

To Zoning Board of Appeals:

RE: Narrative for Fence Variation Request  
Robert and Mary Thillens, applicants  
322 South Stewart Avenue

We are the proud owners of a documented Sears home built in 1933 located at 322 South Stewart Avenue and are seeking approval for a fence variation in order to replace an original fence that existed on our property in 1933. It is our goal to restore our Sears home to its original state. Our home is registered with the Libertyville Historical Society and we have an original piece of wood that has the Sears label and part identification numbers to identify our home as an authentic Sears home. (photos attached)

The new fence would span along the entire front property line in front of our home facing Stewart Avenue and a portion of the south side yard property line. The only change between the original wire fence and the new fence is that the new fence would be a four (4) foot high white picket fence. This change is intended to improve the aesthetic curb appeal of our property. We have noted that there are several front yard picket fences within the neighboring vicinity. (photos attached)

We have worked hard and spent thousands of dollars to restore our home. It has been a historical treasure hung uncovering walled up windows, fireplace sconces, a captain's arch fireplace, phone niches, and a cedar shake roof. Replacing the fence is our latest renovation goal.

With your help in granting us this variance we will be able to return our property to its original look of 1933. Thank you for the time and effort you have spent to review our intended fence proposal. We appreciate your support in helping us reach our goal to restore our classic 1933 Sears home.

Sincerely,

Bob and Mary Thillens

## STANDARDS FOR VARIATIONS

RE: Response to Standards for Fence Variation Request  
Robert and Mary Thillens, applicants  
322 South Stewart Avenue

a. General Standard.

*The carrying out the strict letter of the provisions of the Zoning Code will create a practical difficulty in our efforts to make our property improvements relative to the installing a four foot white picket fence in our front yard.*

b. Unique Physical Condition.

*Our lot located at 322 S. Stewart Avenue is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition.*

c. Not Self-Created.

*The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title.*

d. Denied Substantial Rights.

*The carrying out of the strict letter of the provision from which a variation is sought would deprive us as owners of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision as evident from the existence of multiple single family properties that have picket fences in their front yard.*

e. Not Merely Special Privilege.

*The difficulty to comply with the Zoning Code fence regulations is neither merely the inability of us as owners of the subject lot to enjoy a special privilege or additional right not available to owners of other lots subject to the same provision.*

f. Code and Plan Purposes. *The requested fence variation would not result in an improvement of the subject lot that would be not in harmony with the general and specific purposes for which the Zoning Code.*

g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

- 1) *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or*
- 2) *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
- 3) *Would substantially increase congestion in the public streets due to traffic or parking; or*
- 4) *Would unduly increase the danger of flood or fire; or*
- 5) *Would unduly tax public utilities and facilities in the area; or*
- 6) *Would endanger the public health or safety.*

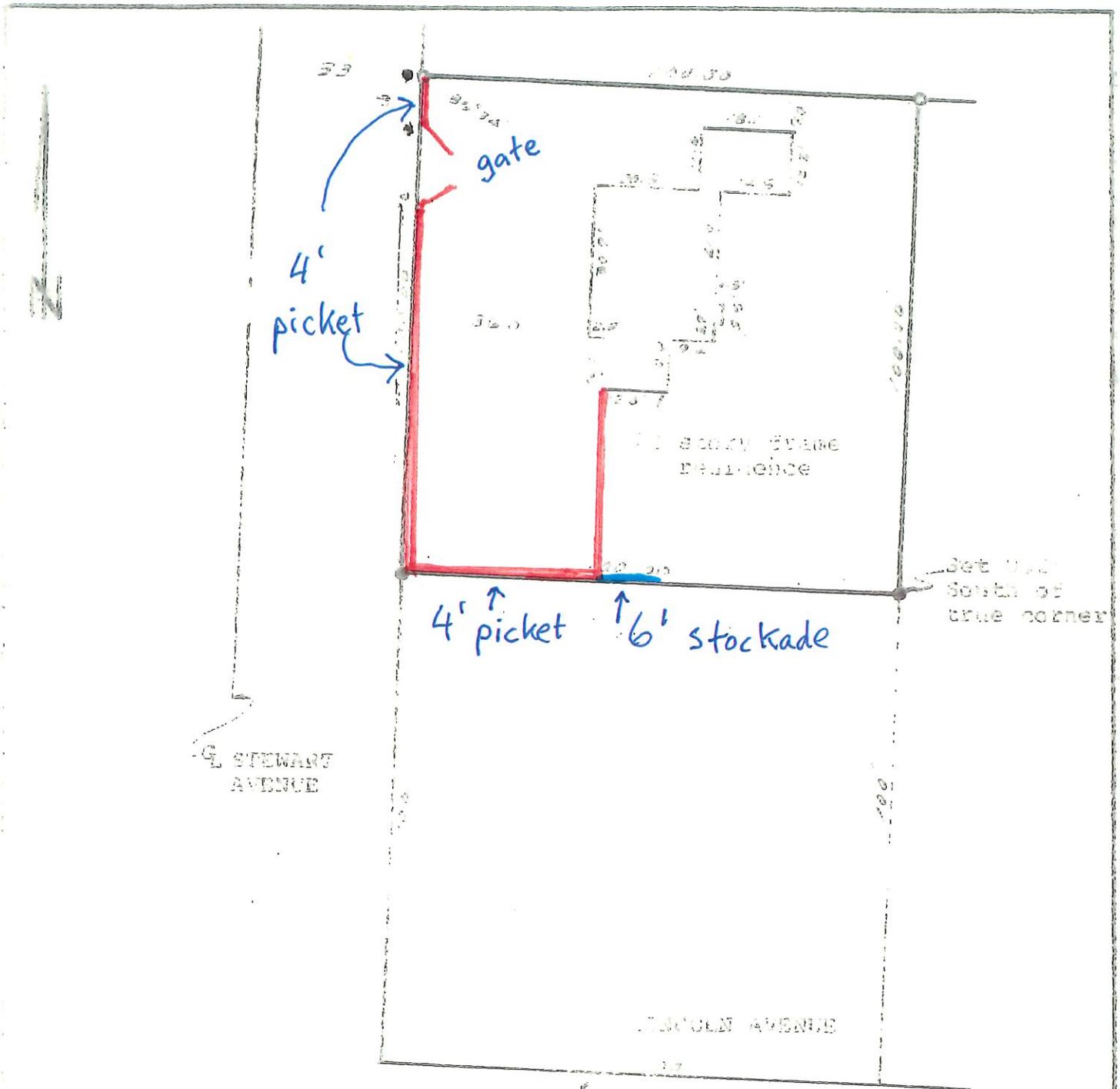
h. No Other Remedy. *There is no means other than the requested variation by which the alleged difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.*

