



AGENDA
REGULAR MEETING OF THE
PLAN COMMISSION & ZONING BOARD OF APPEALS
Tuesday, October 6, 2020 at 7:00 P.M.
Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS

THE VILLAGE HALL WILL NOT BE ACCESSIBLE FOR THIS MEETING.
ACCESS SHALL ONLY BE AVAILABLE AS FOLLOWS:

Join Zoom Meeting

<https://us02web.zoom.us/j/88274752626?pwd=QUZFMmp5d1RncGh3My8xUmx2NFVwUT09>

One tap mobile

+13126266799,,88274752626#,,,,,0#,,132435# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 882 7475 2626

Passcode: 132435

1. Call to Order.
2. Visitor Business.
3. New Business:

PUBLIC HEARING: Consideration of a request for variation of the required side yard setback of forty feet (40') feet down to fourteen (14') for the north side yard within the R-2 Zoning District, for the construction of an attached accessory structure (garage) and expansion of the principal structure on the property located at 7031 N. Willow Spring Road and submitted by Mr. Robert Douglass on behalf of property owners Brian & Michelle Praner.

4. Approval of Minutes; July 7, 2020 Regular Meeting Minutes
5. Other Business;
 - a). 2021 Meeting Calendar
6. Adjournment:

Next Regular Meeting – November 3, 2020

Village Board Representatives;

October 13, 2020 - Commissioner Dworak-Mathews October 27, 2020 - Commissioner Terrett

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.

MEETING PROCEDURES

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.



STAFF REPORT

TO: LONG GROVE PCZBA

FROM: JAMES M. HOGUE, VILLAGE PLANNER

DATE: 9.17.20

RE: PCZBA REQUEST 20-04 Request for Variation for property at 7031 North Willow Springs Road; Submitted by Robert Douglas behalf of Property Owners Brian & Michelle Praner.

Status: Complete Petition submitted 9/4/20. Referral by Village Board not required. Publication in newspaper completed 9/18/20 and is therefore timely.

History: Property is located on the west side of North Willow Springs Road four (4) lots north of the intersection of Meadow Lane and Willow Springs Road. The property is zoned under the R-2 District Classification and consists of 1 +/- acre (43,563 sq. ft.). The property contains a single family residence constructed in 1954 and garage built in 1987. The property was subdivided as Lot 14 of the Fred & Russell Towner Subdivision which was recorded on May 21, 1952. The property was developed and the residence built as part of unincorporated Lake County, and annexed into the Village, in the 1986. The subdivision of the property and construction of the residence both pre-date the incorporation of the village.

Proposal: Consideration of a request for variation of the side yard set-back requirement (north side) from the required 40' down to 14 feet within the R-2 District for the construction of an attached accessory structure (garage) and addition to the existing single family dwelling.

Land Use, Zoning and Locational Data:

1. Proposed Zoning: The subject property will retain the R-2 District classification.
2. Surrounding Land Uses and Zoning;

<i>Direction</i>	<i>Existing Use</i>	<i>Land Use Plan Designation/Zoning</i>
NORTH	Residential	Single Family Residential /"R-2".
SOUTH	Residential	Single Family Residential/ "R-2".
EAST	Residential	Single Family Residential/"R-2"
WEST	Residential	Single Family Residential/ "R-1" (unincorporated).

3. Location; common address of 7031 North Willow Springs Road.
4. Acreage; 1 Acre +/- (43,563 Sq. Ft.)

5. Based upon information available through Lake County GIS, the property contains no floodplain/flood hazard area & wetlands; See Attached Maps.
6. Topography; See Attached Map.

Zoning Data

	Existing	Proposed	Zoning Code	PUD
Lot Area	43,563 sq. ft. (1 Acre +/-)	No Change	2 Acre Minimum (R-2 Standard)*	N/A
Floor Area (Total Floor Area)	1,108 sq. ft.	2,759 sq. ft.	8,800 sq. ft. +.025 for each sq ft. over 43,560; sq. ft.**	N/A
Lot Coverage (In Square Feet)	4,107 sq. ft. (9.4 %)	5,328 +/- sq. ft. (12.2 %)	.40 (lot coverage) 17,425 sq. ft. max.	N/A
F.A.R.	1,108 Sq. Ft. (2.5%)	2,759 (6.3%)	No Standard Identified	N/A
Height	15'	20'	35 Ft.	N/A

- * The property is non-conforming with regard to lot size.**
**** Maximum Floor area allowed is 8,800 Sq. Ft.**

Yard Requirements (Set-Backs);

	Existing	Proposed	Zoning Ordinance	P.U.D.
Front Yard* (East)	69 +/- (Least dimension)	No Change	75'	N/A
Side Yard (South)	46.98' +/-	No Change	40'	N/A
Side Yard (North)*	14.37' +/-** (Least Dimension)	14.00	40'	N/A
Rear Yard (West)	188' +/-	161' +/-	40'	N/A

- *Front (east) and North Side Yard setbacks are Non-Conforming**
**** To existing detached garage.**

Analysis & Conclusions:

The property in question (PIQ) was subdivided in 1952 and predates incorporation of the Village in 1956. The property remains in the original configuration as platted. The parcel is rectangular in shape.

The attached front porch (east side) does not meet the required front yard setback of 75'. The existing detached garage (north side) does not meet the required side yard setback of 40'. The property is non-conforming with regard to lot size and the front and side yard setbacks (north side only). The existing detached garage is proposed to be demolished. A new addition consisting of an expansion of the existing house and construction of an attached garage is contemplated. The garage addition is proposed to be 14' from the north lot line. The applicant is asking for slight further encroachment than presently exists (14.37 feet to 14.00 feet). The proposed structure will be larger than present structure along this lot line in both length and height. The existing garage has a width of 22.41 along this side of property. The proposed addition will have a dimension of 45 feet along this lot line and be 20' in height. The house addition will be within the 40' setback but as it is attached to the proposed garage is included in the variation request. There are no proposed changes to the existing non-conforming front porch and, as such, it may remain in its present configuration.

Additionally the property was developed in the county and the existing structure was permitted by the county. The property was annexed to the Village in 1986.

As the property is non-conforming, the following "non-conforming" provisions of the zoning code apply.

5-10-4: NONCONFORMING STRUCTURES OTHER THAN SIGNS:

- (A) Authority To Continue: Any nonconforming structure, other than a sign, that is devoted to a use that is permitted in the zoning district in which it is located may be continued so long as it remains otherwise lawful, subject to the restrictions in subsections (B) through (D) of this section and subsection [5-10-1\(C\)](#) of this chapter.
- (B) Repair, Maintenance, Alterations, And Enlargement: Any nonconforming structure, other than a sign, may be repaired, maintained, altered, or enlarged; provided, however, that no such repair, maintenance, alteration, or enlargement shall either create any new nonconformity or increase the degree of the existing nonconformity of all or any part of such structure.**
- (C) Moving: No nonconforming structure shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the regulations of the zoning district in which it is located after being so moved.
- (D) Damage or Destruction:
1. Not Within The Control Of The Owner: Any nonconforming structure, other than a sign, that is damaged or destroyed, by any means not within the control of the owner thereof, to any extent, may be repaired, restored, or replaced; provided, however, that no repair, restoration, or replacement shall be made that would create any new nonconformity not existing prior to such damage or destruction nor shall any repair, restoration, or replacement except in conformity with the applicable district regulations be made unless a certificate of zoning compliance is obtained and the repair, restoration, or replacement is actually begun within one year after the date of such damage or destruction and is diligently pursued to completion.
 2. Within The Control Of The Owner: In no event shall any damage or destruction to a nonconforming structure by means within the control of the owner be repaired, restored, or replaced except in accordance with subsection (B) of this section; provided, however, that a nonconforming structure as defined in

subsection (B) of the definition of "nonconforming structure" that is damaged or destroyed by means within the control of the owner may be repaired, restored, or replaced in the following circumstances:

- (a) If damaged or destroyed to the extent of fifty percent (50%) or less of the gross floor area of such structure, such repair, restoration, or replacement shall not create any new nonconformity not existing prior to such damage or destruction; or
- (b) If damaged or destroyed to the extent of more than fifty percent (50%) of the gross floor area of such structure, such nonconforming structure shall only be repaired, restored, or replaced in conformity with all applicable district regulations except for lot area. (Ord. 2007-O-04, 4-24-2007)**

As the front yard setback is not impacted by the proposed addition, only relief from the north side yard setback is required. As noted the front yard (east) is presently non-conforming at 69' feet instead of the required 75' feet. The petitioner is requesting a variation down to 14 feet on the north side yard which is approximately a 26' variation to the R-2 side yard requirement of 40' feet. In reality however, the variation is .37' +/- from the edge of the existing detached garage structure as it exists today.

