

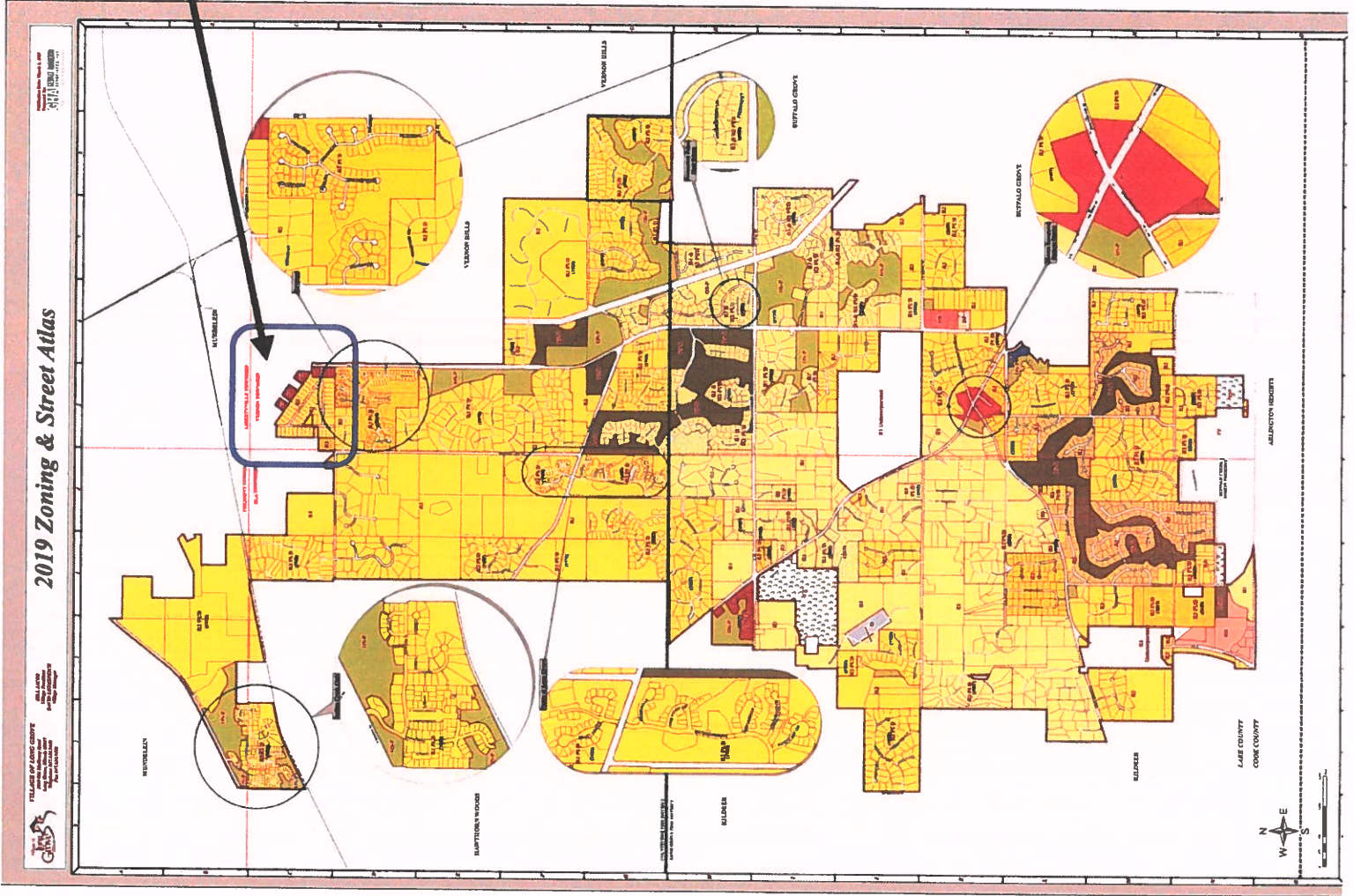
Village of Long Grove
Planning Commission & Zoning Board of Appeals

