

### **Agenda Item 3**

#### **845 Northmoor Road Side Yard Setback Variance**

Staff Report  
Vicinity Map  
Air Photo

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Existing and Proposed Elevations  
Existing and Proposed First Floor Plan  
Proposed Roof Plan and Section  
Rendering  
Proposed Site Plan – Relationship to Neighbor to East  
Proposed Grading Plan  
Correspondence



## STAFF REPORT AND RECOMMENDATION

TO: Chairman Bass and members of the Zoning Board of Appeals  
DATE: July 24, 2023  
FROM: Michelle E. Friedrich, Planning Technician  
SUBJECT: **Side Yard Setback Variance**

### **PROPERTY OWNER**

David and Rose Ann  
Simpson  
845 Northmoor Road  
Lake Forest, IL 60045

### **PROPERTY LOCATION**

845 Northmoor Road

### **ZONING DISTRICT**

R-1 – Single Family  
Residence

### **REPRESENTATIVE**

Daniel Lesus, architect

### **SUMMARY OF REQUEST**

This is a request for a recommendation in support of approval of a side yard setback variance to allow for a rear addition and wall mounted air conditioning unit.

The property is located on the south side of Northmoor Road, midblock between Wooded Lane and Sheridan Road. The property is in the Northmoor Terrace Subdivision which was approved in 1922. The parcel today is developed with a residence constructed in 1954.

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The property meets the minimum lot width in the R-1 zoning district of 75'.
- ❖ The property meets the minimum lot size in the R-1 zoning district of 9,375 square feet.
- ❖ The existing house complies fully with the side (west) and rear yard setbacks.
- ❖ The existing house does not comply with the front and side (east) yard setbacks.
- ❖ The detached garage does not comply with the accessory structure side (west) and rear yard setbacks.
- ❖ The proposed addition complies fully with the front, side (west) and rear yard setbacks.
- ❖ The proposed addition requires a variance from the 10-foot side (east) yard setback.

#### ***Physical, Natural or Practical Difficulties***

- ❖ The existing residence was constructed prior to the present day setback requirements.

- ❖ Northmoor Terrace Subdivision was approved by the City in 1922, prior to the City's adoption of a Zoning Code and setback requirements.

### **STAFF EVALUATION**

The existing residence is approximately 7 feet from the east (side) property line, rather than the required 10 feet. The proposed project includes a rear, single story addition and a new wall mounted air conditioning unit for the new space. The proposed addition would follow the east wall of the existing house, extending it 11 feet to the south and the proposed eave matches the eave of the house measured at 2 feet.

The existing air conditioning unit is located along the east side of the house, within the side yard setback and north of the proposed wall mounted unit. The area is enclosed with a 6' high fence along the north and east sides and the ground is covered with gravel. The proposed wall mounted air conditioner unit is 11 ¼ inches deep and is set 4 inches from the wall of the house, approximately 5 ½ feet from the east property line and does not extend past the furthest extent of the proposed sunroom addition.

There is a 21" oak tree south of the proposed addition and the property owners desire to preserve the tree. The City's Arborist has reviewed the plan and is supportive of the project and the tree maintenance plan provided by the petitioners. There is an existing fence along the east property line and some landscape screening inside of the fence. No further plantings are proposed.

The owner of the property to the east recently received approval from the Building Review Board to demolish the residence and construct a replacement residence. Site plans showing the relationship of the subject property with the neighboring property existing and proposed conditions were provided by the petitioners and is included in the Board's packet.

### **FINDINGS OF FACT**

Based on review of the information submitted by the petitioners, a site visit and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The requested variance from the side yard setback will not alter the essential character of the neighborhood. The addition and wall mounted air conditioning unit as proposed are generally compatible with the existing residence and surrounding neighborhood.
2. The conditions upon which the variance is requested, including the original siting of the house and the adoption of the zoning regulations after the property was created through a subdivision in 1922, and after the house was constructed, are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City.
3. The existing residence does not conform to the current 10-foot side yard setback requirement. The hardship in conforming to the required setback is a result of the original construction of the residence prior to adoption of the current setback regulations. The extent of the proposed encroachment does not exceed the existing encroachment of the house.

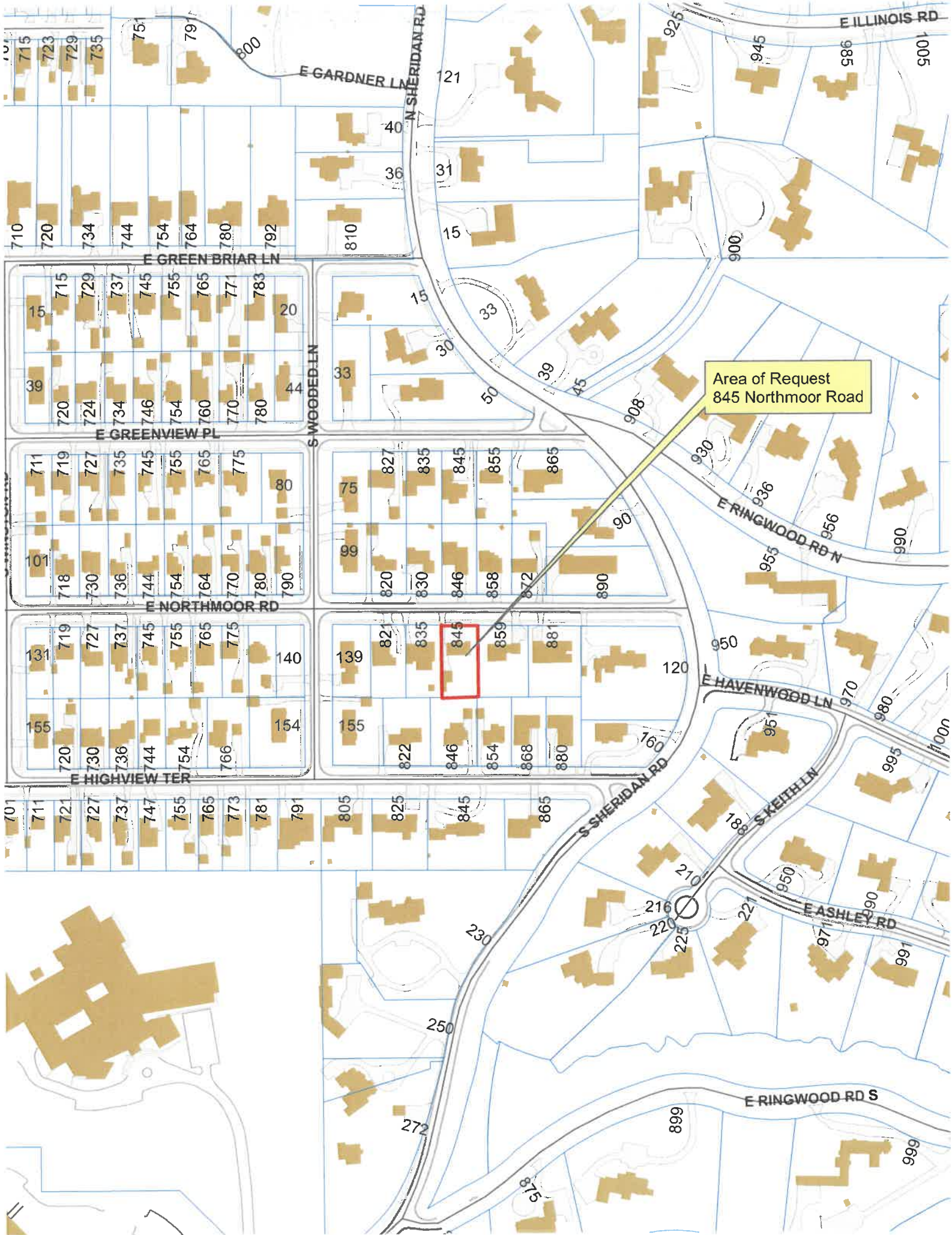
4. The variance and the resulting modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed modifications are intended to upgrade the home.

**PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at various public locations. As of the date of this writing, two letters have been received in support of the project and one letter in opposition and all are included in the Board's packet.

**RECOMMENDATION**

Based on the findings presented above, recommend approval to the City Council of a variance to allow a rear addition and wall mounted air conditioning unit no closer than 5 feet to the side (east) property line, consistent with the site plan submitted to the Board.



Area of Request  
845 Northmoor Road

845



Area of Request  
845 Northmoor Road



THE CITY OF LAKE FOREST
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 845 Northmoor Road Lake Forest, IL
ZONING DISTRICT Single family residential R-1

Property Owner (s)

(may be different from project address)

Name David E. Simpson & Rose Ann Simpson
Joint Tenancy dtd 12/28/05
Address 845 Northmoor Road Lake Forest IL
Phone 847-602-9363 Fax NA
Email roseanns@aol.com

Applicant/Representative

(if different from Property Owner)

Name Daniel Lesus-Architects, P.C.
Title Design, Planning, Consulting
Address 1033 Holly Circle Lake Zurich, IL
Phone 847-502-5051 Fax 847-550-1075
Email dlarchitectspc.com

Beneficial Interests

- Corporation [ ] See Exhibit A
Partnership [ ] See Exhibit B
Trust, land or other [ ] See Exhibit C

Staff Reports are Available the Friday before the Meeting
Email Report: Owner [ ] Representative [ ]
Fax Report: Owner [ ] Representative [ ]
Pick Up Report: Owner [ ] Representative [ ]

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

David E. Simpson (signature) 6/9/2023 (date)
Owner Date

Rose Ann Simpson (signature) 6/9/2023 (date)
Owner Date

Applicant/Representative Date

1007-1

Rose Ann and David Simpson  
845 Northmoor Road  
Lake Forest, IL 60045

Application for Zoning Variance at 845 Northmoor Road  
City of Lake Forest Zoning Board of Appeals  
May 1, 2023

**Statement of Intent:** We are submitting this application to ask for a variance on the East set back requirements of our existing property to construct a room addition at 845 Northmoor Road. We would like the addition to look as if it has always existed, not tacked on as an after thought. This room would be an all season sunroom with large windows accessible from our master bedroom and the back yard. It would extend the East wall of the existing house eleven feet. It will be used as a quiet, personal retreat for enjoying a good book with a refreshing beverage, not for entertaining groups of people. The proposed addition does not disrupt the current footprint of the house. An independent HVAC unit will be installed. We have contacted the city arborist to discuss measures we can do ahead of actual construction to preserve a large and healthy Oak tree near by.

**Our History:** We purchased the property at 845 Northmoor Road about five years ago to downsize from a busy retirement life style of travel, winters in Arizona, and Lake Michigan boating. Our previous home at Crystal Point Condominiums in North Lake Forest supported leaving it frequently, but as we got older, we missed the advantages of a yard and more private space. We wanted to continue living in the area where we grew up and raised our family. The move from a condo to a single family home is unusual for people our age, but the South Park Neighborhood with its varied real estate opportunities and demographic diversities is a perfect solution. The house we purchased is small but attractively designed and well maintained. The exterior needed some loving care. We have completed extensive drainage improvements, new landscaping, a new driveway and a rebuilt front entry.

**The Rationale for the Proposed Addition:** Our 1300 square foot home is tiny by any standards. The proposed 11 by 14 addition would increase the square footage to 1454. It will provide a sitting room next to our bedroom where we can enjoy the beautiful out door spaces we have improved. It supports the post covid housing trend of blending outdoor and indoor living, the concept of aging in place, as well as being a desirable retirement home or a first home for young families in the future.

**Unique Limitations of this Project:** A zoning variance is needed to start this project. The ideal spot to place this addition is on the Southeast corner of the existing house creating an L shape design from the exterior and a symmetrical look from the interior that doesn't interfere with the flow of traffic pattern in either place. The existing 7 foot east side wall is nonconforming to current guidelines, because the house was built in 1953, before the R1 Zoning District side line requirement increased to 10 feet. We

think the proposed 7 foot set back for the addition would be in harmony with our property, the neighborhood, and the community.

**Addressing the Standards for Variance:**

- (1) The proposed variance would not alter the **essential character of the subject property or the larger South Park neighborhood**. The new addition would not be visible from the street. The preservation of the one tree that might be affected by its construction has already been addressed. The design aspects of the original house and newer garage will be maintained in exterior building materials and roofline. The finished project will maintain the diversity of home sizes and price in the desirable South Park neighborhood
- (2) The conditions upon which this petition is based are **unique to this property**, because it was built before the Zoning change of side yard setbacks from 7 feet to 10. There is no other side of the existing house to build an addition without changing **the essential character of the property**. There are few 1300 square foot homes in the neighborhood with a small lot size that this variance request would apply to.

We did an **informal concept study** of moving the proposed addition 4 feet to the West in order to comply with current set back requirements, but that would not eliminate the fact that the existing house is nonconforming. That proposal would not flow from the existing house as well as our proposal. The U shape would decrease the functionality of our back yard and patio by protruding into the open space we now use. From the interior this proposal would lack symmetry of design and contribute to nonfunctional furniture placement.

- (4) The proposed addition **would not increase congestion on Northmoor Road**. The house would remain a small family home, invisible from the street. There is **no increase in Public safety or possible danger from fighting a fire**. The access to the back yard remains the same as the original structure by a driveway for vehicles and walking by people. **Property values would be enhanced** by making the current house larger. The **859 Northmoor Road property next to us** has an architectural plan for a two story home, approved but not permitted. **There will be 21 feet between the properties. Our addition would not impair their supply of light and ventilation**. Last, we have a **6 foot stockade fence and landscaping on our property that enhances their privacy and ours**. Please approve this request for a zoning variance. Please call 847-602-9363 (Rose Ann's cell) with any questions. Thank you.

Owners Signatures and Date of Request:

David E. Squire 6/9/23

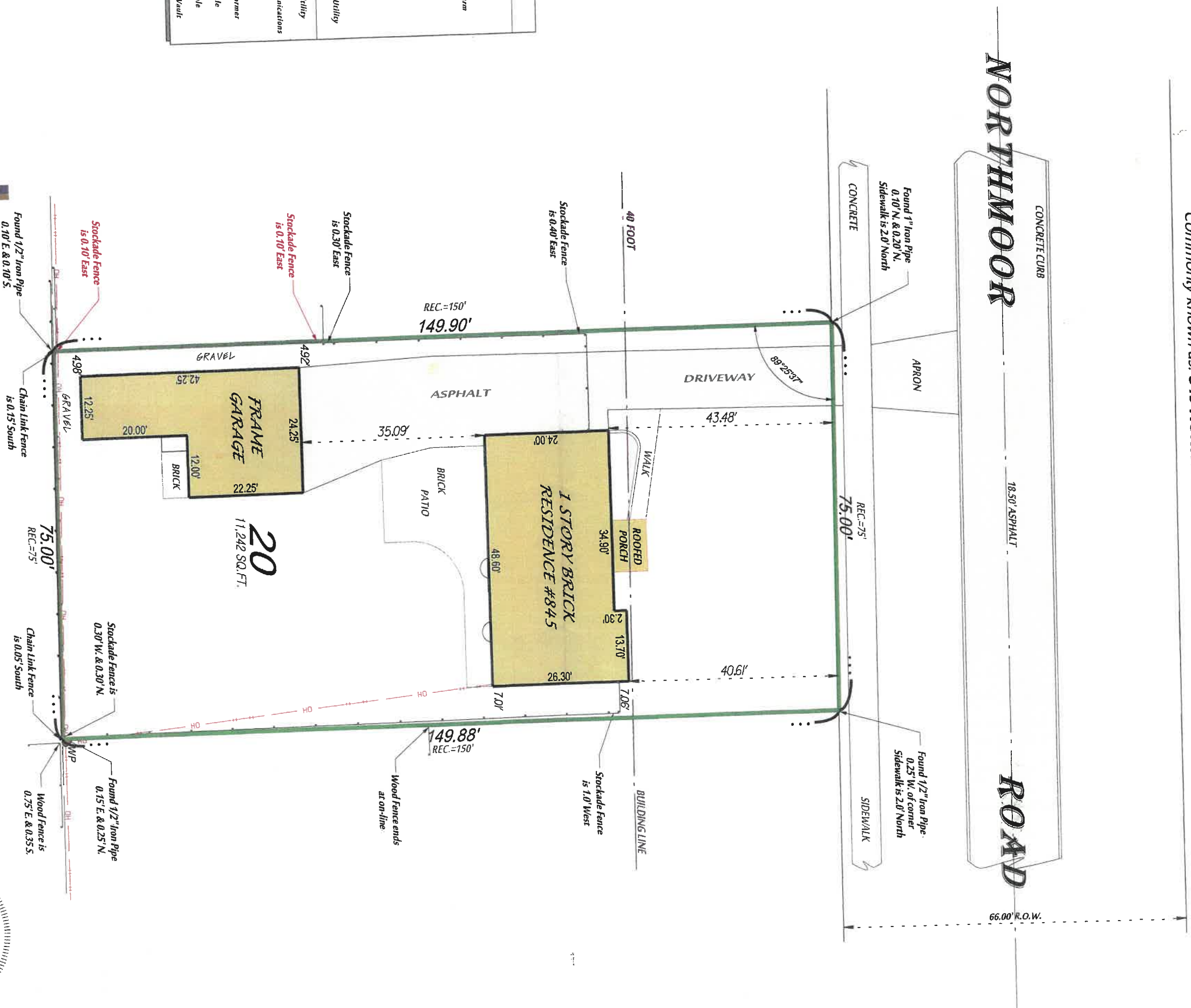
Rachael Simpson 6/9/23

R. E. DECKER  
(1933-1999)

R. G. PAVLETIC  
P. L. S. 035-3261

# Plat of Survey

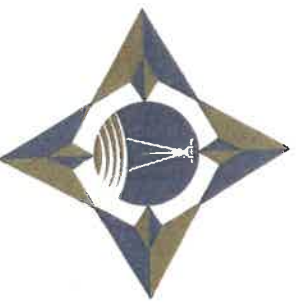
of  
Lot 20 in Northmoor Terrace, being a Subdivision of Lots 304 and 305 of the Original Subdivision of Lake Forest, in Section 3, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Northmoor Terrace, recorded July 6, 1922 as Document 213550, in Book "1" of Plats, Page 16, in Lake County, Illinois.  
Commonly known as: **845 NORTHMOOR ROAD, LAKE FOREST, ILLINOIS.**



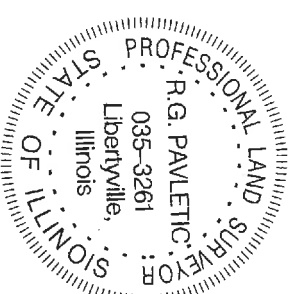
Light Pole	Light on Crossarm
Traffic Light	Hand Hole
Traffic Light	Traffic Vault
Underground Utility Marker	Wood Utility Pole
WP	Communications Riser
3/4"	Meter
M	Transformer
■	Manhole
●	Manhole
●	Valve Vault



THOMAS MEYER  
SIMPSON



**R E DECKER**  
PROFESSIONAL LAND SURVEYORS PC  
114 E. COOK AVENUE  
LIBERTYVILLE, IL 60048  
TEL. 847-362-0091  
DeckerSurvey@gmail.com



P L S  
I I  
S I

Compare the Description on t.  
stakes to this Plat before buil  
Dimensions are shown in feet  
or Building Department for ad  
may exist.

expires 11-30-18

7/19/2023 6:12:19 PM

**ZONING INFORMATION:**

ZONED: R1 SINGLE-FAMILY RESIDENCE  
 LOT AREA = 11,241 SQUARE FEET  
 MINIMUM FRONT YARD SETBACK: 40 FEET  
 MINIMUM SIDE YARD SETBACK: 10 FEET  
 MINIMUM REAR YARD SETBACK: 35 FEET  
 MAXIMUM BLDG. HEIGHT: 30 FEET

MAX BLDG. SIZE: (11,241 X .14) = 1593.74  
 GARAGE ALLOWANCE: 576 SQUARE FEET  
 EXISTING GARAGE SQUARE FOOTAGE: 784.21 SQUARE FEET  
 GARAGE ADDED TO BLDG. SIZE: 208.21 SQUARE FEET

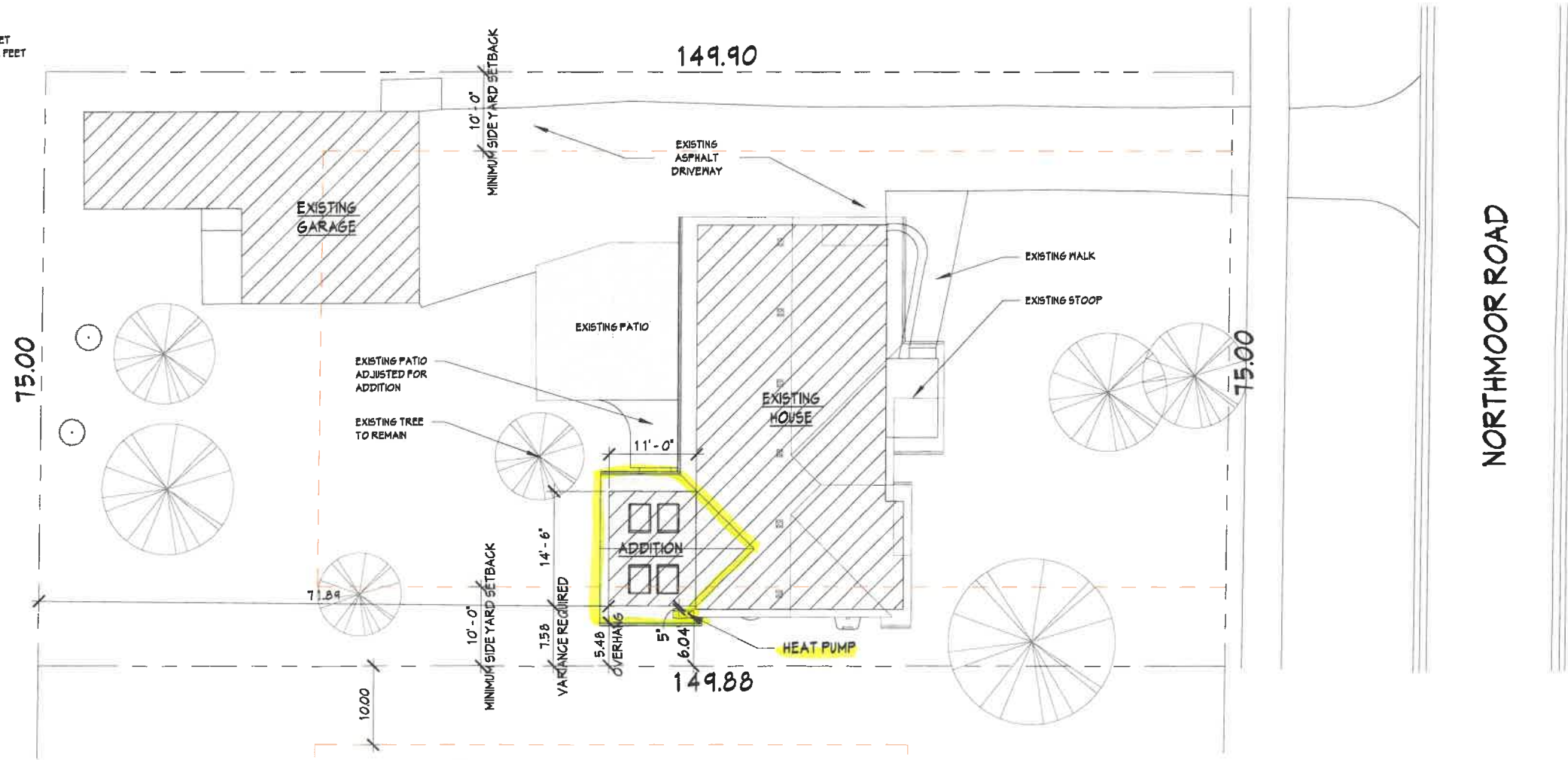
EXISTING BLDG. SIZE: 1,197.4 + 208.21 = 1,405.61 SQUARE FEET  
 PROPOSED BLDG. SIZE: 1,406.11 + 154.5 = 1,560.61 SQUARE FEET

