

Agenda Item 3

854 Highview Terrace Accessory Structure Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan – Existing Conditions
Proposed Site Plan
Proposed Elevations
Proposed Floor Plan and Section
Proposed Grading Plan

Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	October 28, 2024
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Side Yard Accessory Structure Setback Variance</i>

OWNERS

Tomas and Catherine Fencel
854 Highview Terrace
Lake Forest, IL 60045

PROPERTY LOCATION

854 Highview Terrace

ZONING DISTRICT

R1 – Single Family Residence
9,375 SF minimum lot size

SUMMARY OF REQUEST

This is a request for approval of a side yard accessory structure setback variance from the west property line for a replacement detached garage.

The Fencel property is located on the north side of Highview Terrace, mid-block 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 two-story residence and detached garage, which appears to date back to 1942.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property meets the minimum lot width of 75 feet.
- ❖ The property meets the minimum lot size of 9,375 square feet.
- ❖ The existing house complies with the setback requirements.
- ❖ The existing garage complies with the accessory structure side (east) and rear yard setback.
- ❖ The existing detached garage does not comply with the accessory structure side yard setback from the west property line.
- ❖ The proposed replacement garage complies with the square footage and width limitations for accessory structures.
- ❖ The overall site, with the proposed garage, complies with the lot coverage limitation.
- ❖ The proposed detached garage complies with the accessory structure side (east) and rear yard setback.
- ❖ The proposed detached garage does not comply with the accessory structure side yard setback from the west property line.

Physical, Natural or Practical Difficulties

- ❖ There is a low-lying area to the north of the existing garage that makes it impractical and problematic from a drainage perspective to shift the garage north and east to comply with the setbacks.

- ❖ There is a heritage tree to the north of the garage that would likely be negatively impacted if the garage were shifted north and east to comply with the setbacks.

STAFF EVALUATION

The property owners desire to construct a new detached garage in the same location as the existing deteriorating detached garage. The existing garage is 2 feet 8 inches from the west property line as measured from the outer edge of the eave. The proposed garage differs slightly from the existing garage in that there is a deeper eave, 12 inches, and a 4 inch gutter proposed. As a result, the proposed garage encroaches further into the setback than the existing garage and is located 1 foot 8 inches from the west property line. Importantly, the wall of the garage will remain in the same location as the existing wall, 3 feet from the property line. The addition of a gutter is intended to improve the current drainage conditions on the site and allow water to be properly directed to avoid impacting the neighboring property.

The property owners reviewed options that shifted the garage in an effort to comply with the setbacks but were hindered by the tight conditions between the house and garage that limit maneuverability into and out of the garage, existing drainage conditions on the property, and the heritage tree located to the north of the existing garage. The proposed siting of the garage allows the property owners to improve the drainage in the rear yard, hopefully preserving the heritage tree to the north of the garage and provide functional access into and out of the garage.

The proposed garage extends 2 feet further north, providing additional space in the garage to accommodate today's vehicles. The existing and the proposed garages are located adjacent to the garage on the neighboring property to the west. There will be no change in the level or location of activity on the property from what exists today.

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.

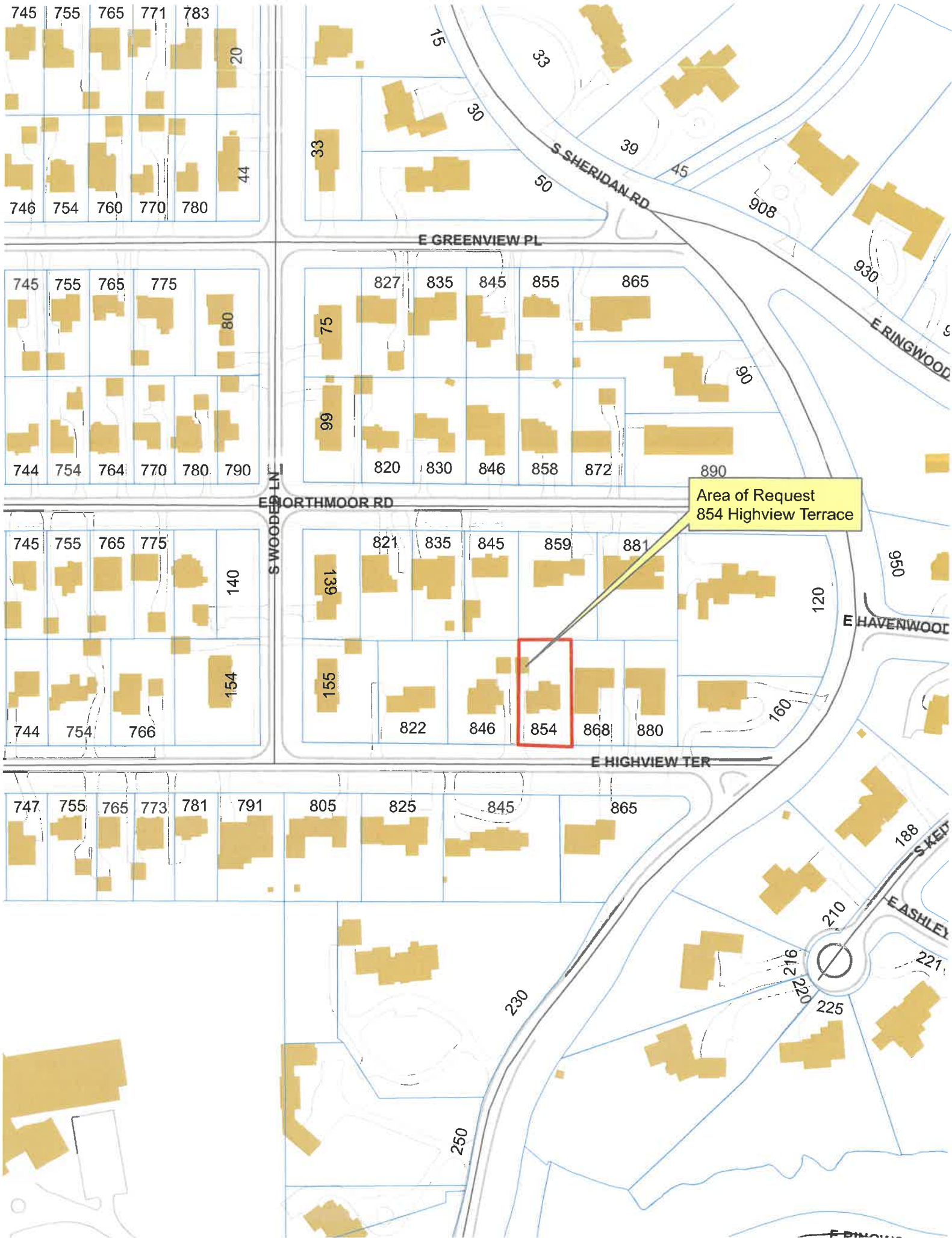
1. The requested accessory structure side (west) yard setback variance will not alter the essential character of the neighborhood. A detached garage exists in this general location and only minimal changes are proposed to the mass of the structure.
2. The conditions upon which the variance is requested, including the siting of the original garage and the adoption of the zoning regulations since it 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 hardship in conforming to the required setback is a result of the construction of the existing garage in this location, in compliance with the Code at that time, and consistent with the pattern in the neighborhood. The property is challenged by the drainage and the heritage tree in the rear yard.
4. The variance and the resulting detached garage will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. The proposed detached garage is nearly identical to the existing garage and is intended to upgrade the property, improve drainage, and preserve a heritage tree.

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, no correspondence has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow construction of a detached garage no closer than 1 foot 8 inches, including the eave and gutter, to the side (west) property line, consistent with the site plan submitted to the Board.



Area of Request
854 Highview Terrace



Area of Request
854 Highview Terrace



Area of Request
854 Highview Terrace



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

PROJECT ADDRESS 854 HIGHVIEW TERRACE

ZONING DISTRICT R-1

Property Owner (s)

Name KATE & TOM FENCL

(may be different from project address)

Address 854 HIGHVIEW TERRACE

Phone (908) 590-8546 Fax N/A

Email ktreveloni@gmail.com

Applicant/Representative

Name Andrew Venamore

Title HEARTLAND GARAGE BUILDERS LLC

(if different from Property Owner)

Address 602 Academy Drive Northbrook, IL 60062

Phone (224) 619-4539 Fax N/A

Email andrew@hgbs.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

<i>Email Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input checked="" type="checkbox"/>
<i>Fax Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>
<i>Pick Up Report:</i>	<i>Owner</i>	<input type="checkbox"/>	<i>Representative</i>	<input type="checkbox"/>

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.

Kate Trevelni Fencl 09/09/24
 Owner Date

[Signature] 09/09/24
 Applicant/Representative Date

CITY OF LAKE FOREST ZONING BOARD OF APPEALS
854 HIGHVIEW TERRACE
Tom & Kate Fencil

STANDARD FOR VARIANCE:

(a) The Board, after a hearing, may recommend a variance from the regulations of this chapter in cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of these regulations, but only when such variance is in harmony with the general purpose and intent of this chapter.

(b) In reviewing a case, the Board shall require evidence to the effect that:

- 1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located:**

The replacement garage will be located in the same location as the existing decrepit garage and will essentially be the same structure. While a slightly deeper building (at 24' versus the current 22'), the garage will maintain the essential residential nature of the locale and will improve the immediate area since the existing structure is certainly much worse-for-wear. The owner's intent is to try and replicate elements of the garage so that it will appear the new garage is quite similar to the one it replaces – most notably they are going with LP Smartside (a long-lasting engineered wood product) that reasonably closely resembles the existing finished wood siding.

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

This part of the city is prone to drainage/flooding issues and the project seeks to maintain the approximate location for the garage in an attempt to work within those standing water conditions. Since the back yard of the property is low-lying, moving the garage into a confirming location would exacerbate the drainage condition for the subject property along with the adjacent lots. The owner has been working with a civil engineer and a underground sewer company to devise a plan that would allow for the existing rear yard standing water to be directed to the storm sewer in the street. Locating the garage into the rear yard would detrimentally impact the ability for the storm connection solution to work effectively and would potentially exacerbate the topographic drainage conditions currently present on the site.

