

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 25-05, Variations for a fence

DATE FILED: June 6, 2025

REQUESTED ACTION:

ZBA 25-05(1) Request is for a Variation to locate a fence in the front yard with the total length of the fence longer than one-third (1/3) the length of the frontage of the front yard for property located in an R-6 Single Family Residential District at 512 Sandy Lane.

ZBA 25-05(2) Request is for a Variation to locate a fence in the front yard at a height that exceeds four feet for property located in an R-6 Single Family Residential District at 512 Sandy Lane.

ZBA 25-05(3) Request is for a Variation to increase the maximum permitted opacity of a fence located in the front yard from one-third opaque to 100% opaque for property located in an R-6 Single Family Residential District at 512 Sandy Lane.

APPLICANT INFORMATION:

Applicant: Maxwell Peter Jansons
Owner: Maxwell Peter Jansons
Address: 512 Sandy Lane

SITE INFORMATION:

Location: 512 Sandy Lane
Current Zoning: R-6, Single Family Residential District
Size: The lot is approximately 6,793 square feet.
Surrounding Zoning:
 North: R-6, Single Family Residential District
 South: R-6, Single Family Residential District
 West: R-6, Single Family Residential District
 East: R-6, Single Family Residential District
Land Use Plan: Single Family Residential (SFR)
Road Classification: Sandy Court and Sandy Lane are classified as Minor Streets, owned and maintained by the Village of Libertyville.
Physical Characteristics: The site is currently improved with a multi-level brick and frame single family residential structure.

STAFF ANALYSIS:

Background:

The applicant, Maxwell Peter Jansons, is requesting approval for Variations to Sections 26-13-9.2 and 26-13-9.3 and of the Zoning Code related to the required location of a fence and fence height for property located in an R-6 Single Family Residential District at 512 Sandy Lane.

The Zoning Code would consider the subject lot as a Through Lot as it has frontage on three streets, those streets being Sandy Court that abuts the lot along the north, Sandy Lane that runs in a north-south direction and abuts the lot along the east side and that portion of Sandy Lane that runs in an east-west direction and abuts the lot along the south. Due to the lot configuration having three frontages there is no rear property line and therefore no rear yard as defined by the Zoning Code.

The applicant is proposing to install a six (6) foot high fence around the north half perimeter of their property. This proposal will require the following variations:

1. Variation to locate a fence in the front yard with the total length of the fence longer than one-third (1/3) the length of the frontage of the front yard.
2. Variation to increase the maximum permitted height of a fence in the front yard from four (4) feet to six (6) feet.
3. Variation to increase the maximum permitted opacity of a fence located in the front yard from one-third (1/3) to 100%.

Staff notes that similar fence variations have been approved by the Village Board. Please note the past approved fence variations during the last five (5) years.

Fence variations past five years

ZBA 24-10 **ANDREW AND CAITLIN HERWIG** – 325 Broadway.
Variations for a fence for property located in an R-6 Single Family Residential District. (Filed 07.05.24)
(Approved Ord. No. 24-O-60; 09/10/24; Recorded Doc. No. 8061355, 10/11/24)

ZBA 24-16 **STEVEN AND HALEY SPINELL** – 1201 W. Winchester Road.
Variation for a fence for property located in an R-3 Single Family Residential District. (Filed 08.09.24)
(Approved Ord. No. 24-O-67, 10/08/24; Recorded Doc. No. 8069495, 11/25/24)

ZBA 23-03 **JOHANNA CORBIN** – 309 Forest Lane.
Variation for a fence for property located in an R-6 Single Family Residential District. (Filed 04.07.23)
(Approved Ord. No. 23-O-29, 06/13/23; Recorded Doc. No. 7986304, 07/25/23)