**SITE INFORMATION:**

ZONED: R1 SINGLE-FAMILY RESIDENCE  
 LOT AREA = 11,241 SQUARE FEET

**EXISTING IMPERVIOUS AREA:**  
 HOUSE/PORCH/P.M. 1,243 S.F.  
 GARAGE 784 S.F.  
 WALKS/STOOPS/PADS 111 S.F.  
 DRIVE 1,533 S.F.  
 WALLS 21 S.F.  
 PATIO 511 S.F.  
 TOTAL EXISTING 4,253 S.F. (37.8%)

**PROPOSED IMPERVIOUS AREA:**  
 HOUSE/PORCH/P.M. 1,240 S.F.  
 ADDITION 154 S.F.  
 GARAGE 784 S.F.  
 WALKS/STOOPS/PADS 129 S.F.  
 DRIVE 1,533 S.F.  
 WALLS 21 S.F.  
 PATIO 444 S.F.  
 TOTAL PROPOSED: 4,354 S.F. (38.7%)  
 NET INCREASE: 101 S.F. (0.02%)



1 SITE PLAN  
 SCALE: 1" = 15'-0"

E:\Projects\23890\45 E Northmoor Road, Lake Forest.rvt

VARIANCE SUBMITTAL  
 JUNE 13, 2023

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 Lake Zurich, IL. 60047 F: 847.550.1075  
 dlarchitectspc.com

SIMPSON RESIDENCE - ADDITION  
 845 E. NORTHMOOR ROAD  
 LAKE FOREST, IL. 60045

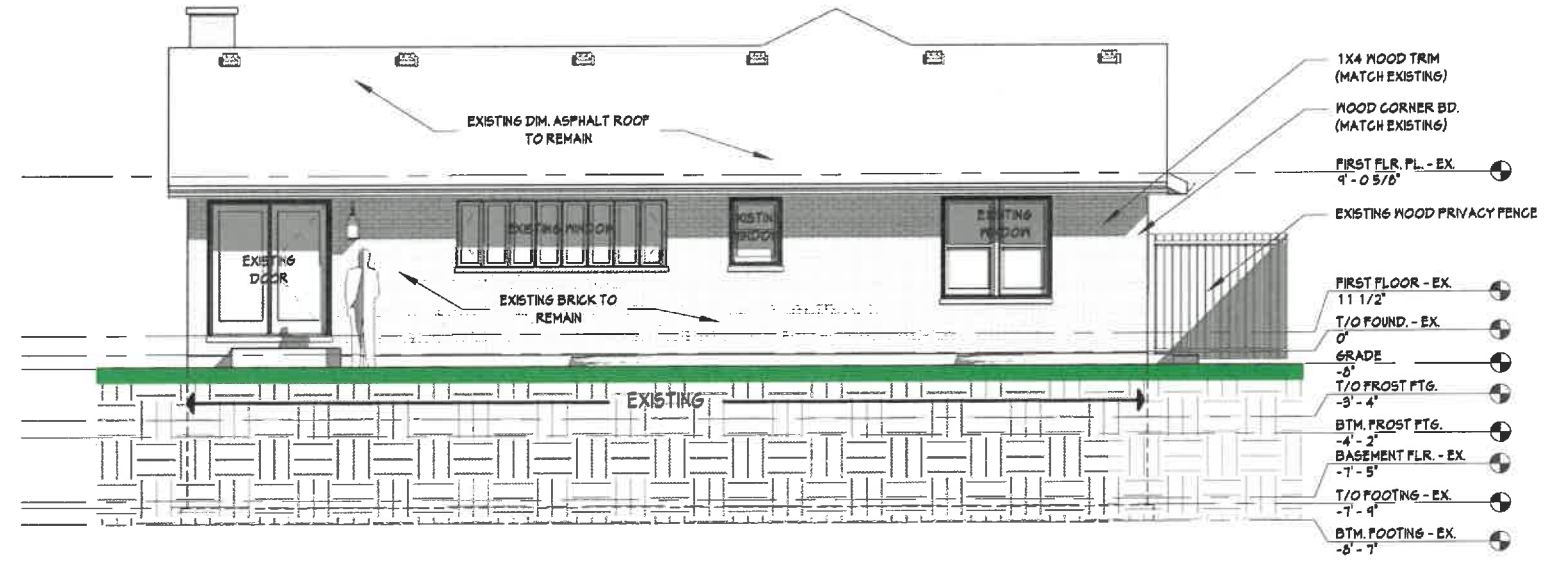
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.	23.890

SHEET:  
 8  
 SITE PLAN  
 © COPYRIGHT 2023 BY  
 DANIEL LESUS ARCHITECTS, P.C.

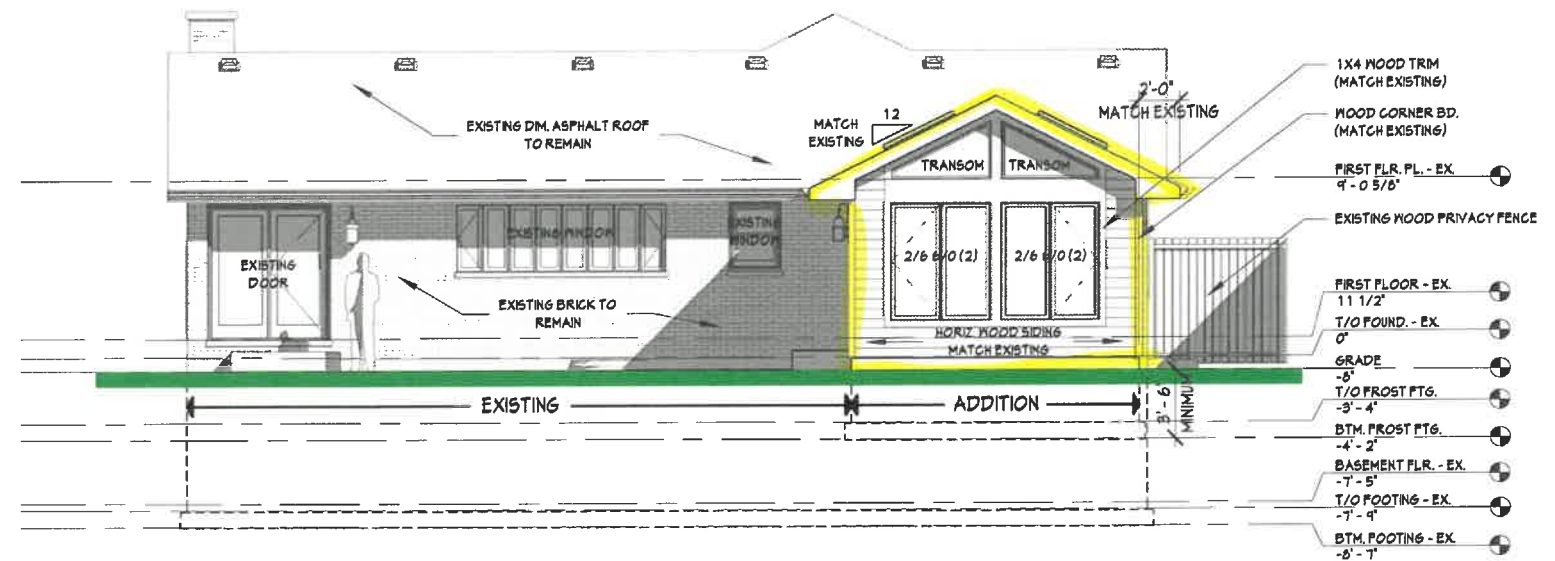
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**3** EXISTING SOUTH PHOTO  
SCALE: N.T.S.



**1** SOUTH ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



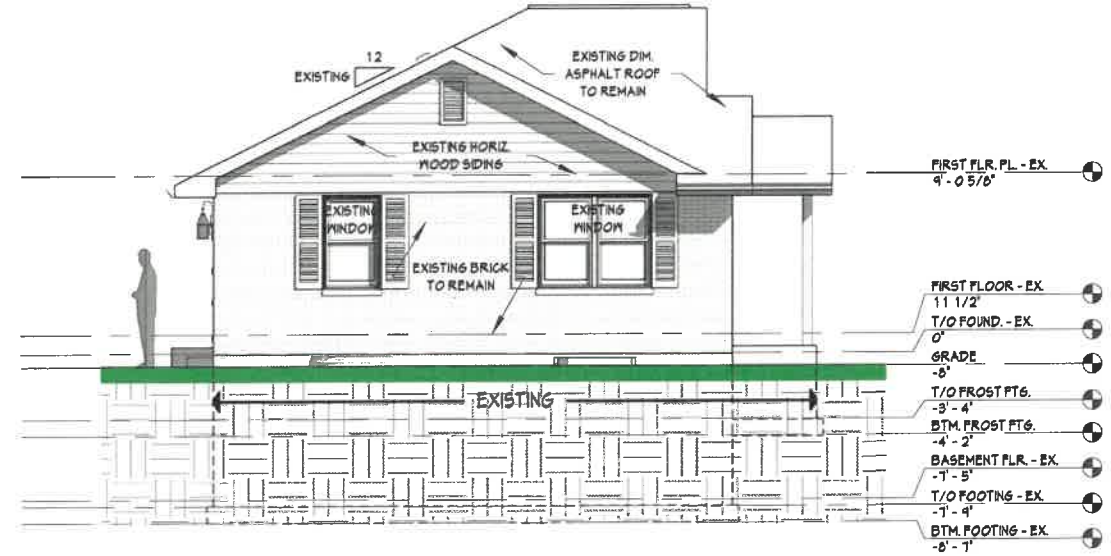
**2** SOUTH ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

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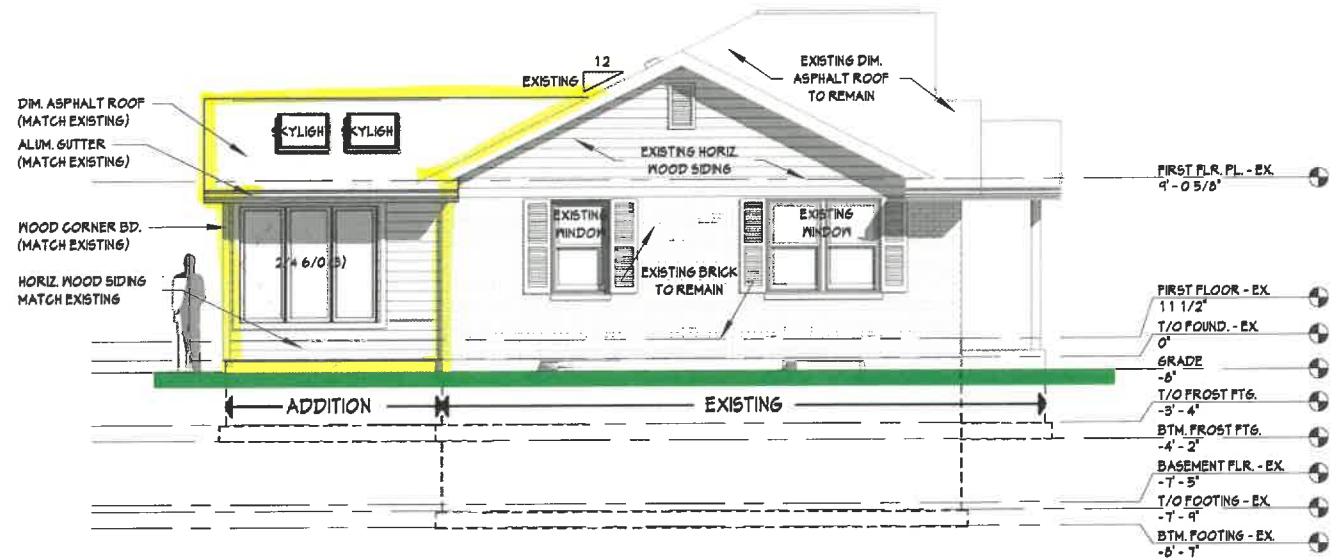
VARIANCE SUBMITTAL JUNE 13, 2023	<b>DANIEL LESUS ARCHITECTS, P.C.</b> <small>DESIGN • PLANNING • CONSULTING</small> 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectpc.com	<b>SIMPSON RESIDENCE - ADDITION</b> 845 E. NORTHMOOR ROAD LAKE FOREST, IL. 60045	PERMIT: REVISION: REVISION: PROJECT NO. 23.890	SHEET: <b>5</b> SOUTH (REAR) ELEVATION <small>© COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.</small>
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3 EXISTING EAST PHOTO  
SCALE: N.T.S.



1 EAST ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

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JUNE 13, 2023

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Lake Zurich, IL. 60047 F: 847.550.1075  
dlarchitectspc.com

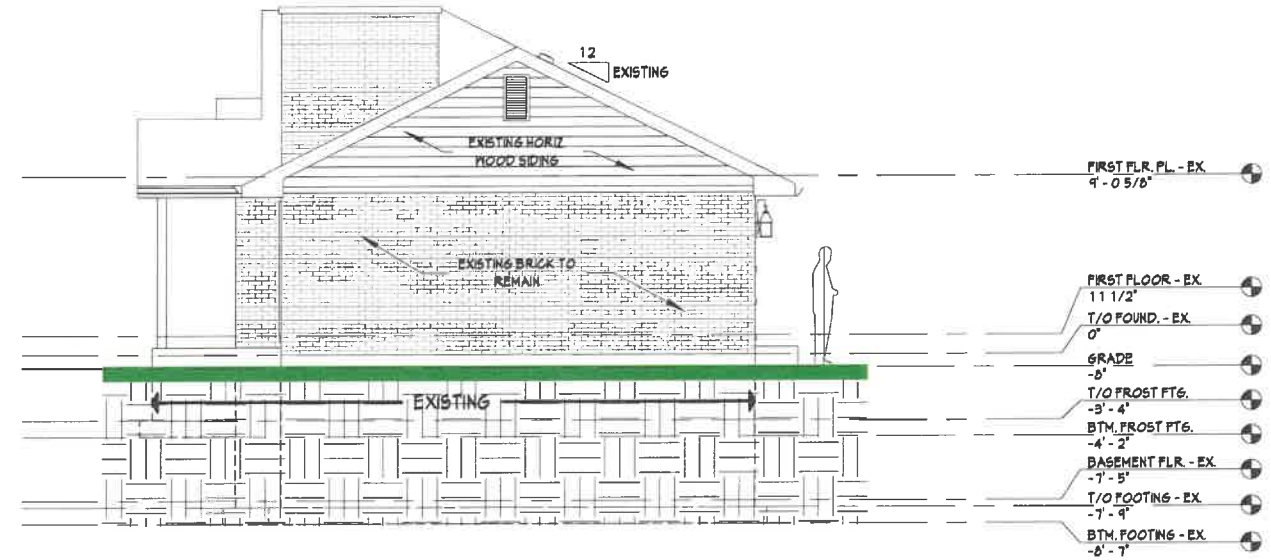
SIMPSON RESIDENCE - ADDITION  
845 E. NORTHMOOR ROAD  
LAKE FOREST, IL. 60045

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REVISION:  
PROJECT NO. 23.890

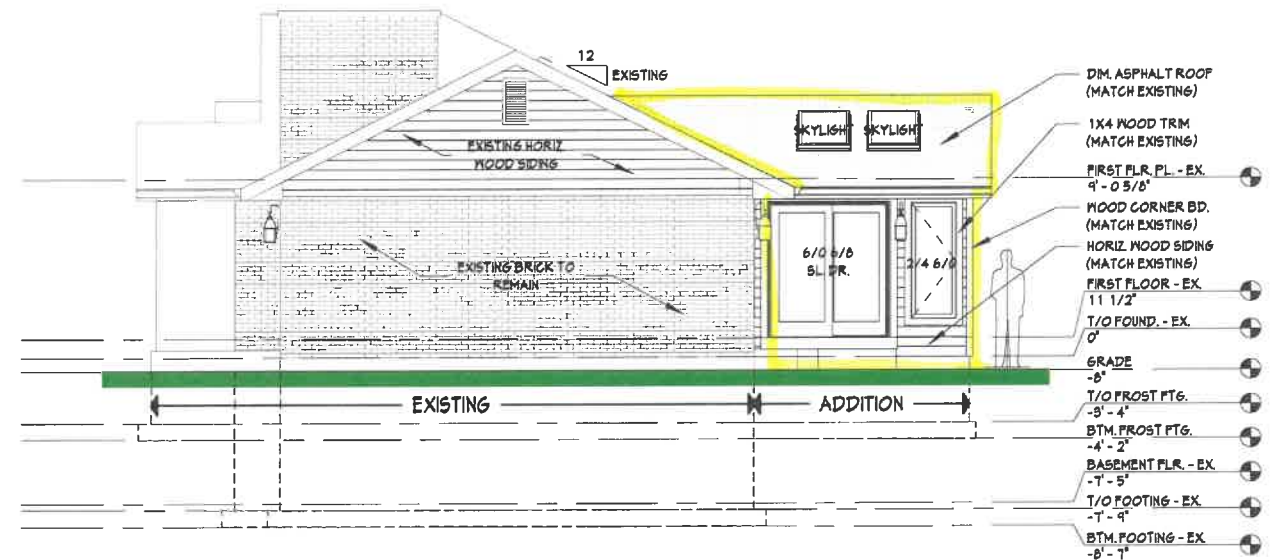
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6  
EAST (LEFT) ELEVATION  
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**3** EXISTING WEST PHOTO  
SCALE: N.T.S.



**1** WEST ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



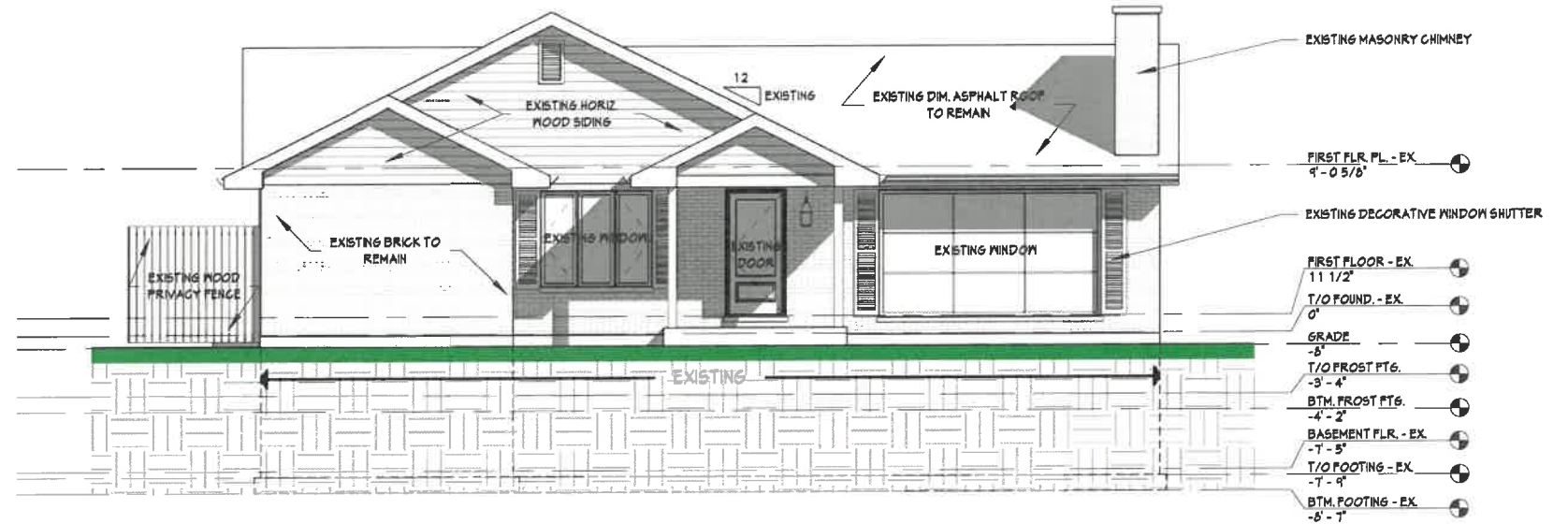
**2** WEST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

VARIANCE SUBMITTAL JUNE 13, 2023	<b>DANIEL LESUS ARCHITECTS, P.C.</b> DESIGN • PLANNING • CONSULTING 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL 60047 F: 847.550.1075 dlarchitectspc.com	SIMPSON RESIDENCE - ADDITION 845 E. NORTHMOOR ROAD LAKE FOREST, IL 60045	PERMIT: REVISION: REVISION: PROJECT NO. 23.890	SHEET: <b>4</b> WEST (RIGHT) ELEVATION © COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.
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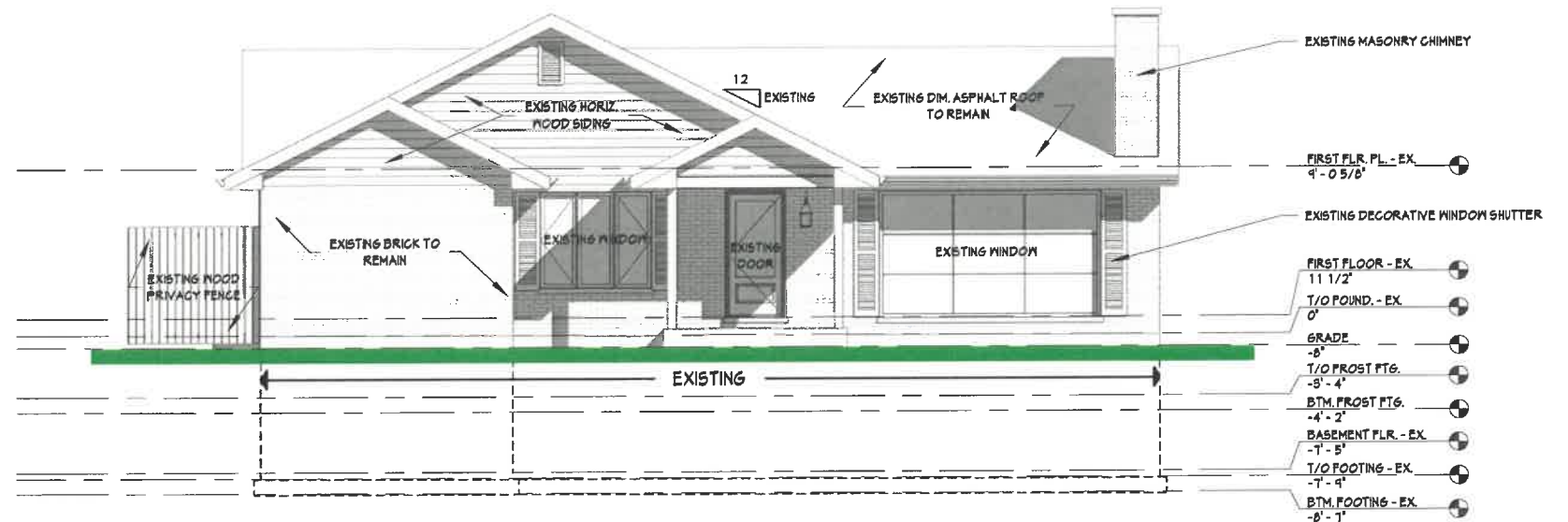
3 EXISTING NORTH PHOTO  
SCALE: N.T.S.