- 3. The alleged difficulty or hardship in conforming with the requirements of this chapter is caused by this chapter and has not been created by the actions of any persons presently or formerly having an interest in the property:**

As noted, the hardship is related to the topographic conditions on the lot (and immediately adjacent neighborhood) as it relates to working towards solving the drainage issues. By maintaining the present location of the garage, there is an opportunity to limit the amount of additional runoff (i.e., keep the driveway impervious coverage to its current amount by not moving the garage into the rear yard) and actually improve the drainage situation since this would afford the opportunity to move the runoff out to the street through an underground

CITY OF LAKE FOREST ZONING BOARD OF APPEALS
854 HIGHVIEW TERRACE
Tom & Kate Fencil

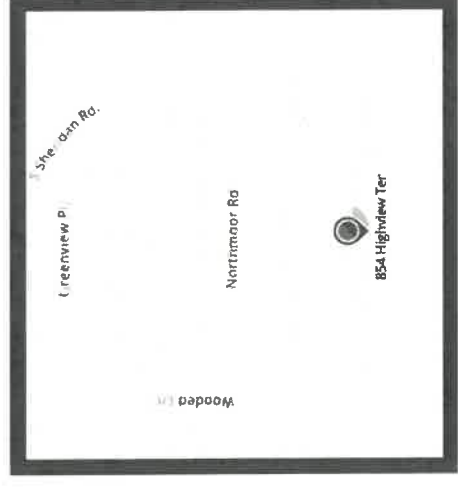
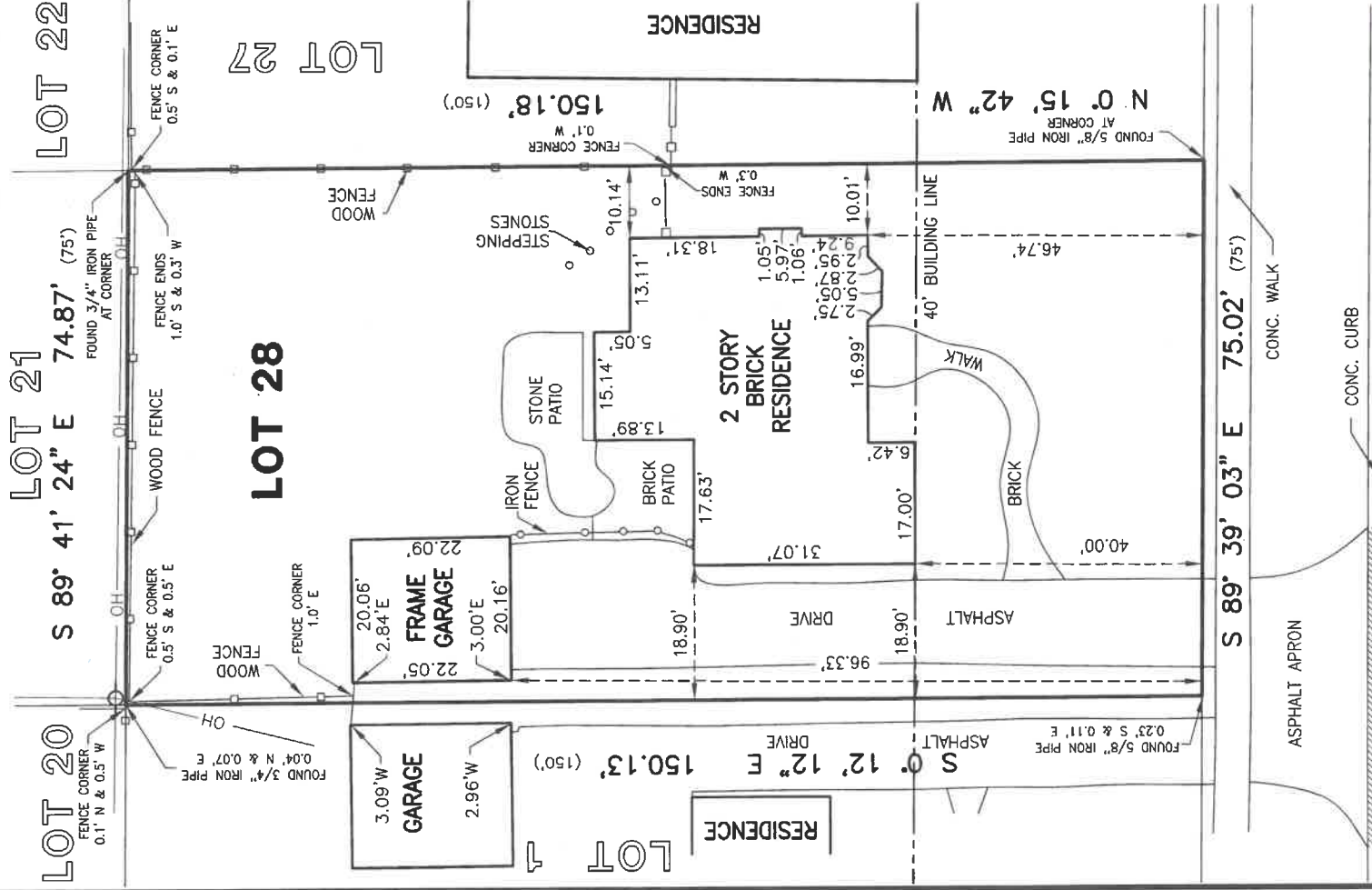
connection. These existing conditions have been present on the property for many years prior to the purchase by the current owners in 2019.

- 4. The proposed variance 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:**

As the replacement structure will essentially maintain the same design and location as the current structure, there will not be any further impact on the provision of light and air to adjacent property. Further, since the garage will be maintained as a 2-car facility it will not create any increase in congestion, and the west facing wall will have a 1-hour fire wall which will reduce the danger from fire compared to the current building. Indeed, a new structure may have a more positive impact on the neighborhood since it will help to improve overall property values.

PLAT OF SURVEY

LOT 28 IN NORTHMOORE 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 THEREOF RECORDED JULY 6, 1922 AS DOCUMENT NUMBER 213550, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

HGB EXISTING SITE PLAN



HIGHVIEW TERRACE

ASPHALT PAVEMENT

LEGEND

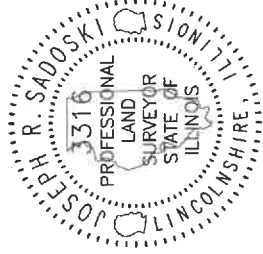
- OH — POWER POLE
- OVERHEAD LINES

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT - KATE TREVOLONI FENCL
5. ORIGINAL FIELD WORK COMPLETED - 05-19-23

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH SHOW HEREON SHALL BE CONSIDERED. THERE MAY BE ADDITIONAL PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT, DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



SURVEYED THE ABOVE
VICE CONFORMS TO
DARY SURVEY.

AD., 2023

R. SADOSKI
ILLINOIS
D SURVEYOR NO. 3316
LICENSE EXPIRES 11-30-24.

DATE	REVISIONS	BY
XX-XX-XX XXXXX		JIS

GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
E-MAIL: 231@greengardinc.com
847/634-3883

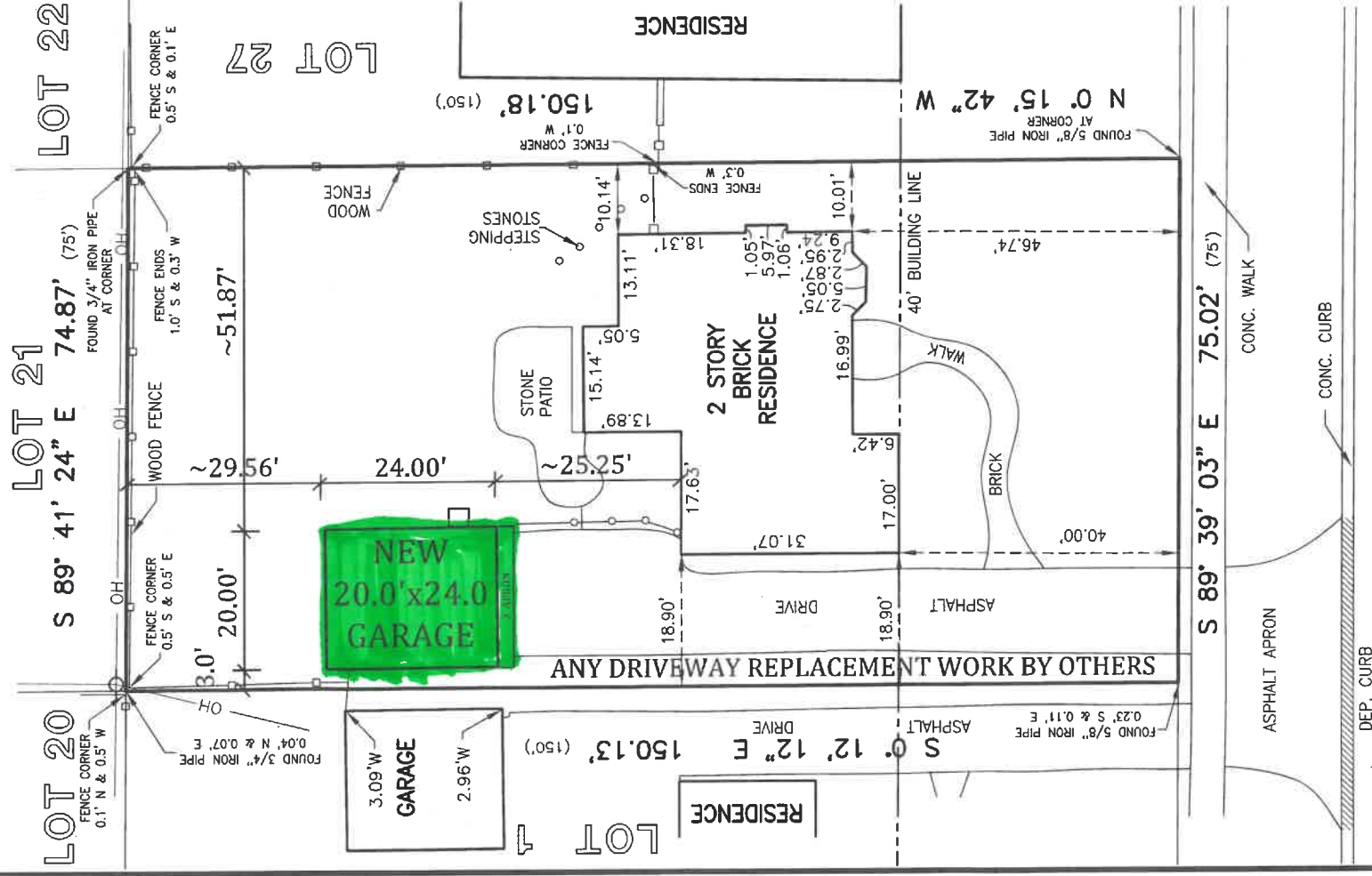
854 HIGHVIEW TERRACE - LAKE FOREST, ILLINOIS

PLAT OF SURVEY

SCALE: 1"=20'
DRAWING NO.: 69076
SHEET 1 OF 1

PLAT OF SURVEY

LOT 28 IN NORTHMOORE 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 THEREOF RECORDED JULY 6, 1922 AS DOCUMENT NUMBER 213550, IN BOOK "L" OF PLATS, PAGE 16, IN LAKE COUNTY, ILLINOIS.



