

PROJECT NARRATIVE:

The property at 732 Thomas Court is a 0.56 acre lot zoned for R3 residential development. The subject property drains from the southwest corner of the site (elevation=711') north and east to the northeast corner of the site (elevation=702') and is tributary to Bull Creek via overland flow and municipal storm sewer.

The property was originally developed around 1974 into a single family residence with paved vehicular access to Thomas Court, a public right of way. Circa 2007, the original site improvements were demolished, and the single family residence that currently occupies the property was built. Additional current site features include paved and unpaved walkways, paved vehicular access, and landscaping walls. As of 2024, the property owner, Daniel P. Weinkauff, plans to further develop the subject property to include an addition to the residence, an elevated wood deck, in-ground pool, and a concrete pool deck/patio. Existing rear-yard features including stone walkways and patios will be demolished to make room for the new improvements.

At the inception of the new development activities described above, the subject property featured an impervious lot coverage of 36.80%. Site engineering plans were reviewed and approved by Libertyville to install the proposed addition, deck, and pool deck, and to remove portions of the existing driveway. These approved improvements would reduce the impervious lot coverage to 35.00%, matching the maximum allowable impervious lot coverage for R3 zoning.

The property owner requests to maintain the existing driveway area, to install new stone steps along the north side yard, and to allow for the construction of a future 260 square foot patio. These improvements will increase the lot coverage to 40.25%, requiring approval from Libertyville for the proposed variance. To mitigate stormwater runoff, and to provide stormwater detention for the above described improvements, the homeowner installed a rear yard storm sewer system and twelve (12) Cultec 360HD below ground stormwater chambers with a storage capacity of 694 cubic feet. This provided storage volume exceeds the detention volume of 248 cubic feet required by Appendix P for an increase in impervious surface area of 800-899 square feet.

STANDARDS FOR VARIATIONS

- a. General Standard. No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Per Libertyville Zoning Ordinance 26-4-4.5(f), the maximum lot coverage for an interior lot in the R-3 Single Family Residential District is thirty-five (35) percent. The proposed improvements cannot be constructed unless a variance is granted to increase the lot coverage of the subject property from 35% to 40.25%.

- b. Unique Physical Condition. The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The rear-yard and north side-yard of subject property will maintain the same manner of use and improvements. The existing site condition in the above areas features stone walks, patios, and a raised wood deck – the same improvements featured in the variance request.

- c. Not Self-Created. The aforesaid physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The physical condition necessitating the requested variance derived from the construction of structures that were lawful at the time of such construction.

- d. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: Strict adherence to the provision from which a variation is sought would require the owner to remove portions of the existing driveway and eliminate walkway access to the rear of the property – both being rights commonly enjoyed by owners of other lots subject to the same provision.

- e. Not Merely Special Privilege. The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The homeowner seeks to maintain facilities and uses commonly enjoyed by owners of other lots subject to the same provision, not to enjoy any special right or privilege.

- f. Code and Plan Purposes. The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The proposed variance improvements, which include allowing the existing driveway to remain as-is, the construction of a patio, and stone steps, are consistent with onsite predevelopment improvements and improvements present on neighboring properties.

