

July 7, 2020

Village of Libertyville Staff and ZBA Committee

Re: ZBA 20-12,13,14 Proposed Updates

Dear Staff and Committee:

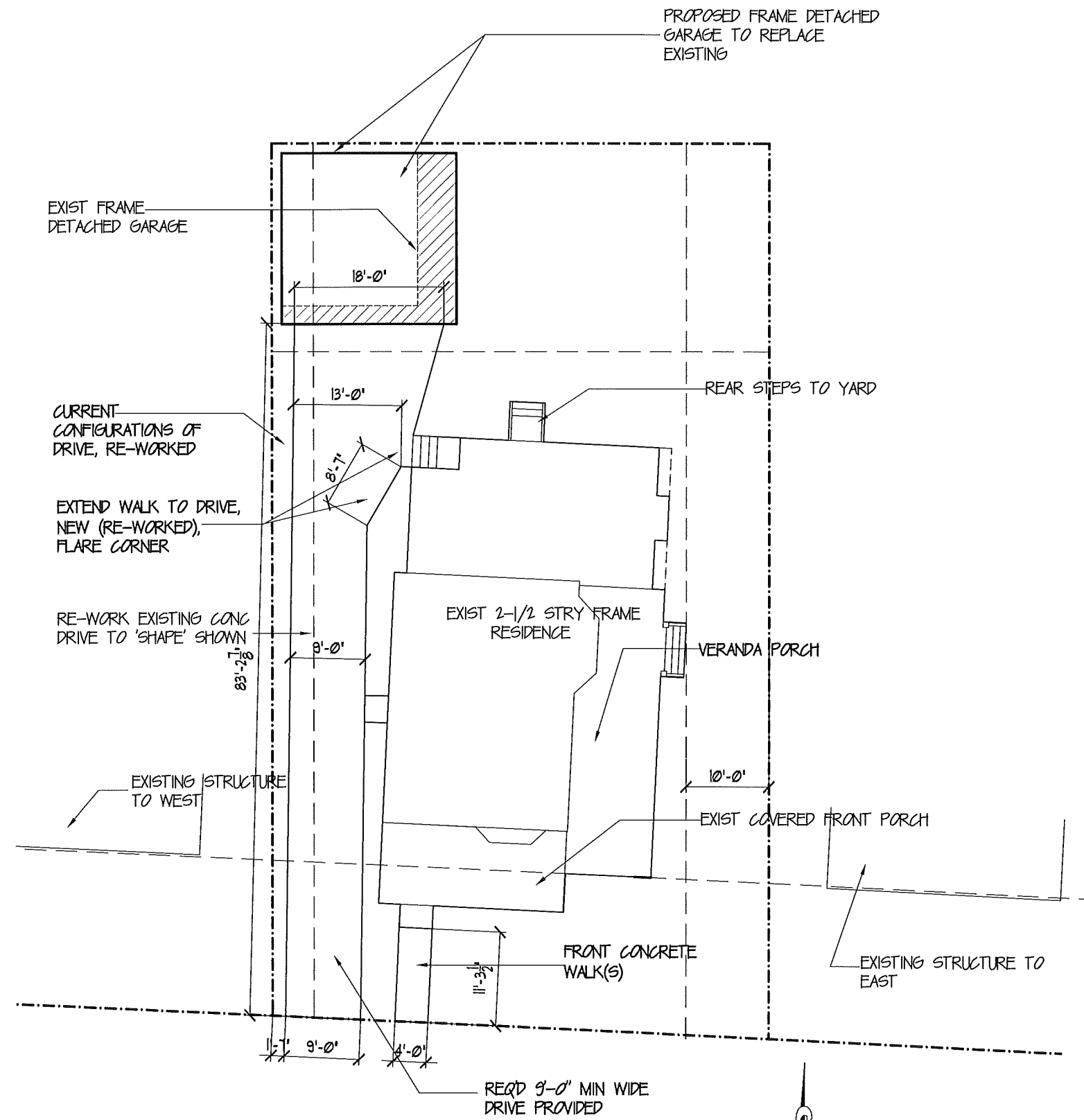
Here are updates based on feedback from the ZBA meeting, and the initial staff feedback from preliminary revisions submitted two weeks ago. I appreciate the feedback to date, and I hope these updates prove acceptable to the village staff and the ZBA committee.