HGB PROPOSED SITE PLAN

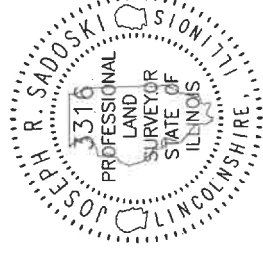
AREA
11,253 Sq. Ft. OR 0.26 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 23RD DAY OF MAY, A.D., 2023

Joseph R. Sadoski
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-24.



- LEGEND**
- OH — POWER POLE
 - OH — OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT - KATE TREVELONI FENCL
- ORIGINAL FIELD WORK COMPLETED - 05-19-23

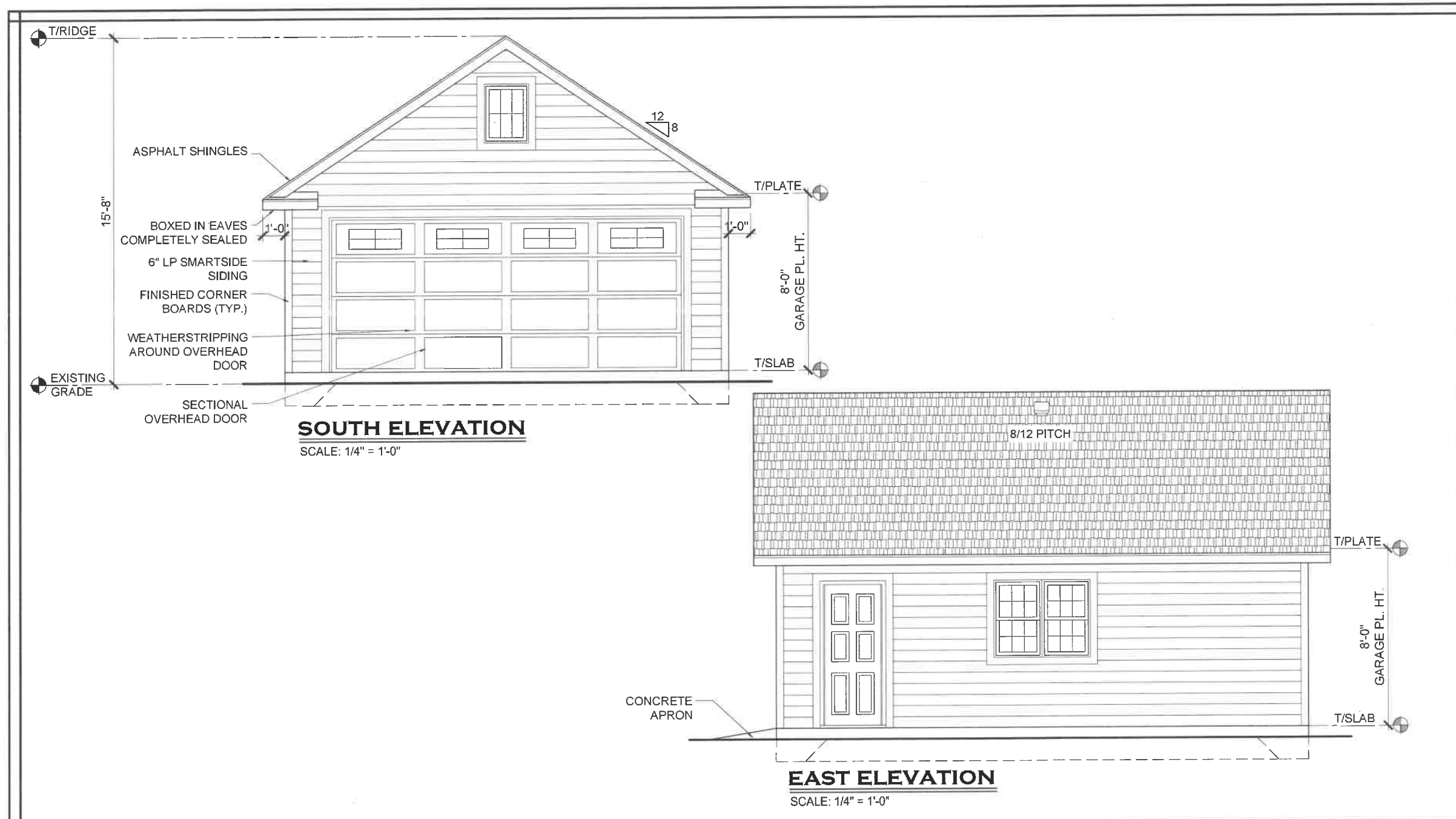
- GENERAL NOTES:**
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
 - ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THESE RECORDS AND EASEMENTS WHICH ARE SHOWN ON THESE RECORDS OR ADDITIONAL RECORDS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

DATE	REVISIONS	BY
XX-XX-XX	XXXX	JS

GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/834-3883 E-MAIL: 231@greengardinc.com

SCALE: 1"=20'
DRAWING NO. 69076
SHEET 1 OF 1
PLAT OF SURVEY

854 HIGHVIEW TERRACE - LAKE FOREST, ILLINOIS

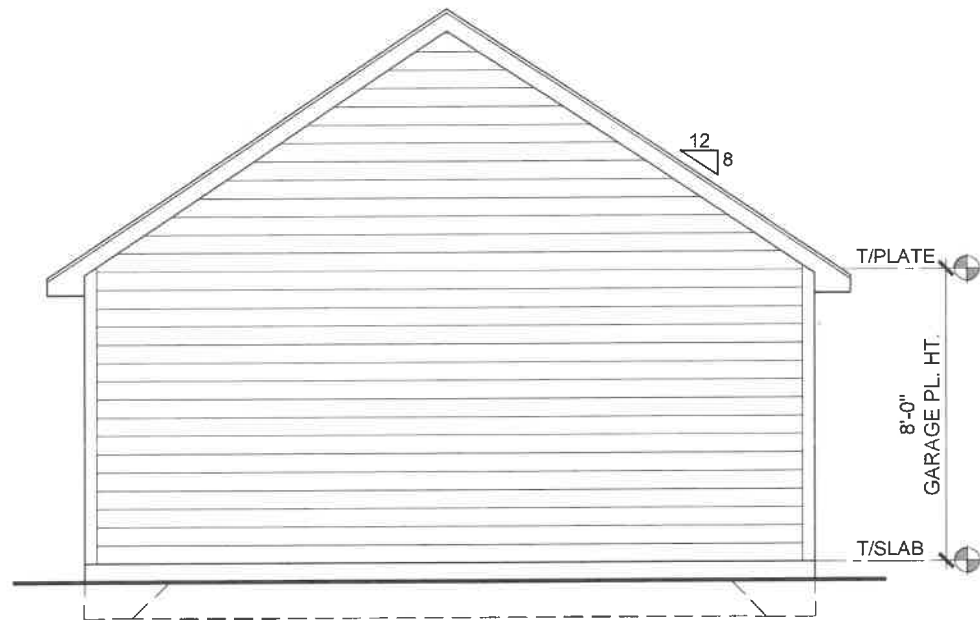


DETACHED GARAGE - GABLE ROOF
854 HIGHIEW TERRACE, CITY OF LAKE FOREST
FENCL/TREVELONI RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

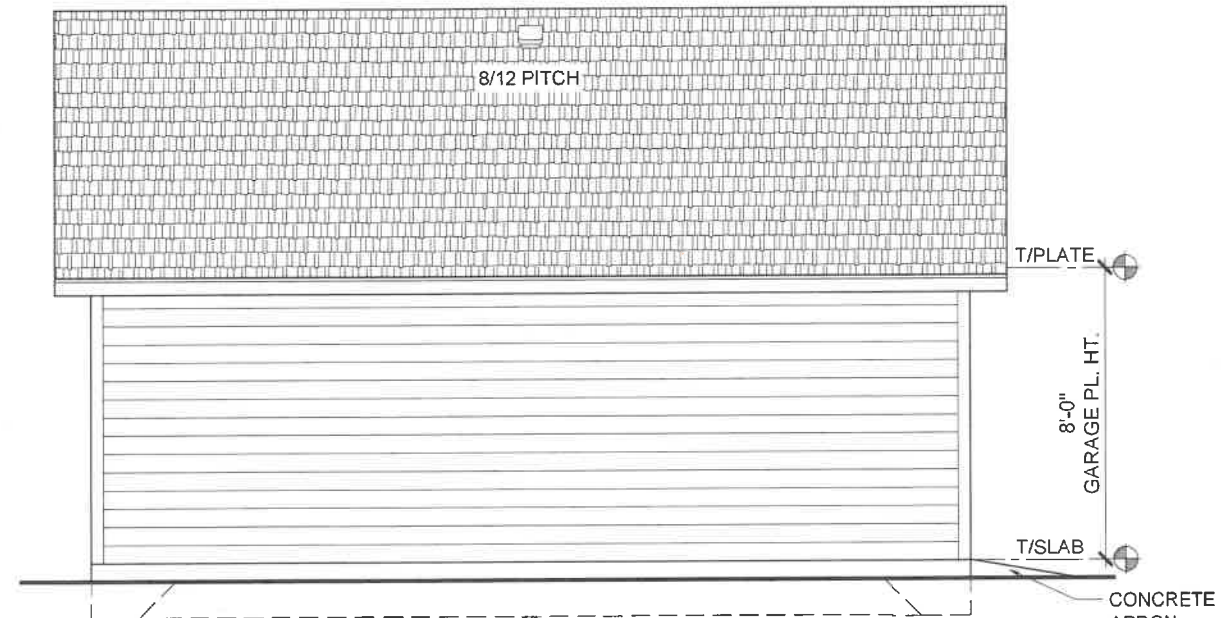
CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATION
SHEET NUMBER:
2 OF 3