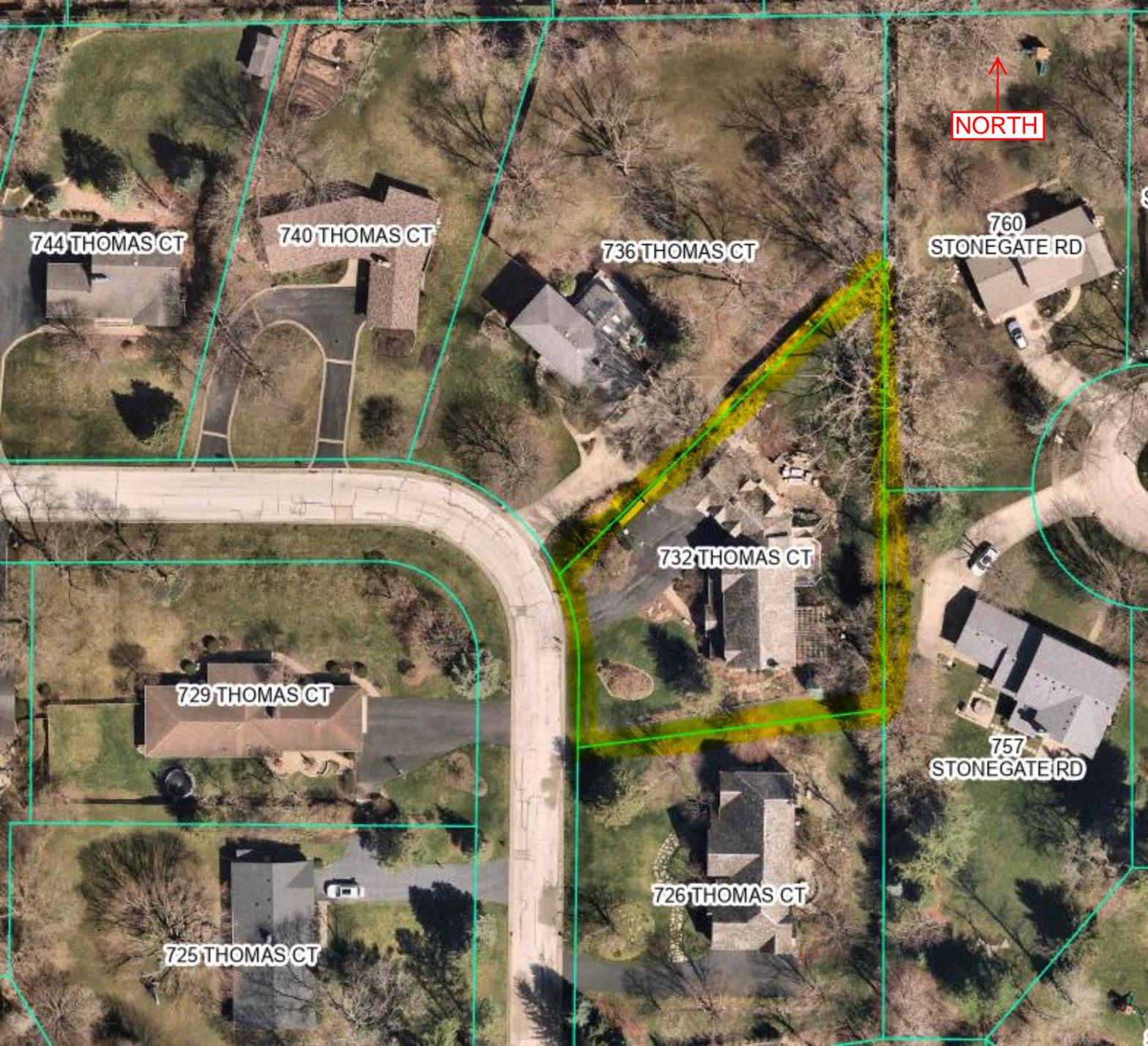
- g. Essential Elements of the Area. The variation would not result in a use or development on the subject lot that:

- 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.

Response: The proposed variation will not result in a material detriment to the public welfare, be materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity, or materially impair an adequate supply of light and air to the properties in the vicinity, or substantially increase congestion in the public streets due to traffic or parking, or unduly increase the danger of flood or fire, or unduly tax public utilities and facilities in the area, or endanger the public health or safety. The proposed variation will be constructed using design standards, means, and methods acceptable to the Village of Libertyville and will provide a net benefit to the surrounding properties by providing an excess of stormwater detention volume, thus reducing the risk of runoff or flood.

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

Response: Per Libertyville Zoning Ordinance 26-4-4.5(f), the maximum lot coverage for an interior lot in the R-3 Single Family Residential District is thirty-five (35) percent. The proposed improvements cannot be constructed unless a variance is granted to increase the lot coverage of the subject property from 35% to 40.25%, which is a permissible variation.