Updates:

- Reduced the garage size to 20.5 deep by 21' wide. This will bring the building coverage to 34.98%, and therefore compliant, even with the undersized lot, eliminating the requirement of ZBA 20-13. The side and back lot variations ZBA 20-12(1 & 2) are still required and requested.
- I measured the current garage eaves, and they are 12" on the West side, and 4" on the North side. We have updated the plans to have 4" eaves on all sides of the new garage.
- The second story has been reworked to meet the village requirements of a half story, removing the rear shed dormer, and is now accessible by a pull-down stairway.
- The driveway and front walkway area are shown reworked to comply with the 9' minimum driveway width and accommodate the new garage entrance. The changes removed the connector path between the entrance walk. We adjusted the approach angle to the second garage to the minimum size we thought navigable. The net was a reduction of lot coverage from 49.96% (existing non-conforming – conforming during last permit) to 49.91%. This would still require the variance ZBA 20-14, which is requested.

Sincerely,

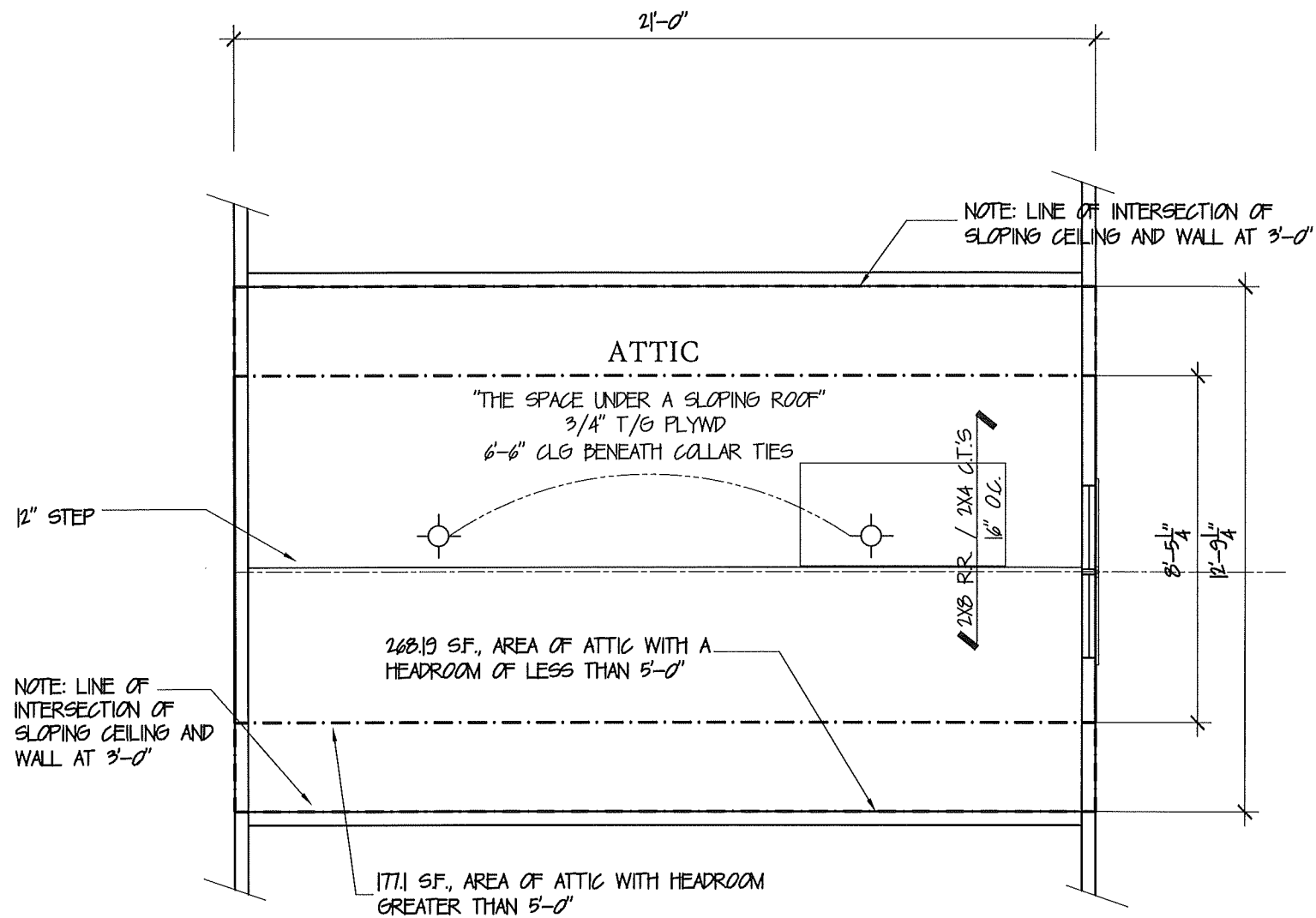