NORTH ELEVATION

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



WEST ELEVATION

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



DETACHED GARAGE - GABLE ROOF

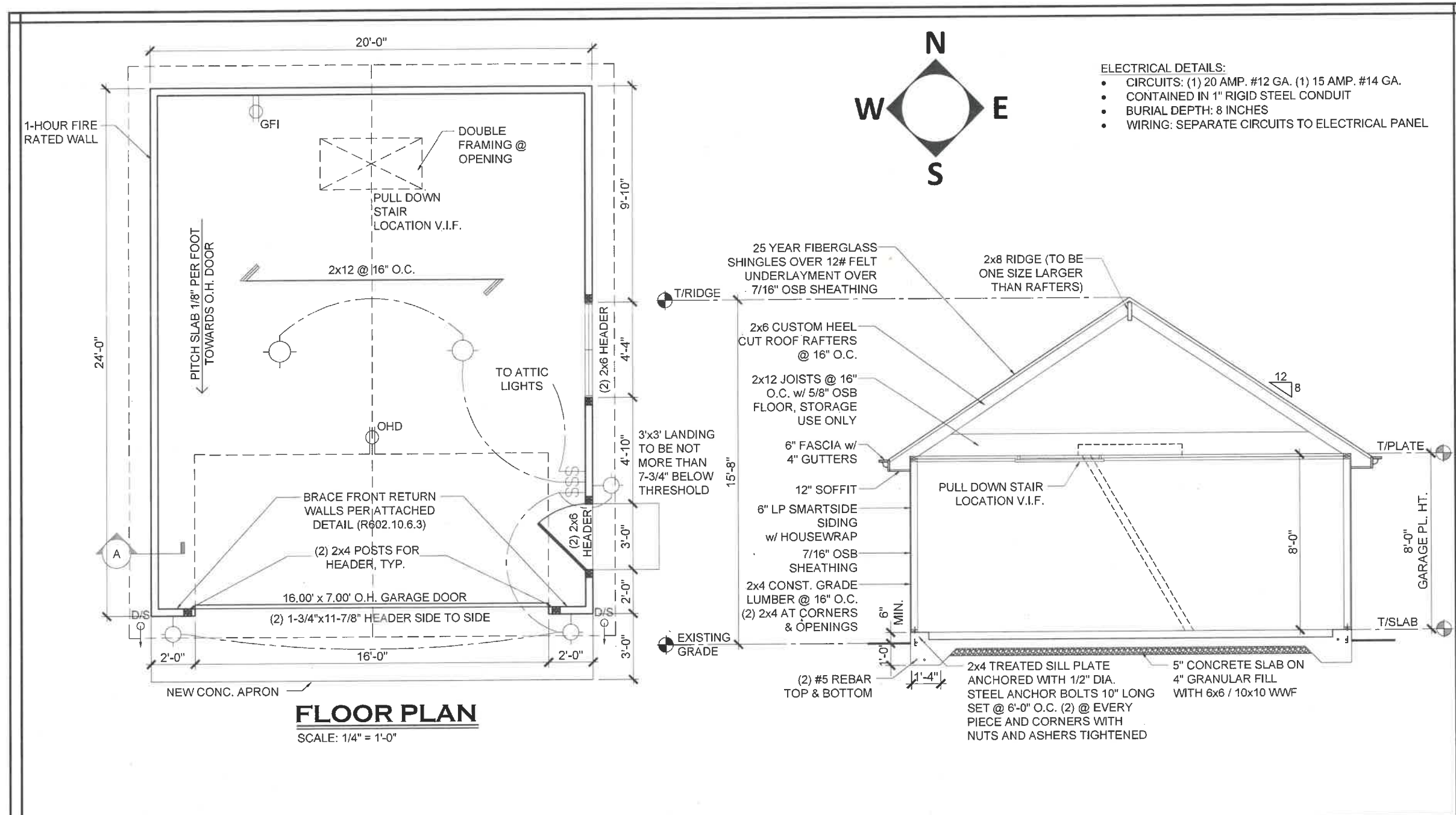
854 HIGHIEW TERRACE, CITY OF LAKE FOREST

FENCL/TREVELONI RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR
HEARTLAND GARAGE BUILDERS
 602 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: (224) 619-4539
 EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
SHEET NUMBER:
3 OF 3



DETACHED GARAGE - GABLE ROOF
854 HIGHIEW TERRACE, CITY OF LAKE FOREST
FENCL/TREVELONI RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
FLOOR PLAN & BUILDING SECTION

SHEET NUMBER:
1 OF 3

LEGAL DESCRIPTION
 LOT 28 IN NORTHMOORE TERRACE, BEING A SUBDIVISION OF LOTS 304 AND 305 OF THE ORIGINAL SUBDIVISION OF LAKE FOREST IN SECTION 3, TOWNSHIP 35 N., RANGE 10 E., MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1922 AS DOCUMENT NUMBER 213550, IN BOOK "L" OF PLATS, PAGE 18, IN LAKE COUNTY, ILLINOIS.

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

Excavation/Retention Note:
 All excavation shall be constructed along the perimeter of the disturbed area wherever overland flow are tributary to the detention pond or storm sewer structure. The excavation shall be constructed in accordance with the standards set forth in the manual "Procedure and Standards for Urban Soil Erosion and Sedimentation Control (Illinois)". This silt fence shall be constructed at the outlet of the work and shall be placed in the line of the excavation. The excavation shall remain acceptable vegetation is established on the site.

Lot, Restoration Note:
 All disturbed areas must be seeded, sodded or planted with approved ground cover within thirty (30) days of substantial completion of structure exterior, unless established prior to issuance of a conditional occupancy permit. Sod or erosion control blanket shall be placed within the limits of the swales immediately after their construction.

Exc. Lot, Excavation, Retention Note:
 Utility services (Water, Sanitary, Storm, Gas, Electric, Amertech and U.S. Cable) should be located in driveway areas whenever possible to prevent any disruption of services must be assured.

Tree preservation fencing must be erected at a 20' perimeter of the proposed structure's foundation and at a 5' offset of the proposed driveway edges. The fence shall consist of either wood or plastic fence materials, four (4) high, with a 2" x 2" post spacing. The fence shall be inspected and maintained throughout duration of construction. Each utility service route must be field staked with both and identified with ribbon in, accordance with then following color code.

Blue	Water
Green	Storm
Red	Sanitary
Yellow	Gas
Orange	Electric, Amertech & Cable

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

Tree Preservation Survey

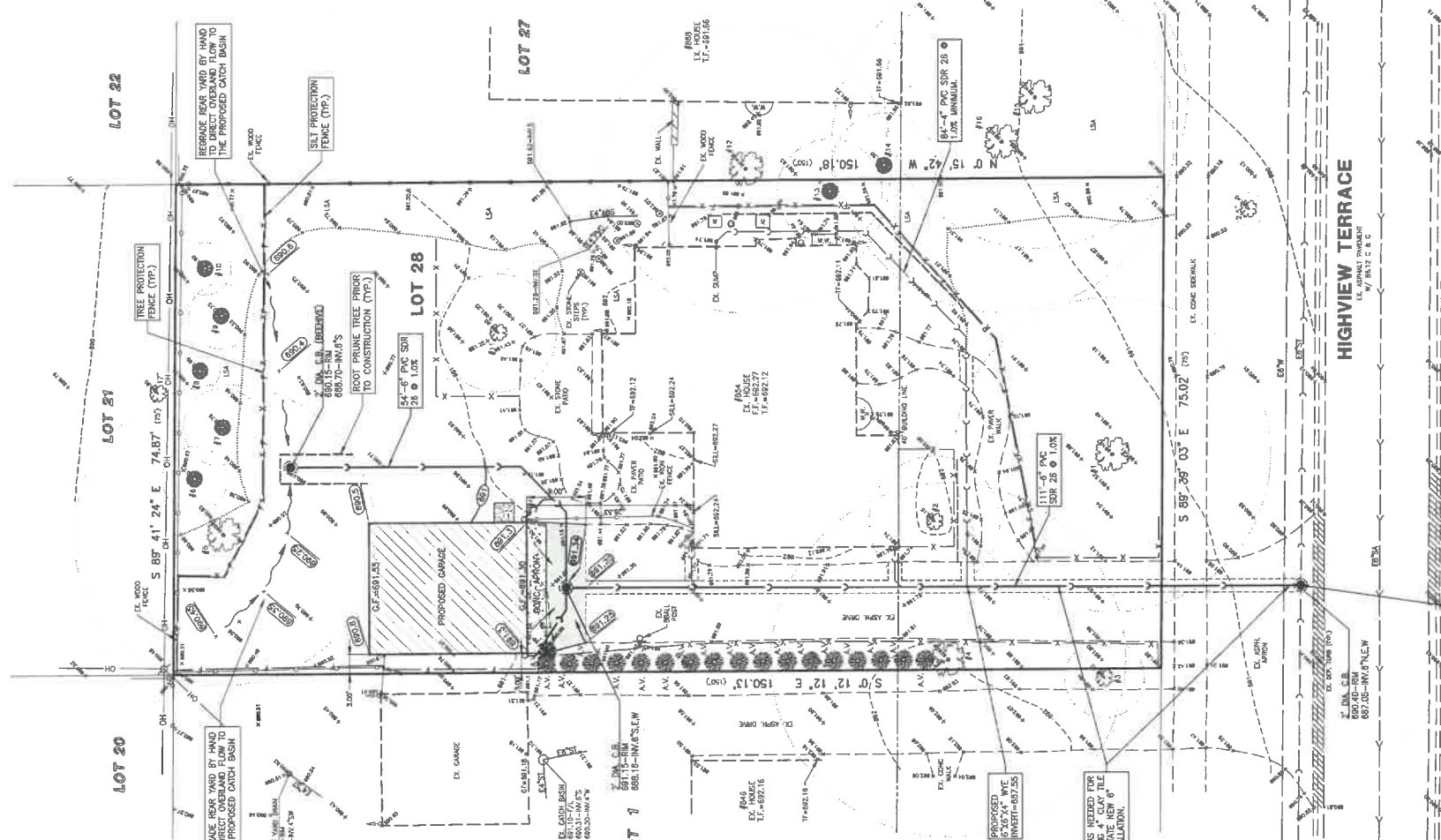
TAQ #	SIZE	SPECIES	CONDITION 1-6 (1=REST, 6=DEAD)
1	24"	River Oak	4
2	10"	River Birch	3
3	8"	River Oak	3
4	27"	Honey Locust	3
5	23"	White Oak	3
6	2"	Spice	4
7	2"	Spice	4
8	3"	Spice	4
9	5"	Spice	4
10	4"	Spice	4
11	6"	Magnolia	3
12	22"	White Oak	3
13	8"	Spice	3
14	5"	Spice	3
15	2"	Maple	3
16	2"	White Oak	3