NORTH

744 THOMAS CT

740 THOMAS CT

736 THOMAS CT

760
STONEGATE RD

732 THOMAS CT

729 THOMAS CT

757
STONEGATE RD

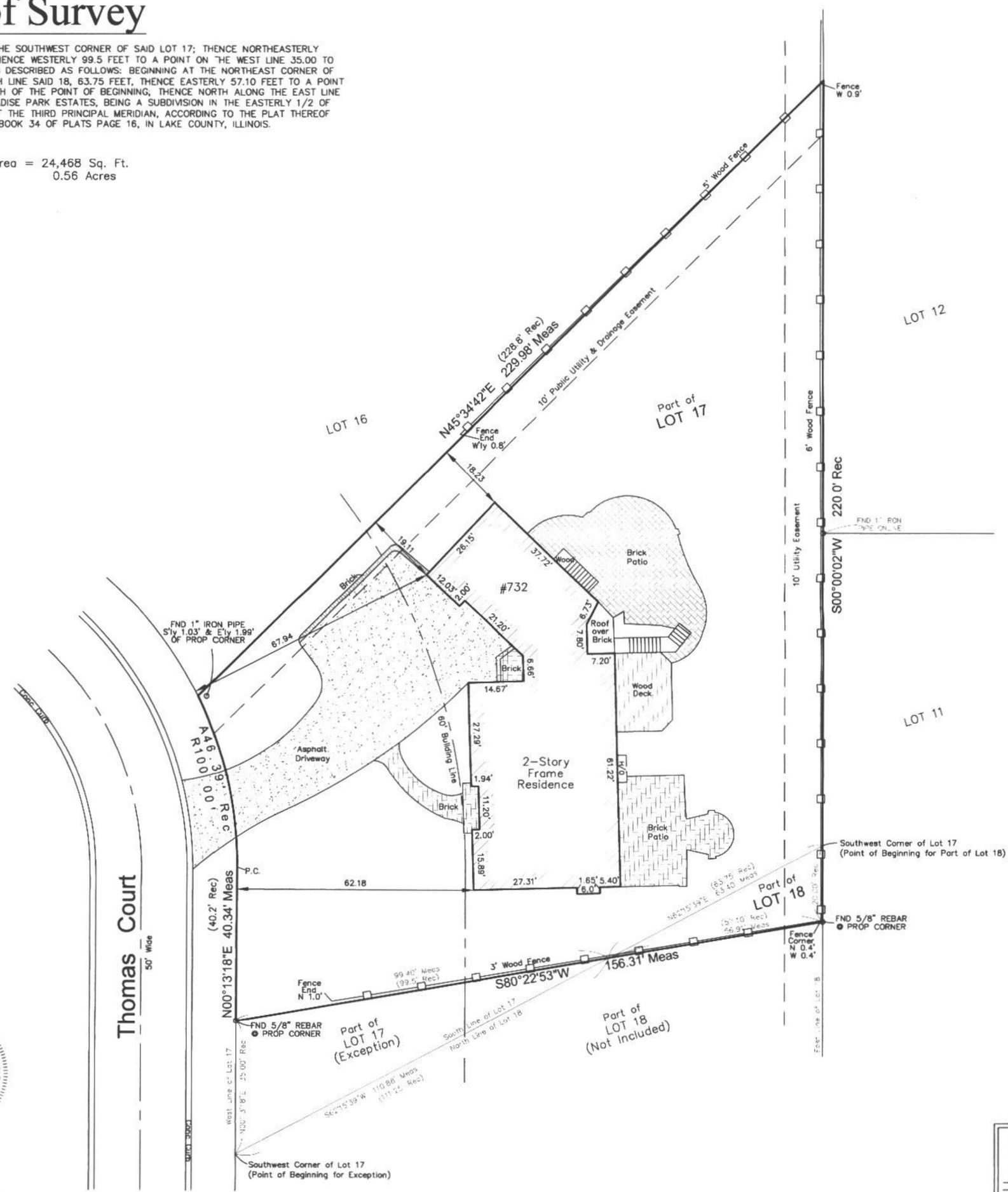
725 THOMAS CT

726 THOMAS CT

Plat of Survey

LEGAL DESCRIPTION: LOT 17 (EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 111.25 FEET, THENCE WESTERLY 99.5 FEET TO A POINT ON THE WEST LINE 35.00 TO THE POINT OF BEGINNING) AND THAT PART OF LOT 18 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE NORTH LINE SAID 18, 63.75 FEET, THENCE EASTERLY 57.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18, 20.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE 20.00 FEET TO THE POINT OF BEGINNING ALL IN PARADISE PARK ESTATES, BEING A SUBDIVISION IN THE EASTERLY 1/2 OF SECTION 17, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1957 AS DOCUMENT 947744 IN BOOK 34 OF PLATS PAGE 16, IN LAKE COUNTY, ILLINOIS.

Property Area = 24,468 Sq. Ft.
0.56 Acres



NOTE: DUE TO SNOW COVERAGE SOME FEATURES MAY NOT BE SHOWN

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL
STATE OF ILLINOIS }
COUNTY OF MCHENRY } SS
IN MY PROFESSIONAL OPINION AND BASED ON MY OBSERVATION I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE THIS 14th DAY OF November A.D. 2019
JEFFREY A. SPIREK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCCO SURVEYING
LICENSE TO BE RENEWED NOVEMBER 30, 2020



NOTES
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT AND DIFFERENCE IMMEDIATELY
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF
*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS
*UTILITIES WITHIN EASEMENTS ARE NORTH SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.



Luco Surveying
Professional Design Firm No. 184.007972
54 Lou Ave., Crystal Lake, Illinois 60014
Phone: 815.526.3974 Email: admin@lucosurveying.com

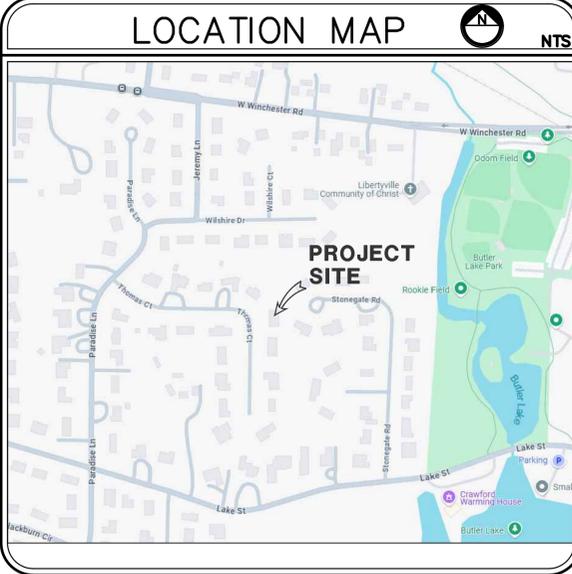
Common Address: 732 Thomas Ct., Libertyville
PIN # 11-17-204-026