Kurt Wilcox and Anastasia Valassis



Design Date		7/7/2020					
Address:	Zoning District:	Min. Lot Area s.f.	Actual Lot Area s.f.	% of Min. Lot Area	S.F. Actual Lot Area LESS than Min.		
140 W. Sunnyside Place	R-7	7200	6361.4	88.4%	838.6	% of req'd / On a Conforming Lot of Record	S.F. Less than Minimum Req'd Lot Area
DETACHED ACCESSORY STRUCTURE							
	Code Required / Limitation	Existing (ft)	Proposed (ft)	Change/Deviation			
SETBACKS							
Interior Side West	5'	1.42	1.42	0	NO CHANGE		
Rear (North)	5'	1.01	1.01	0	NO CHANGE		
PROPERTY IMPROVEMENTS ANALYSIS							
	Code Required / Limitation	Existing (ft)	Proposed (ft)	Change/Deviation			
BUILDING COVERAGE							
	35% of Lot Area / 2226.5						
lot area / sq.ft.	7,200	6,361	6,361	7,200	88.4%	838.6	
House		1,795	1,795	-	SF	s.f.	
Garage		299	431	132	SF ADD		
Total Building Coverage	35%	2,094	2,226	2%	Percentage Add	30.9%	
Percentage		32.92%	34.98%				(would comply)
LOT COVERAGE							
	45% of Lot Area / 2862.6						
Structures		2,094	2,226	2,226			
Drive and Walkways		1,084	949				
Total Lot Coverage		3,178	3,175			44.1%	
Percentage		49.96%	49.91%				(would comply)

A **PROPOSED SITE PLAN**
SCALE 1/16" = 1'-0"

