

Agenda Item 3

**827 Oakwood Avenue
Front and Side Yard Setback Variances**

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Existing Site Plan
Proposed Site Plan
Existing West Elevation
Proposed West Elevation
Proposed South Elevation
Setback Study

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:	November 25, 2024
ADDRESS:	827 Oakwood Avenue
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Front Yard and Side Yard Setback Variances</i>

OWNER

Don Williams

PROPERTY LOCATION

827 Oakwood Avenue

ZONING DISTRICT

R1 – Single Family Residence

PROJECT REPRESENTATIVE

Randy Prueitt, General Contractor

Summary of the Request

This is a request for a recommendation in support of a front yard setback variance from the west property line and a side yard setback variance from the north property line for a new front porch.

Description of the Property

The property is located on the east side of Oakwood Avenue, north of Wisconsin Avenue. It falls within the Green Bay Addition subdivision, established in 1907. Due to the establishment of this neighborhood before current zoning regulations, non-complying structures are common. The Zoning Board, therefore, has a history of supporting variances in this neighborhood which adhere to the variance criteria.

This property received a side yard setback variance from the north property line for an addition to the rear of the home in 2008.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property does not comply with the minimum lot width for the R-1 zoning district.
- ❖ The property does not comply with the minimum lot size for the R-1 zoning district of 20,000 square feet.
- ❖ The existing residence complies with the rear yard setback and the side yard setback from the south property line.

- ❖ The existing residence does not comply with the front yard setback and the side yard setback from the north property line.
- ❖ The existing garage does not comply with the side yard accessory structure setback from the south property line.
- ❖ The existing front porch does not comply with the front yard setback.
- ❖ The proposed front porch will not comply with the front yard setback or the side yard setback from the north property line.

Physical, Natural or Practical Difficulties

- ❖ The Green Bay Addition subdivision was approved in 1907 and the existing residence was built in 1948, prior to the City's adoption of the current zoning regulations.

Staff Evaluation

The petitioner proposes to replace the existing front porch with a new, expanded, covered front porch. The existing front porch is 32.85 feet from the west property line as measured from the outer edge of the gutter. The proposed front porch will be no closer than 25 feet from the west property line and 3 feet from the north property line. Similar setback encroachments are common in the Green Bay Addition subdivision.

Findings of Fact

Based on a review of the information submitted by the petitioners and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings in support of variances for the new front porch.

1. The proposed front porch will not alter the essential character of the neighborhood. The porch will be generally consistent in mass and proximity to the property lines with other homes in the established neighborhood.
2. The conditions upon which the setback variances are requested, including the original siting of the house and approval of the plat of subdivision that created the lot prior to current Code requirements, 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 size for R-1 zoning. The existing residence does not conform with the front yard setback or side yard setback from the north property line. The hardship which necessitates variances to add a new front porch results from approval of the subdivision and construction of the home prior to the current Zoning Code requirements.
4. The variances and the resulting porch are intended to elevate the home by adding a more functional front porch and enhancing the overall look of the home. The porch is open in character minimizing the additional mass that will be constructed in the setbacks.

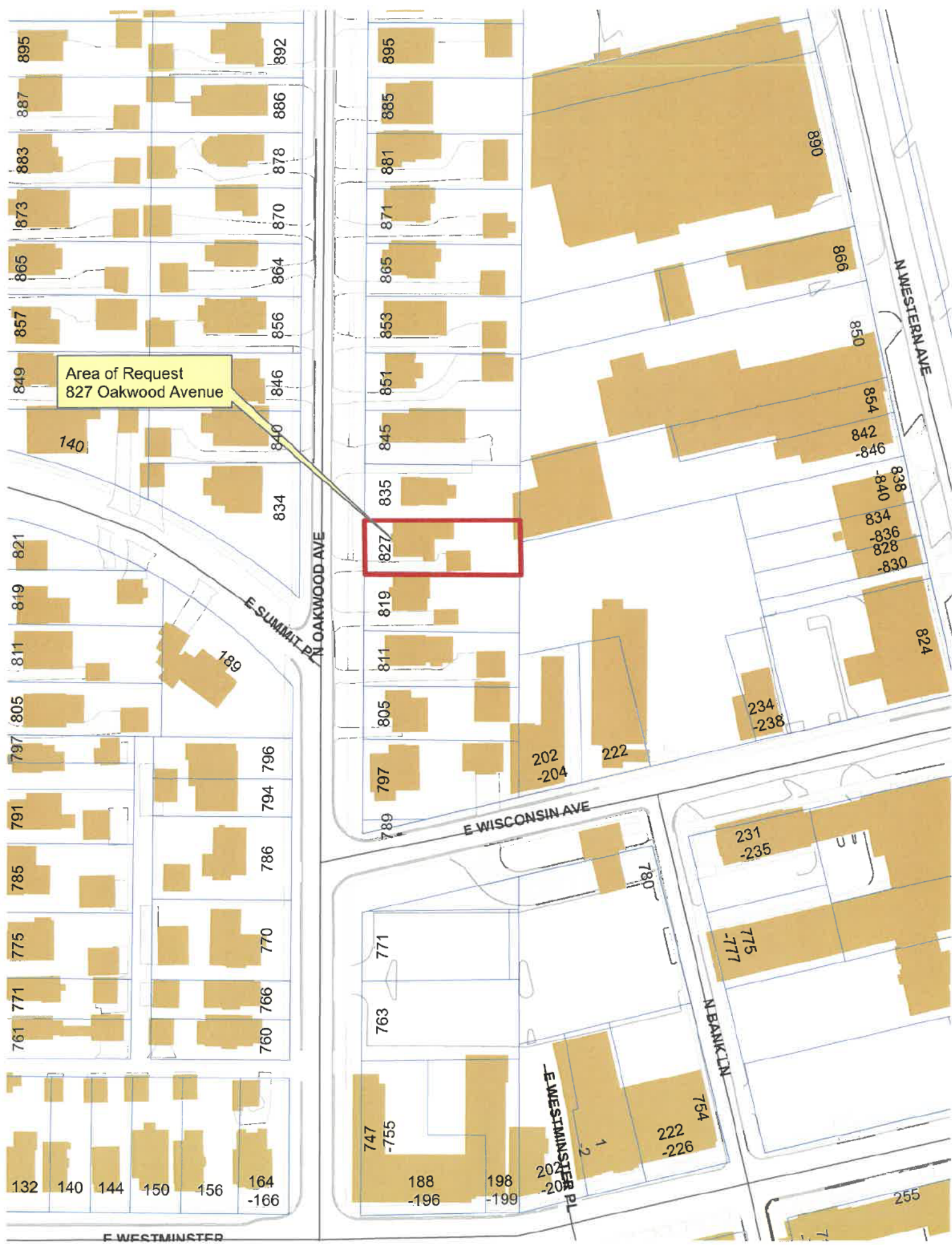
5. No evidence has been submitted that indicates the front or side yard variances, if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood.

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 two variances to allow an open front porch to encroach no closer than 25 feet to the west property line and 3 feet to the north property line consistent with the site plan submitted to the Board.



Area of Request
827 Oakwood Avenue

827

E WESTMINSTER

E SUMMIT PL

N OAKWOOD AVE

E WISCONSIN AVE

E WESTMINSTER PL

N BANKLYN

N WESTERN AVE



Area of Request
827 Oakwood Avenue

Area of Request
827 Oakwood Avenue





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

PROJECT ADDRESS 827 Oakwood Ave

ZONING DISTRICT GR-1

Property Owner (s) Name Don Williams
(may be different from project address) Address 827 Oakwood, Ave., Lake Forest, IL 60045
Phone 847-822-0451 Fax
Email

Applicant/Representative Name Randy Prueitt
(if different from Property Owner) Title Owner, Prueitt Construction, LLC
Address 90 Hawley Woods Rd, Barrington, IL 60010
Phone 847-533-3203 Fax
Email rprueitt@outlook.com

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

Staff Reports are Available the Friday before the Meeting
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.

Don Williams 10/20/2024
Owner Date

Owner Date

Randy Prueitt 10/20/2024
Applicant/Representative Date

City of Lake Forest - Planning Department
220 E. Deerpath
Lake Forest, IL 60045

Letter of Intent for Zoning Variance For:
Don Williams
827 Oakwood Ave.
Lake Forest, IL 60045

Dear City of Lake Forest,

We are requesting a variance for the above address to seek zoning relief of the front yard setback. The zoning nonconformity is an existing condition, and the proposed variance will allow the property owner to proceed with their planned home renovation of adding an open front porch. The planned renovation would be in character with the surrounding homes along Oakwood Ave. and adjoining streets. The existing roofed porch on the front of the property is 32.85' from the property line; the zoning ordinance is 40'. The gable roof rake line with the proposed renovation is 25.46'.

- 1) The variance, if granted, will not alter the essential character of the property, the surrounding properties, or the larger neighborhood. The proposed variance will allow the addition of a front porch that is consistent with most properties on Oakwood Ave. and the surrounding area. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
- 2) The side lot line setback on the north side is non-forming and the south lot line setback is non-conforming due to the garage structure. In both cases the proposed home renovation will not be altering any of the features affecting the side lot setback. It appears most, if not all, of the properties on Oakwood Ave. have a side lot line setback non-conformity. The front lot line zoning nonconformity existing for most properties on Oakwood and the surrounding area.
- 3) The zoning non-conformity that relief is sought has not been created by actions of any persons presently or formerly having an interest in the property. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner not just a casual/discretionary inconvenience to the property owner.
- 4) This variance, if granted, will not impair the supply of light and air to any adjacent property, increase congestion on public streets, increase the danger of fire, or endanger public safety. Additionally, the variance will not impair or diminish the property values within the neighborhood.