October 6, 2020



The Praner Residence
7031 N. Willow Spring Road Long Grove, Illinois

The area under consideration

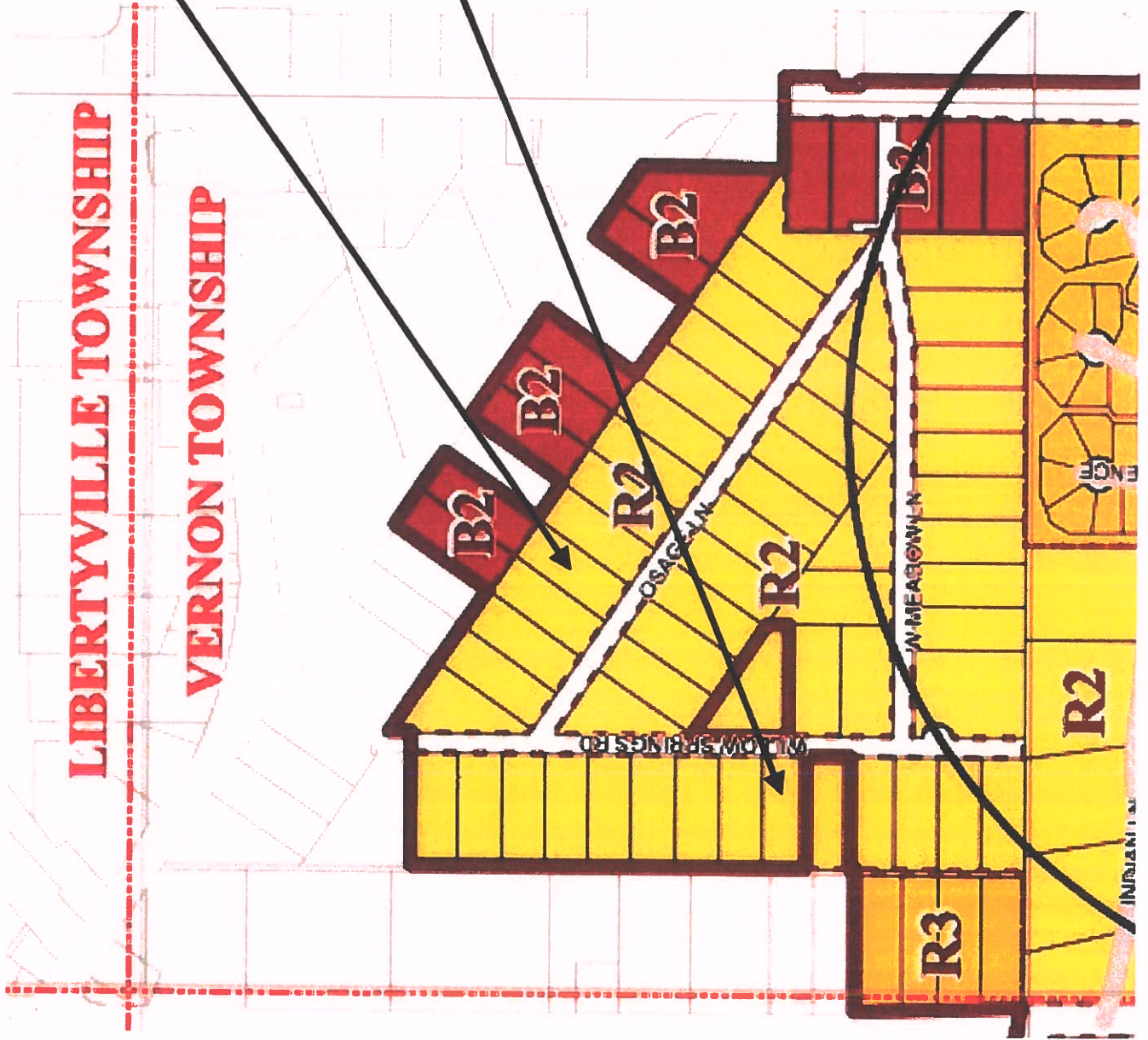


LIBERTYVILLE TOWNSHIP

VERNON TOWNSHIP

51 one acre properties
with R-2 zoning building
setbacks

Praner Residence



HISTORICAL DATES

- The Village of Long Grove was incorporated in 1956.
- The Towner's Subdivision filed with Lake County in 1951.
- The Village of Long Grove was incorporated in 1956.
- The Praner house was constructed in 1957.
- The Praner garage was constructed in 1987.
- We believe the Towner's subdivision was annexed into Long Grove in the late 1980's.
- The subdivision has been Zoned R-2 since it was annexed into the Village of Long Grove.

SITE RESTRICTIONS

Zoning	(2 Acre)	R-2
Front Yard Setback		75'-0"
Rear Yard Setback		40'-0"
Side Yard Setback		40'-0"

Actual Lot Size (1Acre = 43,560 s.f.) 43,563 s.f.

