

Agenda Item 4

Ragdale Amendment to Special Use Permit

Staff Report
Vicinity Map
Air Photos
Application
Ragdale Campus Boundary – Existing and Proposed

Ragdale Master/Use Plan – Previously Approved
Ragdale Campus Plan from 2021 SUP
▪ NOTE: Anticipated Future Gift Parcel

Background: Ragdale Special Use Permit – Approved 2021



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	August 26, 2024
FROM:	Catherine J. Czerniak, Director of Community Development
SUBJECT:	<i>Ragdale – Amendment to a Special Use Permit to Incorporate An Additional Parcel into the Ragdale Campus</i>

OWNER

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

PROPERTY LOCATION

1230, 1260 and 1272
N. Green Bay Road
West side of Green Bay,
North of Laurel Avenue

ZONING DISTRICT

R-4 Single Family Residence
Green Bay Road Historic District

PETITIONER

City of Lake Forest on behalf of the Ragdale Foundation
Representative: City Staff

Summary of this Request

This is a request for an amendment to the Special Use Permit (“SUP”) which authorizes Ragdale, an artists’ retreat, to operate on City owned property addressed as 1230, 1260, and 1272 N. Green Bay Road. The single purpose of this amendment is to incorporate a small parcel of the original Ragdale Garden into the City owned property which is the Ragdale Campus. The additional parcel is being gifted to the City by the Hart/Lansing Family for incorporation into the Ragdale Garden as anticipated when the Ragdale SUP was last amended in 2021.

No change or expansion of use is proposed as part of this amendment and no changes are proposed to the terms of the current SUP.

This amendment is solely for the purpose of modifying the boundaries of the Ragdale Campus to incorporate the “garden donation parcel” as anticipated in the 2021 SUP.

Brief History of Ragdale

In 1897, well known Chicago architect Howard Van Doren Shaw purchased 55 acres of land west of Green Bay Road in Lake Forest where he built a large summer house for his extended family in the Arts and Crafts style. Ragdale, as the house and grounds came to be known, was owned by the Shaw family for decades and used as an informal retreat for artists and writers in the family and by their friends.

The first Special Use Permit authorizing use of the property as an artists’ retreat was granted by the City to a member of the Shaw family, Alice Hayes, in the 1970’s. In 1986, Ms. Hayes donated the property to the City of Lake Forest with the understanding that it would be leased back to the

Ragdale Foundation. This unique public/private partnership has resulted in the preservation of the estate property and preservation and restoration of the home of Howard Van Doren Shaw, the barn house, and most recently, the Hart House. Ragdale is one of the largest artists' communities in the Country and provides outreach to schools and other community groups to educate and enhance the cultural life of the residents of Lake Forest.

Special Use Permit History

Past SUP Approvals and Amendments

The original SUP authorizing Ragdale was approved in 1978 and amended in 1980 and 1986. In 2001, the City Council, based on a recommendation from the Zoning Board of Appeals, approved a re-stated and updated Special Use Permit for Ragdale. The SUP approved in 2001 superseded and replaced the earlier SUPs. In 2014, again based on a recommendation from the Zoning Board of Appeals, the Council approved an amendment to the 2001 SUP. That approval modified some of the conditions of 2001 SUP and primarily authorized the Ragdale Ring. The Ragdale Ring re-established the seasonal, small scale, outdoor performances held by Howard Van Doren Shaw over the course of many years at the Ragdale Farm.

Most Recent SUP Amendment

In 2021, based again on a recommendation from the Zoning Board of Appeals, the City Council approved an amendment to the Ragdale SUP primarily to accept and recognize the generosity of the Hart/Lansing family who made possible the opportunity to reassemble a significant portion of the original Ragdale Farm. The 2021 SUP amendment achieved the following:

- Incorporated a two acre parcel immediately adjacent to the Ragdale Campus to the north, the Hart House, into the City's ownership and the Ragdale Campus.
- Approved an updated Master/Use Area Plan. The current Master/Use Area Plan as approved in 2021 is included in the Board's packet. It is important to note that the Garden Donation Parcel, identified in blue on the previously approved plan, is specifically called out on the approved plan as a "Anticipated Future Gift".

In 2021, at the time of the of the north two acre Hart/Lansing Family property was transferred to the City and incorporated into the Ragdale Campus, the Hart/Lansing Family retained the approximately 4,782 square foot garden parcel which is adjacent to the cabin parcel to the west and the access road to the north both of which will remain in the ownership of the Hart/Lansing Family. The Family is gifting the garden parcel to the City for incorporation into the Ragdale Campus to allow the overall Ragdale Garden to be restored as a whole.

The 2021 SUP as approved by the City Council is included in the Board's packet for information. The amendment now proposed will update the 2021 SUP with updated site plans to reflect the new boundary of the Ragdale Campus including the donation garden parcel which completes the northwest corner of the larger Ragdale Garden.

Description of the Property and Surrounding Area

The Ragdale property is located on the west side of Green Bay Road, in the Green Bay Road Local Historic District. The Ragdale property as it exists today, includes several parcels and various structures. The residence at 1230 N. Green Bay Road was the Shaw family summer home. The original Ragdale Barn is located to the north of the Shaw residence. The Hart House and Studio property which was incorporated into the Ragdale Campus in 2021 is north of the Barn House and

extends to the west. A parking lot which provides on-site parking is located at the southeast corner of the site, adjacent to Green Bay Road and some additional parking is located on the Hart House property. The Garden Parcel is located to the west of the Ragdale Barn, south of the Hart House property.

The surrounding parcels beyond the Ragdale Campus to the north and south, are in private ownership and are developed with single family homes and some outbuildings. These residential lots for the most part are an acre and a half in size or larger. The majority of land to the west of the Ragdale Campus is held by Lake Forest Open Lands with the exception of a small portion of the land, the “log cabin” parcel, which will remain in the ownership of the Hart/Lansing family. The log cabin parcel is immediately adjacent to the west of the donation garden parcel.

Properties across Green Bay Road, to the east of the Ragdale Campus, are developed with single family homes including some historic homes as well as “newer” subdivisions which have occurred in the past 25 years or so. The surrounding properties are zoned R-4 for single family use and for open land.

Public Notice

Public notice of this petition was provided to surrounding properties by mail. Notice of this petition was published in a newspaper of local circulation and the agenda for the meeting was posted on the City’s website and at various public locations. City staff has not received any communications regarding this petition.

Staff Recommendation

Recommend approval of an amendment to the Ragdale Special Use Permit solely for the purpose of incorporating the donation garden parcel into the boundaries of the Ragdale Campus.

Staff offers the following findings in support of approval for the Board’s consideration.

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

This criterion is met. Ragdale is an established use at this site and has previously been found to meet the Special Use Permit criteria on several occasions. The present request is for approval to incorporate a just under 5,000 square foot parcel into the northwest corner of the Ragdale Garden. This property was originally part of the Ragdale Farm. No change in the use or type of activities that presently occur at Ragdale is proposed.

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.

This criterion is met. The uses on the Ragdale Campus are low intensity, quiet, generally limited to daylight and twilight hours and are well supervised by Ragdale staff. Ongoing operations at Ragdale occur consistent with the previously established conditions of approval. The activities at the Ragdale Campus have consistently proven to not negatively impact the use and enjoyment of surrounding residential properties or the adjacent preserved open lands.

3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This criterion is met. The surrounding residential properties are developed. There is the potential for redevelopment of some of the surrounding privately owned properties over time. The continued operation of Ragdale will not impede the normal and orderly development and improvement of the surrounding properties if proposed in the future.

4. The exterior architectural appearance and function of any proposed structure will not be incompatible with either the exterior architectural appearance or functional plan of structures already constructed or in the course of construction in the immediate neighborhood or incompatible with the character of the applicable district so as to cause a substantial depreciation in the property values within the neighborhood.

This criterion is met. No change to existing structures and no new structures are proposed as part of this amendment.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

This criterion is met. Utilities are already in place and serving all of the structures on the Ragdale Campus. No increased demand for utilities, roads, or facilities is created by the proposed amendment and no increased drainage impacts will result from the incorporation of the northwest corner of the garden into the Ragdale Campus.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

This criterion is met. No change to ingress or egress to or from the Ragdale Campus is proposed.

7. The special use shall conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council.

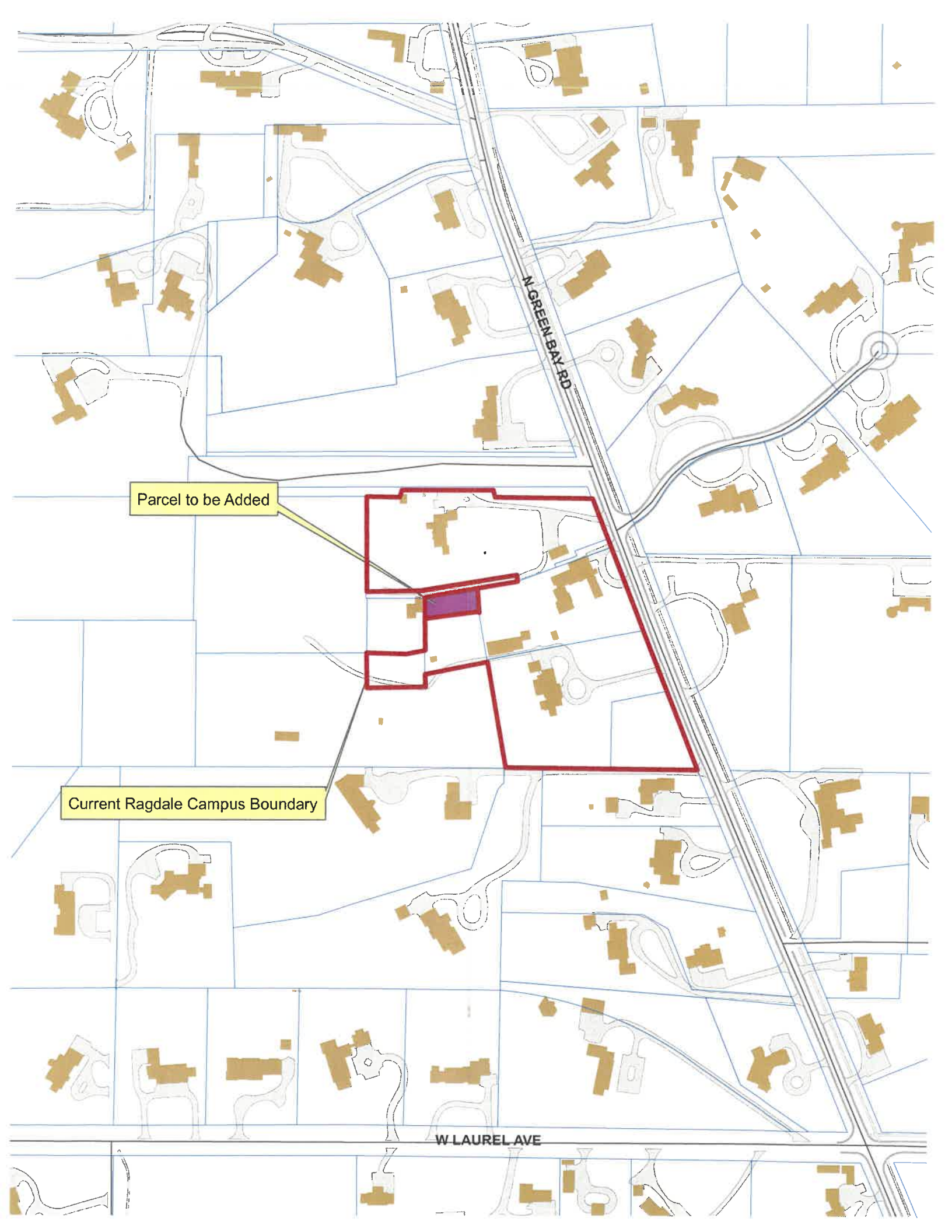
This criterion is met. Except as authorized by the Special Use Permit, the property will be used in a manner consistent with all applicable City regulations.