As the proposed improvement serves to increase the existing degree of non-conformity, a variation is required for the improvement to be allowable.

Principal & Accessory Structures and Uses

The standard for accessory structures, as identified in the village code, is identical to the standard for accessory uses in the code, and is listed below;

(B) Definition: An "accessory structure or use" is a structure or use that:

1. Is subordinate in purpose, use, and floor area to, and serves, a principal structure or use; and
2. Is customarily incident to such principal structure or use; and
3. Contributes to the comfort, convenience, or necessity of those occupying, working at, or being served by such principal structure or use; and
4. Except as otherwise expressly authorized by the provisions of this title, is located on the same zoning lot as such principal structure or use; and
5. Is used and controlled by the same person who, at the time of such use, is legally occupying and has legal control over such principal structure or use. (Ord. 2011-O-29, 10-25-2011)

As the standards are identical for both accessory structures and accessory uses, the established policy of "50 % or less" (The "50% Rule") should apply to both accessory structures and uses.

In this instance the proposed total square footage of the structure is 2,759 sq. ft. with 1,424 sq. ft. (51%) being devoted to the principal use (residential) and 1,335 sq. ft. (49%) being devoted to an attached accessory use (garage).

In short, the accessory structure/use is less significant (slightly) than the principal structure/use on the property and the accessory use serves (i.e. is "subordinate to") the principal residential use of the property.

As proposed, the accessory portion of the structure appears in compliance with the definition of a "garage" as defined in the village code below;

GARAGE, PRIVATE: An accessory building or any accessory portion of the principal building, including a carport which is intended for and used to store the private vehicles of the family resident upon the premises, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on.

Variation Standards

The variation procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen particular applications of this code that create practical difficulties or particular hardships on a particular property owner. Often these relate to the unique surroundings, configuration, or topography of a piece of property and are distinguished from a mere “inconvenience” should the regulations strictly implemented.

Standards for Variations are found in Section 5-11-15 of the Zoning Code for the Village of Long Grove. Excepts of these regulation follow;

5-11-15 VARIATIONS

(A) **Authority.** The board of trustees shall have the authority, by Ordinance duly adopted, to grant variations from the provisions of this code, but only in compliance with the procedures set forth in subsection (D) of this section and in those specific instances enumerated in subsection (E) of this section and then only in accordance with each of the standards enumerated in subsection (F) of this section.

(E) **Authorized Variations.**

1. **Permitted Variations.** The board of trustees may vary the provisions of this code only as provided in this paragraph (E) 1. The authority of the board of trustees to vary the provisions of this code is subject to the prohibitions set forth in paragraph (E) 2 of this section and proof by the owner of each of the standards set forth in subsection F of this section.

Under no circumstances shall the list of permitted variations in this paragraph (E) 1 be construed as an entitlement, right, or claim for any owner.

The board of trustees may vary the provisions of this code in the following cases and in no others:

(a) **To permit a yard less than the yard required by the applicable regulations.**

- (b) To permit the use of a lot for a use otherwise prohibited solely because of the insufficient area of the lot, but in no event shall the area of the lot be less than ninety percent (90%) of the required lot area.
- (c) To permit variations from the sign regulations contained in section 5-9-5 of this code for businesses in the B1 and B2 districts.

2. **Prohibited Variations.** Notwithstanding any other provision of this section, no variation shall be granted that:

- (a) Is intended as a temporary measure only; or
- (b) Is greater than the minimum variation necessary to relieve the particular hardship or practical difficulty demonstrated by the owner.

(F) Standards for Variations.

1. **General Standards.** No variation shall be recommended or granted pursuant to this section unless the owner shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this subsection (F):
 - (a) That the lot in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
 - (b) That the plight of the owner is due to unique circumstances; or
 - (c) That the variation, if granted, will not alter the essential character of the locality.

 2. **Supplemental Standards.** For the purpose of supplementing the above standards, the Board of appeals shall also, in making this determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the owner have been established by the evidence:
 - (a) That the particular physical surroundings, shape or topographical conditions of the specific lot involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
 - (b) That the conditions upon which the petition for variation is based would not be applicable generally to other lots within the same zoning classification;
 - (c) That the purpose of the variation is not based exclusively upon a desire to make more money out of the lot;
 - (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the lot;
 - (e) That the granting of the variation will not be detrimental to the public welfare or injurious to other lots or improvements in the neighborhood in which the lot is located; or
 - (f) That the proposed variation will not impair an adequate supply of light and air to adjacent lots or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

 3. **Specific Standards.** When the regulations authorizing a particular variation impose special standards to be met for such variation, a variation shall not be recommended or granted unless the owner shall establish compliance with such special standards.
- (G) **Variation Less Than Requested.** A variation less than or different from that requested may be granted when the record supports the owner's right to some relief but not to the relief requested.
- (H) **Conditions on Variations.** The zoning board of appeals may recommend and the board of trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this code upon the premises benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other lots and improvements in the vicinity of the subject lot or upon public facilities and services. Such conditions shall be expressly set forth in the Ordinance granting the variation. Violation of any such condition or limitation shall be a violation of this code and shall constitute grounds for revocation of the variation.
- (I) **Effect of Grant of Variation.** The grant of a variation shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approval that may be required by the codes and ordinances of the village including, but not limited to, a certificate of zoning compliance, a building permit, a certificate of occupancy, and subdivision approval.

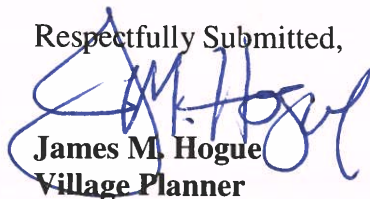
(J) Limitations on Variations. Subject to an extension of time granted by the building superintendent pursuant to section 5-11-1 of this code, no variation from the provisions of this code shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a certificate of occupancy is issued and a use is commenced within that period.

A variation shall be deemed to authorize only the particular construction or development for which it was issued and shall automatically expire and cease to be of any force or effect if such construction or development shall be removed and not replaced within six months following such removal.

The variation of the side yard requirement as requested is an authorized variation. The variation appears to be minimal and is the least amount of variation required for the improvement to occur and is only slightly greater (in terms of setback) than the non-conformity which exists with detached garage on the property.

The ZBA should review this petition in accordance with the criteria identified above, and in particular the "Standards for Variation", and make their findings of fact accordingly. Any standards (or other conditions) which are recommended should also be considered with this petition as applicable.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "James M. Hogue", is written over the typed name and title.

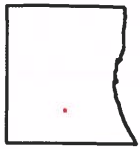
James M. Hogue
Village Planner

Lake County, Illinois



Sources: layer2: Lake County, IL GIS, GeoEye, Maxar
Parcels: Lake County, Illinois GIS Division

0.04 mi



Lake County, Illinois



Map Printed on 9/21/2020



Tax Parcel Lines



**SUBJECT
PROPERTY**

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.

Lake County, Illinois



Sources: layer2: Lake County, IL GIS; Google Earth
Parcel: Lake County, Illinois GIS Database

0.01 mi



Lake County, Illinois



Map Printed on 9/21/2020



Tax Parcel Information

 Tax Parcel Lines



**SUBJECT
PROPERTY**


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Lake County, Illinois



Source: Water - Lake County, Illinois GIS, GeoEye, Inc. Imagery
 Layer: Lake County, IL GIS, GeoEye, Inc. Imagery



Lake County, Illinois



Map Printed on 9/21/2020

Flood Hazard Zones

■ 1% Annual Chance Flood Hazard	1% Annual Chance Flood Hazard
■ Regulatory Floodway	Regulatory Floodway
■ Special Floodway	Special Floodway
■ Area of Undetermined Flood Hazard	Area of Undetermined Flood Hazard
■ 0.2% Annual Chance Flood Hazard	0.2% Annual Chance Flood Hazard

