

LAND USE APPLICATION

VILLAGE OF LIBERTYVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
200 EAST COOK AVENUE
LIBERTYVILLE, IL 60048
(847) 918-2028
(847) 367-5148 (Fax)

DATE: 04-01-2024



REQUESTED ACTION(S) (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Comp. Plan | <input type="checkbox"/> Preliminary/Final Plat |
| <input type="checkbox"/> Comp. Plan Amendment | <input type="checkbox"/> Plat of Consolidation |
| <input type="checkbox"/> Map Amendment | <input type="checkbox"/> Site Plan Permit |
| <input type="checkbox"/> Planned Dev. (Concept/Final) | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Planned Dev. (Final Amendment) | <input type="checkbox"/> Text Amendment |
| <input type="checkbox"/> Planned Dev. (Adjustment) | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Planned Dev. (Master Plan) | <input type="checkbox"/> Zoning Appeal |
| <input type="checkbox"/> Planned Dev.
(Master Plan Amendment) | |

TO THE VILLAGE PRESIDENT, VILLAGE BOARD OF TRUSTEES AND THE ZONING BOARD OF APPEALS OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS 60048.

The applicant(s) Chris and Meghan Lazzaretto represents that they are the OWNER XXX, CONTRACT PURCHASER _____, LESSEE _____, AUTHORIZED AGENT _____ (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

LOT 8 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 3 IN F. H. KUEBKER'S SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 21; TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 6, 1903, AS DOCUMENT 88648 IN BOOK "F" OF PLATS, PAGE 20, IN LAKE COUNTY, ILLINOIS, SITUATED IN THE VILLAGE OF LIBERTYVILLE, IN THE COUNTY OF LAKE IN THE STATE OF ILLINOIS.

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): 11-21-108-051

The property is also known as: (street address) 340 McKinley Ave, Libertyville, IL 60048

If someone other than the applicant(s) has the title to the property, include the name, address, trust number with beneficiaries (if applicable), and phone number of such owner(s). **A written, notarized statement from the owner(s) which acknowledges and consents to this request must be provided.**

LAND USE APPLICATION
PAGE 2

The property is now classified under the Libertyville Zoning Code and is located in the R-6, Single Family Residence District.

FOR VARIATION ONLY: Please check the type of variation(s) requested:

<input type="checkbox"/> Front Yard Setback	<input type="checkbox"/> Sign
<input type="checkbox"/> Corner Side Yard Setback	<input type="checkbox"/> Fence
<input checked="" type="checkbox"/> Side Yard Setback	<input type="checkbox"/> Lot Coverage
<input type="checkbox"/> Rear Yard Setback	<input type="checkbox"/> Building Coverage
<input type="checkbox"/> Perimeter Landscaped Open Space	<input type="checkbox"/> Building Height
<input type="checkbox"/> Other (specify) _____	

Please attach a detailed narrative description of the requested development action(s).



applicant/representative signature

Chris and Meghan Lazzaretto

please print full name

Type text here

340 McKinley Ave, Libertyville, IL 60048

address of applicant/representative

847 680-7356

phone number

lazzarettoconstruction@gmail.com

e-mail

NOTE! If several parties are involved with the project (i.e., architect, engineer, consultant, etc.), please attach a list including the names, addresses and phone numbers of such parties. This application must be complete before it will be accepted by the Village.

Variance Request
340 McKinley Ave

Architect

Tom Donahue, ALA, NCARB
Donahue Design, PC
597 Treetop Ln, Gurnee, IL
tdonahuedesign@icloud.com
847-309-2658

Engineers

RE Decker
Richard
333 Peterson Rd, Suite B, Libertyville, IL
deckersurvey@gmail.com
847-362-0091

Advantage Consulting Engineers
Bill Zalewski
80 Main St, Suite 17, Lemont, IL
billz@aceng.us
630-520-2467

**VILLAGE OF LIBERTYVILLE
PROPERTY OWNER'S AUTHORIZATION
FOR PC/ZBA/ARC/HPC**

DATE: 04-01-2024

I, Chris and Meghan Lazzaretto, Owner of the
Property Owner

property located at 340 McKinley Ave, Libertyville, IL 60048, do hereby
Address/Location

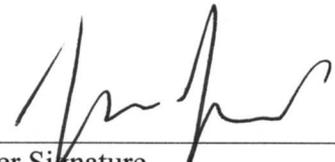
authorize Chris Lazzaretto to represent me in the following
Authorized Agent

PC/ZBA/ARC/HPC matter(s),

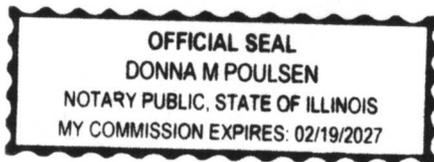
Setback Variance Request
Action(s)

in the Village of Libertyville.


Notary Signature


Property Owner Signature

(SEAL)



Chris Lazzaretto
Property Owner Printed Name

340 McKinley Ave, Libertyville, IL 60048
Address

847-680-7356
Phone Number

**PROPERTY OWNER'S AUTHORIZATION
FOR THE POSTING OF PUBLIC HEARING SIGNS**

DATE: 04-01-2024

I, Chris and Meghan Lazzaretto, Owner of the property located at 340 McKinley Ave, Libertyville, IL 60048, do hereby authorize the VILLAGE OF LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, to post a sign(s) on the property listed above in order to comply with Section II.C. of Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN.