Thank you for your consideration.

Sincerely,

Don Williams, Property Owner

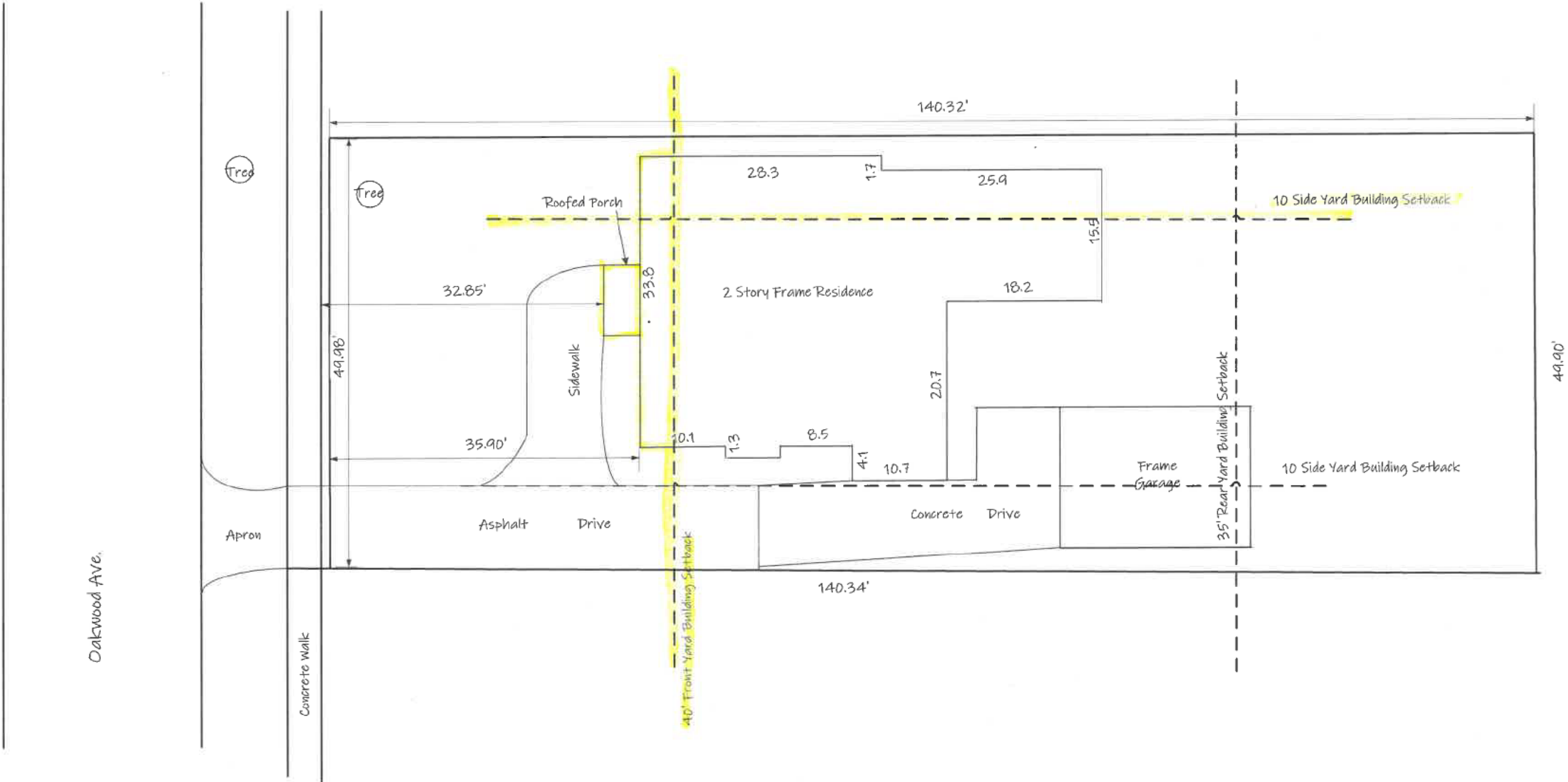
Prepared by:

Randy Prueitt

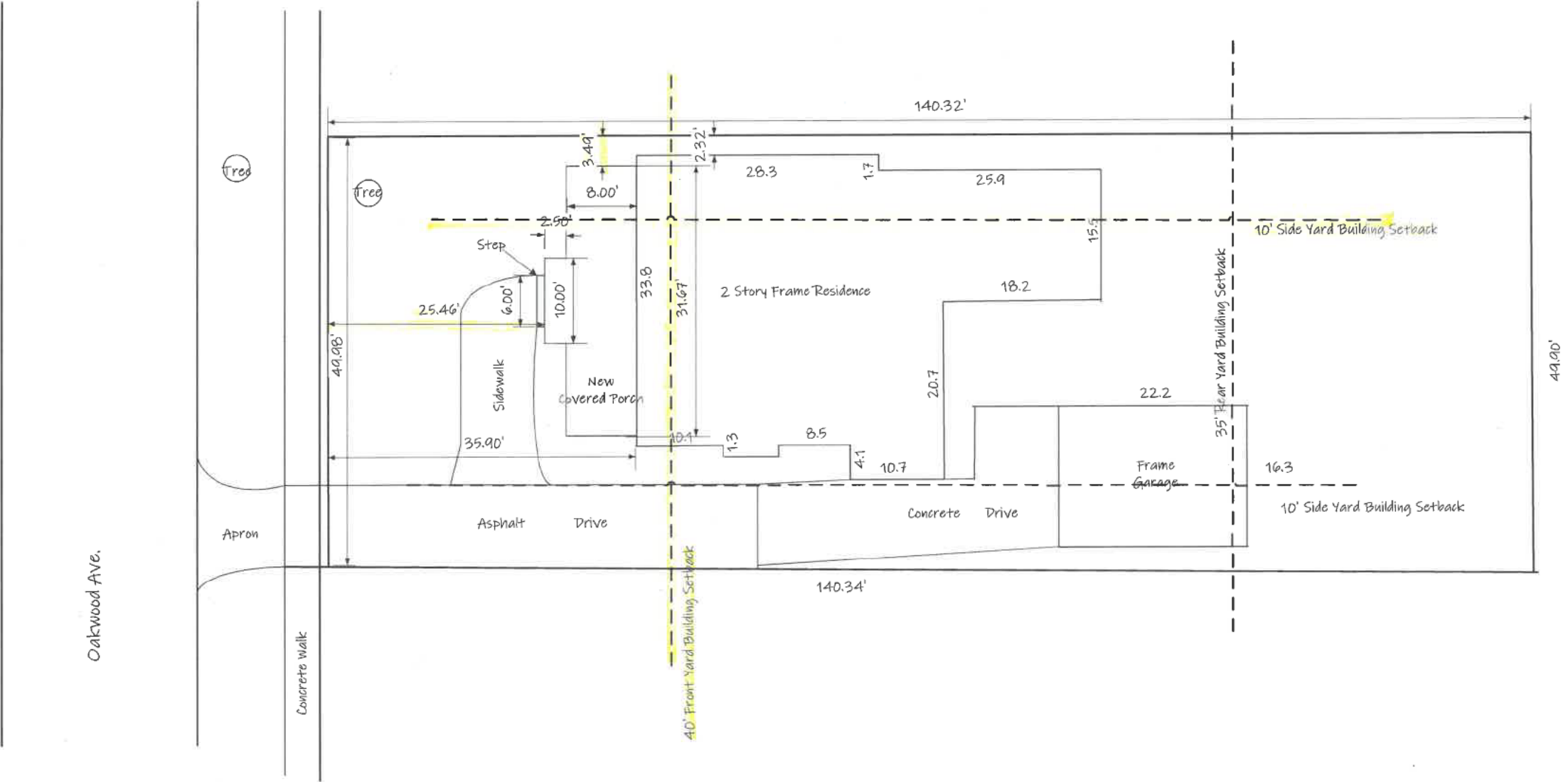
Prueitt Construction, LLC

General Contractor for the Williams Residence

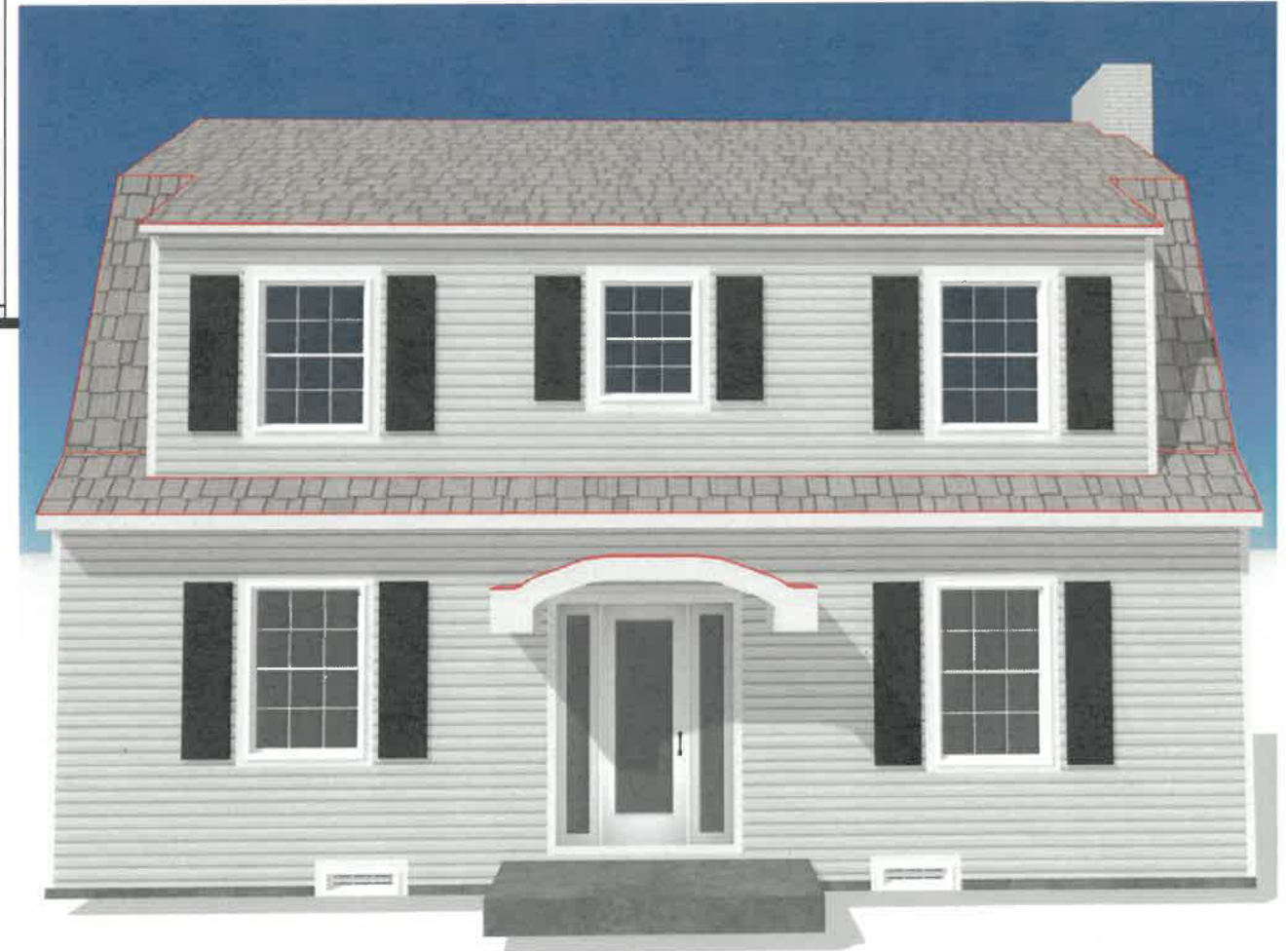
EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING WEST ELEVATION

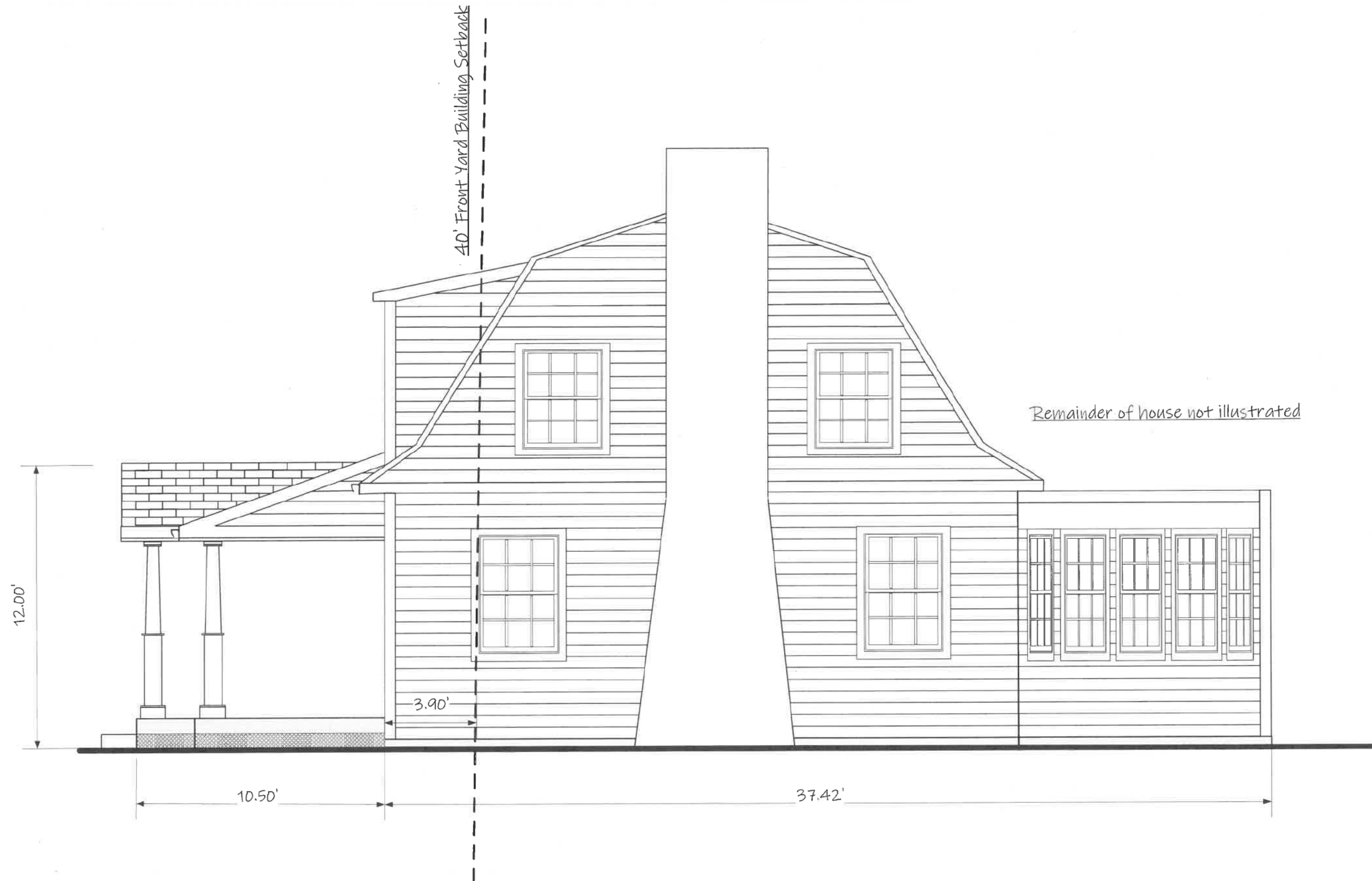


PROPOSED WEST ELEVATION

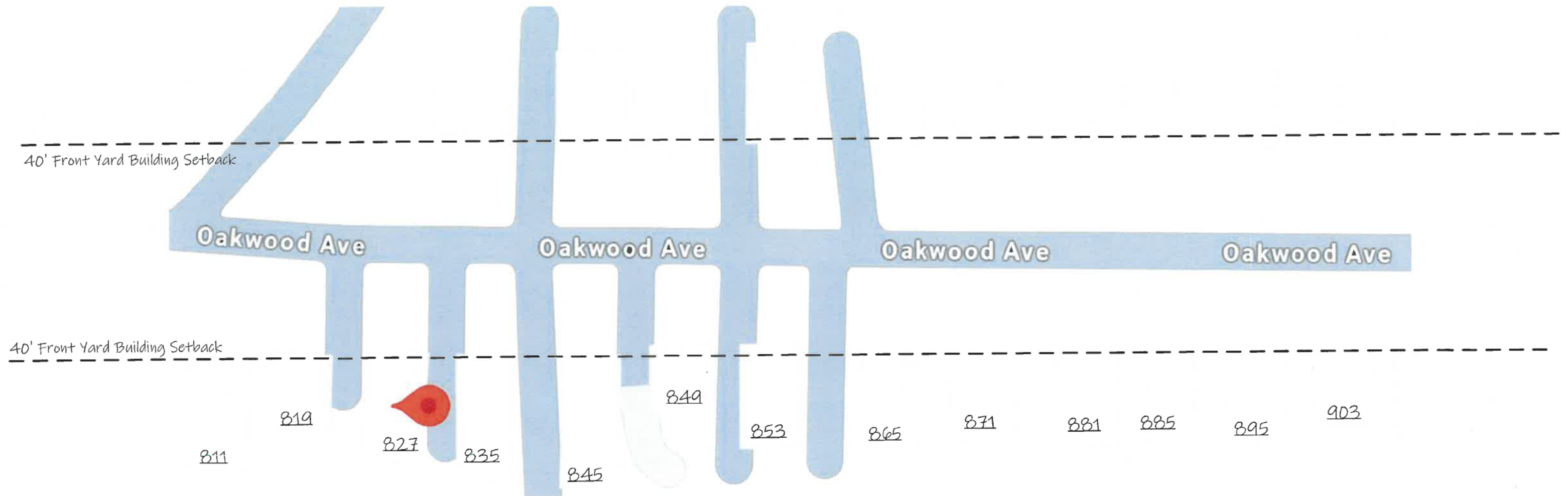


- Roof shingles to match existing
- Fascia, soffit, gutters, and down spouts to match existing
- Siding to match existing
- Posts to be wood. Color to match existing house exterior trim
- Decking to composite

PROPOSED SOUTH ELEVATION



SETBACK STUDY



Agenda Item 4

600 N. Mayflower Road Lot in Depth, Front Yard, and Steep Slope Setback Variances For a Garage and Screen Porch Additions

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Plat of Survey
Site Plan
Enlarged Site Plan
Existing Photos
Proposed Elevations
Proposed Landscaping Plan

Annotated Rendering Views

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:	November 25, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<i>Lot in Depth Setback Variance</i> <i>Front Yard Setback Variance</i> <i>Steep Slope Setback Variance</i>

OWNERS

Eric and Judy Nygard
494 Oakwood Avenue
Lake Forest, IL 60045

PROPERTY LOCATION

600 N. Mayflower Road

ZONING DISTRICT

R4 – Single Family Residence
60,000 SF minimum lot size

SUMMARY OF REQUEST

This is a request for approval of three variances to allow expansion of the existing garage into the front yard setback on the east side of the property along Mayflower Road and a lot in depth setback along the north property line. A screen porch addition is also proposed within the front yard setback on the east and within the Steep Slope setback along the south side of the property.