N O R T H



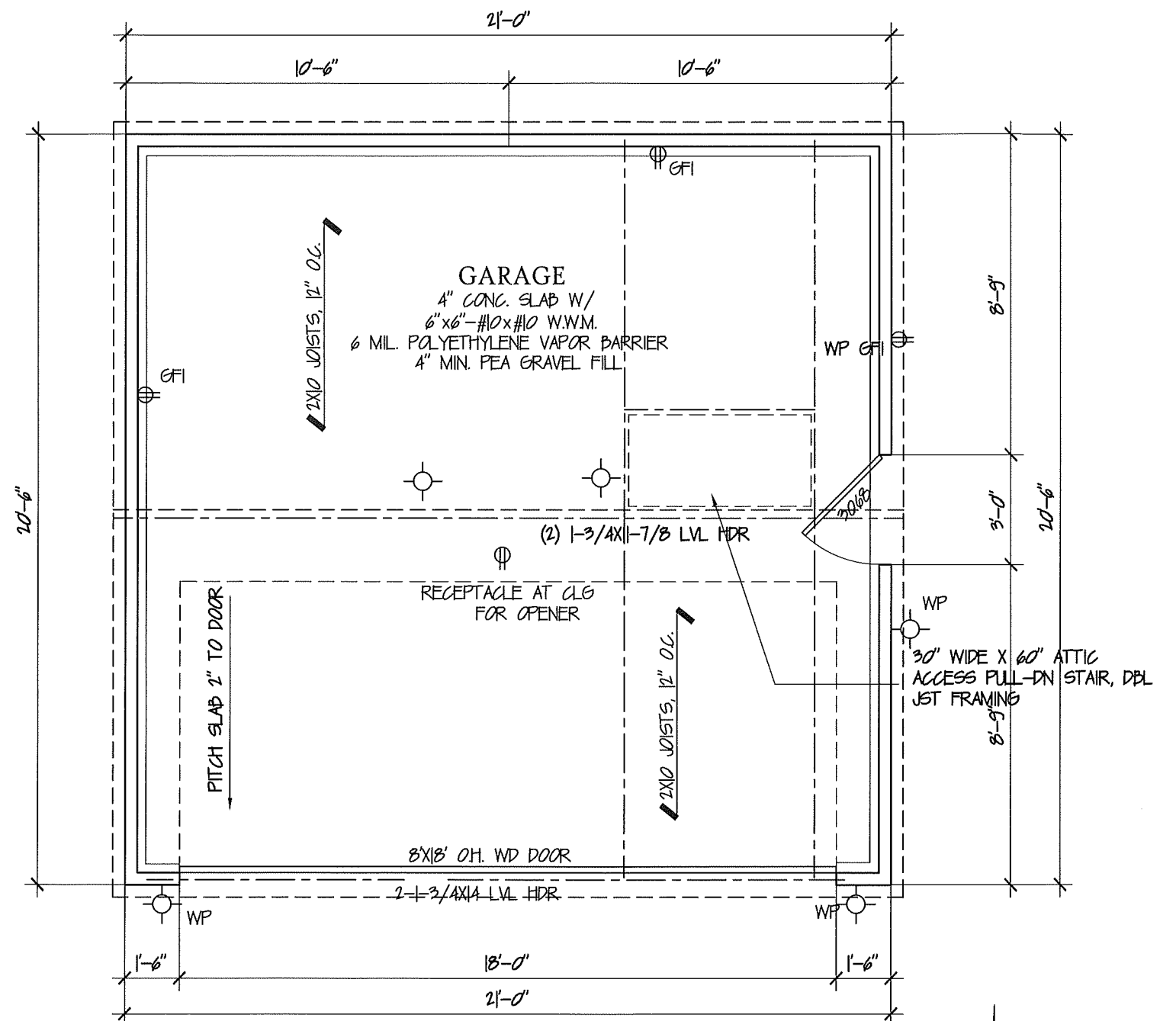
B ATTIC PLAN
SCALE 1/4"=1'-0"

1/2 STORY:
CONDITION 1: SPACE UNDER A SLOPING ROOF THAT HAS THE LINE OF INTERSECTION OF THE WALL AND ROOF FACE NOT MORE THAN 3' ABOVE THE FLOOR LEVEL - COMPLIES

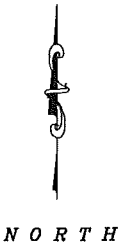
CONDITION 2: THE POSSIBLE FLOOR AREA WITH HEAD ROOM OF 5'-0" OR LESS OCCUPIES AT LEAST 40% OF THE TOTAL FLOOR AREA OF THE STORY DIRECTLY BENEATH:

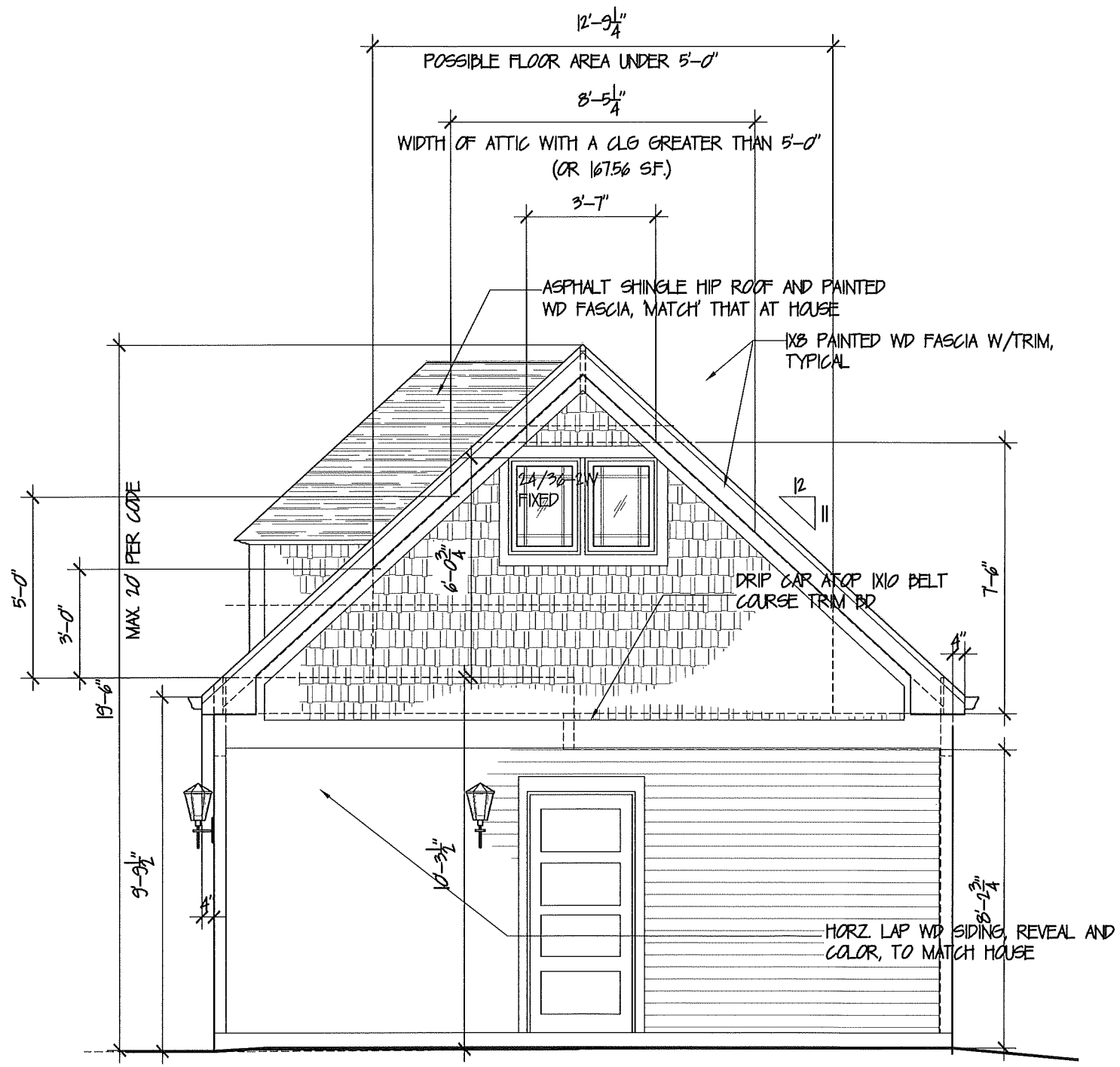
177.1 SF. ACTUAL
40% OF THE FLOOR AREA BENEATH = (430.5 X 0.4) = 172.2 SF. - COMPLIES

THUS THE ATTIC IS CONSIDERED A 'HALF STORY'