Signature

Chris Lazzaretto

Printed Name

**PROOF OF
SERVICE OF NOTICE
FOR PUBLIC HEARING SIGNS**

VILLAGE OF LIBERTYVILLE COMMUNITY DEVELOPMENT DEPARTMENT
200 E. COOK AVENUE
LIBERTYVILLE, IL 60048-2090

I, _____, employee of the VILLAGE OF LIBERTYVILLE, COMMUNITY DEVELOPMENT DEPARTMENT, have complied with Section II.C. of Ordinance No. 85-O-26, which requires the POSTING OF A PUBLIC HEARING SIGN, for property located at _____, and filed as Case No. _____.

Signature

Date Sign was Posted: _____

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

Policy No.: **7530600-225290880**

Issued with Policy No.: **7530600-225290880**

File No.: **21787512-IL**

Commonly Known As: 340 McKinley Ave., Libertyville, IL 60048

Amount of Insurance: **\$257,500.00**

Date of Policy: **August 27, 2021 at 12:00 AM**

1. Name of Insured:

Chris Lazzaretto and Meghan Lazzaretto

2. The estate or interest in the Land which is encumbered by the Insured Mortgage is:

Fee Simple

3. Title to the Land is vested in:

Chris Lazzaretto and Meghan Lazzaretto

4. The land referred to in this policy is described as follows: County of Lake, State of Illinois

SEE EXHIBIT "A" ATTACHED HERETO

COUNTERSIGNED:

ATA National Title Group, LLC



By: David Walker

AUTHORIZED SIGNATORY

OWNER'S POLICY OF TITLE INSURANCE
Issued by
CHICAGO TITLE INSURANCE COMPANY
EXHIBIT "A"

The land referred to in this policy is described as follows: County of Lake, State of Illinois

LOT 8 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 3 IN F.H. KUEBKER'S SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 21; TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1903, AS DOCUMENT 88648 IN BOOK "I" OF PLATS, PAGE 20, IN LAKE COUNTY, ILLINOIS, SITUATED IN THE VILLAGE OF LIBERTYVILLE, IN THE COUNTY OF LAKE IN THE STATE OF ILLINOIS.

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. General taxes for the year(s) 2nd installment 2020, 2021 and subsequent years.

Permanent Index Number: 11-21-108-051

NOTE: The First Installment of 2020 taxes in the amount of \$4,749.38 are paid.

NOTE: The Second installment of 2020 taxes in the amount of \$4,749.38 is due and payable

SCHEDULE B
Continued

September 7, 2021.

9. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), relating to Easterly 5 feet of Lot 8 (except the West 50 feet thereof) contained in the deed recorded December 21, 1978 as Document No. 1968447, which does not contain a reversionary or forfeiture clause.
10. Encroachment of asphalt driveway situated upon land lying easterly of and adjoining the land herein over and onto the land herein, as referenced on plat of survey made by Mid Lakes Survey Company, dated December 3, 2019.

ENDORSEMENT

**ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 7530600-225290880**

**ISSUED BY
CHICAGO TITLE INSURANCE COMPANY
FILE NUMBER 21787512-IL**

POLICY MODIFICATION ENDORSEMENT 4

General Exception Number(s) 1 through 7 of Schedule B of this policy are hereby deleted.

This endorsement is made a part of the Policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the Policy and any prior endorsements, nor does it extend the effective date of the Policy and any prior endorsements, nor does it increase the face amount thereof.

Request for Variance
340 McKinley Ave

We are requesting a variance of the zoning code that allows window wells to encroach no more than 1.5 ft into a required interior side yard setback.

The window well at 340 McKinley Ave is located approximately 2.21 feet from the interior side yard setback, which is an encroachment of about 5.5 inches too far into the setback. We are hoping to get a setback variation allowing us to keep the window well in place.

The window well location does not impact the access to our yard or our backyard. It also does not affect access for our neighbors to their yard or backyard. Since the window well is in the ground, there is no disruption to water detention, natural lighting, ventilation or privacy that setbacks are designed to protect. There is plenty of room for both us and our neighbors to walk through the area and cut the grass around the window well.

We are not sure how the window well ended up encroaching into the setback. There may have been a slight miscalculation in the field causing the window well to encroach into the setback.

All required surveys were done including a staking diagram and a spot survey to ensure the foundation was in the correct location. It is possible that one of the stakes was put in the wrong spot or was moved prior to the concrete contractor laying out the foundation.

We do not feel the setback encroachment negatively impacts our neighbors or our neighborhood, or creates any existing or future impairments to our house or lot.

Thank you for your consideration of this variance request.

Chris and Meghan Lazzaretto
340 McKinley Ave
Libertyville, IL 60048

Request for Variance

340 McKinley Ave

Standards for Variations Addressed

- a. General Standard. Moving the window well as it was constructed would be costly due to the work that would be required. The setback is in place and meets the requirements, the window well goes into it 5.5" more than is allowed.
- b. Unique Physical Condition: The lot is exceptional due to its narrow width of 50'; otherwise, it is not irregular and does not have extraordinary physical conditions. The 50' width leaves tight tolerances and little room for error. The setbacks are smaller based on the lot width, but are still met.
- c. Not Self-Created: Although the setbacks are correct, the window well encroachment of 5.5" happened during construction of the house and was most likely caused by misplacement or movement of a stake in the early stages of concrete work. It was an unintentional encroachment.
- d. Denied Substantial Rights: Carrying out the strict letter of the setback provision would create a particular hardship, but not deprive the owner of rights. There is still an adequate setback per code allowing all function and use of the lot, now and in the future.
- e. Not Merely Special Privilege: The window well encroachment was not done to provide the owners with a special privilege or additional rights and the owner does not make or not make more money from being granted the requested variance.
- f. Code and Plan Purposes: Granting a variance to leave the window well in place and encroach the setback by 5.5" would not result in a use or development issue. The house, as built, is in harmony with the neighborhood and built to all Code specifications.
- 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: The requested variation would avoid a costly remedy to the setback issue. The house is situated for reasonable use on the lot and the variation is in harmony with the general purpose and intent of the zoning regulation.