Job Number: 19 - 50127 Drawn By: JJP
Client: Wilfer Reference: Wilterdink
Field Work Completion: 11-12-19
Revisions:

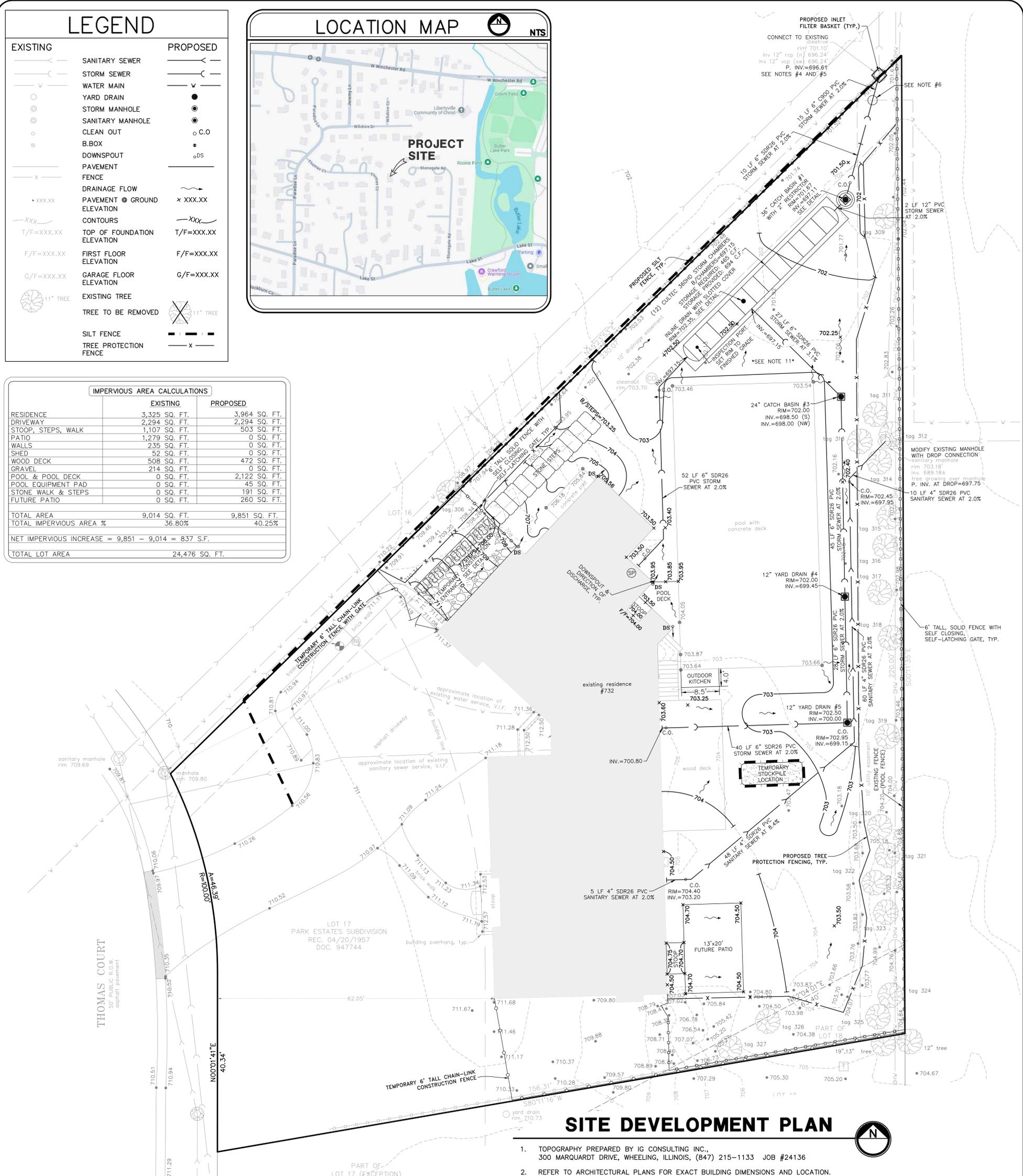
LEGEND	
●	Set IP
○	Fnd IP
×	Fnd "X"
●	Fnd P.K.
—○—○—	Wood Fence
—○—○—	Cl. Fence
▨	Concrete
▩	Wood Deck
▧	Brick