**SITE PLAN**

dated October 31, 2025

Lot No. 10

Sec. 21 - T4N - R12E

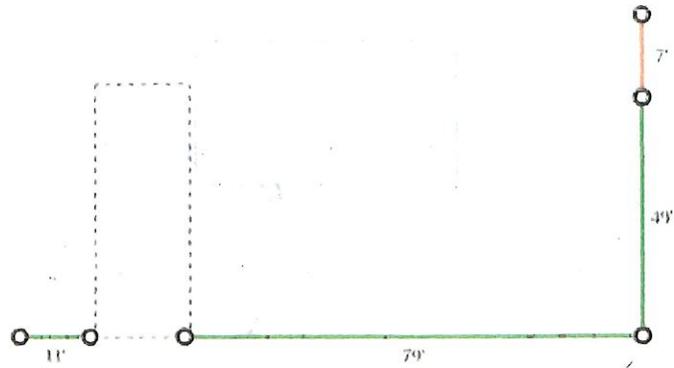


PLAT OF SURVEY  
10

The N<sup>1</sup>/<sub>2</sub> of Lot 10 in the 1<sup>st</sup> 1/2<sup>nd</sup> Sub. of part of the N<sup>1</sup>/<sub>2</sub> of Sec. 21, T4N, R12E, of the 1<sup>st</sup> P.M., according to the plat thereof, recorded January 19, 1925 as Lot No. 10648 in Book "E" of Plats page 20, in Lake County, Illinois

112 S. Stewart Avenue  
Liberty, Illinois 62429

James G. Chamberlin, an Illinois Registered Land Surveyor, hereby certify that I have surveyed the above described property and that the plat above



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

**Included in the job**

(56 Linear Feet) Take Down 4'H ChainLink

(56 Linear Feet) Haul Away 4'H ChainLink

(1) Pulled Posts 4'H ChainLink

**Job Notes**

Customer to clear fence line.

Customer to clear fence line.



5'x10' picket

• **4' Kirkwall vinyl**

- 4'H White Kirkwall
- 6'H Cedar Stockade

White

**Features & Benefits**

- SolarShield
- 43% Stronger Picket
- Fabricated In-House
- Made in America

**Specifications**

- **Post:** 5" Sq.
- **Rail:** 2 x 3-1/2
- **Picket:** 7/8" x 3"

**Warranty**

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

Choose this package ↓



5'x10' picket

**bring wood fence to front of house**

- 4'H White Kirkwall
- 6'H Cedar Stockade

White

**Features & Benefits**

- SolarShield
- 43% Stronger Picket
- Fabricated In-House
- Made in America

**Specifications**

- **Post:** 5" Sq.
- **Rail:** 2 x 3-1/2
- **Picket:** 7/8" x 3"

**Warranty**

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

# 4' Kirkwall vinyl - 146 LF

4'H White Kirkwall

6'H Cedar Stockade



Kirkwall



Stockade

1 2 3 4 5 6 7 8 J 0

If necessary, for any reason, to return this shipment or any part of it, please write us first. We will then give you instructions for sending it back direct to the factory. Be sure to mention invoice number shown below.

SEARS, ROEBUCK AND CO., CHICAGO, ILL.