Thank you,
Chris and Meghan Lazzaretto
340 McKinley Ave
Libertyville, IL 60048

Boundary and Topographic

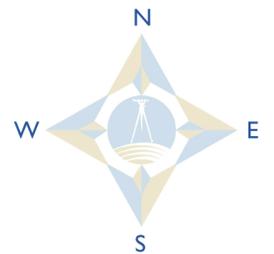
R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

Lot 8 in Block 3 (except the West 50 feet thereof) in F. H. Kuebker's Subdivision, of part of the North Half of Section 21, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded January 6, 1903 as Document 88648, in Book "F" of Plats, Page 20, in Lake County, Illinois.

Commonly known as: **340 MCKINLEY AVENUE, LIBERTYVILLE, ILLINOIS.**



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.



Scale 1" = 20 ft

Project Benchmark
SANITARY MANHOLE LOCATED NEAR THE S.E. CORNER OF 340 MCKINLEY AVENUE
RIM=710.64' NAVD '88

LEGEND	
	Existing Deciduous Tree with Trunk Diameter
	Existing Conifer with Trunk Diameter
	Inlet or Curb Inlet
	Downspout Daylight
	Downspout Pop Up
	Downspout Connected
	Downspout Splashed
	Driveway/Road Culvert with flared end sections
	Light Pole on column
	Light Pole
	Light on Crossarm
	Traffic Light
	Window Well
	Street sign
	Traffic Vault
	Air Conditioner
	Underground Utility Marker
	Wood Utility Pole
	Box
	Meter
	Transformer
	Manhole
	Vault
	Valve
	Manhole with Cleanout
	Manhole with Shut-Off
	Hydrant
	Valve

ABBREVIATION LEGEND	
N.	= North
S.	= South
E.	= East
W.	= West
N.W.	= Northwest
N.E.	= Northeast
S.E.	= Southeast
S.W.	= Southwest
Doc.	= Document
Rec.	= Recorded as
R.O.W.	= Right of Way
P.O.B.	= Point of Beginning
SQ.FT.	= Square Feet
Meas.	= Measured
T.F.	= Top of Foundation
Inv.	= Invert
PVC	= Polyvinyl Chloride
CMP	= Corrugated Metal Pipe
MIN.	= Minimum
MAX.	= Maximum

Note Concerning Existing Utilities

When the plans or special provisions include information pertaining to the location of underground utilities such information represents only the opinion of the surveyor as to the location of such utilities and is only included for the convenience of the bidder. The surveyor and owner assume no responsibility whatsoever in respect to the sufficiency or accuracy of the information shown on the plans relative to the underground utility facilities. It shall be the contractor's responsibility to obtain from the respective utility companies detailed information relative to the location of their facilities.

Contractor is responsible for contacting J.U.L.I.E. at 1-800-892-0123 and must obtain a dig number at least 72 hours prior to any work being done.



ORDER NUMBER 23-503
 ORDERED BY: LAZZARETTO CONSTRUCTION
 FOR: _____
 REVISIONS: _____



R E DECKER
 PROFESSIONAL LAND SURVEYORS PC
 333 W. PETERSON RD SUITE B
 LIBERTYVILLE, IL 60048
 TEL. 847-362-0091
 DeckerSurvey@gmail.com



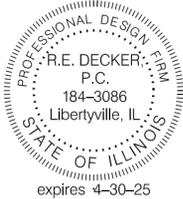
Field Work Completed on: 7-26-23
 STATE OF ILLINOIS } ss
 COUNTY OF LAKE }

This professional service conforms to the current Illinois minimum standards for a "Boundary Survey."
 This professional service conforms to the current Illinois minimum standards for topographic surveys.