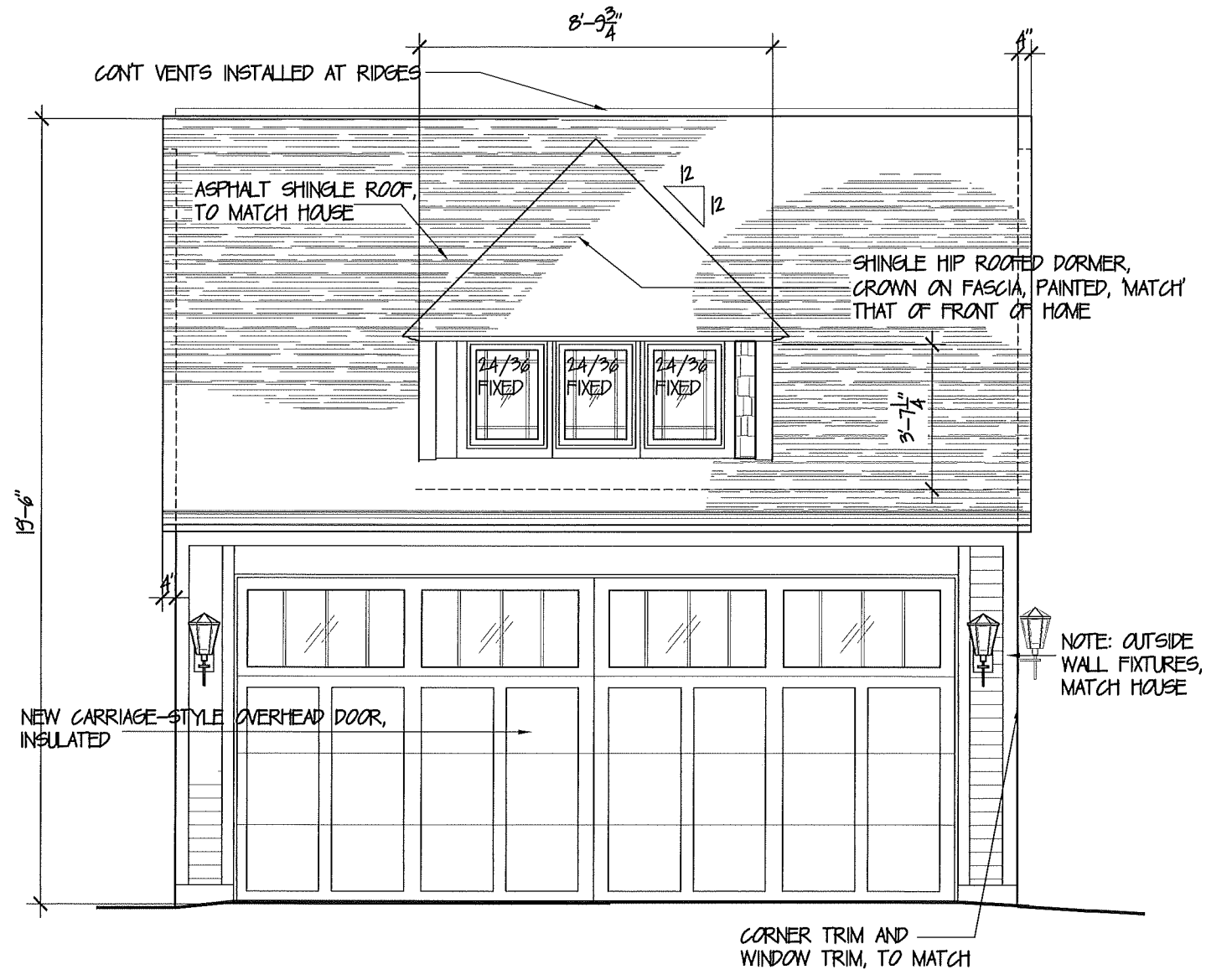
A FLOOR PLAN
SCALE 1/4"=1'-0" 430.5 S.F. GARAGE FLR AREA