BUILDING RESTRICTIONS

Max. Bldg. Height		35'-0"
Max. Floor Area	8,000 + 0.034 x 3 =	8,000 s.f.
Max. Impervious Surface Coverage (40%)		17,425 s.f.
Min. Space Between Principal & Accessory Bldgs		20'-0"

EXISTING BUILDING CALCULATIONS

First Floor	985 s.f.
Front Porch	<u>123 s.f.</u>
	1,108 s.f.

Garage Detached 548 s.f.

Remaining Allowable Floor Area 6,344 s.f.

Building Height (T/foundation) 15'-2"

Remaining Allowable Building Height 19'-10"

Mat of Survey

O'BRIEN LAND SURVEYING, INC.

RESIDENTIAL AND COMMERCIAL

24835 W. NIPPERSINK ROAD
 ROUND LAKE, ILLINOIS 60073
 847-740-1200 847-566-6088 FAX 847-740-1279

13-060067

CAROL HANNIGAN, ATTY.

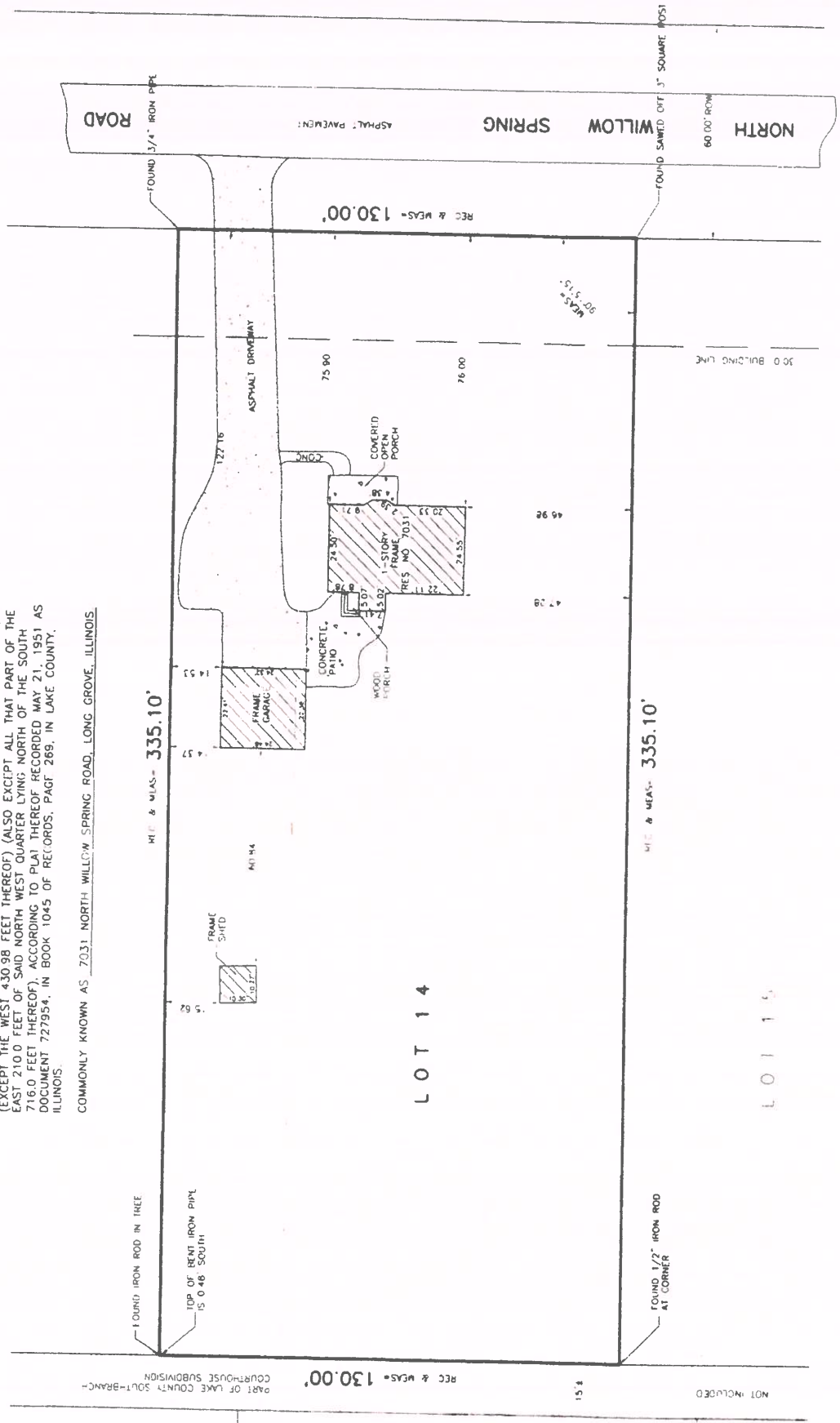
