

Darren Washington

517 Buckingham Place
Libertyville, IL 60048

Date: 7/15/2025

Village of Libertyville

Planning Division
118 W. Cook Avenue
Libertyville, IL 60048

RE: Request for Rear Yard Setback for Proposed Three-Season Room Addition

Dear Members of the Planning Commission,

I am writing to formally request a variance from the Village of Libertyville's rear yard setback requirements to allow the construction of a **three-season room** addition at my residence located at **517 Buckingham Place, Libertyville**.

As the property owner, I am seeking to enhance the usability and livability of my home by converting part of the existing patio space into a well-designed, enclosed three-season room. The goal of this project is to provide a transitional indoor-outdoor space that can be used comfortably throughout much of the year, extending the functionality of the home beyond the limitations of standard patio usage.

Purpose and Benefits of the Proposed Addition:

The proposed three-season room will serve as:

- A **multi-functional living space** that can be used for family gatherings, reading, work-from-home needs, or peaceful relaxation in a weather-protected setting.
- An important **design and lifestyle improvement**, promoting wellness and year-round connection with nature, which is particularly important in transitional seasons.
- A **valuable upgrade to the home** that enhances its flow and function while boosting overall property value.
- A space that enhances energy efficiency by serving as a buffer between the interior and exterior during cooler months.
- Adding 250sf to the building which will bring the building total to 2,125.61 sq ft which represents 27% building coverage.

- Current patio is 132sqft and new patio will total 280sq ft.
- Full lot coverage will represent 38.92%
- Exterior materials will be same color stucco to match the home, roof will be a similar color to existing.

Consideration of Alternatives:

We have thoughtfully explored a variety of alternatives for expanding the current outdoor living area, including awnings, open pergolas, and screened patios. However, these options do not provide the flexibility, privacy, or extended seasonal use that the three-season room offers. After evaluating aesthetics, functionality, and practicality, we concluded that this enclosed structure is the best solution to meet our household's needs.

While we understand that the proposed addition slightly exceeds the rear set back, we believe the enhancement aligns with the overall character of the neighborhood and will be completed with careful attention to materials, drainage, and design compliance. We are committed to working with the Village to ensure that all conditions of approval and permitting processes are satisfied.

We respectfully ask that the Village grant the requested variance so we may proceed with this thoughtful improvement to our home.

Thank you for your time and consideration.

Sincerely,

Darren Washington

Variance Request Responses

General Standard

Carrying out the strict letter of the Code would create a practical difficulty. The existing placement of the home leaves minimal room within the setback lines, making construction of a modest three-season room impossible without relief.

Unique Physical Condition

The subject lot has an exceptional condition in that the house placement is unusually close to the setback lines compared to neighboring lots. This physical layout is inherent to the lot and not a matter of personal preference.

Not Self-Created

The condition was not created by the current owners, but rather by the original placement of the home and subsequent zoning changes. The hardship arises from the lot's physical characteristics, not owner actions.

Denied Substantial Rights

Strict application of the setback requirement would deprive the owners of the substantial right to add a reasonable outdoor living space that is commonly enjoyed by neighboring property owners.

Not Merely Special Privilege

The request is not to grant a special privilege, but to allow the property to be used in a manner consistent with others in the neighborhood. It is not an attempt to secure additional financial gain but to secure reasonable use.

Code and Plan Purposes

The proposed three-season room would remain in harmony with the intent of the zoning code and comprehensive plan. It does not introduce a use inconsistent with the residential character of the neighborhood.

Essential Elements of the Area

The variance would not cause detriment to public welfare, impair light and air, increase congestion, create flood or fire danger, overburden utilities, or threaten public health and safety. It is modest in scale and compatible.

No Other Remedy

There is no other remedy available. Without the requested variation, the owners cannot construct a functional three-season room, depriving them of a reasonable use of their lot.

517 Buckingham Place Libertyville IL

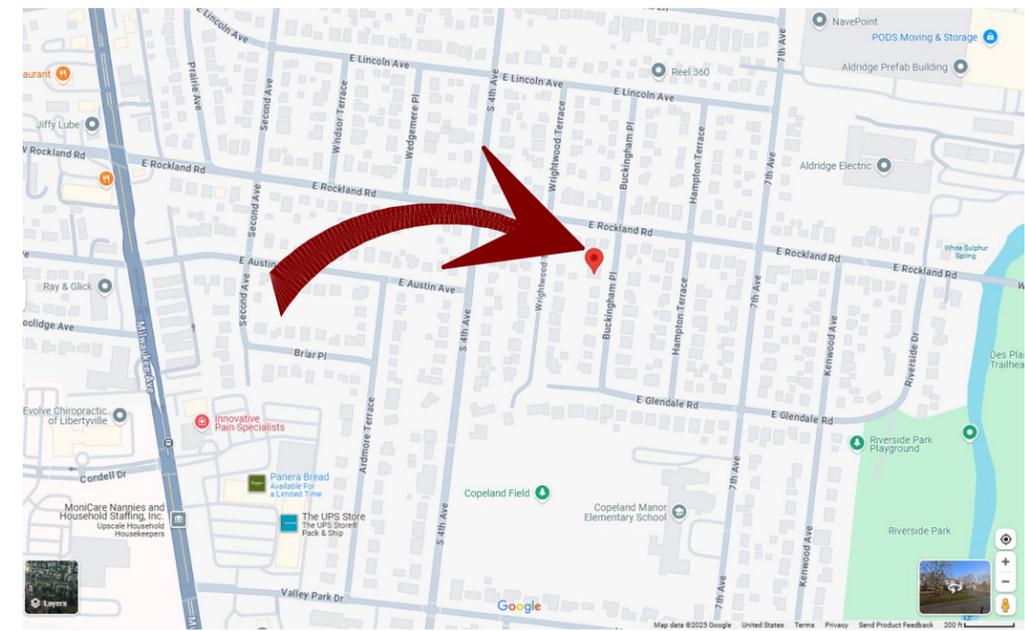
3-Season Room Addition

GENERAL NOTES:

- 1) The project consist of a 3 seasons room to existing residence and a paved patio.
- 2) Reconfigure electrical, mechanical and plumbing layout as needed to accommodate new layout.
- 3) The unit belongs to a property zoned for Single-Family Residential District (R-1a)
- 4) These drawings serve the purposes of design intent, remodel and reconstruction. All dimensions to be verified on site before construction. The indicated dimensions are subject to actual site conditions, and adjustments may be necessary.
- 5) These plans provide a general overview of the project and should be considered as a conceptual design only. The final product may vary depending on material availability, best installation practices, or unforeseeable site conditions during the design and bidding process.
- 6) Any deviations from the approved plans must be approved in writing by the contractor. In the event of conflicts between the plans and the approved bid and scope of work, the written and client signed scope and contract (bid) will take precedence.
- 7) Design changes may occur due to hidden structural conditions during construction.
- 8) Scaling of drawings is prohibited. Dimensions provided in the drawings must be used. Verify dimensions before construction.

LAYOUT PAGE TABLE		
NUMBER	TITLE	DESCRIPTION
1	TITLE PAGE	
2	SITE PLAN	
3	FLOOR PLAN	PROPOSED PLAN
4	REFLECTED CEILING PLAN	
5	ELEVATIONS	EXTERIOR
6	ELEVATIONS	EXTERIOR
7	ELEVATIONS	PONY WALL
8	ELEVATIONS	INTERIOR SECTION
9	RENDERINGS	EXTERIOR
10	RENDERINGS	INTERIOR

VICINITY MAP



SHEET NO.

P-1

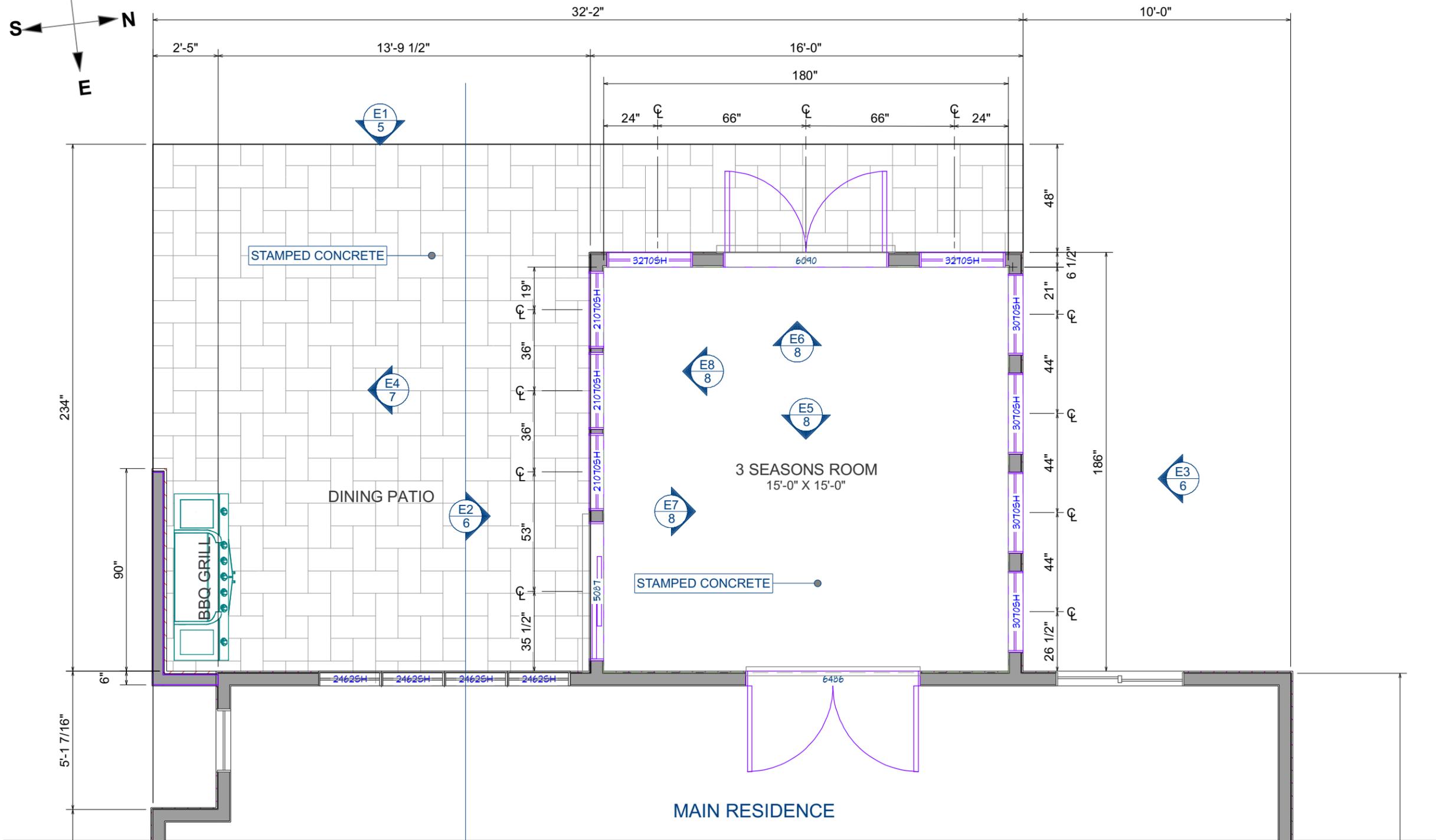
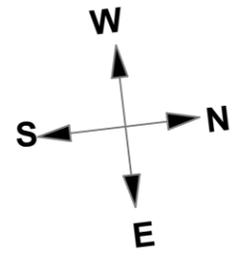
TITLE PAGE