LEGEND

EXISTING	PROPOSED



	EXISTING	PROPOSED
RESIDENCE	3,325 SQ. FT.	3,964 SQ. FT.
DRIVEWAY	2,294 SQ. FT.	2,294 SQ. FT.
STOOP, STEPS, WALK	1,107 SQ. FT.	503 SQ. FT.
PATIO	1,279 SQ. FT.	0 SQ. FT.
WALLS	235 SQ. FT.	0 SQ. FT.
SHED	52 SQ. FT.	0 SQ. FT.
WOOD DECK	508 SQ. FT.	472 SQ. FT.
GRAVEL	214 SQ. FT.	0 SQ. FT.
POOL & POOL DECK	0 SQ. FT.	2,122 SQ. FT.
POOL EQUIPMENT PAD	0 SQ. FT.	45 SQ. FT.
STONE WALK & STEPS	0 SQ. FT.	191 SQ. FT.
FUTURE PATIO	0 SQ. FT.	260 SQ. FT.
TOTAL AREA	9,014 SQ. FT.	9,851 SQ. FT.
TOTAL IMPERVIOUS AREA %	36.80%	40.25%
NET IMPERVIOUS INCREASE = 9,851 - 9,014 = 837 S.F.		
TOTAL LOT AREA	24,476 SQ. FT.	



SITE DEVELOPMENT PLAN

- TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB #24136
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECTURAL PLANS PREPARED BY DEBAKER DESIGN GROUP LTD, 7927 LINCOLN AVENUE, SUITE 201, SKOKIE, ILLINOIS 60077, PH# (773) 805-2384
- BOUNDARY SHOWN PER PLAT OF SURVEY BY LUCO SURVEYING DATED 11/14/2019
- CONTRACTOR SHALL CONNECT TO EXISTING STRUCTURE WITH ECCENTRIC CONNECTION. CONNECTION SHALL BE MACHINE CORED, WITH RUBBER BOOT PROVIDED.
- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL VERIFY DEPTH OF EXISTING WATERMAIN, HAND DIG IN VICINITY OF WATERMAIN IF NECESSARY, AND SHALL MAINTAIN REQUIRED SEPARATION. SEE DETAIL ON SHEET 3.
- EXCAVATION OF VILLAGE UTILITIES (AND ANY ASSOCIATED WORK) SHALL OCCUR ONLY BETWEEN 7:00 AM AND 3:30 PM ON WEEKDAYS (MONDAY TO FRIDAY, EXCLUDING HOLIDAYS). THESE RESTRICTIONS DO NOT APPLY TO EMERGENCY WORK IF IT BECOMES NECESSARY.
- UNPAVED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED WITH SOD OR WITH TOPSOIL AND SEED.
- AN AS-BUILT SURVEY DEMONSTRATING THE PROJECT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS ALONG WITH A RESTRICTIVE COVENANT AND MAINTENANCE PLAN FOR THE STORMWATER CHAMBER SYSTEM SHALL BE PROVIDED TO THE VILLAGE FOLLOWING CONSTRUCTION AND PRIOR TO PERMIT CLOSURE.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE VILLAGE PUBLIC WORKS DEPARTMENT (847) 362-3434 FOR NECESSARY ADJUSTMENTS TO THE WATER SERVICE B-BOX.
- CONTRACTOR SHALL LOCATE AND TELEVIEW EXISTING REAR-YARD SANITARY SERVICE, REMOVE AS NEEDED, AND PLUG AT MAIN WITH NON-SHRINK GROUT.

PROJECT BENCHMARK:
 NGS BENCHMARK: DM3888
 ELEVATION=662.36 (NAVD88)

SITE BENCHMARK:
 NORTHEASTERLY BONNET BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 66 FEET WEST OF THE WESTERMOST CORNER OF THE SUBJECT PROPERTY
 ELEVATION=712.04 (NAVD88 PER GPS OCCUPATION)