JUNE 18

HARRIS ESTATE



LOT 14 IN FRED AND RUSSELL TOWNER'S SUBDIVISION OF ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER LINE OF ROUTE 83 (EXCEPT THE WEST 430.98 FEET THEREOF) (ALSO EXCEPT ALL THAT PART OF THE EAST 210.0 FEET OF SAID NORTH WEST QUARTER LYING NORTH OF THE SOUTH 716.0 FEET THEREOF), ACCORDING TO PLAT THEREOF RECORDED MAY 21, 1951 AS DOCUMENT 727954, IN BOOK 1045 OF RECORDS, PAGE 269, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 7031 NORTH WILLOW SPRING ROAD, LONG GROVE, ILLINOIS.



LOT 14

LOT 15

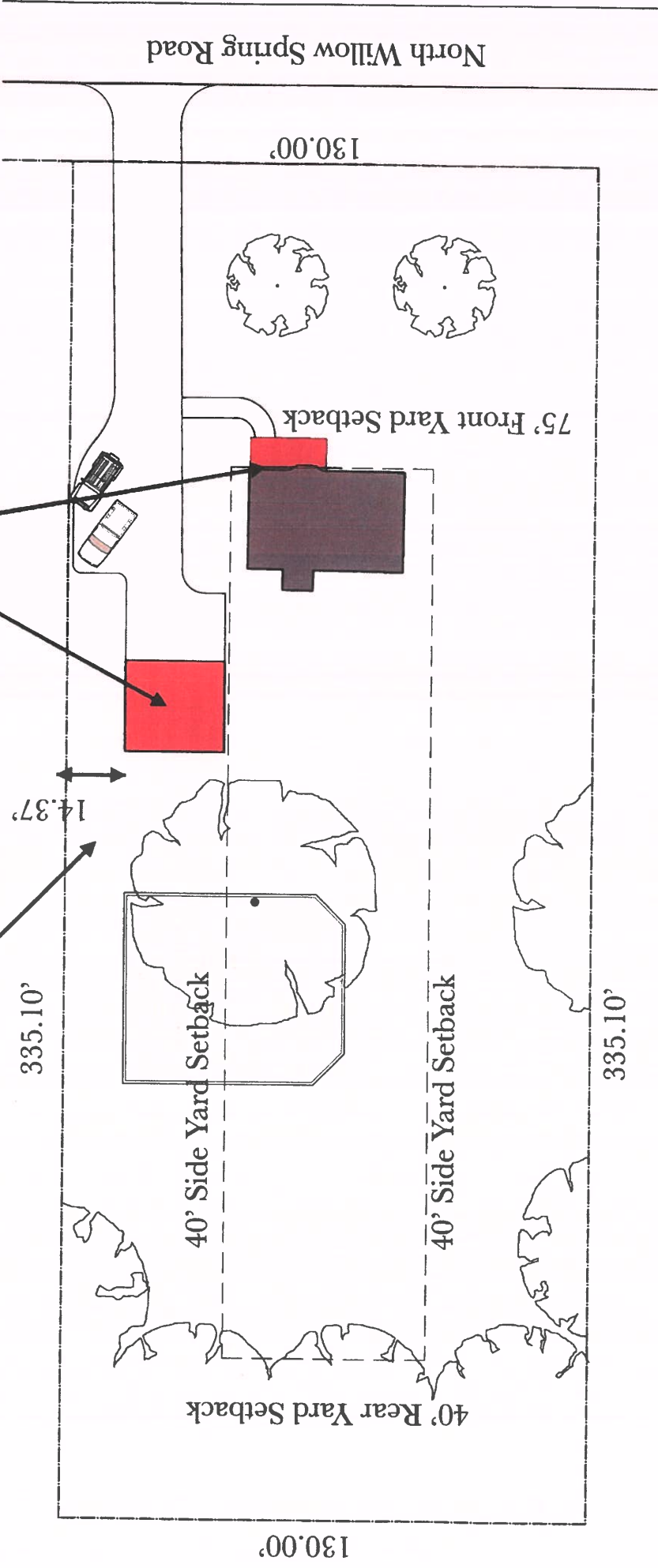
PART OF LAKE COUNTY SOUTH-BRANCH COURTHOUSE SUBDIVISION
 REC & MEAS = 130.00'