The property is located on the west side of Mayflower Road and is the second house south of Spring Lane. The property is Lot 4 of the Merrie Meade Subdivision which was recorded in 1950. The property is developed with a single-story residence built in 1951. A partial second story addition was added in 1997 without changing the footprint of the original home.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The home as currently built does not comply with the applicable Code requirements.
 - The garage is partially located in the front yard setback
 - A storage shed is wholly located in the front yard setback and abuts the inside of the front yard fence. (This structure is proposed for removal improving upon the existing conditions.)
 - The southeast and southwest corners of the house are located within the Steep Slope setback.
 - A pool is proposed for the northeast corner of the house and complies with the 20 foot setback requirement, no variance is required.

Physical, Natural or Practical Difficulties

- ❖ This is a front lot of a lot in depth subdivision which requires a 50' setback along the north property line which is adjacent to the private driveway servicing the subject property and the lot in depth behind it to the west. A deep ravine is located on the south property edge

which in combination result in a smaller buildable area than typical for a lot in this zoning classification.

- ❖ The house as originally built has an irregular footprint and covers much of the buildable area of the lot which limits the ability to expand the house without the need for variances.
- ❖ A fairly large screen porch is proposed. Reducing the size of the screen porch could eliminate the need for a steep slope setback variance or reduce the extent of the encroachment. A front yard setback variance would still be needed for the screen porch.

STAFF EVALUATION

The petitioners plan to remove the storage shed which is located wholly within the front yard setback and is located adjacent to the fence that extends along Mayflower Road. To compensate for the loss of storage, they plan to extend the garage at an angle to the north of the existing garage. The driveway will be adjusted to allow access into the new garage.

The proposed screen porch addition is 19'-8" by 34' or 668 square feet. The petitioners' stated that the intention is to keep the screen porch open air, and not to enclose it. Staff encouraged consideration of a smaller porch to minimize the variances needed however, the petitioners desire the larger screen porch.

This property was developed prior to current zoning regulations which is why each end of the house is within a setback. The house was originally sited to provide views of the extensive wooded ravine on the south side of the property. The proposed modifications will clean up the area adjacent to the fence without negatively impacting the street view. The original design of the house is credited to Boyd Hill but has not been verified.

As required by the Code, the City Engineer reviewed the Slope Stability Study that was prepared by the petitioners' consultant. After review, the City Engineer found the report to satisfactorily support the screen porch as proposed, not enclosed with glass and with no basement. Design and construction of the foundation for the screen porch will be subject to review and approval by the City Engineer to assure that proper steps are taken given the proposed location within the Steep Slope setback.

On November 20, 2024, the Historic Preservation Commission approved the design aspects of the petition subject to review of the variances that are requested by the Zoning Board of Appeals and the City Council.

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 garage addition will be wholly within the front yard setback and the lot in depth setback. However, the site is well screened with limited views from the streetscape. The new garage will be prominent from the shared driveway. The removal of the storage shed is an improvement to the existing conditions and streetscape views. The variances if granted will not alter the essential character of the subject property or surrounding neighborhood because the structures on the site will be generally well 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 property is the front lot of a lot in depth and is significantly impacted by a ravine. This house as originally constructed is irregular in shape and encroaches into current setbacks which were not in place at the time the house was constructed. The existing house encroaches into the front yard setback, the lot in depth setback, and the Steep Slope setback which limits options for expanding the home in a manner in compliance with the setbacks.
3. The alleged difficulty or hardship in conforming to the required setbacks is a result of the original construction of the home prior to the adoption of the current zoning regulations. However, the need for variances is driven by the new property owners' desire to expand the footprint of the home.
4. The removal of the storage shed will improve upon the existing conditions by removing a structure that is immediately adjacent to the front property line and the Mayflower Road streetscape.
5. The variances and the resulting garage will not impair light or ventilation to adjacent properties, increase congestion, or endanger public safety. The south, ravine facing elevation of the additions, including large skylights, may result in off site light impacts.
6. No evidence has been submitted that the proposed additions will diminish property values in the area.

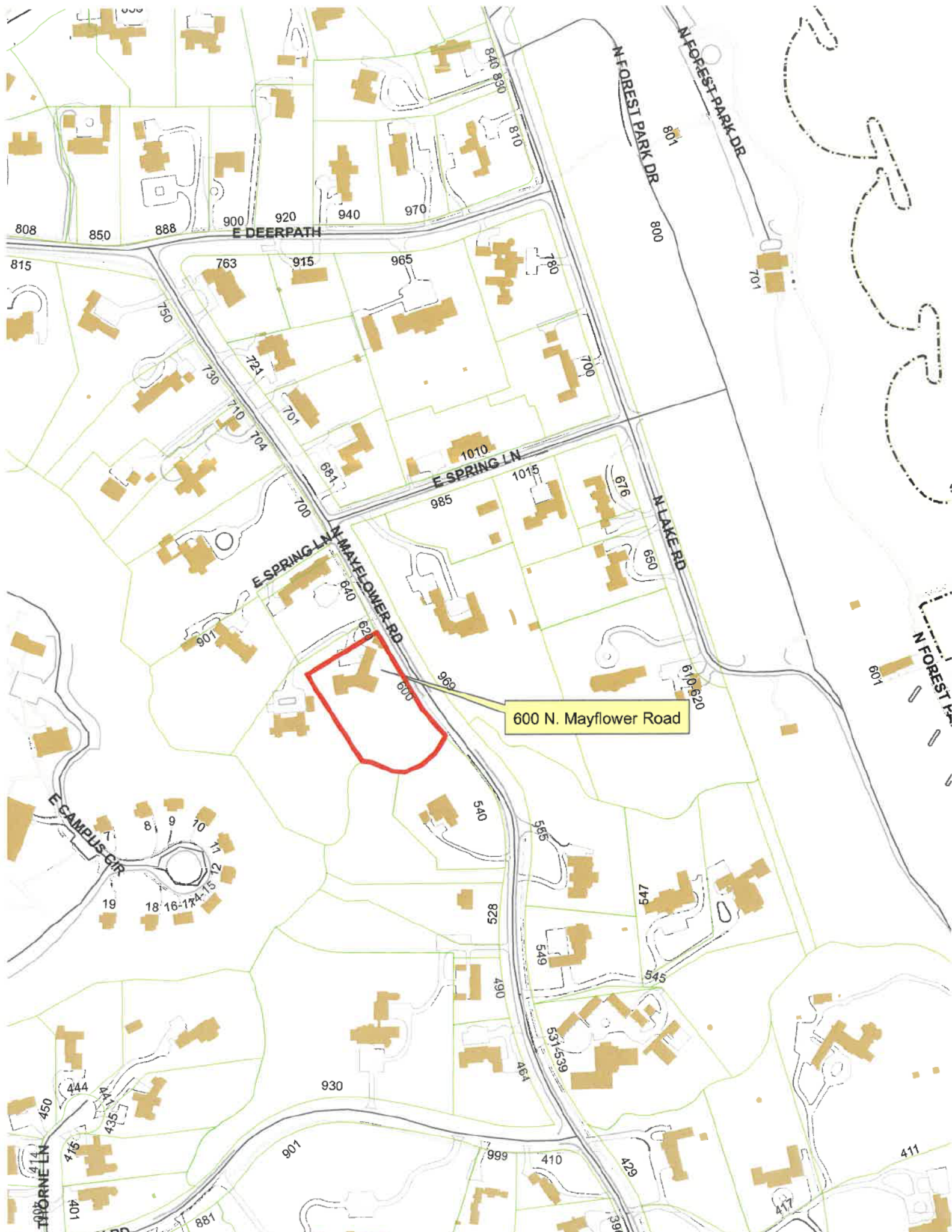
PUBLIC COMMENT

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, no correspondence has been received.

RECOMMENDATION

Based on the findings presented above, recommend approval of a front yard, lot in depth, and steep slope variances to the City Council to allow for the garage and screen porch additions as proposed with the following considerations:

1. The foundation of the screen porch shall be subject to review and approval by the City Engineer.
2. The screen porch must remain open, that is, not enclosed, to avoid adding weight within the Steep Slope Setback.
3. Light mitigation measures should be taken recognizing the proposed location of large skylights in addition to windows within the Steep Slope setback. The skylights and additional windows proposed on the south facing elevation will direct light toward the ravine, a natural, dark sky area.



