

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the September 23, 2024 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, September 23, 2024 at 6:30 p.m., in Lake Forest, Illinois.

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

Zoning Board of Appeals members absent: None

Staff present: Catherine Czerniak, Director of Community Development and Luis Prado, Assistant Planner

**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 August 26, 2024 meeting.

The minutes of the August 26, 2024 meeting were approved as presented.

**3. Consideration of a request for a recommendation in support of a variance to allow a driveway to be widened within the corner side yard setback at 130 Niles Avenue.
Property Owners: Fred and Valerie Jones
Representative: Dean Maggos, architect**

Chairman Bass asked for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner and swore in all intending to speak on the petition.

Mr. Maggos explained that the owners are not present because of the very recent birth of a child. He stated that a side yard setback variance is requested to allow the construction of an addition over the existing, nonconforming, attached garage. He reviewed the findings in support of the variance as offered in the staff report. He noted that both the lot and the residence are nonconforming to current zoning requirements as a result of the creation of the lot and construction of the home prior to the adoption of the current Code requirements. He stated that the owners are

proposing the addition to upgrade the home and enhance the living space. He presented the existing elevations of the home noting that the garage roof is currently flat with a false gable on the front façade. He stated that the addition will create the appearance of a one and a story home. He stated that a gable will be added to the front and rear of the addition to enhance the character of the home. He presented early design concepts that attempted to avoid the need for a zoning variance or at least reduce the extent of the encroachment and noted the difficulty with each early concept. He stated that as currently proposed, the footprint of the house does not change. He presented photos of the existing home and surrounding homes noting that many of the homes in the neighborhood are a story and a half or two stories and are consistent with the proposed height of the addition. He stated that the west side of the home is not impacted by the proposed addition.

Mr. Prado stated that a variance is requested from the side yard setback for a second story addition over the existing garage. He stated that the existing garage encroaches into the side yard setback 4.9 feet and the addition as proposed will encroach the same distance. He stated that the design aspects of project will be reviewed by the Building Review Board at an upcoming meeting.

Chairman Bass invited questions from the Board.

In response to questions from Board member Miller, Mr. Maggos stated that the petitioners do not intend to expand the garage adding that they are content to make the existing one car garage work. He added that there is not sufficient space on the property to expand the footprint of the garage. He stated that the petitioner's intent is to balance the proposed addition with a new dormer on the west side of the front facing roof.

In response to questions from Board member Rose, Mr. Maggos confirmed that gutters and downspouts will be provided to properly address water runoff issues.

Hearing no further questions from the Board, Chairman Bass invited public comment. Hearing none, he invited final questions and comments from the Board.

Board member Adams stated support for the variance. He noted that given the existing flat roof on the garage, the addition will not likely have a significant impact on the appearance of the home.

Chairman Bass stated support for the variance. He commented that a one car garage could be an issue in the future for a growing family. He stated that the proposed addition will result in a home that is generally consistent with other homes on the street.

Board member Rose stated that in her opinion, the proposed roof line of the addition will enhance the visual character of the home and will be consistent with other homes along the street.

Board member Miller commented that the original house appears to be well built. He observed that the proposed addition will change the proportions of the house relative to the garage. He added that there is only one other home on the block that does not have a rear, detached garage. He questioned whether in the future, additional garage space will be desired.

Board members Kleeman and Moorhead stated support for the variance noting that the criteria appear to be satisfied.

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

Board member Adams made a motion to recommend approval of a variance from the side yard setback to allow a second story addition to be construed over the existing attached garage. He stated that the variance will allow the addition to encroach into the side yard setback no more than 4.9 feet consistent with the encroachment of the existing garage and with the plans submitted for permit. He stated that the recommendation is based on the findings as detailed in the staff report.

The motion was seconded by Board member Rose and approved by a vote of 6 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 7:49 p.m.

Respectfully submitted,

Catherine J. Czerniak
Director of Community Development