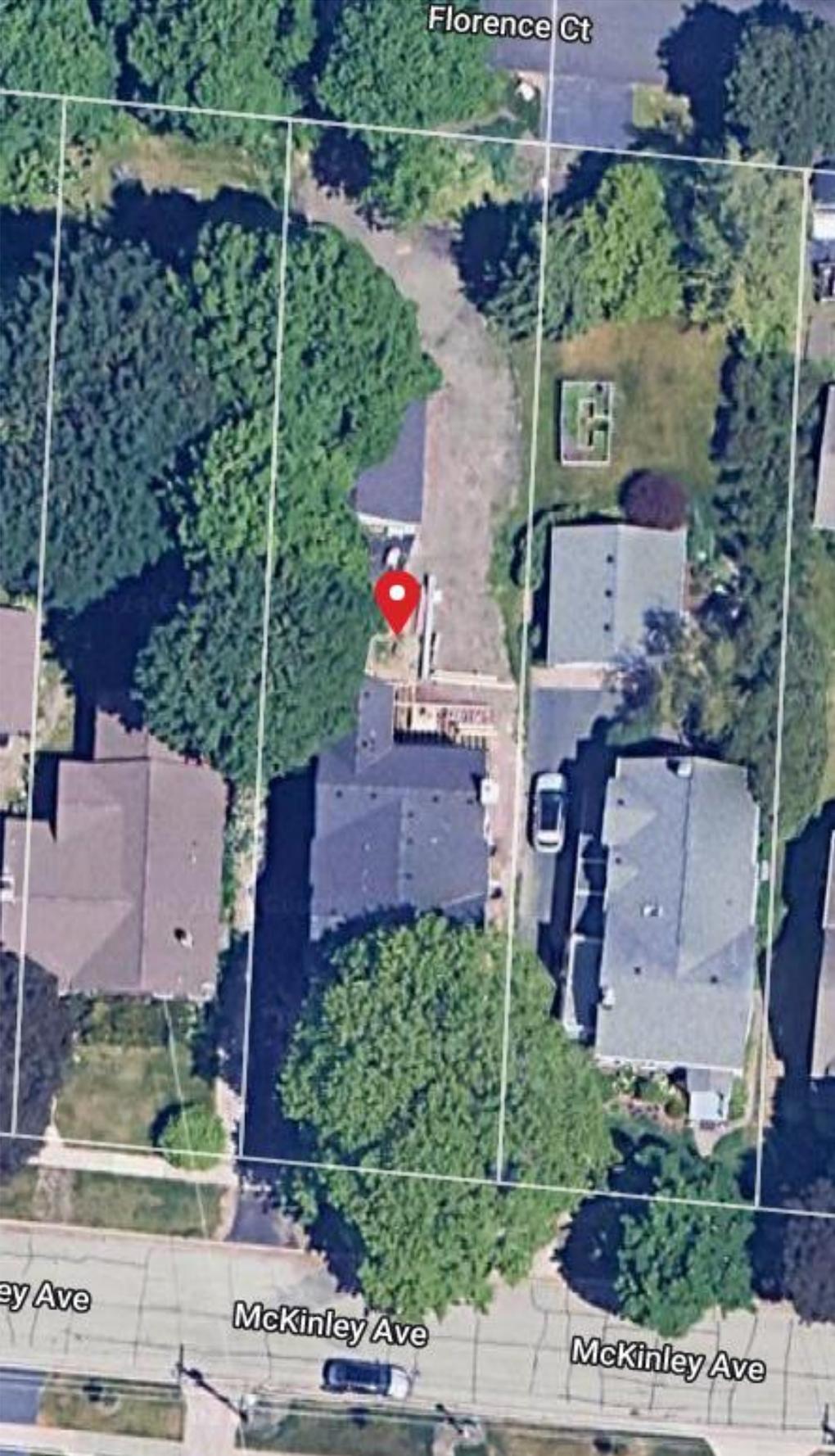
R. E. DECKER, P.C.

By: [Signature] 9-08-23
 Professional Land Surveyor

WITHOUT A RAISED SEAL
 PLAT IS NOT VALID



Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

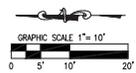
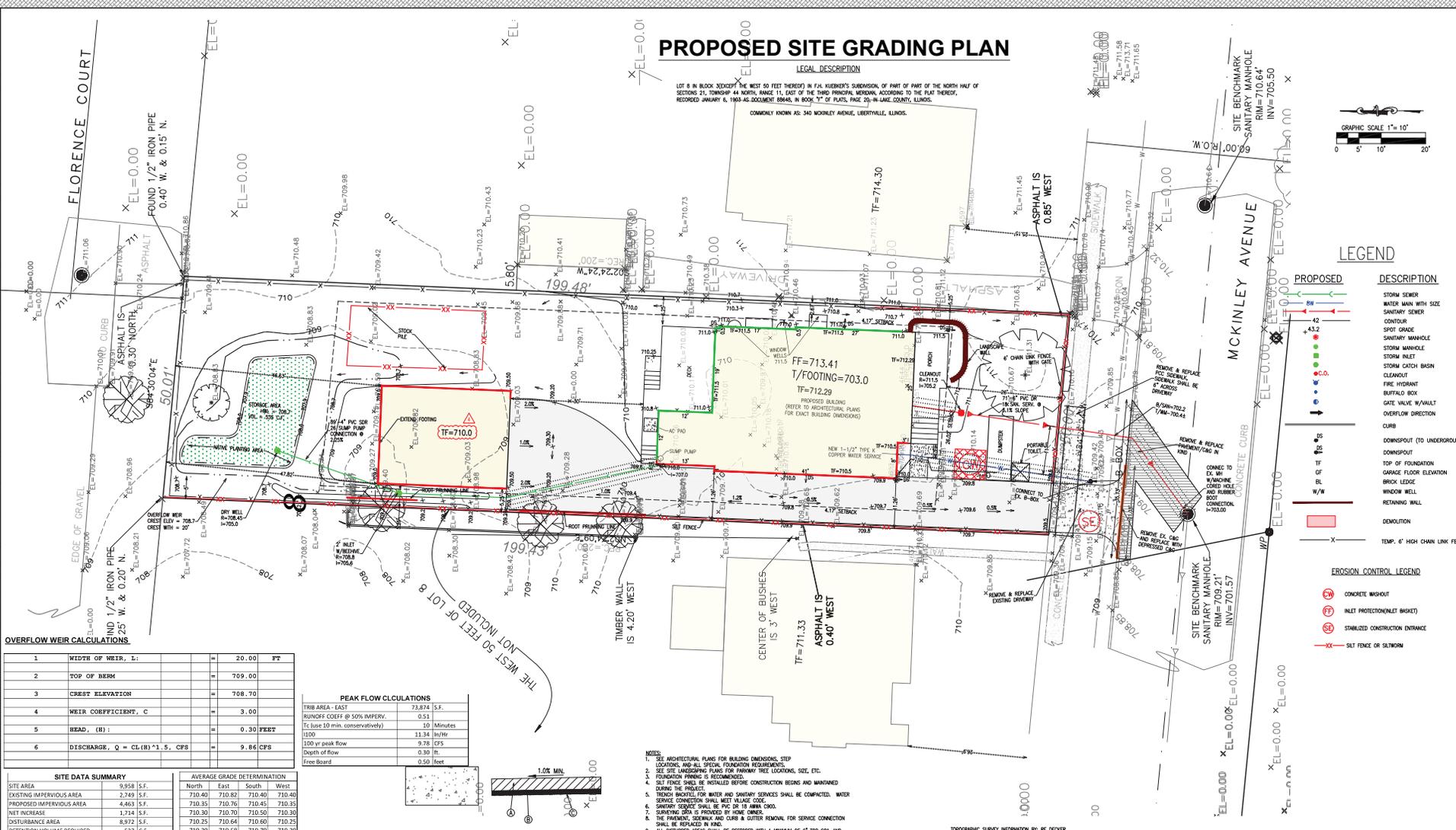


