

**LAND USE APPLICATION**

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

DATE: 8-6-24



<u>REQUESTED ACTION(S) (check all that apply)</u>	
<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) **Brian Jordison - James Martin Associates** represents that they are the OWNER \_\_\_\_\_, CONTRACT PURCHASER \_\_\_\_\_, LESSEE \_\_\_\_\_, AUTHORIZED AGENT  (please check correct term) of the following described real estate: (Insert or attach legal description of the real estate)

PROPERTY TAX IDENTIFICATION NUMBER (P.I.N. #): **1116304005**

The property is also known as: (street address) **525 Lange Court**

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.**

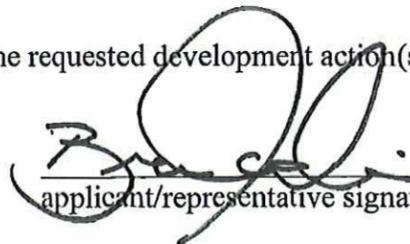
**LAND USE APPLICATION  
PAGE 2**

The property is now classified under the Libertyville Zoning Code and is located in the   R-6   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 type="checkbox"/> Side Yard Setback	<input checked="" 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

BRIAN JORDISON  
please print full name

\_\_\_\_\_  
1440 Townline Road, Mundelein, IL  
address of applicant/representative

847-287-3416  
phone number

b.jordison@jamesmartinassociates.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.

Rev. 11.2023



July 29, 2024

Village of Libertyville  
Community Development Department  
200 E Cook Avenue  
Libertyville, IL 60048

**Letter of Intent for Zoning Variance For:**  
525 Lange Court  
Libertyville, IL 60048  
Zoning:R-6 Parcel ID: 1116300039

Dear Development Review Committee,

We are writing this letter to request the approval that the impervious lot coverage at 525 Lange Court remains at its current coverage of 50%. Currently the zoning code for properties in Zone R-6 is 45%.

The current homeowners bought this property in 2023 with the appeal that it had outdoor patio spaces that many other surrounding homes possessed, but not knowing the pre-existing impervious conditions were not in compliance with current zoning regulations, and that some of the pre-existing hardscape amenities were also non-compliant.

At this time the homeowners would like to make changes to the rear hardscapes that would allow better functional use of the spaces. This would include removal of the existing outdoor fireplace that does not meet the minimum distance from the house and detached garage and relocating the existing spa to within the correct side yard setbacks. Changes in the existing topography of the site will be addressed by terracing the hardscape and keeping the rain runoff within the property just as it is now.

But, in order to comply with the 45% impervious coverage would mean the elimination of all patio spaces. This would deprive the homeowners of the privileges that are currently enjoyed on this site. The requested variance is intended to preserve the appeal and value of the house that would also be consistent with the surrounding neighborhood.

With this reasoning we request your approval for a Lot Coverage Variance.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Brian Jordison", is written over the typed name below.

Brian Jordison, Landscape Designer  
James Martin Associates, Inc

**Enriching Lives Through Beautiful Landscapes**

James Martin Associates, Inc. • 1440 Townline Road • Mundelein, IL 60060 • Phone (847) 634-1660 •

Fax: (847) 634-8298

email: [mail@jamesmartinassociates.com](mailto:mail@jamesmartinassociates.com) • [www.jamesmartinassociates.com](http://www.jamesmartinassociates.com)



# Lake County, Illinois



Source: Parcels: Lake County, Illinois GIS Division  
Map 2: © OpenStreetMap (and) contributors, CC-BY-SA



