

Agenda Item 3

744 Northmoor Road Side Yard Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan
Existing Photos
Existing Elevations
Proposed Front and Rear Elevations
Proposed Side Elevations, Roof Plan and Cross Section
Floor Plans

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:	September 23, 2024
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Side Yard Setback Variance</i>

OWNERS

Marshall Remington
Pettygrove and Brittney
Teasdale

PROPERTY LOCATION

744 Northmoor Road

ZONING DISTRICT

R1 – Single Family
Residence

PROJECT REPRESENTATIVE

Dean Maggos, Architect

Summary of the Request

This is a request for a recommendation in support of a variance from a side yard setback for a second story addition over an attached garage.

Description of the Property

The property is located on the north side of Northmoor Road, between Winston Road and Wooded Lane. The property was created as part of the Northmoor Terrace Subdivision which was approved in 1922. The current home is a one and half story single-family residence.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not meet the minimum lot width for the R-1 zoning district which is 75 feet.
- ❖ The property does not meet the minimum lot size for the R-1 zoning district of 9,375 square feet.
- ❖ The existing residence complies with the front and rear yard setback requirements.
- ❖ The existing residence does not comply with the side yard setback requirements (east and west).
- ❖ The proposed second story addition encroaches into the 10-foot side yard setback requirement to the same extent as the current conditions. A variance is requested.

Physical, Natural or Practical Difficulties

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

Staff Evaluation

The residence does not comply with the side yard setbacks. The current garage extends beyond the side yard (east) setback by 4.9 feet. The owner desires to add second story living space over the existing garage. The proposed second story living space encroaches 4.9 feet into the side yard (east) setback, equivalent to the current encroachment.

Similar encroachments into the side yard setbacks are common in the Northmoor Road streetscape.

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.

1. A variance from the side yard setback in conformance with the plans presented will not alter the essential character of the neighborhood. The second story addition will be generally consistent in mass and relation 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 or lot size for R-1 zoning. The existing residence does not conform with the yard setback requirements. The hardship which necessitates a variance to add functional second story living 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 living space and enhancing the overall appearance 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.

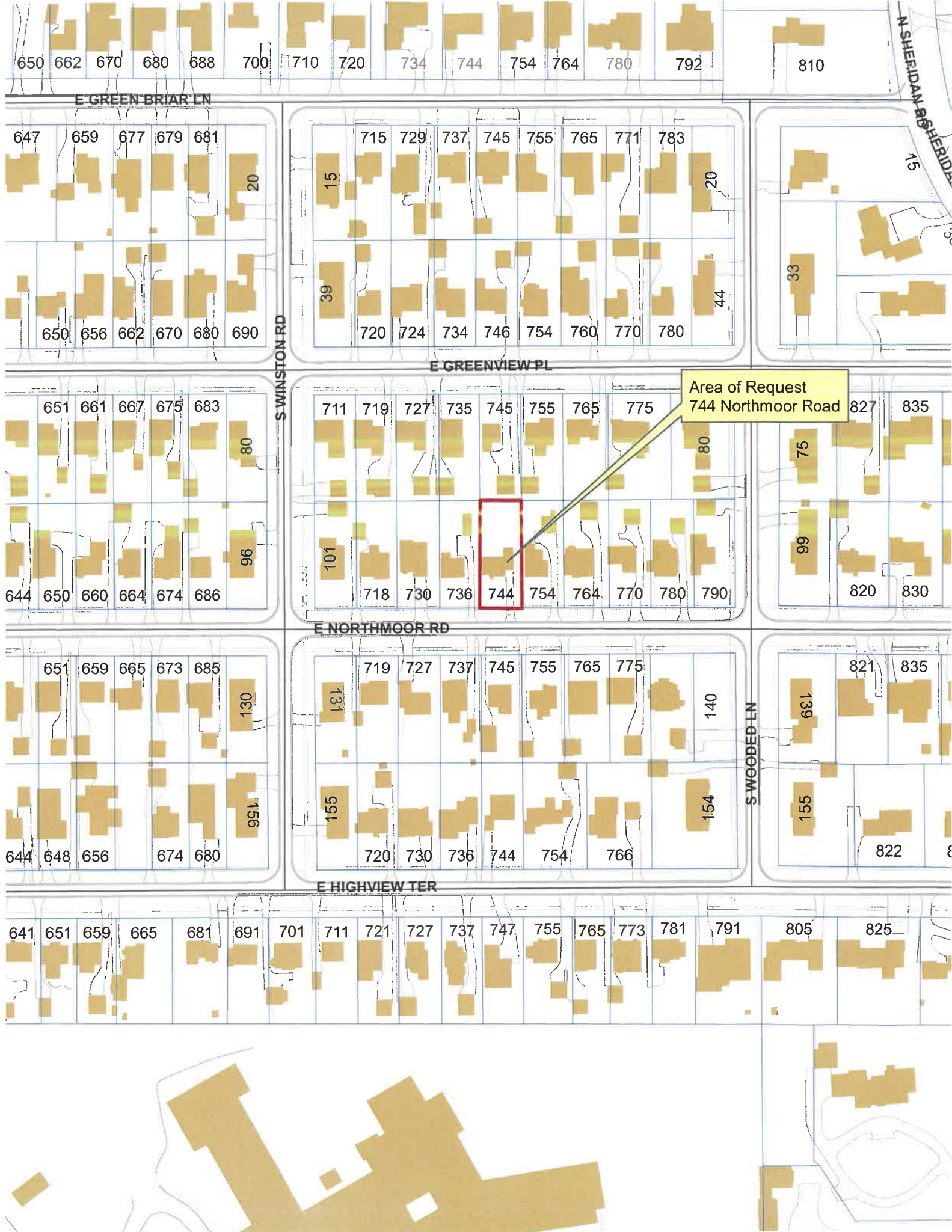
PUBLIC COMMENT

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.

RECOMMENDATION

Based on the findings presented above, recommend approval of a variance to allow a second story addition over an attached garage to encroach no closer than the existing residence, 4.9 feet, to the east property line consistent with the site plan submitted to the Board.





Area of Request
744 Northmoor Road



Area of Request
744 Northmoor Road



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

PROJECT ADDRESS 744 Northmoor Rd, Lake Forest
ZONING DISTRICT R1

Property Owner (s)

(may be different from project address)

Name Marshall Remington Pettygrove AND
Brittney Teasdale
Address 744 Northmoor Rd, Lake Forest
Phone 312 291 6178 **Fax** _____
Email marshall.pettygrove@compass.com

Applicant/Representative

(if different from Property Owner)

Name DEAN MAGGOS CURATOLO & ASSOC. ARCHITECTS
Title DESIGNER
Address 378 E. THIRD ST ELM HURST IL.
Phone 847-791-5452 **Fax** _____
Email demags@aol.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.

8/11/24
Owner Date

8/11/24
Owner Date

8/11/2024
Applicant/Representative Date

SUBJECT: Side Yard Setback Variance.

OWNERS: Marshall Remington Pettygrove & Brittney Teasdale

PROJECT REPRESENTATIVE: Dean Maggos - Designer.

SUMMARY OF THE REQUEST:

This is a request for a recommendation in support of a variance for a second story addition over the existing garage that will be 5.1 feet away from the east side setback line.

PROPERTY DESCRIPTION:

Said property is located on the North side of Northmoor Road, 2 blocks west of Sheridan Road. The property was created as part of the Northmoor Terrace Subdivision which was approved in 1922. The property currently is a 65 year old brick, frame, and stone 1-1/2 story residence with an attached garage that has a flat roof. We purpose to build a second story addition over the garage.

FACTS:

The existing residence complies with the Front and Rear set back lines.

The existing residence does not comply with both side yard setbacks.

The existing property line width for R-1 zoning district does not meet the minimum requirement of 75'.

The proposed second story addition wall will be 5.1 feet away from the east side setback line, set on the existing garage wall, which we are requesting a variance for.

PRACTICAL DIFFICULTIES:

- Northmoor Terrace Subdivision was approved by the City in 1922, prior to the City's adoption of a Zoning Code and setback requirements.
- The lot does not meet the R-1 zoning width requirements.
- The existing garage wall is in the current east side setback line.

STATEMENT OF INTENT:

1. This variance, if granted will not alter the essential character of the subject property, the surrounding area or the larger neighborhood. We feel that we have provided new elevations that meet all of these requirements. We believe this is the best proposal for the front street scape.
2. The conditions 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 classifications. The garage side yard is non- conforming existing. By proposing to bring the second story wall over the existing garage wall, it will make the structure more architecturally appealing.
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.

4. The proposed variance will not impair an adequate supply of light and air to the 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.

CONCEPT STUDIES:

We initially explored three concepts.

The first option was to add an addition to the rear of the house, however, we felt that it would take up too much of our backyard.

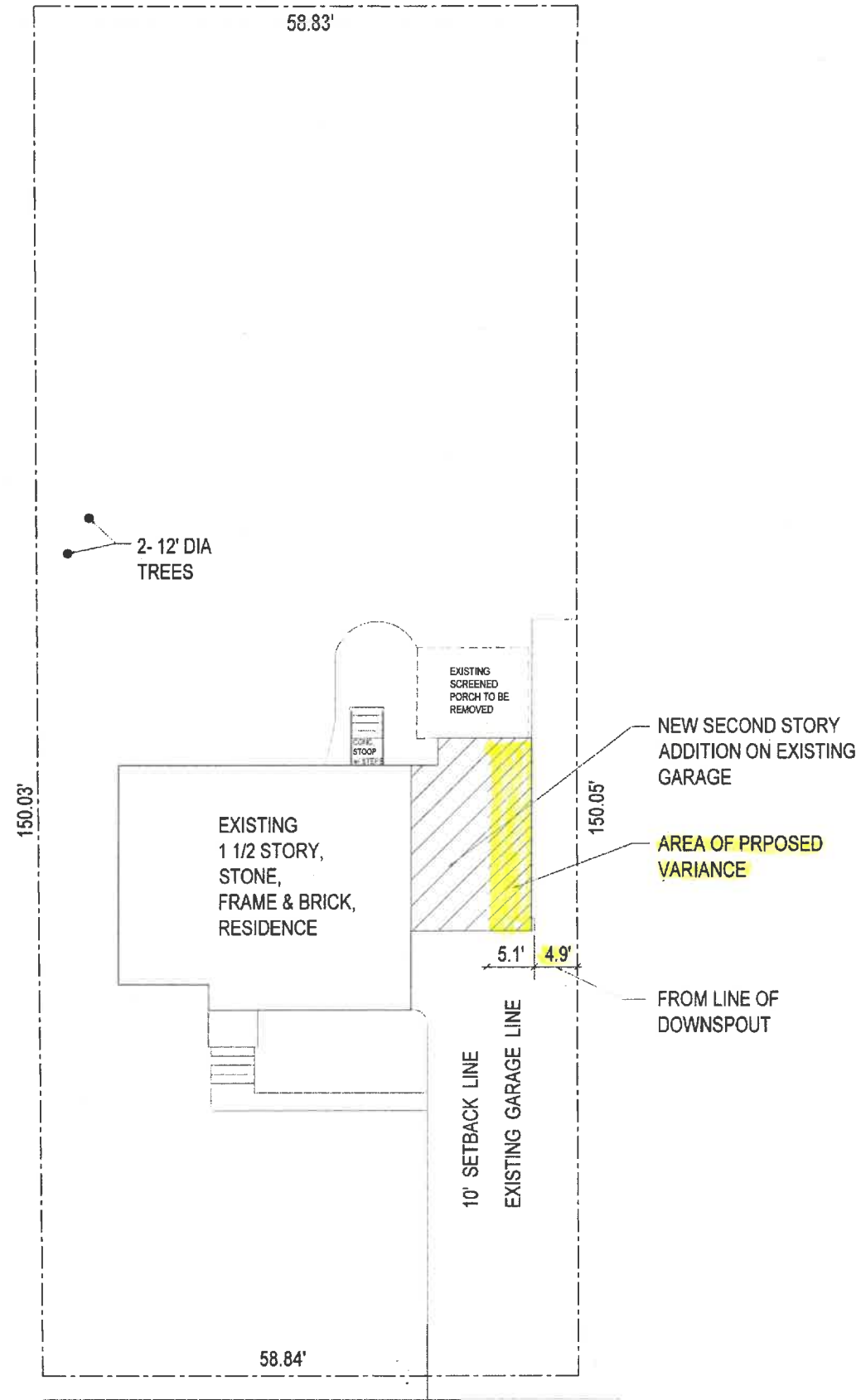
The second option was to remove the existing second story and rebuild with a new second story over the existing residence. This option was not agreeable because it would take away the 1-1/2 story appearance that we want to maintain.

The third option which is the proposed option, it is to maintain the existing 1-1/2 story look by putting the new addition over the garage. With this option we are able to balance all the existing elements of the existing home. We explored stopping the wall to be within the side yard requirement, but this compromised the look and gave the appearance of a mistake.

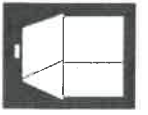
CONCLUSION:

We respectfully believe this zoning variance will enhance the Community and in no way would be detrimental to our neighbors or the City of Lake Forest.

SITE PLAN



PROPOSED SITE PLAN



ARCHITECT
 CURATOLO & ASSOCIATES
 378 E. THIRD ST., ELMHURST, IL
 847-791-5452

ZONING VARIANCE FOR
 744 NORTHMOOR ROAD
 LAKE FOREST, IL. 60045

JOB NUMBER: 2024.75

DATE ISSUED: 8-16-2024

REVISIONS

SHEET

A1

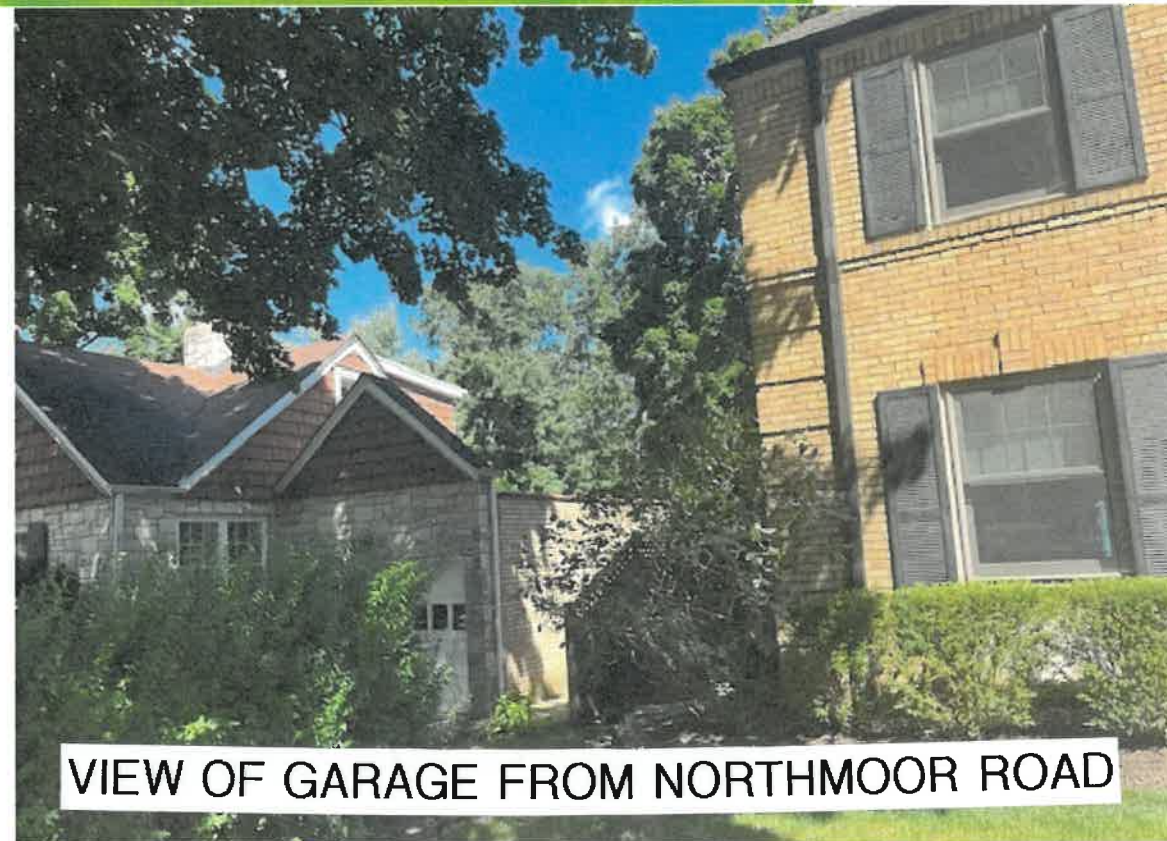
EXISTING PHOTOS



FRONT ELEVATION

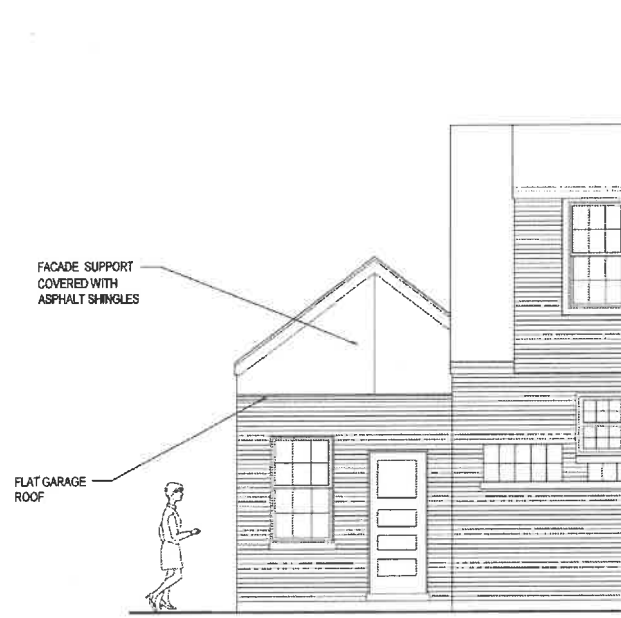


REAR ELEVATION

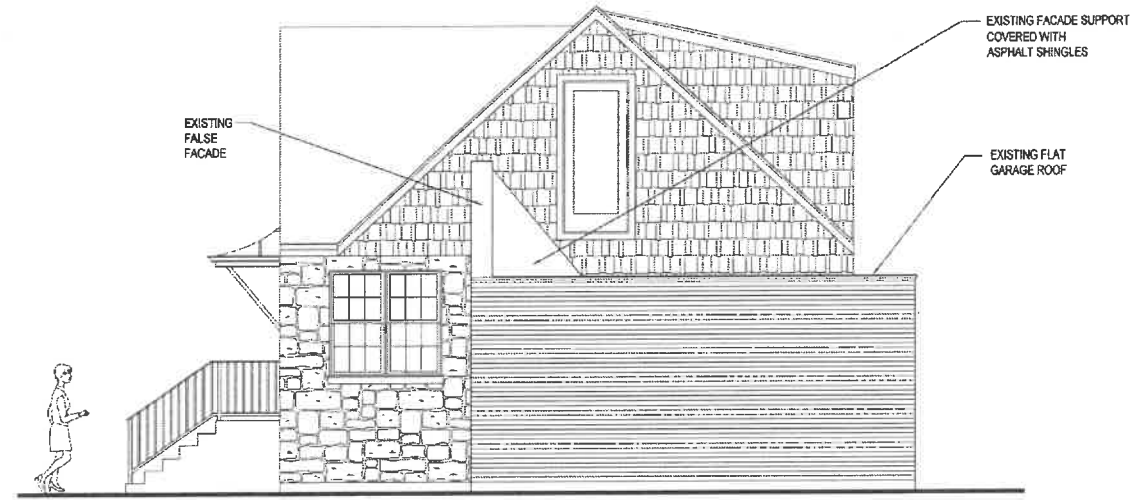


VIEW OF GARAGE FROM NORTHMOOR ROAD

EXISTING ELEVATIONS



PARTIAL EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECT
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 847-791-5452

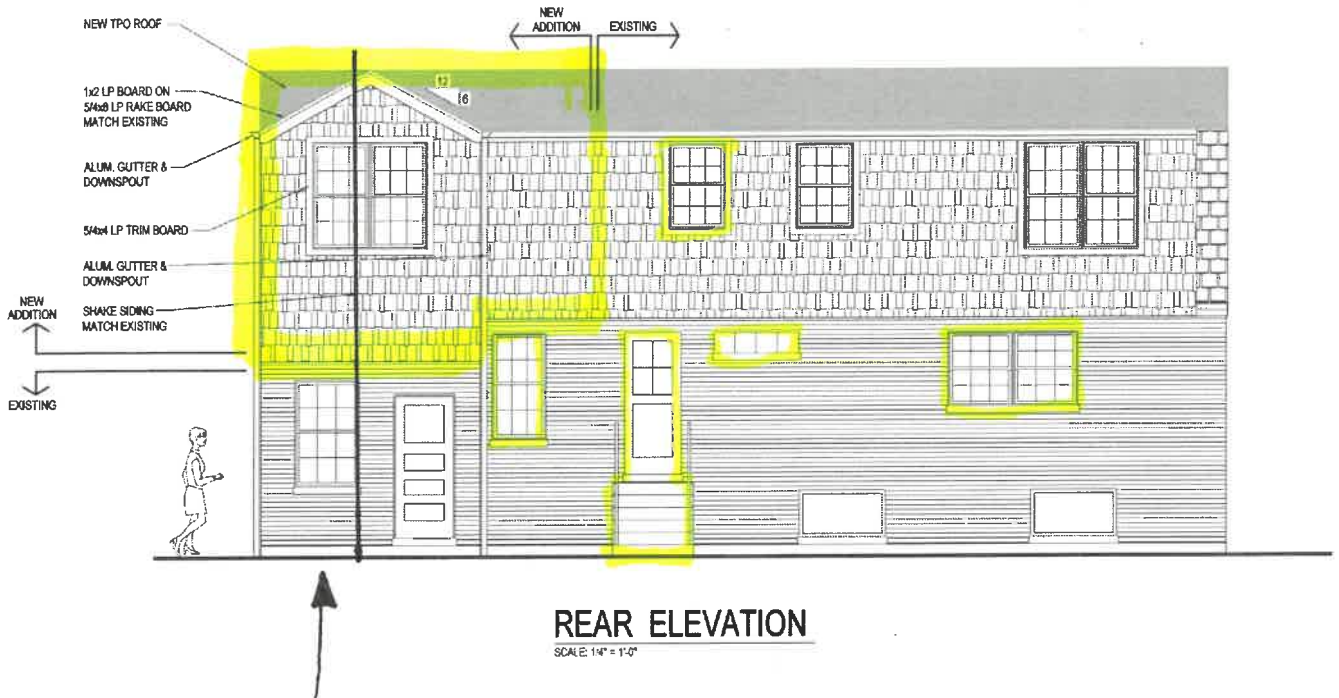
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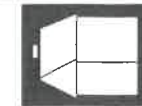
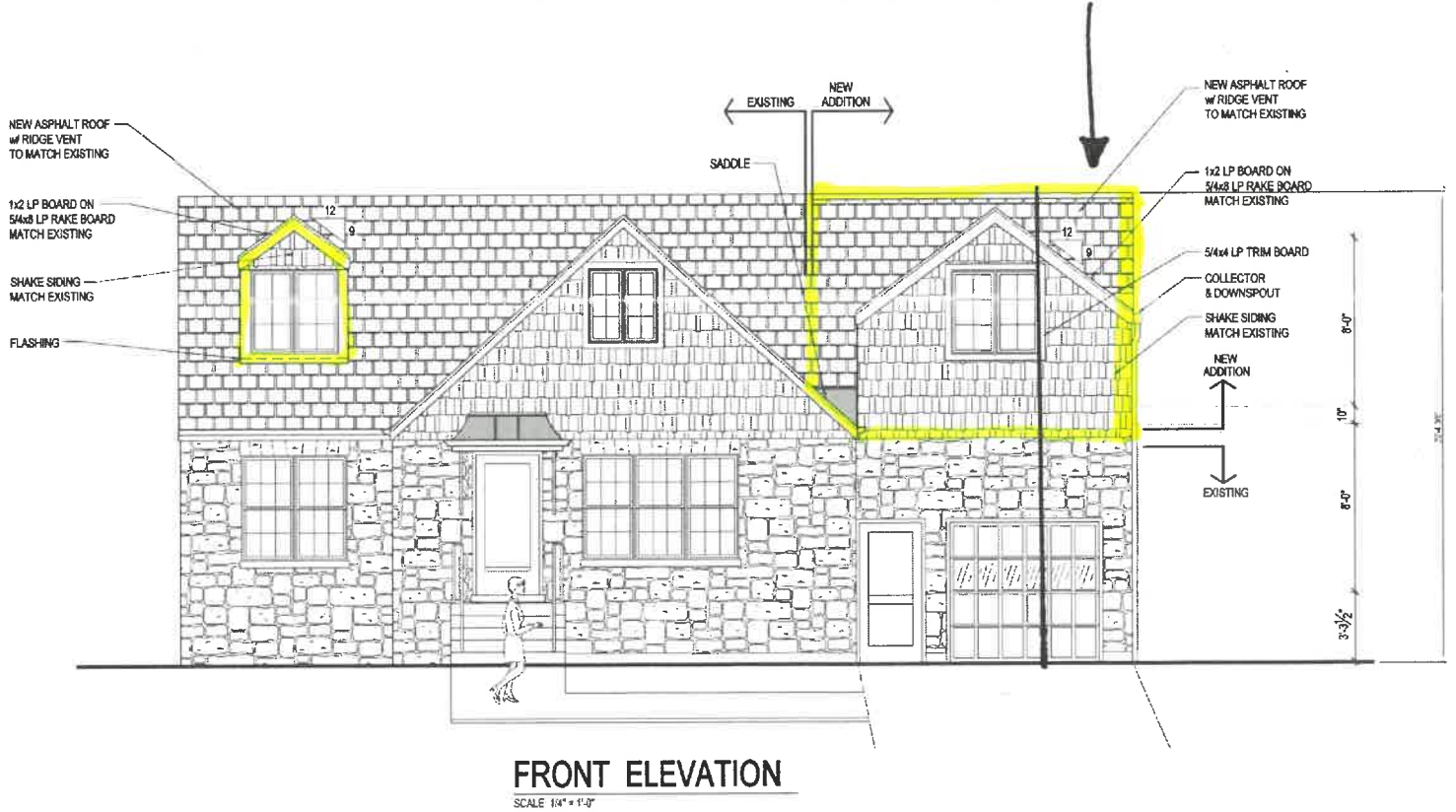
DATE ISSUED: 8-16-2024

REVISIONS SHEET
A3

PROPOSED FRONT AND REAR ELEVATIONS



AREA OF ENCROACHMENT



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ZONING VARIANCE FOR
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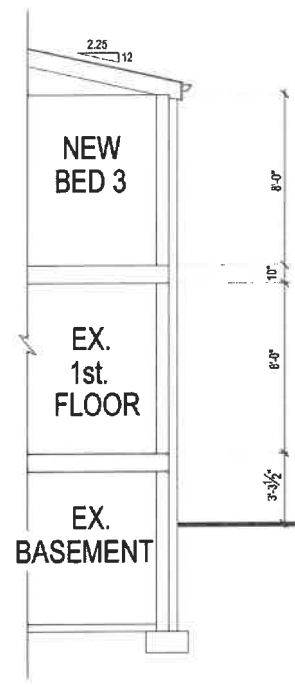
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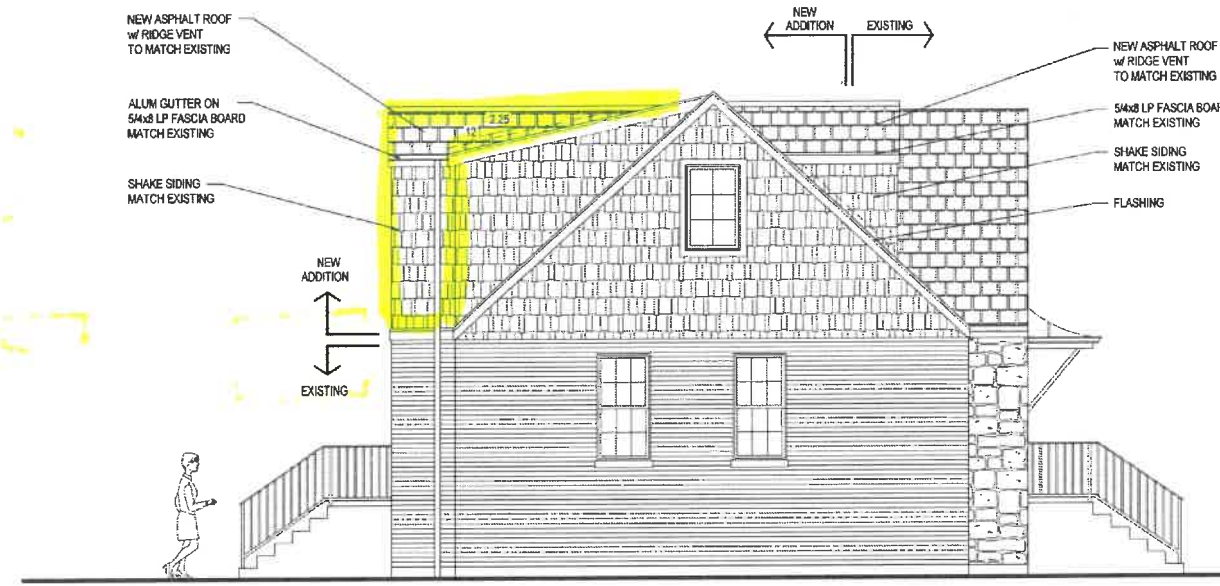
SHEET

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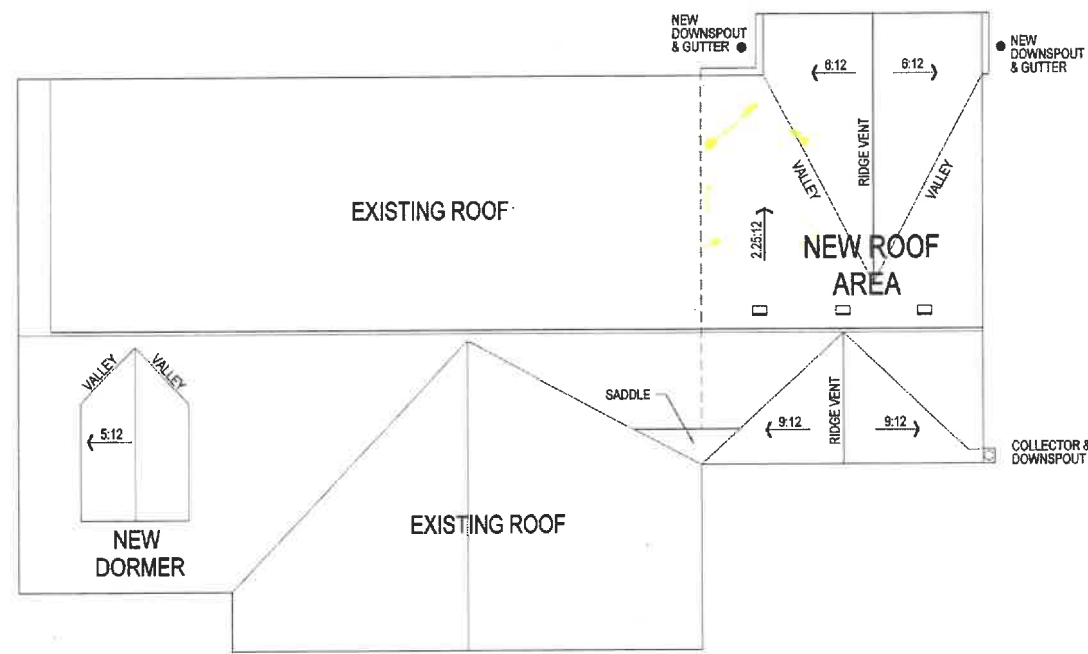
PROPOSED SIDE ELEVATIONS CROSS SECTION AND ROOF PLAN



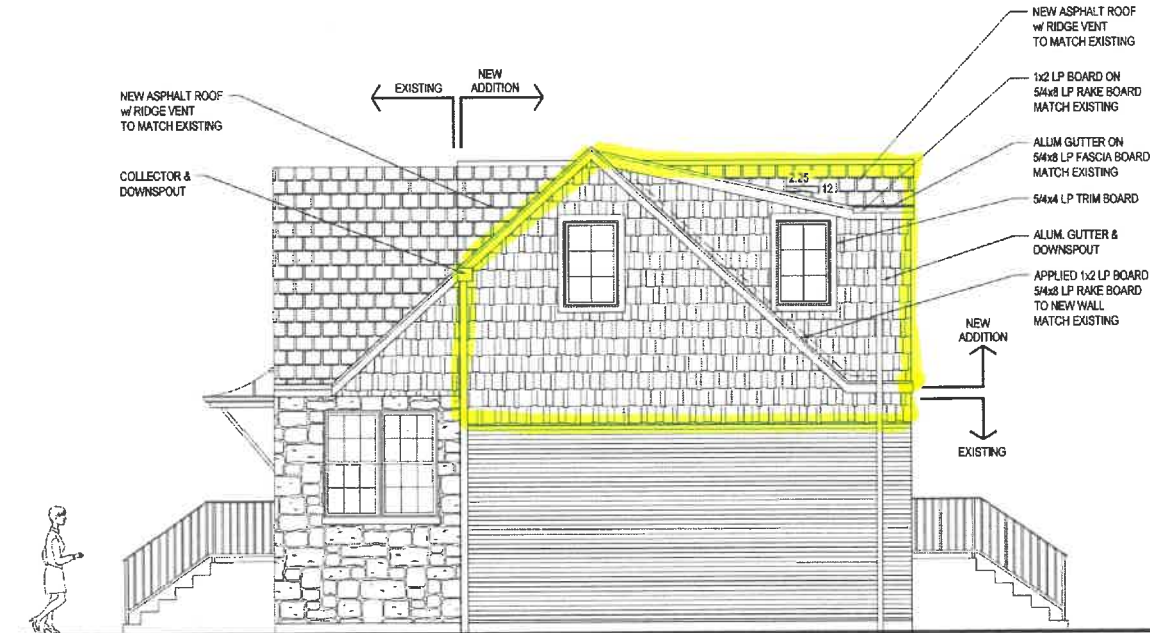
TYPICAL SECTION
SCALE: 1/4" = 1'-0"



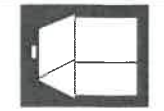
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

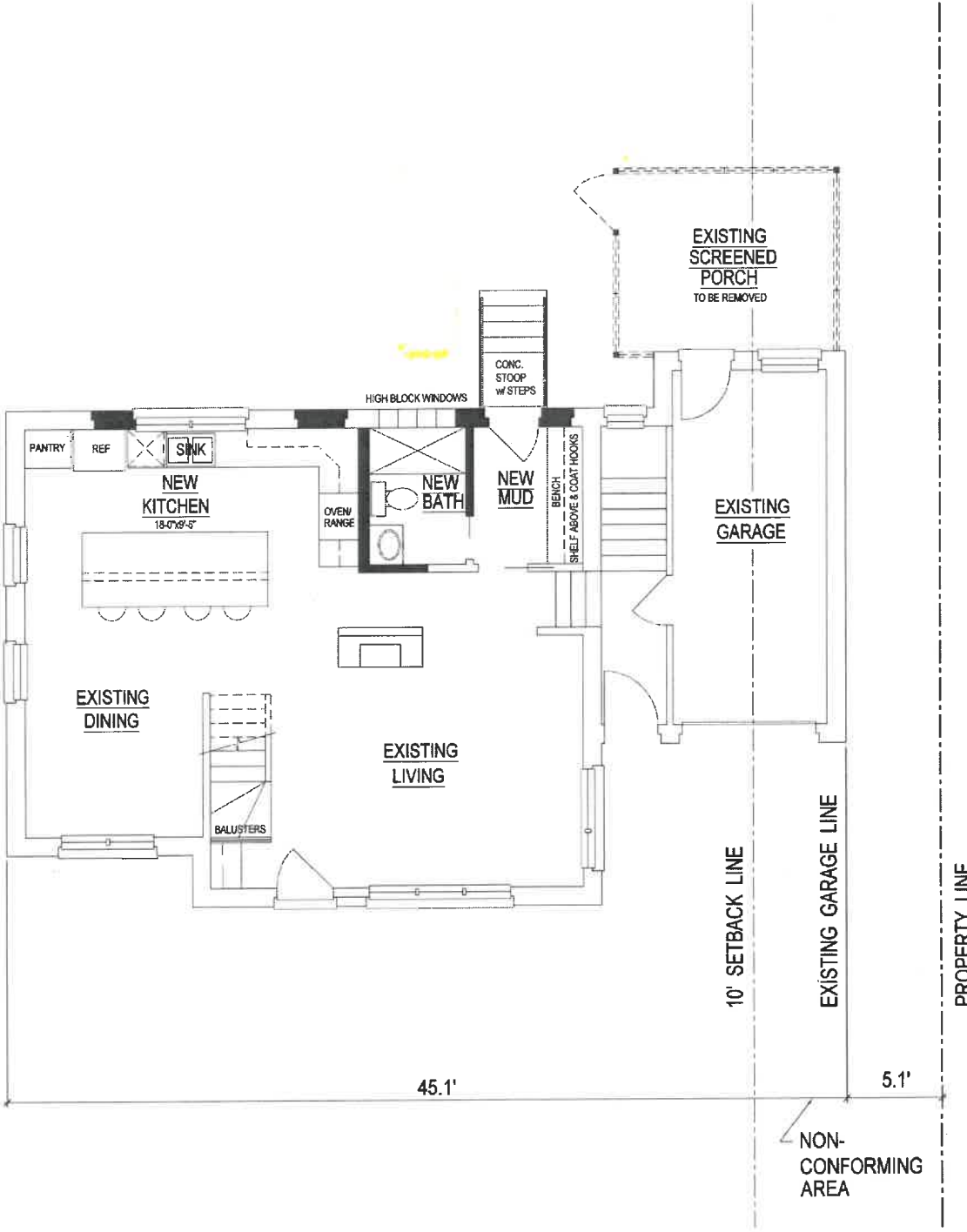


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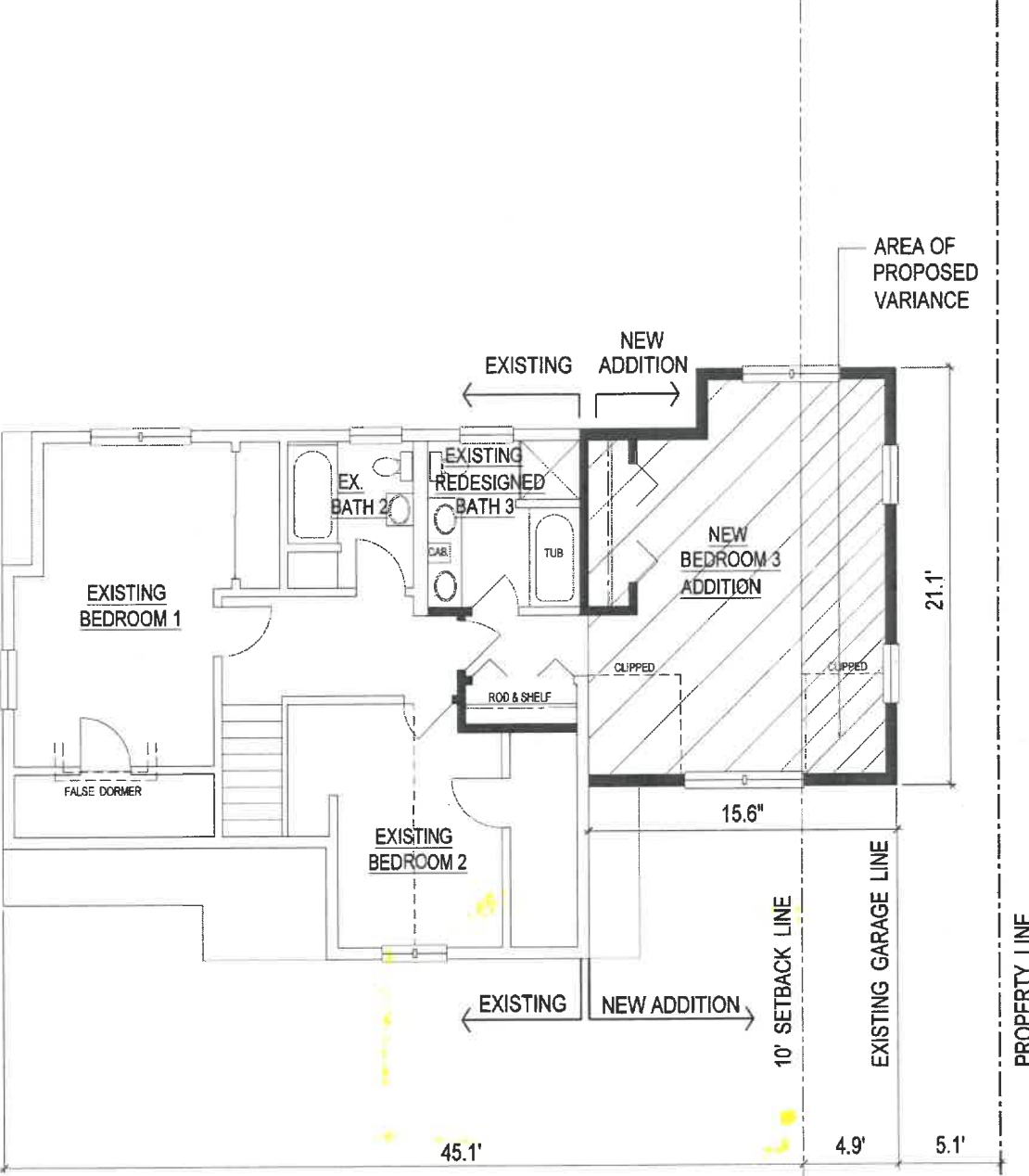
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LAKE FOREST, IL. 60045

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REVISIONS:		A5

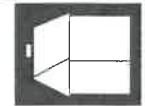
FLOOR PLANS



EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
NEW ADDITION = 310 SQ. FT.



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REVISIONS		