600 N. Mayflower Road



600 N. Mayflower Road



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

PROJECT ADDRESS 600 N Mayflower Road
ZONING DISTRICT East Lake Forest Historic District

Property Owner (s)

(may be different from project address)

Name JE Ventures - Judy Nygard LLC
Address 494 Oakwood Ave, LF
Phone 847-363-0925 Fax 847-267-9409
Email jnygard@comcast.net

Applicant/Representative

(if different from Property Owner)

Name Eric Nygard
Title Spouse
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	<input type="checkbox"/>	Representative	<input 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.

Judy Nygard
Owner

9/19/24
Date

[Signature]
Owner
Applicant/Representative

9/19/2024
Date

Overview of Proposed adjustments to:

600 N. Mayflower Road, Lake Forest IL

The home was built in the 1950s and has been remodeled and updated over the years including a significant addition/remodel done in the 1990s by the previous owners. After much research, we understand there is a chance the home may have been originally built by Boyd Hill, but are not certain, given lack of information available. We have reviewed any documentation available with the City of Lake Forest, FOIA, and the History Center of Lake Forest Lake Bluff, to conclude there is no original documentation or photos of the original home to provide insight of the original architect or builder, or of what the home looked like prior to extensive additions/renovations over the years. The official documentation only indicates original ownership and that the home was originally commissioned by Robert Hixon for 7 rooms for \$60,000 based on acquiring the property as was subdivided in the 1950s. There are currently no Boyd Hill features on the residence, and we are not aware if there ever were any features on this home, as there are not currently any details that reflect that period.

Our objective is to update the home to incorporate unique features representative of Boyd Hill and similar houses of that period and align with homes in the neighborhood. We are looking to invest in updates that will better represent the style and the homes in this neighborhood. We have taken extensive steps in partnership with our architect, to maintain the exterior profile of the home and improve the aesthetics impacted by the addition completed in the 1990s. Our proposed additions are to be added on areas that were impacted by the addition done in the 1990s. The proposed exterior updates include the following:

1. Removing large storage structure(s) that have been on the property for many years and are indicated on surveys dating back to the 1950s. These are in an area that sits directly on the property line against the fence line on Mayflower Road. The structure(s) cover a section that is over 25'x23' running diagonally along the fence line. We would remove these structures and instead add onto the existing garage.
2. Garage addition proposed will make the area far more visually appealing, move any structure away from the property line, and will further shift the visibility of the garage away from the road. The garage addition as proposed, would be

attached to the current garage and maintain the current garage distance of more than 20' away from the Mayflower Road property/fence line (instead of the structures sitting directly on the property/fence line). The proposed addition ensures that the distance from the corner of the current garage is maintained with no change and serves as the new minimum distance away from the property line at Mayflower Road for any structure on the property. The NE corner of the current garage is over 20' away from the property line at Mayflower Road instead of zero feet away for the storage structure(s). The new NW corner of the garage will be more than 57' from the North property line inclusive of the area of deeded easement for the driveway. Note: driveway easement has existed since 1950 and is recorded with property transfer on September 20, 2024. The proposed garage addition will follow the profile and aesthetics of the home while also adding significantly improved visual appearance for the neighbors and public.

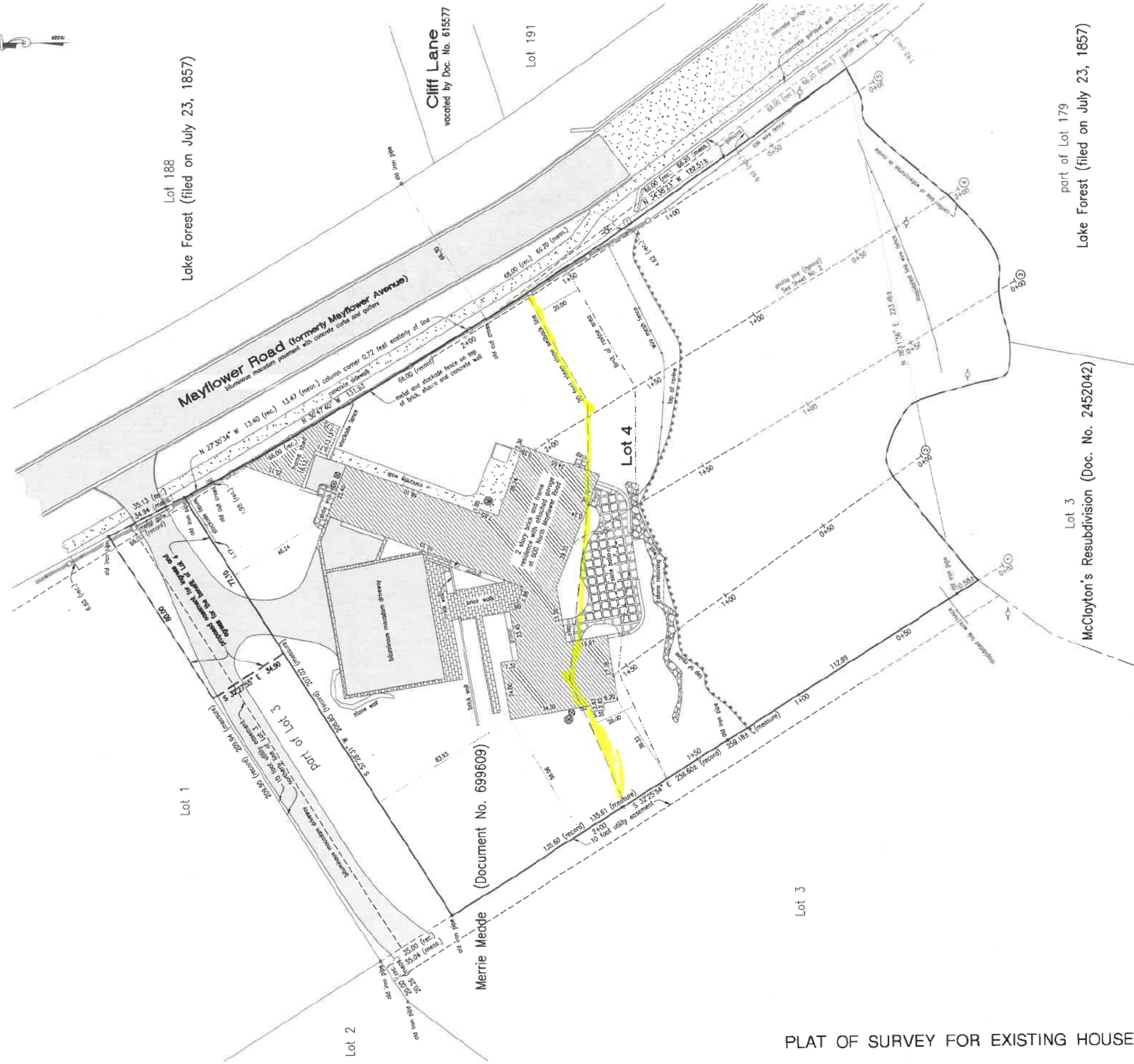
3. Screened porch addition will be attached to the East side of the home that had been part of the 1997 addition/remodel. The new proposed porch will follow the existing roof line and clean up elements of the previous remodeling. The porch would be more than 40' from the property line at Mayflower Road. The vast majority of the square footage of the porch will sit within the respective setbacks. No part of this structure will protrude into the actual ravine area. In addition, this will not be visible to neighbors or public.
4. Pool installation includes a small pool to provide health benefits and family enjoyment. Pool will be at minimum 37' from the Mayflower Road property line and will not be visible by any neighbors, surrounding properties or public areas including any roads/sidewalks/etc. Pool equipment will be placed on a cement pad adjacent to home air conditioning equipment and will be fenced in to ensure no visibility (even from within this property).

We are excited to be the new owners of this property and are looking forward to partnering with the City of Lake Forest to improve this home and better align with the lovely East Lake Forest neighborhood.

plat of survey

of
 Lot 4 in Merrie Meade according to the plat thereof recorded as Document No. 699609 on June 6, 1950, in the north west 1/4 of
 Section 34, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County, Illinois

scale: 1 inch = 20 feet
 All dimensions herein shown unless it is otherwise noted are given in feet and decimal parts thereof.
 All measured bearings herein shown are based on Illinois State Plane Coordinate System 1201 East.
 Copyright 2024, Lake County Land Survey Company, all rights reserved.



LEGEND

⊙	manhole
⊖	gas meter
⊕	light
⊗	electric meter
⊠	electric transformer
⊡	air conditioner
⊢	cable television box
⊣	telephone pedestal
⊤	utility pole

State of Illinois } s.s.
 County of Lake }

In behalf of Lake County Land Survey Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that we have made a cadastral survey of the property described in the caption of this plat and that this plat is a correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

dated at Lake Bluff, Illinois, this 11th day of September, 2024

Lake County Land Survey Company, Inc.