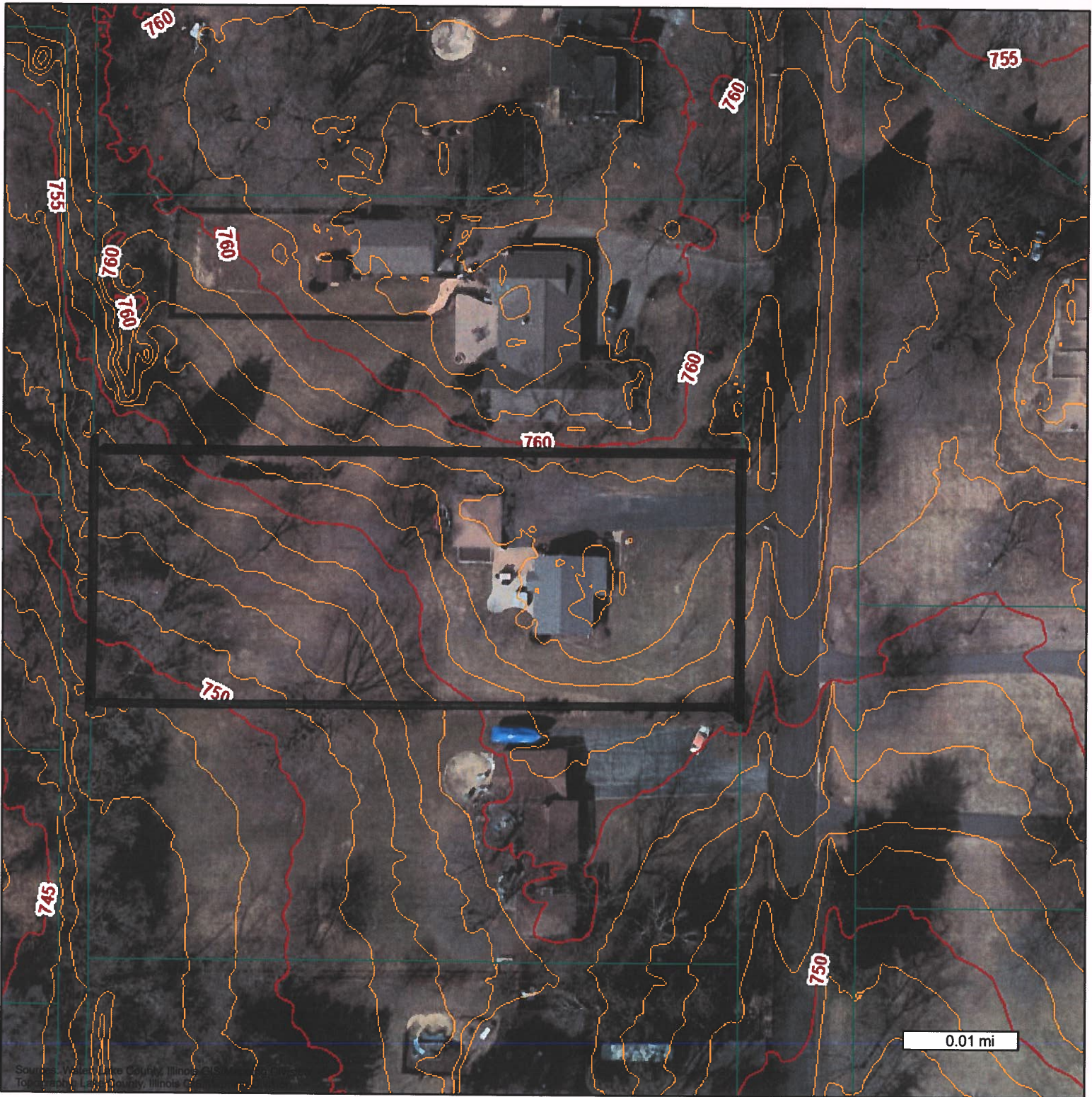
■ Future Conditions 1% Annual Chance Flood Hazard	Future Conditions 1% Annual Chance Flood Hazard
■ Area with Reduced Risk Due to Levee	Area with Reduced Risk Due to Levee

Flood Hazard Boundaries

— Other Boundaries	Other Boundaries
— Limit Lines	Limit Lines
— SFHA / Flood Zone Boundary	SFHA / Flood Zone Boundary

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.

Lake County, Illinois



Source: Lake County, Illinois
Topography: Lake County, Illinois




Lake County, Illinois



Map Printed on 9/21/2020



Tax Parcel Information

 SUBJECT PROPERTY

 Tax Parcel Lines

1ft Contours (2017)

 Index

Index

 Intermediate

Intermediate

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.

430.98
12.5
347.48

LINE PARALLEL WITH AND 430.98' EAST OF WEST LINE

130

11

12

13

14

15

16

17

18

30' BUILDING LINE

WILLOW SPRING

130

50'

50'R

30' Building Line

lake effect

ARCHITECTS, INC.

September 4, 2020

Mr. James Hogue
Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047

Re: 7031 North Willow Spring Rd. Long Grove

Jim,

With the upcoming PCZBA meeting on October 6th, I have attached the following information for your review:

- Plan Commission Zoning Board of Appeals Application
- Filing fees
- Statement of Intent to the Chair of the PCZBA
- Copy of the slides of the PowerPoint Presentation
- Copy of the Schematic Design of the house addition

Due to the file size of the Powerpoint file, I was unable to email it to you. I can get you a copy of the PowerPoint presentation file on a jump drive or if the Village has a dropbox capability I can send it to you that way. At the PCZBA meeting in October my understanding is that Zoom will be the platform for the meeting. If so can the Village display the PowerPoint presentation for me? I have signed onto Zoom meetings in the past, but I have not used a PowerPoint presentation on the Zoom platform. Any help and/or guidance would be greatly appreciated.

Please let me know if any additional information is needed.

Cordially,
LAKE EFFECT ARCHITECTS, INC.



Robert D. Douglass, Architect

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 known 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:

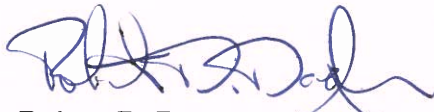
- The Towner's Subdivision filed with Lake County in 1951.
- The Village of Long Grove was incorporated in 1956.
- The Praner house was constructed in 1957.
- The Praner garage was constructed in 1987.
- We believe the Towner's subdivision was annexed into Long Grove in the late 1980's.
- The subdivision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



3110 Old McHenry Road 60047-9635
Phone: 847-634-9440 Fax: 847-634-9408
www.longgrove.net

PLAN COMMISSION ZONING BOARD OF APPEALS GENERAL ZONING APPLICATION

1.0 General Information (See Subsection 5-11-8(E) of the Long Grove Zoning Code).

1.1 **Applicant Name:** Robert D. Douglass, Architect
Address: 673 Maple Ave. Lake Bluff, IL 60044
Telephone Number: 847/234-4688 **E-mail Address:** rob@leffect.com
Fax number: 847/234-8911
Applicant's Interest in Property: Owner's Architect

1.2 **Owner (if different from Applicant).**

Name: Brian & Michelle Praner
Address: 7031 N. Willow Spring Road Long Grove, IL 60060
Telephone Number: 847/736-3612 **E-mail Address:** brianpraner@gmail.com
Fax number: _____

1.3 **Property.**

Address of Property: 7031 N. Willow Spring Road Long Grove, IL 60060
Legal Description: Please attach **Parcel Index Number(s):** _____
Present Zoning Classification R-2 **Size of Property (in acres)** 1 acre
Has any zoning reclassification, variation, or special use permit/PUD been granted for the Property?
Yes: _____ **No:** X
If yes, please identify the ordinance or other document granting such zoning relief: _____

Describe the nature of the zoning relief granted: Side yard setback relief

Present use of Property:

Residential Commercial _____ Office _____ Open Space _____ Vacant _____

Other (explain) _____

Present zoning and land use of surrounding properties within 250' of Property:

	Zoning Classification	Land Use
North:	<u>R-2</u>	<u>Residential</u>
South:	<u>R-2</u>	<u>Residential</u>
East:	<u>R-2</u>	<u>Residential</u>
West:	<u>R-2</u>	<u>Residential</u>

1.4 Trustees Disclosure.

Is title to the Property in a land trust? Yes _____ No

If yes, full disclosure of all trustees, beneficiaries and their legal and equitable interests is required. Attach a copy of all documents showing ownership of the Property and the Applicant's and/ or Owner's control of or interest in the Property.