ER

Invoice No ML 1251-3 CH 15936

Name MRS MAY AUGUSTA BARTLETT

Destination BERTYVILLE ILL

Notify at CHICAGO ILL % BENSON MOT.

Routing R&O % CMS TP - 5100 W NORTH AVE

Shipped from our factory, The Norwood Sash and Door Mfg. Co., Norwood, Ohio.

ER

CAT. No.	QUANTITY	DESCRIPTION
7951	2	JBS 2-8X7-0 TUP GUM

Format  
Address  
City  
State  
Decade



AcquisitionData  
DateCreated  
DateCataloged  
PlaceKept  
Language  
Contributing Institutio  
Contributing Institutio

Collection Name Libertyville History

IIIF Manifest  <https://www.idaillinois.org/iiif/info/cookmemo11/9251/manifest.json>  
(<https://www.idaillinois.org/iiif/info/cookmemo11/9251/manifest.json>)

IIIF Image  <https://www.idaillinois.org/digital/iiif/cookmemo11/9251/full/full/0/default.jpg>  
(<https://www.idaillinois.org/digital/iiif/cookmemo11/9251/full/full/0/default.jpg>)

Cite this image:

**MLA (v.8):** n.a.. "322 South Stewart Avenue." Cook Memorial Public Library District: Libertyville History (Illinois Digital Archives),n.d., <http://www.idaillinois.org/digital/collection/cookmemo11/id/9251>. 2025-10-09.

**Chicago/Turabian:** n.a., *322 South Stewart Avenue*, Libertyville History (Illinois Digital Archives), 2025-10-09, <http://www.idaillinois.org/digital/collection/cookmemo11/id/9251>.

**APA (v.6):** n.a.. (n.d.). 322 South Stewart Avenue [322 S. Stewart Olson]. Retrieved 2025-10-09, from <http://www.idaillinois.org/digital/collection/cookmemo11/id/9251>

**IEEE:** [X] n.a., "322 South Stewart Avenue", Cook Memorial Public Library District: Libertyville History (Illinois Digital Archives),n.d.. [Online]. Available: <http://www.idaillinois.org/digital/collection/cookmemo11/id/9251>. [Accessed: 2025-10-09].

Picture of original  
driveway and sidewalk  
gates and fence of  
our home. 322.  
S. Stewart

## 322 South Stewart Avenue

...



### ▼ Transcript

Fesanco 322 S. Stewart Photo By Don Whitney

### ▼ Item Description

<b>Title</b>	322 South Stewart Avenue
<b>Subject</b>	Homes (/digital/collection/cookmemo11/search/searchterr) Houses (/digital/collection/cookmemo11/search/searchd)

Our home 322  
S. Stewart  
photo of sidewalk  
gate and front  
fence

## 322 South Stewart Avenue

...



### ▼ Transcript

322 S. Stewart Olson

### ▼ Item Description

Title 322 South Stewart Avenue

322 S. Stewart  
Ave

Our home with  
original fence



Current photo  
with bushes.

## Mail Order Houses - 322 South Stewart Ave.

...



### ▼ Transcript

This is a Sears mail order house, model name Puritan. It was offered between 1922 and 1929. The exterior is wood siding. Another Puritan model is located in Libertyville at 415 West Cook Street.

### ▼ Item Description

<b>Title</b>	Mail Order Houses - 322 South Stewart Ave.
<b>Subject</b>	Architecture, Domestic (/digital/collection/cookmemo11/search/searchterm/Architecture%2C Domestic/field/subject/mode/exact/conn/and) Prefabricated houses (/digital/collection/cookmemo11/search/searchterm/Prefabricated houses/field/subject/mode/exact/conn/and)
<b>Keywords</b>	kit homes; mail order houses; Puritan (Sears catalog)
<b>Organization</b>	Sears, Roebuck and Company (/digital/collection/cookmemo11/search/searchterm/Sears, Roebuck and Company/field/organization/mode/exact/conn/and)

*Sears Puritan model. 1922-1929*

*Our house.*

Photos and addresses of existing Sears homes in Libertyville along with other examples of newer homes with picket fences depicting what we are proposing.