1 NORTH ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



4 VIEW FROM STREET  
SCALE: N.T.S.



2 NORTH ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

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VARIANCE SUBMITTAL JUNE 13, 2023
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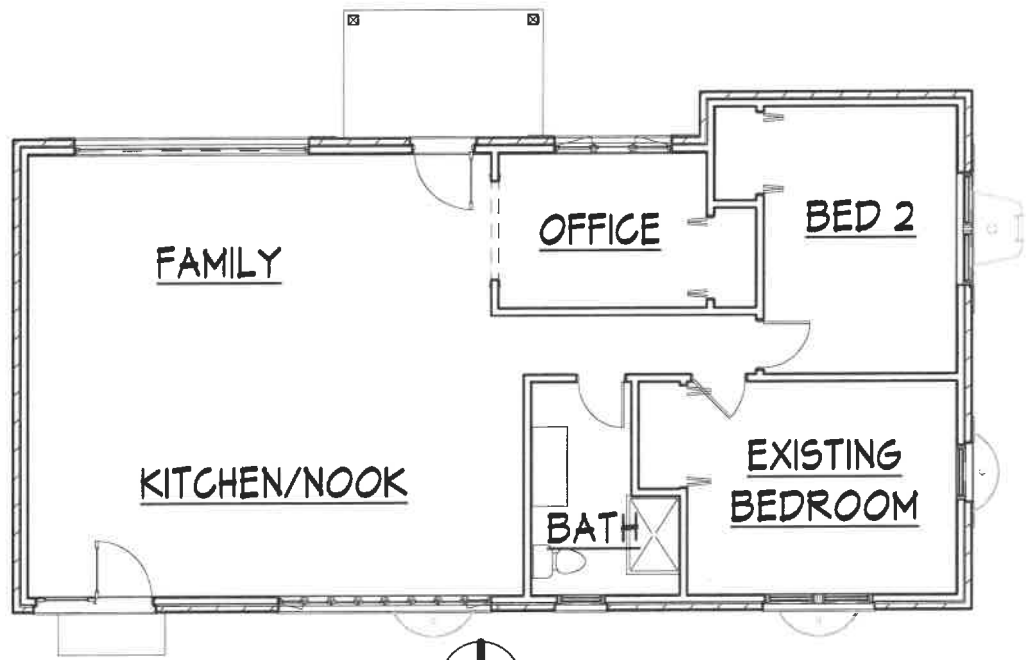
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<b>SIMPSON RESIDENCE - ADDITION</b> 845 E. NORTHMOOR ROAD LAKE FOREST, IL. 60045
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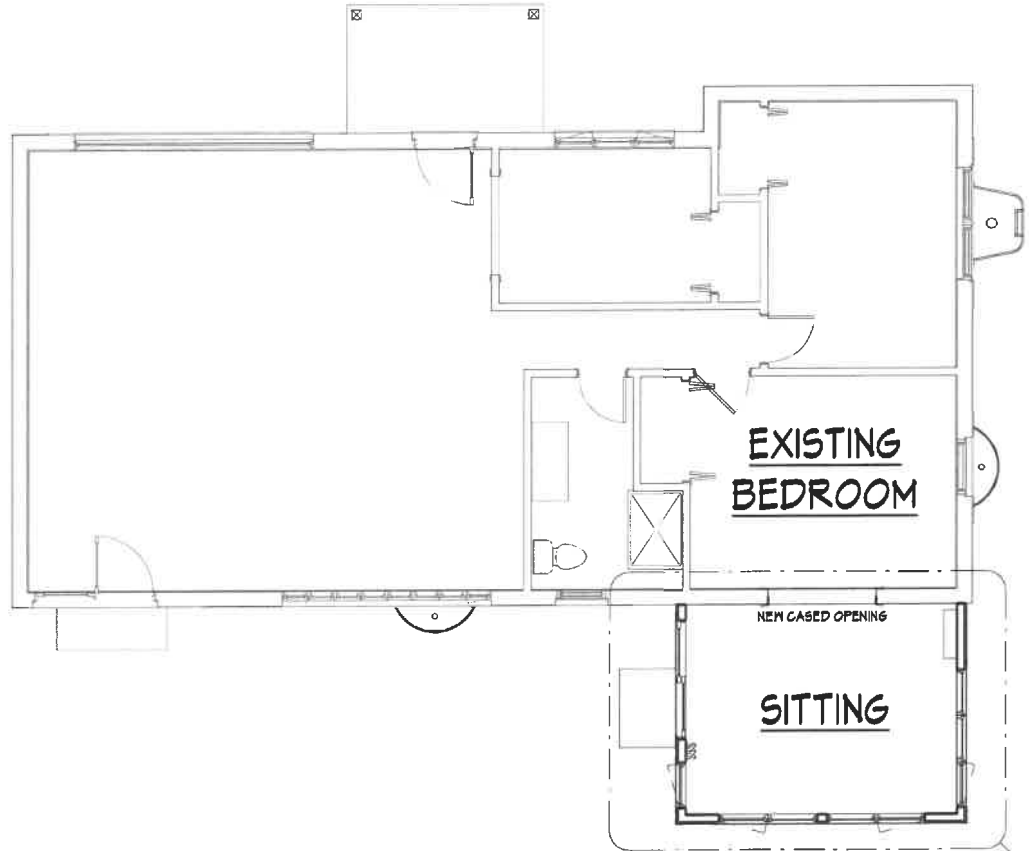
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PROJECT NO.	23.890

SHEET:	<b>3</b>
NORTH (FRONT) ELEVATION	
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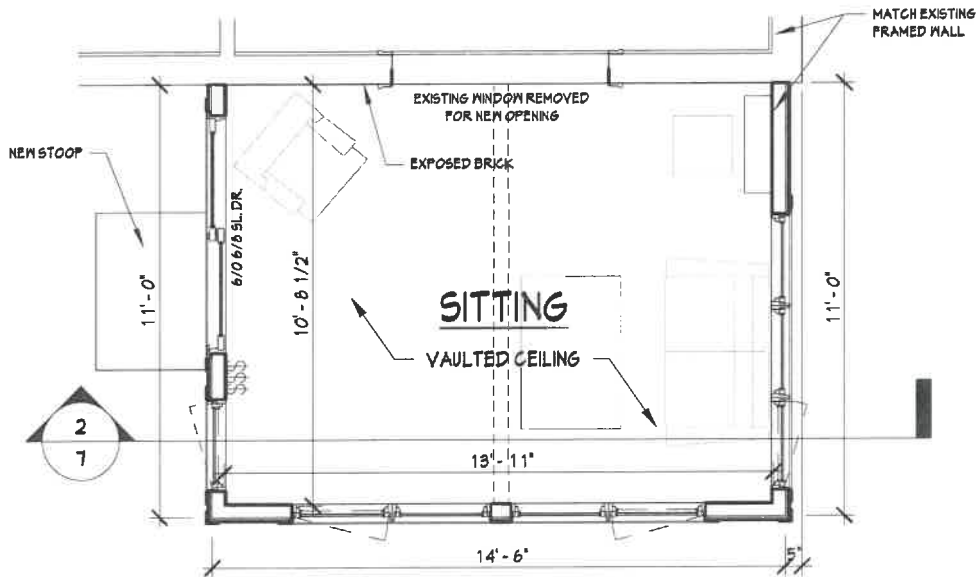
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1 FIRST FLOOR - EX.  
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR - PROPOSED  
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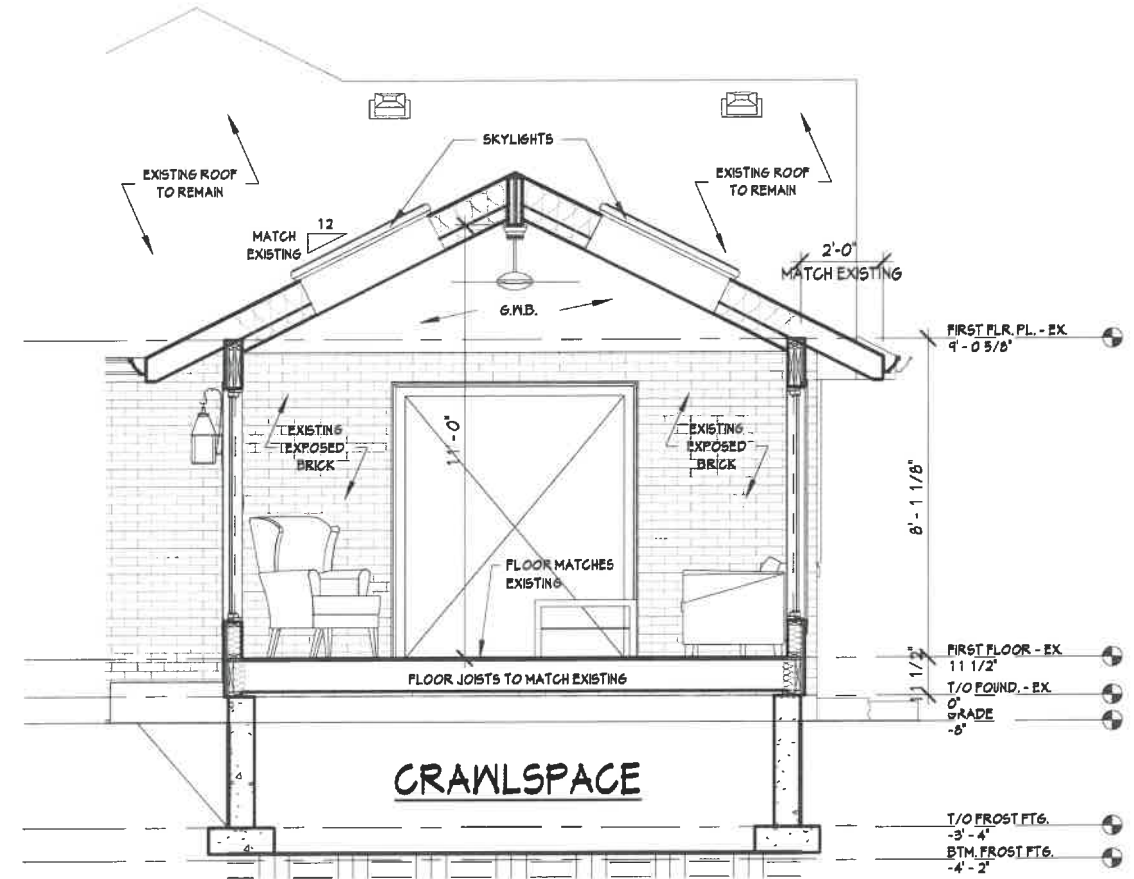
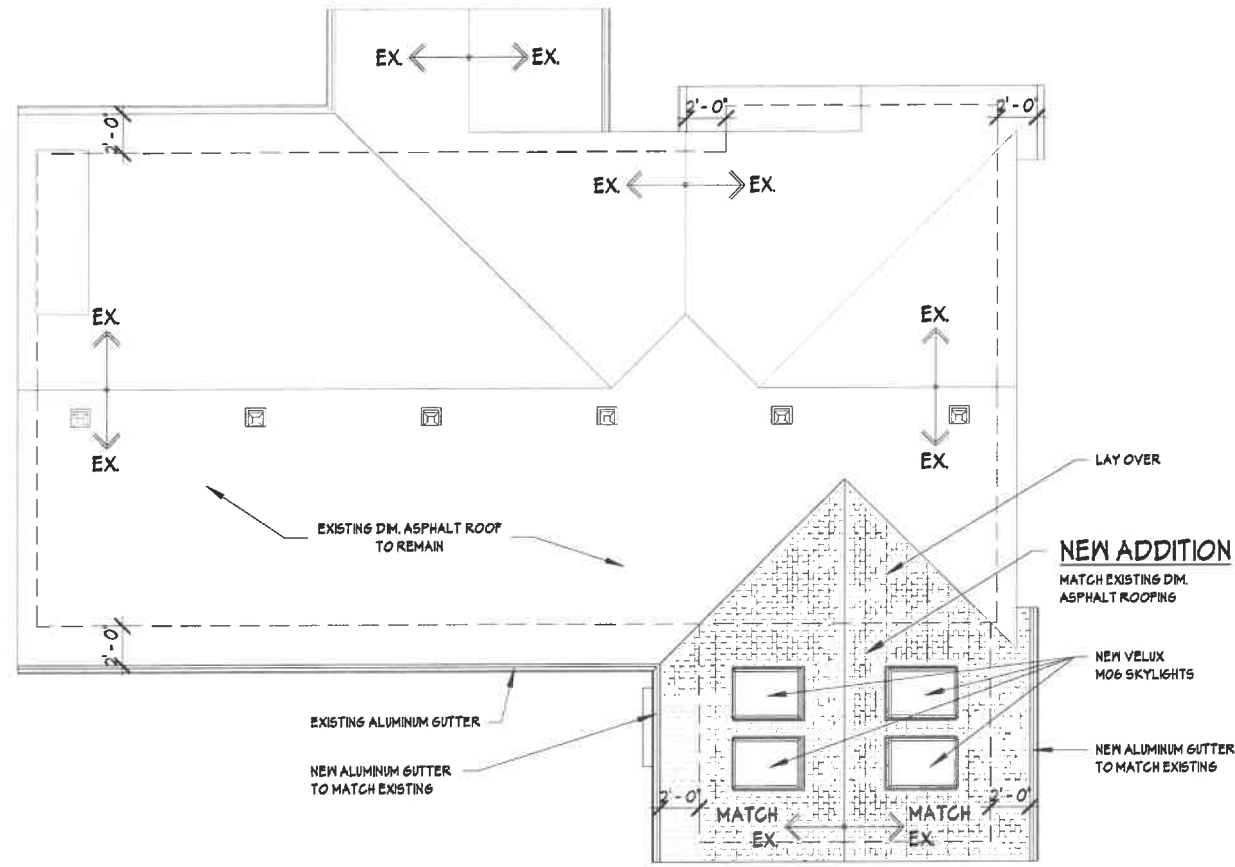


3 FIRST FLOOR - ENLARGED  
SCALE: 1/4" = 1'-0"

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VARIANCE SUBMITTAL JUNE 13, 2023	<b>DANIEL LESUS ARCHITECTS, P.C.</b> <small>DESIGN • PLANNING • CONSULTING</small> 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectspc.com	<b>SIMPSON RESIDENCE - ADDITION</b> 845 E. NORTHMOOR ROAD LAKE FOREST, IL. 60045	PERMIT: REVISION: REVISION: PROJECT NO. 23.010	SHEET: <b>2</b> PLANS <small>© COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.</small>
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1 ROOF PLAN  
SCALE: 1/8" = 1'-0"

2 SECTION  
SCALE: 1/4" = 1'-0"

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VARIANCE SUBMITTAL  
JUNE 13, 2023

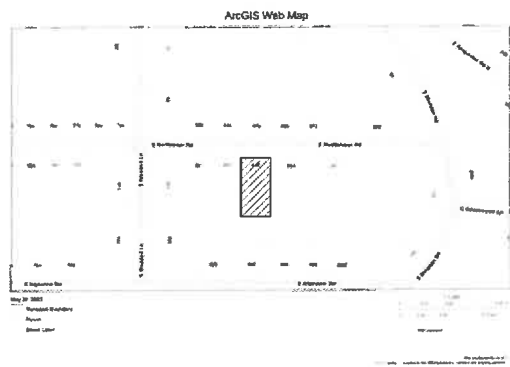
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Lake Zurich, IL. 60047 F: 847.550.1075  
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**SIMPSON RESIDENCE - ADDITION**  
845 E. NORTHMOOR ROAD  
LAKE FOREST, IL. 60045

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REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
PROJECT NO. 23890

SHEET: **7**  
ROOF PLAN  
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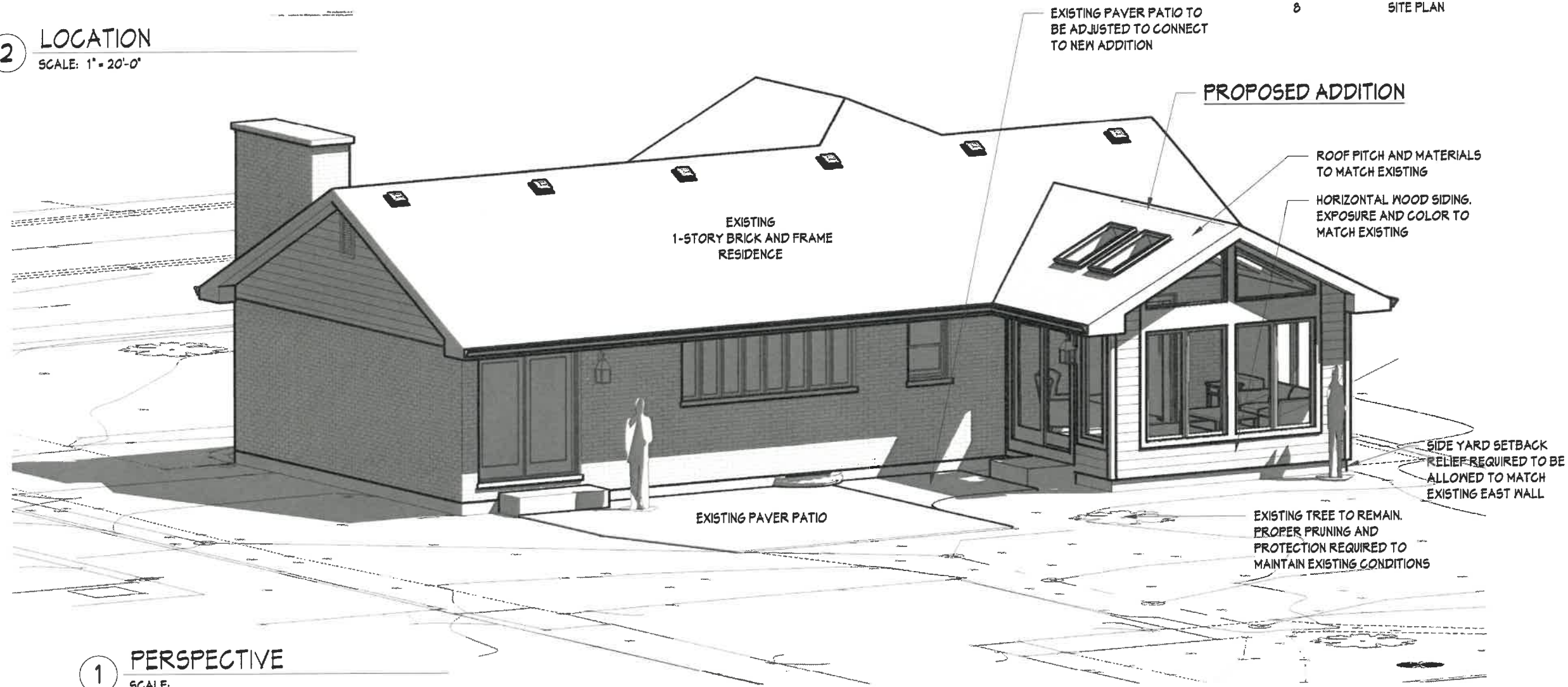
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**2 LOCATION**  
SCALE: 1" = 20'-0"

**DRAWING INDEX**

SHEET NUMBER	SHEET NAME
1	TITLE
2	PLANS
3	NORTH (FRONT) ELEVATION
4	WEST (RIGHT) ELEVATION
5	SOUTH (REAR) ELEVATION
6	EAST (LEFT) ELEVATION
7	ROOF PLAN
8	SITE PLAN



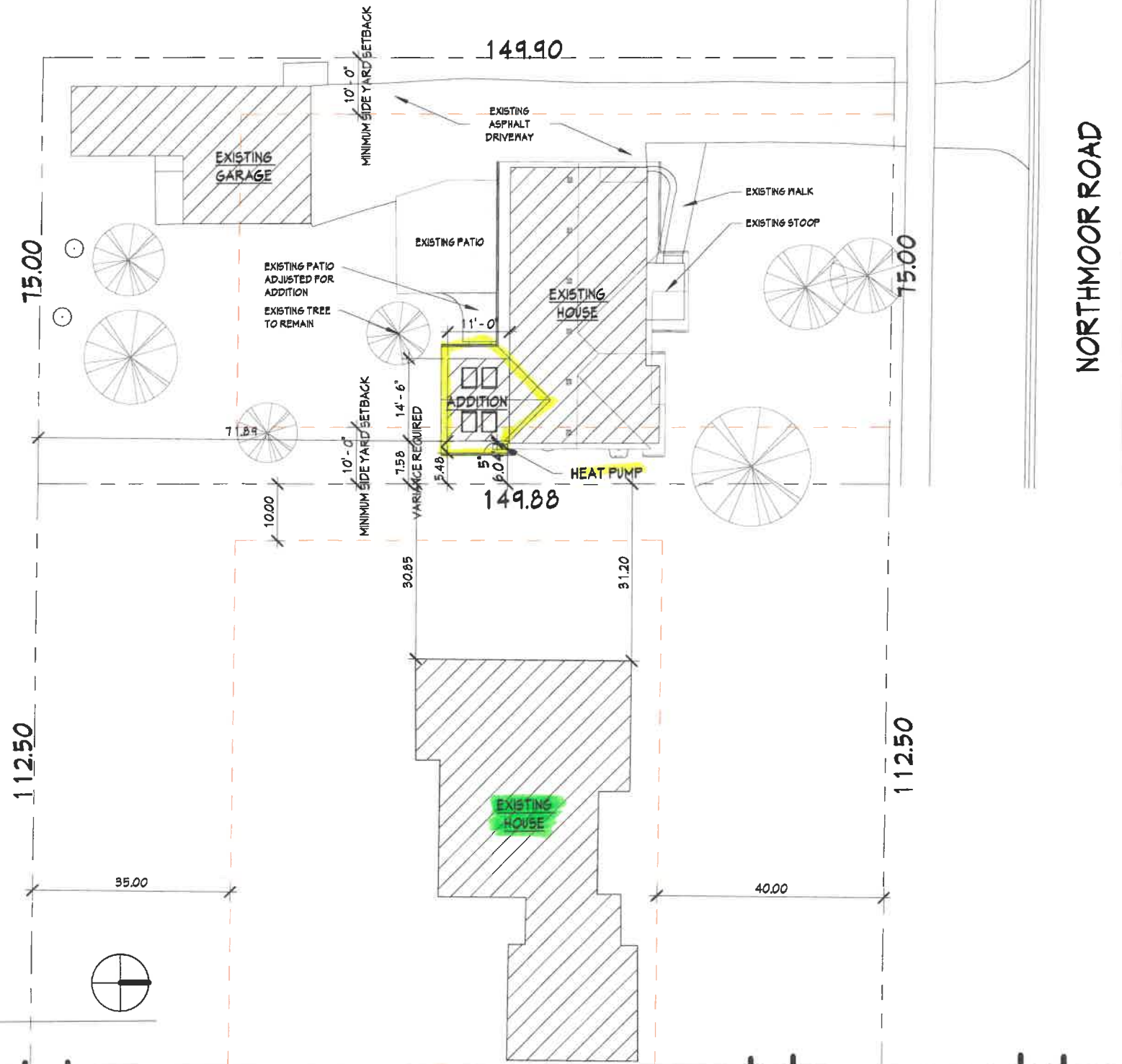
**1 PERSPECTIVE**  
SCALE:

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VARIANCE SUBMITTAL JUNE 13, 2023	<b>DANIEL LESUS ARCHITECTS, P.C.</b> <small>DESIGN • PLANNING • CONSULTING</small> 1033 Holly Circle P: 847.550.0972 Lake Zurich, IL. 60047 F: 847.550.1075 dlarchitectspc.com	<b>SIMPSON RESIDENCE - ADDITION</b> 845 E. NORTHMOOR ROAD LAKE FOREST, IL. 60045	PERMIT: REVISION: REVISION: PROJECT NO. 23.040	SHEET: <b>1</b> TITLE
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© COPYRIGHT 2023 BY DANIEL LESUS ARCHITECTS, P.C.