PROPOSED SITE GRADING PLAN

LEGAL DESCRIPTION

LOT 8 IN BLOCK 26227 THE WEST 50 FEET THEREOF IN P.A. MUEBERG'S SUBDIVISION, OF PART OF PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDS TO THE PLAT THEREOF, RECORDED JANUARY 6, 1993 AS DOCUMENT 8848, IN BOOK "T" OF PLATS, PAGE 20-IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 340 MCKINLEY AVENUE, LIBERTYVILLE, ILLINOIS.



LEGEND

PROPOSED	DESCRIPTION
—	STORM SEWER
—	WALKER MARK WITH SIZE
—	SANITARY SEWER
—	CONTOUR
—	SPOT GRADE
—	SANITARY MANHOLE
—	STORM MANHOLE
—	STORM INLET
—	STORM CATCH BASIN
—	CLEANOUT
—	FIRE HYDRANT
—	BUFFALO BOX
—	GATE VALVE W/VAULT
—	OVERFLOW DIRECTION
—	CURB
—	DOWNSPOUT (TO UNDERGROUND)
—	DOWNSPOUT
—	TOP OF FOUNDATION
—	GRADE FLOOR ELEVATION
—	BROOK LEDGE
—	WINDOW WELL
—	RETAINING WALL
—	DEMOLITION
—	TEMP. 6" HIGH CHAIN LINK FENCE

EROSION CONTROL LEGEND

—	CONCRETE MESHOUT
—	INLET PROTECTION (NET BASKET)
—	STABILIZED CONSTRUCTION ENTRANCE
—	SILT FENCE OR SILTWORK

OVERFLOW WEIR CALCULATIONS

NO.	DESCRIPTION	VALUE	UNIT
1	WIDTH OF WEIR, L	20.00	FT
2	TOP OF BERM	709.00	
3	CREST ELEVATION	708.70	
4	WEIR COEFFICIENT, C	3.00	
5	BREAD, (B)	0.30	FEET
6	DISCHARGE, Q = CL(B) ^{1.5} CFS	9.86	CFS

SITE DATA SUMMARY

DESCRIPTION	VALUE
SITE AREA	3,958 S.F.
EXISTING IMPERVIOUS AREA	2,749 S.F.
PROPOSED IMPERVIOUS AREA	4,463 S.F.
NET INCREASE	1,714 S.F.
NET INCREASE	8,932 S.F.
DETENTION VOLUME REQUIRED	527 C.F.
DETENTION VOLUME PROVIDED	535 C.F.
PROPOSED IMPERVIOUS AREA SUMMARY (S.F.)	
HOUSE/BAY WINDOW	1,595
GARAGE	638
DRIVEWAY	1,679
PORCH	169
WALK	49
WINDOW WELL	32
DECK	303
AC PAV (IN LIN DECK)	4,463
TOTAL	4,463
EXISTING IMPERVIOUS AREA SUMMARY (S.F.)	
HOUSE	938
DRIVEWAY	1,147
PORCH	30
GARAGE	493
WALK	66
SHED	87
TOTAL	2,749

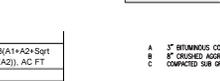
PEAK FLOW CALCULATIONS

TRIB AREA - EAST	73,874	S.F.
RUNOFF COEFF @ 50% IMPERV.	0.51	
To time (10 min. conservatvity)	10	Minutes
I(100)	11.34	In/Hr
100 yr peak flow	9.78	CFS
Depth of flow	0.30	In
Free board	0.50	feet

AVERAGE GRADE DETERMINATION

North	East	South	West
710.40	710.82	710.40	710.40
710.35	710.76	710.45	710.35
710.30	710.70	710.50	710.30
710.25	710.64	710.60	710.25
710.20	710.58	710.70	710.20
710.15	710.52	710.80	710.15
710.10	710.46	710.82	710.10
710.05	710.39	710.15	

CONCRETE DRIVEWAY SECTION



DRIVEWAY PAYEMENT SECTION

DESCRIPTION	ELEV.	AREA S.F.	DEPTH (H) FT	VOLUME (A1+A2) Sqft AC FT
4" PORTLAND CEMENT CONCRETE SURFACE COURSE, NOT MIX ASPHALT, MIX C	707.9	389		
4" GRADED AGGREGATE BASE COURSE, T1, B	708.0	437	0.10	41
COMPACTED SUB GRADE	708.7	1,013	0.70	494
TOTAL				535