# 331 South Stewart Avenue

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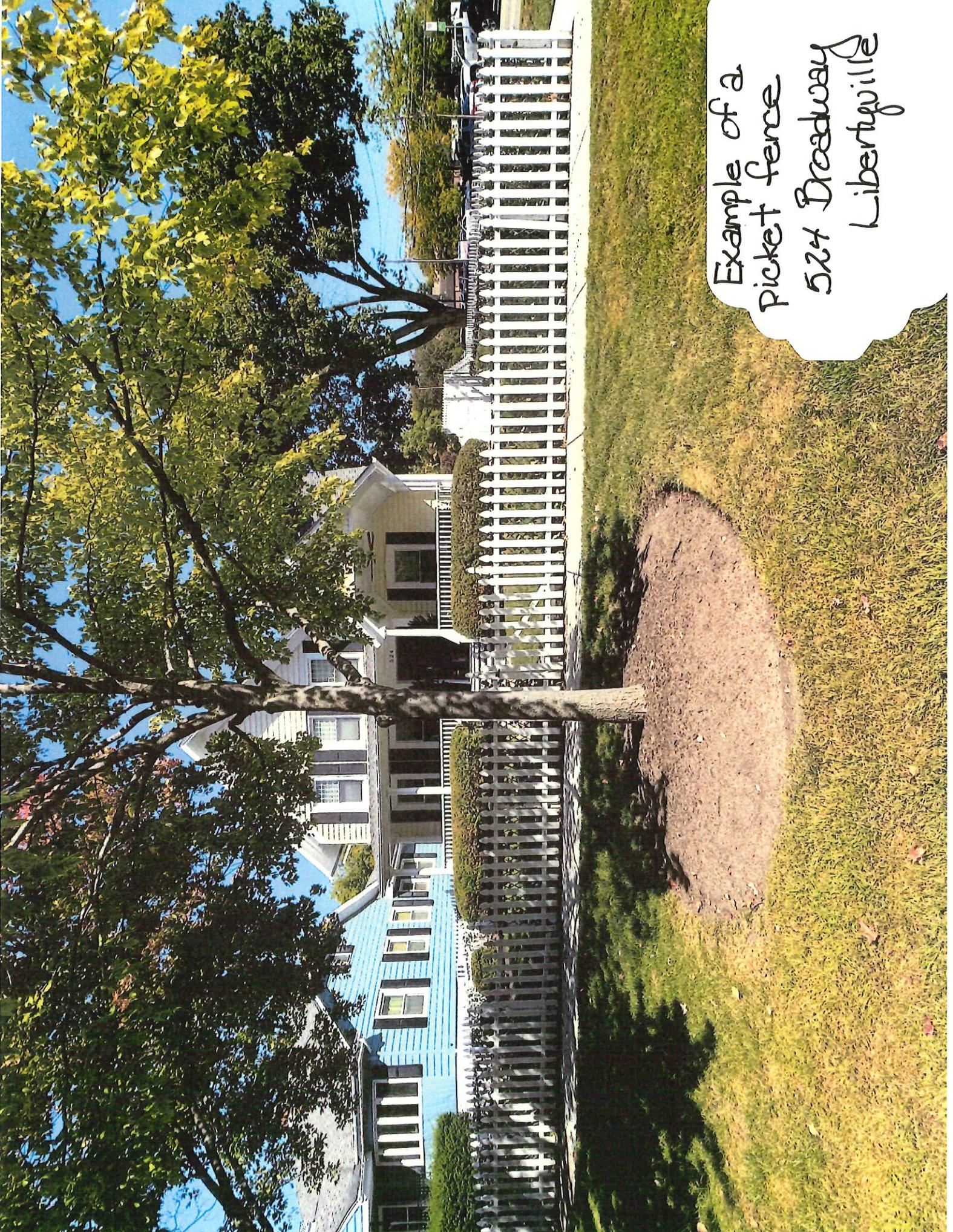
## Transcript

◀ ▶ Thomas 331 S. Stewart

## Item Description

<b>Title</b>	331 South Stewart Avenue
<b>Subject</b>	Homes (/digital/collection/cookmemo11/search/searchterm/Hor ) Houses (/digital/collection/cookmemo11/search/searchter d)