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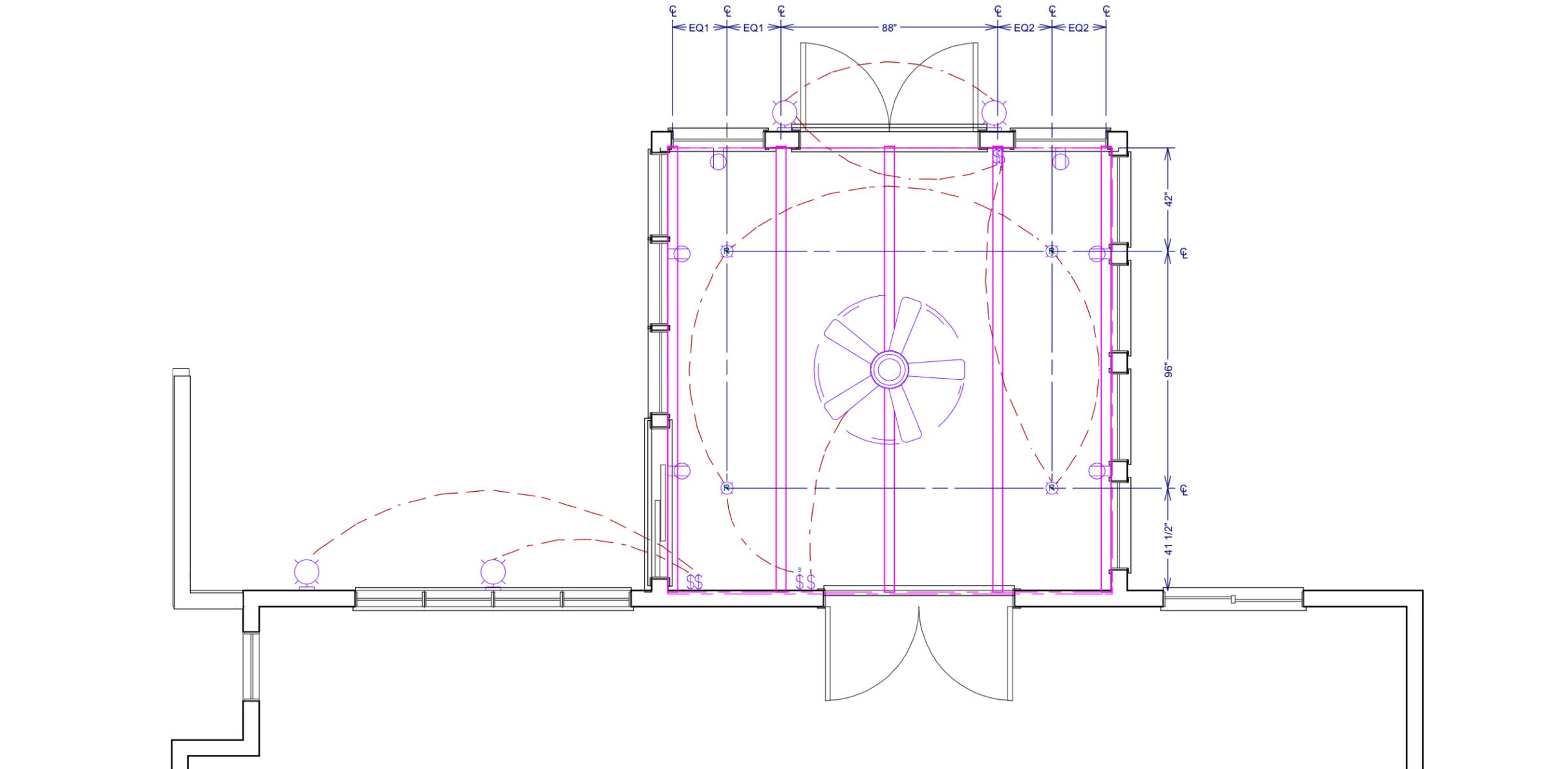
DATE: 7/7/2025

517 Buckingham
Place
Libertyville IL





3 SEASONS ROOM PROPOSED PLAN
1/4 in = 1 ft



REFLECTED CEILING PLAN
 1/4 in = 1 ft



Elevation 1 - WEST WALL
 3/16 in = 1 ft

SHEET NO.

