform any of the above work.

Pedestrian Access Easement Provisions

An easement is hereby granted for the benefit of the owners of Lot 1 and Lot 2 in this subdivision, their heirs, successors and assigns, created by the plat hereon drawn, for the perpetual right to use the shared walk constructed within the easement area for pedestrian access. The easement area shall not be closed for any reason except for repairs. No permanent structures or obstructions shall be placed on the said easement area.

Village Board of Trustees certificate

Approved and accepted by Village Board of Trustees of the Village of Libertyville, Lake County, Illinois, this day of _____, 2025.

By _____
President of said Board of Trustees

Attest _____
Village Clerk

Village Treasurer's certificate

State of Illinois } s.s.
County of Lake }

I, _____, as the Village Treasurer of the Village of Libertyville in the State aforesaid, do hereby certify that there are no delinquent or unpaid or forfeited special assessments or any deferred installments thereof that have not been apportioned against the land included in this plat of subdivision.

dated at Libertyville, Illinois this _____ day of _____, 2025

By _____
Village Treasurer

Plan Commission/Zoning Board of Appeals certificate

Approved and accepted by Plan Commission of the Village of Libertyville, Lake County, Illinois, this _____ day of _____, 2025.

By _____
Chairman of said Plan Commission

Village Engineer's certificate

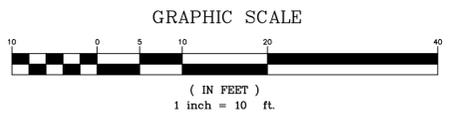
Approved by the Village Engineer of Libertyville, Lake County, Illinois, this _____ day of _____, 2025.

By _____
Village Engineer

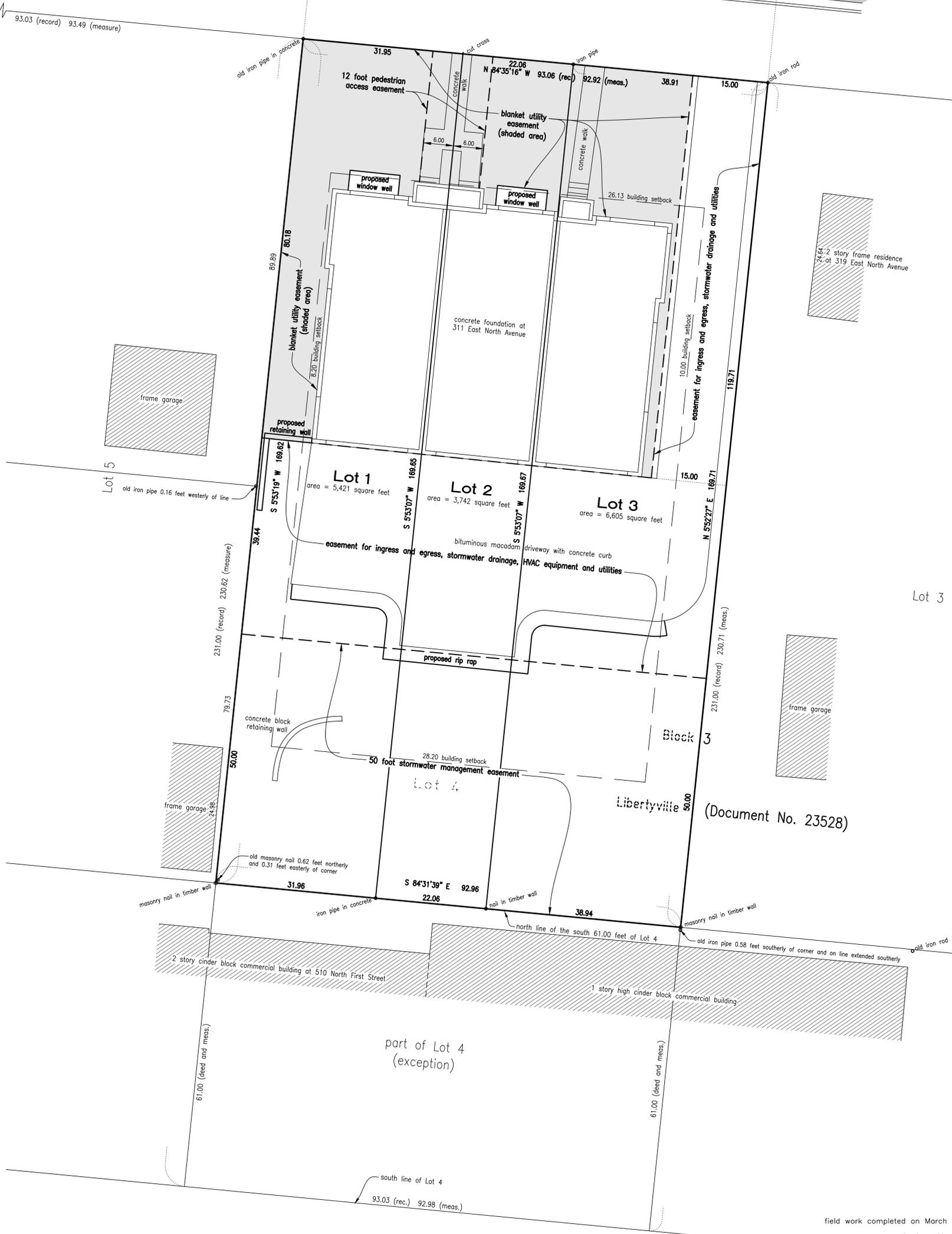
revised on May 7, 2025
revised on April 15, 2025
revised on April 9, 2025