1.5 Requested Action (Check as many as are applicable).

- | | |
|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Code Interpretation |
| <input checked="" type="checkbox"/> Variation | <input type="checkbox"/> Special Use Permit (non-PUD) |
| <input type="checkbox"/> Zoning Map Amendment (rezoning) | <input type="checkbox"/> Zoning Code Text Amendment |
| <input type="checkbox"/> Preliminary PUD Plat | <input type="checkbox"/> Final PUD Plat |

1.6 Supplemental Information (General):**

Every Application filed shall, in addition to the data and information required above, provide the following general information when applicable to the use or development for which approval is being sought:

- (a) A description or graphic representation of any development or construction that will occur or any use that will be established or maintained if the requested relief is granted.
- (b) A table showing the following, as applicable:

- the total lot area of the lot, in acres and in square feet; and
 - the total existing and proposed lot area, expressed in acres, in square feet and as a percent of the total development area, devoted to: residential uses, business uses; office uses; college uses; institutional uses; open space; rights-of-way; streets; and off-street parking and loading areas; and
 - the existing and proposed number of dwelling units; and gross and net floor area devoted to residential uses, business uses, office uses, college uses, and institutional uses.
- (c) A table listing all bulk, space, and yard requirements; all parking requirements; and all loading requirements applicable to any proposed development or construction and showing the compliance of such proposed development or construction with each such requirement. When any lack of compliance is shown, the reason therefore shall be stated and an explanation of the village's authority, if any, to approve the Application despite such lack of compliance shall be set forth.
- (d) The certificate of a registered architect or civil engineer licensed by the State of Illinois, or of an owner-designer, that any proposed use, construction, or development complies with all provisions of this code and other village ordinances or complies with such provisions except in the manner and to the extent specifically set forth in said certificate.
- (e) A landscape development plan, including the location, size and species of plant materials.

1.7 Supplemental Information (per specific request):

_____ Appeals, Code Interpretations, and Variations: See 5-11-8(E)3, 4, & 5 of the Zoning Code and Form "A"

_____ Special Use Permit (non-PUD): See 5-11-8(E)7 of the Zoning Code and Form "B"

_____ Zoning Map Amendment (rezoning): See 5-11-8(E) 8 of the Zoning Code and Form "C"

_____ Zoning Code Text Amendment: See Form "D"

_____ Preliminary PUD Plat: See 5-11-18(D)(2) of the Zoning Code and Form "E"

_____ Final PUD Plat: See 5-11-18(D)(3) of the Zoning Code and Form "F"

** The scope and detail of information shall be appropriate to the subject matter of the Application, with special emphasis on those matters likely to be affected or impacted by the approval being sought in the Application. Information required in the application shall be considered the minimum information required for filing an application. Additional information including but not limited to graphic depictions, environmental impacts, plans for sewer and water service and storm water management, photometric plans, traffic studies and effects on property values, among others, should also be considered and may be helpful in detailing the Application.

Special Data Requests. In addition to the data and information required pursuant to this Application, every Applicant/Owner shall submit such other additional data, information, or documentation as the

building superintendent or any board or commission before which the Application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular Application.

1.8 Consultants.

Please provide the name, address, and telephone number of each professional or consultant advising Applicant with respect to this Application, including architects, contractors, engineers or attorneys:

Name: Robert D. Douglass Name: _____
Professional: Architect Professional: _____
Address: 673 Maple Ave. Lake Bluff, IL 60044 Address: _____
Telephone: 847/234-4688 Telephone: _____
E-mail: rob@leffect.com E-mail: _____

Name: _____ Name: _____
Professional: _____ Professional: _____
Address: _____ Address: _____
Telephone: _____ Telephone: _____
E-mail: _____ E-mail: _____

1.9 Village Officials or Employees.

Does any official or employee of the Village have an interest, either directly or indirectly, in the Property? Yes: _____ No: _____

If yes, please identify the name of such official or employee and the nature and extent of that interest. (Use a separate sheet of paper if necessary.)

1.10 Successive Applications (5-11-9).

Second Applications Without New Grounds Barred. Whenever any Application filed pursuant to this code has been finally denied on its merits, a second Application seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought unless in the opinion of the officer, board, or commission before which it is brought there is substantial new evidence available or a mistake of law or fact significantly affected the prior denial.

New Grounds to Be Stated. Any such second Application shall include a detailed statement of the grounds justifying consideration of such Application.

Summary Denial With or Without Hearing. Any such second Application may be denied by the building superintendent summarily, and without hearing, on a finding that no grounds appear that warrant a new hearing. In any case where such Application is set for hearing, the owner shall be required to establish grounds warranting reconsideration of the merits of its Application prior to being allowed to offer any evidence on the merits. Unless such grounds are established, the Application may be summarily dismissed for such failure.

Exception. Whether or not new grounds are stated, any such second Application filed more than two years after the final denial of a prior Application shall be heard on the merits as though no prior Application had been filed. The Applicant or Owner shall, however, be required to place in the record all evidence available concerning changes of conditions or new facts that have developed since the denial of the first Application. In the absence of such evidence, it shall be presumed that no new facts exist to support the new petition that did not exist at the time of the denial of the first Application.

2.0 Required Submittals (See Specific Supplemental Information Form for filing Fees).

- _____ Fully completed Application with applicable supplementary information
- _____ Non-refundable Filing Fee. Amount: \$ _____
- _____ Planning Filing Fees. Amount: \$ _____
- _____ Minimum Professional Fee/deposit Escrow. Amount \$ _____

3.0 Certifications. The Applicant and Owner certify that this Application is filed with the permission and consent of the Owner of the Property and that the person signing this Application is fully authorized to do so.

3.1 The Applicant certifies that all information contained in this Application is true and correct to the best of Applicant's knowledge.

3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.

- 3.2 The Applicant acknowledges that the Village may seek additional information relating to this Application and agrees to provide the Village with such information in a timely manner. Failure to provide such information may be grounds for denying an Application.
- 3.3 The Applicant and Owner agree to reimburse the Village for any and all costs relating to the processing of this Application, including any consultants' fees. By signing this Application, Applicant and Owner agree to be jointly and severally liable for such costs, and Owner further agrees to the filing and foreclosure of a lien against the Property for all such costs plus all expenses relating to collection, if such costs are not paid within 30 days after mailing of a demand for payment.
- 3.4 The Applicant agrees that the Village and its representatives have the right, and are hereby granted permission and a license, to enter upon the Property, and into any structures located there on, for purposes of conducting any inspections that may be necessary in connection with this Application.
- 3.5 **The Owner, Applicant, and/or designated representative is required to be present during the meeting.**

Brian Pramer
Name of Owner

Brian Pramer
Name of Applicant

Brian Pramer 9-4-2020
Signature of Owner Date

Brian Pramer 9-4-2020
Signature of Applicant Date

lake effect

ARCHITECTS, INC.

LEGAL DESCRIPTION

LOT 14 IN FRED AND RUSSELL TOWNER'S SUBDIVISION OF ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER LINE OF ROUTE 83 (EXCEPT THE WEST 430.98 FEET THEROF) (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, INLAKE COUNTY. ILLINOIS.