By _____
 as Illinois Professional Land Surveyor No. 33315
 license expiration date: November 30, 2024

Attest _____
 as President of said Company and as
 Illinois Professional Land Surveyor No. 3016
 license expiration date: November 30, 2024

surveyor's note

We have not been provided with a title commitment for the property described in the caption hereon.

for

Eric L. Nygard
 13 Yorkshire Drive
 Lincolnshire, Illinois, 60069

from the office of

Lake County Land Survey Company
 Surveyors and Engineers
 920 West North Shore Drive
 Lake Bluff, Illinois, 60044
 (847) 234-8009
 Professional Design Firm 184.005495

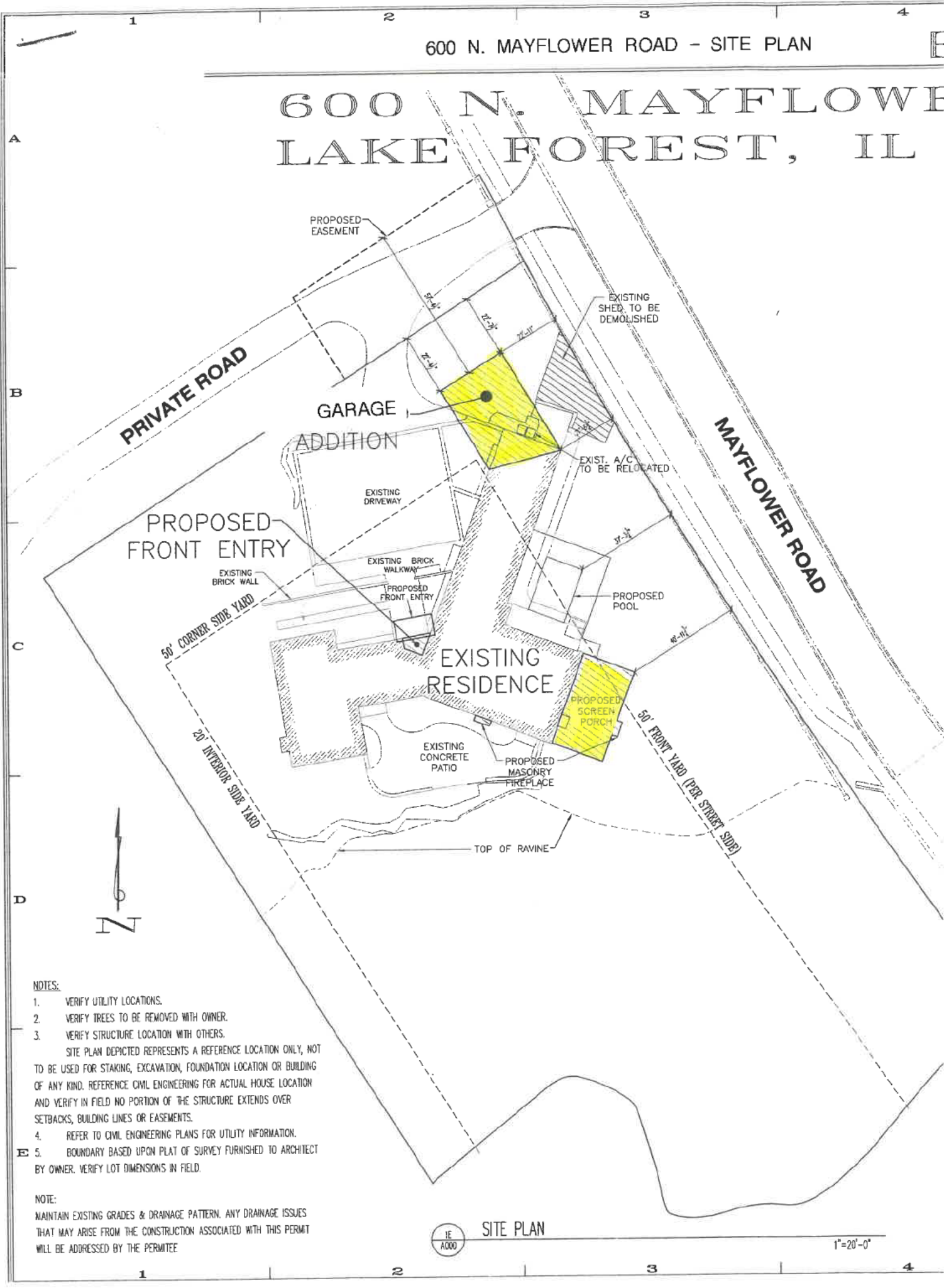
field work completed on September 4, 2024

Order No. 18289
 Field Book E6933 page 76
 Date September 11, 2024
 File No. 9-6-1577

Sheet No. 1
 of
 2 Sheets

PLAT OF SURVEY FOR EXISTING HOUSE

600 N. MAYFLOWER ROAD LAKE FOREST, IL



NOTES:

1. VERIFY UTILITY LOCATIONS.
 2. VERIFY TREES TO BE REMOVED WITH OWNER.
 3. VERIFY STRUCTURE LOCATION WITH OTHERS.
- SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:

MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE



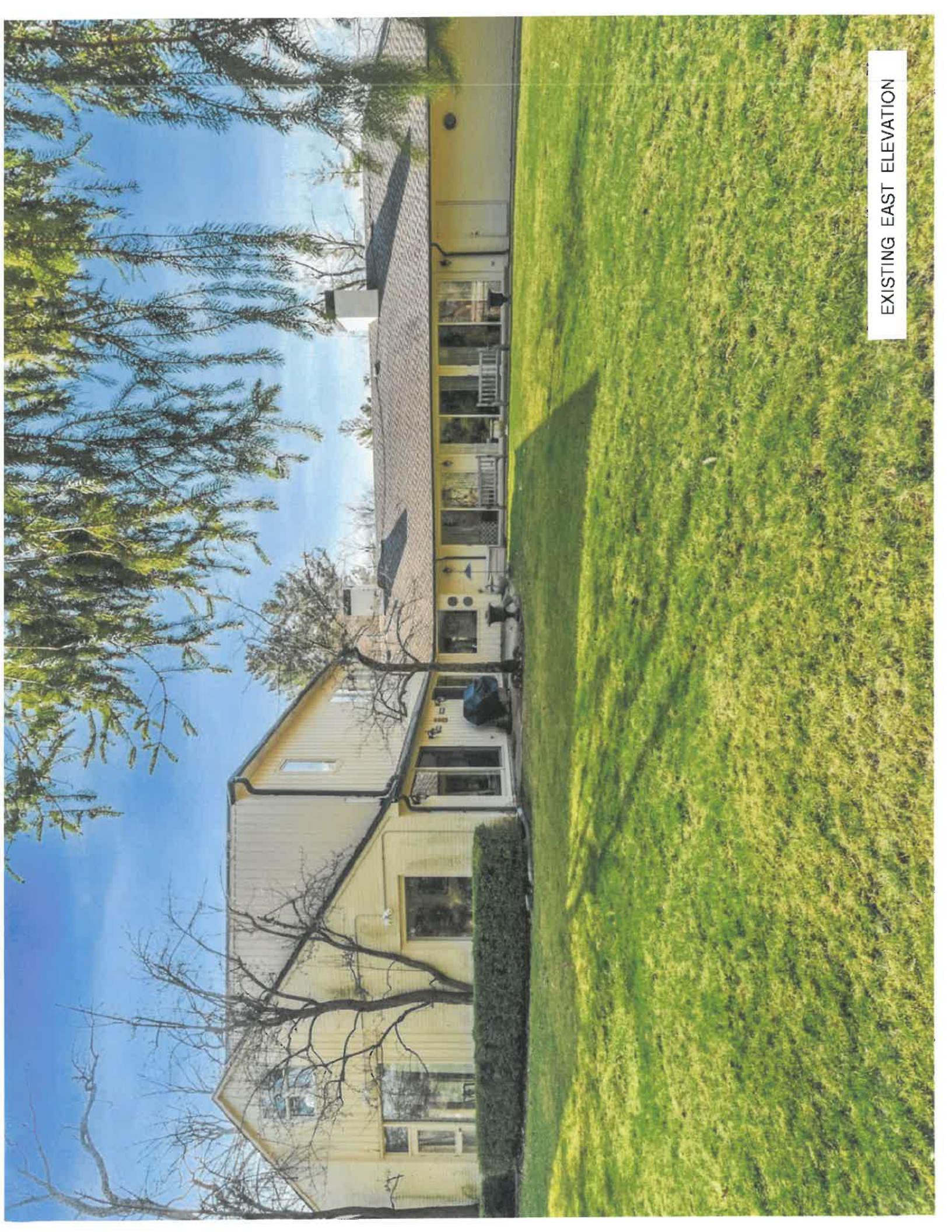
SITE PLAN

1"=20'-0"

STORAGE SHED - NORTH

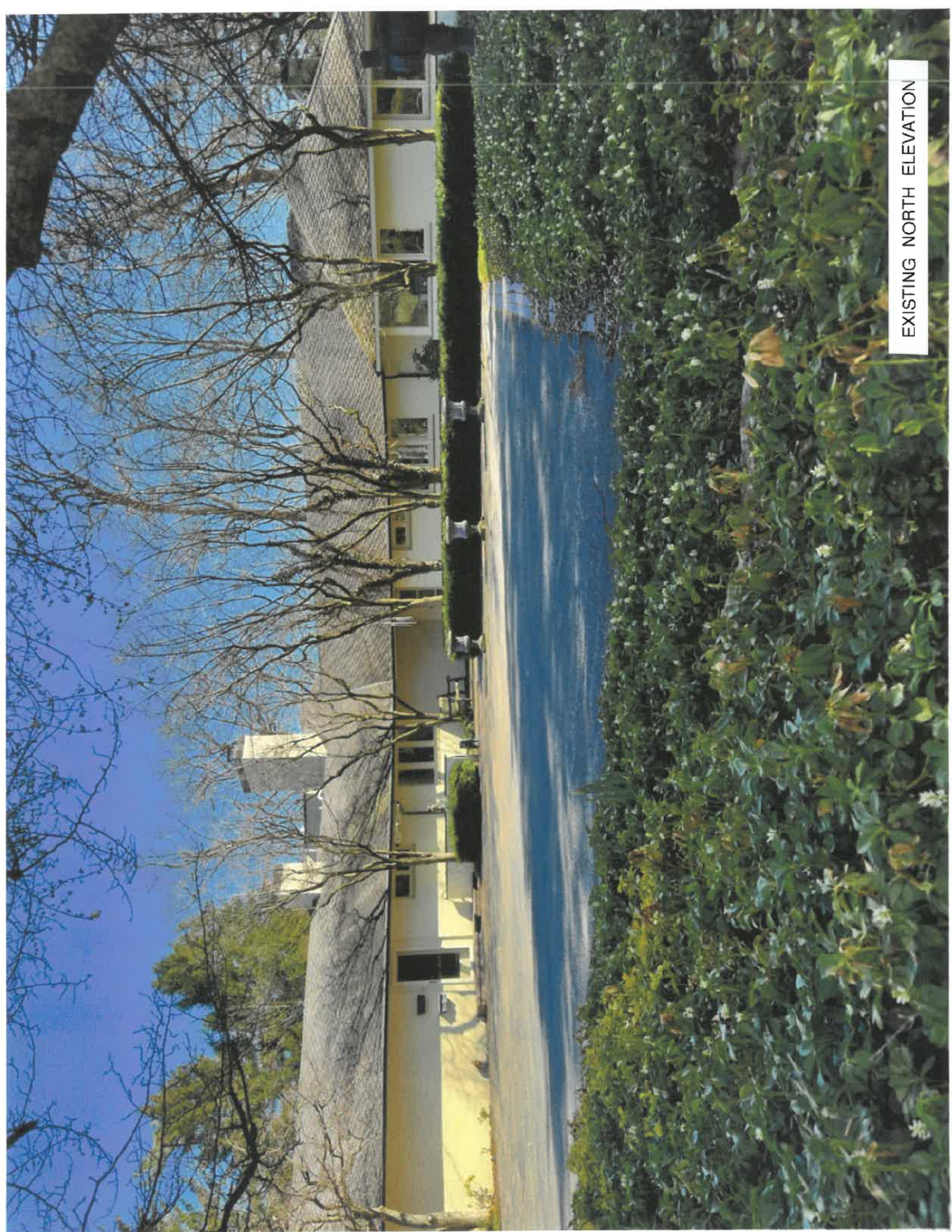
EXISTING VIEW FROM SHARED PRIVATE DRIVE

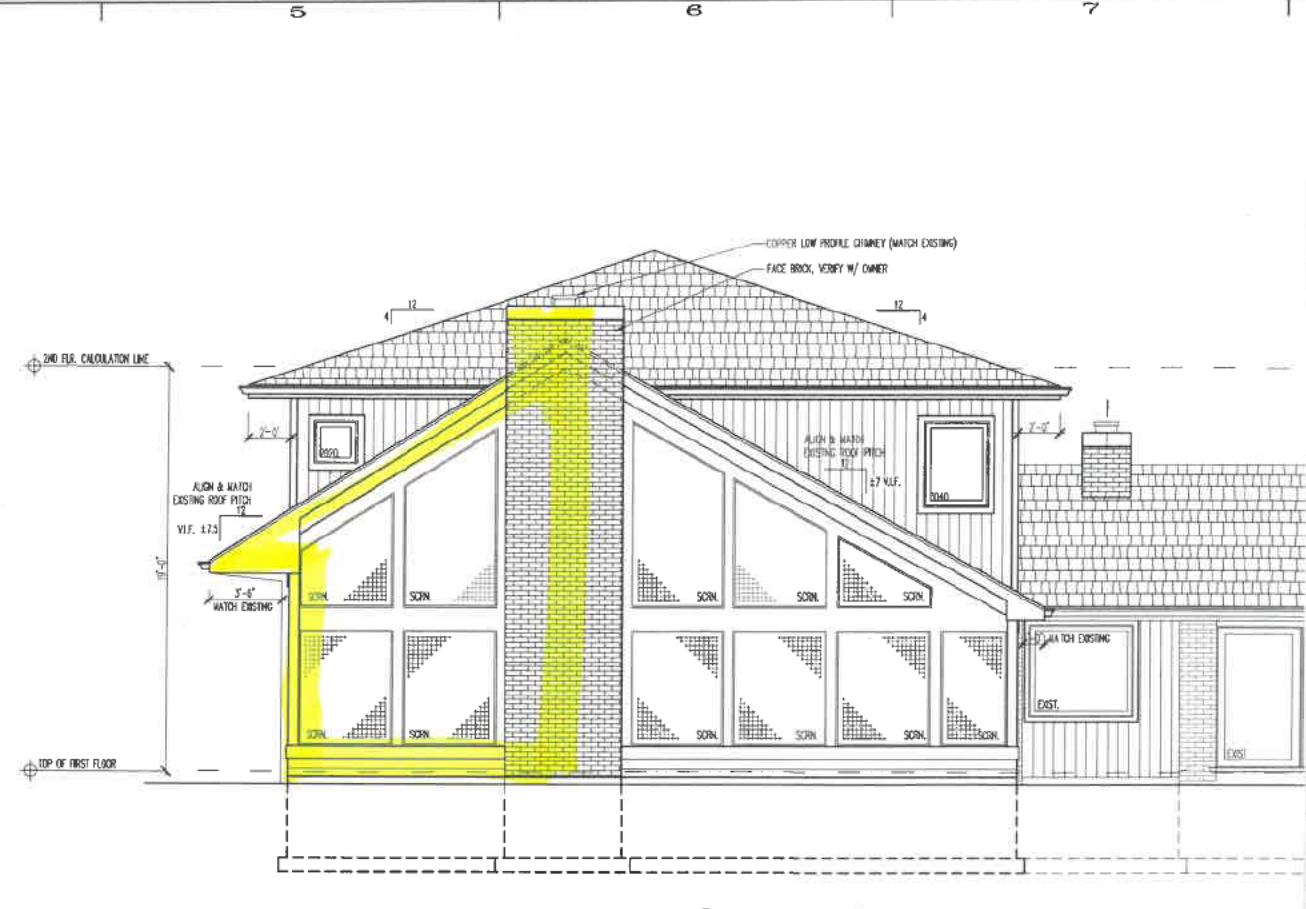
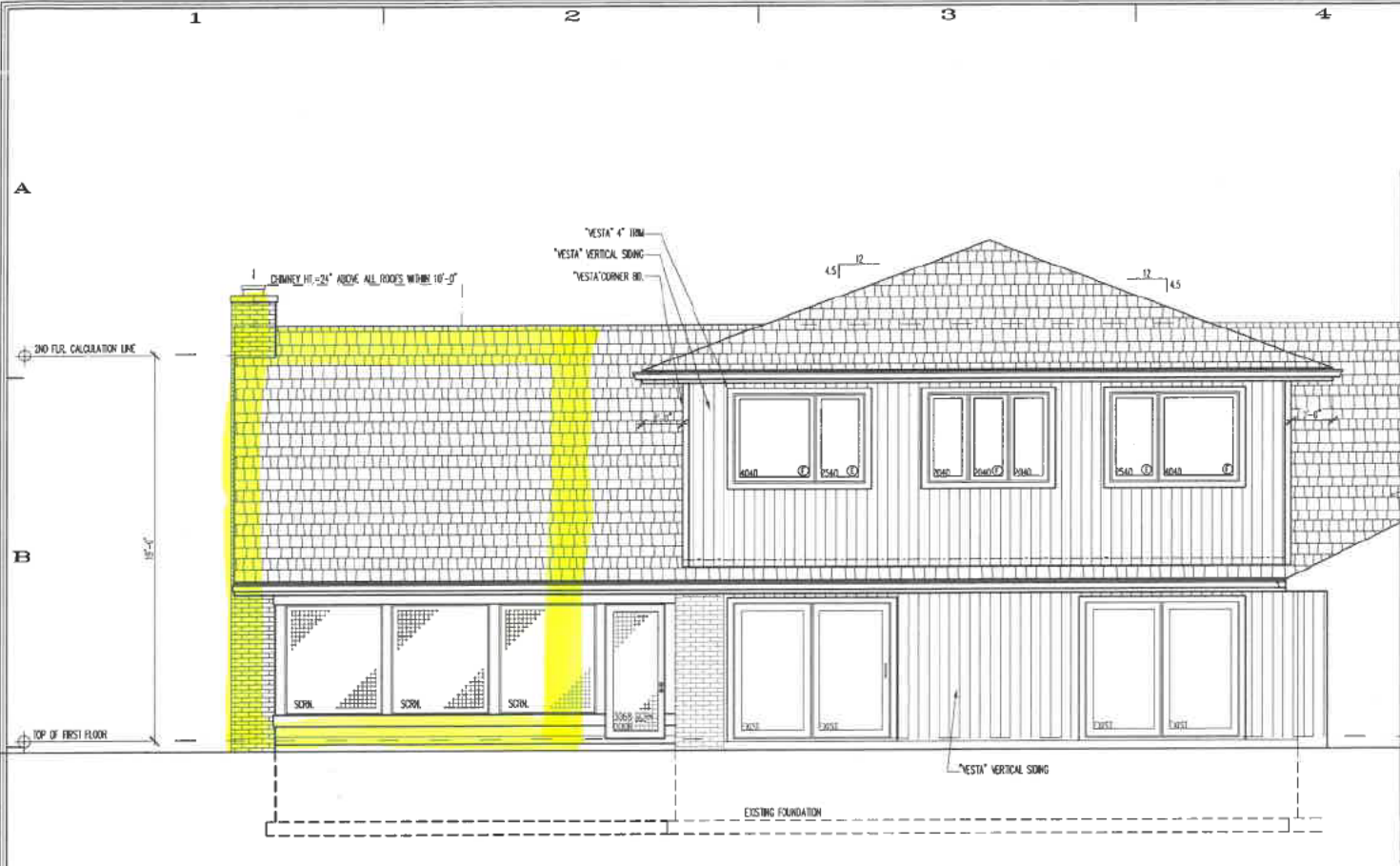