- ### NOTES
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, STEP ELEVATIONS, AND ALL OTHER FOUNDATION REQUIREMENTS.
 - SEE SITE LANDSCAPING PLANS FOR PLANTING TREE LOCATIONS, SIZE, ETC.
 - CONSTRUCTION PERMITS AS REQUIRED BY LOCAL AGENCIES.
 - SILT FENCE SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - TRENCH BACKFILL FOR WATER AND SANITARY SERVICES SHALL BE COMPACTED, WATER SERVICE CONNECTION SHALL MEET RELIABLE CODE.
 - SANITARY SERVICE SHALL BE PVC OR 18 ANMA CROD.
 - SERVING SHALL BE PROVIDED BY HOME OWNER.
 - THE PRESENT, SIDEWALK AND CURB & GUTTER REMOVAL FOR SERVICE CONNECTION SHALL BE INSTALLED IN TIME.
 - ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM OF 6" TOP SOIL AND SOIL TOP OF SILL SHALL BE 12" BELOW TOP OF SILL.
 - STREET SHALL BE KEPT CLEAN AT THE END OF EACH DAY.
 - SILT FENCE IS TO BE USED WHERE NECESSARY TO PREVENT SOIL FROM LEAVING THE SITE.
 - CROSS SLOPE OF PROPOSED SIDEWALK TO BE 1.5% (2/100')
 - ALL DOWNSPOUTS SHALL DISCHARGE IN FRONT, REAR OR SIDEYARD WITH 5 FEET MINIMUM CLEARANCE FROM BUILDING AND NO CLOSER THAN 5 FEET FROM LOT LINE.
 - BEFORE ANY PROCEEDING INSTALLATIONS INCLUDING WATER SEWER, GUY CABLE, CONDUIT BY THE CONTRACTOR, EVEN IF IT IS NOT SHOWN ON PERMIT PLANS, PERFORM ALL EXISTING UTILITY PROTECTION, FOR TRENCHES INSTALLATIONS, DETERMINE ACTUAL LOCATIONS AND DEPTHS. SUCH LOCATIONS SHALL BE MADE AVAILABLE FOR ENGINEERING INSPECTION, FOR TRENCHES INSTALLATIONS INSTALLED AT THE APPROXIMATE DEPTHS OF EXISTING UTILITY LOCATIONS OR SERVICE LINES. INSTANT SHALL ARRANGE FOR POST CONSTRUCTION CLOSED CIRCUIT TELEVISION OF EXISTING UTILITY/SERVICE LINES. THE EXISTING UTILITY/SERVICE LINES TO BE INSTALLED BY THE CONTRACTOR SHALL BE PROMPTLY REPAIRED BY THE APPLICANT ACCORDING TO APPLICABLE STANDARDS.
 - EXISTING SANITARY SERVICE SHALL BE REMOVED AND PLUGGED AT MAIN.
 - EXISTING SANITARY SERVICE SHALL BE REMOVED AND PLUGGED AT MAIN.
 - REMOVE & REPLACE EXISTING DRIVEWAY.
 - REPAIRMENT OF EXISTING PAVEMENT SHALL MATCH EXISTING BY TYPE AND FINISHNESS.
 - ANY NEW SIDEWALK INSTALLED WITH GREATER THAN 2% CROSS SLOPE OR GREATER THAN 1% TRANSVERSE SLOPE SHALL BE ENFORCED EXCEPT WHERE TRANSITION FROM AN EXISTING SIDEWALK PANEL PREVENTS COMPLIANCE.

TOPOGRAPHIC SURVEY INFORMATION BY: RE DECKER
DATE: 09/16/20

NOTES:
THE PROPOSED SITE GRADING PLAN PROVIDED BY ADVANTAGE CONSULTING ENGINEERS SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS OBLIGATION FOR VERIFYING FOUNDATION AND POURING FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS LOT GRADING PLAN.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SUCH SURFACE WATERS IN ACCORDANCE WITH GENERALLY ACCEPTABLE ENGINEERING PRACTICES SO AS TO REDUCE LIKELIHOOD OF CHANGE TO ADJACENT PROPERTY DUE TO THE CONSTRUCTION OF THIS DEVELOPMENT.

William J. Zaleski
ENGINEER
WILLIAM J. ZALESKI, P.E.
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS
ILLINOIS REGISTRATION NO. 062-046121
EXPIRATION DATE: 11/30/2023
PROFESSIONAL DESIGN FIRM NO. 184-007386
EXPIRATION DATE: 4/30/2023
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

DATE: 10/14/2022



SITE BENCHMARK:
SANITARY MANHOLE LOCATED ON THE WEST SIDE OF LOT IN MCKINLEY AVENUE
ELEVATION: 709.21 (NAD 83)

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17, LEONTO, ILLINOIS 60439
(630) 329-2827

CHRIS LAZZARETTO
LAZZARETTO CONSTRUCTION CO.
118 LAKE STREET
LIBERTYVILLE, IL 60048
847-680-7356

DATE: 10/14/2022
JOB: 20-066
SHEET: C1
1 OF 4

R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

of
Lot 8 in Block 3 (except the West 50 feet thereof) in F. H. Kuebker's Subdivision, of part of the North Half of Section 21,
Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded January 6, 1903
as Document 88648, in Book "F" of Plats, Page 20, in Lake County, Illinois.