Lake County, Illinois

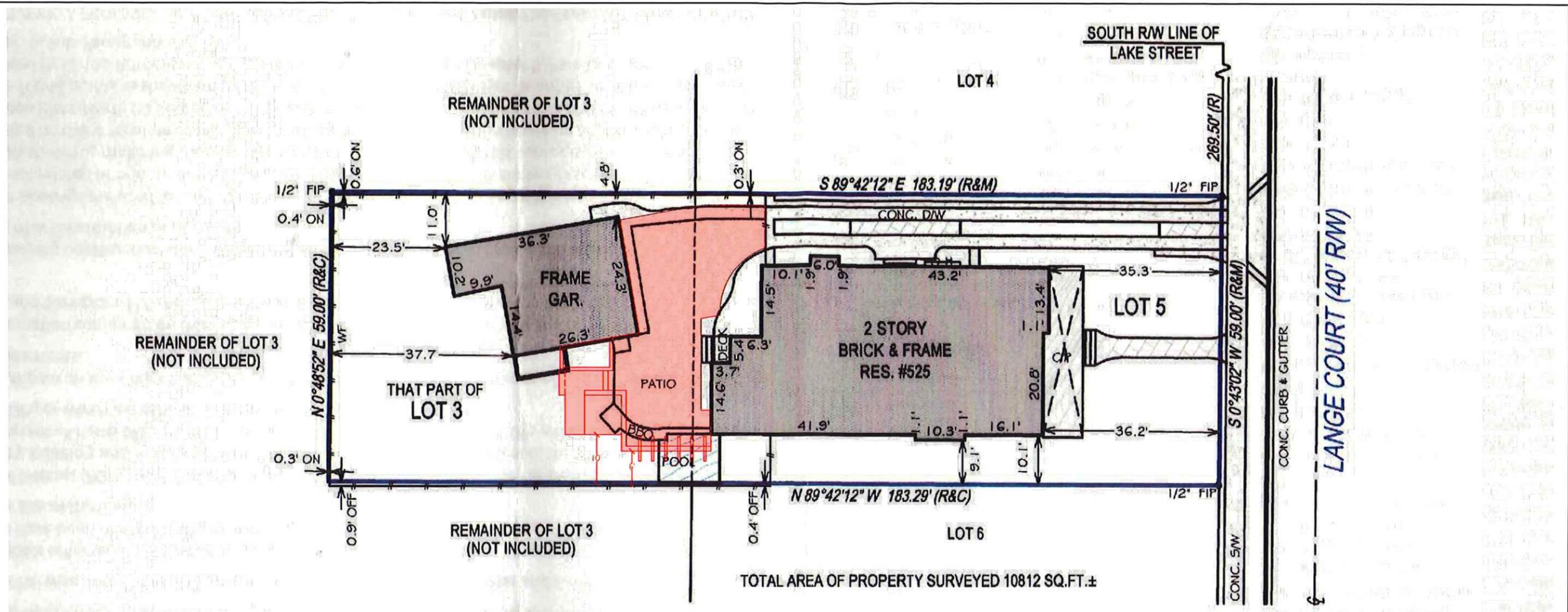


Map Printed on 7/30/2024



Tax Parcel  
Information

**Disclaimer:** The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



## Plat of Survey & Proposed Hardscape

PROPERTY AREA		10,812.00	Zoning R-6
MAX. IMPERVIOUS COVERAGE		45%	
MAX. IMPERVIOUS SQUARE FOOTAGE		4,865	
	EXISTING	PROPOSED	
house	2562.5	2562.5	
garage	737	737	
walk-front	108	108	
driveway			
- paver areas	737	822	
- concrete areas	686	507	
patio	350	507	
raise planter	19	20	
spa	127	78	
BBQ area	40	34	
fireplace	19	0	
TOTAL	5385.5	5375.5	
NET INCREASE/DECREASE (±)		-10	
COVERAGE PERCENTAGE	50%	50%	

James Martin Associates, Inc.  
 1440 Foxfield Road, Libertyville, Illinois 60089  
 (815) 331-1880  
 E-MAIL: JMA@JMAASSOCIATES.COM

**DIETZ RESIDENCE**  
 525 Lange Court, Libertyville, Illinois



James Martin Associates, Inc. hereby certifies that this plat is a true and correct copy of the original survey and that it is not to be reproduced, altered, or used in any form, for any purpose, without the written consent of James Martin Associates.

Scale: 1" = 10'  
 Date: 6/18/24  
 1/2" Rec: 7/25/24  
 2

