

**The City of Lake Forest**  
**Zoning Board of Appeals**  
**Proceedings of the June 24, 2024 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, June 24, 2024 at 6:30 p.m., in Lake Forest, Illinois.

Zoning Board of Appeals members present: Chairman Ari Bass and Board members Laurie Rose, Henry Kleeman, James Moorhead and Mike Adams (one vacant position)

Zoning Board of Appeals members absent: Art Miller

Staff present: Catherine Czerniak, Director of Community Development

**1. Introduction of Board members and staff, overview of meeting procedures -  
Chairman Bass**

Chairman Bass reviewed the meeting procedures and asked the members of the Board to introduce themselves.

**2. Consideration of the minutes from the April 22, 2024 meeting.**

The minutes of the April 22, 2024 meeting were approved as presented.

**3. Consideration of a request for a recommendation in support of variances to allow a  
driveway to be widened within the front and corner side yard setbacks at 1191  
Prairie Avenue.**

**Property Owner: Matthew and Blayna Montgomery**

**Representative: Blayna Montgomery**

Chairman Bass asked for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner.

Ms. Montgomery explained that a variance is requested to allow expansion of the driveway to accommodate family cars now that they have young drivers. She stated that as proposed, the driveway will be expanded to the south, toward Old Elm Road. She noted there are existing large arbor vitae along the south property line to screen views of parked cars from the streetscape. She stated that the location of the property on a corner, makes parking on the street difficult. She stated that having an expanded area for parking on the site will be safer and have less impact on neighbors than on street parking.

Ms. Czerniak stated that the Lake Forest Heights Subdivision was platted in the 1920's and established only a 30 foot setback. She stated that homes in the subdivision were

constructed in conformance with the setback in effect at the time of construction leaving limited front yard space between the street and the front of the homes for driveways. She confirmed that the location of the property on the corner poses a problem for on street parking in front of the home since parked cars can conflict with vehicles turning off of Old Elm Road. She stated that the existing arborvitae offer dense visual screening of the proposed parking pad from Old Elm Road. She suggested consideration of a requirement for replacement of the arborvitae with other dense plantings in the event that the existing arborvitae become diseased or are removed. She stated that one letter was received in support of the petition.

In response to a question from Board member Rose, Ms. Czerniak stated that a requirement for removal of the parking pad prior to sale of the property could be difficult to enforce. She added that neither the Board, nor the City Council have, to her knowledge, imposed that type of requirement for a project of this limited scope.

In response to a question from Board member Adams, Ms. Czerniak confirmed that the existing arborvitae provide a dense visual screen from Old Elm Road. She stated that there is limited additional area on the site for plantings but agree to consider additional plantings when the plans are reviewed for permit.

In response to a question from Board member Moorhead, Ms. Czerniak confirmed that the front and corner side yard setbacks are 30 feet for this lot as established on the plat of subdivision from the 1920's. She noted that the Lake Forest Heights Subdivision established various setbacks for lots throughout the subdivision which is unlike other areas of the City.

Chairman Bass invited public comment. Hearing none, he invited final questions and comments from the Board.

The Board members indicated support for the variance as requested.

Hearing no further questions or comments from the Board, Chairman Bass invited a motion.

Board member Moorhead made a motion to recommend approval of variances from the front and corner side yard setbacks to allow up to a 21 foot by 22 foot parking pad to encroach no closer than six feet to the west, front property line and no closer than eight feet to the south, corner side yard property line consistent with the site plan presented to the Board. He stated that the recommendation is based on the findings as detailed in the staff report which are adopted by the Board as part of the motion. He stated that as a condition of approval, the existing arborvitae along the south property line shall remain or be replaced with year round screening to block offsite views of parked vehicles from Old Elm Road.

The motion was seconded by Board member Kleeman and approved by a vote of 5 to 0.

**5. Public testimony on non-agenda items.**

No public testimony was presented to the Board on non-agenda items.

**6. Additional information from staff.**

No additional information was presented by staff.

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

Catherine J. Czerniak  
Director of Community Development