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

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
001.014968

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES:
11/30/2020

LICENSED ARCHITECT



ROBERT DUN DOUGLASS
673 MAPLE AVE
LAKE BLUFF, IL 60044-2125



DEBORAH HAGAN
ACTING SECRETARY

JESSICA BAER
DIRECTOR

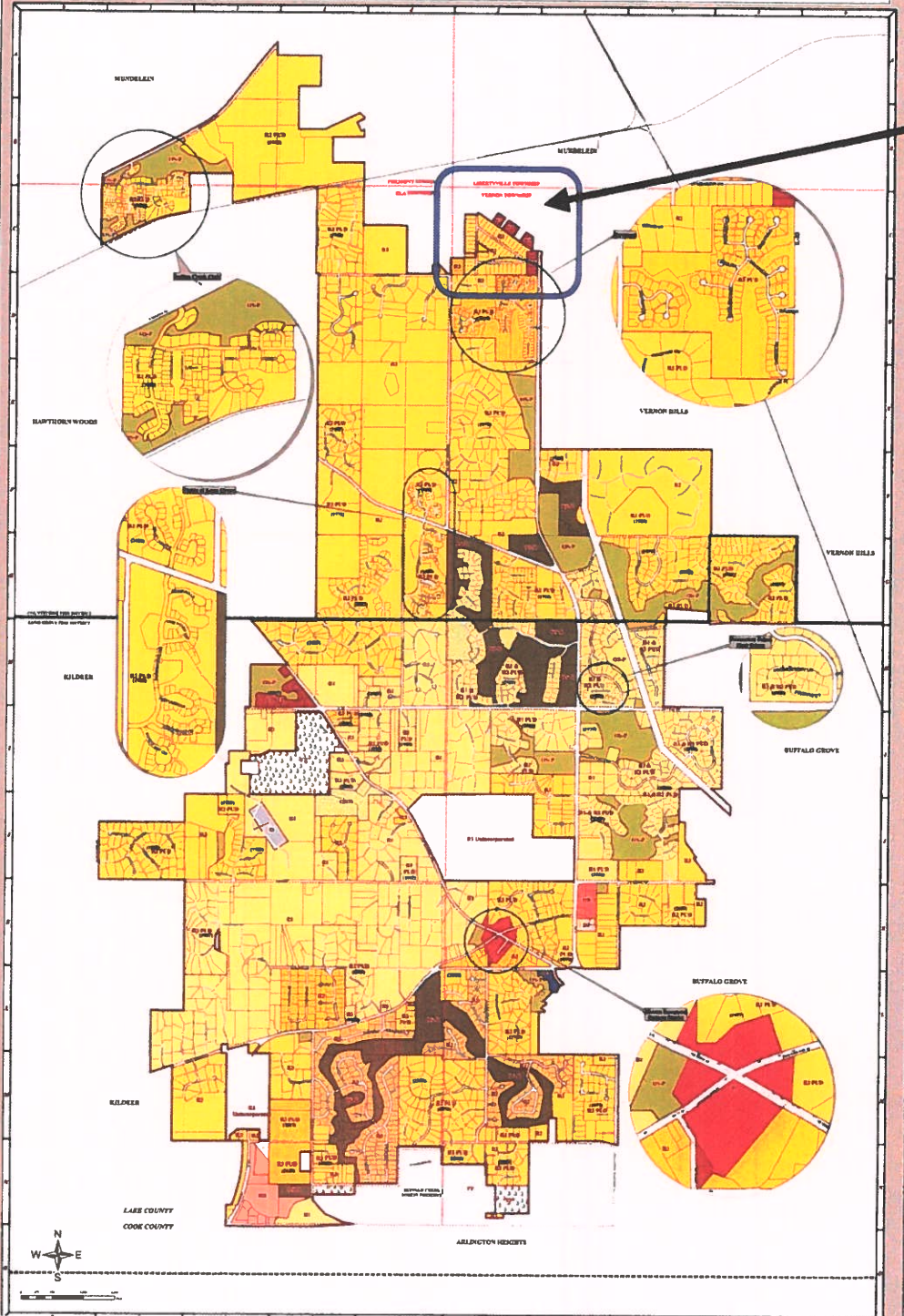
The official status of this license can be verified at www.idfpr.com

13820003

Village of Long Grove
Planning Commission & Zoning Board of Appeals
October 6, 2020



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



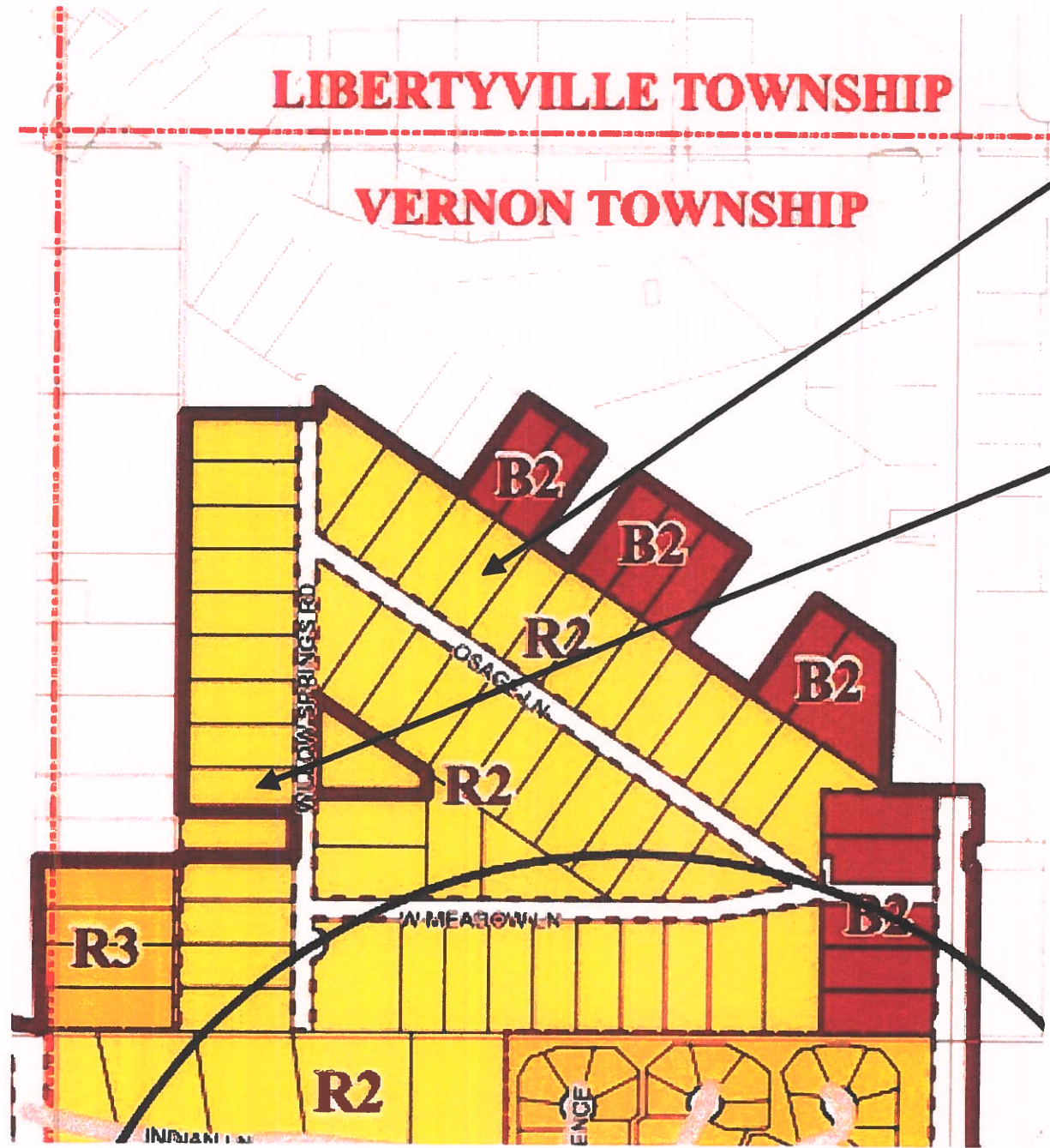
The area under consideration

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	$8,000 + 0.034 \times 3 =$	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"

Plat of Survey

O'BRIEN LAND SURVEYING, INC.

RESIDENTIAL AND COMMERCIAL
 24836 W NIPPERSINK ROAD
 ROUND LAKE, ILLINOIS 60073
 847-740-1200 847-566-8088 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 6, 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

PART OF LAKE COUNTY, SOUTH-BRANCH-COURTHOUSE SUBDIVISION

REC & MEAS = 130.00'

15 ±

NOT INCLUDED

FOUND IRON ROD IN TREE
 TOP OF BENT IRON PIPE IS 0.48' SOUTH

5.82



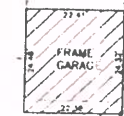
FRAME SHED

NO 84

REC & MEAS = 335.10'

4.57

14.53



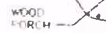
FRAME GARAGE

122.16

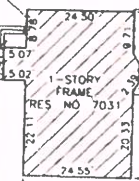
ASPHALT DRIVEWAY



CONCRETE PATIO



WOOD PORCH



1-STORY FRAME RES NO 7031



COVERED OPEN PORCH

75.90

76.00

MEAS = 90° ± 1.5'

REC & MEAS = 130.00'