- ZBA 23-06 **BRENDAN AND HEATHER CONDRON** – 1720 Park Crest Court.
Variation in order to install a fence in the corner side yard for property located in an R-5 Single Family Residential District. *(Filed 07.07.23)*
(Approved Ord. No. 23-O-52, 09/12/23; Recorded Doc. No. 8058088, 09/25/24)
- ZBA 23-08 **KRISTOPHER AND ERENE TOHOVITIS** – 430 S. Second Avenue.
Variation to install a fence in the corner side yard for property located in an R-6 Single Family Residential District. *(Filed 09.08.23)*
(Approved Ord. No. 23-O-60, 11/14/23; Recorded Doc. No. 8006786)
- ZBA 23-10 **ANDREW AND SARA STEWART** – 1289 Thornbury Lane.
Variation to increase the total length of a fence in a front yard longer than one-third (1/3) the length of the frontage of the front yard in order to install a fence in the front yard for property located in an R-2 Single Family Residential District.
(Filed 09.08.23)
(Approved Ord. No. 23-O-61; 11/14/23; Recorded Doc. No. 8021246, 02/23/24)
- ZBA 22-09 **ADAM AND DEBORAH JOHNSON** – 785 Meadow Lane.
Variation to locate a fence in the corner side yard beyond the rear building line for property located in an R-6 Single Family Residential District. *(Filed 04.08.22)*
(Approved Ord. No. 22-O-36, 06/14/22; Recorded Doc. No. 7926655, 08/16/22)
- ZBA 22-26 **JULIE FERENCZY (Carly Mondane)** – 630 Kenwood Avenue.
Variation to install a fence that will encroach into the corner side yard of property at 630 Kenwood Avenue and abuts the neighboring front yard of 625 Riverside Drive located in an R-6, Single Family Residential District. *(Filed 08.05.22)*
(Approved Ord. No. 22-O-78, 10/11/22; Recorded Doc. No. 7942493, 11/04/22)
- ZBA 21-19 **DARON SHELDON** – 1286 Oak Trail Drive.
Variation for the location of a fence for property located in an R-2 Single Family Residential District. *(Filed 09.10.21)*
(Approved Ord. No. 21-O-93, 11/23/21; Recorded Doc. No. 7863301, 01.20.22)
- ZBA 20-11 **JACK AND SARAH DANILKOWICZ** – 234 McKinley Avenue.
Variations to: 1) allow a fence in the front yard of a through lot that is more than one-third (1/3) opaque; 2) allow a fence in the front yard of a through lot with a fence line that exceeds one-third (1/3) the length of the frontage of the front yard; and 3) allow a fence in the front yard of a through lot that exceeds the maximum permitted height for property located in an R-7, Single Family Attached Residential District. *(Filed 03.06.20)*
(Approved Ord. No. 20-O-55, 07.28.20 and corrected by Ord. No. 20-O-79, 09.08.20)

Standards for Variation:

Please note that the applicant has provided a written response to the Standards for Variation in their application materials.

Village Staff supports the request for the Variations. See Staff comments and recommendations below.

ENGINEERING DIVISION COMMENTS:

1. Federal Highway Administration “FHWA” standards call for the effective width of a sidewalk to allow for a 2’ “shy distance” from vertical obstructions (such as fences). This provides for safer navigation of the sidewalk by bicycles and pedestrians, and also allows for routine sidewalk maintenance/replacement to occur without damage to the fence. Therefore, the proposed fence installation plan should be revised to accommodate 2’ minimum horizontal clearance from the edge of public sidewalk. This can be addressed at time of permit application submittal.

STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:

Regarding **ZBA 25-05(1)**, Staff recommends **APPROVAL** for a Variation to increase the maximum permitted length of the fence line located in the front yard from 31 feet to approximately 144 feet for property located in an R-6 Single Family Residential District at 512 Sandy Lane subject to the following condition:

1. That the proposed fence installation plan be revised to accommodate 2’ minimum horizontal clearance from the edge of public sidewalk prior to issuance of a fence construction permit.

Regarding **ZBA 25-05(2)**, Staff recommends **APPROVAL** for a Variation to increase the maximum permitted height of a fence located in the front yard from four (4’) feet to approximately six (6’) feet for property located in an R-6 Single Family Residential District at 512 Sandy Lane.

1. That the proposed fence installation plan be revised to accommodate 2’ minimum horizontal clearance from the edge of public sidewalk prior to issuance of a fence construction permit.

Regarding **ZBA 25-05(3)**, Staff recommends **APPROVAL** for a Variation to increase the maximum permitted opacity of a fence located in the front yard from one-third opaque to 100% opaque for property located in an R-6 Single Family Residential District at 512 Sandy Lane.

1. That the proposed fence installation plan be revised to accommodate 2’ minimum horizontal clearance from the edge of public sidewalk prior to issuance of a fence construction permit.