Thank you,
 Lou Leggett
 Certified Arborist #177
 (815) 581-7061

STAGING PLAN NOTES:
 -STREET PARKING WILL BE LIMITED TO ONLY IN FRONT OF 854 HIGHWAY TERRACE.
 -ALL EXPOSED LOADS AND UNLOADING ACTIVITIES SHALL TAKE PLACE ON-SITE OR ON THE NORTH SIDE OF HIGHWAY TERRACE
 -MATERIALS AND DUMPSTERS ARE TO BE STAGED ON THE DRIVEWAY OR WITHIN THE FENCED AREAS.
 -EXCAVATED MATERIALS SHALL NOT BE STOCKPILED ON SITE AND SHALL BE REMOVED WITHIN A REASONABLE AMOUNT OF TIME.

SOURCE BENCHMARK
 HAS A BRASS CAP IN CONCRETE ON THE NORTH SIDE OF RYAN PLACE APPROXIMATELY SOUTH OF THE CONCRETE WALL AND APPROXIMATELY 75' NORTHEAST OF THE CHICAGO NORTHWESTERN RAILROAD TRACKS (ELEVATION=705.5 (MAD 89))

JOB BENCHMARK
 IRON BOLT ON ROTARY ELEVATION=685.75 (MAD 89)

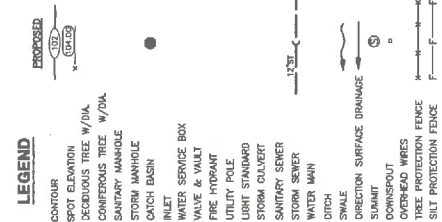


VERIFY DEPTH OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. REMOVE EXISTING 6" CLAY TILE EAST-WEST PIPE AND INSTALL 2" DIAMETER CATCH BASIN. PROPOSED IMPROVEMENTS.

CONCRETE CURBMENT AS SHOWN FOR REMOVAL OF EXISTING 4" CLAY TILE PIPE AND TO FACILITATE NEW 6" STORM SEWER INSTALLATION.

VERIFY DEPTH OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. REMOVE EXISTING 6" CLAY TILE EAST-WEST PIPE AND INSTALL 2" DIAMETER CATCH BASIN. PROPOSED IMPROVEMENTS.

- GENERAL NOTES**
- FOR SEWER AND WATER MAIN STUD LOCATIONS, CONTACT THE CITY OF LAKE FOREST PUBLIC WORKS DEPARTMENT, UNLESS OTHERWISE NOTED.
 - NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED OR CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL STORED OUTSIDE OF THE CONSTRUCTION AREA OR IN AREAS OF EXISTING TREES.
 - DOWN SPOUT CONNECTIONS TO BE FOUR-INCH (4") P.V.C., MAIN LINE SEWER TO BE 6" P.V.C., SDR 25, OR SCHEDULE 40, AT A MINIMUM ONE-PERCENT (1.00%) SLOPE, AND SHALL HAVE FOUR-INCH (4") CA-7 BEDDING EXTENDED UP TO TWELVE INCHES (12") OVER THE TOP OF THE PIPE.
 - STORM SERVICE SHALL BE SIX-INCH (6") P.V.C. SDR 25 AT MINIMUM 1% SLOPE.
 - TREE/SILT PROTECTION FENCING TO BE PLACED PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR MUST CALL THE ENGINEERING DEPARTMENT FOR AN INSPECTION OF THE STORM SEWER INSTALLATION & BACKFILL.
 - INSTALL INLET FILTER BASKETS IN STORM BASINS PRIOR TO AND DURING CONSTRUCTION. REMOVE BASKETS UPON FINAL GRADING AND STABILIZATION.



TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF. HOWEVER, SOME OF THE SURFACE WATERS MAY BE COLLECTED AND DISPOSED OF BY SUCH WATER BEING MADE FOR THE COLLECTION AND DISPERSION OF SUCH WATER INTO PUBLIC WATERS OR SEWER SYSTEMS. THE ENGINEER HAS BEEN ADVISED THAT THE SURFACE WATERS WILL BE DISPOSED OF AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATE: 07-24-24
 DOUGLAS M. WHITE, P.E., VICE PRESIDENT



GREENARD, INC.
 Engineers & Surveyors
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60089-3615
 PHONE: 815-581-5883 FAX: 815-581-5887

SCALE: 1"=10'
 DRAWING NO.: 69076
 SHEET: 2 OF 3

854 HIGHWAY TERRACE - LAKE FOREST, IL
GRADING PLAN

Agenda Item 4

40 N Sheridan Side Yard Setback Variances

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan
Existing Elevations
Proposed Elevations
Proposed Roof Plan
Proposed Cross Section
Proposed Floor Plan

Materials shown in italics are included in the Board packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	40 N. Sheridan Road
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Side Yard Setback Variance</i>

OWNERS

Amy and John Davidson

PROPERTY LOCATION

40 N. Sheridan Road

ZONING DISTRICT

R2 – Single Family Residence

PROJECT REPRESENTATIVE

Scott Streightiff, Architect

Summary of the Request

This is a request for a recommendation in support of approval of two setback variances from the south property line. The first variance is for a mudroom and garage addition. The second is for a variance for AC/mechanical equipment. A rear addition is also proposed however, it complies with all zoning requirements and no variances are required.

Description of the Property

The property is located on the west side of Sheridan Road, between Gardener Lane and Green Briar Lane, just west of the Lake Forest Historic District. The property was created as part of the Briar Lane subdivision which was approved in 1924. The existing house was originally designed by significant architect Stanley Anderson and built in 1938.

On March 5th, 2008, the Building Review Board approved an addition and alterations to the residence including a new attached two-car garage. There were no variances requested, required, or granted for that project however, the addition was never completed.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property complies with the minimum lot width for the R-2 zoning district.
- ❖ The property complies with the minimum lot size for the R-2 zoning district of 20,000 square feet.
- ❖ The existing residence complies with the front and rear yard setbacks.

- ❖ The existing residence complies with the side yard setback from the north property line.
- ❖ The existing residence (covered side entrance and AC/mechanical equipment) do not comply with side yard setback from the south property line. The covered entrance encroaches 5.12 feet and the AC/mechanical equipment encroaches 4.62 feet.
- ❖ The proposed mudroom and garage addition does not comply with the side yard setback from the south property line and will encroach no further than the existing condition of the side entrance.
- ❖ The proposed AC/mechanical equipment does not comply with the side yard setback from the south property line and encroaches further than the existing conditions.

Physical, Natural or Practical Difficulties

- ❖ The Briar Lane subdivision was approved in 1924 and the existing residence was built in 1938, prior to the City’s adoption of the current zoning regulations.
- ❖ The residence was constructed by a recognized Lake Forest architect, Stanley Anderson, and the design of the addition is intended to respect the character of the existing structure as described by the architect and property owners.

Staff Evaluation

The petitioners propose to build a mudroom and garage addition on the south side of the home. The existing covered entrance on the south side of the home is 6.88 feet from the south property line as measured from the outer edge of the gutter. The proposed mudroom and garage addition will extend no further than the existing encroachment. Similar side yard setback encroachments are common in the Briar Lane subdivision.

The existing AC/mechanical equipment is 7.38 feet from the south property line. The newly proposed distance from the property line is unclear. Other options to the proposed location were requested by staff and should be explored. As proposed, the relocated mechanical equipment will be almost on the property line.

Findings of Fact

Based on a 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 in support of a variance for the mudroom and garage addition.

1. A variance from the side yard setback for the proposed mudroom and garage addition as requested will not alter the essential character of the

neighborhood. The garage and mudroom addition will be generally consistent in mass and proximity to the side property lines with other homes in the established neighborhood.

2. The conditions upon which the side yard setback variance is requested, including the original siting of the house, 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 lot does not conform to the minimum lot width for R-1 zoning. The existing residence does not conform with the side yard setback from the south property line. The hardship which necessitates a variance to add functional first floor space results from approval of the subdivision and construction of the home prior to the current Zoning Code requirements.
4. The variance and the resulting addition are intended to upgrade the home by adding limited space and enhancing the overall functionality of the home.
5. No evidence has been submitted that indicates the side yard variance, if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood.