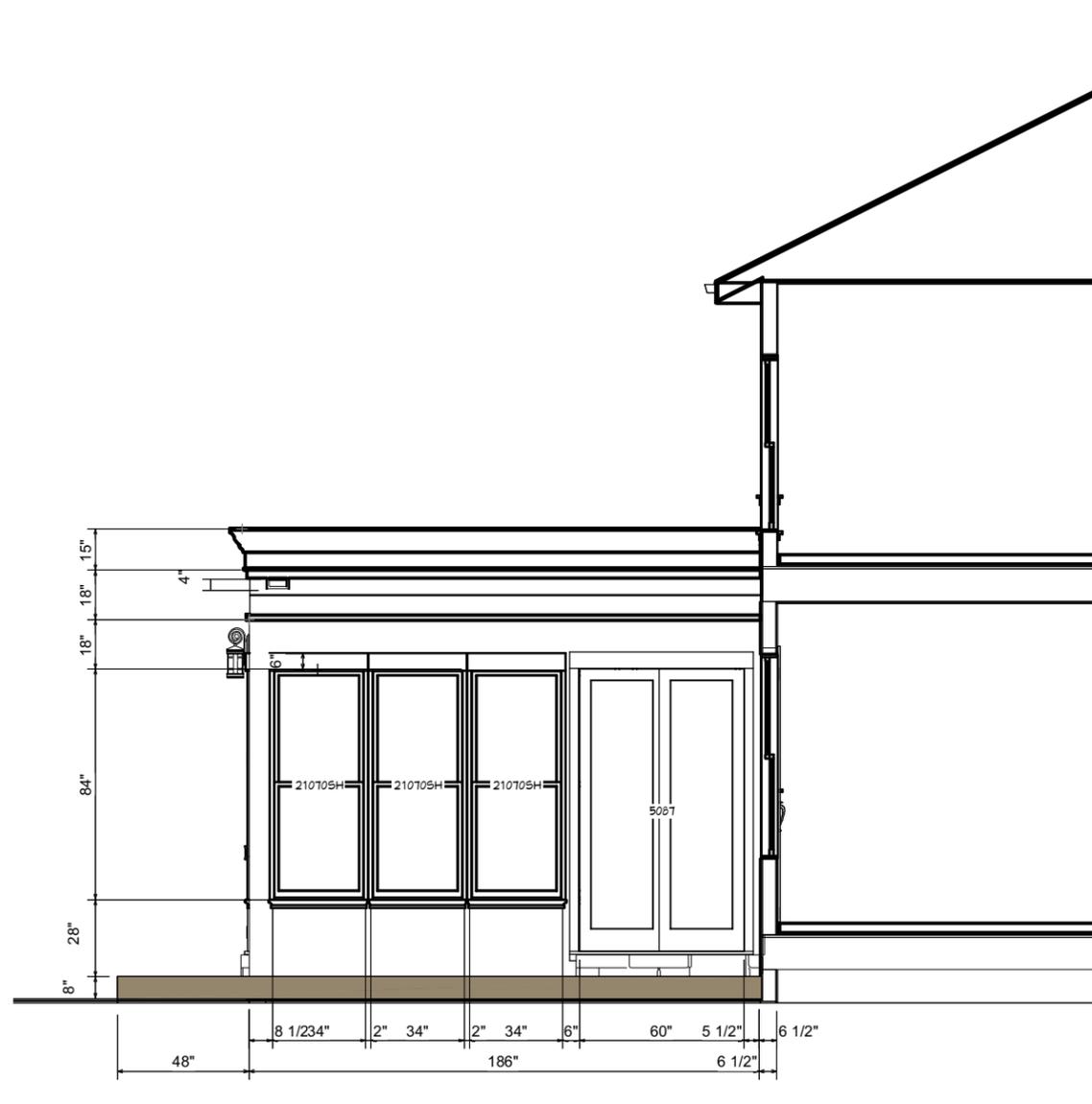
P-5

ELEVATIONS

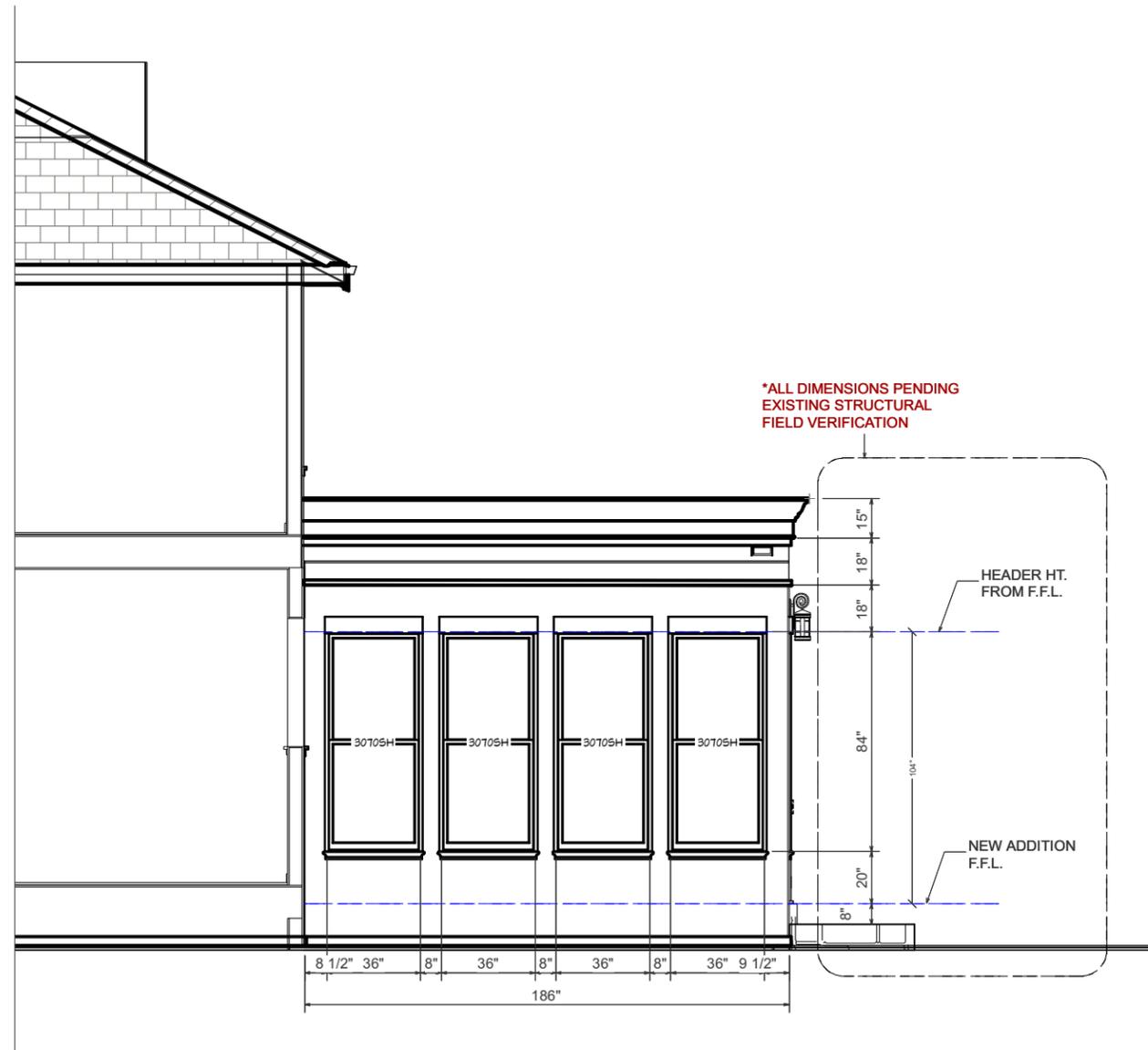
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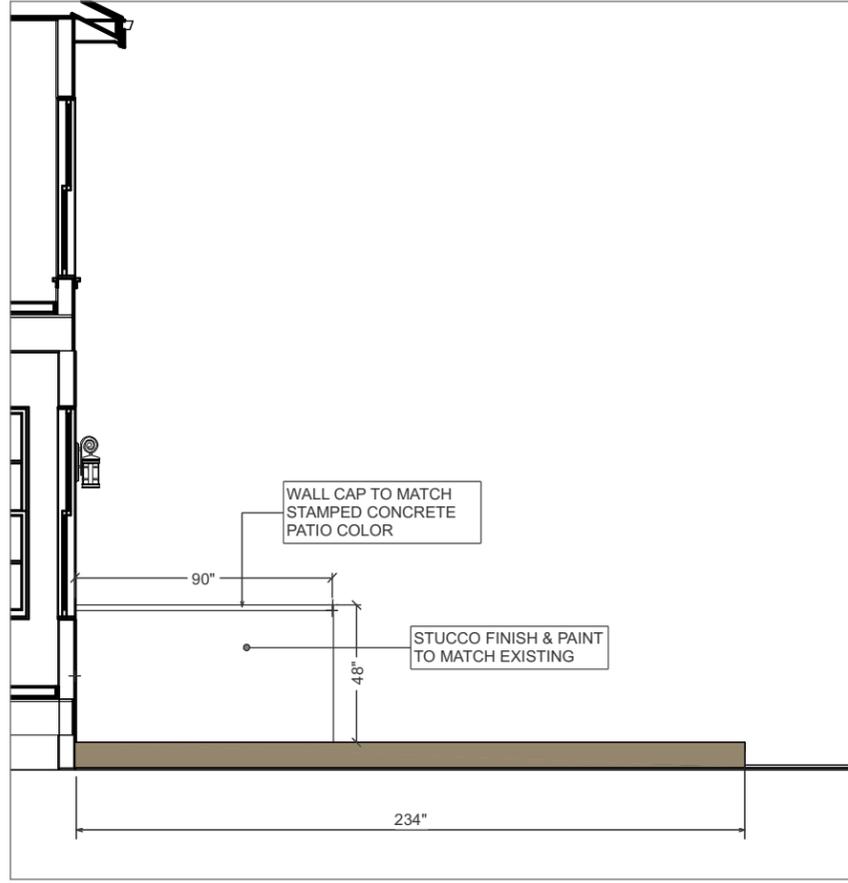




Elevation 2 - SOUTH WALL
3/16 in = 1 ft



Elevation 3 - NORTH WALL
3/16 in = 1 ft



Elevation 4 - BARBEQUE GRILL PONY WALL
 3/16 in = 1 ft

SHEET NO.