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

1 of 1
 PROJECT No. 24136

WEINKAUF RESIDENCE
732 THOMAS COURT
LIBERTYVILLE, ILLINOIS

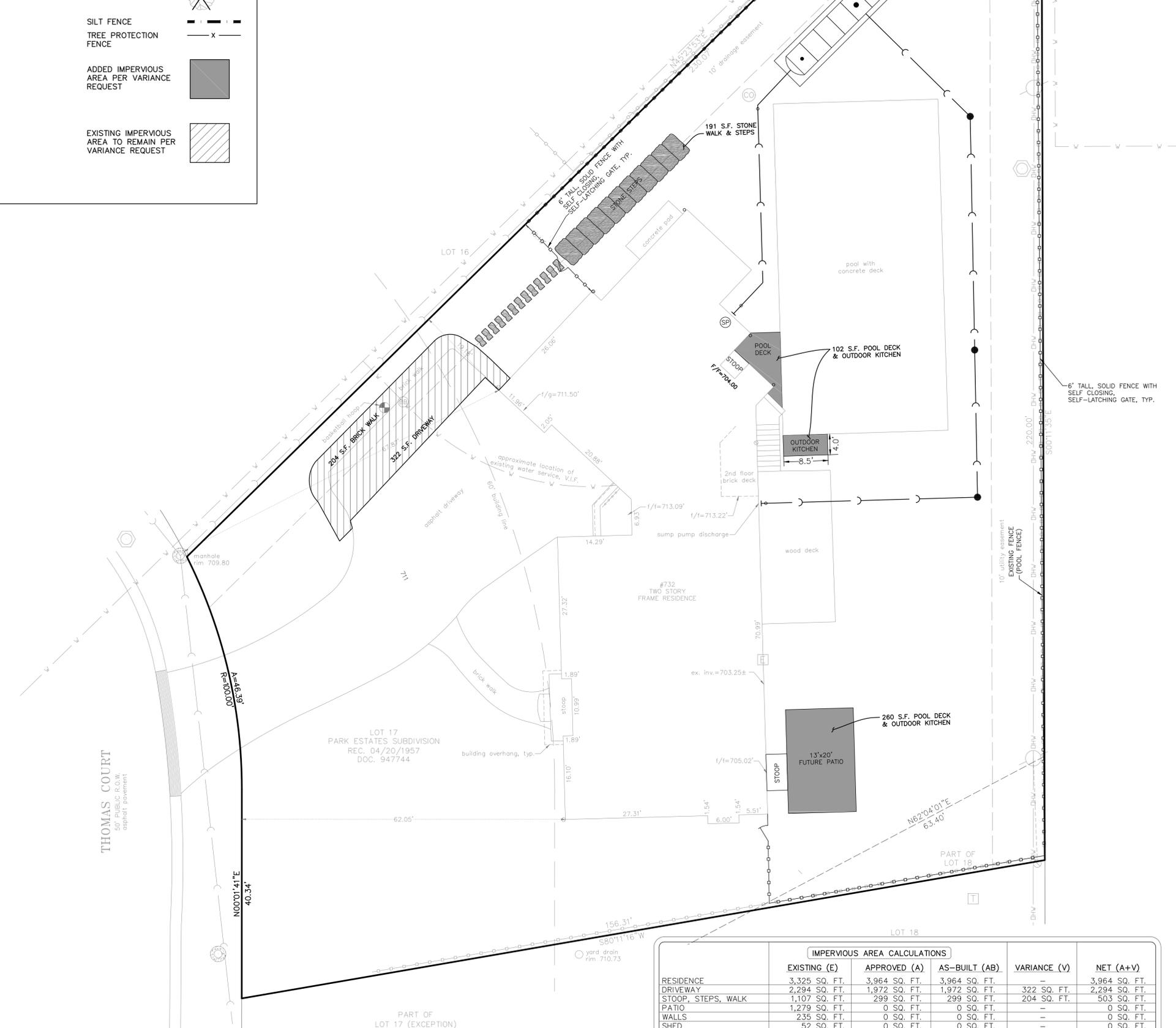
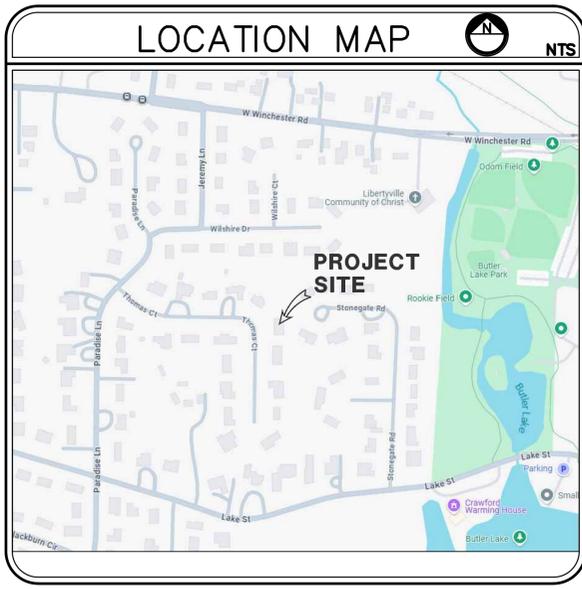
IG CONSULTING, INC.
 CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
 1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

SITE DEVELOPMENT PLAN DESIGN: K.C.L. DRAFTING: A.W.
 SCALE: 1"=10' DATE: 12/13/24

DATE	DESCRIPTION	DRAWN BY
01/20/25	REVISED PER ARCHITECT	A.W.
02/20/25	PER VILLAGE REVIEW	A.W.
03/05/25	PER VILLAGE REVIEW	A.W.
03/20/25	REVISED PER ARCHITECT	A.W.
04/07/25	ADDED CONSTRUCTION FENCE	A.W.
04/21/25	ADDED SUMP PUMP	A.W.
04/29/25	ADDED SEWER SERVICE	A.W.
10/28/25	VARIANCE REQUEST	A.W.