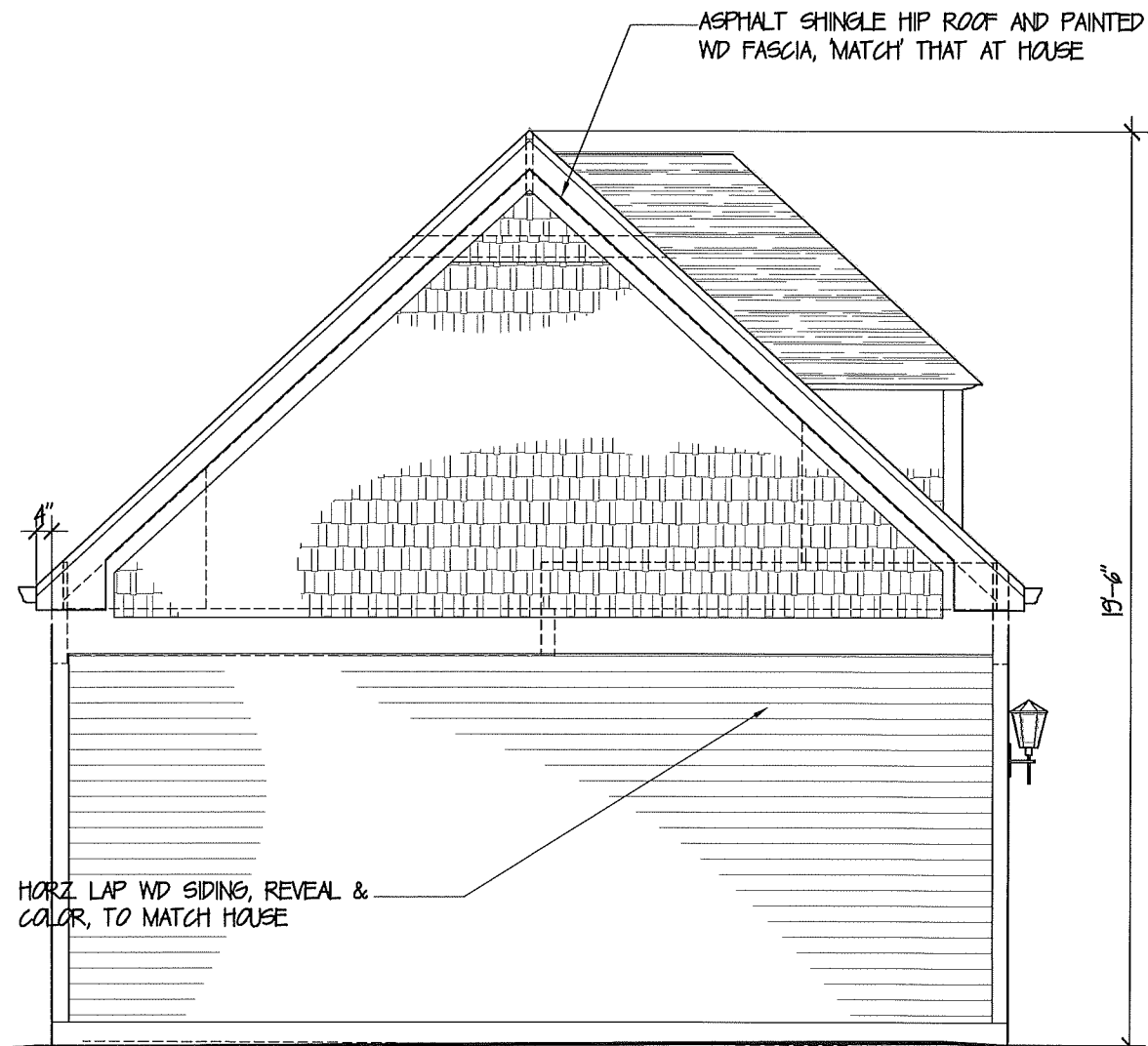
EAST ELEVATION

SCALE 1/4"=1'-0"