331 S. Stewart Ave



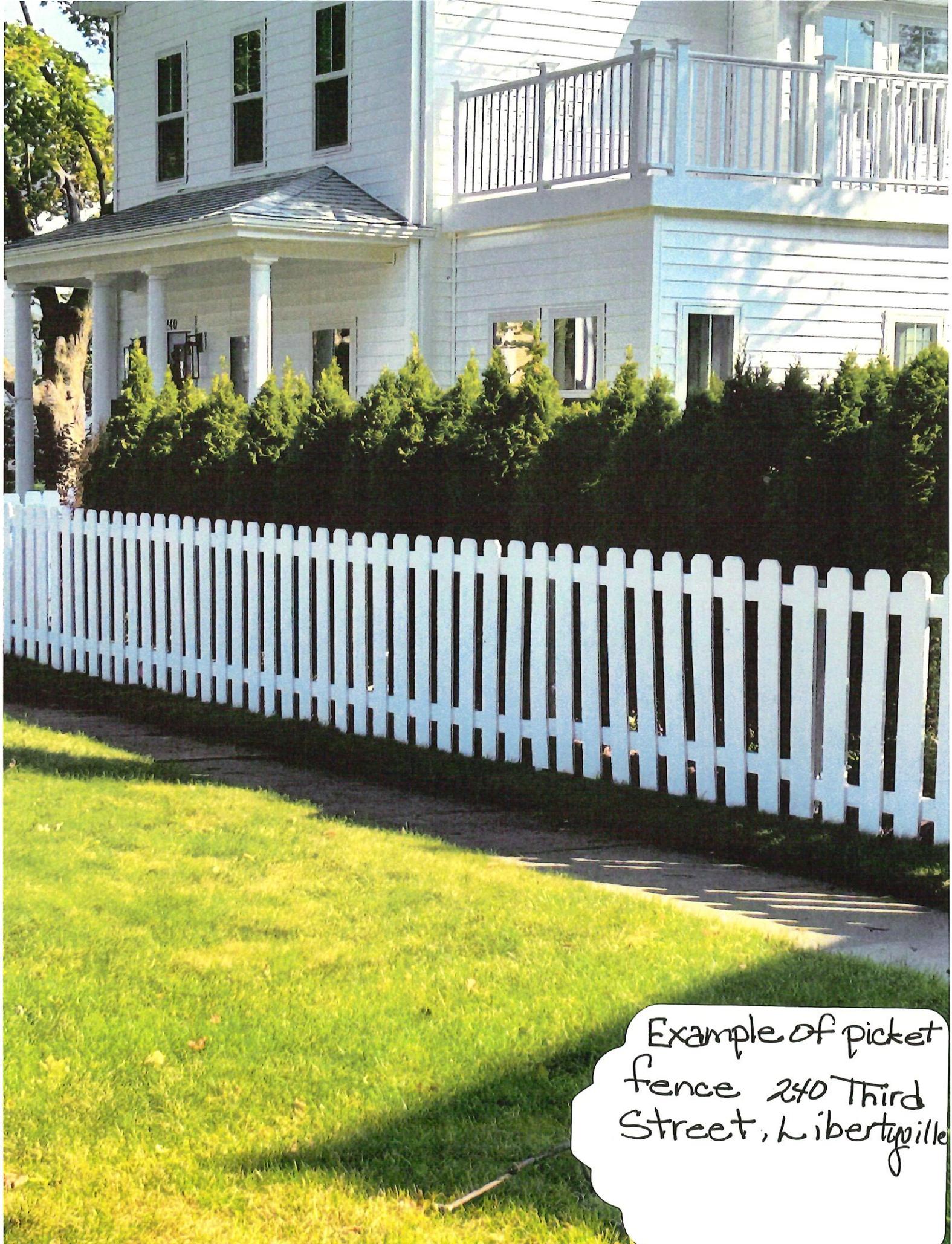
Example of a  
Picket fence  
524 Broadway  
Libertyville



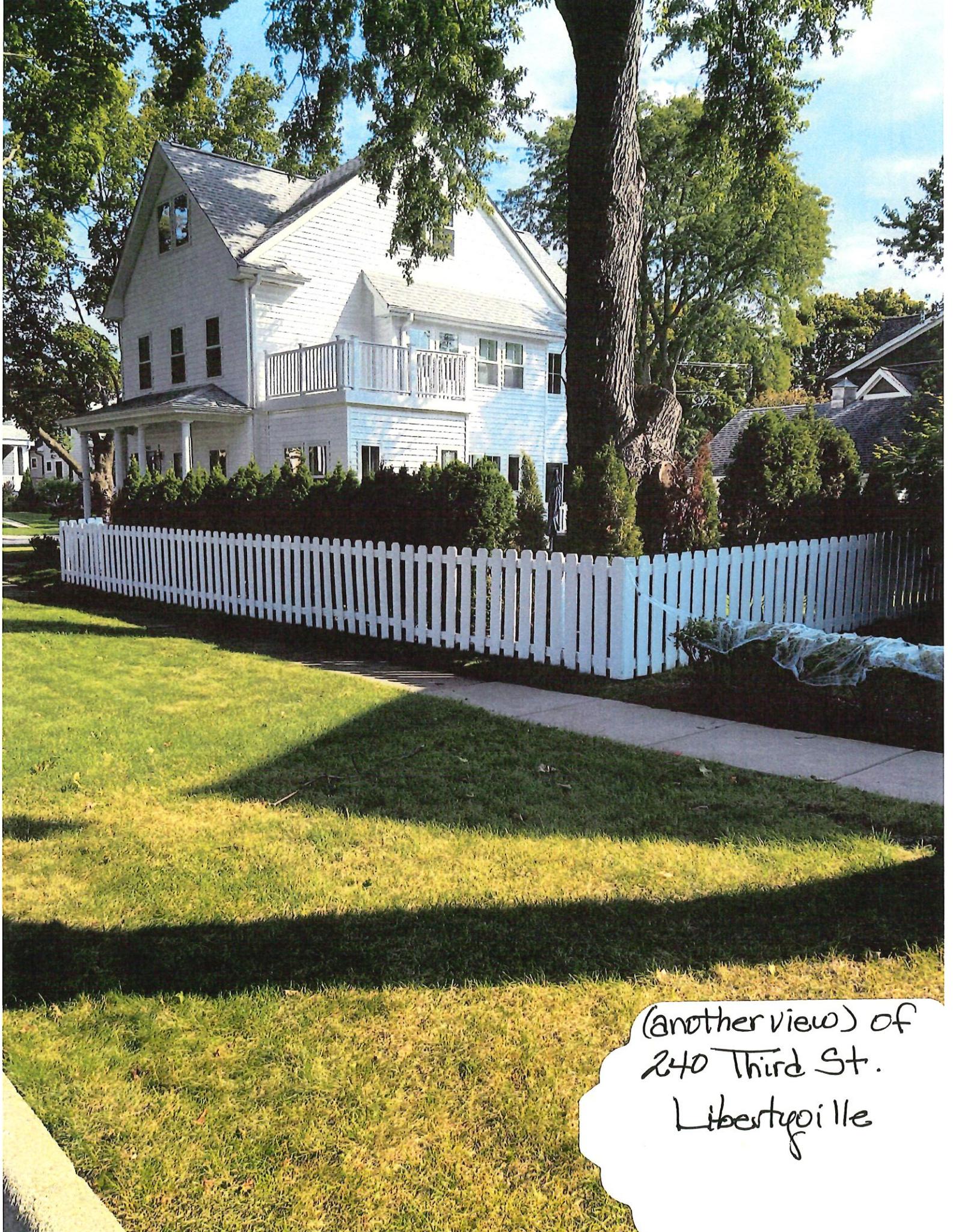
Example of picket  
fence (different  
View)  
524 Broadway  
Libertyville



