

**DEVELOPMENT REVIEW COMMITTEE MEMORANDUM**

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

**FROM:** PLANNING DIVISION

**DATE:** July 31, 2025

**SUBJECT:** Development Review Committee (DRC) Reports for Cases Scheduled for Consideration on **Monday, August 11, 2025**

The DRC Meeting was held on **Monday, July 21, 2025**. DRC members present included:

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

Attached herewith are the DRC Reports for the following cases:

Zoning Board of Appeals

ZBA 25-06

ZBA 25-07

ZBA 25-08

Plan Commission

**CASE NOS.: ZBA 25-07, Variation for Front Yard Setback**

**DATE FILED:** July 11, 2025

**REQUESTED ACTION:**

ZBA 25-07 Request is for a variation for front yard setback in order to construct a new front porch with portico for property located in an R-4 Single Family Residential District at 622 Sedgwick Drive.

**APPLICANT INFORMATION:**

Applicant: David and Carole Kenney  
Owner: David and Carole Kenney  
Address: 622 Sedgwick Drive

**SITE INFORMATION:**

Location: The property is commonly known as 622 Sedgwick Drive  
Current Zoning and Land Use: R-4 Single Family Residential District  
Size: The subject site is located on a lot approximately 17,360 square feet in land area.  
Surrounding Zoning:  
    *North:* R-4 Single Family Residential District  
    *South:* R-4 Single Family Residential District  
    *East:* R-4 Single Family Residential District  
    *West:* R-4 Single Family Residential District  
Land Use Plan: Single Family Residential (SFR)  
Road Classification: Sedgwick Drive is a Village of Libertyville owned and maintained road and classified as a Minor Street.  
Physical Characteristics: The site is currently developed with a two story brick & frame single family residence.

**STAFF ANALYSIS:**

***Background:***

The petitioners, David and Carole Kenney, are requesting a variation to reduce the minimum required front yard setback in order to construct a front porch with portico located in an R-4 Single Family Residential District at 622 Sedgwick Drive.

The applicant is proposing a front porch with portico in front of the front door to the residence located at 622 Sedgwick Drive. The subject site is an interior lot located in the R-4 Single Family Residential District. The portico is a roof structure attached to the front elevation of the home that overhangs the porch and is supported by vertical columns. The horizontal dimensions of the roof overhang are approximately 12'4" wide and 5'7" deep from the wall of the house. The columns that support the overhang have a front yard setback of approximately 26'5" from the front property line. The Zoning Code requires a front yard of not less than 30 feet in the R-4 Single Family Residential District.

Staff supports the request for a Variation to reduce the front yard setback from 30 feet to approximately 26 feet and 5 inches in order to construct a front porch with portico. Staff notes that the front of the existing house is currently setback from the front property line approximately 31.2 feet making it difficult to construct any type of front door entrance overhang and comply with the front yard setback requirement.

***Standards for Variation:***

The applicant has provided written responses to the Standards for Variation in their application materials.

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

Regarding **ZBA 25-07**, Staff recommends **APPROVAL** for a variation to reduce the minimum required front yard setback from 30 feet to approximately 26 feet and 5 inches in order to construct a front porch with portico for property located in an R-4 Single Family Residential District at 622 Sedgwick Drive.