NOT INCLUDED

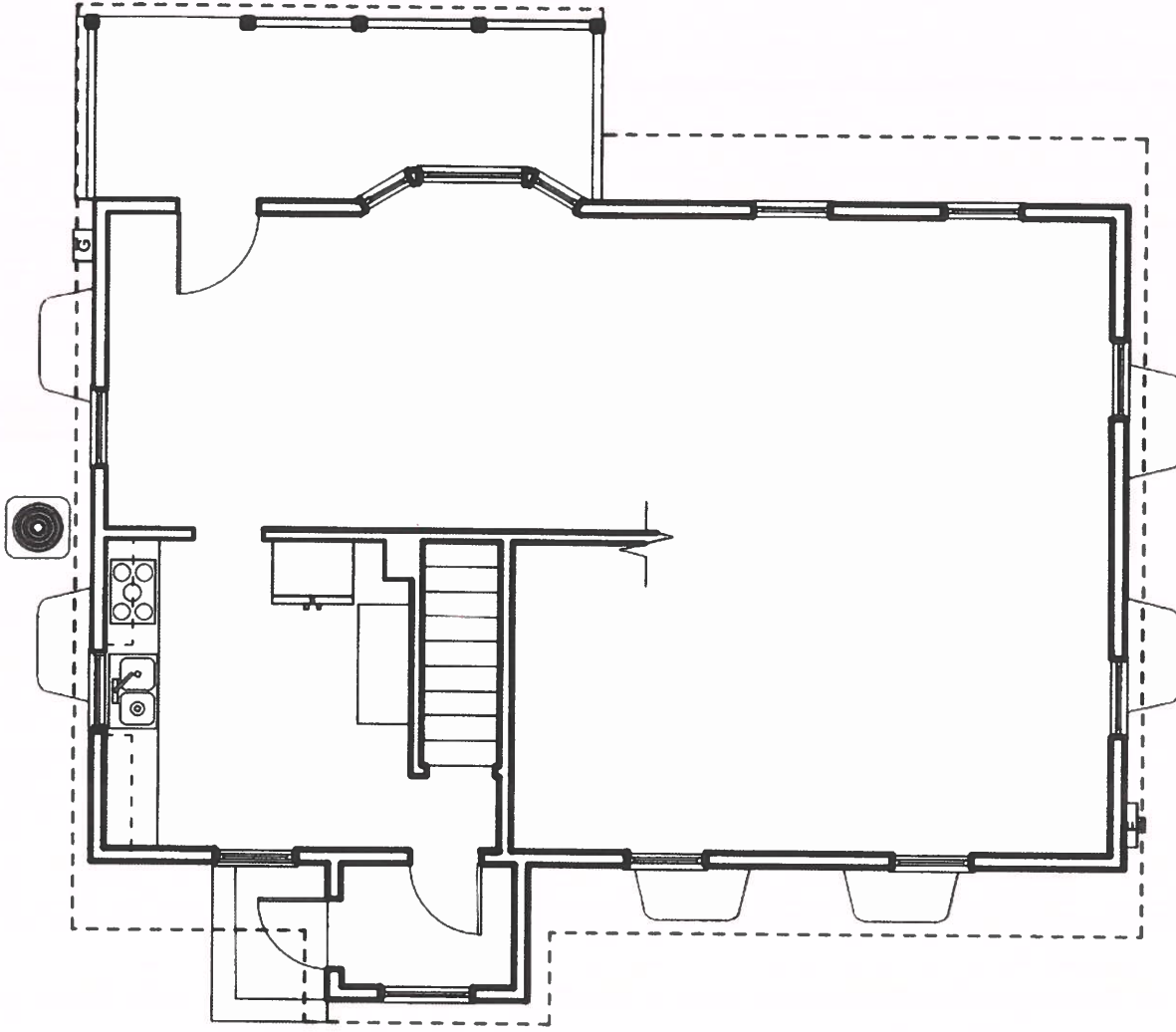
154

Existing garage setback
from property line

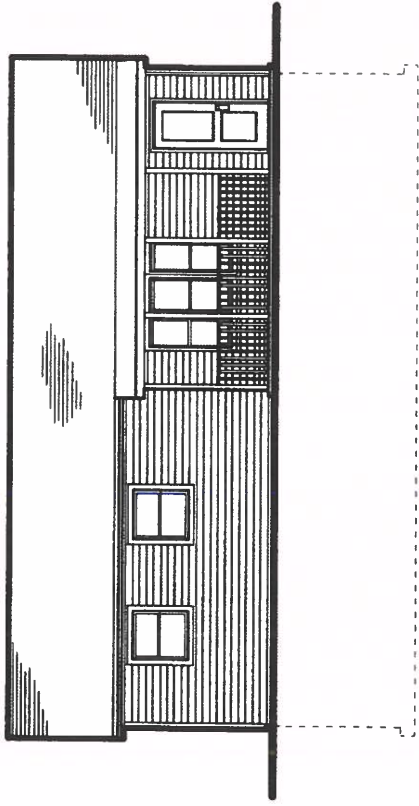
Pre-existing
nonconformance



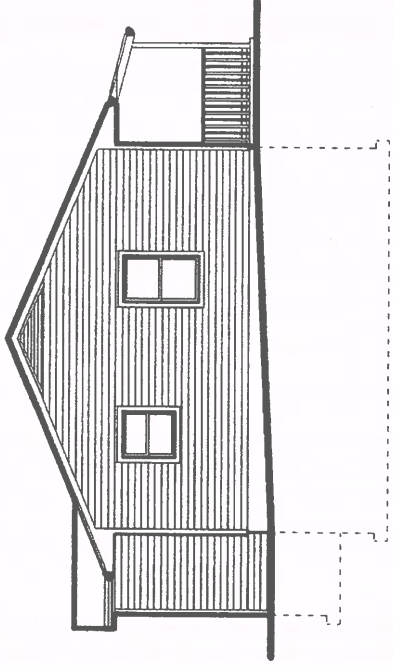
Site Plan (Existing)



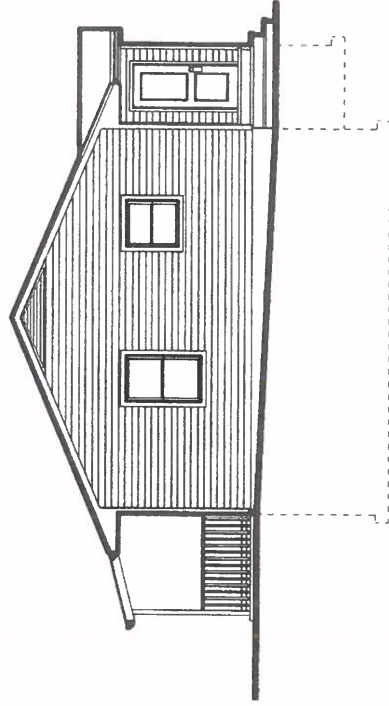
First Floor Plan (Existing)



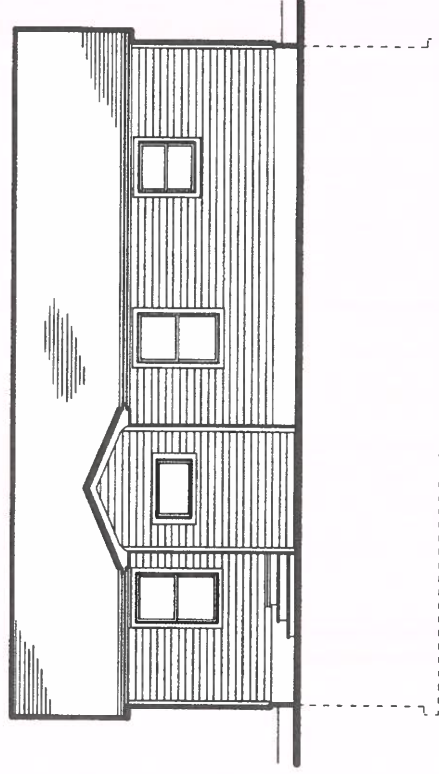
East Elevation (Existing)



South Elevation (Existing)



North Elevation (Existing)



West Elevation (Existing)

EXISTING BUILDING CALCULATIONS

First Floor	985 s.f.
Front Porch	123 s.f.
Garage Detached	<u>548 s.f.</u>
Total	1,656 s.f.

PROPOSED ADDITION CALCULATIONS

First Floor (mudroom, kitchen expansion)	288 s.f.
Attached Garage	<u>1,335 s.f.</u>
Addition Total	1,607 s.f.
Grand Total	3,312 s.f.