P-7

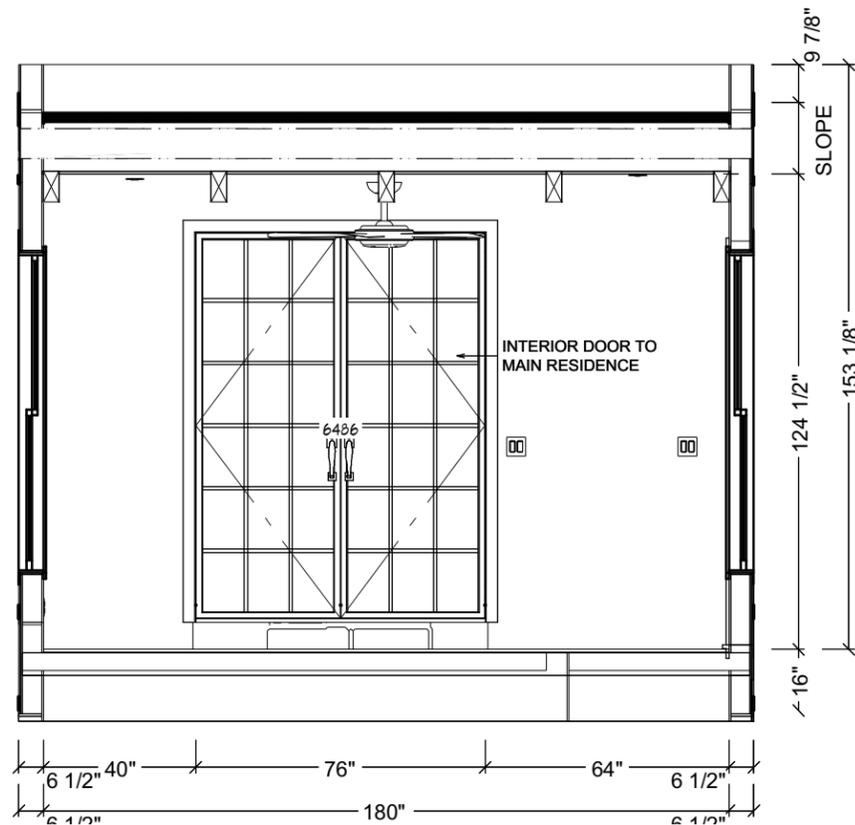
ELEVATIONS

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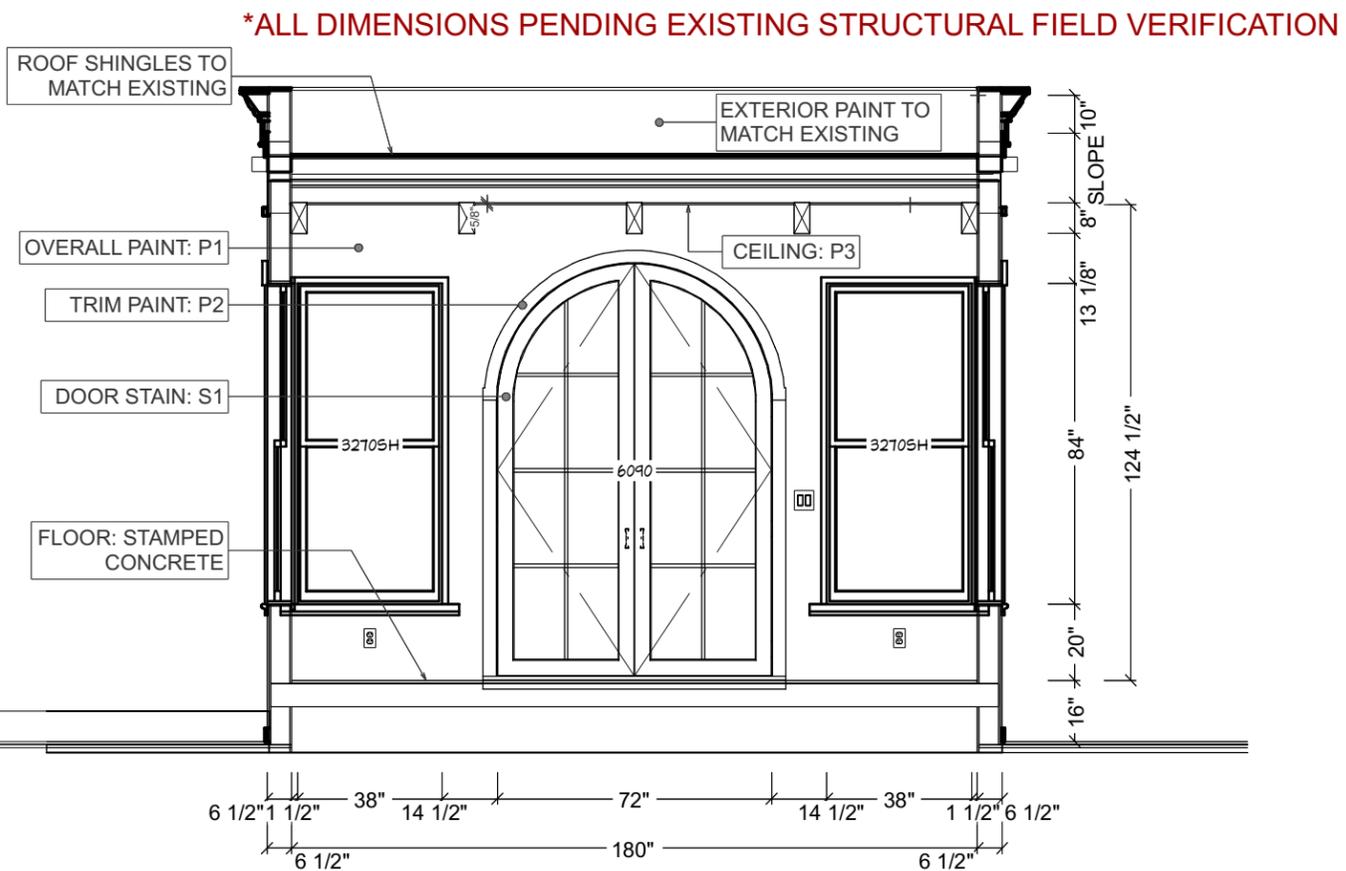
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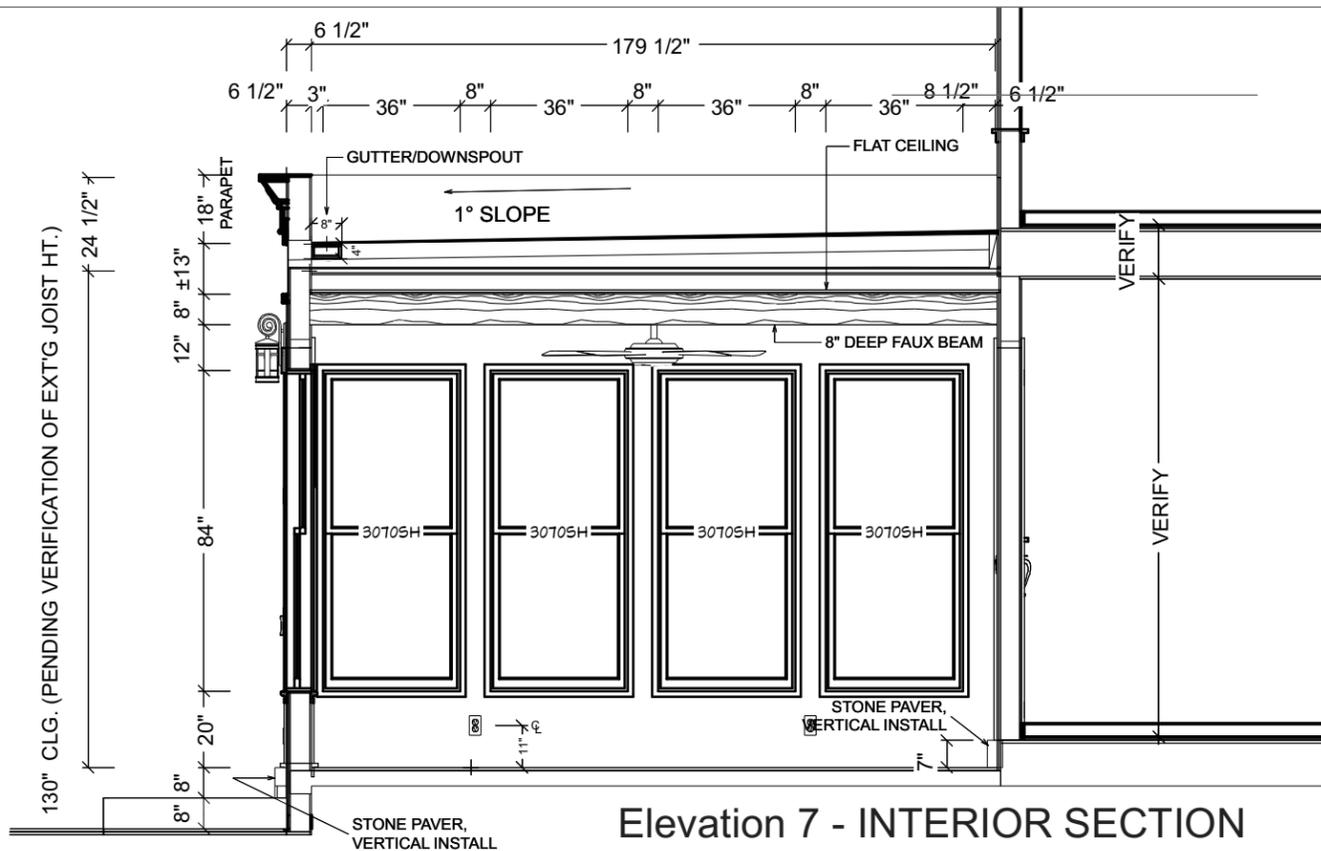