Example of picket  
fence 227  
Broadway  
Libertyville



Example of picket fence 240 Third Street, Libertyville



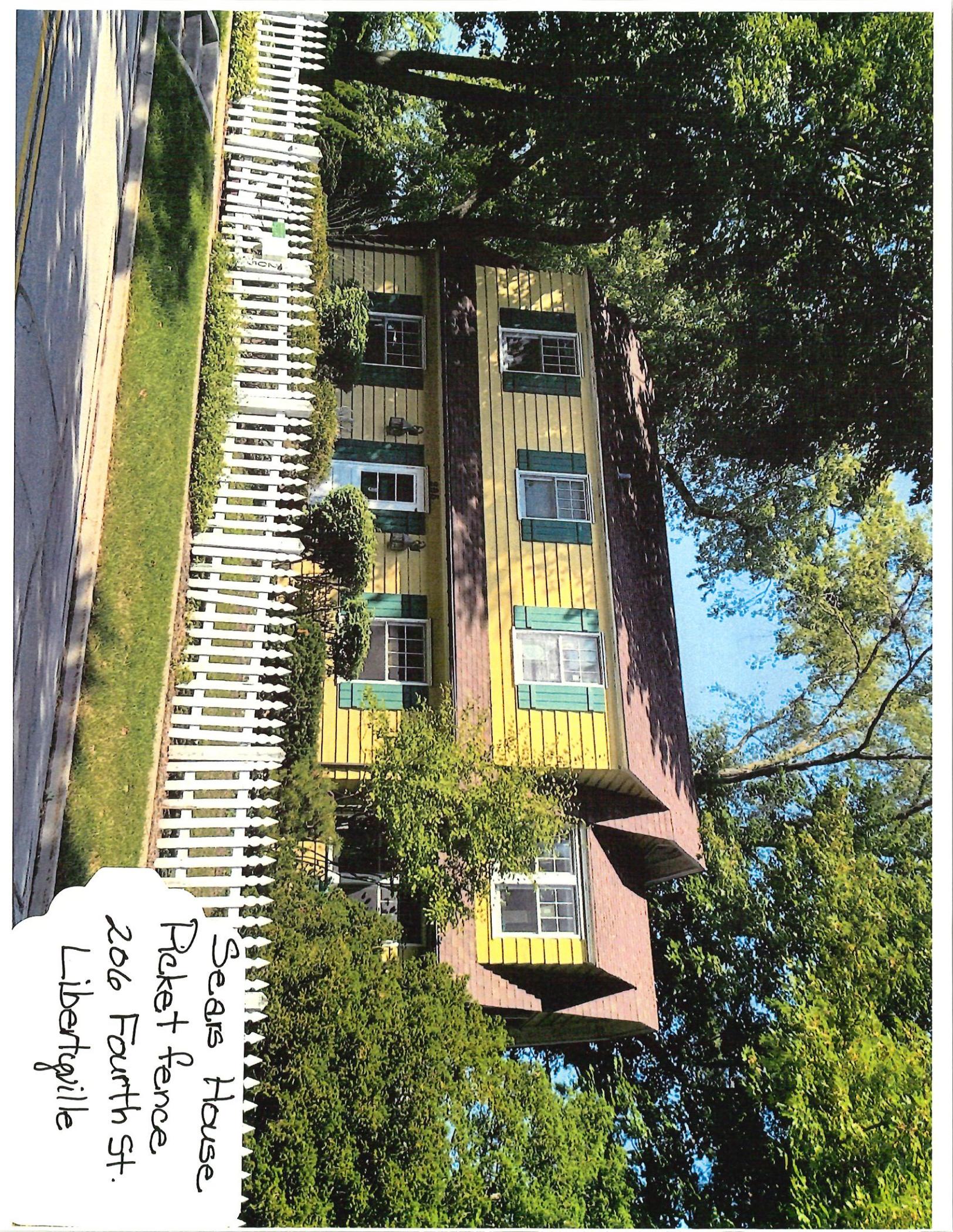
(another view) of  
240 Third St.  
Libertyville