30.0 BUILDING LINE

FOUND 3/4" IRON PIPE

ROAD

ASPHALT PAVEMENT

SPRING

WILLOW

NORTH

FOUND SAWED OFF 3" SQUARE POST

60.00' ROW

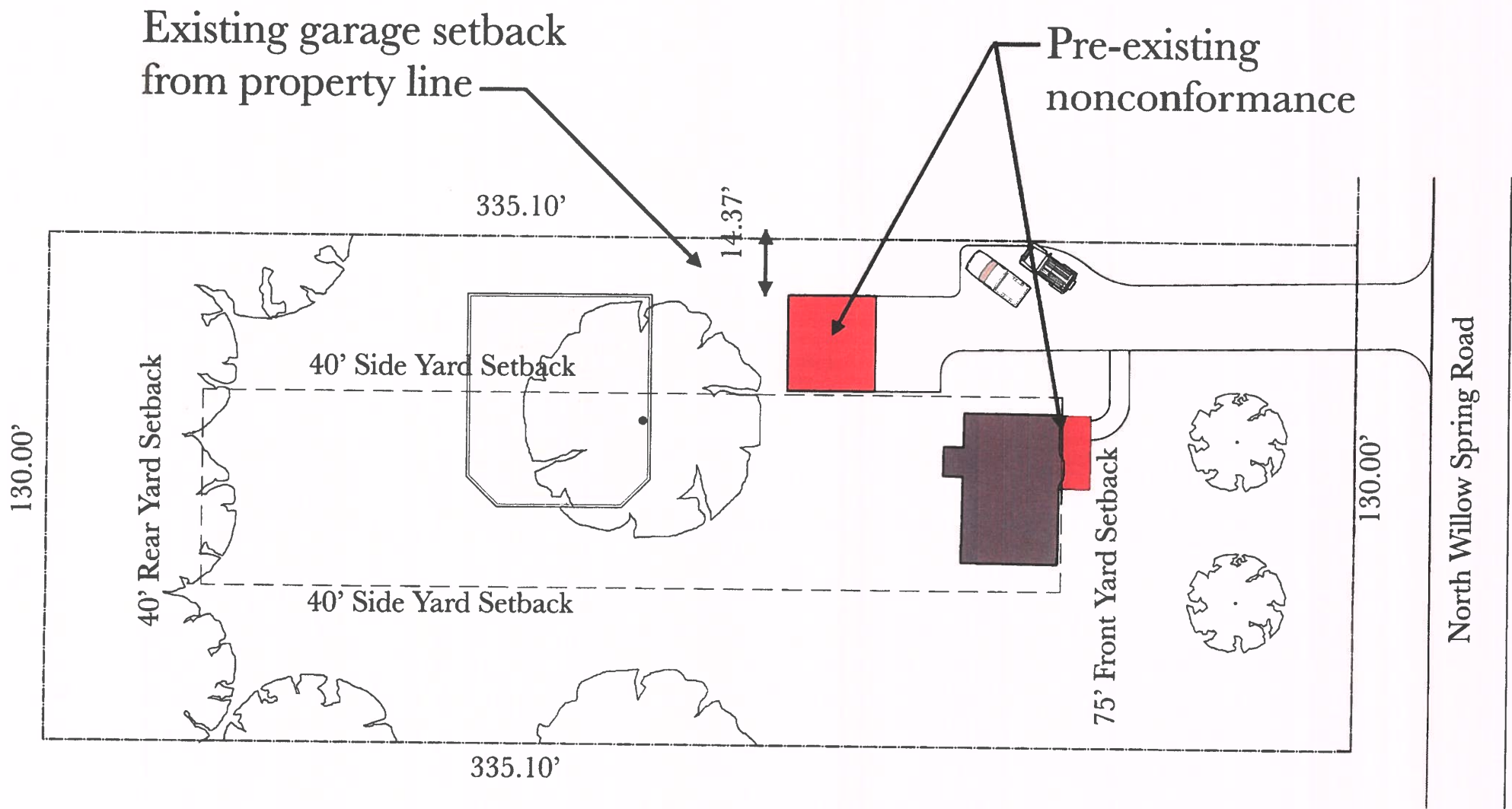
LOT 14

LOT 15

REC & MEAS = 335.10'

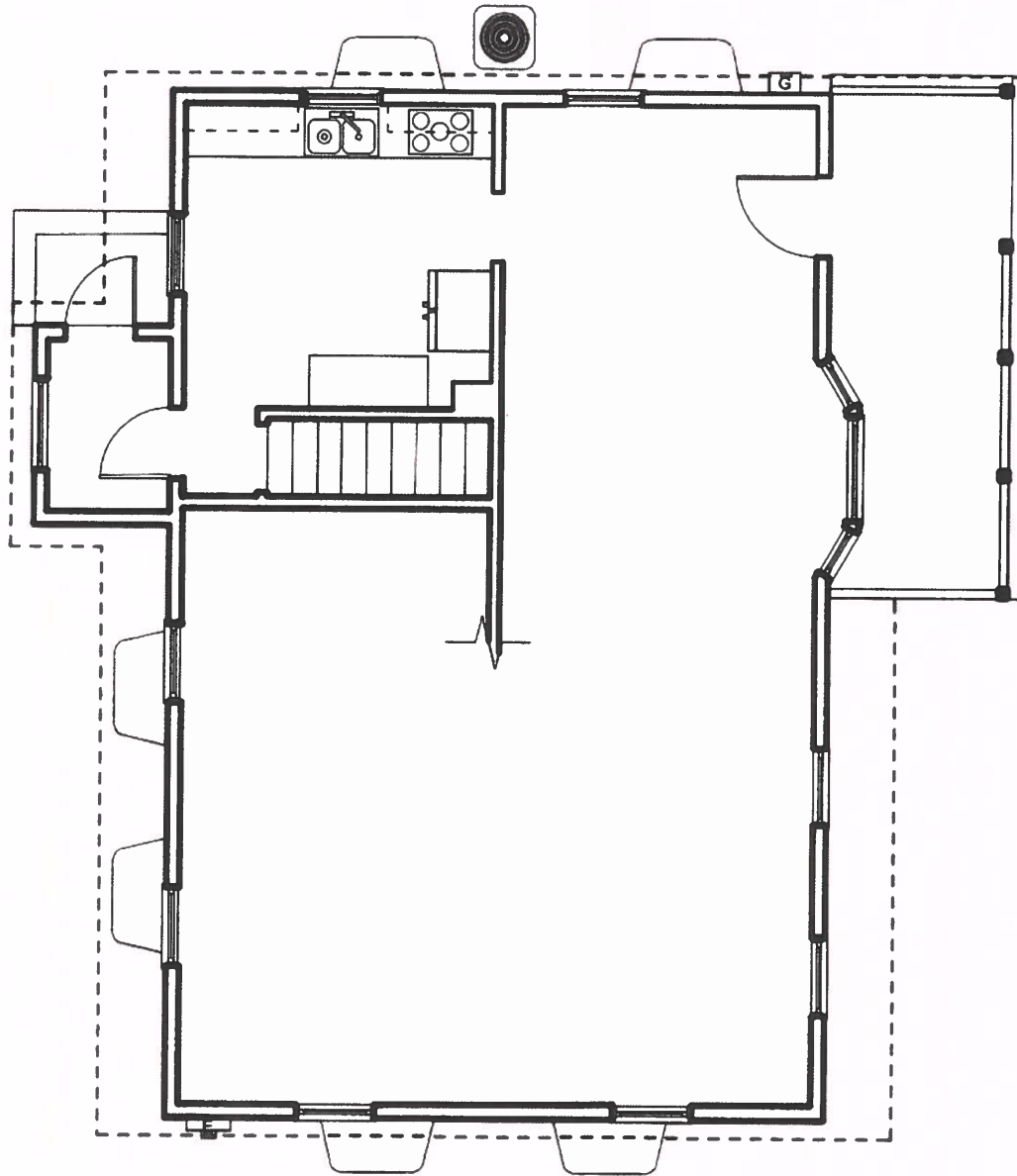
4' ±

46.98



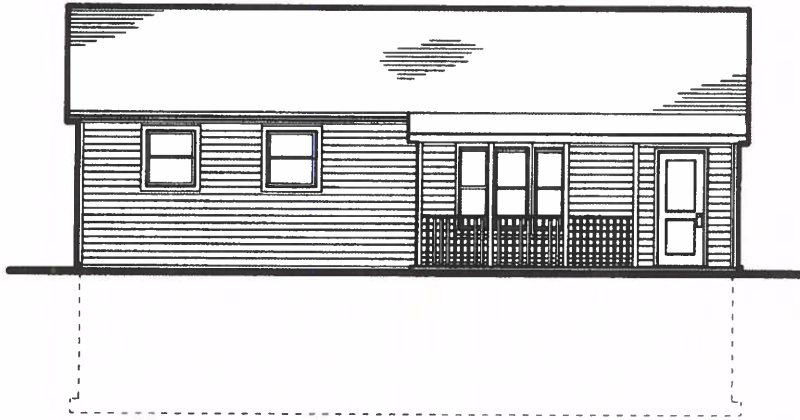
Site Plan (Existing)