LEGEND

EXISTING	PROPOSED



SITE STORMWATER DETENTION SUMMARY:
 REQUIRED DETENTION VOLUME = 248 C.F. (PER APPENDIX P, TABLE P-1 FOR 800-899 S.F. IMPERVIOUS AREA INCREASE)
 PROVIDED DETENTION VOLUME = 694 C.F. (12 CULTEC 360HD STORM CHAMBERS)

	IMPERVIOUS AREA CALCULATIONS				
	EXISTING (E)	APPROVED (A)	AS-BUILT (AB)	VARIANCE (V)	NET (A+V)
RESIDENCE	3,325 SQ. FT.	3,964 SQ. FT.	3,964 SQ. FT.	-	3,964 SQ. FT.
DRIVEWAY	2,294 SQ. FT.	1,972 SQ. FT.	1,972 SQ. FT.	322 SQ. FT.	2,294 SQ. FT.
STOOP, STEPS, WALK	1,107 SQ. FT.	299 SQ. FT.	299 SQ. FT.	204 SQ. FT.	503 SQ. FT.
PATIO	1,279 SQ. FT.	0 SQ. FT.	0 SQ. FT.	-	0 SQ. FT.
WALLS	235 SQ. FT.	0 SQ. FT.	0 SQ. FT.	-	0 SQ. FT.
SHED	52 SQ. FT.	0 SQ. FT.	0 SQ. FT.	-	0 SQ. FT.
WOOD DECK	508 SQ. FT.	482 SQ. FT.	472 SQ. FT.	-	472 SQ. FT.
GRAVEL	214 SQ. FT.	0 SQ. FT.	0 SQ. FT.	-	0 SQ. FT.
POOL & POOL DECK	0 SQ. FT.	1,783 SQ. FT.	2,020 SQ. FT.	102 SQ. FT.	2,122 SQ. FT.
POOL EQUIPMENT PAD	0 SQ. FT.	60 SQ. FT.	45 SQ. FT.	-	45 SQ. FT.
STONE WALK & STEPS	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	191 SQ. FT.	191 SQ. FT.
FUTURE PATIO	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	260 SQ. FT.	260 SQ. FT.
TOTAL AREA	9,014 SQ. FT.	8,560 SQ. FT.	8,772 SQ. FT.	1,079 SQ. FT.	9,851 SQ. FT.
TOTAL IMPERVIOUS AREA %	36.80%	35.00%	35.84%	4.41%	40.25%
NET APPROVED IMPERVIOUS INCREASE = 8,560 - 9,014 = -454 S.F.					
NET IMPERVIOUS INCREASE PER VARIANCE REQUEST = 9,851 - 9,014 = 837 S.F.					
TOTAL LOT AREA	24,476 SQ. FT.				

THE CONTRACTOR MUST CALL J.U.L.I.E FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO DIGGING.

PROJECT BENCHMARK:
 NGS BENCHMARK DM3888
 ELEVATION=662.36 (NAVD88)
 SITE BENCHMARK:
 NORTHEASTERLY BONNET BOLT ON FIRE HYDRANT
 LOCATED APPROXIMATELY 66 FEET WEST OF THE
 WESTERMOST CORNER OF THE SUBJECT PROPERTY
 ELEVATION=712.04 (NAVD88 PER GPS OCCUPATION)

SITE VARIANCE EXHIBIT

- TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB #24136
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECTURAL PLANS PREPARED BY DEBAKER DESIGN GROUP LTD, 7927 LINCOLN AVENUE, SUITE 201, SKOKIE, ILLINOIS 60077, PH# (773) 805-2384
- BOUNDARY SHOWN PER PLAT OF SURVEY BY LUCO SURVEYING DATED 11/14/2019

