

**DEVELOPMENT REVIEW COMMITTEE MEMORANDUM**

**VILLAGE OF LIBERTYVILLE  
COMMUNITY DEVELOPMENT DEPARTMENT  
325 N. MILWAUKEE AVENUE, SUITE 203  
LIBERTYVILLE, ILLINOIS 60048-2090**

**FROM:** PLANNING DIVISION

**DATE:** January 9, 2026

**SUBJECT:** Development Review Committee (DRC) Reports for Cases Scheduled for Consideration on **Monday, January 12, 2026**

The DRC Meeting was held on **Monday, December 15, 2025**. DRC members present included:

Kelly Amidei	Village Administrator
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 26-01

Plan Commission

**CASE NOS.: ZBA 26-01, Variation for Lot Coverage**

**DATE FILED:** December 5, 2025

**REQUESTED ACTION:**

ZBA 26-01 Request is for a variation to increase the maximum permitted lot coverage in order to maintain the existing driveway area and construct additional site improvements, including a patio, pool deck and hardscape, for property located in an R-3 Single Family Residential District.

**APPLICANT INFORMATION:**

Applicant: Daniel P. Weinkauff  
Owner: Daniel P. Weinkauff  
Address: 732 Thomas Court

**SITE INFORMATION:**

Location: The property is commonly known as 732 Thomas Court.  
Current Zoning and Land Use: R-3 Single Family Residential District  
Size: The subject site is located on an interior lot approximately 24,028 square feet in land area.  
Surrounding Zoning:  
    *North:* R-3 Single Family Residential District  
    *South:* R-3 Single Family Residential District  
    *East:* R-3 Single Family Residential District  
    *West:* R-3 Single Family Residential District  
Land Use Plan: Traditional Residential (TR)  
Road Classification: Thomas Court 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 frame single family residence.

**STAFF ANALYSIS:**

***Background:***

The petitioner, Daniel P. Weinkauff, is requesting a variation to increase the maximum permitted lot coverage in order to maintain the existing driveway area and construct additional site improvements, including a patio, pool deck and hardscape, for property located in an R-3 Single Family Residential District. The Zoning Code requires maximum lot coverage to not exceed 35% in the R-3 Single Family Residential District.

**Timeline**

- Pre-March 2025 – The existing lot coverage of the subject property is approximately 32.7% including the residence, driveway, walks, and patios.
- March 2025 – A permit is issued for the construction of an outdoor swimming pool and removal of hardscape, raising lot coverage to the permitted maximum 35.0%.
- May 2025 – A permit is issued for the construction of a sunroom addition; however, the addition was built atop existing impervious surface area, negating lot coverage changes.
- Post May 2025 – The permitted work had not yet been completed, which included the required removals of hardscape.
- January 2026 – The applicant is requesting a variation to keep portions of the existing driveway and other hardscape that were originally planned for removal, while also adding a patio, pool deck, and additional hardscape. These changes will increase lot coverage to 40.25%.

In March 2025, a significant portion of the existing hardscape and improvements was proposed for removal to accommodate the construction of a swimming pool and patio, in order to comply with applicable lot coverage requirements. A permit was issued for these changes. The removal of a portion of a walk and drive on the north-west portion of the subject property was proposed in these removals. The applicant is now requesting a variation to retain these improvements originally intended for removal and to introduce additional hardscape.

In November 2019, prior to the commencement of any work on the approved improvements, the subject site had an existing lot coverage of approximately 32.7%. The permits issued allowed lot coverage to increase to 35.0%, based on a combination of removals and additions.

At the time of the 2025 permits, the site plan included a residence, driveway, deck, pool, walkways, and patio. The proposed improvements and preservation of the driveway and other hardscape will increase the impervious surface area onsite to 40.25%. The Zoning Code requires maximum lot coverage to not exceed 35% in the R-3 Single Family Residential District.

It is Staff’s position that an effort to come closer to the maximum allowed lot coverage of 35% should be taken through removal of additional hard surface elements on the property. This would be consistent with the approach to similar requests (most recently 525 Lange Ct; approved November 2024 and 225 Elm Ct; approved August 2025). Staff does not support the variation request as proposed.

**PLANNING DIVISION COMMENTS:**

1. Clarify the details of the proposed 260 sq. ft. “future patio,” which is labeled as a Pool Deck & Outdoor Kitchen. Specify the anticipated timeline for its construction and describe its intended purpose.

**ENGINEERING DIVISION COMMENTS:**

Stormwater Management

1. Detention Requirements - Village construction permits were issued to the Applicant during 2025 for pool improvements and sunroom addition improvements on the property. The permitted plans for both projects showed the installation of 694 cu. ft. of detention volume on a voluntary basis, and it was stated during plan review that the permitted impervious coverage does not require stormwater detention under Village ordinance. The Village's Appendix P regulations state that a net increase of impervious surface area exceeding 400 Sq Ft (compared to existing conditions in 2015) requires the provision of stormwater detention. The most recent inspection record for the stormwater improvements is dated 4/17/2025, which indicates that the detention system was installed but that the restrictor was not yet installed within the outlet control structure. In addition to the necessary inspection verification, the Applicant is required to submit an as-built survey to verify that the project was constructed in conformance with the permitted plans. Staff is unable to verify the installed detention volume until review and approval of the as-built survey. However, it is acknowledged that a detention volume of 694 cu. ft. exceeds the Appendix P required detention volume for the proposed net impervious increase of 837 sq. ft. as shown within the variation request documents.

Additionally, because detention volume would be required based on the proposed plan, Appendix P would also require a Restrictive Covenant to be recorded over the stormwater management system. This documentation was not required as part of the previous permits, but it would be required before any construction permit could be issued for the proposed improvements if the requested variation is granted. Staff typically prepares the Restrictive Covenant language, and the Applicant would need to provide appropriate exhibits. Details would be provided in staff review comments at the time of construction permit application.

2. Watershed Development Permit – As part of the previously issued permits, the project also required authorization under the Lake County Watershed Development Ordinance. Accordingly, the plans were reviewed and approved by the Village's consultant and WDO Enforcement Officer. Any plan revisions would be submitted to the consultant for further review and approval at the time of construction permit application. It is noted that the proposed improvements on the north side of the house encroach within an existing 10' wide drainage easement, and the designer may be required to provide verification that the improvements do not adversely impact existing drainage patterns before a construction permit could be issued.

***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 25-12**, Staff recommends **DENIAL** of the request for a variation to increase the maximum permitted lot coverage from 35% to 40.25% in order to maintain the existing driveway area and construct additional site improvements, including a patio, pool deck and hardscape, for property located in an R-3 Single Family Residential District at 732 Thomas Court.