7/19/2023 6:12:26 PM



1 SITE PLAN W/ EXISTING HOME  
SCALE: 1" = 20'-0"

E:\Projects\23090845 E Northmoor Road, Lake Forest\1.rvt

VARIANCE SUBMITTAL  
JUNE 13, 2023

**DANIEL LESUS ARCHITECTS, P.C.**  
DESIGN PLANNING CONSULTING  
1033 Holly Circle P: 847.550.0972  
Lake Zurich, IL. 60047 F: 847.550.1075  
dlarchitectspc.com

**SIMPSON RESIDENCE - ADDITION**  
845 E. NORTHMOOR ROAD  
LAKE FOREST, IL. 60045.08

PERMIT:  
REVISOR:  
REVISOR:  
PROJECT NO. 29,890

SHEET: 9  
SITE PLAN W/ EXISTING  
RESIDENCE  
© COPYRIGHT 2023 BY  
DANIEL LESUS ARCHITECTS, P.C.

NORTHMOOR ROAD



**LEGAL DESCRIPTION**

LOT 20 IN APPROXIMATE TRAPANE, BEING A SUBDIVISION OF LOTS 24 AND 30 OF THE ORIGINAL SUBDIVISION OF LAKE FOREST, IN SECTION 3 TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, AS SHOWN ON THE PLAT THEREOF RECORDED JULY 6, 1922 AS DOCUMENT 213950, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS.

The City of Lake Forest, Grant Water, All work shall be in accordance with the City of Lake Forest City Code and the Engineering and Construction Standards, Current Edition.

**Erosion Control Note:**

A synthetic silt fence shall be constructed along the one tributary to the detention pond or storm sewer structure. This silt fence shall be constructed in accordance with the standards set forth in the manual Standard and Specifications for Urban Soil Erosion and Sedimentation Control. The silt fence shall be constructed at the outlet of the work and shall be maintained throughout the duration of the work until acceptable vegetation is established on the site.

**Land Restoration Note:** Any needed, added or disturbed with approved groundcover shall be planted with a substantial percentage of structure exterior, unless otherwise noted. The public pathway, lawn must be restored to original condition. Sod or erosion control blanket shall be placed within the limits of the swales immediately after their construction.

**Per Lake Forest Tree Preservation Ordinance (Ordinance No. 28-2011)**

Grading (Excavate, Tree, Section 28-2011), American and U.S. Code) shall be reported to the City of Lake Forest, Illinois, in accordance with the standards set forth in the manual Standard and Specifications for Urban Soil Erosion and Sedimentation Control. The silt fence shall be constructed at the outlet of the work and shall be maintained throughout the duration of the work until acceptable vegetation is established on the site.

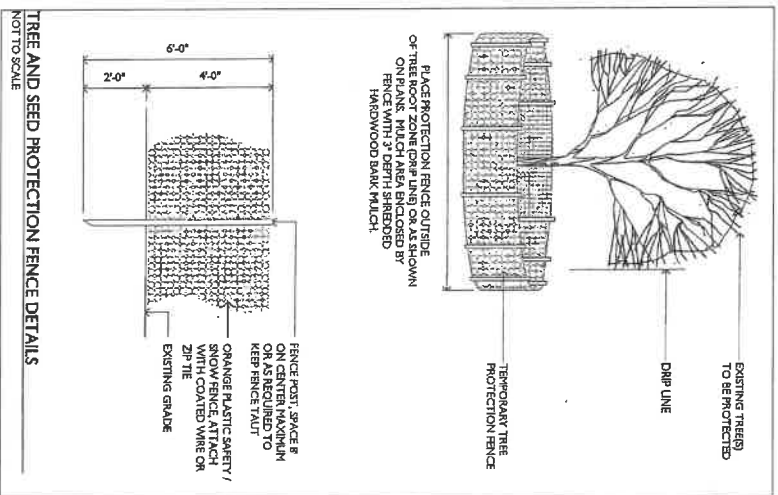
Each utility service route must be field staked with 1/4" following color code:

Blue	=>	Water
Red	=>	Electric
Yellow	=>	Sewer
Orange	=>	Gas, Electric, American & Cable

No trees 12" or larger shall be removed without a permit from the Director of Parks, Forestry and Public Works.

**LAKE COUNTY STORMWATER MANAGEMENT COMMISSION SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES**

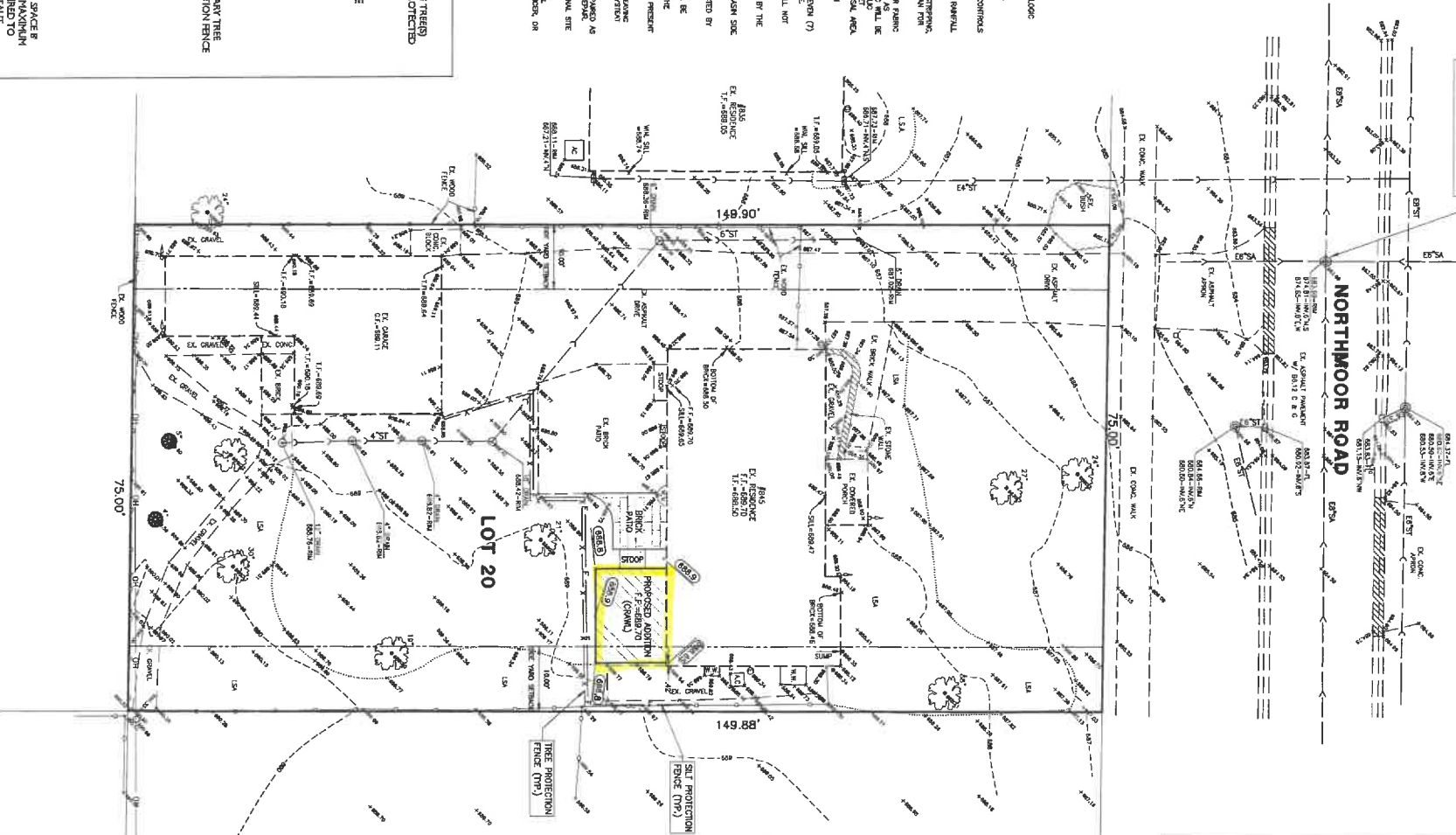
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMPLETION OF THE CONSTRUCTION OF THE STRUCTURE.
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20. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



**NOTE**  
BOUNDARY TAKEN FROM PLAT OF SURVEY SUPPLIED BY R.E. BONDYER DATED 08-20-2018. BOUNDARY SHOWN IS ONLY AN APPROXIMATE BOUNDARY. THIS DRAWING IS NOT A PLAT OF SURVEY.

**STAKING PLAN NOTES:**  
-STREET PARAPET WILL BE LIMITED TO ONLY IN FRONT OF 845 NORTHMOOR ROAD.  
-ALL PROPOSED LOADING AND UNLOADING ACTIVITIES SHALL TAKE PLACE ON-SITE, OR ON THE SOUTH SIDE OF NORTHMOOR ROAD.  
-WATERWAYS AND DRAINAGES ARE TO BE STAKED ON THE DRAWING OR WHEN THE REVEAL WORK.  
-EXCAVATED MATERIALS SHALL NOT BE STOCKPILED ON-SITE AND SHALL BE REMOVED WITHIN A REASONABLE PERIOD OF TIME.

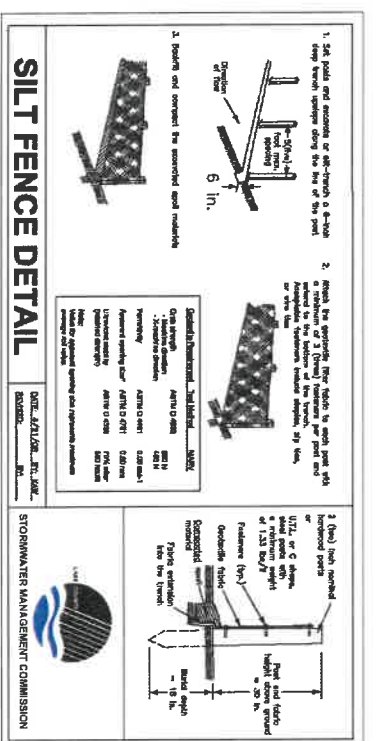
**JOB BENCHMARK:**  
RIL OF SOUTHERN MANHOLE  
ELEVATION=883.29



- NOTES**
1. FOR SEWER AND WATER MAIN SIZES LOCATIONS, CONTACT THE CITY OF LAKE FOREST PUBLIC WORKS DEPARTMENT, UNLESS OTHERWISE NOTED.
  2. NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED OR CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL STORED OUTSIDE OF THE CONSTRUCTION AREA OR IN AREAS OF EXISTING TREES.
  3. TREE/ROOT PROTECTION FENCING TO BE PLACED PRIOR TO START OF CONSTRUCTION.
  4. CONTRACTOR MUST CALL THE ENGINEERING DEPARTMENT FOR AN INSPECTION PRIOR TO DRIVE APPROACH / CURB FORMING.

**LOT COVERAGE TABLE**

LOT AREA	= 11,241 S.F.
EXISTING IMPERVIOUS AREAS	= 1,293 S.F.
HOUSE/PORCH/W.K.	= 1,293 S.F.
WALKS/STOPS/PADS	= 1,111 S.F.
DRIVE	= 1,533 S.F.
WALLS	= 21 S.F.
PATIO	= 21 S.F.
TOTAL EXISTING IMPERVIOUS AREAS	= 4,233 S.F. (37.8%)
HOUSE/PORCH/W.K.	= 1,290 S.F.
ADDITION	= 199 S.F.
GAZON	= 764 S.F.
WALKS/STOPS/PADS	= 1,523 S.F.
WALLS	= 1,521 S.F.
PATIO	= 444 S.F.
TOTAL PROPOSED	= 4,354 S.F. (38.7%)
NET INCREASE	= 101 S.F. (0.9%)



**GREEN GARD, INC.**  
Engineers & Surveyors  
111 Bradley Blvd., Suite 310, Lincolnshire, Illinois 60069-3615  
Phone: 847-847-3000 Fax: 847-847-3001

**GRADING PLAN**  
845 NORTHMOOR ROAD - LAKE FOREST, IL.  
SCALE: 1"=10'  
SHEET: 2 OF 2  
PROJECT NO.: 652203

## **Agenda Item 5**

### **845 Maplewood Road Front, Corner Side and Interior Side Yard Setback Variances**

Staff Report  
Vicinity Map  
Air Photo

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Plat of Survey – Existing Conditions  
Proposed Site Plan  
Elevation Overlays  
Proposed Floor Plans  
Existing Site Conditions and Proposed Grading Plan  
Proposed Tree and Vegetation Removal Plan  
Tree Inventory  
Conceptual Landscape Plan  
Streetscape Images  
Correspondence



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	July 24, 2023
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	<i>Front Yard, Corner Side Yard and Interior Side Yard Setback Variances</i>

### OWNERS

Tristan and Megan Hoag  
135 Old Green Bay Road  
Winnetka, IL

### PROPERTY LOCATION

845 Maplewood Road

### ZONING DISTRICT

R4 – Single Family Residence

### REPRESENTATIVE

Scott Streightiff, architect

### SUMMARY OF REQUEST

This request is for approval of variances from the front, corner side, and interior side yard setback requirements to allow significant alterations and additions to the existing home and modifications to the site including the addition of a second curb cut, a new driveway with access from Sheridan Road and a maneuvering area for a new garage.

The Historic Preservation Commission is scheduled to review this petition at their July 2023 meeting. Due to the multiple variances requested, this petition is being presented to the Zoning Board of Appeals for consideration in advance of consideration of the design aspects of the project by the Historic Preservation Commission.

Variances for a similar project were approved in 2017 however, the owners of the property at that time did not pursue the project. The Hoags have recently purchased the property and desire to make updates to the home generally consistent with the prior plans, working with the same architect, but incorporating various modifications. This petition must be considered on its own merits, as a new petition.

The home at 845 Maplewood Road is located on property that is part of the Forest Park Subdivision approved in 1924 and is bordered on the east side by a ravine. The ranch residence was built in 1954 and no significant work has been done to the house since the original construction.

### FACTS

#### *Compliance/Non-Compliance with Key Code Requirements*

- ❖ The property is on a corner so front yard and corner side yard setbacks apply to the property along the streets limiting the buildable area to a greater extent than on lots not located on a corner.

- ❖ The front yard of the property, as defined by the Zoning Code, is the portion of the property that has the narrowest street frontage. In this case, the west side of the property, which fronts on Sheridan Road, is the front of the property.
- ❖ The existing house is nonconforming with respect to the corner side yard and interior side yard setback requirements.
- ❖ The existing house conforms to the front and rear yard setback requirements.
- ❖ The existing property is nonconforming with respect to the minimum lot area requirements.
- ❖ The proposed project complies fully with the lot coverage limitation.
- ❖ The proposed project does not comply with the Building Scale limitation and requires a variance from the Historic Preservation Commission.
- ❖ The proposed project does not comply with the front yard setback and encroaches further into the corner side yard and interior side yard setbacks than the existing house and driveway.

### *Physical, Natural or Practical Difficulties*

- ❖ This house was constructed in conformance with regulations that were in place at the time it was constructed. The house became non-conforming as a result of the application of the R-4 zoning district.
- ❖ The property is uniquely shaped, creating a long narrow buildable area.

### **STAFF EVALUATION**

This property is located within the R-4 zoning district and does not meet the current minimum lot size. As noted above, the lot was created through a subdivision approved by the City in 1924, long before the current Code requirements were in place. The configuration of the lot creates a long, narrow buildable area, as noted above. The petitioners propose alterations to the existing structure, including additions and a new driveway with access from Sheridan Road.

The existing residence is described by the project architect as being sound, with a solid foundation and mechanical system. As an alternative to a complete demolition, the petitioner brought forward this request to reuse some portions of the existing structure, while making significant modifications to allow the house to meet the needs of their family. In reworking the existing residence, the petitioners propose to adjust the home so that the garage fronts on Sheridan Road, just opposite the Lake Forest College Recreation Center, creating a buffer between their living space and Sheridan Road and the College campus. Moving the garage from the Maplewood Road frontage to Sheridan Road necessitates a new driveway. The driveway as proposed exceeds the maximum width of a driveway within the front yard setback and is located within the interior side yard setback, within the front yard setback. The petitioners minimized the driveway to the extent possible, while providing sufficient space for maneuvering into and out of the garage.

### South – Interior Side Yard Setback

The existing residence extends into the interior side yard setback, to the south. The extent of the encroachment into the interior side yard is proposed to increase a minimal distance to accommodate changes to the eave and gutter overhang. At the closest point, the house, with the alterations proposed, will be located 7'-3" from the south property line. The required side yard setback is 20 feet. As noted, an encroachment currently exists. However, the length of the house along the south property line is increased with the proposed additions.

- An open porch is proposed on the east side of the existing house and the south side of it extends into the interior side yard setback.
- The area of an existing small, open porch on the south elevation will be enclosed. That area is the closest point to the south property line, measured at 7'-3" to the property line.
- The main mass of the existing house will remain and a second story addition is proposed.
- At the west end of the house, a three car garage and master bedroom addition is proposed. This addition will extend the south wall of the house to the west and will follow the line of the existing house. At the west end of the garage, closest to Sheridan Road, the setback distance from the southern property line is 11'-3".
- Due to the location of the proposed garage within the side yard setback, it is not possible to entirely move the proposed drive out of the setback and still access the garage.

#### West – Front Yard Setback

The required setback is 50 feet along Sheridan Road. As it exists today, the house does not encroach into the front yard setback along Sheridan Road. The proposed addition, the garage, master bedroom, and air conditioning units will encroach into the front yard setback and as proposed will be located no closer than 36'-5" to the west property line.

A new driveway with a curb cut from Sheridan Road is proposed to access the new garage. The Code limits the width of a driveway, within the front yard setback, to 16 feet. Due to the proposed location of the new garage within the front yard setback, the proposed driveway width, at the maximum point, is 45'-6", rather than 16 feet, to provide sufficient pavement for backing out of the garage. Backing out of the garage on to Sheridan Road is not advisable. At the property line, the width of the driveway is proposed at 14 feet, in compliance with the Code.

#### North – Corner Side Yard Setback

The required corner side yard setback along Maplewood Road is 50 feet. The existing residence does not comply with the corner side yard setback at the far northeast corner of the existing house. The proposed additions and alterations will encroach into the 50 foot setback in three areas.

- As noted above, porch is proposed at the east side of the existing residence, extending into the corner side yard setback along Maplewood Road. The porch is completely open in nature.
- A sunroom addition is proposed north of the existing garage and at the closest point is 38'8" from the north property line along Maplewood Road.
- A portion of the new front porch will encroach into the corner side yard setback. This element will not extend further than the proposed sunroom to the east.
- At the northwest corner of the house, the new garage and master bedroom addition will encroach into the corner side yard setback. At the closest point, the addition will be 33'-7" from the north property line. The property line angles away from the addition as it moves to the west reducing the extent of the encroachment.
- The existing curb cut from Maplewood and the driveway and back out area which currently serves the existing garage are planned to remain to provide for additional parking, although portions will be removed to minimize the pavement. As noted above, a new garage is proposed with access from Sheridan Road. The existing garage will be converted to living space. Portions of the existing driveway and parking area exceed the maximum permitted width of 16 feet in the corner side yard setback. Given the numerous variances required,

providing plantings along Maplewood Road to provide year round screening of cars parked in the setback should be required.

A solid fence is located along the north and west property lines, along the streetscapes. The petitioners propose to replace the existing fence with a cedar stockade fence. A solid fence along Sheridan Road is reasonable due to the heavier traffic however; opening up the site to some extent along Maplewood Road will be more in keeping with the residential character of Maplewood Road.

Five trees will be removed to accommodate the proposed construction. The City arborist has reviewed the proposed removals and found them to be appropriate. In addition, a number of ornamental trees and shrubs are proposed for removal along the property lines. The petitioners submitted a landscape plan that proposes a variety of plant material, including plantings that will provide year-round screening along the north, west and south property lines. The plantings, in combination with the fence, will help to soften the visual impact of the additions and alterations from the neighboring properties and streetscapes. As the landscape plan is further developed, more detail should be provided with respect to sizes and species to ensure a variety of plant material is provided on site and to mitigate the areas of encroachment into the setbacks.

Staff asked that given the fact that significant portions of the house are being demolished including exterior walls and roof, and most of the interior, consideration be given to whether demolishing the entire house would offer any benefits and avoid the need for multiple variances. After study, the petitioners concluded that portions of the house are salvageable and that due to the narrow buildable area and configuration of the lot, to achieve a house of the size desired on this property, variances would be required even if a completely new house was designed.

### **FINDINGS OF FACT**

Based on review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The number and extent of variances requested are unusual. However, the proposed screening, in combination with the long, narrow configuration of the property minimize the off site impact of the proposed project.
2. Consideration was given to demolition of the existing house however it was determined that due to the configuration of the lot, variances for a new home would likely be required.
3. The requested setback variances will not alter the essential character of the neighborhood. The additions and alterations are generally in keeping with other homes in the neighborhood and are generally in keeping with the pattern of setbacks and development along the east side of Sheridan Road in the immediate area.
4. The proposed perimeter fencing and enhanced landscaping will screen views of the mass of the house from neighboring properties and the adjacent streetscapes.
5. The conditions upon which the variances are requested are not generally applicable to other properties in the same zoning district due to the uniqueness of the lot configuration and narrow buildable area and the way in which it is situated on the corner of Maplewood and Sheridan Roads, across from the Lake Forest College Athletic Center.
6. The hardship in conforming to the front yard, corner side yard and interior side yard and setbacks is the application of the R-4 zoning district requirements after the house was

- constructed. The existing house is non-conforming to current setbacks and any expansion of the existing house requires encroachment into the setbacks.
7. The variances and the proposed additions, alterations and increase in roof height will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values in the area.

### **PUBLIC COMMENT**

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, correspondence was received from one neighbor in support of the project.

### **RECOMMENDATION**

Based on the findings presented in the staff report, recommend approval to the City Council of variances from the required setbacks, consistent with the site plan submitted to the Board and the conditions presented by staff and as detailed below:

Condition the recommendation on the following:

1. The approval is subject to the recommendations of the Historic Preservation Commission.
2. Pervious materials shall be used for some portions of the parking areas to minimize the expanse of impervious surface on the site.
3. Prior to the issuance of a building permit, a detailed landscape plan must be submitted and will be subject to a determination by City staff that through a combination of fencing and enhanced plantings, significant screening will be provided along the south and west property lines where the encroachments are the most significant. The screening shall in particular obscure views of parked cars and garage doors from the Sheridan Road streetscape to the extent possible.