Building Height (T/foundation)	20'-0"
Remaining Allowable Building Height	15'-0"

Total Proposed Impervious Surface	5,328 s.f.
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Proposed addition
Existing Garage
Existing House

Proposed 14.00' garage setback
from north property line

14.37'

335.10'

40' Rear Yard Setback

40' Side Yard Setback

40' Side Yard Setback

335.10'

130.00'

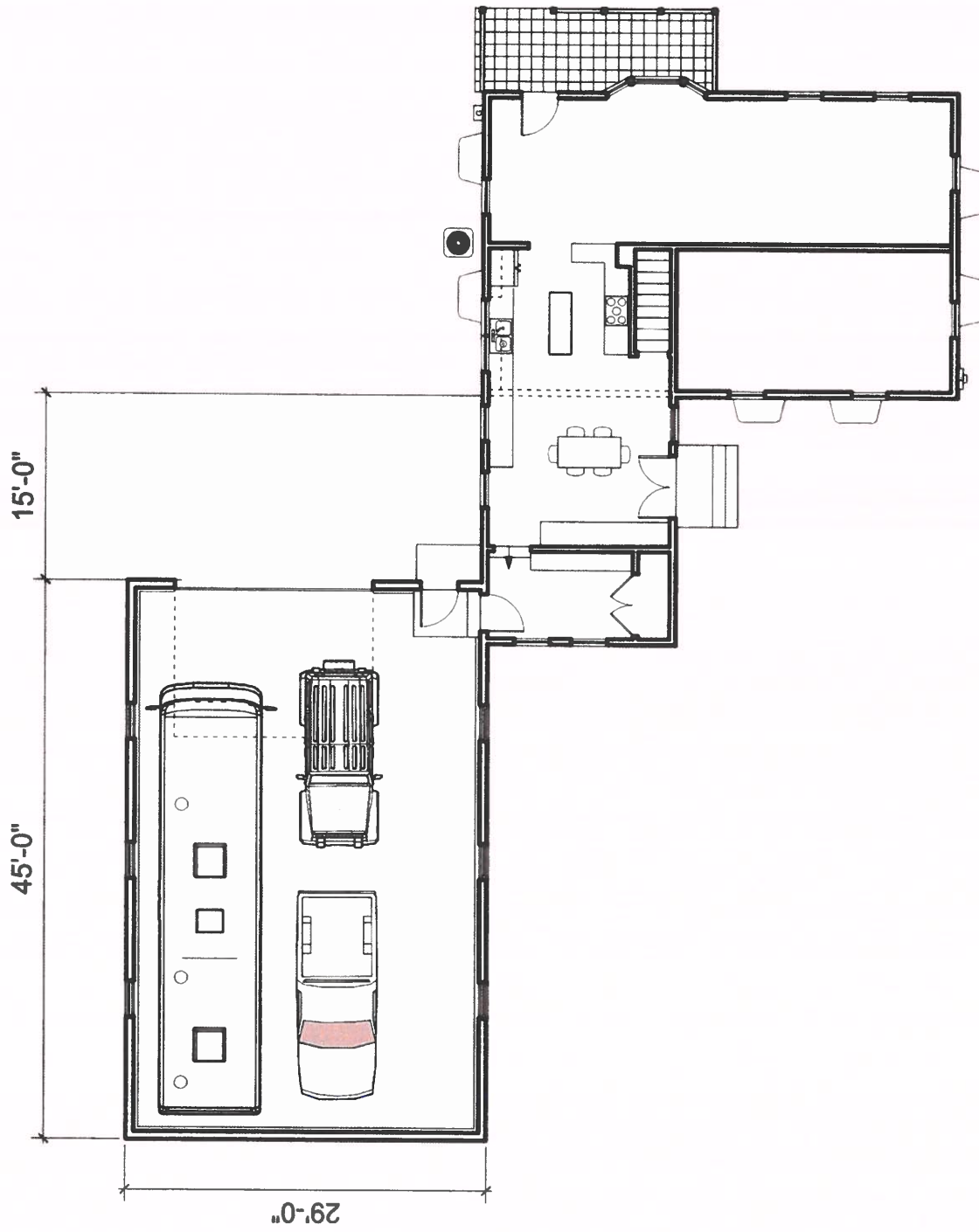
130.00'