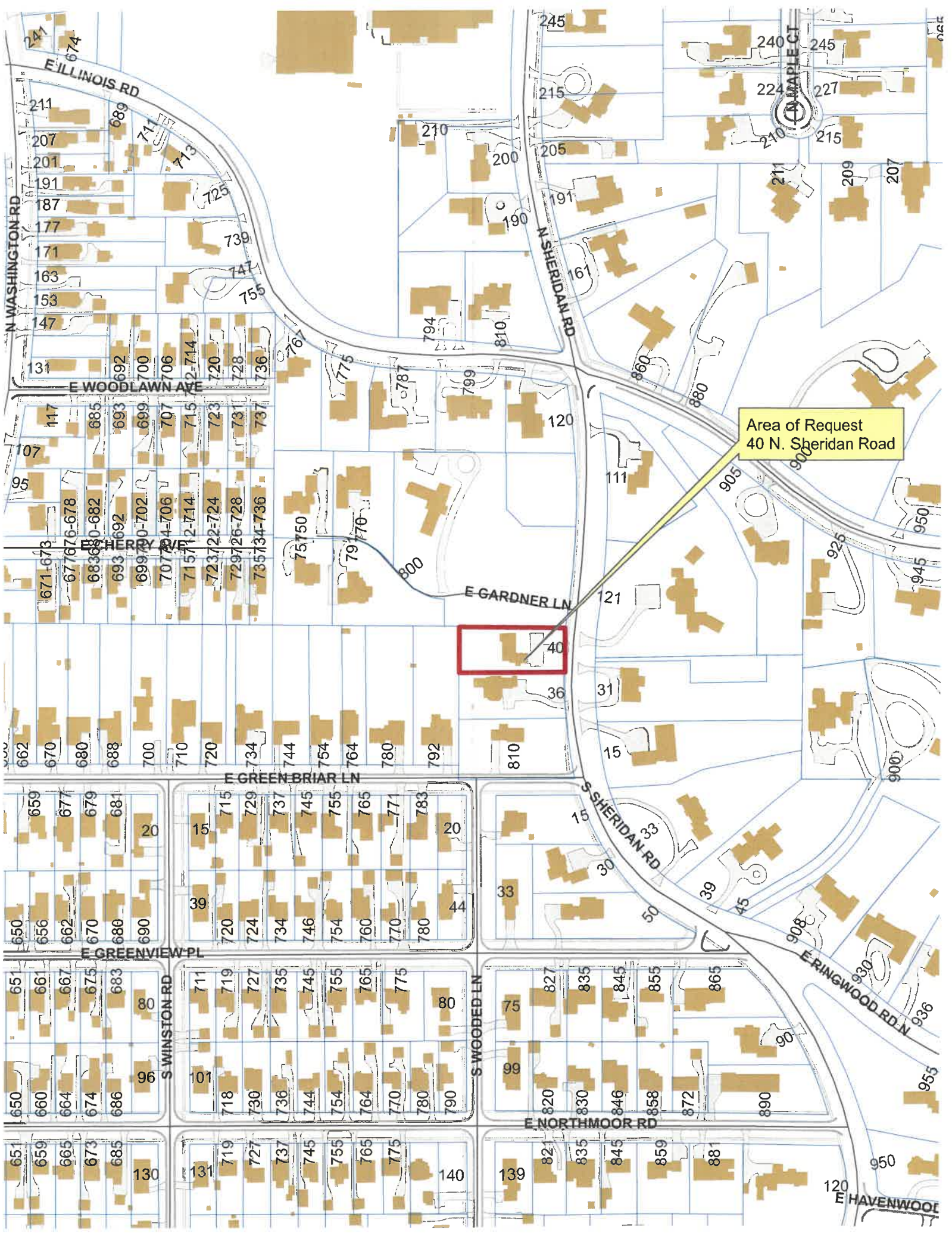
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also provided in the Lake Forester and the agenda was posted at public locations and was posted on the City's website. As of the date of this writing, no correspondence has been received.

RECOMMENDATIONS

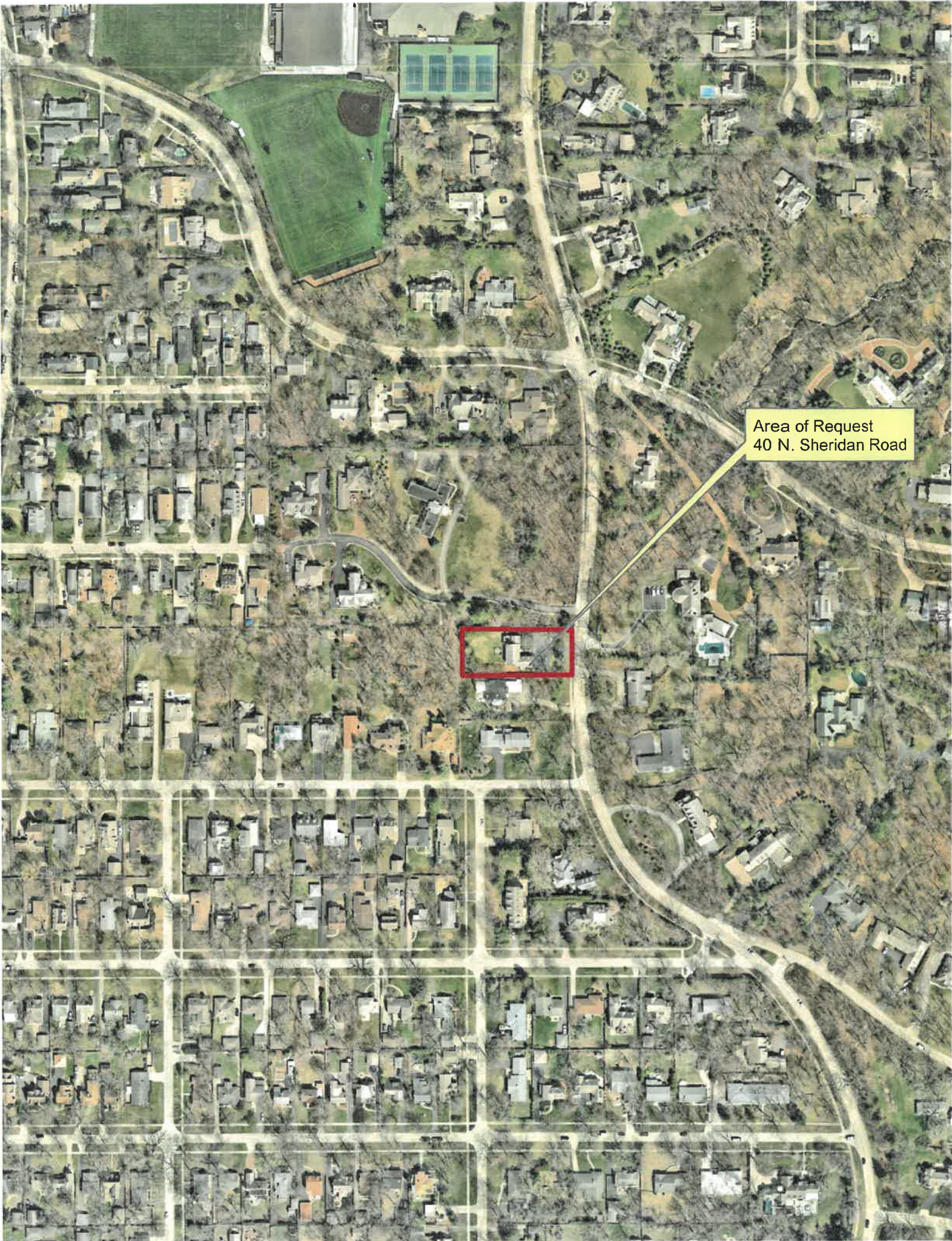
Based on the findings presented above, recommend approval of a variance to allow a garage and mudroom addition to encroach no closer than the existing covered side entrance, 6.88 feet from the south property line consistent with the site plan submitted to the Board.

Continue consideration of the request for a variance for AC/mechanical units pending further evaluation and documentation of potential alternate locations which eliminate or mitigate the encroachment into the side yard setback line.



Area of Request
40 N. Sheridan Road





Area of Request
40 N. Sheridan Road



Area of Request
40 N. Sheridan Road



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

PROJECT ADDRESS 40 N SHERIDAN

ZONING DISTRICT R-4

Property Owner (s) Name AMY i JOHN DAVIDSON (Casamigos 2 LLC)
(may be different from project address) Address 40 N. SHERIDAN
Phone 847-997-0637 Fax _____
Email adavidson@casamigosr.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	<input checked="" type="checkbox"/>	Representative	<input checked="" type="checkbox"/>
Fax Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
Pick Up Report:	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>

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.

Amy Davidson

Owner

10-11-25

Date

Scott A. Straightiff

Owner

Date

Applicant/Representative

10/10/24
Date

CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name Amy Davidson	Name John Davidson
Address 40 N Sheridan, Lake Forest, IL	Address 40 N Sheridan, Lake Forest, IL
Ownership Percentage 50 %	Ownership Percentage 50 %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



STREIGHTIFF ARCHITECTS LLC
555 Oakwood Ave.
Lake Forest, IL 60045

STATEMENT OF INTENT

Date: October 21, 2024

Project: The Davidson Residence
40 N. Sheridan Road
Lake Forest, IL 60045

Description: Request for an Approval of a New Addition and Exterior Improvements.

Statement: The primary intent of this petition is to request the approval of (2) modest additions to the existing residence located at 40 N. Sheridan Road. These additions shall include the following:

- An approximately 95 square foot addition to the existing Garage.
- An approximately 147 square foot Mud Room and Kitchen addition to the south façade.
- An approximately 102 square foot addition to the west facade to expand the dining room.

The proposed modifications will require the following zoning variance:

- A 5.12' variance to the existing 12' south side yard setback line.
- Note: the current side entry porch is non-conforming. The addition shall not encroach further than the existing side entry porch to be removed.

The proposed modifications shall comply with all other zoning, bulk and building scale requirements for the 21,400 square foot lot.

Note: A less conspicuous petition was submitted and approved by this board in January of 2008 by a previous property owner. Parking and Garage utility has been a consistent issue with this home over multiple property owners. The new owners, Amy and John Davidson are proposing a more subtle approach to find resolution.

This portion of Sheridan Road is characterized by a fairly wooded streetscape. The homes vary in size, style and age with a mix of smaller homes to the south and more gracious manor homes to the north.

The Davidson's property is located on the west side of the street, just outside the boundaries of the City's local and national historic districts.

The existing Country Georgian style home was designed by noted architect Stanley Anderson for Mr. O.E. Babcock Jr. in 1940 and has special historical, architectural, aesthetic and cultural significance for the City of Lake Forest and its residents.

The current owners, Amy and John Davidson's primary intent for the property is to maintain the character and quality of the existing residence to a level consistent with the original architectural design of the home. The proposed project satisfies the programmatic needs of the owner's and will generally improve the historic character and overall appearance of the property on Sheridan Road.