Area of Request  
845 Maplewood Road

ROSEMARY RD

ROSEMARY RD

MAPLEWOOD RD

N SHERIDAN RD

MAPLE CT

WOODLAWN AVE

CHERRY AVE

E ILLINOIS



THE CITY OF LAKE FOREST  
ZONING BOARD OF APPEALS APPLICATION OF ZONING VARIANCE

PROJECT ADDRESS 875 MAPLEWOOD

ZONING DISTRICT R-9

Property Owner (s) Name MEGAN & TRISTAN HOAG  
(may be different from project address) Address 875 MAPLEWOOD LF  
Phone 773-592-7941 Fax \_\_\_\_\_  
Email TRISTANHOAG@GMAIL.COM

Applicant/Representative Name SCOTT A STREIGHTIFF, AIA  
(if different from Property Owner) Title ARCHITECT  
Address 555 OAKWOOD AVE  
Phone 847-525-4000 Fax \_\_\_\_\_  
Email @COMCAST.NET

**Beneficial Interests**  
Corporation  See Exhibit A  
Partnership  See Exhibit B  
Trust, land or other  See Exhibit C

Staff Reports are Available the Friday before the Meeting  
Email Report: Owner  Representative   
Fax Report: Owner  Representative   
Pick Up Report: Owner  Representative

**Signatures**

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

[Signature] 6/17/2023  
Owner Date

[Signature] 6/17/2023  
Owner Date

[Signature] 6/17/23  
Applicant/Representative Date



STREIGHTIFF ARCHITECTS LLC

555 Oakwood Ave.  
Lake Forest, IL 60045

STATEMENT OF INTENT

**Date:** June 16, 2023

**Project:** Megan and Tristan Hoag Residence  
845 Maplewood  
Lake Forest, IL 60045

**Description:** Request for an approval for a new addition & adaptive reuse of existing structure.

**Statement:** This following petition was presented to this board in March of 2017, and received unanimous approval for the proposed design.

The primary intent of this petition is to request the **re-approval** for an approximately 2,250 square foot new addition, interior modifications and exterior façade improvements to the existing residence located at 845 Maplewood. These improvements shall include the following:

- Adaptively re-use the existing (2) car garage.
- New covered front entry porch - 225 SF.
- New East facing open porch – 350 SF
- New (3) car garage addition to the west façade and drive entry - 750 SF
- New entry gates and piers on Sheridan Road.
- 1<sup>st</sup> floor master bedroom – 932 SF.
- Enhanced landscape screening plan.

The proposed modifications will require the following Zoning Variances for the 27,059 square foot lot.

- A building scale variance not to exceed 775 SF or 16%
- A variance to the existing front, corner side and interior side yard setback lines as the existing structure is currently non-conforming. These requested variances are as follows.
  - 13'-6" to the 50' front yard (Sheridan Road)
  - 15'-3" to the 50' corner side yard (Maplewood)
  - 12'-0" to the 20' side yard (South PL)
- **Note 1:** The proposed project shall conform to all other ordinances set forth by the City of Lake Forest.
- **Note 2:** The existing residence currently extends 11' beyond the current south side yard setback line.

### Background/Historical data:

This section of Sheridan Road is characterized by a fairly wooded streetscape with predominantly larger manor homes on large lots. The zoning parameters for this R-4 district are designed for larger lots. The minimum lot area in this zoning district is 60,000 SF.

The existing single story ranch home, built in 1955 is part of the Forest Park subdivision. This subdivision, created in 1923, was originally a single plot of land for the William Gansberg estate located at 205 N. Sheridan Road. While the original owner and architect are unknown, the home represents a fine example of post war era construction often seen during this time period. The foundation, structure and mechanical systems are all in excellent working condition and the structure is very sound. For these reasons, we do not feel that this home is a candidate for demolition, although those options have been explored.

The current Owners, Megan and Tristan Hoag have recently purchased this property and intend to be good stewards long term, and enhance the fabric of this distinctive neighborhood. As an alternative to demolition, the Owners desire is to work with the existing structure and adaptively reuse the home in a way that meets their programmatic needs while being sensitive to the surrounding neighbors. The key programmatic requirements they wish to address in the new design are as outlined below.

- Convert the existing (2) garage into living space so that a connection to the backyard can be achieved.
- Block/screen light from the recreation center across the street.
- Provide for a 1<sup>st</sup> floor master suite
- Aesthetic desire to maintain appearance of a single story eave line.

The homeowners have addressed the following *Standards for Variation* set forth by the City of Lake Forest.

- *The variation, if granted, will not alter the essential character of the locality;*

This variation request will not adversely impact the surrounding properties.

- The subject property is surrounded by significantly larger homes.
- We have endeavored to design the modifications so that the appearance of bulk is mitigated through the use of one story eave lines.
- No neighbors would be adversely impacted by these modifications and their letters of support are included in your packet.

- *The conditions upon which a petition for a variation are based are unique to the property for which the variation is sought, and are not applicable, generally, to other property with the same zoning classification;*

- The existing house is currently non-conforming and the Owners have chosen to pursue this in the spirit of preservation as an alternative to demolition. This inherently creates a unique condition.
- The majority of the existing house sits over the current south side yard setback line.

- There is a large LF College recreation center directly across the street from the west façade of the existing residence. The proposed design positions utilitarian elements of the design toward that facility.
- *The alleged difficulty or hardship in conforming with the requirements of this Chapter is caused by this Chapter and has not been created by any persons presently or formerly having an interest in the property;*

This request will not offer the owners a special privilege that other like property owners do not enjoy.

- *The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

This request will not impair the public health, safety and welfare of the surrounding neighborhood.

#### **Proposed Design**

The proposed design will not adversely impact the neighborhood character. The proposed design exemplifies an understated character and uses high quality traditional materials and details. The design is consistent with and enhances the existing single story architecture and is influenced by familiar traditional architectural elements and details. The proposed exterior is composed of natural materials such as brick veneer with limestone sills and accents. The windows are clad with simulated true divided lites. The roof is natural slate with designer copper gutters and downspouts. The wood trim in a neutral color will be enhanced at the front and side porches.

#### **Alternative Studies:**

We have explored several alternatives to the design of this project including full demolition/reconstruction, as well as (3) other alternatives for the garage and drive approach (attached in your packets). We feel that the petition before you has been carefully thought through, will have less impact and appearance of bulk than a fully conforming alternative, and preserves the majority of the existing structure.

The prior owners have reviewed this petition with the surrounding neighbors and have had full support to the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,



Scott A. Streightiff, AIA

**TFW SURVEYING & MAPPING**  
 LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT  
 1800 EAST BELVIDERE ROAD, SUITE 413 • GRAYSLAKE, ILLINOIS 60030  
 847-548-6600 FAX 548-6699  
 tfw@tfwsurvey.com www.tfwsurvey.com

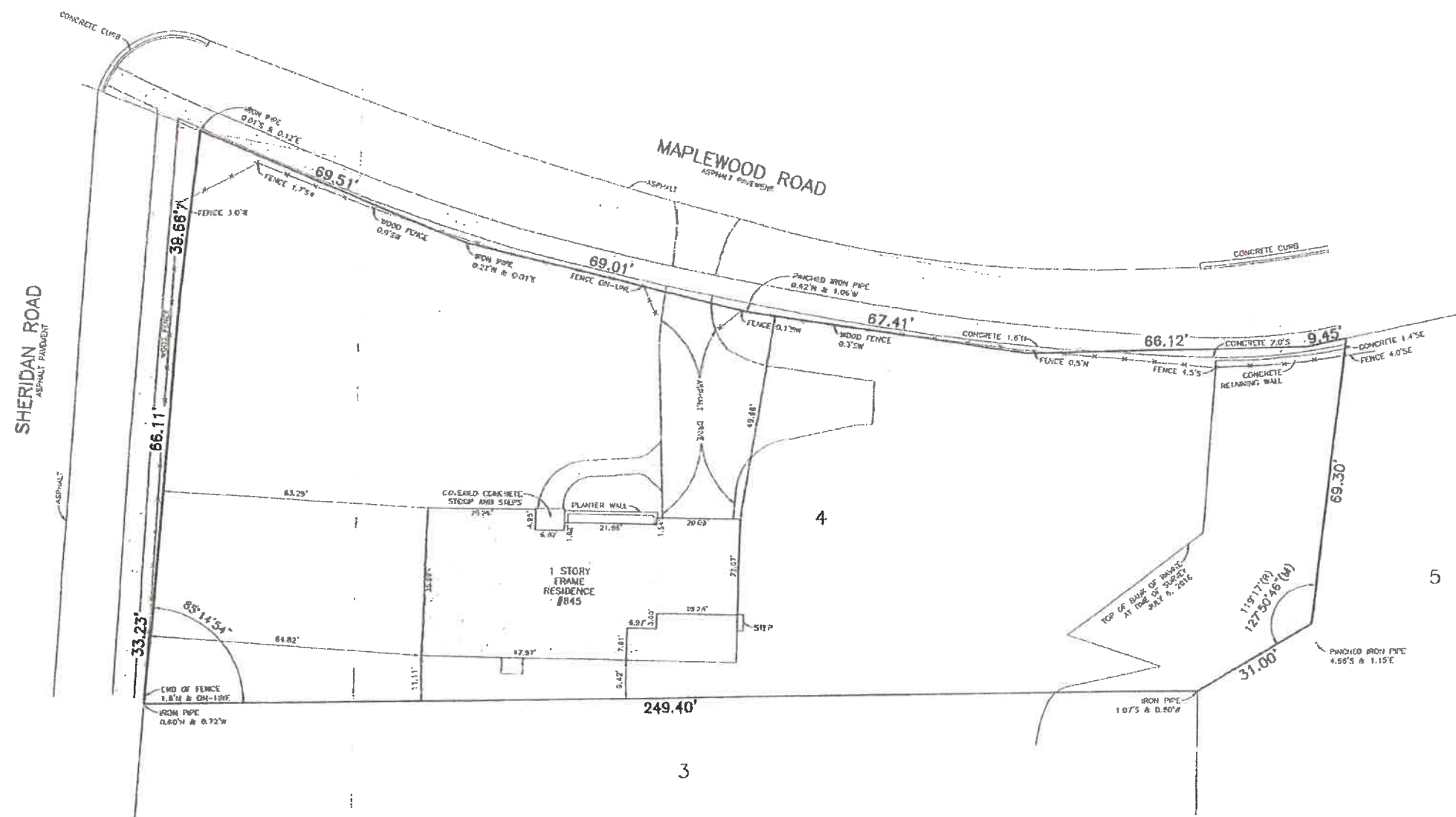
**PLAT OF SURVEY OF**

LOT 4 IN FOREST PARK, BEING A SUBDIVISION OF PART OF LOT 254 AND LOT 257 IN THE CITY OF LAKE FOREST, IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1924 AS DOCUMENT 241368, IN BOOK "N" OF PLATS, PAGE 11, IN LAKE COUNTY, ILLINOIS.

ADDRESS:  
 845 MAPLEWOOD ROAD  
 LAKE FOREST, ILLINOIS 60045-2415  
 P.I.N.: 12-34-305-001

**LEGEND**

- ACU = AIR CONDITIONER UNIT
- BL = BUILDING LINE
- BSL = BUILDING SETBACK LINE
- CL = CENTER LINE
- CLF = CHAIN-LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- CWW = CONCRETE WINDOW WELL
- DC = DEPRESSED CURB
- DE = DRAINAGE EASEMENT
- DJ = DESTINATION UNKNOWN
- EM = ELECTRIC METER
- ESW = EASEMENT FOR SEWER AND WATER
- EW = ESCAPE WINDOW WELL
- GM = GAS METER
- MB = MAILBOX
- OW = OVERHEAD WIRE
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RECORD
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- ST = STORM
- UE = UTILITY EASEMENT
- UP = UTILITY POLE
- WF = WOOD FENCE
- WW = WINDOW WELL
- = VAHOLE
- = ROUND OPEN GRADE MANHOLE
- = SQUARE OPEN GRADE MANHOLE
- ⊕ = FIRE HYDRANT
- ⊖ = B-BOX
- = CLEAN-OUT
- = CONCRETE
- ▨ = BRICK PAVEMENT
- ▨ = CONCRETE CURB
- ▨ = BARRIER CURB



NO J.U.L.I.E. LOCATE FOR THIS SITE WAS REQUESTED.

UTILITY INFORMATION SHOWN IS BASED ONLY ON VISIBLE SURFACE EVIDENCE AND INFORMATION SUPPLIED BY OTHERS.

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

NO DIMENSIONS TO BE ASSUMED FROM SCALING

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.

EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR THE VACATION OF THE SAME) ARE DERIVED FROM RECORD PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE AVAILABLE TO THIS SURVEYOR. ADDITIONAL EASEMENTS, BUILDING SETBACKS AND OTHER RESTRICTIONS MAY EXIST OVER THE SUBJECT PROPERTY AND WOULD BE IDENTIFIED BY A TITLE SEARCH. ZONING DISTRICT HAS NOT BEEN DETERMINED. FOR CURRENT ZONING RESTRICTIONS CONTACT LOCAL MUNICIPALITY.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

**NOTE:**  
 TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKERS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

TOTAL AREA OF TRACT SURVEYED = 27,059 SQ. FT.

DATE: JULY 12, 2016  
 ORDER NO: 160808  
 PROJ. NO: 2189.TA  
 FOR: STEPHANIE K. KEARNEY LLC  
 PROJ. NAME: FOREST PARK SUBDIVISION  
 Copyright © TFW Surveying & Mapping, Inc. 2016. All rights reserved.  
 Professional Design Firm Registration #184-022793

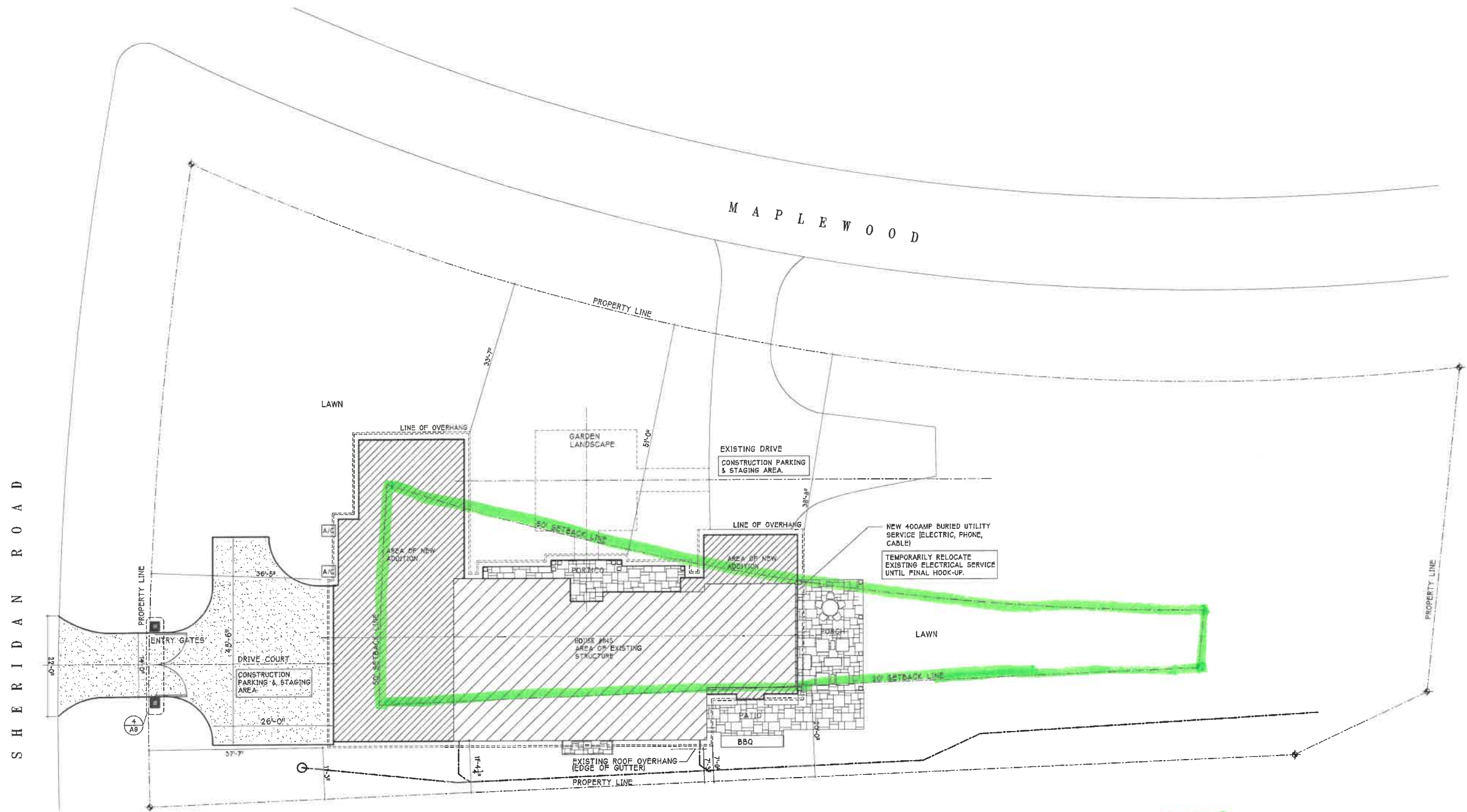
STATE OF ILLINOIS    JSS  
 COUNTY OF LAKE

I, THOMAS F. WASLEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 12th DAY OF JULY, 2016.

*Thomas F. Waslewski*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515  
 LICENSE EXPIRES NOVEMBER 30, 2016





 SETBACK LINES

PROPOSED SITE PLAN

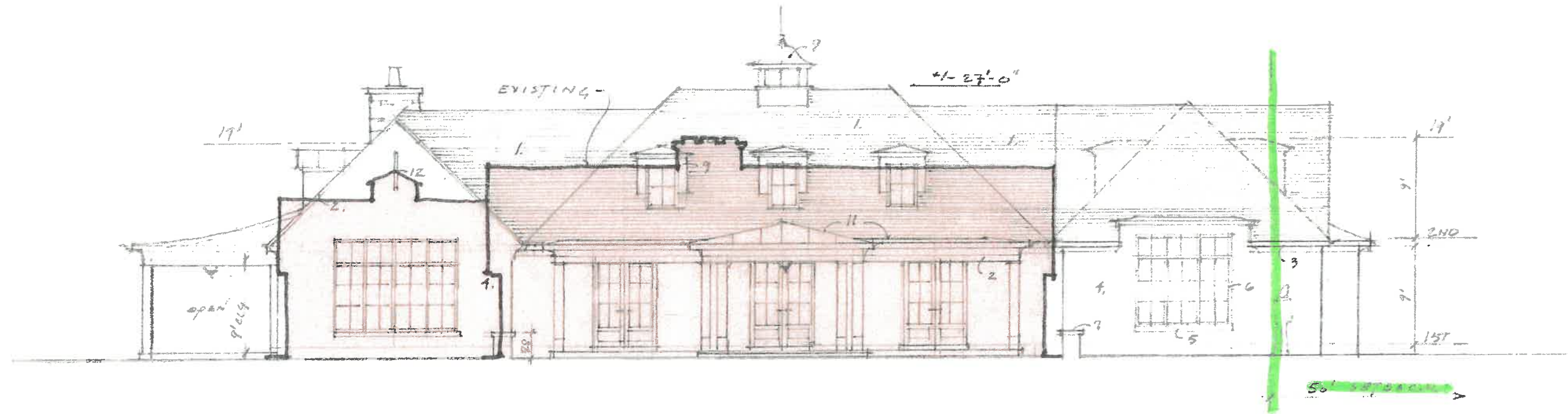
SCALE 1" = 20'-0"

EXISTING & PROPOSED NORTH ELEVATION OVERLAY

EXISTING HOME HIGHLIGHTED

MATERIALS KEY

1. SLATE ROOF
2. PAINTED WOOD TRIM
3. GREY KYNAR - 41 LPS & D.S.
4. BRICK VENEER - SAND COLOR
5. LIMESTONE SILLS
6. CLAD WINDOW/DOOR
7. STONE GARDEN WALL
8. DECORATIVE CORNICE - WOOD AND GREY KYNAR
9. DORMER TRIM - PAINTED WOOD
10. DORMER ROOF - GREY KYNAR STANDING SEAM
11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



PROPOSED FRONT ELEVATION

THE HOAG RESIDENCE  
875 MAPLEWOOD LF

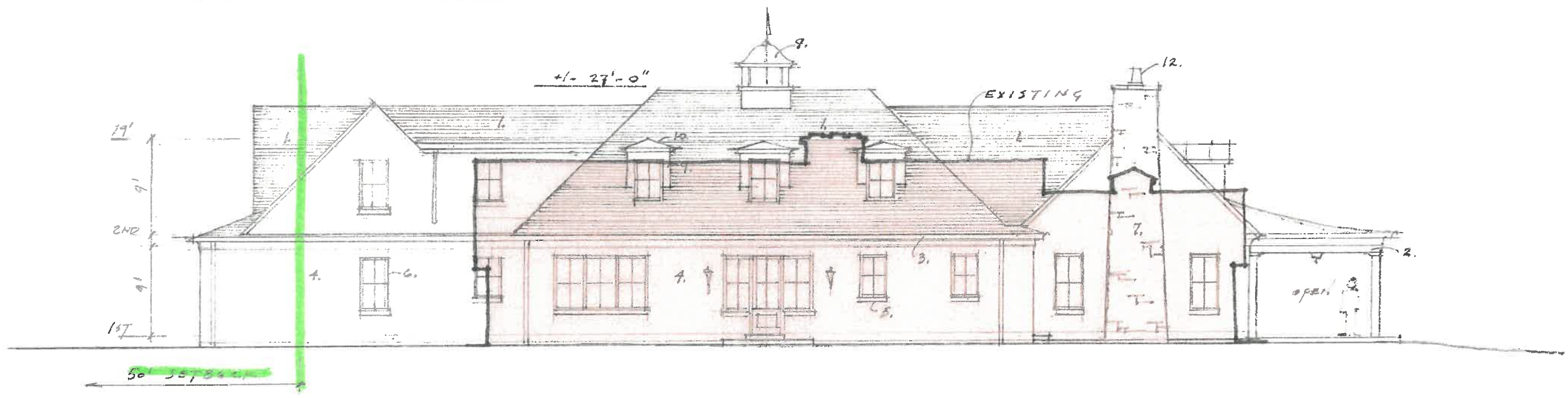
© STRAIGHTLINE LLC  
555 OAKWOOD LF

SETBACK LINES

EXISTING & PROPOSED SOUTH ELEVATION OVERLAY

EXISTING HOME HIGHLIGHTED

- MATERIALS KEY**
- 1. SLATE ROOF
  - 2. PAINTED WOOD TRIM
  - 3. GREY KYNAR GUTTERS & D.S
  - 4. BRICK VENEER - SOLID COLOR
  - 5. LIMESTONE SILLS
  - 6. LEAD WINDOW/DOOR
  - 7. STONE CHIMNEY
  - 8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
  - 9. DORMER WALLS - PAINTED WOOD
  - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
  - 11. GABLE VENT MATERIAL - PAINTED WOOD AND MASCHURY
  - 12. CHIMNEY CAP - TERRA COTTA AND METAL SCREEN