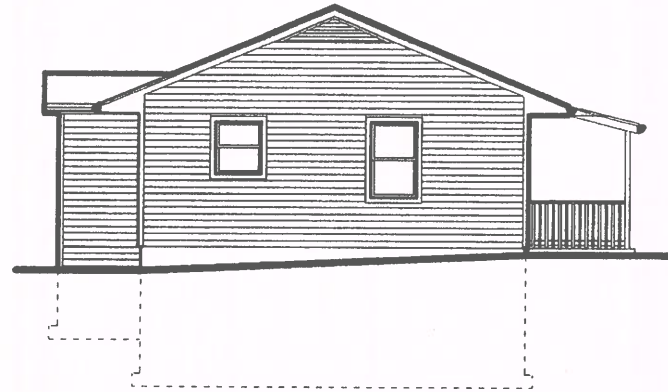


First Floor Plan (Existing)

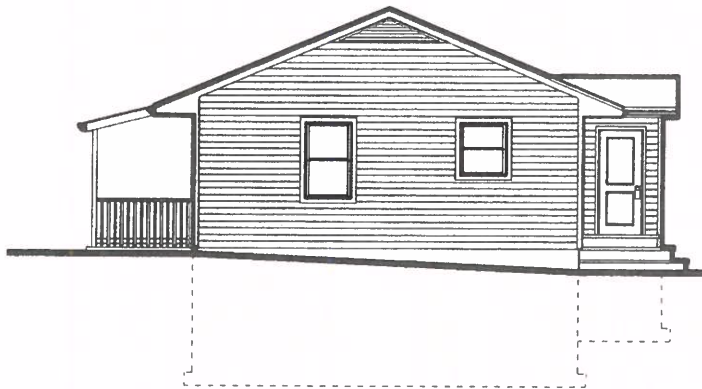




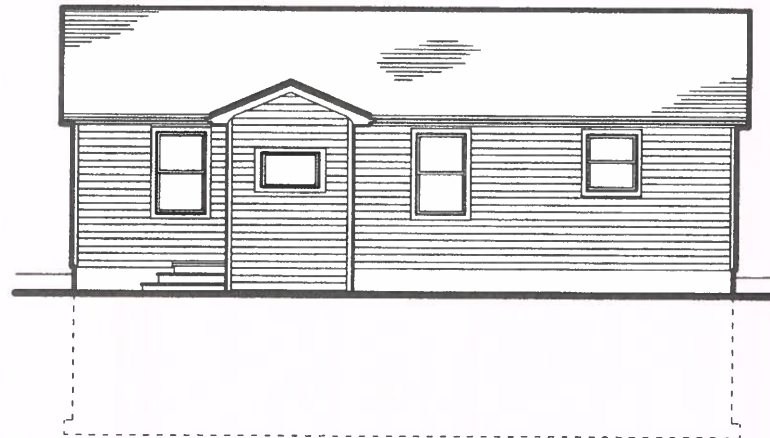
East Elevation (Existing)



South Elevation (Existing)



North Elevation (Existing)



West Elevation (Existing)

EXISTING BUILDING CALCULATIONS

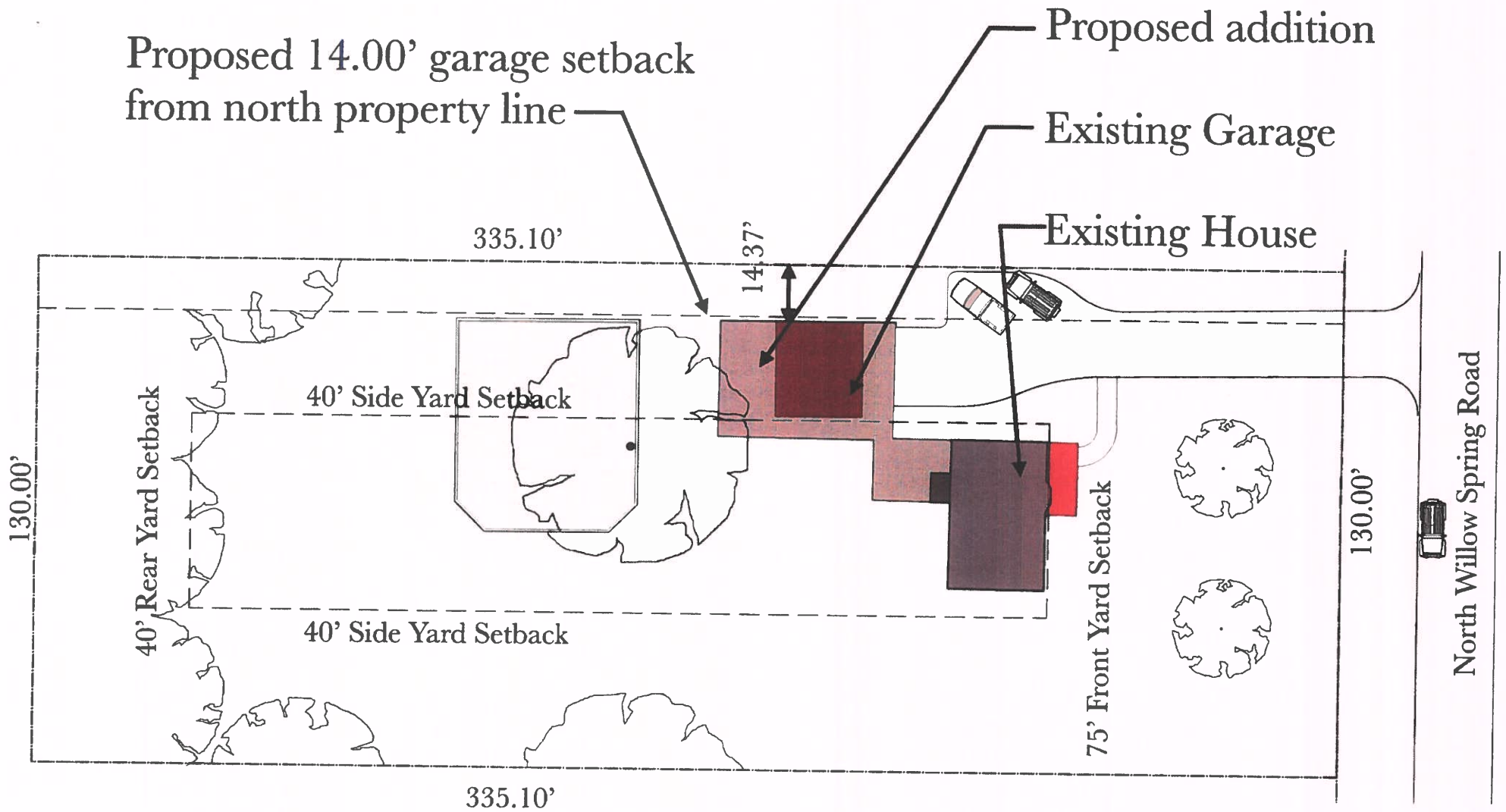
First Floor	985 s.f.
Front Porch	123 s.f.
Garage Detached	<u>548 s.f.</u>
Total	1,656 s.f.

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.

