

**DEVELOPMENT REVIEW COMMITTEE MEMORANDUM**

**VILLAGE OF LIBERTYVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT  
200 EAST COOK AVENUE  
LIBERTYVILLE, ILLINOIS 60048-2090**

**FROM:** PLANNING DIVISION

**DATE:** July 10, 2025

**SUBJECT:** Development Review Committee (DRC) Reports for Cases Scheduled for Consideration on **Monday, July 14, 2025**

The DRC Meeting was held on **Monday, June 16, 2025**. DRC members present included:

Heather Rowe	Director of Community Development
Tony Repp	Deputy Director of Community Development
David Smith	Senior Planner
Wil Richardson	Planner
Keith Gronke	Building Division Manager/Building Commissioner
Jeff Cooper	Deputy Director of Public Works/Village Engineer
Harrison Meyer	Senior Project Engineer

Attached herewith are the DRC Reports for the following cases:

Zoning Board of Appeals  
ZBA 25-04  
ZBA 25-05

Plan Commission

**CASE NO.: ZBA 25-04, Variation for Lot Coverage**

**DATE FILED:** May 9, 2025

**REQUESTED ACTIONS:**

ZBA 25-04 Request is for a variation to increase the maximum permitted lot coverage for property located in an R-6, Single Family Residential District at 225 Elm Court.

**APPLICANT INFORMATION:**

Applicants: Russell and Cara Benes  
Owners: Russell and Cara Benes  
Agent: Dan Wells, Elan Landscaping Design Co.  
Address: 225 Elm Court

**SITE INFORMATION:**

Location: The property is commonly known as 225 Elm Court  
Current Zoning and Land Use: R-6 Single Family Residential District  
Size: The subject site is approximately 7,085 square feet in land area.  
Surrounding Zoning:  
    *North:* R-6 Single Family Residential District  
    *South:* R-6 Single Family Residential District  
    *East:* R-6 Single Family Residential District  
    *West:* R-6 Single Family Residential District  
Land Use Plan: Traditional Residential (TR)  
Road Classification: Elm Court is a Village of Libertyville owned and maintained road and classified as a Minor Street.  
Physical Characteristics: The subject lot is currently developed with a 2½-story frame single family residential structure and detached garage.

**STAFF ANALYSIS:**

***Background:***

The Zoning Board of Appeals may recall that the applicants, Russell and Cara Benes, were before them at their June 9, 2025 meeting requesting a variation to increase the maximum permitted lot coverage for their residence located in an R-6, Single Family Residential District at 225 Elm Court.

The current Zoning Code permits the lot coverage to not exceed 45% for interior single-family lots in the R-6 district. The subject site has an existing lot coverage of approximately 50.46%. The current homeowner purchased the property in 2023 in its current pre-existing impervious condition and stated that they were unaware that the property was not in compliance with the current lot coverage regulations.

During the course of the June 9<sup>th</sup> ZBA public hearing, the applicant proposed to reduce the current lot coverage that they inherited upon the purchase in 2023 from 50.46% to approximately 49.1% by removing some brick pavers in and next to the driveway and some front stepper stones in front of the house. The Zoning Board of Appeals noted that the lot coverage should be further reduced as much as possible and continued the matter to the July 14, 2025 Zoning Board of Appeals meeting agenda in order to provide the applicant with the opportunity to revisit their site plan and explore options to further reduce the lot coverage.

Since then, the applicant has revised their site plan and is now showing additional areas of impervious surfaces being removed. The current proposal as calculated by the Village's Engineering Division staff is a lot coverage of approximately 47.9%. Staff supports this variation request.

**STANDARDS FOR VARIATION:**

The applicant has provided a written response to the Standards for Variation which is included as part of their initial application submittal.

**ENGINEERING DIVISION COMMENTS:**

1. Staff recognizes the 'existing' permitted impervious coverage of the property to be 3,156.2 sq. ft. (44.5% lot coverage), as this was the amount that was approved on the original set of permit drawings for the home in 2003. Therefore, any net increase of impervious area being considered at this time will be calculated based on this original value, since there have not been subsequent permits issued since that date regarding impervious surface.

Regardless of the installation dates for any unpermitted items between 2003 and the current date, staff requires that this additional impervious area be held to current design standards given that it is being considered for approval at this time. This approach is consistent with past practice for unpermitted installations. Therefore, stormwater detention would be required in accordance with the Village's Appendix P Stormwater Management Regulations for any net increase of impervious area greater than 400 sq. ft. when compared to the 2003 value summarized above (i.e. a lot coverage of 3,556.2 sq. ft. or greater would require detention).

The proposed plans provided by the Applicant result in a lot coverage of 3,395.1 sq. ft. Therefore, stormwater detention would not be required for the improvements as currently shown.

It is further noted that the proposed plan is calling for gravel to be placed within an existing egress window well in place of existing granite, and that this small area was then being calculated as a ‘pervious’ area. Gravel is identified as an impervious surface per Village regulations, and therefore this area would not be included in the proposed reduction. **Therefore, staff identifies the final proposed impervious surface to be 3,407 sq. ft. (47.99%), and thus any recommendations on the requested action shall be based on this revised percentage.**

2. The following additional items were previously discussed during on-site meetings between Village staff, the property owner, and the landscape contractor, and shall be addressed as part of the permitting process:
  - a. A swale shall be provided from the new discharge pipe located along the east property line, just west of the neighbor’s driveway, to ensure runoff is directed towards the north and not directly to the neighboring property.
  - b. The rear downspout location from the southeast corner of the house shall be revised to be as far north (close to the house) as feasible with consideration to existing features.

**STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:**

Regarding **ZBA 25-04**, Staff recommends **APPROVAL** for a variation to increase the maximum permitted lot coverage from 45% to approximately 47.9% for property located in an R-6, Single Family Residential District at 225 Elm Court.