PROPOSED SOUTH ELEVATION

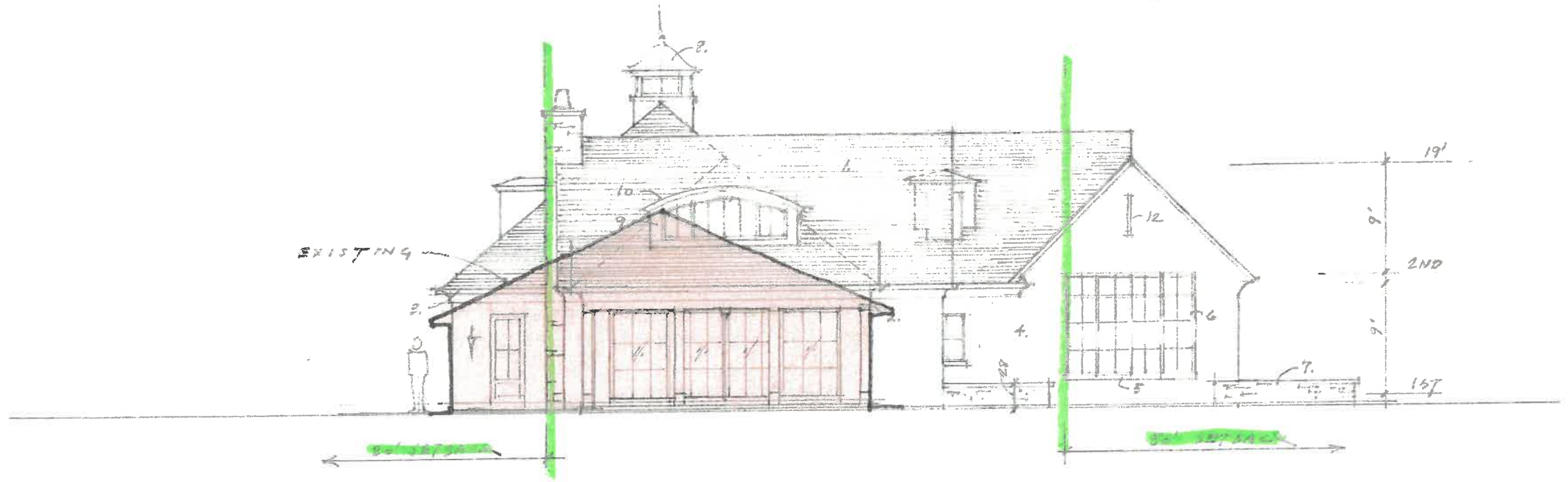


 SETBACK LINES

THE HOAG RESIDENCE -  
795 MAPLEWOOD LF

STREIGHTIFF LLC  
555 OAKWOOD LF

- MATERIALS KEY**
- 1. SLATE ROOF
  - 2. PAINTED WOOD TRIM
  - 3. GREY KYNAR GUTTERS & D.S.
  - 4. BRICK VENEER - SOLID COLOR
  - 5. LIMESTONE SILLS
  - 6. CLAD WINDOW/DOOR
  - 7. STONE GARDEN WALL
  - 8. DECORATIVE CUPOLA - WOOD AND GREY KYNAR
  - 9. DORMER WALLS - PAINTED WOOD
  - 10. DORMER ROOF - GREY KYNAR STANDING SEAM
  - 11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
  - 12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



PROPOSED EAST ELEVATION

 SETBACK LINES

THE HOAG RESIDENCE  
895 MAPLEWOOD LF

© STRAIGHTIFF LLC  
555 OAKWOOD LF

EXISTING & PROPOSED WEST ELEVATION OVERLAY

EXISTING HOME HIGHLIGHTED

MATERIALS KEY

1. SLATE ROOF
2. PAINTED WOOD TRIM
3. GREY KYNAR GUTTERS & D.S.
4. BRICK VENEER - SOLID COLOR
5. LIMESTONE SILLS
6. CLAD WINDOW/DOOR
7. STONE GARDEN WALL
8. PAINTED GARAGE DOOR
9. DORMER WALLS - PAINTED WOOD
10. DORMER ROOF - GREY KYNAR STANDING SEAM
11. FRONT PORCH ROOF - GREY KYNAR STANDING SEAM
12. GABLE VENT MATERIAL - PAINTED WOOD AND MASONRY



PROPOSED WEST ELEVATION

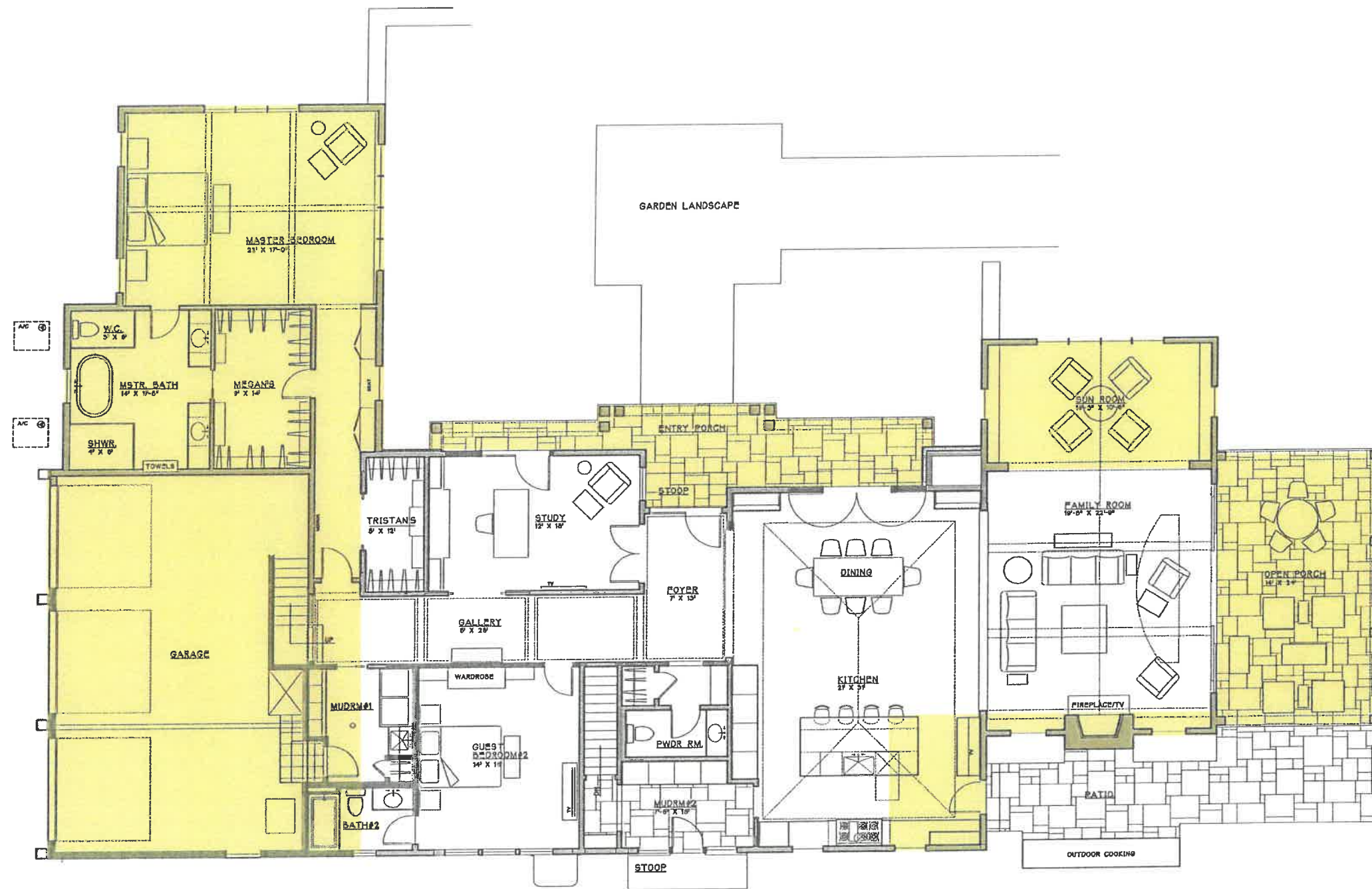


SETBACK LINES

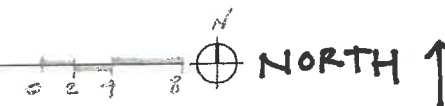
THE HOAG RESIDENCE  
895 MAPLEWOOD LF

STREIGHTIFF LLC  
555 OAKWOOD LF

PROPOSED FIRST FLOOR PLAN  
ADDITIONS HIGHLIGHTED

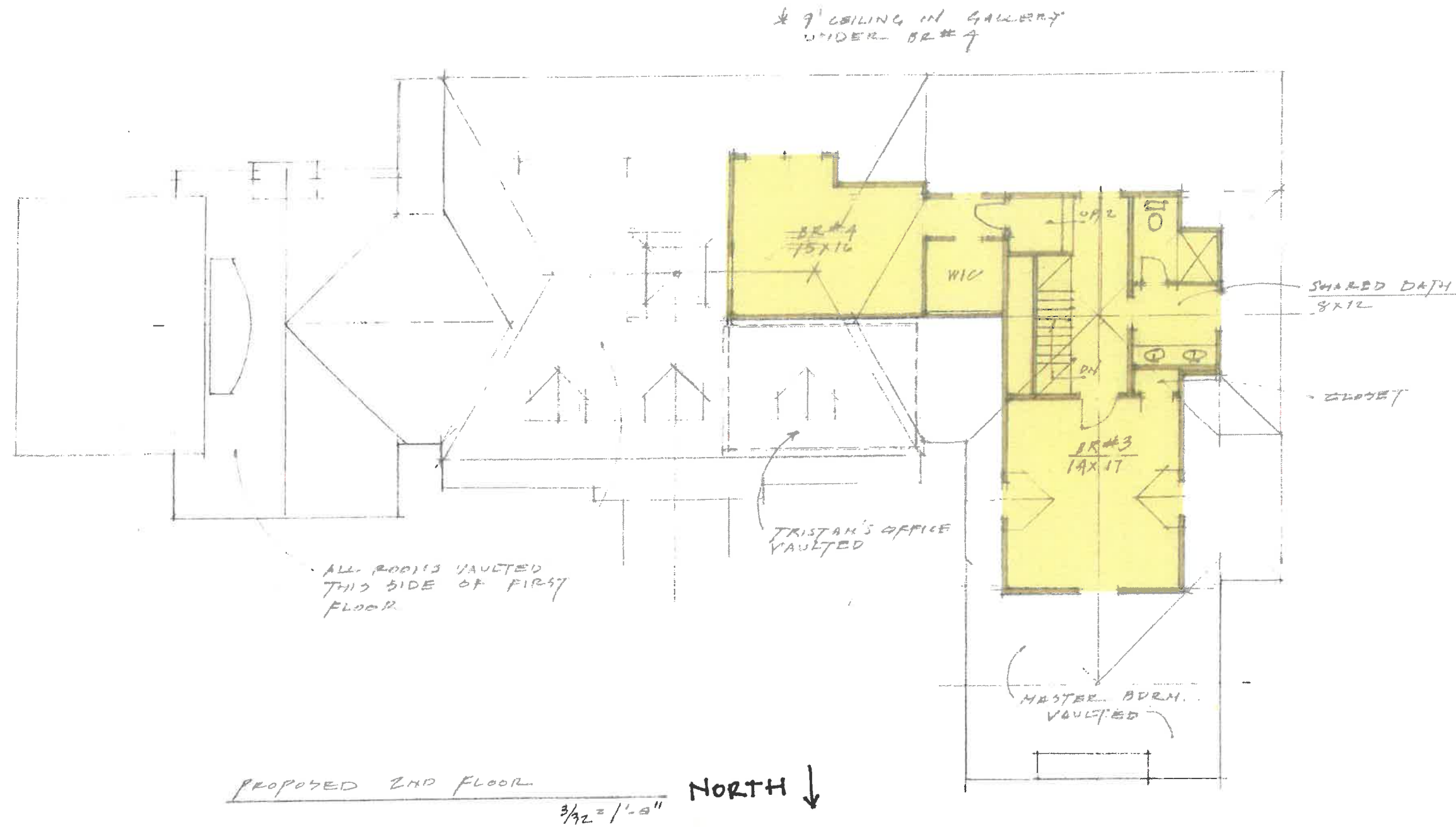


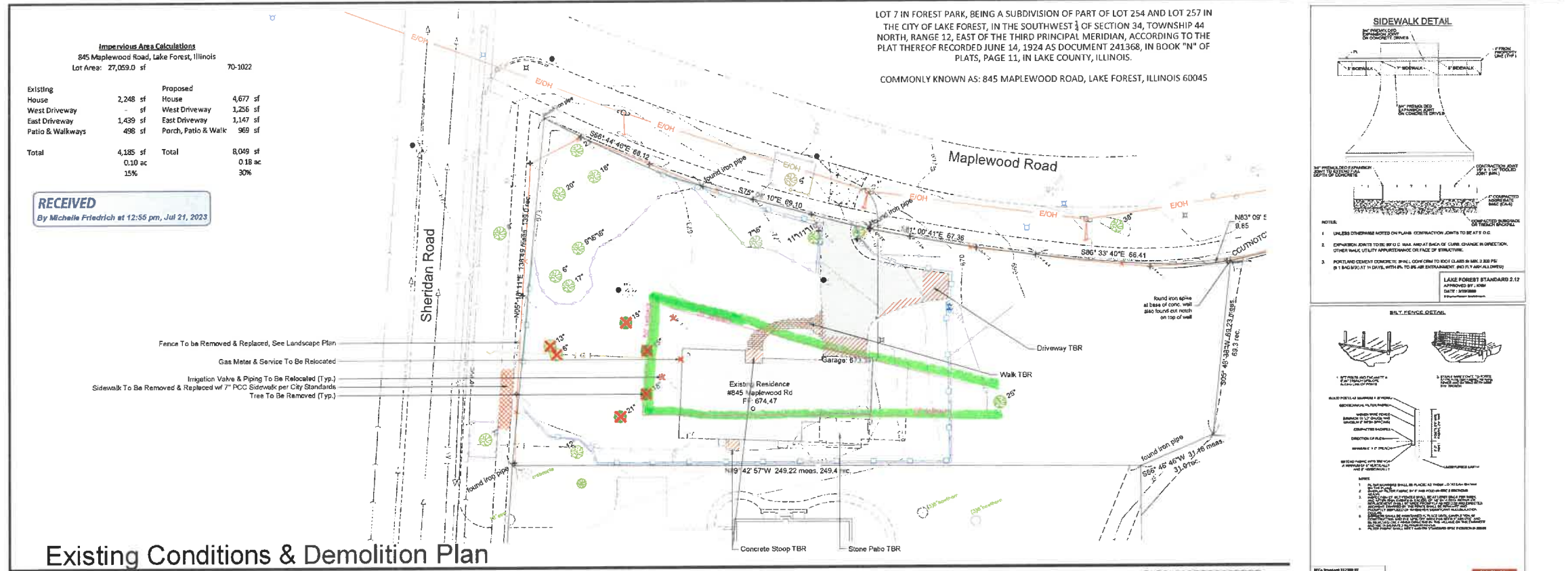
1 PROPOSED FIRST FLOOR PLAN



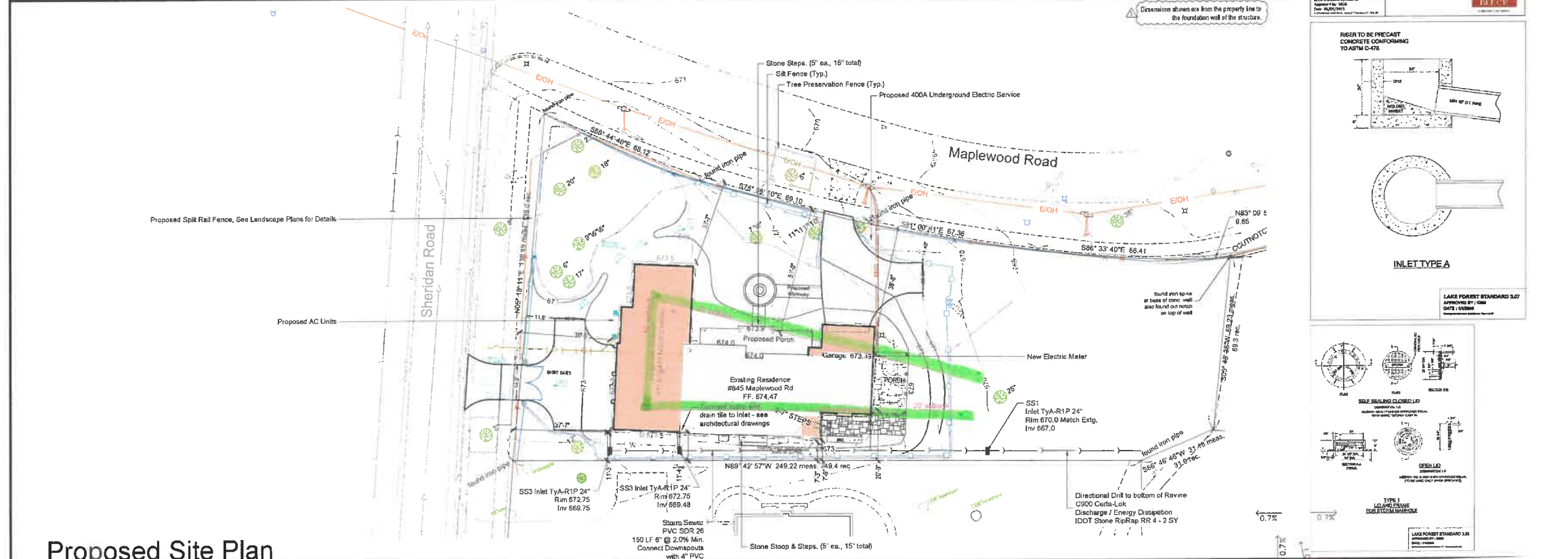
PROPOSED SECOND FLOOR PLAN

ADDITIONS HIGHLIGHTED





Existing Conditions & Demolition Plan



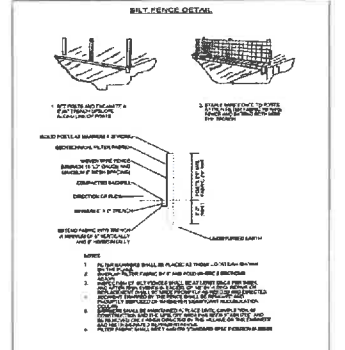
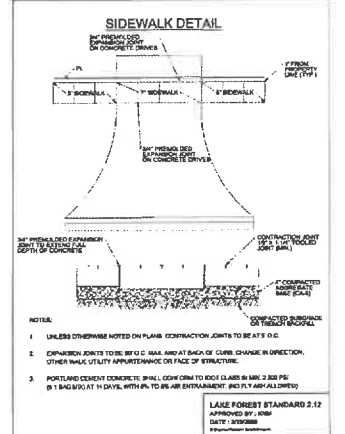
Proposed Site Plan

LOT 7 IN FOREST PARK, BEING A SUBDIVISION OF PART OF LOT 254 AND LOT 257 IN THE CITY OF LAKE FOREST, IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1924 AS DOCUMENT 241368, IN BOOK "N" OF PLATS, PAGE 11, IN LAKE COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 845 MAPLEWOOD ROAD, LAKE FOREST, ILLINOIS 60045

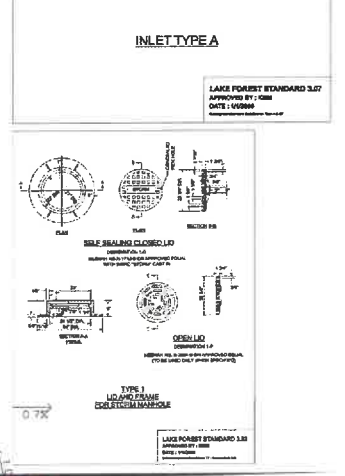
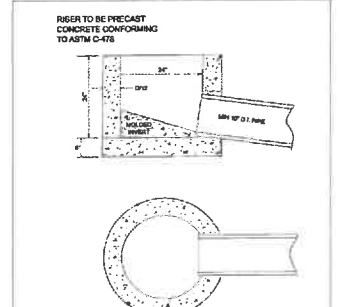
**Impervious Area Calculations**  
845 Maplewood Road, Lake Forest, Illinois  
Lot Area: 27,059.0 sf 70-1022

Existing	Proposed		
House	House	2,248 sf	4,677 sf
West Driveway	West Driveway	- sf	1,256 sf
East Driveway	East Driveway	1,439 sf	1,147 sf
Patio & Walkways	Porch, Patio & Walk	498 sf	969 sf
<b>Total</b>	<b>Total</b>	<b>4,185 sf</b>	<b>8,049 sf</b>
		0.10 ac	0.18 ac
		15%	30%

**RECEIVED**  
By Michelle Friedrich at 12:55 pm, Jul 21, 2023

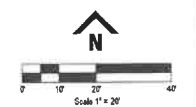


LAKE FOREST STANDARD 2.12  
APPROVED BY LAKE COUNTY BOARD OF SUPERVISORS  
DATE: 05/08/08



**BLECK**  
engineers | surveyors  
Bleck Engineering Company, Inc.  
1375 North Western Avenue  
Lake Forest, Illinois 60045  
T 847.295.5200 F 847.255.7081  
www.bleckeng.com

Hoag Residence  
845 Maplewood Rd.  
Lake Forest, IL



BENCHMARK: Arrow Nut on Fire Hydrant at SE Corner of Sheridan Rd & Maplewood Road  
ELEVATION = 676.81

ISSUED DATE	ISSUED FOR
07.11.2017	PERMIT AND BID
07.21.2017	ADD SETBACKS & DIMS
07.19.2023	FOUNDATION

PROFESSIONAL SEAL

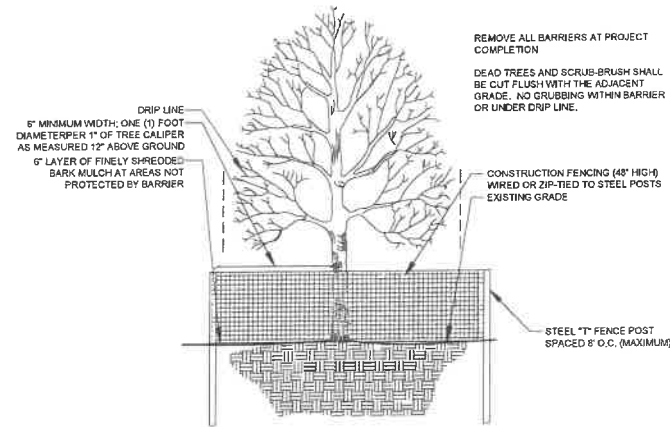
Michael G. Bleck, PE 07.21.2023  
License No. 06234888 (Expires 11/05/27)

Hoag Residence 845 Maplewood Road Lake Forest, Illinois 60045	
70-1022	Project No.
MB	Drawn By
MGB	Checked By
Drawing No.	
	<b>1</b>
Drawing Name	Site Plan

SETBACK LINES

Joint Utility Locating Information for Excavators  
 Call 48 hours before you dig  
 (Excluding Sat., Sun. & Holidays)