for Mr. Ronald E. Sachs Art Expressions 905 Lakeside Drive, Suite 8 Gurnee, Illinois, 60031	from the office of James Anderson Company Engineers, Planners, and Surveyors 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 295-3322 Professional Design Firm 184.000847	Order No. <u>19197</u> Field Book <u>E683</u> page <u>64</u> Date <u>March 25</u> , 2025 File No. <u>10 - 2 - 312</u>	Sheet No. 1 of 2 Sheets
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All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. All measured bearings hereon shown are based on Illinois State Plane Coordinate System 1201 East.
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First Street



(Document No. 23528)

field work completed on March 25, 2025
 revised on May 7, 2025
 revised on April 15, 2025
 revised on April 9, 2025

surveyor's note:

1) The building setback lines depicted hereon are according to Village of Libertyville Review Letter dated December 21, 2023.

for Mr. Ronald E. Sachs Art Expressions 905 Lakeside Drive, Suite 8 Gurnee, Illinois, 60031	from the office of James Anderson Company Engineers, Planners, and Surveyors 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 295-3322 Professional Design Firm 184.000847	Order No. 19197 Field Book E683 page 64 Date March 25, 2025 File No. 10-2-312	Sheet No. 2 of 2 Sheets
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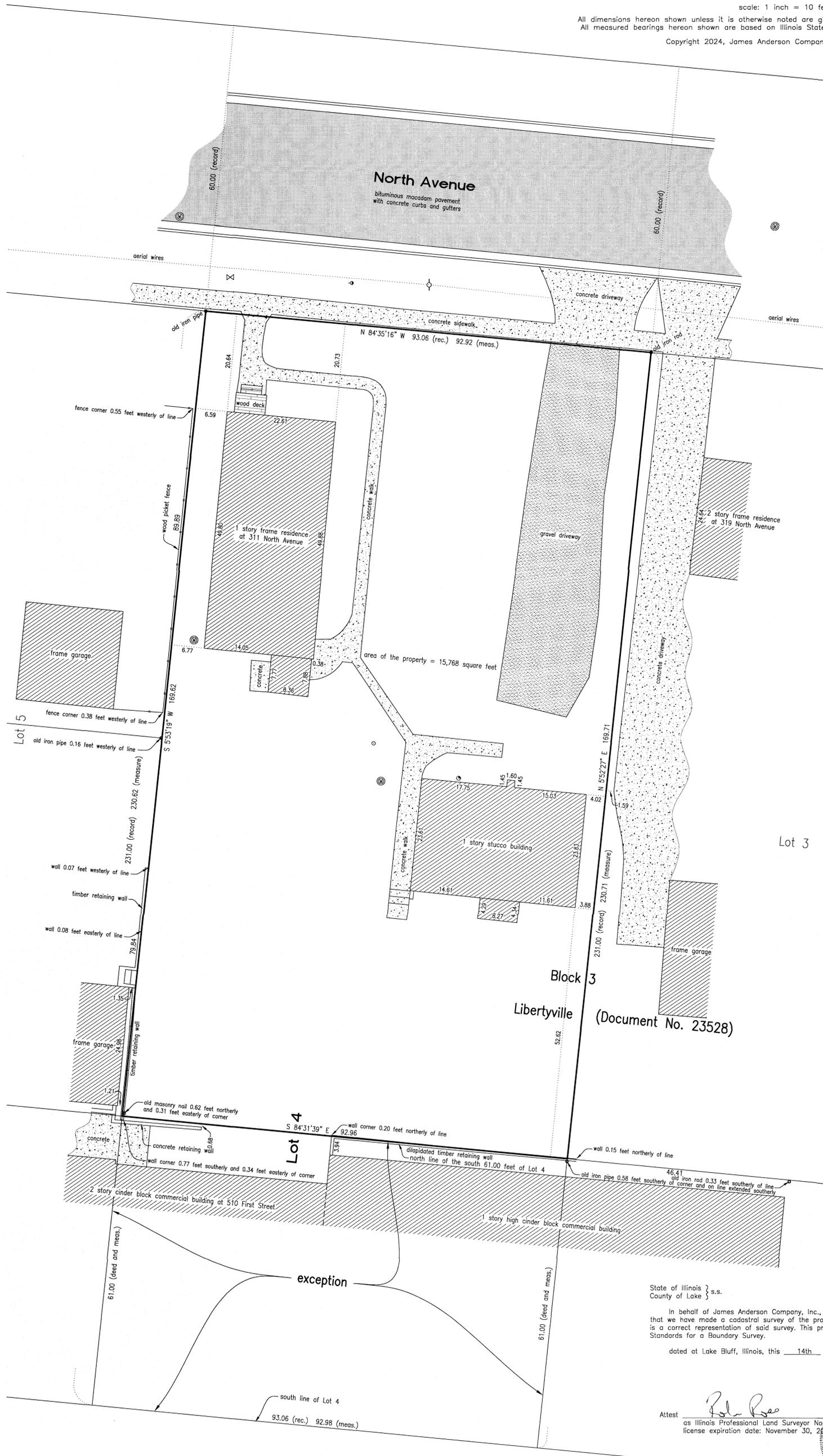
plat of survey

of
 Lot 4 (except the south 61.00 feet thereof) in Block 3 in Libertyville according to the plat thereof recorded as Document No. 23528 on November 13, 1880, in the south east 1/4 of Section 16, Township 44 North, Range 11 East of the 3rd Principal Meridian, Village of Libertyville, Lake County, Illinois

scale: 1 inch = 10 feet

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. All measured bearings hereon shown are based on Illinois State Plane Coordinate System 1201 East.

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LEGEND

- ⊙ manhole
- ⊕ catch basin
- cleanout
- ⊠ vault
- ⊠ fire hydrant
- ⊠ water valve
- ⊠ water service valve
- ☆ light
- ⊠ air conditioner
- ⊠ cable television pedestal
- ⊠ electric transformer
- ⊠ telephone pedestal
- ⊠ electric meter
- ⊠ gas meter
- ⊠ utility pole
- ⊠ anchor

State of Illinois } s.s.
 County of Lake }

In behalf of James Anderson Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that we have made a cadastral survey of the property described in the caption of this plat and that this plat is a correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

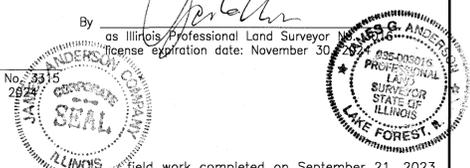
dated at Lake Bluff, Illinois, this 14th day of May 2024

James Anderson Company, Inc.

By *[Signature]*

as Illinois Professional Land Surveyor No. 29874
 license expiration date: November 30, 2024

Attest *[Signature]*
 as Illinois Professional Land Surveyor No. 3315
 license expiration date: November 30, 2024



Field work completed on September 21, 2023

for Mr. Ronald Sachs Art Expressions 905 Lakeside Drive, Suite 8 Gurnee, Illinois, 60031	from the office of James Anderson Company Engineers, Planners, and Surveyors 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 295-3322 Professional Design Firm 184.000847	Order No. 19197 Field Book E683 page 64 Date May 14, 2024 File No. 10 - 2 - 309
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as-built foundation plat

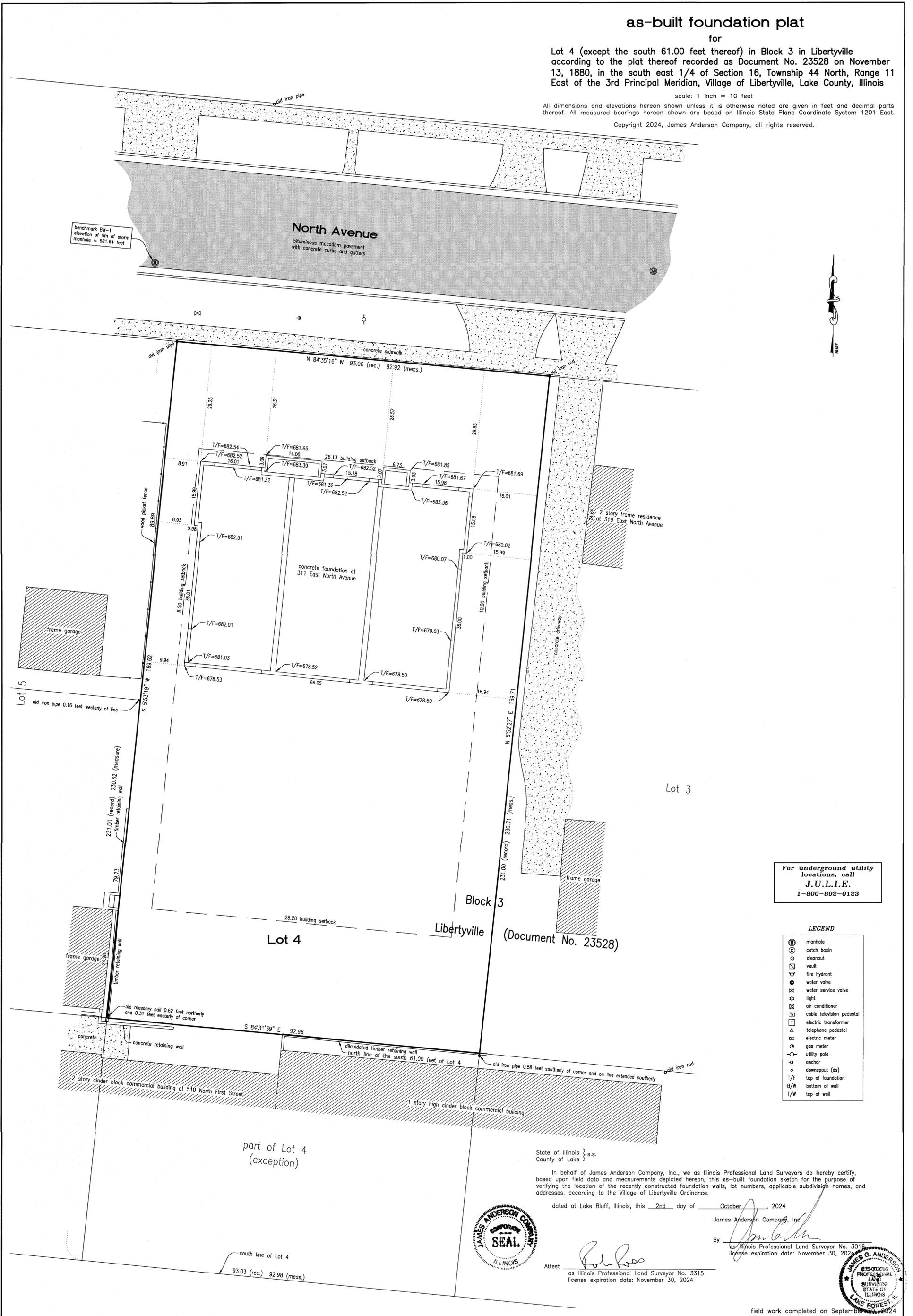
for

Lot 4 (except the south 61.00 feet thereof) in Block 3 in Libertyville according to the plat thereof recorded as Document No. 23528 on November 13, 1880, in the south east 1/4 of Section 16, Township 44 North, Range 11 East of the 3rd Principal Meridian, Village of Libertyville, Lake County, Illinois

scale: 1 inch = 10 feet

All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. All measured bearings hereon shown are based on Illinois State Plane Coordinate System 1201 East.

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For underground utility locations, call
J. U. L. I. E.
 1-800-892-0123

LEGEND

⊙	manhole
⊖	catch basin
○	cleanout
⊠	vault
⊕	fire hydrant
⊖	water valve
⊕	water service valve
☆	light
⊠	air conditioner
⊠	cable television pedestal
⊠	electric transformer
⊠	telephone pedestal
⊠	electric meter
⊠	gas meter
○	utility pole
○	anchor
○	downspout (ds)
T/F	top of foundation
B/W	bottom of wall
T/W	top of wall

State of Illinois } s.s.
 County of Lake

In behalf of James Anderson Company, Inc., we as Illinois Professional Land Surveyors do hereby certify, based upon field data and measurements depicted hereon, this as-built foundation sketch for the purpose of verifying the location of the recently constructed foundation walls, lot numbers, applicable subdivision names, and addresses, according to the Village of Libertyville Ordinance.

dated at Lake Bluff, Illinois, this 2nd day of October, 2024

James Anderson Company, Inc.
 By *[Signature]*
 as Illinois Professional Land Surveyor No. 3016
 license expiration date: November 30, 2024

Attest *[Signature]*
 as Illinois Professional Land Surveyor No. 3315
 license expiration date: November 30, 2024

surveyor's notes:

- 1) Benchmark depicted hereon is from Boundary and Topographic Plot of Survey by R. E. Decker PC dated on August 4, 2023 and provided to us by the Client.
- 2) The building setback lines depicted hereon are according to Village of Libertyville Review Letter dated December 21, 2023.

for Mr. Ronald Sachs Art Expressions 905 Lakeside Drive, Suite 8 Gurnee, Illinois, 60031	from the office of James Anderson Company Engineers, Planners, and Surveyors 920 West North Shore Drive Lake Bluff, Illinois, 60044 (847) 295-3322 Professional Design Firm 184.000847	Order No. 19197 Field Book E683 page 64 Date October 2, 2024 File No. 10-2-310
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