Another view of  
206 Fourth St.  
Libertyville

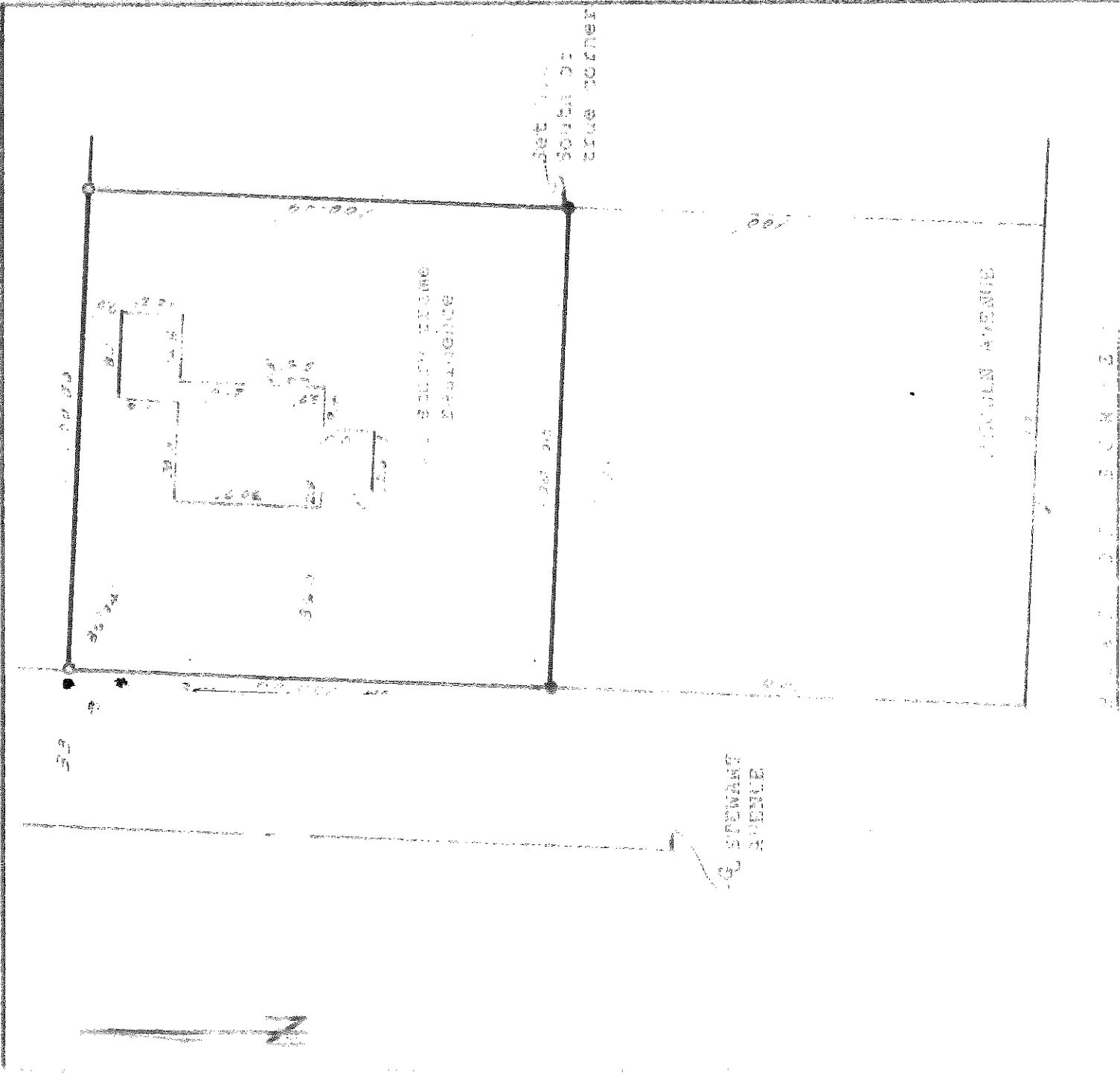


Picket Fence  
518 Burdick  
Libertyville



Sears House  
Picket fence  
2016 Fourth St.  
Libertyville

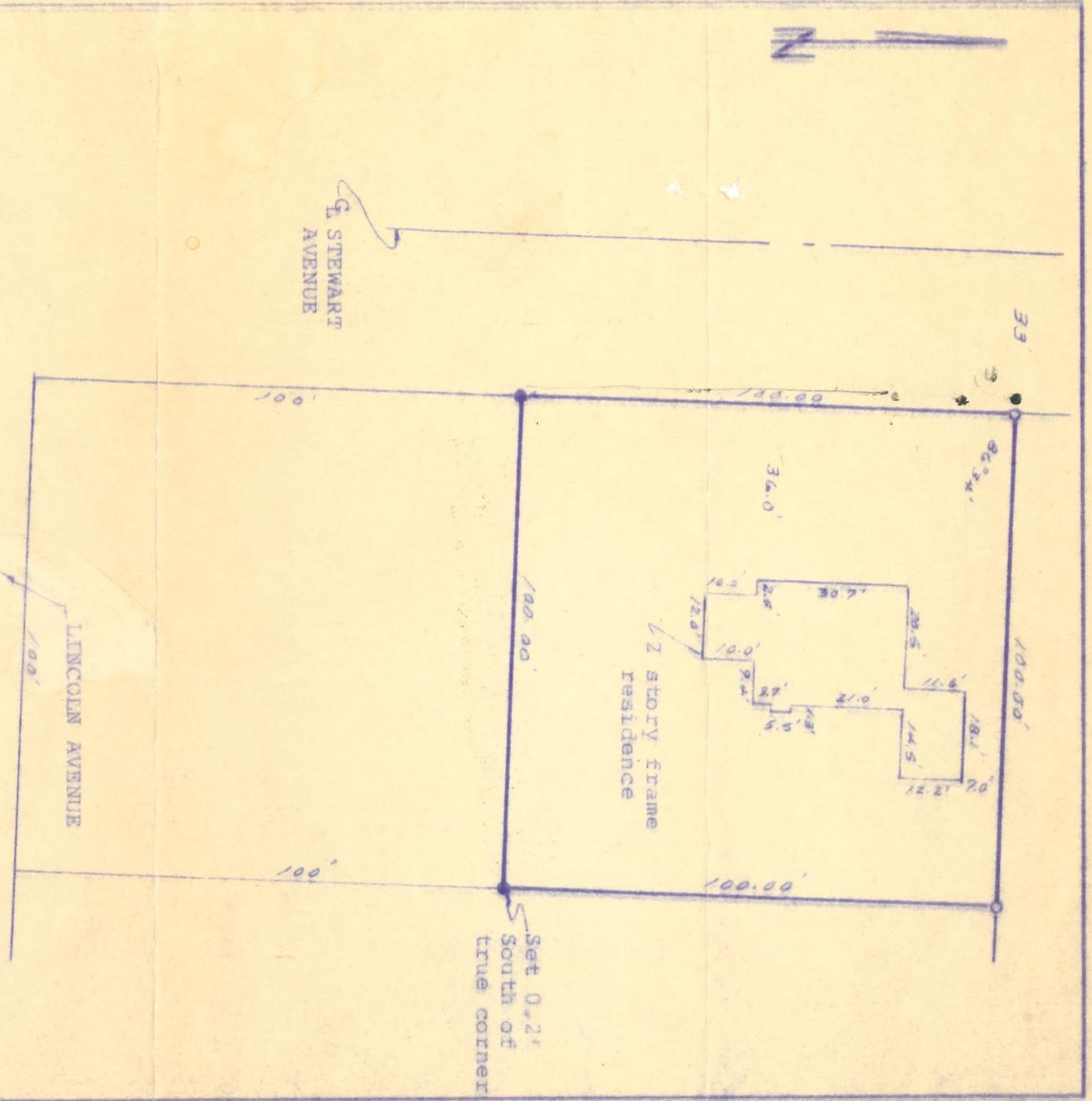




The plat of the above described land is a subdivision of a part of the NW 1/4 Sec. 10, T. 44 N., R. 41 W., 18th Range of the 1st P.M., according to the plat located, recorded in the office of the State Auditor in Book "13" of Plates 1840-1841 in said Auditor's office.

Witness my hand and seal of office this 10th day of August, 1887.

James S. Chamberlain, Illinois Registered Land Surveyor, hereby certifies that I have surveyed the above described property and that the plat above



PLAT OF SURVEY  
 OF

The N $\frac{1}{4}$  of Lot 10 in Blk. 1 in F. H. RUEBEKER'S SUB. of part of the N $\frac{1}{4}$  of Sec. 21, T. 44 N., R. 11 E. of the 3rd P.M., according to the plat thereof, recorded January 6, 1903 as Doc. No. 88648 in Book "F" of Plats, page 20, in Lake County, Illinois.

322 S. Stewart Avenue  
 Libertyville, Illinois 60048

I, James G. Chamberlin, an Illinois Registered Land Surveyor, hereby certify that I have surveyed the above described property and that the plat above is a correct representation of said survey.

BY James G. Chamberlin  
 ILLINOIS LAND SURVEYOR NO. 1674

Scale: 1" = 30'  
 Date: May 9, 1972

CHAMBERLIN ENGINEERING  
 180 EAST COOK AVENUE  
 LIBERTYVILLE, ILLINOIS 60048  
 F.B. 5-2 P. 25

Denotes Iron Monument Set  
 Found  
Mary Thillens