**RECEIVED**  
 July 21, 2023  
 THE CITY OF LAKE FOREST  
 COMMUNITY DEVELOPMENT



1 DETAIL TREE PROTECTION/PRESERVATION DETAIL  
 N.T.S.

KEY	Genus	Common Name	Size (DBH)	Notes/Action	Reason
1	Prunus	Black Cherry	12"	Tree to remain	
2	Ulmus	Elm	40"	Tree to remain	
3	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
4	Ulmus	Elm	30"	Tree to remain	
5	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
6	Ulmus	Elm	32"	Tree to remain	
7	Rhamnus	Buckthorn	6"	TREE TO BE REMOVED; STUMPED	
8	Prunus	Cherry	10-12"	TREE TO BE REMOVED; STUMPED	
9	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
10	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
11	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
12	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
13	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
14	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
15	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
16	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
17	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
18	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
19	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
20	Rhamnus	Buckthorn	12-15"	TREE TO BE REMOVED; STUMPED	
21	Rhamnus	Buckthorn	12-15"	TREE TO BE REMOVED; STUMPED	
22	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
23	Malus	Crabapple	30"	TREE TO BE REMOVED; STUMPED	
24	Malus	Crabapple	14"	TREE TO BE REMOVED; STUMPED	
25	Hamamelis	Witchhazel	15"	TREE TO BE REMOVED; STUMPED	
26	Syringa	Tree Lilac	18"	TREE TO BE REMOVED; STUMPED	
27	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
28	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
29	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
30	Carya	Shagbark Hickory	12"	Tree to remain	
31	Ostrya	Ironwood	10"	TREE TO BE REMOVED; STUMPED	
32	Carya	Shagbark Hickory	13"	Tree to remain	
33	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
34	Prunus	Black Cherry	16"	Tree to remain	
35	Cornus	Dogwood	10-12"	TREE TO BE REMOVED; STUMPED	
36	Prunus	Cherry	8"	TREE TO BE REMOVED; STUMPED	
37	Acer	Maple	15"	Tree to remain	
38	Prunus	Cherry	8"	Tree to remain	
39	Ficus	Spruce	4"	TREE TO BE REMOVED; STUMPED	
40	Rhamnus	Buckthorn	8"	TREE TO BE REMOVED; STUMPED	
41	Acer	Silver Maple	11"	TREE TO BE REMOVED; STUMPED	Dead
42	Picea	Colorado Blue Spruce	13"	TREE TO BE REMOVED; STUMPED	House Expansion
43	Picea	Colorado Blue Spruce	12"	TREE TO BE REMOVED; STUMPED	House Expansion
44	Picea	Colorado Blue Spruce	15"	TREE TO BE REMOVED; STUMPED	House Expansion
45	Picea	Colorado Blue Spruce	20"	TREE TO BE REMOVED; STUMPED	House Expansion
46	Malus	Crabapple	4"	TREE TO BE REMOVED; STUMPED	Construction Access
47	Quercus	Oak	10"	Tree to remain	
48	Juniperus	Cedar	15"	Tree to remain	
49	Carya	Shagbark Hickory	28"	Tree to remain	
50	Quercus	Red Oak	15"	Tree to remain	
51	Ulmus	Elm	14"	Tree to remain	
52	Fraxinus	Ash	6"	TREE TO BE REMOVED; STUMPED	Dead
53	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
54	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
55	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
56	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
57	Rhamnus	Buckthorn	10-12"	TREE TO BE REMOVED; STUMPED	
58	Quercus	Red Oak	20"	Tree to remain	
59	Cornus	Dogwood	20"	TREE TO BE REMOVED; STUMPED	

EXISTING TREE DATA

**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 One Redwood Court  
 Racine, Wisconsin 53402  
 ph 262.639.9733  
 fx 262.639.9737  
 david@davidheller.com

PROJECT  
**TRISTAN & MEGAN HOAG RESIDENCE**

845 Maplewood Avenue  
 Lake Forest, IL 60045

ISSUANCE AND REVISIONS

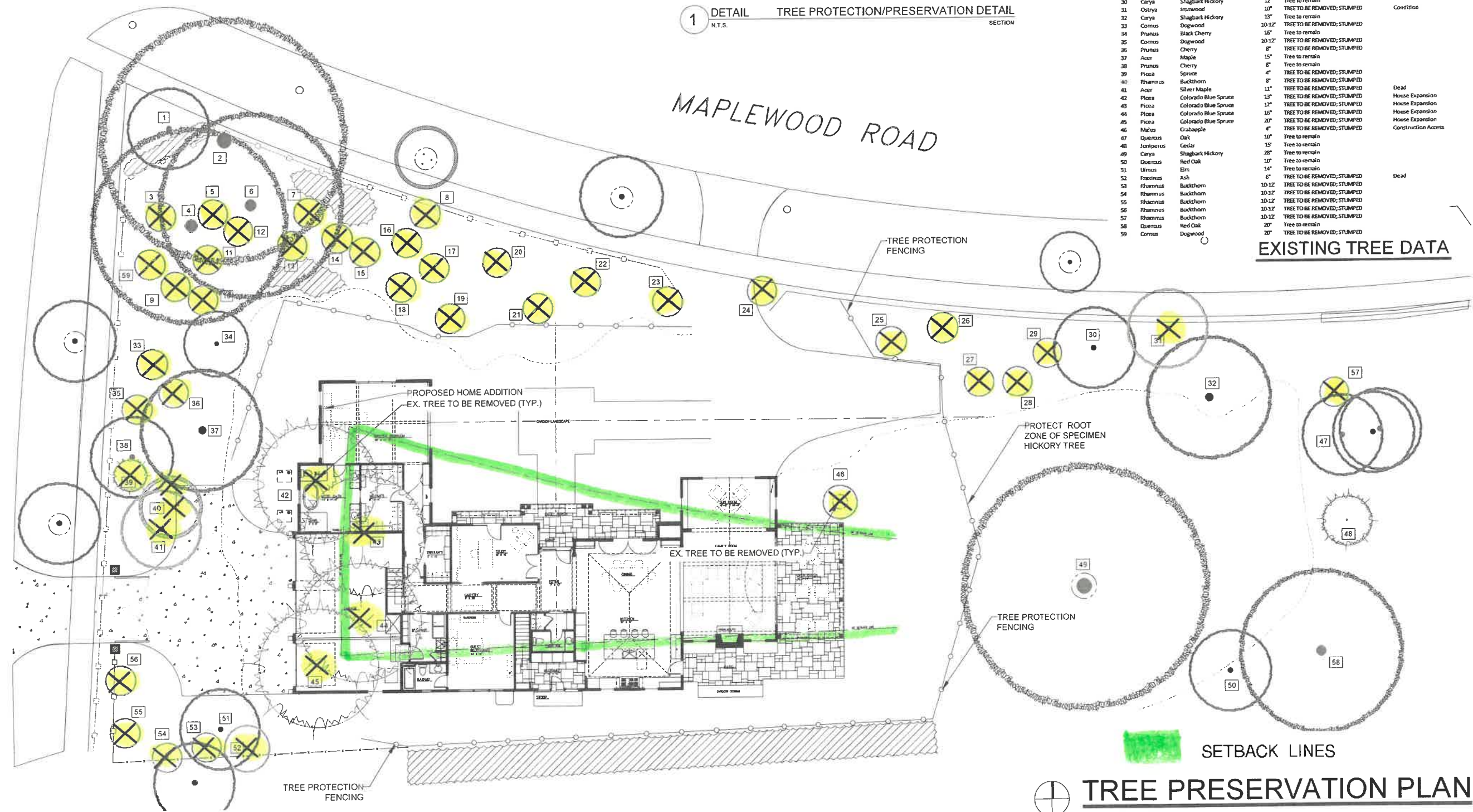
DATE	DESCRIPTION
7.21.23	ISSUE TO OWNER

These plans were prepared by  
 W. David Heller, ASLA  
 Registered Landscape Architect  
 #157-000558  
 Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE  
**EXISTING VEGETATION PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	23-042
DATE	07.21.23
SHEET NUMBER	

**L 1.0**



**TREE PRESERVATION PLAN**  
 Scale: 1" = 10'0"  
 NORTH

# TREE INVENTORY – HIGHLIGHTED TREES & VEGETATION PROPOSED FOR REMOVAL

## Tree Inventory / Preservation Data

KEY	Genus	Common Name	Size (DBH)	Notes /Action	Reason
1	Prunus	Black Cherry	18"	Tree to remain	
2	Ulmus	Elm	40"	Tree to remain	
3	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
4	Ulmus	Elm	30"	Tree to remain	
5	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
6	Ulmus	Elm	32"	Tree to remain	
7	Rhamnus	Buckthorn	6"	TREE TO BE REMOVED; STUMPED	
8	Prunus	Cherry	10-12'	TREE TO BE REMOVED; STUMPED	
9	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
10	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
11	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
12	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
13	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
14	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
15	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
16	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
17	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
18	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
19	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
20	Rhamnus	Buckthorn	12-15'	TREE TO BE REMOVED; STUMPED	
21	Rhamnus	Buckthorn	12-15'	TREE TO BE REMOVED; STUMPED	
22	Rhamnus	Buckthorn	12-15'	TREE TO BE REMOVED; STUMPED	Condition
23	Malus	Crabapple	30"	TREE TO BE REMOVED; STUMPED	Condition
24	Malus	Crabapple	14"	TREE TO BE REMOVED; STUMPED	Health
25	Hamamelis	Witchhazel	15'	TREE TO BE REMOVED; STUMPED	
26	Syringa	Tree Lilac	18'	TREE TO BE REMOVED; STUMPED	
27	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
28	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
29	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
30	Carya	Shagbark Hickory	12"	Tree to remain	
31	Ostrya	Ironwood	10"	TREE TO BE REMOVED; STUMPED	Condition
32	Carya	Shagbark Hickory	13"	Tree to remain	
33	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
34	Prunus	Black Cherry	16"	Tree to remain	
35	Cornus	Dogwood	10-12'	TREE TO BE REMOVED; STUMPED	
36	Prunus	Cherry	8"	TREE TO BE REMOVED; STUMPED	
37	Acer	Maple	15"	Tree to remain	
38	Prunus	Cherry	8"	Tree to remain	
39	Picea	Spruce	4"	TREE TO BE REMOVED; STUMPED	
40	Rhamnus	Buckthorn	8"	TREE TO BE REMOVED; STUMPED	
41	Acer	Silver Maple	11"	TREE TO BE REMOVED; STUMPED	Dead
42	Picea	Colorado Blue Spruce	13"	TREE TO BE REMOVED; STUMPED	House Expansion
43	Picea	Colorado Blue Spruce	12"	TREE TO BE REMOVED; STUMPED	House Expansion
44	Picea	Colorado Blue Spruce	16"	TREE TO BE REMOVED; STUMPED	House Expansion
45	Picea	Colorado Blue Spruce	20"	TREE TO BE REMOVED; STUMPED	House Expansion
46	Malus	Crabapple	4"	TREE TO BE REMOVED; STUMPED	Construction Access
47	Quercus	Oak	10"	Tree to remain	
48	Juniperus	Cedar	15'	Tree to remain	
49	Carya	Shagbark Hickory	28"	Tree to remain	
50	Quercus	Red Oak	10"	Tree to remain	
51	Ulmus	Elm	14"	Tree to remain	
52	Fraxinus	Ash	6"	TREE TO BE REMOVED; STUMPED	Dead
53	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
54	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
55	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
56	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
57	Rhamnus	Buckthorn	10-12'	TREE TO BE REMOVED; STUMPED	
58	Quercus	Red Oak	20"	Tree to remain	
59	Cornus	Dogwood	20"	TREE TO BE REMOVED; STUMPED	

**RECEIVED**  
 July 21, 2023  
 THE CITY OF LAKE FOREST  
 COMMUNITY DEVELOPMENT

**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 One Redwood Court  
 Racine, Wisconsin 53402  
 ph 262.639.9733  
 fx 262.639.9737  
 david@wdavidheller.com

PROJECT  
**TRISTAN & MEGAN HOAG RESIDENCE**

845 Maplewood Avenue  
 Lake Forest, IL 60045

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.21.23	ISSUE TO OWNER

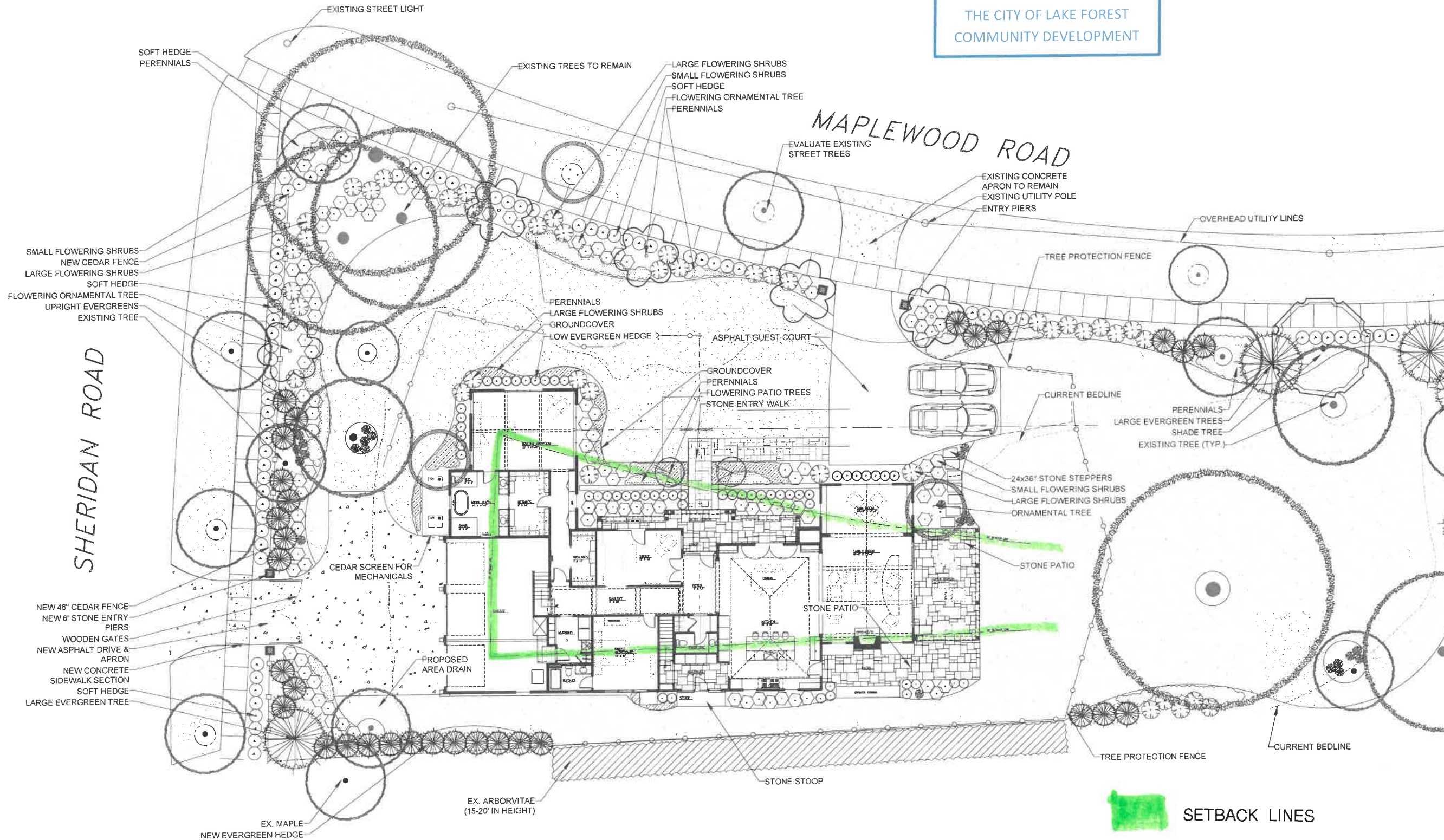
These plans were prepared by  
 W. David Heller, ASLA  
 Registered Landscape Architect  
 #157-000558

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE  
**ENLARGED LANDSCAPE CONCEPT PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	23-042
DATE	07.21.23
SHEET NUMBER	

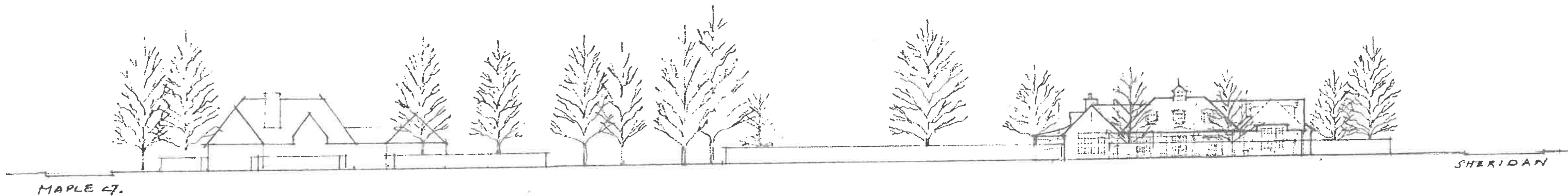
**L 1.1**



 **SETBACK LINES**

**ENLARGED LANDSCAPE CONCEPT**  
 Scale: 1" = 10'0"  
 NORTH

 Joint Utility Locating Information for Excavators  
 Call 48 hours before you dig  
 (Excluding Sat., Sun. & Holidays)



MAPLEWOOD STREETScape

1" = 70'-0"



SHERIDAN ROAD STREETScape

1" = 20'-0"

## **Agenda Item 5**

### **Elawa Farm – Amendment to Special Use Permit** *Backfilling Space Vacated by the Wildlife Discovery Center*

Staff Report  
Master Plan – Current  
Master Plan - Proposed  
Vicinity Map

#### Materials Submitted by the Petitioner

Application  
Statement of Intent



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	July 24, 2023
FROM:	Catherine Czerniak, Director of Community Development
SUBJECT:	<b>Elawa Farm – Amendment to Special Use Permit</b>

### **Property Owner**

The City of Lake Forest  
220 E. Deerpath  
Lake Forest, IL 60045

### **Property Location**

1401 Middlefork Drive

### **Zoning District**

R-5 - Single Family Residence  
District

Owner: City of Lake Forest

Tenant Representative: Elawa Farm Foundation

Laura Calvert, Executive Director

### **Summary of the Request**

This is a request for consideration of limited amendments to the Elawa Farm Special Use Permit. Elawa Farm operates under a Special Use Permit because it is a non-residential use located on residentially zoned property.

Recently, the City's Wildlife Discovery Center (WDC) program, which was located at Elawa Farm as a co-tenant with the Elawa Farm Foundation ("the Foundation"), a not for profit organization, was discontinued. As a result, the spaces, both indoor and outdoor, that were previously occupied by the WDC are now vacant. This request for an amendment to the Elawa Farm Special Use Permit if approved, will allow the Foundation to backfill the now vacant spaces and expand the community offerings at Elawa Farm. The WDC drew many people to Elawa Farm and the intent is to continue to provide low impact interesting programs and activities on site as a resource to the community, but also to assure an ongoing revenue stream to help maintain, restore, and enhance the historic buildings and natural environment and maintain Elawa Farm as a community asset.

### **Background**

The Special Use Permit, with the Master Plan attached as an exhibit, was substantially amended in March 2019. The experiences and lessons learned since approval of the original Special Use Permit in 2010 resulted in a lengthy period of study and public meetings ultimately leading to the 2019 approvals.

The 2019 Special Use Permit regulates the use of Elawa Farm today and is included in the Board's packet.

A key focus of the 2019 amendments to the Special Use Permit was to limit the number and size of private rental events, especially weddings or similar events held in the evening house. The direction of the 2019 approvals encouraged activities that align with the vision for Elawa Farm.

The Special Use Permit was further amended in 2022 to support the development of an Enabling Garden.

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*In part, the Vision Statement for the Elawa Farm Master Plan states:*

*Elawa Farm is open to the public, a place for community members to experience, study and explore an historic Gentleman's Farm and Garden and an accredited nature center, the Wildlife Discovery Center, in the context of unique surroundings; an established single family neighborhood, preserved open lands and the Middlefork Savanna, a sensitive and significant natural area.*

- *Elawa Farm is a community resource where stewardship of the environment and history of the site are achieved through education, preservation, restoration and conservation.*

Elawa Farm is owned by the City of Lake Forest. In 1998, as a result of a partnership between the Carroll Family, Lake County Forest Preserves District, Lake Forest Open Lands Association, the developer and the City of Lake Forest; Elawa, a Gentleman's Farm, was preserved as a community resource. The original 200-acre parcel was subdivided into 72 single family residential lots consistent with the density permitted by the underlying zoning. And, by using a conservation subdivision approach; wetlands, an oak savannah, prairie and many of the structures and the garden from the historic Gentleman's Farm were preserved.

Today, portions of the original 200 acres are owned by the Lake County Forest Preserves District, Lake Forest Open Lands Association and the City. The City ownership includes a neighborhood park which is under the purview of the City's Park and Recreation Department, a site north of the park that is reserved for a public elementary school if one is ever needed in this area, and Elawa Farm. Importantly, only Elawa Farm is governed by the Master Plan and Special Use Permit.

There is interplay between the various parcels and ownerships in the area including the adjacent single family residential neighborhood, the Middlefork Farm Subdivision. There is a collective impact from the activities that occur at Elawa Farm, Elawa Park, on the Forest Preserves land and in the Lake Forest Open Lands areas. This unique blend of resources brings with it some demands ranging from parking and traffic to finding a workable balance of overall activities. The adjacent residential neighborhood certainly benefits from proximity to extraordinary natural and historic resources, but is also impacted by traffic, frequency of use, noise and overall activity levels. As with all special uses, the Board is faced with balancing community benefits with off-site impacts and with balancing various interests.

The Elawa Farm Foundation, a not for profit organization, is a tenant of the Farm and as such, pays rent and is responsible for maintenance and ongoing care of designated spaces within the farm buildings and the Garden. The City is responsible for the overall care and long term preservation of the overall site.

### **Overview**

- ❖ *Why is an amendment requested at this time?*

As noted above, the City's Wildlife Discovery Center recently closed due to the retirement of a long time staff member who was the original inspiration for the program and who, single handedly built a unique program that could not easily be maintained without his unique expertise. The Elawa Farm Foundation, the current tenant at Elawa Farm has stepped forward with some creative, low impact ideas for backfilling the vacant space to assure that residents and visitors continue to be drawn to the Farm.

- ❖ *Will private rental activity be increased? Will the limitations currently imposed on private rentals be changed?*

No, the proposal put forward by the Foundation does not request any expansion or change to the limitations currently in place for private rental events. In recent years, the impact of private rental events has been reduced as a result of strict compliance with the conditions limiting the number of events, the location, amplification, size, and ending times.

- ❖ *What types of new programs and activities are proposed to backfill the spaces vacated by the WDC?*

A limited number of domestic farm animals are proposed in the area previously occupied by the WDC animals in outdoor cages.

A daytime café type offering is proposed for those visiting Elawa Farm, the park or the Forest Preserve. Limited seating and food and beverages will be offered. The café will be operated by the Foundation.

Additional “dinner on the farm” opportunities will be offered subject to prior registration and featuring primarily food from the Garden at Elawa Farm. The dinner opportunities will be operated by the Foundation.

No additional private rentals are proposed.

The cottage, formerly the WDC caretaker's residence, will continue to be used as a single family residence only for Foundation employees or Board members or for office space for the Foundation. The cottage will not be open to the public or offered for rent.

### **Proposed Amendments**

The current conditions of the Special Use Permit are detailed in full below. Proposed changes are reflected in ~~strikeout text~~ (deletions) and **red text** (additions). For ease of reading, a clean copy of the amended conditions as proposed is attached to this staff report.

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### **Daily Use Activities**

1. Definition: Uses at Elawa Farm shall be consistent with the vision stated in the Updated Master Plan adopted as an exhibit to the Amended Special Use Permit. As described in the Master Plan, “Daily Use Activities” are those activities offered and managed by the tenants at Elawa Farm (at the time of this adoption, the Elawa Farm Foundation ~~and the City of Lake Forest Wildlife Discovery Center~~) to provide opportunities in the fields of environmental and ~~wildlife~~**domestic farm animal** education, gardening, conservation, environmental restoration, architecture, history, gentlemen farming, preservation, **farm to table experiences**, local culture, and passive recreation experiences. (Note: It is acknowledged that if tenants at Elawa Farm change, this Special Use Permit and the Master Plan will be reviewed and further amended as necessary.)