Parcel to be Added

Current Ragdale Campus Boundary

N GREEN BAY RD

W LAUREL AVE



Parcel to be Added

Current Ragdale Campus Boundary





Parcel to be Added



The City Of Lake Forest
ZONING BOARD OF APPEALS

Application for Amendment to Existing Special Use Permit

PROPERTY ADDRESS 1230, 1260, 1272 GREEN BAY ROAD **ZONING DISTRICT** R-4

EXISTING USE RAGDALE CAMPUS

PROPOSED USE NO CHANGE IN USE

EXPANSION OF EXISTING USE YES **NO**

VARIANCE REQUIRED YES **NO**

APPLICANT

PROPERTY OWNER (if different from applicant)

Name CITY OF LAKE FOREST

Name SAME AS OWNER

Address 220 E. DEERPATH

Address _____

LAKE FOREST, IL
60045

Phone _____

Phone _____

Relationship to Property
 (Owner) Attorney/Representative

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.

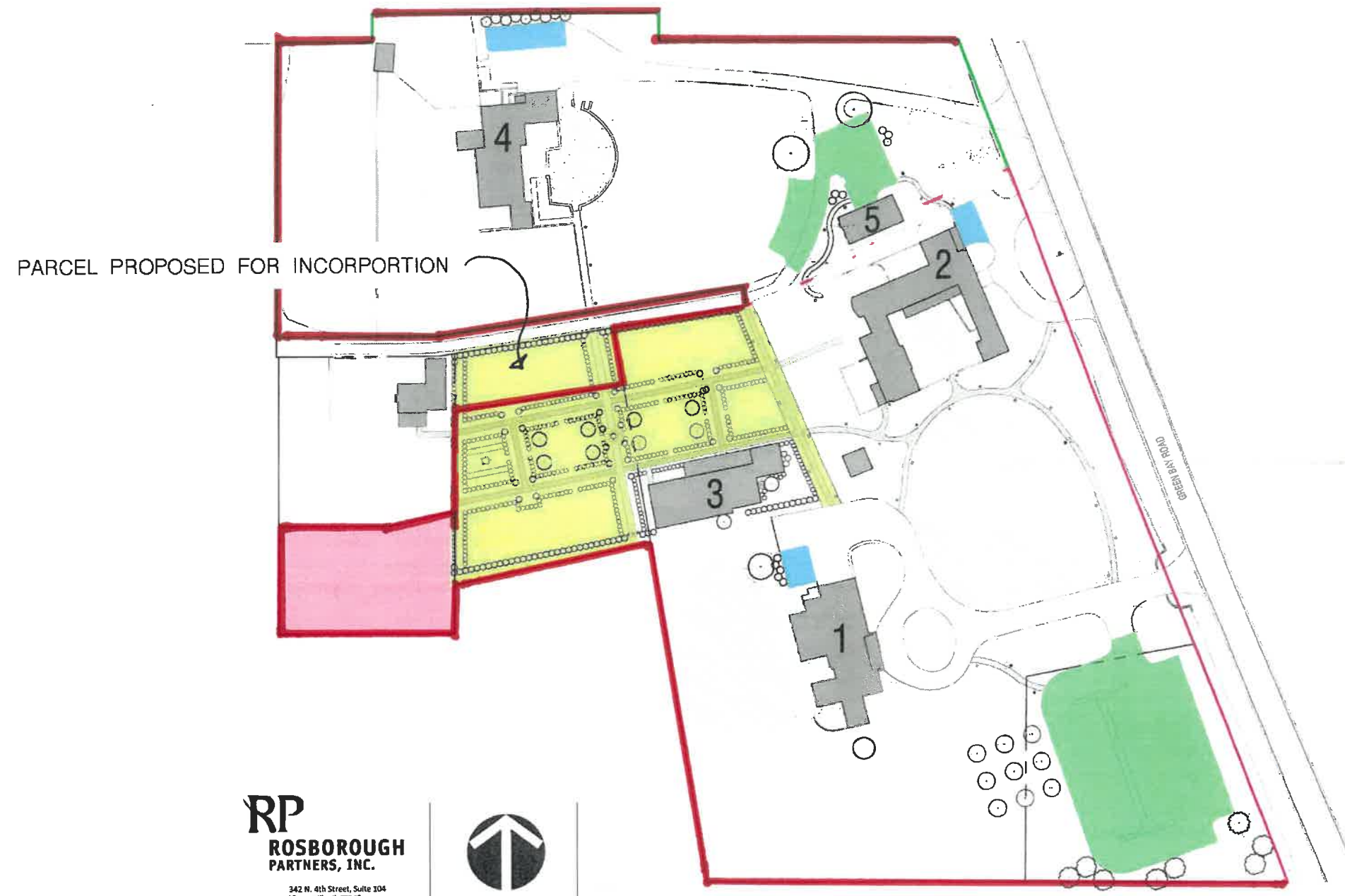
SIGNATURES

X [Signature] _____
Owner Date

Owner Date

Applicant Date







PARCEL PROPOSED FOR INCORPORATION

SPECIAL USE DESIGNATIONS

-  EVENT SPACE
-  VISITOR PARKING
-  RESIDENT/ACCESSIBLE PARKING
-  HISTORIC RESTORATION
-  OPEN LAND

BOUNDARIES

-  "HART PROPERTY" ADDITION
-  EXISTING RAGDALE CAMPUS

BUILDINGS

- 1** RAGDALE HOUSE
- 2** BARN HOUSE
- 3** SHEARER STUDIO & COMPOSER STUDIO
- 4** HART HOUSE
- 5** MCCUTCHEON STUDIO

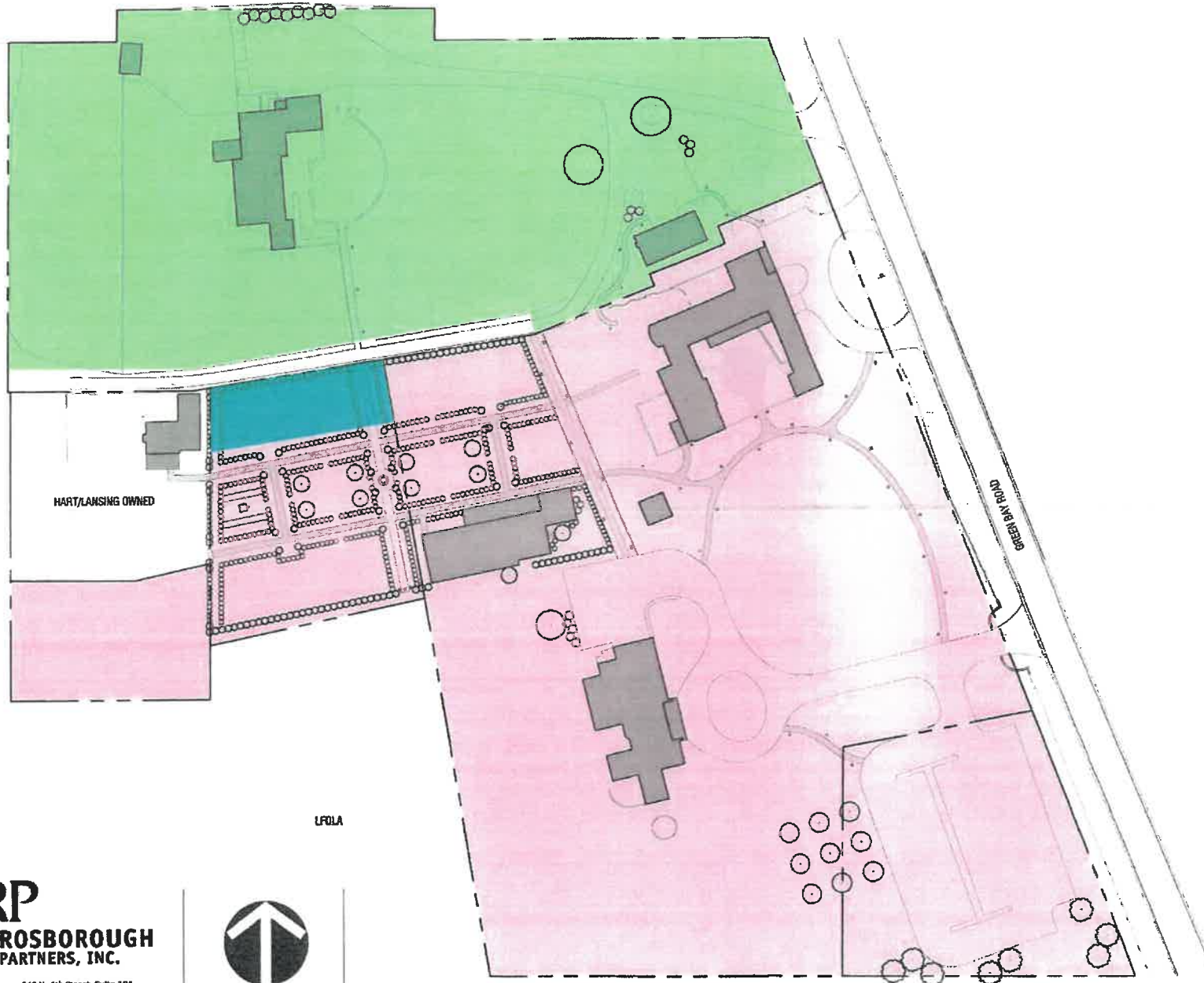
ISSUED FOR:

SPECIAL USE	DESIGNED BY: PR, TL
	DRAWN BY: TL
PROJECT: Ragdale Foundation Campus 1260 N. Green Bay Rd. Lake Forest, IL 60045	REVISIONS:
	1 10-28-21 DETAIL
	NO DATE ISSUE

RP
ROSBOROUGH
PARTNERS, INC.
342 N. 4th Street, Suite 104
Libertyville, IL 60048
p 847 549 1361
f 847 540 1392
www.rosboroughpartners.com



EXHIBIT C
OF CURRENT SPECIAL USE PERMIT



BOUNDARY STUDY

- EXISTING RAGDALE CAMPUS
- "HART PROPERTY" ADDITION
- GARDEN PARCEL - ANTICIPATED FUTURE GIFT

RP
ROSBOROUGH
PARTNERS, INC.

342 N. 4th Street, Suite 104
Libertyville, IL 60048
p 847 549 1361
f 847 549 1392
www.rosboroughpartners.com



NORTH

SCALE: 1" = 64'-0"

ISSUED FOR:			
BOUNDARY STUDY	DESIGNED BY:	PR, TL	
	DRAWN BY:	TL	
PROJECT:			
Ragdale Foundation Campus			
1260 N. Green Bay Rd. Lake Forest, IL 60045			
REVISIONS:			
NO	DATE	DETAIL	ISSUE
1	11-10-21		

EXECUTION COPY

CURRENT SPECIAL USE PERMIT



THE CITY OF LAKE FOREST

ORDINANCE NO. 2021-076

AN ORDINANCE AMENDING AND REPLACING IN ITS ENTIRETY THE SPECIAL USE PERMIT FOR THE RAGDALE PROPERTIES LOCATED AT 1230, 1260 AND 1272 N. GREEN BAY ROAD TO INCLUDE ADDITIONAL PROPERTY AND UPDATE THE MASTER PLAN AND USE AREA PLAN

**Adopted by the Mayor and City Council of
The City of Lake Forest
this 6th day of December 2021**

**Published in pamphlet form by direction and
Authority of the City Council of The City of Lake Forest,
Lake County, Illinois
this 6th day of December 2021**

CITY OF LAKE FOREST

ORDINANCE NO. 2021 - 076

An Ordinance Amending and Replacing in its Entirety the Special Use Permit for the Ragdale Properties Located at 1230, 1260 and 1272 N. Green Bay Road to Include Additional Property and Update the Master Plan and Use Area Plan

WHEREAS, The City of Lake Forest ("**Owner**"), in cooperation with the Ragdale Foundation, ("**Foundation**") filed a petition for property located at 1230, 1260 and 1272 N. Green Bay Road, commonly known as the Ragdale Campus, and legally described on **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the use, development, operation, and maintenance of the Ragdale Campus is subject to the terms and conditions of a Restated and Amended Ragdale Agreement dated July 24, 2001 ("**Restated and Amended Agreement**") and an Operating Agreement, also dated July 24, 2001 and amended from time-to-time (collectively, "**Operating Agreement**"); and

WHEREAS, in addition, a special use permit for the Ragdale Campus was originally granted by the City in 1978 and was subsequently amended in 1980, 1986, 2001 and 2014 to reflect changes in the property boundary and to update and the uses permitted on the Ragdale Campus and the conditions of approval (the original special use permit and its amendments are collectively referred to as "**Special Use Permit**"); and

WHEREAS, the Owner and Foundation have petitioned for an amendment to the existing Special Use Permit in accordance with the regulations of Section 159.045, Special Uses, of the Lake Forest Zoning Code for the purpose of incorporating additional property into the Ragdale Campus, a portion of the Hart/Lansing property to the north, and adopting an updated Master Plan and Use Area Plan for the Ragdale Campus; and

WHEREAS, the Owner and Foundation have also agreed to amend the Operating Agreement, which is separately being presented to the City Council for consideration; and

WHEREAS, the Zoning Board of Appeals of The City of Lake Forest held a public hearing on November 22, 2021 to review the petition for an amendment to the Special Use Permit as provided by law and submitted to the City Council a report of its findings, a copy of which is attached hereto and made a part hereof as **Exhibit B** and unanimously recommended the enactment of an ordinance granting the requested amendment to the Special Use Permit and;

WHEREAS, the City Council concurs with the findings of the Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Amendment. Pursuant to Section 159.045 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to amend the Special Use Permit for the Ragdale Campus, in its entirety, as follows:

- 1) Amend the boundaries of the Ragdale Campus to incorporate additional property to the north, portions of the Hart property, as depicted on the Boundary Map attached hereto and made a part hereof as **Exhibit C** (the Ragdale Campus as amended to include the additional property described in Exhibit C will be collectively referred to in this Ordinance as the "Ragdale Properties").
- 2) Approve an updated Master Plan and a Use Area Plan for the Ragdale Properties attached hereto and made a part hereof as **Exhibit D and Exhibit E** respectively.