The homeowners have addressed the following relevant **criteria** for a zoning variance below:

1. *The variance if granted will not alter the essential character of the property or neighborhood:*
 - The subject property is surrounded by significantly larger homes.
 - The project as proposed is under bulk, height and impervious surface limitations.
 - The project is designed on the south side of the property in an inconspicuous location. Its appearance is mitigated with non-deciduous landscape screening when viewed from the street and neighboring properties.
 - We have endeavored to design the modifications so that the appearance of bulk is mitigated with single story roof lines.
 - No neighbors would be adversely impacted by these modifications.
2. *The conditions upon which the petition is based are unique to this property and are not applicable to other properties.*
 - The existing garage is very small with restricted utility. This has been an expressed hardship over multiple property owners.
 - The existing house is unique in that it is currently non-conforming with a side entry porch that extends into the south side yard setback. The proposed addition shall encroach no further than the existing side entry porch.
3. *The alleged difficulty or hardship is not caused by any persons having interest in the property.*
 - This request will not offer the owners a special privilege that other like property owners do not enjoy.
4. *The proposed variance will not impair adequate supply of light and air to adjacent properties:*
 - This request will not impair the public health, safety and welfare of the neighboring properties.

The new addition and exterior improvements will be compatible with the existing home and will not adversely impact the neighborhood character. The proposed design is consistent with the original Stanley Anderson design repeating the architectural language and architectural details originally incorporated into the home. The new addition will consist of high quality traditional materials such as Chicago common brick veneer with a lime wash to match the existing house, half round painted gutters and round downspouts to match, wood soffit, fascia and rake profiles to match and new double hung windows similar in style to the original.

The proposed addition has precedent in both form and composition with many of the existing residences along this stretch of Sheridan Road. The proposed improvements are diminutive in scale to other recently improved properties in this neighborhood and reflects the owner's necessity to expand the utility of the home. Our objective is to create a sensitive design that preserves the original design of this distinctive home.

The owners have reviewed the petition with the surrounding neighbors, and we have received no objection to the petition as proposed. For these reasons, we would like to request that the petition be approved.

Thank you for your thoughtful consideration.

Respectfully submitted,

Scott A. Streightiff, AIA

Note: I have also attached a short Bio prepared by the property owner, Amy Davidson.

To Whom it May Concern,

My name is Amy Davidson and I am a life long resident of Lake Forest. I met my husband, John while we were students at LFHS in the 80's. We raised our 3 kids in Lake Forest and lived in 3 different homes in Lake Forest. I have been a real estate agent starting with Koenig & Strey in the year 2000.

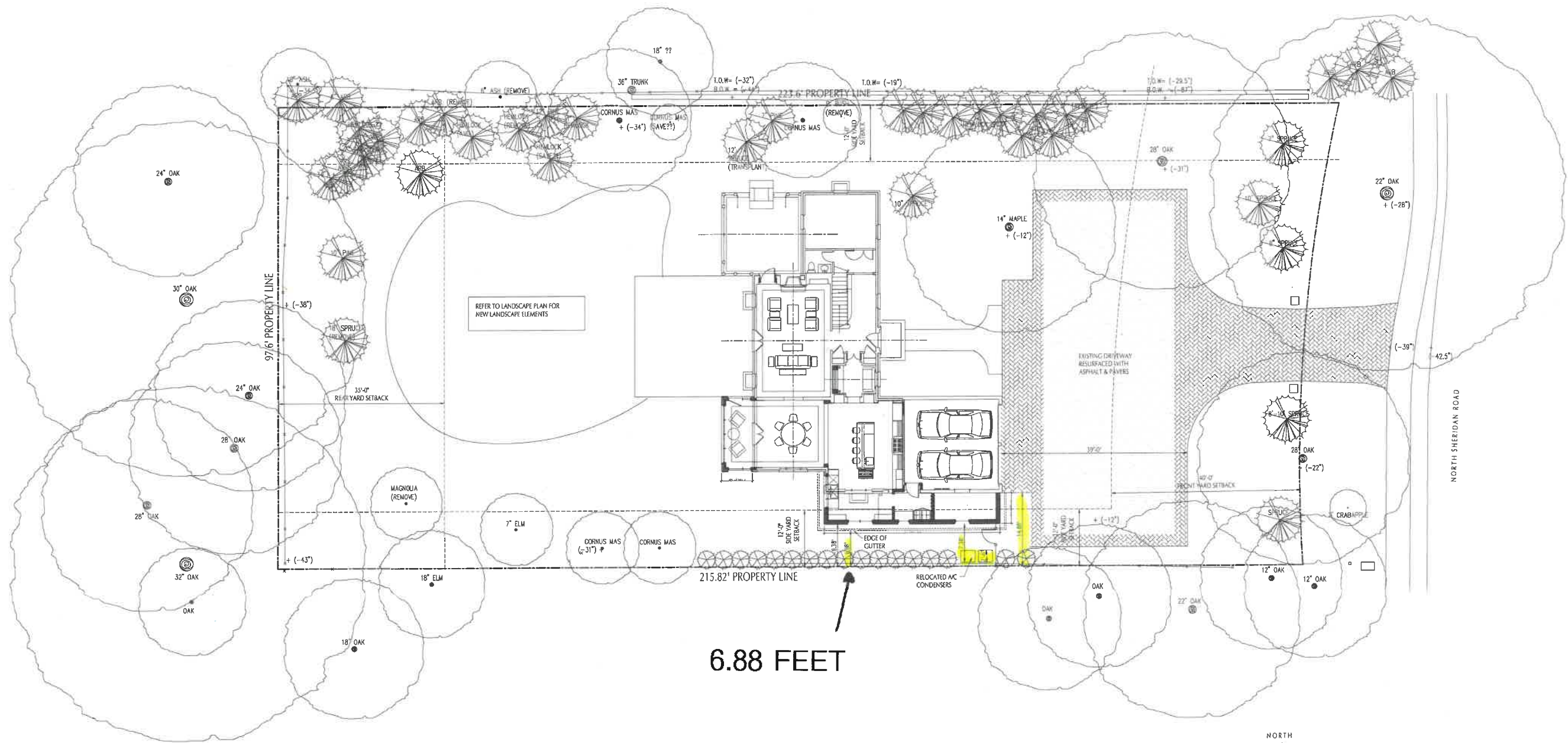
The 3 homes we purchased and renovated were 909 Oakwood Avenue, 454 Oakwood Avenue and 921 Church Road. These were all historic homes with major curb, in town presence. I understand what is needed and expected in and by our City when it comes to doing a renovation appropriately, while preserving historic character.

We now reside at 40 N Sheridan Road. After swearing I would not do another house project, this one is small in nature and just an attempt to make things functional, smaller Stanley Anderson a bit more family friendly. I have chosen to work with Scott Streightiff who did work on this home 16 years ago. Please help Scott and I get these plans approved and underway, as soon as possible. Thank you so much, and please don't hesitate to call me with any questions.

Best,

Amy Davidson
847-997-0634 cell

SITE PLAN



6.88 FEET

PROPOSED SITE PLAN-SCHEME "F"

THE DAVIDSON RESIDENCE
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

EXISTING EAST (FRONT) ELEVATION



1 EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"

▪ THE DAVIDSON RESIDENCE ▪
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

EXISTING WEST (REAR) ELEVATION



1 EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"

EXISTING SOUTH (SIDE) ELEVATION



1 EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"

▪ THE DAVIDSON RESIDENCE ▪
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

EXISTING NORTH (SIDE) ELEVATION



1 EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"

▪ THE DAVIDSON RESIDENCE ▪
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
551 OAKWOOD LAKE FOREST

PROPOSED EAST (FRONT) ELEVATION

12ft SIDE YARD SETBACK LINE



PROPOSED EAST ELEVATION -SCHEME "F"

SCALE 1/4" = 1'-0"

• THE DAVIDSON RESIDENCE •
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

PROPOSED WEST (REAR) ELEVATION



PROPOSED WEST ELEVATION - SCHEME "F"

SCALE 1/4" = 1'-0"

▪ THE DAVIDSON RESIDENCE ▪
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

PROPOSED SOUTH (SIDE) ELEVATION



PROPOSED SOUTH ELEVATION - SCHEME "F"

SCALE 1/4" = 1'-0"

PROPOSED NORTH (SIDE) ELEVATION



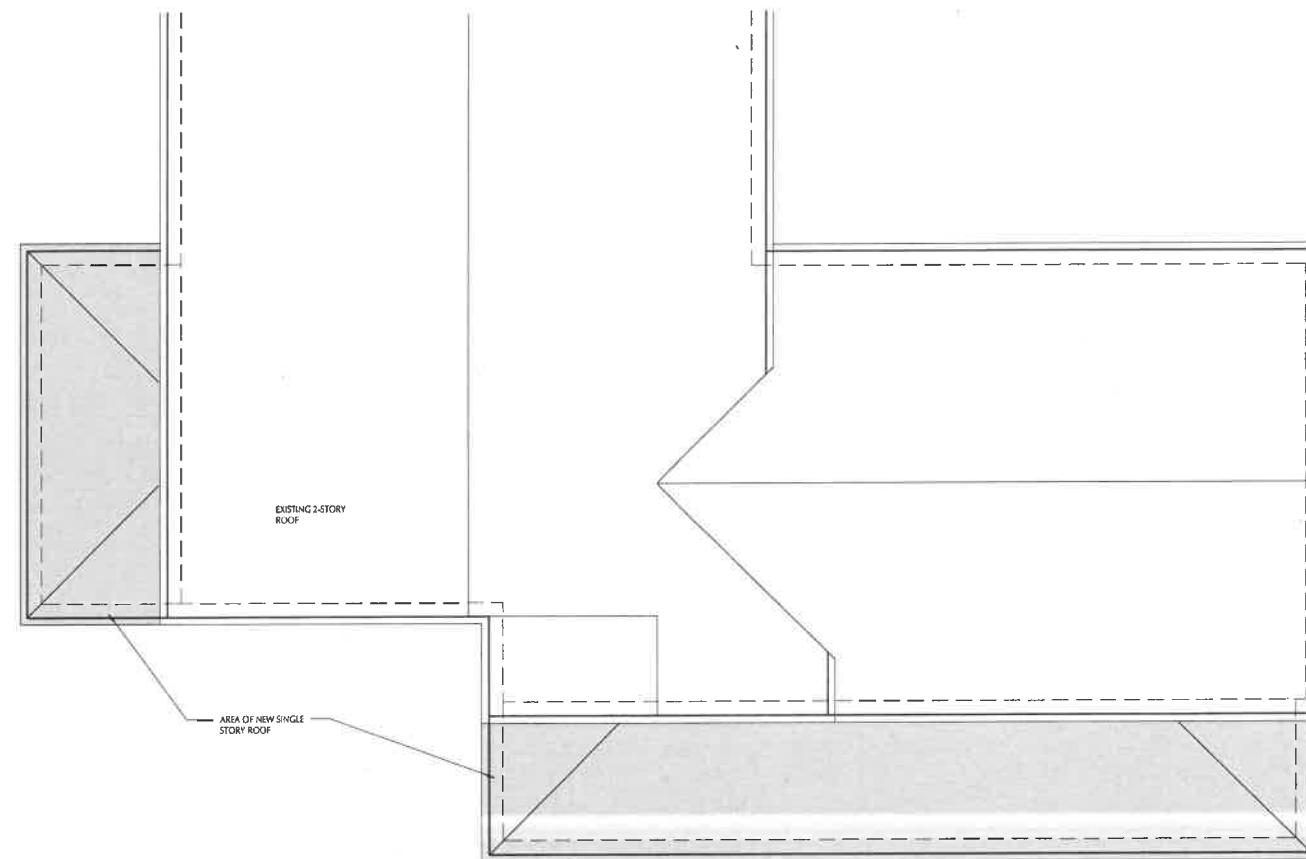
PROPOSED NORTH ELEVATION - SCHEME "F"

SCALE 1/4" = 1'-0"

▪ THE DAVIDSON RESIDENCE ▪
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
555 OAKWOOD LAKE FOREST

ROOF PLAN



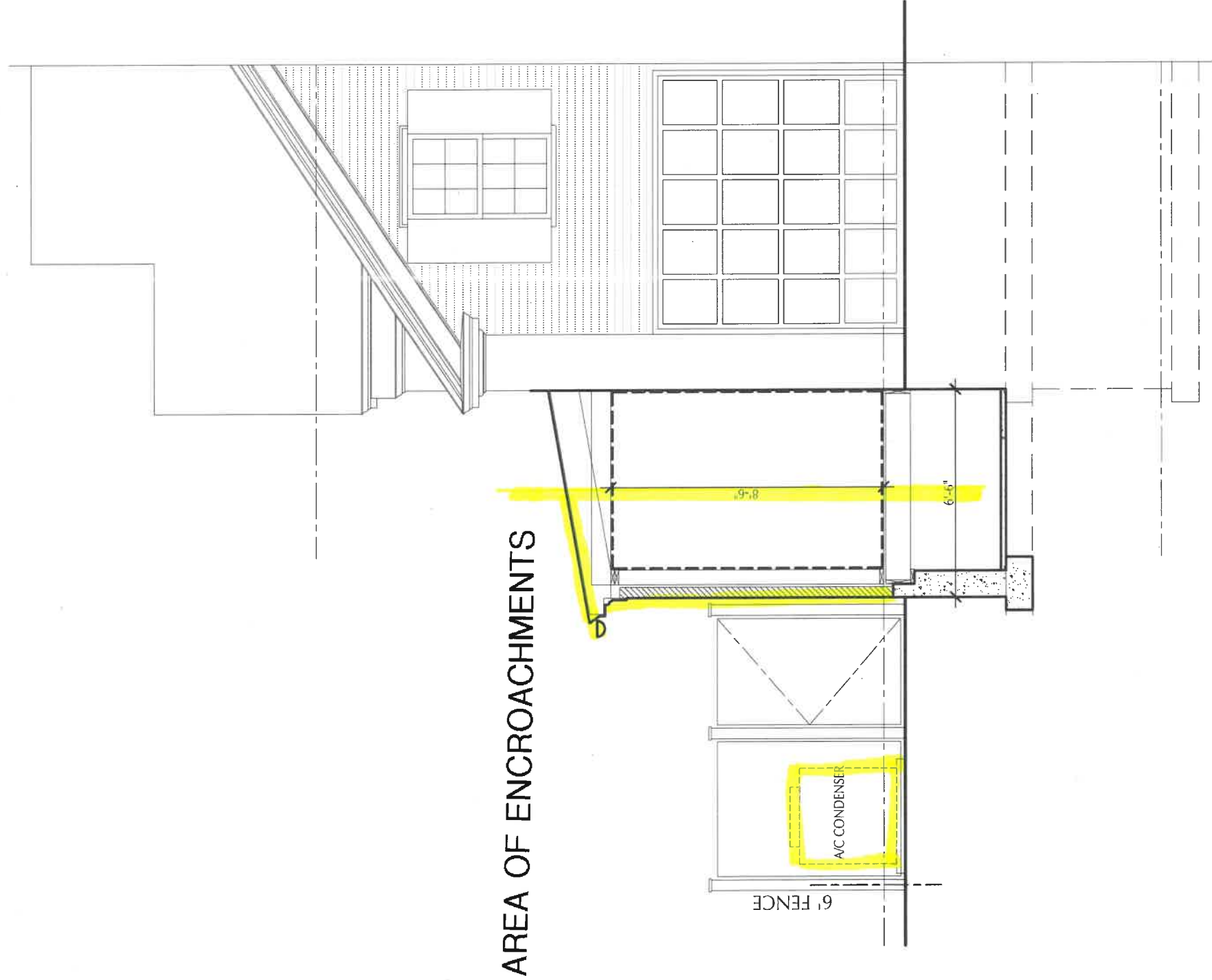
PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

▪ THE DAVIDSON RESIDENCE ▪
40 N SHERIDAN LAKE FOREST

STREIGHTIFF
355 OAKWOOD LAKE FOREST

CROSS SECTION



AREA OF ENCROACHMENTS

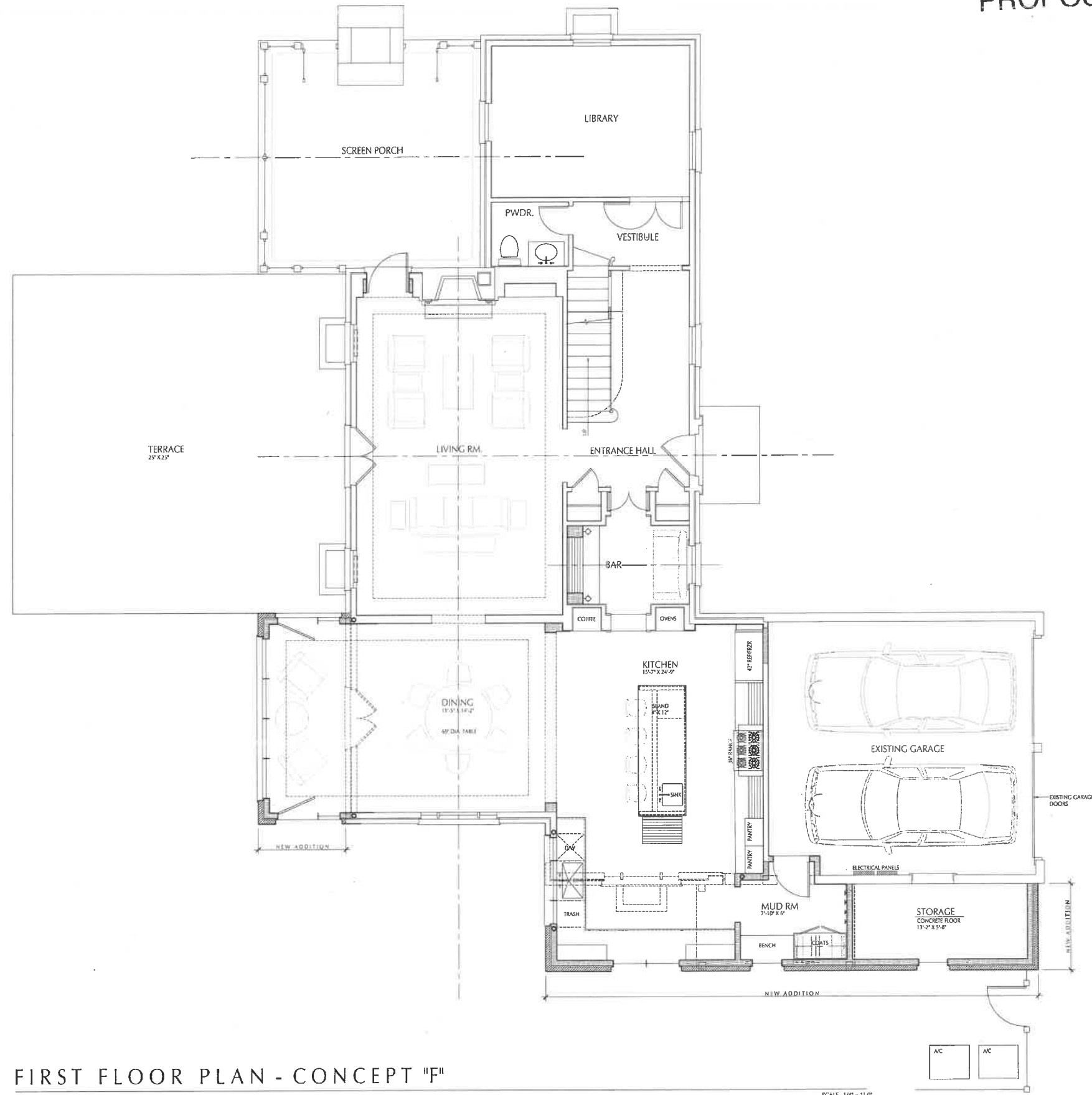
BUILDING SECTION

SCALE 1/4" = 1'-0"

THE DAVIDSON RESIDENCE
40 N SHERIDAN
LAKE FOREST

STREIGHTIFF
555 OAKWOOD
LAKE FOREST

PROPOSED FLOOR PLAN



FIRST FLOOR PLAN - CONCEPT "F"

SCALE 1/4" = 1'-0"