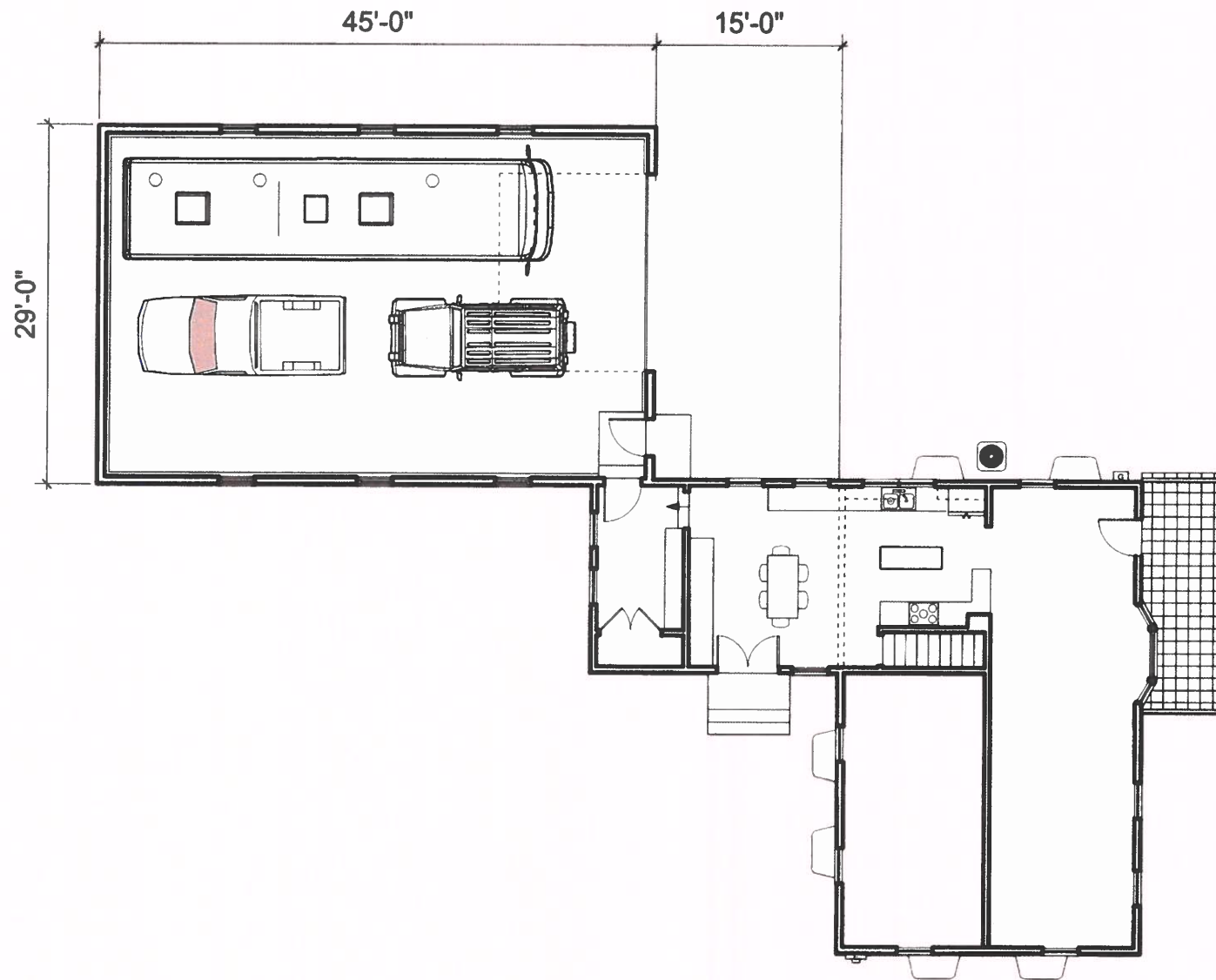
Building Height (T/foundation)	20'-0"
Remaining Allowable Building Height	15'-0"

Total Proposed Impervious Surface	5,328 s.f.
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Site Plan (Proposed)





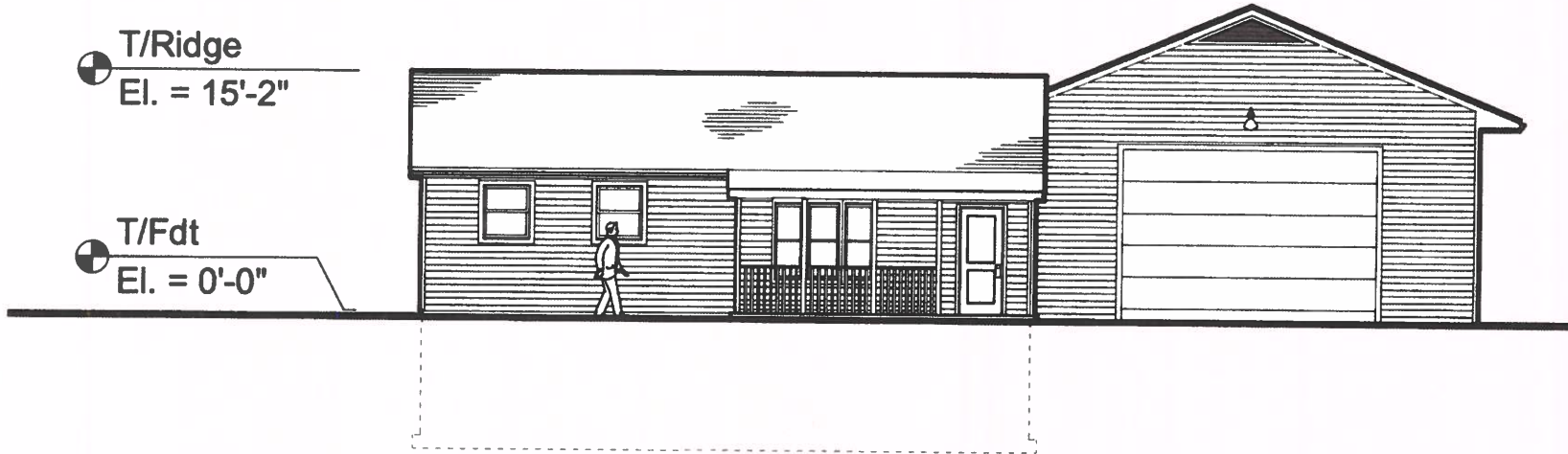
First Floor Plan (Proposed)



⊕ T/Ridge
El. = 20'-0"

⊕ T/Ridge
El. = 15'-2"

⊕ T/Fdt
El. = 0'-0"

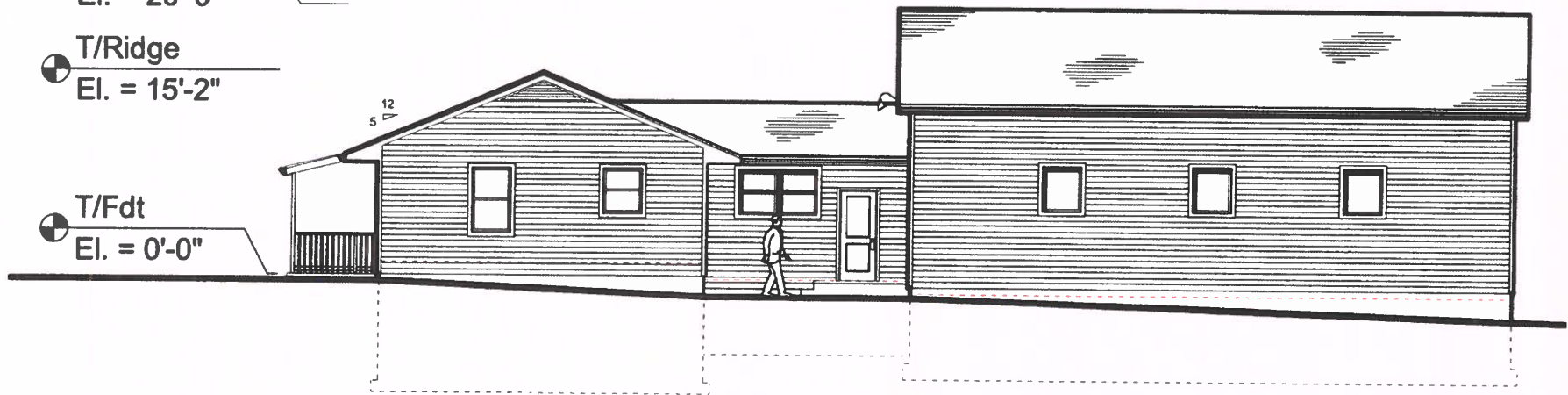


East Elevation (Proposed)

⊕ T/Ridge
El. = 20'-0"

⊕ T/Ridge
El. = 15'-2"

⊕ T/Fdt
El. = 0'-0"



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.



2021
PLAN COMMISSION & ZONING BOARD of APPEALS (PCZBA)
REGULAR & SPECIAL MEETING DATES

REGULAR MEETING DATE
(1st Tuesday of the Month)

SPECIAL MEETING DATE
(3rd Tuesday of the Month)

January 5, 2021

January 19, 2021

February 2, 2021

February 16, 2021

March 2, 2021

March 16, 2021

April 6, 2021

April 20, 2021

May 4, 2021

May 18, 2021

June 1, 2021

June 15, 2021

July 6, 2021

July 20, 2021

August 3, 2021

August 17, 2021

September 7, 2021

September 21, 2021

October 5, 2021

October 19, 2021

November 2, 2021

November 16, 2021

December 7, 2021

December 21, 2021

- **The Village of Long Grove PCZBA meets regularly at 7:00 p.m. every 1st Tuesday of each month in the Long Grove Village Hall unless otherwise noticed.**
- **Special meetings (@ 7:00 PM) are held as needed and typically scheduled for non-zoning related agenda items.**
- **Complete applications must be submitted at least 30 days prior to the scheduled meeting date.**