

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 25-08, Variation for Rear Yard Setback

DATE FILED: July 11, 2025

REQUESTED ACTION:

ZBA 25-08 Request is for a variation for rear yard setback in order to construct a house addition for property located in an R-6 Single Family Residential District at 517 Buckingham Place.

APPLICANT INFORMATION:

Applicant: Darren Washington
Owner: Darren Washington
Agent: Jackson Carter Design Build
Address: 517 Buckingham Place

SITE INFORMATION:

Location: The property is commonly known as 517 Buckingham Place
Current Zoning and Land Use: R-6 Single Family Residential District
Size: The subject site is located on a lot approximately 7,893 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: Single Family Residential (SFR)
Road Classification: Buckingham Place 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 & stucco single family residence.

STAFF ANALYSIS:

Background:

The petitioner, Darren Washington, is requesting a variation to reduce the minimum required rear yard setback in order to construct a house addition located in an R-6 Single Family Residential District at 517 Buckingham Place.

The applicant is proposing to construct a three-season room addition to his home located at 517 Buckingham Place. The subject site is an interior lot located in the R-6 Single Family Residential District. The house addition measures 16 feet by 16 feet and will have a setback from the rear property line of approximately 21'1.6". The minimum required rear setback for a principal structure in the R-6 district is 35 feet. The applicant is seeking a Variation to reduce the minimum required rear yard setback from 35 feet to approximately 21 feet.

Staff notes that in addition to the three-season room the applicant is proposing to expand the rear patio from 132 square feet to approximately 280 square feet. This will bring the total lot coverage to approximately 43.4%. The maximum allowed lot coverage for an interior lot in the R-6 Single Family Residential District is 45%. Although the proposed improvements to the subject property comply with the Zoning Code lot coverage regulation, Staff notes and cautions the applicant, that if the proposed variation is approved the homeowner may be unable to construct additional impervious surface to the property in the future without violating the Zoning Code lot coverage regulation or seek Village Board approval of a lot coverage variation. Although not required, consideration could be given to reducing the proposed size of the patio in order to provide a larger buffer of pervious space between the maximum allowed lot coverage and the propose lot coverage.

Staff supports the request for a Variation to reduce the rear yard setback from 35 feet to approximately 21 feet in order to construct a three season room house addition. Staff notes that the rear of the existing house is currently setback from the rear property line approximately 37 feet.

ENGINEERING DIVISION COMMENTS:

1. Stormwater Detention – The Village’s Appendix P Stormwater Management Regulations require that stormwater detention be provided for any projects that result in a net increase of impervious area of 400 sq. ft. or greater. Staff notes that 195 sq. ft. of this 400 sq. ft. allowance has already been utilized in conjunction with the original construction of the home, thus leaving 205 sq. ft. of allowance remaining.

The Applicant shall provide ‘Existing’ and ‘Proposed’ impervious calculations within subsequent permit drawings submittals to identify the proposed net increase of impervious area. It is anticipated that this increase will be in excess of the remaining allowance; and therefore, stormwater detention will be required. This will require the provision of signed and sealed plans prepared by a licensed Professional Engineer at time of permit submittals to demonstrate conformance with Appendix P.

STAFF RECOMMENDATION -- PRIOR TO PUBLIC HEARING:

Regarding **ZBA 25-08**, Staff recommends **APPROVAL** for a variation to reduce the minimum required rear yard setback from 35 feet to approximately 21 feet in order to construct a three season room house addition for property located in an R-6 Single Family Residential District at 517 Buckingham Place.