**Permitted Daily Use Activities at Elawa Farm include:**

- a. ~~e~~Classes, programs, demonstrations, workshops, tours, field trips and lectures.**
- b. Daytime, small scale café, open to the public during daytime hours, no later than 4 p.m.**
- c. Dinners hosted by and food provided by the Elawa Farm Foundation (not an outside caterer).**



~~a. Up to 12 adult hens may be kept on the site wholly within the overlay area designated in the Master Plan, the southern portion of the Garden. The chickens must be secured in a temporary pen/chicken coop.~~

~~Any and all required licenses, permits or approvals related to farm animals must be obtained from outside agencies to meet all applicable health and life safety requirements on an ongoing basis~~

~~a. The following are permitted in the Farm Animal overlay area:~~

~~i. A maximum of 8 female or castrated male goats.~~

~~ii. A maximum of 12 female hens.~~

~~iii. A maximum of 12 female ducks.~~

~~b. No roosters, uncastrated male goats, or male ducks are permitted.~~

~~c. Appropriate breeds shall be selected to minimize sound and odor.~~

## Events

7. Definition: "Events" are activities other than Daily Use Activities and fall into two categories: 1) Events sponsored by the Elawa Farm tenants and open to the public free of charge, by donation, ~~or~~ through purchase of a ticket, ~~or by reservation~~; and 2) Private Rental Events hosted by private individuals or companies, not hosted by the Elawa Farm tenants and not open to the public. Both types of events are intended to produce revenues to support the ongoing maintenance of the Elawa Farm facilities and the tenants.
8. Priority: Priority for reserving use of space shall be given to the Elawa Farm tenants for Daily Use Activities and Events.
9. Requirements for all Events: The following minimum requirements shall be met for all Events:
  - a. Site Capacity. No Event shall exceed 200 people cumulatively on the site at one time due to site capacity limitations, public safety concerns and impact on the surrounding area.
  - b. Day time Events. Day time Events are encouraged to minimize the need for evening Private Rental Events.
  - c. Evening Events. No more than 12 non-amplified Private Rental Events extending past 6:00 p.m. are permitted annually.
  - d. Amplified Events. Amplified Events are defined as any Event at which electronic means are used to increase or enhance sound inclusive of music and voices. **Six** (6) amplified Events, inclusive of daytime and evening Events, are permitted annually. No more than two (2) amplified Events are permitted within any 30-day period and amplified Events are not permitted on consecutive evenings. Amplification is

permitted only in the Private Rental Event Area located west of the Wagon Shed and in the Hay Barn. *Exception:* Events held in the Hay Barn are permitted to use the installed sound system at pre-set levels which must be set to minimize audible sound outside. No sound from the speakers inside the Hay Barn may be audible at a distance of 20 feet outside of the space in all directions and these Events are **not** counted toward the six (6) permitted amplified Events.

- e. End Time. Events shall end no later than 11 p.m. on Friday and Saturday evenings and 10 p.m. on other days of the week.
- f. Alcohol. The service of alcohol shall end 30 minutes prior to the scheduled end of the event.
- g. Shuttle Service. For all events with planned attendance of 75 people or more, off-site parking (not on residential streets) and shuttle service must be provided, and event attendees shall be required to use the shuttle service. Shuttle service shall end no later than 45 minutes after the Event and in no case, later than 11:45 on Friday and Saturday and 10:45 on other days of the week. Shuttle vehicles shall avoid the use of flashing lights and shall drop-off and pick-up passengers in an area located away from the neighboring homes.
- h. Parking. Valet parking and parking on residential streets for any purpose related to Evening Events is prohibited.
- i. Tents. Tents shall be located only in the areas designated in the Master Plan and must be a minimum of 20 feet away from all farm buildings. The siting and installation of tents shall be subject to inspection by City life safety inspectors.
- j. Canopies. Canopies to provide overhead shelter from the rain and sun, without walls, are permitted in areas as designated in the Master Plan and must be a minimum distance of 10 feet away from all farm buildings. The siting and installation of canopies shall be subject to inspection by City life safety inspectors.
- k. A plan for each Event, including details for deliveries, setup, drop off/pick-up, security and clean-up shall be submitted and will be subject to review, ~~and approval,~~ and enforcement by the Elawa Farm Foundation by the Coordinator.
- l. No smoking is permitted at Elawa Farm or at Events held at the Elawa Farm facilities in compliance with the City Code and life safety regulations.
- m. Certificates of insurance must be posted when applicable.
- n. A liquor license must be obtained in accordance with applicable regulations.
- o. All applicable fees must be paid, and deposits posted.

### **Garden Market**

10. The Market shall be managed and operated consistent with this Special Use Permit and the Operating Agreement.
11. The Market shall be a not for profit operation with proceeds from the sales used for maintenance, operation, restoration and enhancements at Elawa Farm.
12. The Market, including any required setup or take down, is permitted to operate between the hours of 8 a.m. and 6 p.m.
13. The majority of items for sale at the Market shall be grown or produced on the site with the exception of limited garden and farm related seasonal items which may be brought on to the site for sale with proceeds benefitting the Elawa Farm Foundation.

### **Cottage – Permitted Uses**

14. Single family residence for a caretaker employed by the Elawa Farm Foundation.
15. Small scale office use for Elawa Farm Foundation employees or Board members.
16. No subleasing or third party rentals of the Cottage is permitted.

### **General Regulations**

~~14.~~ 17. Scheduling Responsibilities: All Daily Use Activities and Events at Elawa Farm shall be scheduled in advance in accordance with established policies and the Operating Agreement. In every case, Daily Use Activities and Events shall be scheduled and approved only after considering **cumulatively**, all uses occurring at and near Elawa Farm, at any particular time. (“Cumulative” is intended to include consideration of, for scheduling purposes, activities or events on adjacent properties; Lake County Forest Preserves, Lake Forest Open Lands, Elawa Park and any special events occurring in the area.)

A schedule of Daily Use Activities and Events shall be maintained in and shall be available on an ongoing basis to ~~all tenants of Elawa Farm,~~ the Middlefork Farm Homeowners’ Association, appropriate City staff and if determined to be helpful, to adjacent landowners, the Lake County Forest Preserves District and Lake Forest Open Lands Association. The schedule shall include, but not be limited to, the following: number of participants, hours, location and type of activity or event.

Clear policies and requirements for event management and security shall be established by the tenant to assure proper monitoring and

management of all Events in a manner consistent with the Special Use Permit and other applicable requirements.

~~15.18.~~ No activity at Elawa Farm shall obstruct public streets or sidewalks without specific authorization from the City. On the Elawa Farm site, an open route for emergency access must be maintained through the Main Courtyard, between the Hay Barn and the Wagon Shed, in a north/south direction at all times.

~~16.19.~~ No overnight use of or activities are permitted at Elawa Farm except for use of the caretaker's cottage in a manner typical for a single family residential house and activities necessary to support care and oversight of the farm Wildlife Discovery Center animals. ~~Exception: Occasional overnight activity on the site is permitted as necessary to support the one year pilot project which allows chickens on the site during the 2019 calendar year.~~

~~17.20.~~ At no time shall the number of people in each of the individual interior spaces at Elawa Farm or the number of people at Elawa Farm in its entirety, exceed the maximum capacity as permitted by Fire Code and as posted in accordance with that Code throughout the facility. The use of tents for specific events shall not allow the maximum overall site capacity, as posted on the site, to be exceeded.

~~18.21.~~ Elawa Farm shall not be used as a Polling Place for primary, general or special elections.

~~19.22.~~ Any new buildings, alteration of existing buildings and any significant fencing or gates that may be proposed, beyond fences for utilitarian purposes which are in full conformance with the City Code, shall be subject to the review and approval of the Historic Preservation Commission.

~~20.23.~~ No permanent outdoor lighting shall be permitted except safety and security lighting which shall be installed in compliance with Code and permitting requirements. Lighting beyond that needed for safety and security shall require review and approval by the Historic Preservation Commission with consideration given to the intensity of lighting and proposed light fixtures to assure that the residential and historic character of the neighborhood and site are preserved. Lights, other than for safety and security purposes shall be turned off after hours. The goal shall be to preserve the "right to night" and adherence to the dark sky initiatives.

21.24. Signage for Elawa Farm and the various tenants now and in the future shall be consistent with the signage plan approved by the Historic Preservation Commission and as it may be amended in the future.

**Other**

22.25. On an annual basis, the tenants of Elawa Farm shall provide a report to the Director of Community Development or designee detailing: the number and frequency of Events, the type of Events, the number of attendees at each Event and any issues, complaints or non-compliance resulting from the Events. The report shall be used as one means to verify ongoing compliance with the conditions of the Special Use Permit.

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**Public Comment**

As noted in the application materials submitted by the Elawa Farm Foundation, the Foundation has offered information about the proposed Enabling Garden in various formats over the past several months.

Public notice of this petition was provided by the City in accordance with applicable requirements. Notice was mailed by the Community Development Department to surrounding properties and the required notice was published in the local newspaper. The agenda for this meeting was posted at five public locations and was posted on the City’s website. Written information, letters and e-mails received from interested parties are included in the Board’s packet.

**Staff Recommendation**

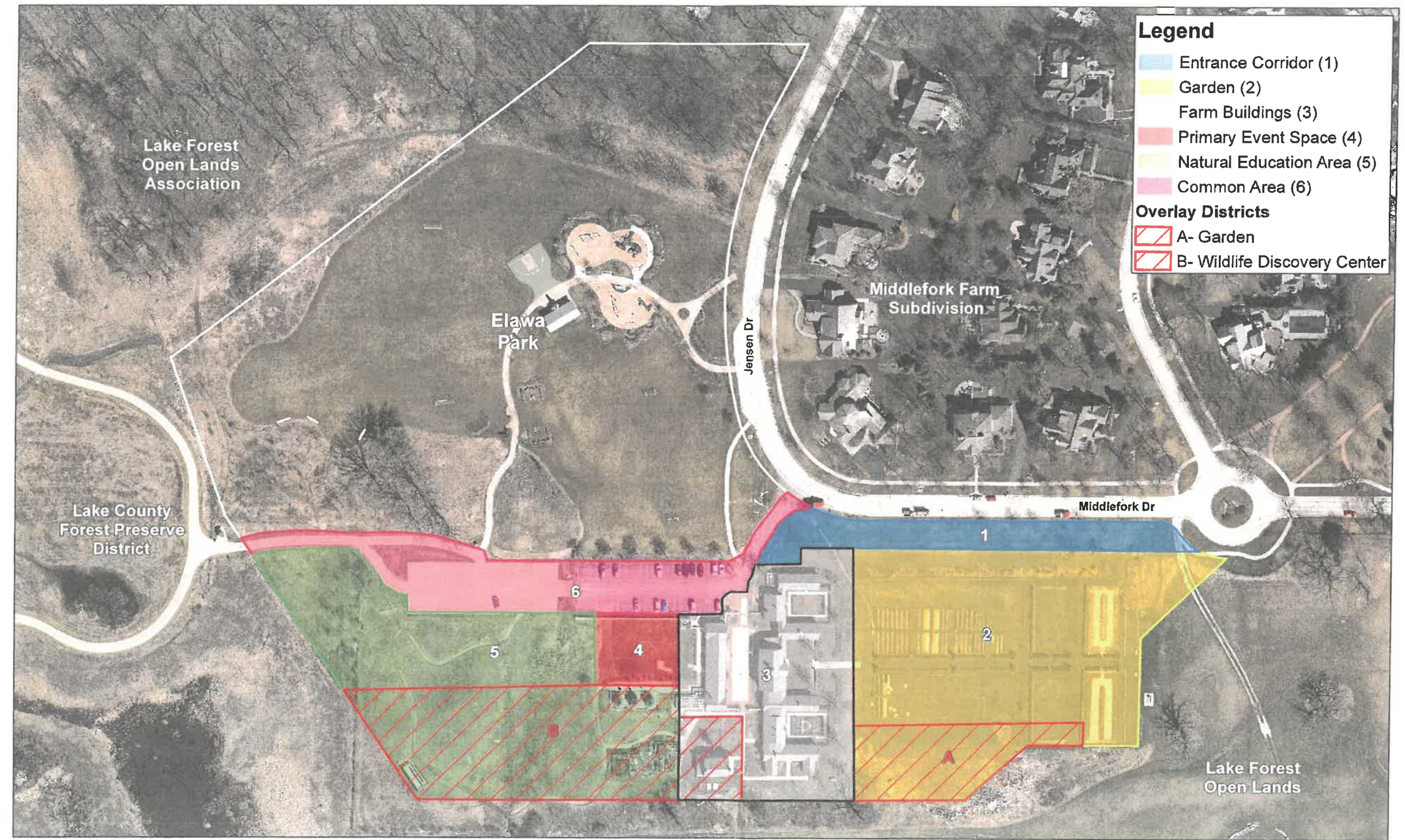
Recommend approval of amendments to the Elawa Farm Special Use Permit as detailed above based on the following findings.

1. The enhanced programs and activities at Elawa Farm will backfill the spaces recently vacated by the Wildlife Discovery Center with low impact uses that will help to maintain interest in and support for Elawa Farm. The proposed enhanced programs and additional activities will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the residents and general public.
2. No increase in Private Rental Activities is proposed nor is any relaxation of the limitations currently imposed on these activities proposed.
3. Elawa Farm is a unique community asset, part of the Middlefork Farm neighborhood. Numerous conditions of approval regulate the activities at Elawa Farm recognizing the mix of residential, recreational, educational

and passive uses that occur in the immediate area. Elawa Farm adds value and distinction to the area and as limited by the conditions of approval, will not impede the normal and orderly future use or enjoyment of properties in the area for the uses already permitted.

4. No evidence has been submitted to demonstrate that the proposed programs and activities which will replace the activities resulting from the Wildlife Discovery Center, will substantially diminish property values in the neighborhood.
5. No changes are proposed to the exteriors of the existing historic buildings to accommodate the enhanced programming and activity. Any significant changes proposed will require review and approval by the Historic Preservation Commission.
6. Adequate utilities, roads and drainage facilities are already available to the site.
7. The proposed enhanced programs and activities overall will not generate traffic or parking demand that exceeds activity levels experience when the Wildlife Discovery Center operated on the site.
8. The activities at Elawa Farm on an ongoing basis will be consistent with the Special Use Permit as amended. Except as set forth in the Special Use Permit, the site shall conform to the applicable regulations of the R-5 zoning district and all other applicable uses and regulations.

Elawa Farm Master Plan Exhibit 1



Elawa Farms Use Areas

Elawa Farm Master Plan Exhibit 1



Elawa Farm Use Areas

Elawa Farm Master Plan- Exhibit 2



**Legend**

- Primary Event Area: Tents Permitted
- Secondary Event Area: Canopies Permitted
- Limited Event Area: Canopy Permitted- 1 Event Anually

Elawa Park

Elawa Farm





**The City Of Lake Forest  
ZONING BOARD OF APPEALS**

Application for Amendment to Existing Special Use Permit

Property Address 1401 MIDDLEFORK DRIVE Zoning District R-4

Existing Use ELAWA FARM - COMMUNITY RESOURCE

Proposed Use/Change to Facility ELAWA FARM FOUNDATION IS

PROPOSING EXPANSION OF PROGRAMS AND OFFERINGS  
TO BACKFILL SPACES VACATED BY THE WILDLIFE DISCOVERY  
CENTER

Property Owner(s)

Name CITY OF LAKE FOREST

Address 220 E. DEERPATH

Email \_\_\_\_\_

Phone \_\_\_\_\_

Applicant (if different from owner)

Name ELAWA FARM FOUNDATION

Address 1401 MIDDLEFORK DRIVE

CONTACT: LAURA CALVERT,  
EXECUTIVE DIRECTOR

Email \_\_\_\_\_

Phone \_\_\_\_\_

Relationship to Property \_\_\_\_\_

**BENEFICIAL INTERESTS**

Corporation \_\_\_\_\_ (see exhibit A)

Partnership \_\_\_\_\_ (see exhibit B)

Trust, land or other \_\_\_\_\_ (see exhibit C)

I have read the complete application packet and understand the Special Use Permit process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.

**SIGNATURES**

α

Owner JASON C. WICHA,  
CITY MANAGER

\_\_\_\_\_ Date

Applicant \_\_\_\_\_

\_\_\_\_\_ Date

July 19, 2023

Dear Chairman Bass and members of the Zoning Board of Appeals,

Elawa Farm Foundation is requesting consideration of a Special Use Permit amendment to expand our programs and use of the indoor and outdoor facilities to backfill areas recently vacated by the Wildlife Discovery Center (WDC).

Our intention for these campus changes include:

- Offering mission-based programs in spaces formerly occupied by the Wildlife Discovery Center
- Ensuring programs are low impact for surrounding neighborhood, including no additional large private events
- Maintaining public interest in Elawa Farm and backfilling public programming since departure of WDC
- Generating additional revenue to pay for increased rent from City of Lake Forest
- Avoiding another tenant on the Elawa Farm campus

With these changes, we do not anticipate a net increase in traffic or impact on the campus beyond when Elawa Farm Foundation and Wildlife Discovery Center were co-located together on the property. We merely aim to backfill public programs left vacant with the departure of the Wildlife Discovery Center.

**Community Engagement:** We invited our neighbors at the Middlefork Homeowners Association to learn about our proposed conceptual plans for the Elawa Farm campus and share their feedback at a meeting on July 11, 2023. Although participation from the neighboring residents was limited, the comments offered influenced the plans for the Elawa Farm campus.

**The following conceptual plans have been discussed and adapted, based on neighbor feedback.**

**Indoor Classroom:** The Foundation is proposing an indoor classroom in the former North Exhibit of WDC. This space will host year-round educational programs, including classes and youth camps, as well as provide an indoor program space during inclement weather. The Foundation currently does not have a dedicated indoor classroom space at Elawa Farm.

**Visitor Center:** The proposed Visitor Center will be located in the former Main Exhibit of WDC. Like its use at WDC, this space will be free and open to the public during daytime hours when the facility is already open. In this space, the community can learn about the history and current use of Elawa Farm, as well as view indoor demonstrations on food and agriculture. The Visitor Center will also feature light retail shopping for the public, such as Elawa branded merchandise, honey, and cookbooks.

**Production Kitchen:** The Foundation's existing kitchen was developed about 15 years ago to be a teaching kitchen with its residential equipment and layout. Over time, the kitchen has evolved into both a teaching kitchen and commercial kitchen. These uses are now competing with one another for space and scheduling, and the existing residential equipment is not appropriate for our production needs.

We propose the development of a production kitchen in the former south exhibit area of WDC, while using the existing kitchen to host culinary classes for youth and adults. The proposed south location is away from sightlines from the surrounding neighborhood. With the new production kitchen, the Foundation will now be able to cater for the limited private events and daytime events that are already

allowed, which is an important earned revenue opportunity, as well as offer food to the public through limited daytime café service and food programs.

**Daytime Café:** Currently, there is no place for the public to sit indoors to rest during their visit to Elawa Farm. Similarly, the only time community members can enjoy a cup of coffee, purchase snacks for their children, or purchase a drink after a walk in Middlefork Savanna is during our seasonal Garden Market on Fridays and Saturdays. The Foundation sees an opportunity to address these community needs with limited daytime café service.

The daytime café service would be limited to:

- Daytime hours only (closing no later than 4 pm)
- Indoor counter service with limited tables and chairs
- Limited indoor seating area (located in west room of south exhibit area)
- Limited seasonal outdoor seating (located on south lawn, completely hidden from neighborhood sightlines)
  - Open seasonally from late May – early October
- Similar menu to Garden Market offerings – coffee service, grab and go items, such as salads, soup, baked goods

**Community Food Programs:** Since fall 2020, the Foundation has offered farm dinners and family food programs, such as brunches for Easter and Mother’s Day. These food programs have been well-received by our local community. As Elawa Farm Foundation has a food-based mission, we see an opportunity to continue to offer these farm-to-tables experiences to the community and provide engagement on the campus.

These community food programs would be limited to:

- Food service provided only by Elawa Farm Foundation (not an outside caterer)
- Pre-registration required to attend
- Up to 60 guests
- Seating in Hay Barn
- Program to end no later than 9 pm
- No outdoor amplified music or tents
- Not scheduled during other events
- Up to 3 days/week

**Farm Animal Program:** Animals have been a part of Elawa Farm throughout its history, since the farm’s development in 1917 to WDC’s presence at Elawa Farm for the past 20 years. To maintain public interest in Elawa Farm and honor WDC’s legacy, we propose a small farm animal program located in the former outdoor animal exhibit area of WDC. This free program will provide enjoyment and education to the Lake Forest community, including families and children.

The Foundation currently keeps a flock of 10 laying hens on the east side of property, near the gardens. We propose relocating this flock to the former outdoor exhibit area of WDC on southwest side of property away from neighborhood sightlines, in addition to adding a small number of ducks and goats. These farm animals are friendly in disposition, produce very little odor, and can be selected for quiet

breeds. The Foundation's farm staff will provide daily maintenance and care for the animals, as well as appropriate and clean shelter. The farm animal area will feature an ADA (Americans with Disabilities Act) compliant pathway for community members of all ages and abilities to access.

To our knowledge, no neighborhood complaints have been made about the Foundation's chicken flock or WDC's outdoor animal exhibit. WDC kept a variety of animals in the outdoor exhibit, including a bobcat, coyotes, crocodiles, foxes, birds of prey, and turtles. We are requesting to keep a lesser number of small farm animals that do not create a nuisance (noise, smell) or are predatorial in nature.

The farm animal program would be limited to:

- Up to 8 female goats
- Up to 12 female hens
- Up to 12 female ducks
- No roosters, male goats, or male ducks
- Breed selections that are quiet and friendly in nature, tolerant of Midwestern cold and heat, and produce manure that is not odorous
- Daytime viewing only

**Hoophouse:** The Foundation proposes to build a hoophouse, also known as a high tunnel, in the outdoor area formerly occupied by WDC animal silos. The hoophouse is similar in footprint and look as the existing greenhouse on the Elawa Farm campus. The purpose of the hoophouse is to provide season extension for crop production. We will be able to plant earlier in the season and harvest later in the season. The hoophouse will allow us to offer more fresh produce to our community for an extended period during the growing season. The hoophouse does not need electricity or heat.

**Market Hours:** Our seasonal Garden Market currently operates on Fridays and Saturdays from 8 am – 2 pm from mid-May to mid-October. We propose opening the market on Sundays with hours no greater than 10 am – 4 pm, which is the same as prior WDC hours on Sunday, to offer interest on the Elawa Farm campus during the weekend. Our market offers fresh produce, flowers, dairy, eggs/meat, grains, and value-added products from Elawa Farm and our local farming community, prepared items and baked goods from the Elawa kitchen, and garden-related merchandise from local artisans. The market serves our mission to broaden access to the local food system and provides vital earned income for our annual budget.

**Caretaker's Cottage:** The Foundation wishes to use the Caretaker's Cottage for staff housing or additional office space for Foundation employees.

Thank you for your consideration of the Special Use Permit amendment. We believe these changes will keep Elawa Farm a hub of engaging activity for community members of all ages, while being respectful to our adjacent neighbors.

Sincerely,

Laura Calvert

Executive Director, Elawa Farm Foundation  
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