75' Front Yard Setback

North Willow Spring Road

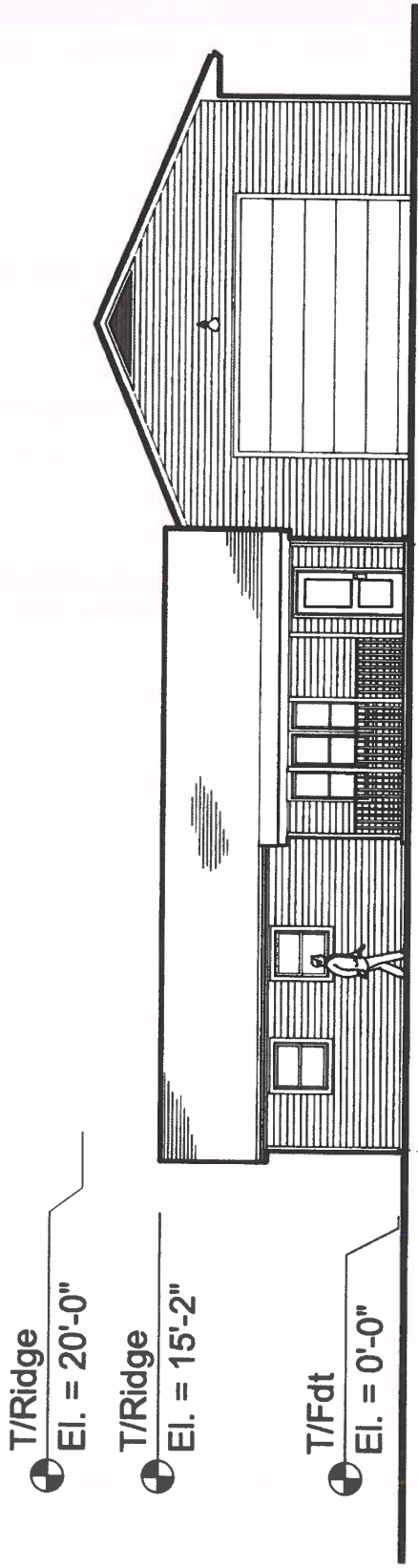


Site Plan (Proposed)

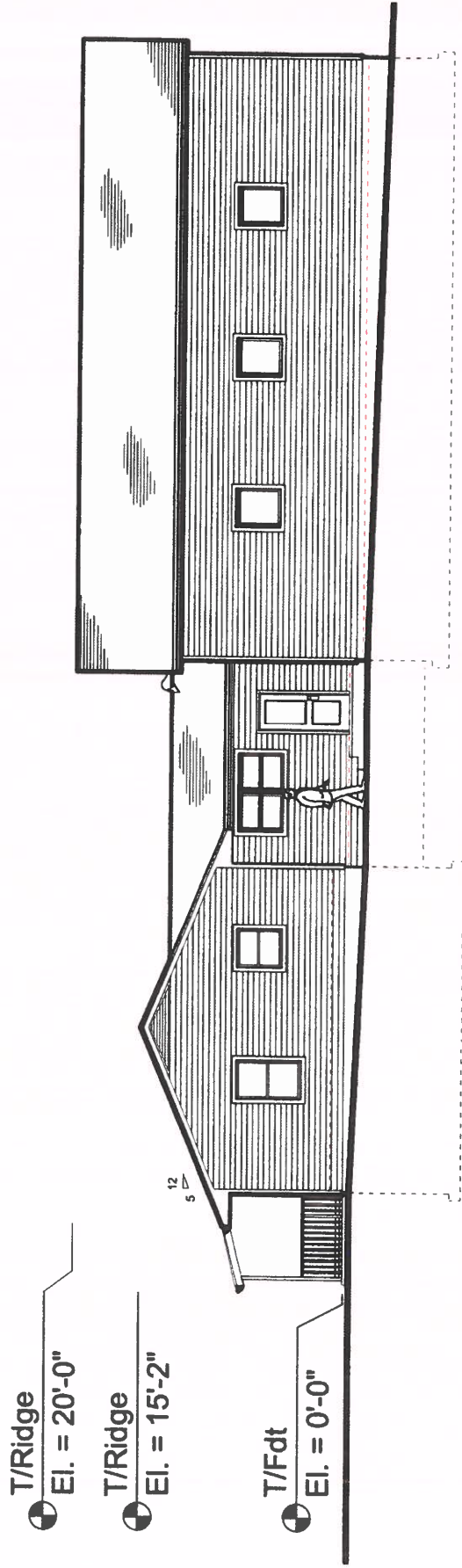


First Floor Plan (Proposed)





East Elevation (Proposed)



North Elevation (Proposed)

CONCLUSION

- Strict application of the R-2 zoning building setbacks creates practical difficulty. Only 38.5% of the lot width is buildable.
- Due to the limitation of the R-2 zoning on the Praner's property the building setbacks create financial hardship with the owner's inability to make improvements to the property.
- Grant the Praner family a side yard setback variance along the north property line to rebuild the existing garage and to enlarge the garage so it will be connected to the house.