

lake effect

ARCHITECTS, INC.

September 4, 2020

Ms. Helen Wilson, Chair
Plan Commission & Zoning Board of Appeals
Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047

RE: Side yard variance request at 7031 N. Willow Spring Road

Dear Ms. Wilson,

The Praner residence is located at 7031 N. Willow Spring Road at the far northern area of the Village of Long Grove commonly know as the Towner's Subdivision. In the Praner's immediate neighborhood their home is among 51 one acre properties which are under R-2 zoning. Therefore according to the zoning regulations all one acre lots in this area are required to conform to two acre side yard setbacks. When driving along North Willow Spring Road, West Meadow Lane, and Osage it is evident the difficulties most every homeowner has with the R-2 zoning side yard setbacks.

Below we have listed some relevant dates:

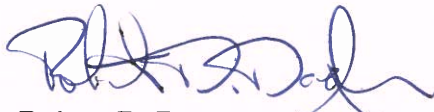
- The Towner's Subdivision filed with Lake County in 1951.
- The Village of Long Grove was incorporated in 1956.
- The Praner house was constructed in 1957.
- The Praner garage was constructed in 1987.
- We believe the Towner's subdivision was annexed into Long Grove in the late 1980's.
- The subdivision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

Currently the existing garage has a setback from the north property line of 14.52' on the NE corner and a 14.37' on the NW corner which falls under the pre-existing nonconformance. Our objective is to build a new garage maintaining a distance of 14.00' from the north property line.

Under current zoning only 38.5% of the lot width is buildable. To enforce a strict application of the R-2 zoning building setbacks creates practical difficulty and financial hardship with the homeowner's inability to make improvements to the property. We are requesting the PCZBA to grant the homeowner a side yard setback variance along the north property line of 14 feet so we can rebuild the existing garage in it's current location and enlarge the garage to allow it to be connected directly to the house.

Thank you for your consideration,

Cordially,
LAKE EFFECT ARCHITECTS, INC.



Robert D. Douglass, Architect

cc: Michelle & Brian Praner