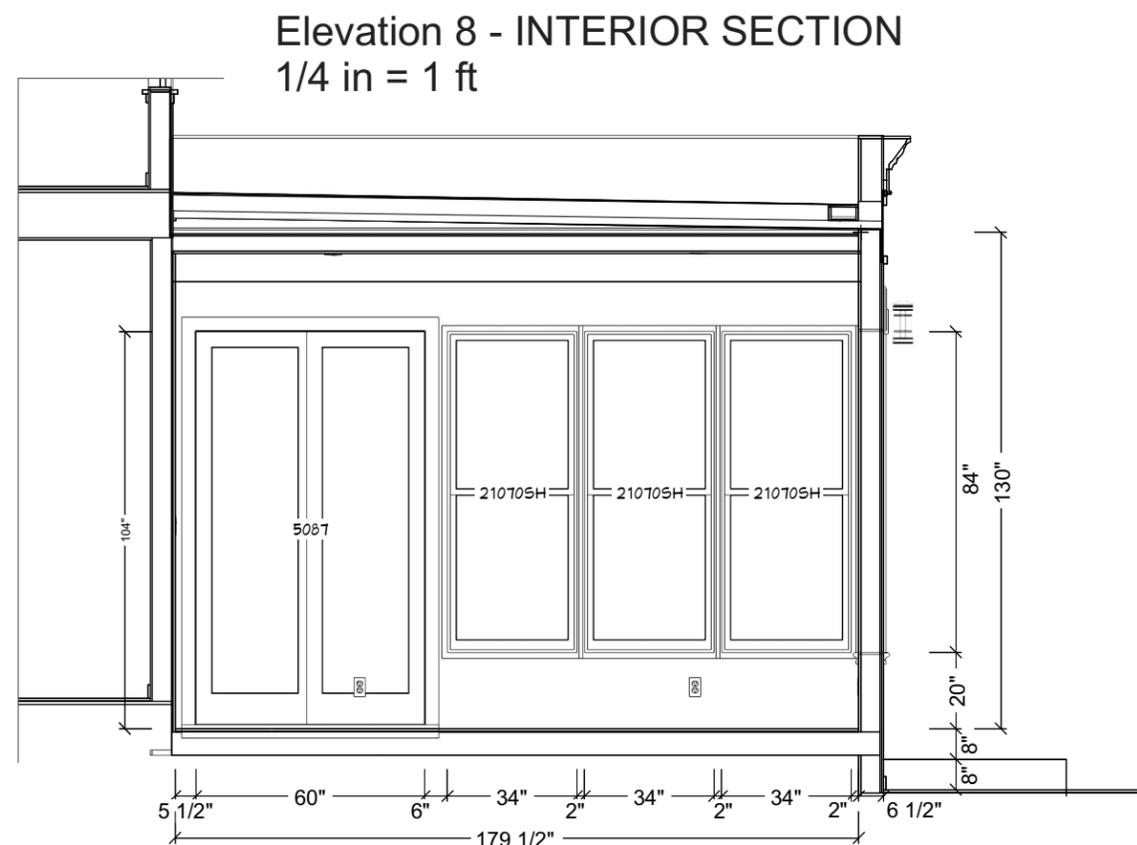
Elevation 5 - INTERIOR SECTION
1/4 in = 1 ft



Elevation 6 - INTERIOR SECTION
1/4 in = 1 ft



Elevation 7 - INTERIOR SECTION
1/4 in = 1 ft



Elevation 8 - INTERIOR SECTION
1/4 in = 1 ft

***ALL DIMENSIONS PENDING EXISTING STRUCTURAL FIELD VERIFICATION**

SHEET NO.