1 of 1
 PROJECT No. 24136

WEINKAUF RESIDENCE

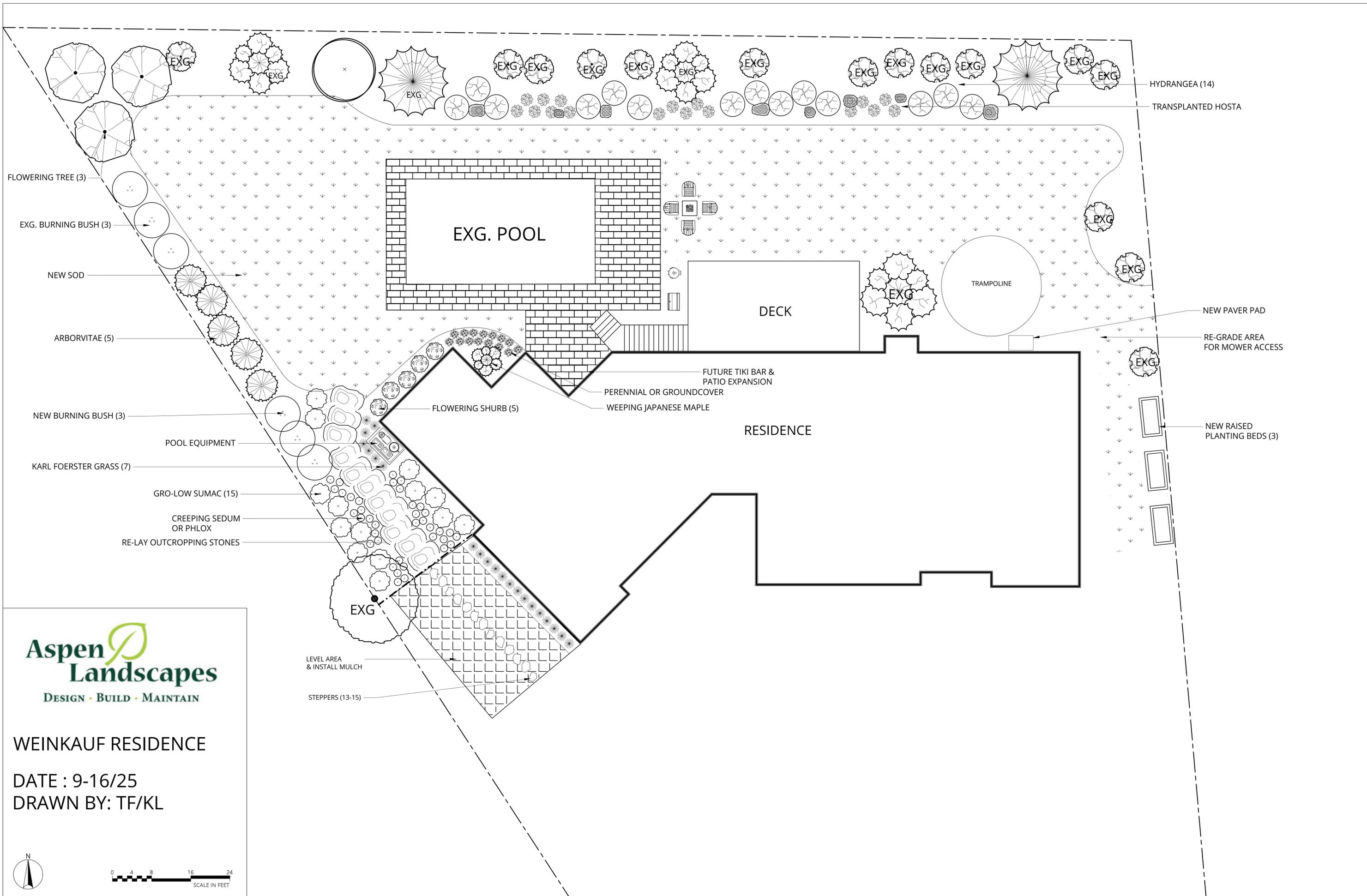
732 THOMAS COURT

LIBERTYVILLE, ILLINOIS

IG CONSULTING, INC.
 CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
 1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

VARIANCE EXHIBIT DESIGN: K.C.L. DRAFTING: A.W.
 SCALE: 1"=10' DATE: 10/28/25

REVISIONS		
DATE	DESCRIPTION	DRAWN BY



HYDRANGEA (14)

TRANSPLANTED HOSTA

FLOWERING TREE (3)

EXG. BURNING BUSH (3)

NEW SOD

ARBORVITAE (5)

NEW BURNING BUSH (3)

POOL EQUIPMENT

KARL FOERSTER GRASS (7)

GRO-LOW SUMAC (15)

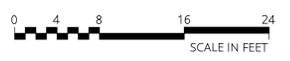
CREEPING SEDUM
OR PHLOX

RE-LAY OUTCROPPING STONES

WEINKAUF RESIDENCE

DATE : 9-16/25

DRAWN BY: TF/KL



EXG. POOL

DECK

TRAMPOLINE

RESIDENCE

NEW PAVER PAD

RE-GRADE AREA
FOR MOWER ACCESS

NEW RAISED
PLANTING BEDS (3)

FUTURE TIKI BAR &
PATIO EXPANSION

PERENNIAL OR GROUNDCOVER

WEEPING JAPANESE MAPLE

FLOWERING SHURB (5)

LEVEL AREA
& INSTALL MULCH

STEPPERS (13-15)