SECTION THREE: Conditions of Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. Compliance with the Restated and Amended Agreement. The use, operation, and management of the Ragdale Properties shall be subject to the Restated and Amended Agreement dated July 24, 2001.
- B. Compliance with the Operating Agreement. The use, operation, and maintenance of the Ragdale Properties shall be subject to the Operating Agreement between the City and the Foundation, as amended to include the additional properties.
- C. Compliance with Laws. The use, operation, and maintenance of the Ragdale Properties shall comply with all applicable federal, state and local laws, ordinances, and regulations.
- D. Number of Residents. No more than 21 persons shall reside on the Ragdale Properties at any one time.
- E. Permitted Uses on the Ragdale Properties.
 1. Foundation's Use. During the term of this Ordinance, the Operating Agreement, and the Restated and Amended Agreement, the Foundation may use and occupy the Ragdale Properties for an artists' retreat in the same manner and for the same purposes as such Properties have been and continue to be used and occupied as of the date of this Ordinance, and in accordance with the Foundation's Articles of Incorporation and By Laws as in effect from time to time and subject to the terms and conditions of this Ordinance, the Operating Agreement, and the Restated and Amended Agreement.
 - (a) In connection with the artist's retreat functions of the Foundation, the Ragdale Properties may also be used for lectures, tours, workshops, and other community programs, as well as for the Foundation's office functions. Without limiting the

generality of the foregoing, it is contemplated that the Foundation may use (i) the Ragdale Barn, the second floor of the Ragdale House, the Meadow Studio, the Shearer and Composer Studios, the Hart Residence (1272 N. Green Bay Road), and the McCutcheon Studio for residential occupancy by artists, and (ii) the apartment adjoining the Ragdale House for (A) residential occupancy by artists, (B) for residential occupancy by employees of the Foundation (and their families) whose services are required in the normal course of operating the Ragdale Properties as an artists' retreat, or (C) other uses authorized by this Ordinance.

- (b) In addition, the Foundation may use the first floor areas in the Ragdale House, the Barn House, the Hart House, and the outdoor event areas as depicted on the Use Area Plan, attached as Exhibit E to the Special Use Permit for special events, concerts, readings, seminars, exhibits, educational tours, and fundraising events, or permit its use by other Lake Forest civic or eleemosynary organizations for meetings or other social gatherings, provided that such additional uses comply with the other terms of this Ordinance and do not interfere or conflict with the City's use of such areas.
- (c) The basement spaces in the Ragdale and Hart residences and the Shearer Studio may be used for storage and other uses customarily occurring in basements of single family residences.

- 2. City's Use. During the term of this Ordinance, the Operating Agreement, and the Restated and Amended Agreement, the City may occupy and use the Ragdale Properties for such uses and purposes as the City may determine to be in the public interest and as are compatible with the concurrent use of the Ragdale Properties by the Foundation and in accordance with the terms of this Ordinance, the Operating Agreement, and the Restated and Amended Agreement. Without limiting the generality of the foregoing, it is contemplated that the City may permit appropriate space in the Ragdale House or other areas on the Ragdale Properties to be used by Boards and Commissions of the City and by not for profit organizations (i) for meetings; (ii) for memorials to distinguished citizens or former citizens of the City; and (iii) for other educational, recreational, and cultural purposes as are in keeping with the character of the Ragdale Properties and the Foundation's use of the Ragdale Properties. In addition, the City may make occasional use of the Ragdale House, the meeting rooms and patio areas of the Ragdale Barn, and other locations on the Ragdale Properties for special events, seminars, exhibits, and meetings of or sponsored by community groups that do not interfere or conflict with the Foundation's use of such areas.
- 3. Coordination of Uses. Scheduling of the use of the Ragdale House and Barn between the Foundation and the City, or organizations using the Ragdale House or the Ragdale Properties under permit or license from the City, shall be the responsibility of the Director of the Ragdale Foundation, in cooperation with a representative of the City. The parties shall schedule such uses so as to minimize conflicts and interference with the activities of the respective bodies and organizations using the Ragdale Properties and so as to permit the most advantageous and beneficial uses to be made of the Ragdale Properties. Any disputes or questions arising as to scheduling or as to the appropriateness of any

proposed use of the Ragdale Properties shall be resolved by the City Manager or the Manager's designee in consultation with the Executive Director of Ragdale.

4. Impact on Surrounding Properties. The use and operation of the Ragdale Properties shall not adversely impact the use and enjoyment of surrounding properties zoned in the Single Family Residential District. In particular, the use of the Ragdale Properties shall be consistent with the surrounding residential uses in terms of lighting, glare, noises, and emissions of any kind. Outdoor performances or public/ticketed events shall end no later than 9:30 p.m. including clean-up activities. Upon notice from the City, the Foundation shall limit, modify or cease such activities or uses on the Ragdale Properties that fail to conform to the foregoing standards.

F. Limitation of Uses on the Parking Parcels and the Garden Parcel.

1. Parking Parcels. The Parking Parcels shall be used by the Foundation exclusively as a parking lot in connection with the operation of the Ragdale Properties. During the term of this Ordinance, the Operating Agreement, and the Restated and Amended Agreement, the Foundation shall keep and maintain the Parking Parcels in good and serviceable condition and free of snow, ice, and debris, and shall make all such repairs as may be necessary to maintain the surface of the areas so as to accommodate parking for the Ragdale Properties. In addition, the Foundation shall maintain landscaping along the perimeter of the Parking Parcels to achieve year round screening of the Parking Parcels from Green Bay Road and from neighboring privately owned residential properties.
2. Garden Parcel. That portion of the City Parcel that is legally described in **Exhibit F** attached hereto and made a part hereof (the "Garden Parcel") shall be used by the Foundation exclusively as a garden in connection with the operation of the Ragdale Properties and in conformance with the covenant contained in the Plat of the Ragdale Subdivision, recorded with the Recorder of Deeds of Lake County on February 26, 1986 as Document No. 2422824. During the term of this Ordinance, the Operating Agreement, and the Restated and Amended Agreement, the Foundation shall keep and maintain the garden on the Garden Parcel in substantially the same manner as the garden has been kept and maintained during the five year period prior to the date of this Ordinance or, upon approval by the City of Lake Forest Historic Preservation Commission, restoration of the Garden Parcel in keeping with the original Shaw Garden may be permitted by the City.

- G. Alterations or Additions. All substantial alterations on or additions to structures on the Ragdale Properties shall be subject to prior review and approval by the City of Lake Forest Historic Preservation Commission. In addition, no substantial change in or diminution of the grounds of the Ragdale Properties shall be permitted without the review and approval of the City Council of the City of Lake Forest.

- H. Parking. Off street shall be provided on the Ragdale Properties, in accordance with the resident and visitor parking areas identified on the Ragdale Campus – Use Area Plan attached hereto as Exhibit E, for all residents of the Ragdale Properties, as well as participants of special projects, seminars, readings, or other programs with limited attendance, conducted on the Ragdale Properties. Parking for events that are open

to the public and ticketed events require offsite parking and shuttle service to the Ragdale Properties. Use of City parking lots in the Central Business District is permitted subject to prior approval by the City Manager or the Manager's designee.

- I. Access Easement - Lake Forest Open Lands Association. A depiction of the access easement as reflected on the plat of subdivision shall be attached hereto and made a part hereof as **Exhibit G** unless and until said easement is vacated.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law and after the City takes ownership of the portion of the Hart/Lansing property proposed for inclusion into the Ragdale Campus; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner and the Foundation have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit H** and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS 6th DAY OF December 2021.

AYES: (8) Alderman Morris, Karras, Rummel, Notz, Preschlack,
Goshgarian, Buchmann and Weber

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

PASSED THIS 6th DAY OF December 2021.



Mayor

ATTEST:


City Clerk



EXHIBIT A

Hart Parcel Legal Descriptions

A PARCEL OF LAND COMPRISED OF LOTS 14 AND 16 IN OWNERS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, ON APRIL 4, 1904 AS DOCUMENT 94205, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 16 IN OWNER'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 16, BEING ALSO THE WESTERLY LINE OF GREEN BAY ROAD, A DISTANCE OF 118.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, ON JANUARY 2ND 1937; THENCE SOUTHWESTARDLY ALONG SAID SOUTHERLY LINE, FORMING AN ANGLE OF 90 DEGREES 22 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM THE NORTHWESTERLY TO SOUTHWESTERLY, A DISTANCE OF 204.46 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE WESTARDLY, CONTINUING ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170 AND FORMING AN ANGLE OF 167 DEGREES 09 MINUTES 51 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM NORTHEASTERLY TO WESTERLY, A DISTANCE OF 216.86 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE WEST ALONG THE SOUTHERLY LINE OF AFOREMENTIONED TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170, FORMING AN ANGLE OF 170 DEGREES 55 MINUTES 17 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER-CLOCKWISE FROM EASTERLY TO WEST, A DISTANCE OF 116.04 FEET; THENCE NORTH ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF AFOREMENTIONED LOT 16 IN OWNER'S SUBDIVISION, FORMING AN ANGLE OF 89 DEGREES 59 MINUTES 34 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM EAST TO NORTH, A DISTANCE OF 220.35 FEET TO A POINT ON SAID NORTH LINE OF LOT 16 WHICH IS 1333.46 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 16, AS MEASURED ALONG SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE, FORMING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER-CLOCKWISE FROM SOUTH TO EAST, A DISTANCE OF 67.08 FEET TO A POINT ON SAID NORTH LINE WHICH IS 1158.88 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 14 IN OWNER'S SUBDIVISION; THENCE NORTH, ENTERING LOT 14 ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH SAID NORTH LINE OF LOT 16 (BEING HERE ALSO THE SOUTH LINE OF SAID LOT 14), AS MEASURED COUNTER-CLOCKWISE FROM WEST TO NORTH, A DISTANCE OF 20.00 FEET; THENCE EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM WEST TO SOUTH, A DISTANCE OF 200 FEET; THENCE SOUTH ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTERCLOCKWISE FROM WEST TO SOUTH, A DISTANCE OF 20.00 FEET TO A

POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 14 AND THE NORTH LINE OF LOT 16; THENCE EAST ALONG SAID NORTH LINE OF LOT 16, FORMING AN ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM NORTH TO EAST, A DISTANCE OF 209.42 FEET TO THE POINT OF BEGINNING.

EXCEPT A PARCEL OF LAND CONVEYED FROM THE MARGARET'S HART LAKE FOREST RESIDENCE TRUST TO THE CITY OF LAKE FOREST DATED 12/12/01 RECORDED 3/22/02 AS DOCUMENT NUMBER 4887403, LAKE COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID LOT 16 IN OWNER'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 16 (BEING ALSO THE WESTERLY LINE OF GREEN BAY ROAD) A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG SAID EASTERLY LINE OF SAID LOT 16 A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS ON JANUARY 2, 1937; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, FORMING AN ANGLE OF 90 DEGREES, 22 MINUTES, 30 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTERCLOCKWISE FROM NORTH-WESTERLY TO SOUTHWESTERLY, A DISTANCE OF 123.26 FEET; THEN NORTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 8.00 FEET; THENCE NORTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 50.23 FEET; THENCE NORTHWESTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 12.00 FEET; THEN NORTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED LINE, 73.13 FEET, TO SAID POINT OF BEGINNING, BEING THE EASTERLY LINE OF SAID LOT 16.

ALSO EXCEPT A PARCEL OF LAND OVER PART OF LOT 16 IN OWNERS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, ON APRIL 4, 1904 AS DOCUMENT 94205, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFOREMENTIONED LOT 16 IN OWNER'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 16, BEING ALSO THE WESTERLY LINE OF GREEN BAY ROAD, A DISTANCE OF 118.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170 AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, ON JANUARY 2ND 1937; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, FORMING AN ANGLE OF 90 DEGREES 22 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM THE NORTHWESTERLY TO SOUTHWESTERLY, A DISTANCE OF 204.46 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; BEING THE POINT OF BEGINNING OF A STRIP OF LAND BEING 14.00 FEET WIDE LYING NORTH OF AND PARALLEL WITH THE FOLLOWING

DESCRIBED LINES: THENCE WESTERLY, CONTINUING ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170 AND FORMING AN ANGLE OF 167 DEGREES 09 MINUTES 51 SECONDS WITH THE LAST DESCRIBED LINE AS MEASURED COUNTER-CLOCKWISE FROM NORTHEASTERLY TO WESTERLY, A DISTANCE OF 216.86 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE WEST ALONG THE SOUTHERLY LINE OF AFOREMENTIONED TRACT OF LAND CONVEYED BY DOCUMENT NUMBER 432170, FORMING AN ANGLE OF 170 DEGREES 55 MINUTES 17 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTER-CLOCKWISE FROM EASTERLY TO WEST, A DISTANCE OF 116.04 FEET; (THE WEST SIDELINE TO MEET AT ANGLE POINTS ALONG A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF AFOREMENTIONED LOT 16 IN OWNER'S SUBDIVISION, FORMING AN ANGLE OF 89 DEGREES 59 MINUTES 34 SECONDS WITH THE LAST DESCRIBED LINE), IN LAKE COUNTY, ILLINOIS. CONTAINING 92,242 S.F., (2.12 ACRES).

Ragdale Parcel Legal Descriptions

LOT 4 IN RAGDALE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, EXCEPT THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 0 DEGREES 9 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4 (BASIS OF BEARINGS ASSUMED), A DISTANCE OF 120 FEET TO THE INTERSECTION OF SAID WEST LINE OF LOT 4 WITH THE NORTHERLY LINE OF LOT 1 IN CLAY JUDSON SUBDIVISION IN SECTION 29; THENCE NORTH 89 DEGREES 50 MINUTES 42 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 77.55 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 77 DEGREES 37 MINUTES 16 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 47.79 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE OF LOT 1 WITH THE EAST LINE OF LOT 4 IN RAGDALE SUBDIVISION IN SECTION 29; THENCE NORTH 0 DEGREES 9 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE OF LOT 4, A DISTANCE OF 111.45 FEET TO THE NORTHERLY LINE THEREOF; THENCE SOUTH 80 DEGREES 46 MINUTES 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF LOT 4, A DISTANCE OF 9.94 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 89 DEGREES 50 MINUTES 42 SECONDS WEST ALONG SAID NORTHERLY LINE OF LOT 4, A DISTANCE OF 114.44 FEET TO THE POINT OF THE BEGINNING, HEREIN BEFORE DESCRIBED, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
Findings

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

This criteria is met. Ragdale is an established use at this site and has previously been found to meet the Special Use Permit criteria on several occasions. The present request is for approval to incorporate slightly over two acres of property to the north into the Ragdale Campus. This property was originally part of the Ragdale Farm. No change in the type of activities that presently occur at Ragdale is proposed. No increase in the number of artists in-residence at Ragdale is proposed. Additional outdoor, small scale event space is proposed on the expanded campus away from neighboring residences and in areas that are screened by existing and planned vegetation. Some expanded and reconfigured parking areas are proposed on the enlarged campus. Off-site parking and shuttle service to the site will continue to be required for a limited number of events held on the Campus that are open to the public and ticketed. No rental of any portion of the Ragdale property for use by private parties is proposed or permitted.

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.

This criteria is met. The uses on the Ragdale Campus are low intensity, quiet, generally limited to daylight and twilight hours and are well supervised by Ragdale staff. Ongoing operations at Ragdale operated consistent with the conditions of approval past and proposed, will not negatively impact the use and enjoyment of surrounding residential properties or the adjacent preserved open lands.

3. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This criteria is met. The surrounding residential properties are developed. There is the potential for redevelopment of some of the surrounding privately owned properties over time. The continued operation of Ragdale at this location and on the expanded site, will not impede the normal and orderly development and improvement of the surrounding properties if such activity is proposed in the future. As noted previously, the property to the west is preserved open space in the ownership of Lake Forest Open Lands (LFOLA). By virtue of an access easement on the plat of subdivision, LFOLA has the right to access the preserved open space through the City owned Ragdale Campus. The access through the campus is not ideal, but is workable and available when needed by Open Lands. The City and LFOLA are in continuing discussions around improved access opportunities for the purpose of maintaining the preserved open land.

4. The exterior architectural appearance and functional of any proposed structure will not be incompatible with either the exterior architectural appearance or functional plan of structures already constructed or in the course of construction in the immediate neighborhood or incompatible with the character of the applicable

district so as to cause a substantial depreciation in the property values within the neighborhood.

This criteria is met. No approval of any changes to the exterior of the historic structures on the existing and expanding campus is requested in conjunction with the amendment to the SUP. Interior upgrades are proposed in the Hart residence and the Barn House. Any significant changes to the exterior appearance of the structures or the overall site will require review and approval by the Historic Preservation Commission. The Ragdale Foundation has proven to be a diligent and careful steward of this historically significant site and structures.

5. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

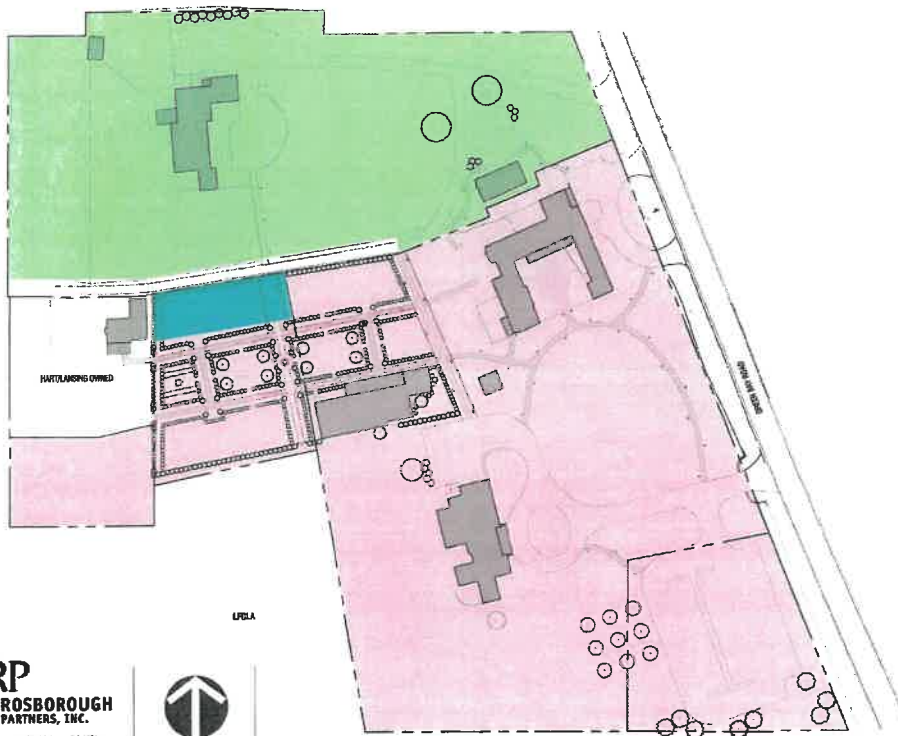
This criteria is met. Utilities are already in place and serving all of the structures on the Ragdale Campus. No expansion of building footprints is proposed. Grading and drainage plans for the proposed expansion and reconfiguration of the parking areas will be subject to review and approval by the City Engineer. The large site and extensive open space around the parking areas will mitigate any off site impacts.

6. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

This criteria is met. No new curb cuts are proposed. Traffic generation from the site is low. Artists in residence drive to the site but largely remain on the site once they arrive for their stay. Employee parking and limited visitor parking is available in the parking lot in the southeast corner of the site, near Green Bay Road. For the limited large events held on the Ragdale Campus, off-site parking and shuttle service to the site is required and has worked well in the past. Off-site parking has successfully in the past been accommodated in the City owned lots to the north of City Hall for after hour events.

7. The special use shall conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council.

This criteria is met. Except as authorized by the Special Use Permit, the property will be used in a manner consistent with all applicable City regulations.



- BOUNDARY STUDY**
- EXISTING RAGDALE CAMPUS
 - "HART PROPERTY" ADDITION
 - GARDEN PARCEL - ANTICIPATED FUTURE GIFT

RP
ROSBOROUGH
PARTNERS, INC.

342 N. 4th Street, Suite 104
 Chicago, IL 60610
 312.547.5400
 312.547.5400 FAX
 www.rosboroughpartners.com



NORTH
 SCALE: 1" = 64'-0"

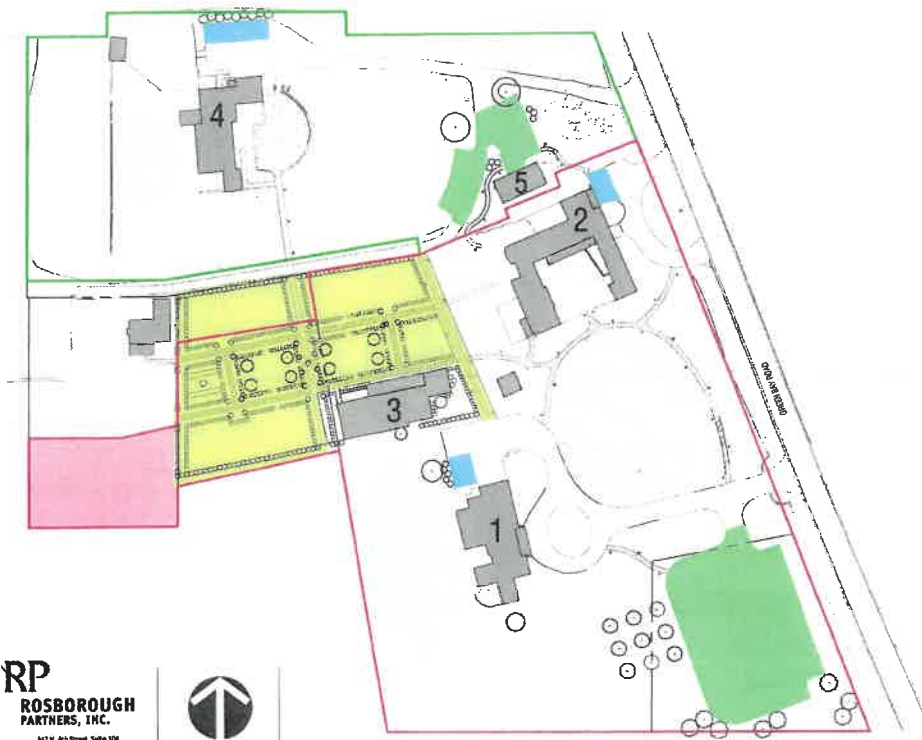
ISSUED FOR:		DESIGNED BY: PR, TL	
BOUNDARY STUDY		DRAWN BY: TL	
PROJECT:		REVISIONS:	
Ragdale Foundation Campus			
1260 N. Green Bay Rd. Lake Forest, IL 60045			
NO:	DATE	ISSUE	
1	11-10-21	DETAIL	



RP
ROSSBOROUGH
PARTNERS, INC.
ARCHITECTS AND PLANNERS
1000 W. 10TH ST., SUITE 200
LAKE CHARLES, LA 70601
504.735.1100
WWW.ROSSBOROUGHPARTNERS.COM

RAGDALE FOUNDATION CAMPUS
Master Plan
2021





- SPECIAL USE DESIGNATIONS**
- EVENT SPACE
 - VISITOR PARKING
 - RESIDENT/ACCESSIBLE PARKING
 - HISTORIC RESTORATION
 - OPEN LAND
- BOUNDARIES**
- "HART PROPERTY" ADDITION
 - EXISTING RAGDALE CAMPUS
- BUILDINGS**
- 1** RAGDALE HOUSE
 - 2** BARN HOUSE
 - 3** SHEARER STUDIO & COMPOSER STUDIO
 - 4** HART HOUSE
 - 5** MCCUTCHEON STUDIO

RP
ROSBOROUGH
PARTNERS, INC.
 342 N. 4th Street, Suite 104
 Chicago, IL 60610
 P 312.549.1211
 F 312.549.1212
 www.rosboroughpartners.com



ISSUED FOR:		DESIGNED BY:	PR, TL
SPECIAL USE		DRAWN BY:	TL
PROJECT:		REVISIONS:	
Ragdale Foundation		NO.	DATE
Campus		1	10-28-21
1350 N. Green Bay Rd			DETAIL
Lake Forest, IL 60045			ISSUE

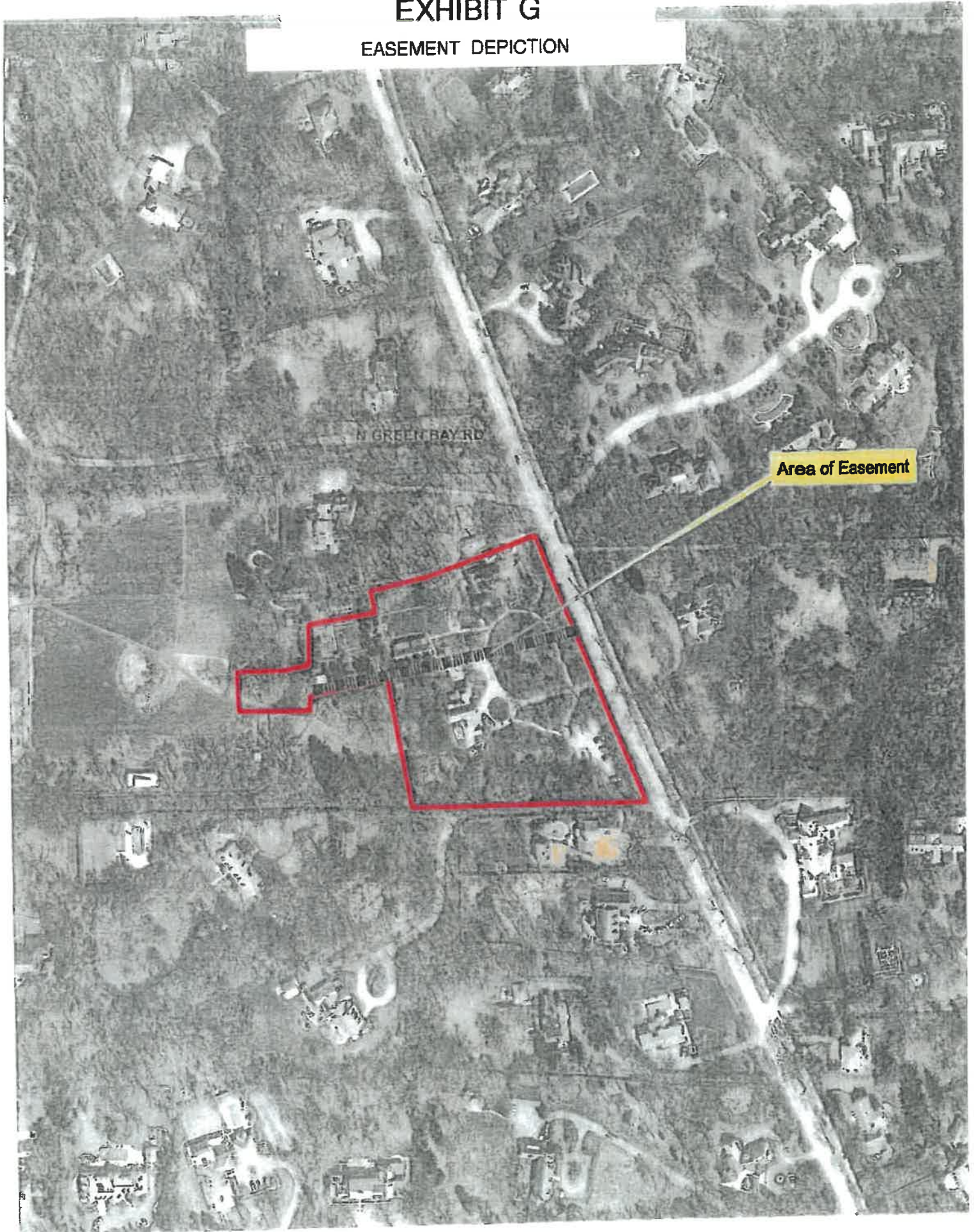
EXHIBIT F

Legal Description of the Garden Parcel

That part of Lot 2 in Ragdale Subdivision, a subdivision of a part of Lot 1 in Clay Judson Subdivision together with part of Lot 16 in Owner's Subdivision, in the Northeast Quarter (1/4) of Section 29, Township 44 North, Range 12 East of the Third Principal Meridian, City of Lake Forest, Lake County, Illinois, according to the Plat of Subdivision thereof filed for record with the Recorder of Deeds of Lake County, Illinois, on February 26, 1986 as Document No. 2422824, lying south of a line parallel to and 40 feet southerly of the north boundary line of said Lot 2.

EXHIBIT G

EASEMENT DEPICTION



N GREEN BAY RD

Area of Easement

EXHIBIT H
Unconditional Agreement and Consent

Pursuant to Section Four of The City of Lake Forest Ordinance No. 2021 - 76 ("**Ordinance**"), and to induce the City Code to grant the approvals provided for in such Ordinance, the undersigned acknowledges for themselves and their successors and assigns in title to the Property that they

1. have read and understand all of the terms and provisions of Ordinance No. 2021 - 76;
2. hereby unconditionally agree to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of this Ordinance, The City of Lake Forest City Code, and all other applicable codes, ordinances, rules, and regulations;
3. acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's issuance of any permits for the use of the Property, and that the City's issuance of any permit does not, and shall not, in any way, be deemed to insure the Owners against damage or injury of any kind and at any time;
4. acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance;
5. agree to and do hereby hold harmless, defend, and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties with respect to the Property and the City's adoption of the Ordinance or granting the approvals to the Owners pursuant to the Ordinance; and
6. represent and acknowledge that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Owners of the Property.

OWNER:



ATTEST:



INCORPORATED FOUNDATION:

ATTEST:

Agenda Item 5

**130 Niles Avenue
Corner Side Yard Setback Variance**

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey and Proposed Site Plan
Photographs

Correspondence

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:	August 26, 2024
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Corner Side Yard Setback Variance</i>

OWNERS

Fred and Valerie Jones
130 Niles Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

130 Niles Avenue

ZONING DISTRICT

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

SUMMARY OF REQUEST

This is a request for approval of a variance to allow expansion of the existing driveway beyond the width permitted within the corner side yard setback.

The property is located at the northwest corner of Buena Road and Niles Avenue. The property is in the H.O. Stone Subdivision which was approved in 1924. The property is developed with a two story residence which was built in 1968.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The home and existing driveway comply with the applicable Code requirements.
- ❖ The proposed project complies fully with the front, interior side and rear yard setbacks.
- ❖ The proposed driveway modifications create a driveway wider than permitted within the corner side yard setback.

Physical, Natural or Practical Difficulties

- ❖ The siting of the house, on a corner lot, limits the ability to utilize the Buena Road street frontage to modify the driveway to make the driveway more functional.
- ❖ Due to the siting of the house when it was constructed in the 1960's, at the corner side yard setback line there is no opportunity to provide additional hardscape to improve functionality of today's vehicles without encroachment into the setback.

STAFF EVALUATION

The proposed expansion of the width of the driveway, from the existing width of 15 feet to a maximum of 18 feet and the addition of a parking pad 13 feet wide and 20 feet long, is desired by the petitioners to provide a more functional driveway and allow vehicles to comfortably park side by side. The parking pad will allow a third vehicle to park out of the way of the garage entrance.

This property was developed prior to current zoning regulations which limit the width of driveways

within the setback to avoid excessive hardscape and parking in front of homes with visibility from the streetscape. The proposed hardscape expansion is screened in part by existing plantings along the south side of the property.

FINDINGS OF FACT

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

1. The proposed parking area within the corner side yard setback will not alter the essential character of the neighborhood. With the existing landscaping, views of a car parked in the expanded area will generally be screened.
2. The conditions upon which the variance is requested 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. This house is sited nearly at the front and corner side yard setback lines limiting the ability to accommodate today's vehicles in a functional manner.
3. The existing residence conforms to the current 40-foot corner yard setback requirement for this zoning district. The hardship in conforming to the required setback is a result of the original construction of the home just behind the setback line consistent with the siting of other homes in the neighborhood. The siting does not provide for a driveway that meets the reasonable needs of the current and future property owners.
4. The variance and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, or endanger public safety. No evidence has been submitted that the proposed hardscape expansion will diminish property values in the area.

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 five public locations. As of the date of this writing, four letters have been received from neighbors, all in support of the petition and are included in the Board's packet.

RECOMMENDATION

Based on the findings presented above, recommend approval of the requested variance to the City Council to allow expansion of the existing driveway to a maximum of 18 feet and the addition of a parking space west of the driveway no larger than 13 feet wide by 20 feet long as depicted on the proposed site plan.



Area of Request
130 Niles Avenue

Area of Request
130 Niles Avenue





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

PROJECT ADDRESS 130 Niles Ave., Lake Forest, IL 60045

ZONING DISTRICT

Property Owner (s) Name Valerie & Fred Jones
(may be different from project address) Address Same
Phone 913.449.7662 Fax
Email valerie.bottoni@gmail.com

Applicant/Representative Name
Title
(if different from Property Owner) Address
Phone Fax
Email

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.

Valerie Jones 7/31/24
Owner Date

Owner Date

Applicant/Representative Date

The Zoning Board:

We are requesting the replacement and expansion of the driveway at 130 Niles Ave., Lake Forest, IL 60045. The proposed new driveway will match the current curb opening, which is 18 feet wide, eliminating the need for any curb modifications. Additionally, an extra space is being requested on the west side of the driveway near the garage, measuring approximately 13 feet from the current driveway and at 20 feet, it will angle in at 45-degrees to meet the driveway.

1. This will not alter the character of the property, neighborhood, or surrounding areas in a negative way. Instead, it will align the property with similar driveways in the surrounding area. There are also six trees along the curb of Niles Ave. that will naturally screen the driveway expansion. This approach ensures that the variance supports the neighborhood's overall character and beauty.

2. The house is situated on a corner lot, which presents unique challenges due to the more restrictive zoning regulations applied to such properties. These restrictions make it impossible to expand the current driveway within the existing code requirements. The proposed variance is necessary to address this issue, allowing for a more functional driveway that will enhance the usability and accessibility of the property without negatively impacting the surrounding area.

3. The house at 130 Niles Ave. was built in the 1960s in compliance with the zoning code at the time. However, the zoning code was updated in the 1990s, after the construction of the home, introducing new restrictions that limit the ability to expand the driveway on this corner lot. Additionally, the size of vehicles has increased since the 1990s, making the current driveway width inadequate for accommodating two vehicles side by side without encroaching on the grass.

4. The proposed variance will not have any negative impact on the surrounding environment. In fact, it will continue to enhance the current home located on 130 Niles Ave. It will also be screened by multiple natural barriers, such as trees and large bushes. They are located along the south of the property and west, ensuring privacy and maintaining the aesthetic appeal of the neighborhood.

Thank you for your variance consideration in this matter.

PROPOSED



EXTRA SPACE - WEST SIDE



EXTENSION ON EAST SIDE

PROPOSED



VIEW FROM BUENA & NILES AVE.



WEST VIEW FROM NILES AVE.

CURRENT



VIEW FROM CORNER BUENA & NILES AVE.



VIEW FROM NILES AVE.

Correspondence

Friedrich, Michelle

From: Swilli1025 <swilli1025@comcast.net>
Sent: Monday, August 19, 2024 1:25 PM
To: Friedrich, Michelle
Subject: Testimony-130 Niles Ave

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

We have no objection to Fred and Valerie Jones petition for their driveway modification.

We think it will look great.

Thanks,
Sandra and Dan Williams
101 Niles Ave

Friedrich, Michelle

From: Pudddin <pudddin@gmail.com>
Sent: Wednesday, August 21, 2024 10:44 AM
To: Friedrich, Michelle
Subject: Fwd: 130 Niles Avenue

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Subject: Testimony – 130 Niles Avenue

Dear Zoning Board of Appeals,

I am writing in regard to the public hearing scheduled for August 26, 2024, concerning the variance request for the driveway expansion at 130 Niles Avenue.

After reviewing the proposed changes, I would like to express that I have no objections to the driveway expansion. I believe the addition will provide added functionality and improve parking availability without negatively impacting the neighborhood.

Thank you for your attention to this matter.

Sincerely,
Rachel and Richard Wheeler
[120 Niles Ave Lake Forest, IL 60045](#)
cell: 847.226.8722

This electronic message is intended only for the use of the individual(s) and entity named as recipients in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material from any computer. Do not deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains. Thank you.

Friedrich, Michelle

From: Gene Volchenko <gene60069@yahoo.com>
Sent: Wednesday, August 21, 2024 2:19 PM
To: Friedrich, Michelle
Subject: Testimony - 130 Niles Avenue.

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hello,

My name is Gene Volchenko and I live at 185 Niles Ave, right across the street from Valerie and John. I certainly see no issues with allowing them to expand the driveway. Since they moved in they have cleaned the property, made lots of yard improvement and now the street looks well maintained. Extension of the driveway will help family needs and definitely will not interfere with overall appeal of the area.

Please contact me if you have any questions.

Sincerely

Gene Volchenko (847)877-0728

Agenda Item 6
390 N. Green Bay Road
Corner Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photo

Materials Submitted by the Petitioner

Application
Statement of Intent
Plat of Survey – Existing Conditions
Site Plan – Existing Conditions
Site Plan – Proposed
Site Plan – Proposed Enlarged
Landscape Plan
Elevations – Proposed
Photos – Existing Conditions

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:	August 26, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	Corner Side Yard Setback Variance

OWNERS

Jagdeep & Elisabeth
Dosanjh
390 N. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

390 N. Green Bay Road

ZONING DISTRICT

R4 – Single Family
Residence

REPRESENTATIVE:

Diana Melichar, Melichar
Architects

SUMMARY OF REQUEST

This is a request for a recommendation in support of a variance from the corner side yard setback to allow a small portion of a third garage bay addition and portions of a reconfigured driveway and new garage apron to encroach into the corner side yard setback along Green Bay Road. The Historic Preservation Commission will review the design aspects of this petition at the August 28, 2024, meeting.

The property is located at the northwest corner of Green Bay Road and Pembroke Drive. The property is Lot 1 in the Huntington Henry subdivision, platted in 1954. The residence was constructed in 1954.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- A small portion of the corner of the existing two car garage encroaches into the corner side yard setback.
- The residence complies with all other setbacks and is within the allowable square footage for the property.
- Portions of the existing driveway and parking pad, the service court, encroaches into the corner side yard setback. Some of the existing hardscape is proposed for removal as part of this project.

Physical, Natural or Practical Difficulties

- The lot shape is trapezoidal. The original placement of the house is near the northeast corner of the lot. The house is rectangular in shape and faces due north.

- A small triangle of the corner of the garage encroaches into the corner side yard setback as the setback follows the angle of Green Bay Road.

STAFF EVALUATION

The petitioners wish to add a third garage bay and reorient the garage doors from the front of the home to face east, toward Green Bay Road. The east elevation runs parallel to Green Bay Road. A small portion of the new third garage, similar to the existing condition of the garage, encroaches into the corner side yard setback.

The proposed driveway modification removes portions of the existing hardscape which serve as parking pads, these areas are referred to as the "service court" in the materials submitted by the petitioners. Additional hardscape is proposed and is required to provide access to the expanded and reoriented garage from the east. The new hardscape is proposed in an area that has been informally used as somewhat of a service and staging area for previous projects on the site. As configured, a three-point turn will be required to maneuver out of the reoriented garage however, the petitioners have completed an auto turn study and are fully aware of the limitations of the proposed configuration. The proposed hardscape, the driveway apron, is wholly located within the 50 foot corner side yard setback. Driveway and pavement widths are limited to 16 feet in width in front and corner side yard setbacks. The hardscape proposed as the apron to the garage is approximately 34 by 35 feet.

The east side of the property is fully screened with a stockade fence along Green Bay Road and enhanced landscaping has recently been planted in this area. The potting shed, an accessory structure, which is currently located in the area proposed as hardscape to support the garage, will be removed.

From an aesthetic perspective, the proposed modifications will enhance the front, north facing elevation of the residence. From the streetscape perspective, the garage doors will be fully screened from view unlike the current condition which allows for views of the garage doors from southbound Green Bay Road. Instead of views of garage doors, the views from the street will be the side of the new garage bay which has two windows and landscaping.

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, a review of the history of the area, and site visits, staff submits the following findings.

1. The requested corner side yard setback variance to allow a portion of a new garage bay and additional hardscape to encroach into the setback will not alter the essential character of the neighborhood, the streetscape or the surrounding area. The entrance to the property from Green Bay Road will remain the same and the fence and landscape along the east property line, adjacent to Green Bay Road, will remain and over time be enhanced.
2. The lot shape and the original siting of the house create unique conditions that limit the options for modifications to improve the functionality of the site. These

conditions are generally not applicable to other properties in the same zoning district.

3. Although the need for the variance results from the owners' desire to make modifications to the property, the proposed encroachment of new hardscape into the corner side yard setback is in part off set by the removal of existing hardscape which is located within the corner side yard setback.
4. The variance if granted, and the resulting in the encroachment of a small portion of a new third garage bay and reconfigured hardscape into the corner side yard setback, will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.
5. The existing fence and landscaping screen views of the area of encroachment from the streetscape and neighboring properties.

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:

1. Recognize the encroachment of the corner of the existing two car garage into the corner side yard setback as an existing condition.
2. Allow a small portion of a third garage bay, no more than 36 square feet, to encroach into the side yard setback no further than four and a half feet.
3. Allow hardscape to encroach into the corner side yard setback no further than 34 feet to support the reoriented garage.

The recommendation includes the following conditions.

1. The removal of the existing hardscape as identified on the plan presented to the Zoning Board of Appeals shall be removed as a requirement for closing out the permit.
2. The east facing garage doors and the garage apron shall remain fully screened by fencing and plantings along the east property line and Green Bay Road.





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

PROJECT ADDRESS 390 N. Green Bay Road

ZONING DISTRICT R4 and Green Bay Road Historic District

Property Owner (s) Name Jagdeep & Elisabeth Dosanjh
(may be different from project address) Address 390 N. Green Bay Road
Phone 610-283-4821 Fax _____
Email JagLisCam@mac.com

Applicant/Representative Name Diana Melichar
(if different from Property Owner) Title Architect
Address 207 E. Westminster, Suite 104
Phone 847-295-2440 Fax _____
Email Diana@MelicharArchitects.com

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

<i>Staff Reports are Available the Friday before the Meeting</i>			
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.

July 15th 2024
Owner Date

7-15-24
Owner Date

July 9, 2024
Applicant/Representative Date

LAKE FOREST ZONING BOARD OF APPEALS

**DOSANJH RESIDENCE
390 North Green Bay Road
Lake Forest, Illinois**

Prepared by Melichar Architects

On behalf of Mr. and Mrs. Dosanjh, Melichar Architects is requesting a zoning variance from the corner side yard setback requirement for the addition of a third garage bay to their home and associated driveway layout. A corner of the proposed addition and the service driveway encroach into the required side yard as the setback line cuts at an angle across the house. The service driveway encroaches to provide access to the garages.

BACKGROUND

Jagdeep and Elisabeth Dosanjh moved into their home in 2022. Since then, they have been continually investing in their property. Improvements they've made include: new driveway entry gates, a full basement renovation, existing primary bedroom suite and second floor upgrades, maintenance items throughout the house, new greenhouse, shed rehabilitation, storm water management improvements and an intensive landscape design on-site and at the parkways.

The proposed additions, which include the third garage bay included in this variance request, provide spaces that will allow the Dosanjhs to live in their home long-term.

EXISTING SITE CONDITIONS

The existing house sits at the northwest corner of Green Bay Road and Pembroke Drive. The house, with its front entry and garage, faces due north. The east and west property lines are at an angle such that the required 50' corner side yard setback line along Green Bay Road currently cuts across a corner of the existing garage. The house is screened from both Green Bay Road and Pembroke Drive by a combination of landscaping and stockade fence, with the exception of the driveway approach that is open and visible to Green Bay Road. (Refer to photos below).



(View of garage and house beyond from Green Bay Road)



(View of garage immediately upon entry to the property. Note the prominence of the garage doors rather than the entry court)

PROPOSED DESIGN

The proposed overall design includes a third garage bay addition to the existing east garage wing of the house. A slight encroachment of this garage addition and driveway access to the garages are our only Zoning Board requests.

The proposed garage addition is one-story in height. East and west walls of the proposed garage addition are set 14" back from the existing garage walls on either side. These offsets mimic offsets in the original front façade, thereby reducing encroachment of the proposed garage addition into the side yard.

Dimensions

The existing two car garage encroaches into the 50' corner side yard setback (Green Bay Road side) by 2'-2 ¾" (10.5 S.F. area total). The proposed garage addition will encroach into the same corner side yard by an additional two feet, or 4'-2 ¾" (35.75 S.F. area total).

PROPOSED SITE IMPROVEMENTS

The addition of this third garage bay, while partially encroaching into the required side yard, also serves to correct shortcomings of the current site:

Priority of Visible Building Elements:

Currently, view from the street, and entry drive to the home from Green Bay Road are immediately met with a view of overhead garage doors and vehicle parking. Visitors must traverse this service area before being welcomed into the formal drive court and front entry of the home that are nestled further into the site and set back from the garage wing. This existing layout confuses site entry and parking for visitors and deters from the beauty of the home, presenting the garage as the home's most visible feature. The rest of the site and home are screened from street view by a stockade fence and landscaping.

In contrast to the existing site conditions, the proposed site layout conceals the garage doors and garage access paving. The new north garage addition wall is fenestrated with salvaged, original French casement windows and landscaped to provide a pleasing backdrop for visitors passing through to the entry court. Garage doors are rotated to face east, away from the entry drive and hidden behind stockade fencing and dense vegetation. Between the garage pavement and stockade fence additional evergreen plantings will be provided to further screen this service area from view.

Priority of Site Material:

The current asphalt entry drive widens out just inside the entrance gates for access to the garage doors and for vehicle parking. This asphalt service court measures 65' from north to south and takes on a prominence both in size and sequence, deterring from the main entry court.

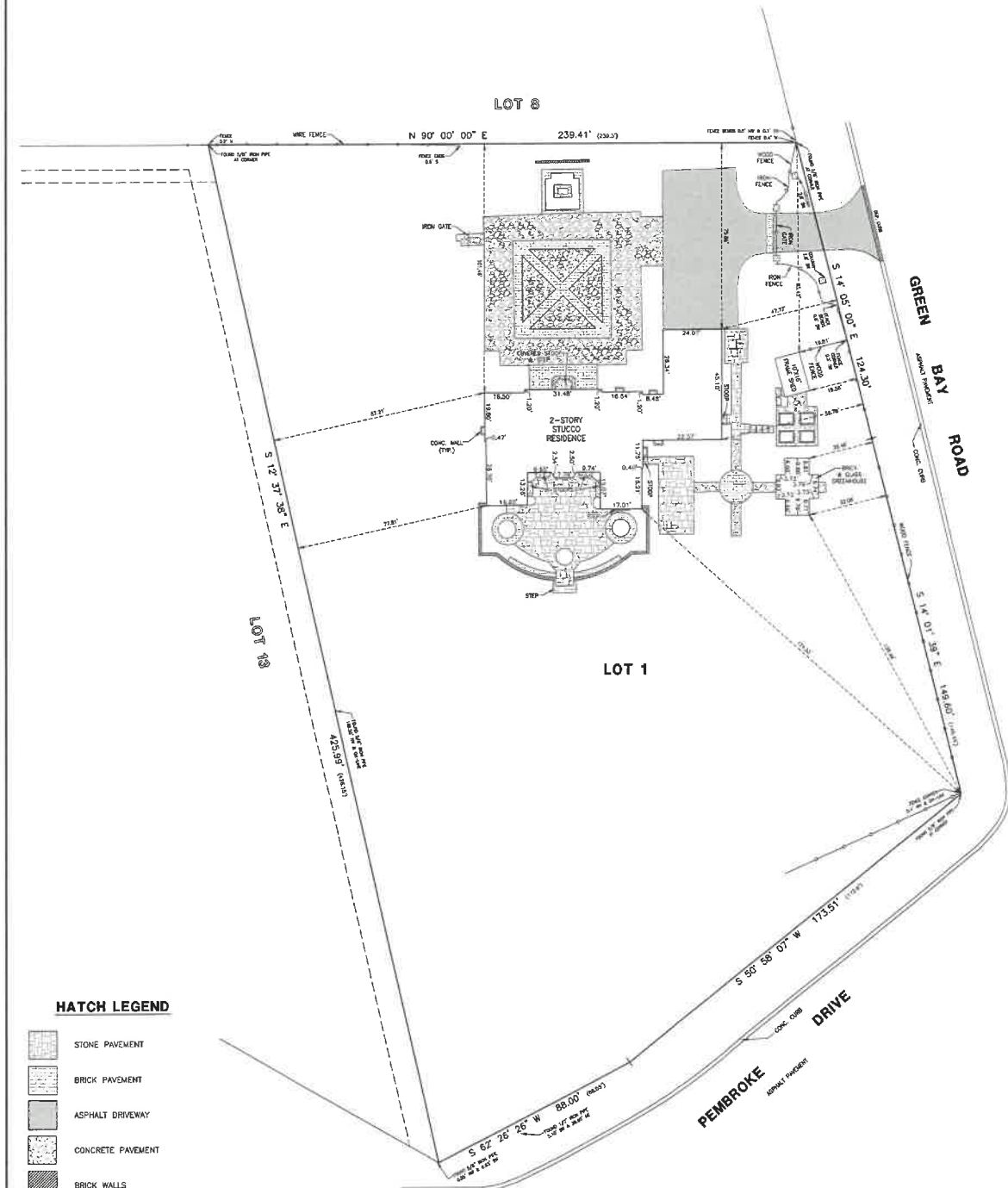
The proposed site layout eliminates the utilitarian service court by relocating it to the south with the separate garaging area, and concealing it with vegetation. The former garage access pavement will be removed and replaced with landscaping in front of the added garage bay, and the service parking area north of the driveway has also been removed to further reduce the pavement. The result is a landscaped driveway that invites visitors to the entry forecourt. The new garage access pavement has been engineered to minimize its size but still be functional; and is concealed by the existing stockade fence and additional evergreen screening to the south and east.

Alternate Design Studies:

Alternate garage addition configurations were prepared by Melichar Architects, and reviewed by the Dosanjhs. They were ruled-out in favor of adding to the north end of the existing garage. An addition on the west side of the garage would significantly detract from the appearance of the home and its elegantly designed entry court. Adding to the east side of the garage (thereby keeping garage doors facing north like their current condition) would place almost the entire bay in the corner side yard. Both of these options increase the entrance confusion and detract from the appearance of the home from the driveway and street.

PLAT OF SURVEY

LOT 1 IN THE HUNTINGTON HENRY SUBDIVISION OF PARTS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 13, 1954 AS DOCUMENT B46295 IN BOOK 1305 OF RECORDS, PAGE 29, IN LAKE COUNTY, ILLINOIS.



HATCH LEGEND

- STONE PAVEMENT
- BRICK PAVEMENT
- ASPHALT DRIVEWAY
- CONCRETE PAVEMENT
- BRICK WALLS
- STONE COLUMNS
- GRAVEL

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE PROVIDED BY A CONDUIT TITLE REPORT.
- () DIMENSIONS RECORD DIMENSIONS.
- BEARING AND DISTANCE SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CURVE - JAC & US EODSMAN
- ORIGINAL FIELD WORK COMPLETED - 07-31-24

GENERAL NOTES:

- DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE FEATURES NOT OPTICALLY AND MEASURED HEREON ARE SHOWN ON THIS RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THEIR SIZE IS ASSUMED. THESE POINTS, DIMENSIONS AND LOCATIONS COULD BE AN ARTIFICIAL, BEING LOCAL OBSERVATIONS, BEING TRUSTED, COORDINATE OR OTHER INSTRUMENTS OF RECORD.
- CONTRACT BEEN RECORDED AND ALL CONDITIONS WITH THE DATA GIVEN ON THIS PLAT ARE HEREBY REPORT ANY DISCREPANCIES TO THE RECORDS.

AREA
84,948 Sq. Ft. OR 1.94 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } 55

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 3RD DAY OF JULY, A.D., 2024

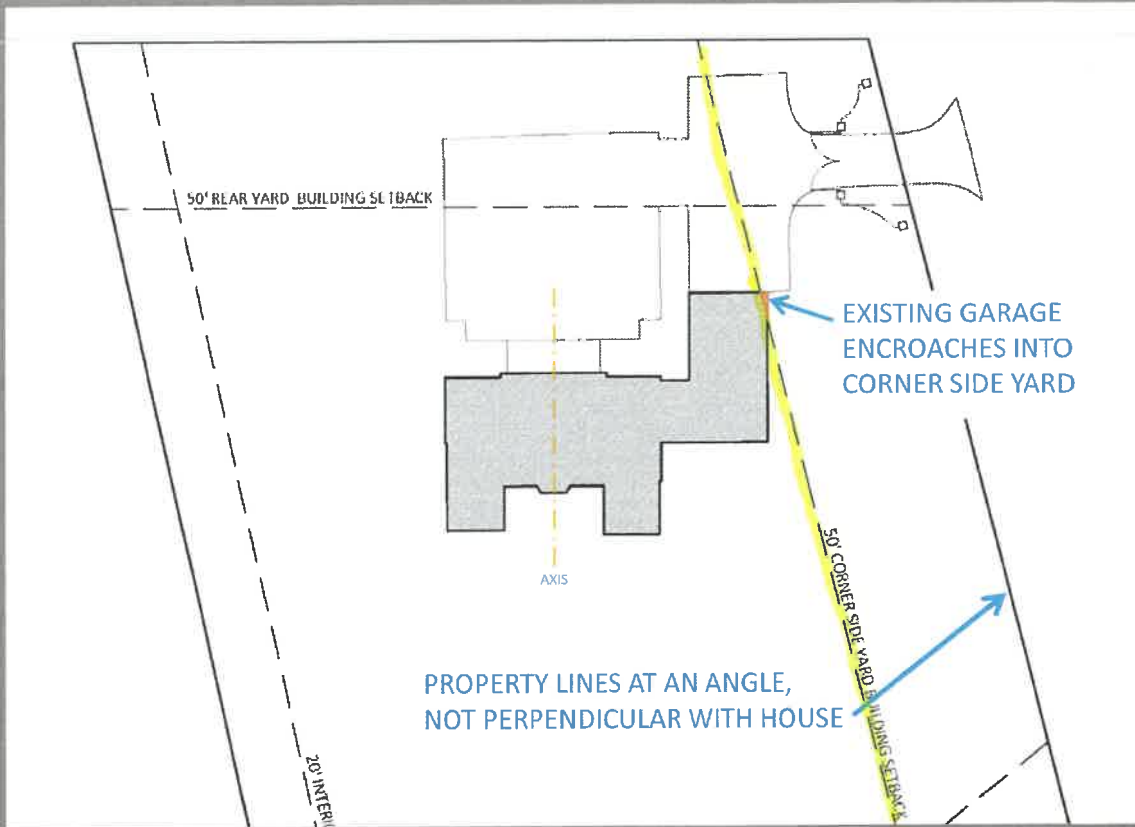


GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

PROFESSIONAL LAND SURVEYOR NO. 3318
MY RENEWABLE LICENSE EXPIRES 11-30-24.

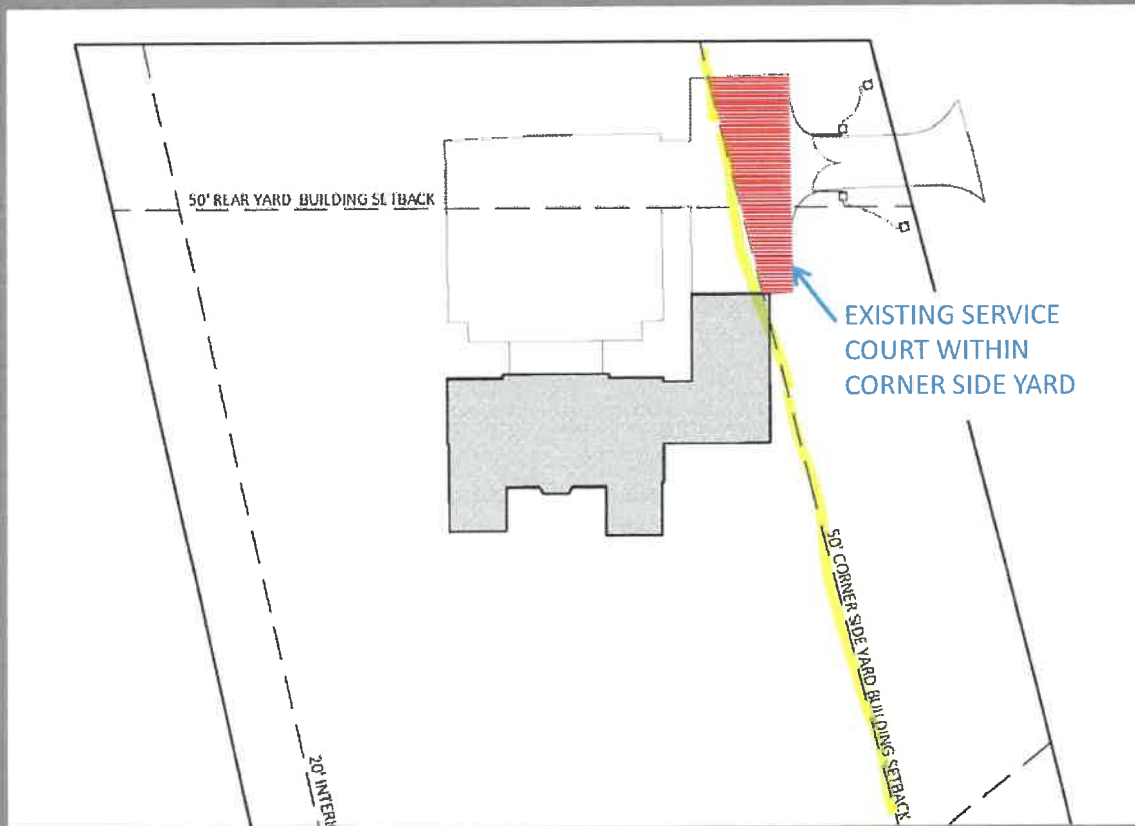
DESIGNED BY: DATE	7/1/24	<p>GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-631-2883 FAX: 847-631-0887</p>	SCALE: 1"=20'	390 N. GREEN BAY ROAD - LAKE FOREST, IL
DRAWN BY: DATE	7/1/24		DRAWN NO: 70055	
CHECKED BY: DATE	7/1/24		SHEET: 1 OF 1	
APPROVED BY: DATE				