P-8

ELEVATIONS

DATE: 7/7/2025 FORMATTED FOR Tabloid (11" x 17")

517 Buckingham
Place
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OPTION 2 - VIEW 1



OPTION 2 - VIEW 2

SHEET NO.

P-9

RENDERINGS

DATE: 7/7/2025 FORMATTED FOR Tabloid (11" x 17")

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Libertyville IL

JACKSONCARTER
DESIGN BUILD



OPTION 2 - VIEW 3



OPTION 2 - VIEW 4

SHEET NO.

P-10

RENDERINGS

DATE: 7/7/2025 FORMATTED FOR Tabloid (11" x 17")

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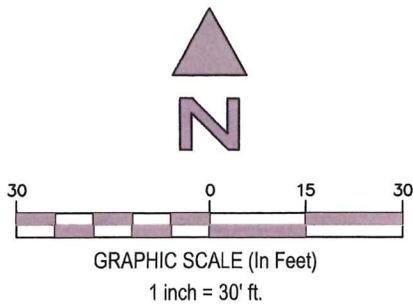
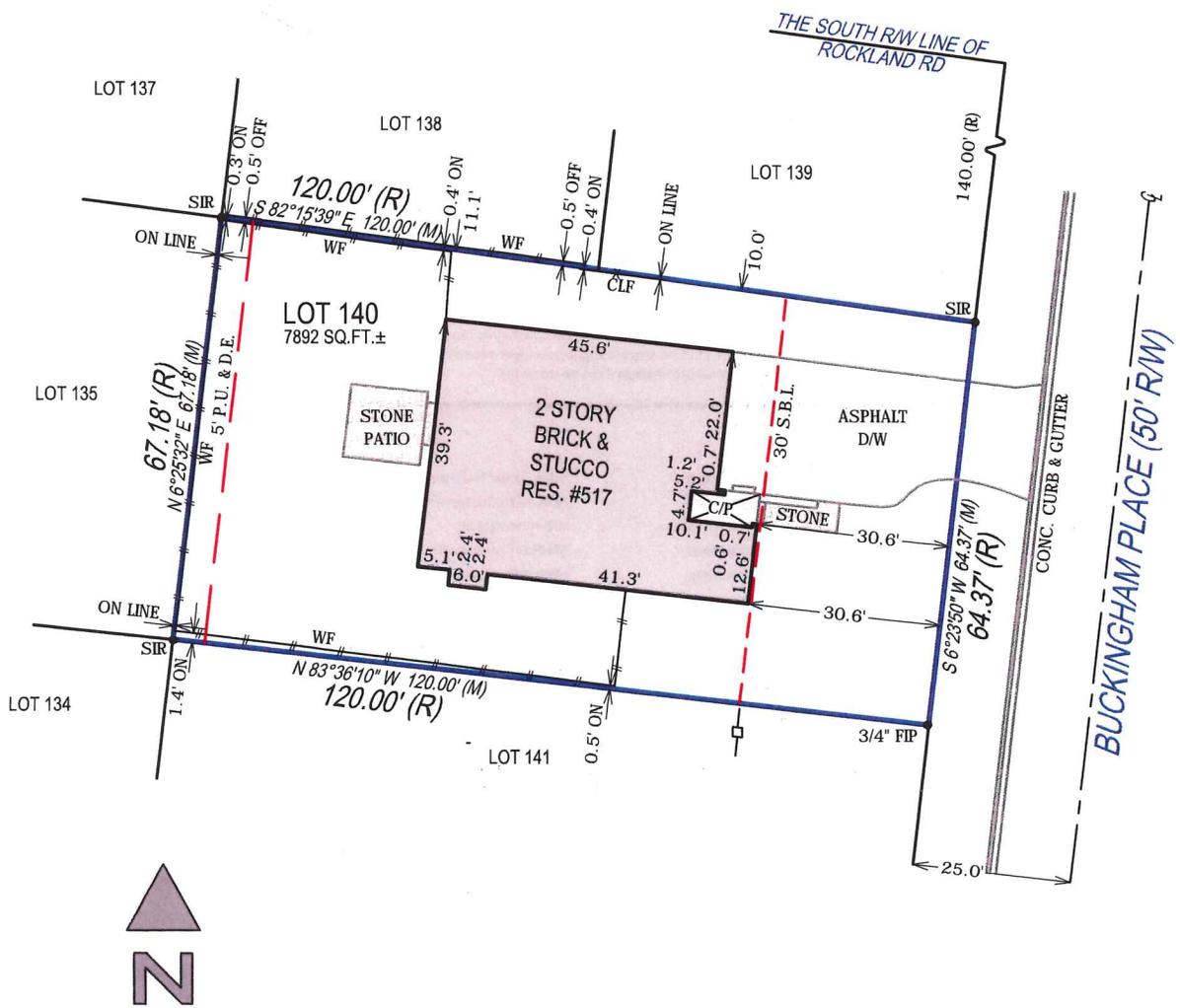
JACKSONCARTER
DESIGN BUILD



PROPERTY ADDRESS: 517 BUCKINGHAM PLACE, LIBERTYVILLE, ILLINOIS 60048

SURVEY NUMBER: IL2410.1312

IL2410.1312
PLAT OF SURVEY
LAKE COUNTY



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



120 North LaSalle Street | Suite 900
Chicago, IL 60602
p: 312.264.4714
f: 312.407.9241

DATE OF SURVEY: 10/09/24
FIELD WORK DATE: 10/8/2024
REVISION DATE(S): (REV.1 10/9/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES