

June 18, 2025
Subject Property:
225 Elm Ct.

Russ and Cara Benes are seeking a vote from the Village Zoning Board of Appeals to allow a variation to increase the maximum permitted lot coverage from 45% to 47.82% to come into compliance with the Village regarding impervious surfaces

The impervious surfaces of the existing conditions are currently 50.46%. The proposed plan includes removing various sections of pavers that are installed around the driveway, Gravel from the floor of an egress window well, A section of concrete from the side of garage, and a portion of the paver driveway/patio. By removing certain impervious surfaces on the property, we can reduce the total Impervious rate to 47.82%.

There are no new impervious surfaces being proposed on the property.

It is unfortunate that the Benes's purchased their home without the knowledge that it was non-conforming to current village standards. They had no reason to believe that their home was non-conforming as the existing impervious surfaces were present at the time of purchase in 2023. When they purchased the home, the hardscape surfaces appeared old and out of alignment and in need of Re-leveling and cleaning. Ariel photographs of the property from 2006 show the various hardscape elements that are on the property today. The developer sold the property in 2007, therefore, it is believed that the developer made the improvements that are there today. Drawings provided by the Village Building Dept were of Preliminary Site Plans. We have not seen any "As Built" drawings from the Building Dept.

The Benes's wish to continue to make quality improvements to their property while working with the Village to correct a wrong that was committed many years prior by another party.

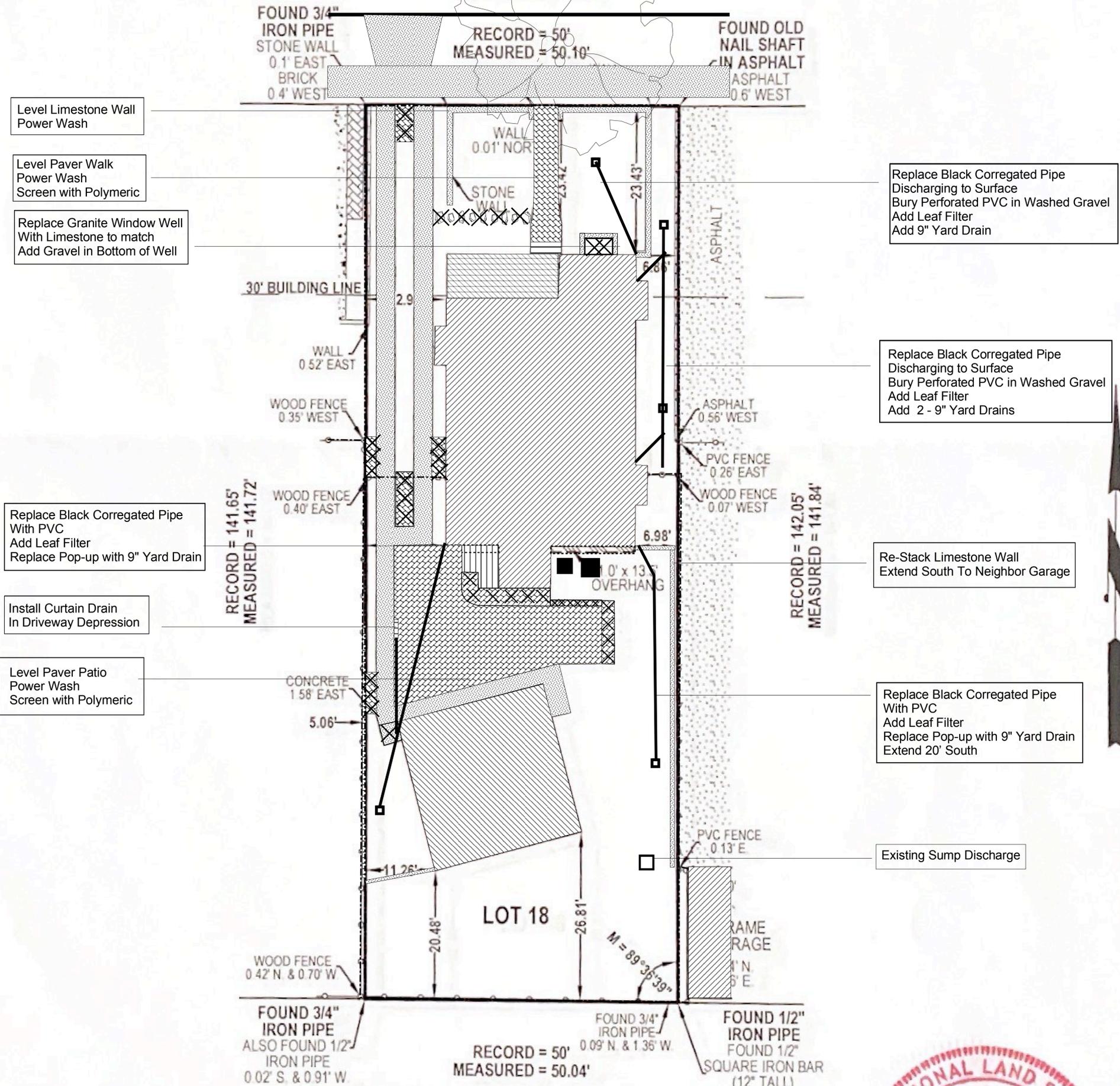
It is not without precedence that a lot coverage variation be granted by this board. Of the past approvals listed by the Review Committee, 66% included impervious outdoor surfaces such as patios, decks, driveways, walkways and the like.

We are making our request from the foundation of a reasonableness standard. Quality landscaping in the Libertyville community is very common, nearly ubiquitous, and the hardscape elements that the Benes's wish to preserve on their property are all very ordinary and functional.

The Benes's would like to proceed with updating their home knowing that their property is following the Village standards and get there without hardship. The Village would undoubtedly like to clear up all non-conforming properties, and any future owners of the property should not be left to deal with this. We believe that obtaining a variation is the best path forward. Quality improvements can be made to the home while at the same time, bringing the property into compliance.

ELM COURT

(50' RIGHT-OF-WAY)



Existing Conditions
 Stormwater - Zoning District R-6
 Maximum Impervious Surface - 45%
 Allowable Impervious Surface - 3200

Total Area - Survey	7,100
Driveway/Patio	1161
Extra Paver Aprons	76.75
Front Walkway	97
Steppers - 9 Total	18
Retaining Walls	91.75
Egress Window Well	19.8
A/C Pad #1	6.25
A/C Pad #2	9.0
House	1519
Garage	584

Total IS 3582.55
 Total IS Ratio 50.46%

Proposed Conditions
 Stormwater - Zoning District R-6
 Maximum Impervious Surface - 45%
 Allowable Impervious Surface - 3200

Total Area - Survey	7,100
Driveway/Patio	1079.7
Front Walkway	97
Retaining Walls	91.75
Egress Window Well	8.4
A/C Pad #1	6.25
A/C Pad #2	9.0
House	1519
Garage	584

Total IS 3395.1
 Total IS Ratio 47.82%

XXX - Proposed For Removal

1 INCH = 8 FEET

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PROPERTY ADDRESS:

225 ELM CT.
 LIBERTYVILLE

DRAWN FOR:

CARA BENES

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DAN WELLS

LANDSCAPE PLAN
 REVISED
 JUNE 17, 2025