EXISTING CONDITIONS



SITE DIAGRAM – EXISTING BUILDING ENCROACHMENT

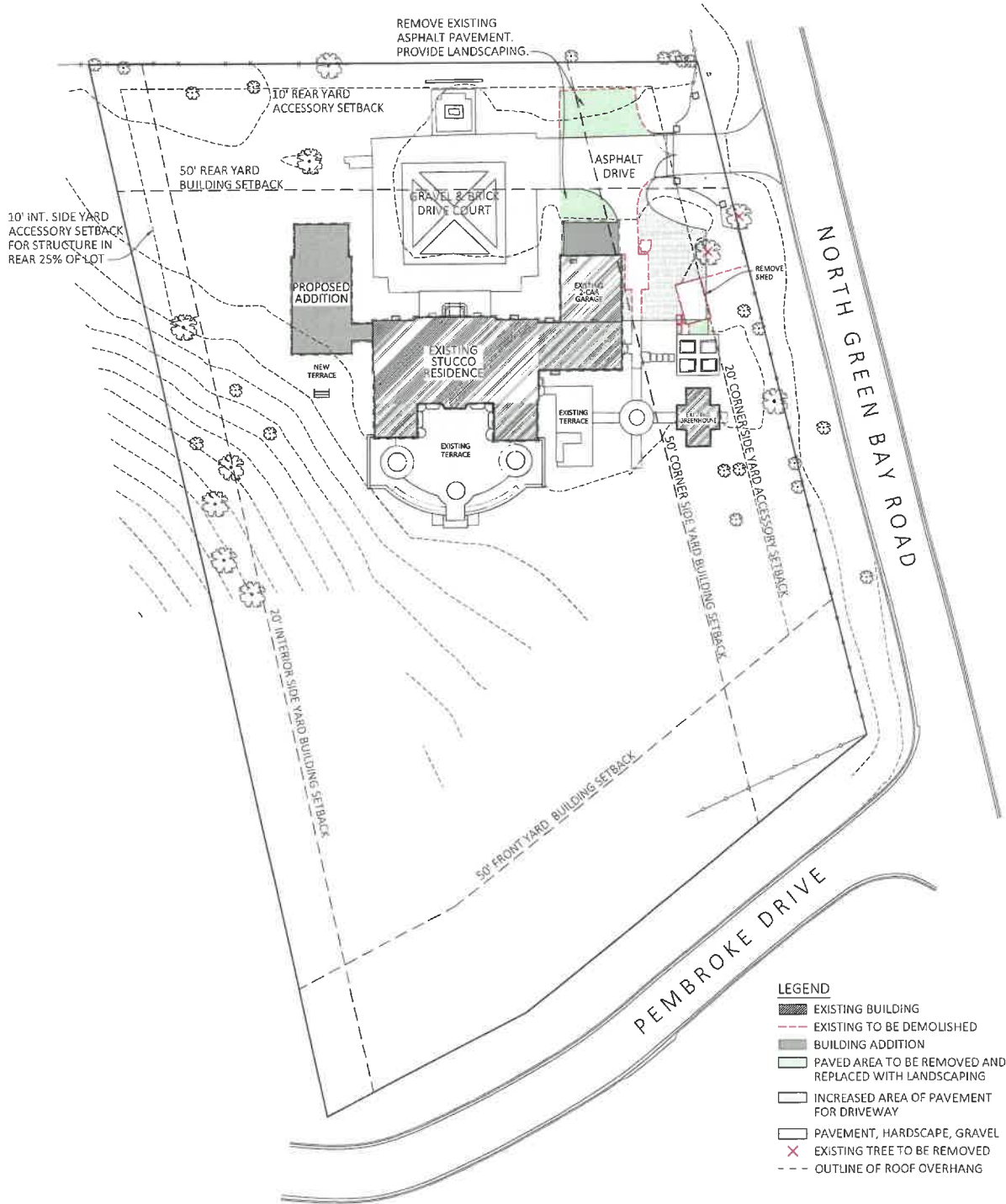
390 N. GREEN BAY ROAD



SITE DIAGRAM – EXISTING SERVICE COURT ENCROACHMENT

390 N. GREEN BAY ROAD

SITE PLAN - PROPOSED



○ SITE PLAN OF PROPOSED IMPROVEMENTS
Scale: 1" = 40'



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

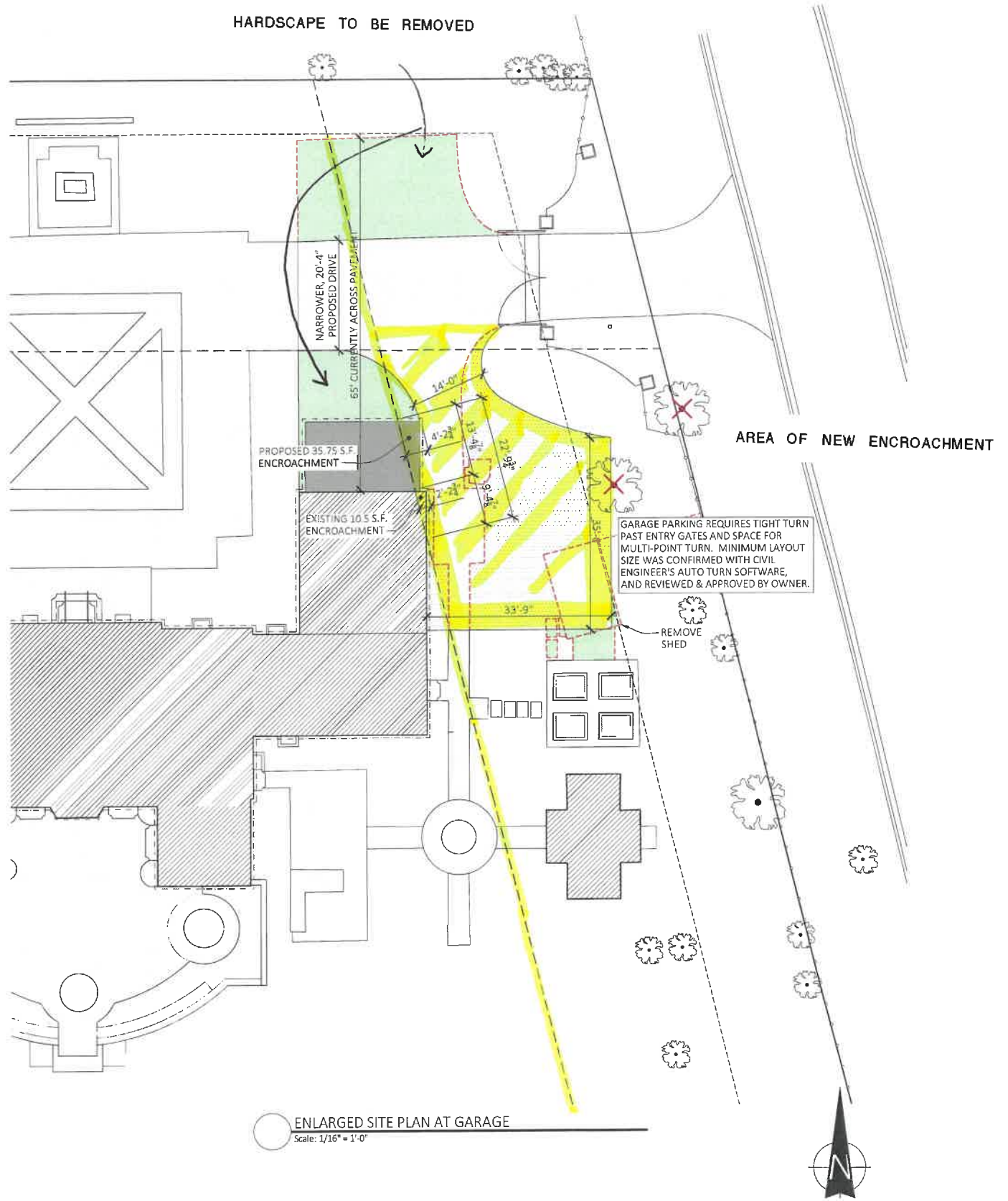
207 EAST WESTMINSTER P 847-295-2440 F 847-295-2451 LAKE FOREST, ILLINOIS 60045 © 2024 MELICHAR ARCHITECTS

DOSANJH RESIDENCE
ADDITIONS TO
390 N GREEN BAY
LAKE FOREST, IL

JOB NO.: 2037

ISSUE DATE: JULY 19, 2024
(SUBMISSION)

SITE PLAN - PROPOSED ENLARGED



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

207 EAST WESTMINSTER LAKE FOREST, ILLINOIS 60045
P 847-295-2440 F 847-295-2451 © 2024 MELICHAR ARCHITECTS

DOSANJH RESIDENCE
ADDITIONS TO
390 N GREEN BAY
LAKE FOREST, IL

JOB NO.: 2037

ISSUE DATE: JULY 19, 2024
(SUBMISSION)

LANDSCAPE PLAN



AREAS OF ENCROACHMENT

PLANTLIST

- A 1" TILIA CORORATA 'GREENSHIRE' (1)
- B 1" TILIA CORORATA 'GREENSHIRE' (1)
- C 10" MAGNOLIA LOEBNERI 'LEONARD MESSELI' (1)
- D 42" RHODODENDRON 'BOURSAULT' (8)
- E 8" HYDRANGEA 'LITTLE LIME' (18)
- F 42" HYDRANGEA 'LITTLE LIME' (18)
- G 10-12" TILIA 'GREEN GRANT' (11)
- H 1" TILIA 'GREEN GRANT' (11)
- I 1" TILIA 'GREEN GRANT' (11)
- J EUDYMYALIS COLORATUS (6)
- K 42" RHODODENDRON 'CHIRONIDES' (6)
- L 12" PICEA ABIES (6)
- M 2 1/2" CERCIS CANADENSIS (1)
- N 30" BUXUS 'GREEN MOUNTAIN' (11)
- O 30" BUXUS 'GREEN MOUNTAIN' (11)
- P 82" SYRINGA 'PALIBIK' (6)
- Q #1 HOSTA (55)
- R VINCA MINOR 'DARTS BLUE'
- S 24" BUXUS 'GREEN VELVET' (8)
- T 30" TAXUS DENSIFORMIS (8)
- U PERENNIAL GARDEN
- V 8' ARBOVITAE 'ECOPHYT' (10)



DATE		DESIGNED BY	DATE
REVISION		BY	DATE
SCALE		PROJECT NO.	PROJECT NAME

1321 Monmouth Drive, Channahon, IL 60915 (815) 345-2752 • Fax: (815) 345-3410

390 GREEN BAY ROAD

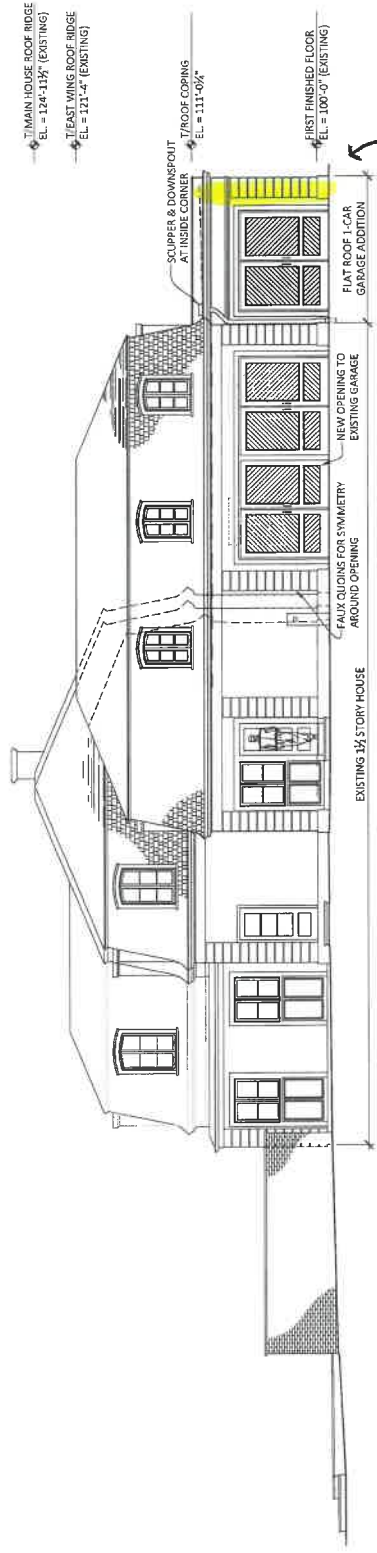
BLUESTONE TERRACE WITH
3" TALL BRICK VENEER WALL
BLUESTONE COP

4" LATTICE PANELS TO ENCLOSE HVAC



1 NORTH ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

AREA OF ENCROACHMENT



2 EAST ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

AREA OF ENCROACHMENT





EXISTING STREETVIEW OF ENTRANCE COMING FROM SOUTH



EXISTING STREETVIEW OF ENTRANCE COMING FROM NORTH



EXISTING SITE CONTEXT PHOTOS

390 N. GREEN BAY ROAD



EXISTING GARAGE FACE UPON ENTRY OF DRIVEWAY



EXISTING GARAGE AND HOUSE BEYOND UPON ENTRY OF DRIVEWAY



EXISTING SITE CONTEXT PHOTOS
390 N. GREEN BAY ROAD



VIEW FROM GREEN BAY ROAD TOWARD EAST (GARAGE) WING



VIEW FROM GREEN BAY ROAD TOWARD EAST (GARAGE) WING



EXISTING SITE CONTEXT PHOTOS

390 N. GREEN BAY ROAD