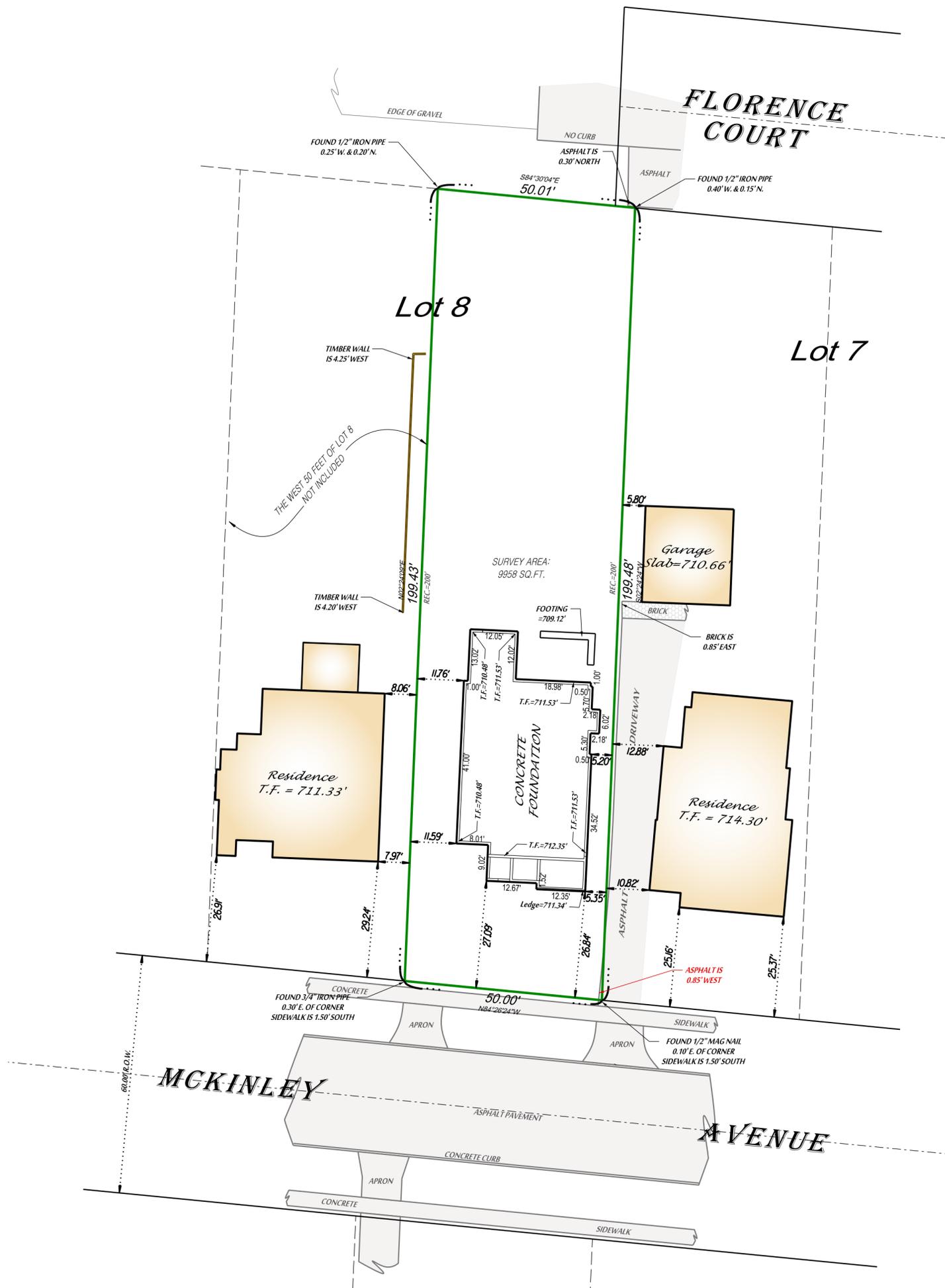
Commonly known as: **340 MCKINLEY AVENUE, LIBERTYVILLE, ILLINOIS.**



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1" = 20 ft

- LEGEND**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - N.W. = Northwest
 - N.E. = Northeast
 - S.E. = Southeast
 - S.W. = Southwest
 - P.O.B. = Point of Beginning
 - SQ.FT. = Square Feet
 - R.O.W. = Right of Way
 - Doc. = Document
 - Rec. = Recorded as
 - Meas. = Measured
 - T.F. = Top of Foundation
 - MIN. = Minimum
 - MAX. = Maximum



ORDER NUMBER 22-216
 ORDERED BY: LAZZARETTO CONSTRUCTION
 FOR: _____
 REVISIONS: _____



R E DECKER
 PROFESSIONAL LAND SURVEYORS PC
 333 W. PETERSON RD SUITE B
 LIBERTYVILLE, IL 60048
 TEL. 847-362-0091
 DeckerSurvey@gmail.com
 Website: DeckerSurvey.com



Field Work Completed on: 4-1-22
 STATE OF ILLINOIS } ss
 COUNTY OF LAKE }
 This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: [Signature] 4-05-22
 Professional Land Surveyor