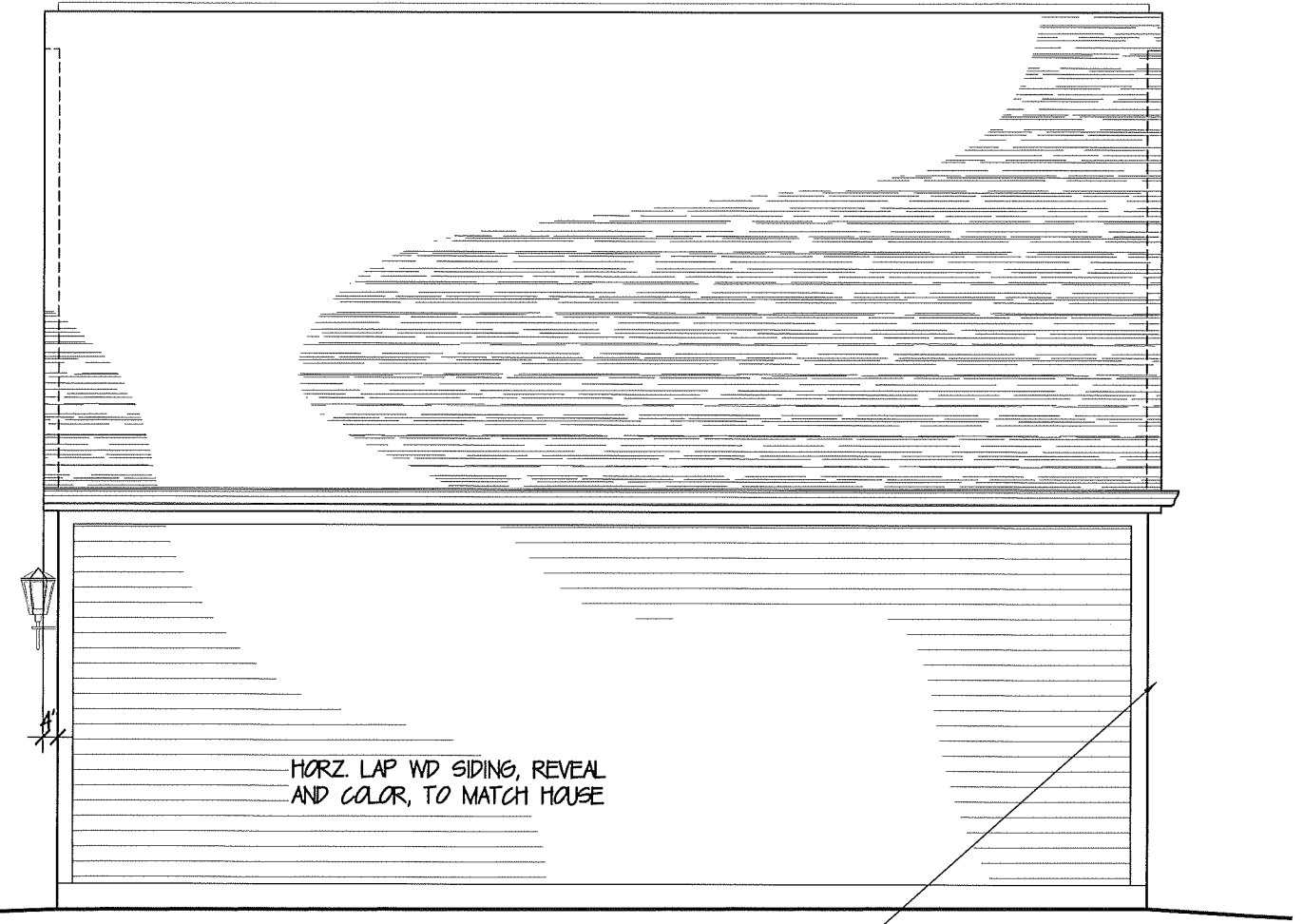


'FRONT' ELEVATION

SCALE 1/4"=1'-0"



B WEST ELEVATION
SCALE 1/4"=1'-0"



A REAR (NORTH) ELEVATION
SCALE 1/4"=1'-0"