THE RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT



Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

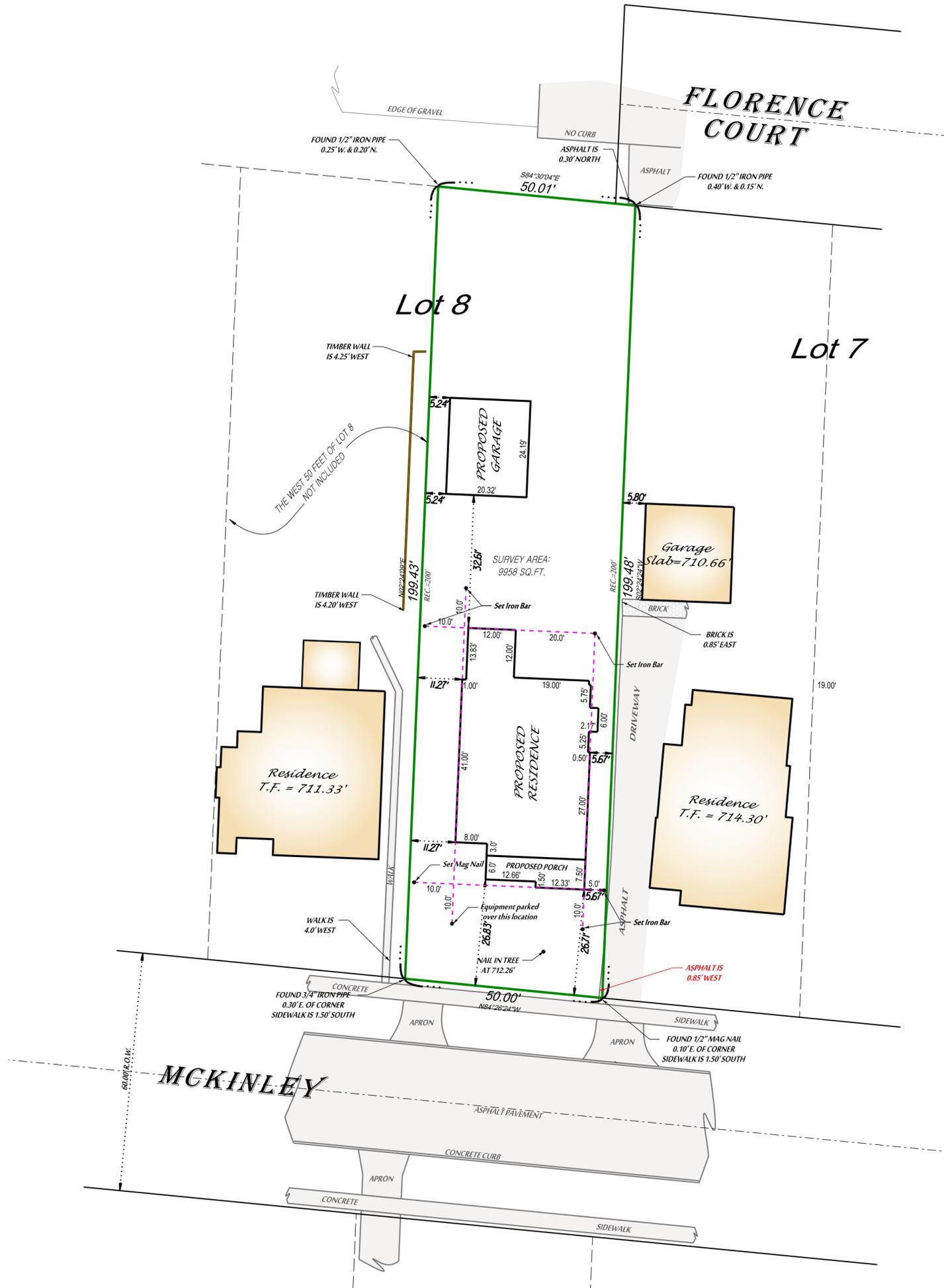
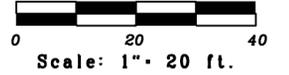
STAKE DIAGRAM

Lot 8 in Block 3 (except the West 50 feet thereof) in F. H. Kuebker's Subdivision, of part of the North Half of Section 21, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof, recorded January 6, 1903 as Document 88648, in Book "F" of Plats, Page 20, in Lake County, Illinois.

Commonly known as: **340 MCKINLEY AVENUE, LIBERTYVILLE, ILLINOIS.**



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.



Prepared for:

LAZZARETTO CONSTRUCTION CO.
118 LAKE STREET
LIBERTYVILLE, IL 60048

Order Number: 22-136

Field Work Completed on: 3-10-22

Date: 3-14-22

Prepared by:

R E DECKER
PROFESSIONAL LAND SURVEYORS P.C.
114 E. COOK AVENUE
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DECKERSURVEY@GMAIL.COM



April 5, 2024

Michael and Mary Hoaglin
344 McKinley Ave.
Libertyville, IL 60048
11-21-108-050

RE: Variance Request
340 McKinley Ave

VIA: Certified Mail/Return Receipt Requested

Dear Michael and Mary Hoaglin:

Please take notice that Chris and Meghan Lazzaretto, Owners, have made application to the Village of Libertyville for a variance for the property commonly known as 340 McKinley Ave, Libertyville.

LOT 8 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 3 IN F.H. KUEBKER'S SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 21; TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 6, 1903, AS DOCUMENT 88648 IN BOOK "F" OF PLATS, PAGE 20, IN LAKE COUNTY, ILLINOIS, SITUATED IN THE VILLAGE OF LIBERTYVILLE, IN THE COUNTY OF LAKE IN THE STATE OF ILLINOIS.

The applicant is requesting approval of a setback variance pursuant to Chapter 26 of the Libertyville Municipal code, as amended. The request, if approved, would allow the applicant to have a window well encroach into the minimum required side yard setback by 5.5 inches. The property is currently zoned R-6, single family residential.

A public hearing will be held on May 13, 2024 at 7:00 pm at the Village Hall, 118 W Cook Ave, Libertyville, IL 60048.

Any questions or requests for additional information regarding this application can be directed to Chris and Meghan Lazzaretto, Owners, at 847-680-7356, or by contacting the Community Development Department, Planning Division, 200 E Cook Ave, Libertyville, IL 60048, 847-918-2028.

This notice is being sent to you by the applicant in compliance with Ordinance 85-O-26, Notice of Public Hearing.

Thank you,

Chris and Meghan Lazzaretto