EXISTING EAST ELEVATION

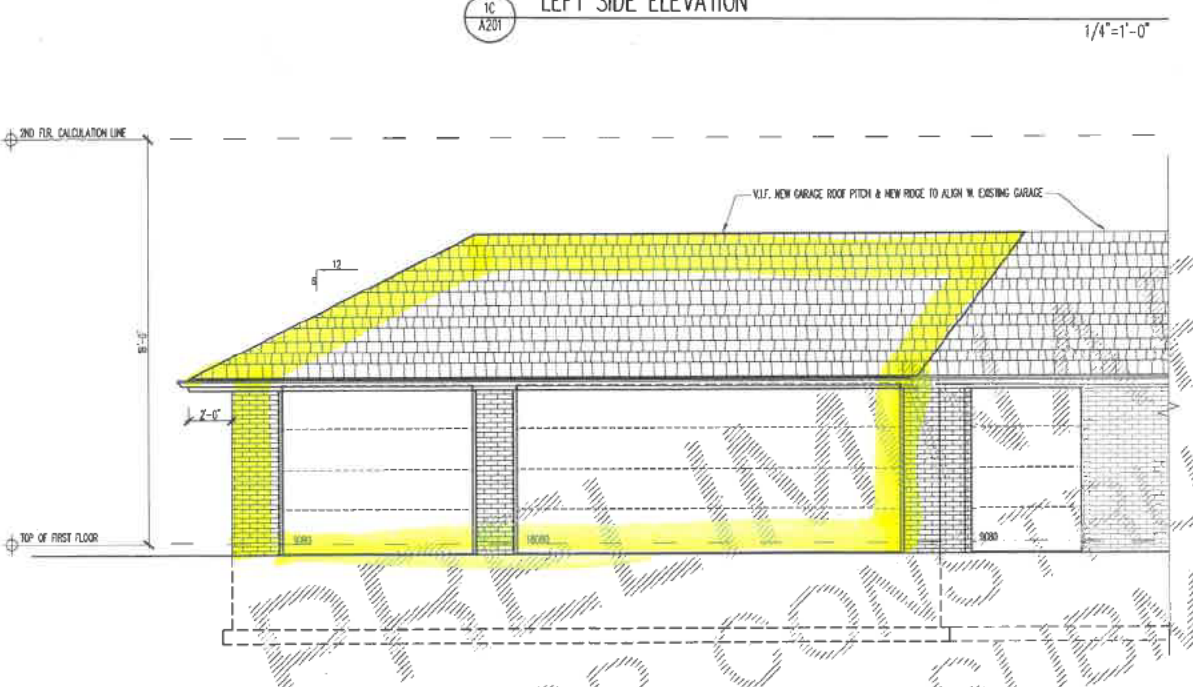
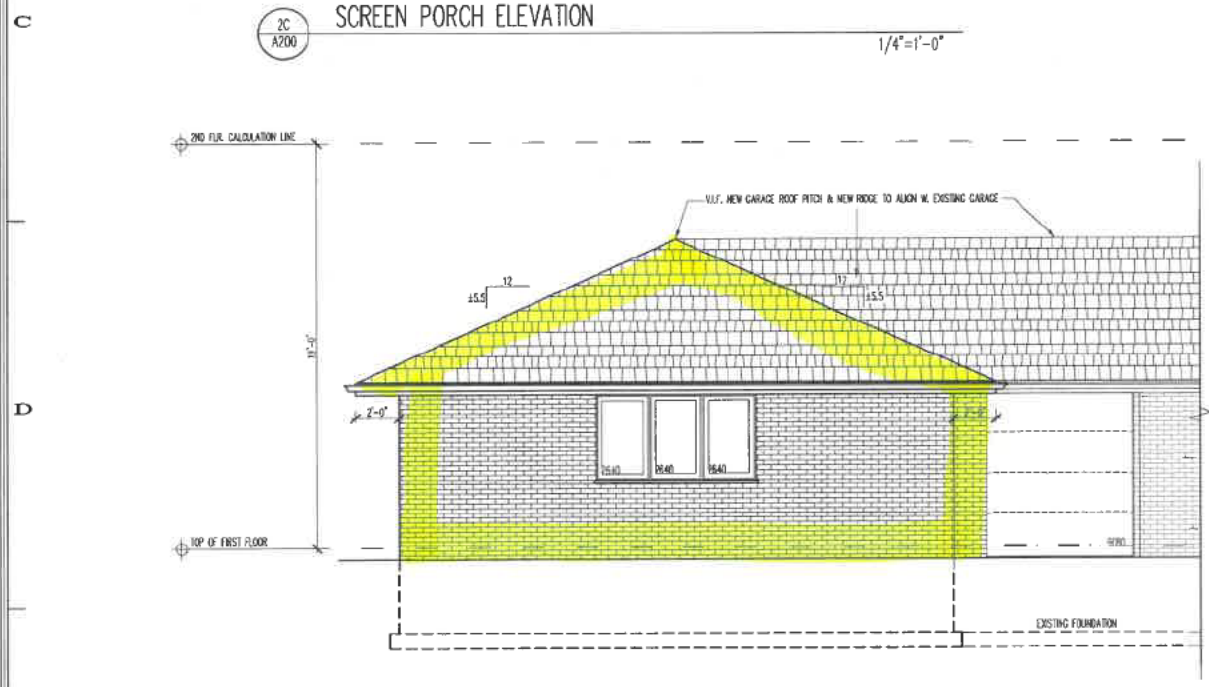
EXISTING NORTH ELEVATION





2C A200 SCREEN PORCH ELEVATION 1/4"=1'-0"

1C A201 LEFT SIDE ELEVATION 1/4"=1'-0"



2C A200 LEFT SIDE GARAGE ELEVATION 1/4"=1'-0"

2C A201 FRONT GARAGE ELEVATION (LEFT SIDE) 1/4"=1'-0"

REVISION	DATE	BY	CHKD
1	08-20-24	ML	ML
2	08-20-24	ML	ML
3	08-20-24	ML	ML
4	08-20-24	ML	ML
5	08-20-24	ML	ML
6	08-20-24	ML	ML
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22	08-20-24	ML	ML
23	08-20-24	ML	ML
24	08-20-24	ML	ML
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PRELIMINARY
 JE VENTURES
 600 N HAYFLOWER RD
 LAKE FOREST, IL 60143

ARCHITECTS & PLANNERS, INC.
 1111 W. WISCONSIN ST.
 SUITE 200
 WISCONSIN, WI 53186

NOT FOR PERMIT SUBMITTAL

Job Number: 24233
 Sheet Number: A202
 File Name: A202

- Garage Addition
- New Windows
- Reconfigured Chimney
- Reconfigured Second Story
- New Chimney
- Front Porch Addition



Front of House Looking South (from neighboring property north of the shared driveway)



Rear of House – Looking North

- Screen Porch Addition
- New Pool & Hardscape
- Reconfigured Second Story
- Reconfigured Chimney
- New Chimney
- Front Porch Addition
- Garage Addition



Arial View – Looking Southwest

Agenda Item 5

**1320 Elm Tree Road
Rear Yard Setback Variance**

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Site Plan
Enlarged Site Plan
Existing Photos
Proposed Elevations
Proposed Demolition Plans
Proposed Floor Plans
Proposed Landscaping Plan

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



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	November 25, 2024
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<i>Rear Yard Setback Variance</i>

OWNER

Chicago Land Trust Title
Company #9002345942
1320 N. Elm Tree Road
Lake Forest, IL 60045

PROPERTY LOCATION

1320 Elm Tree Road

ZONING DISTRICT

R4 – Single Family Residence
60,000 SF minimum lot size

REPRESENTATIVES

Scott Streightiff, architect
[REDACTED]

SUMMARY OF REQUEST

This is a request for approval of a variance to allow a small portion of an addition to extend into the Rear Yard setback for a family room and indoor/outdoor fireplace. The west wall extends by 6” into the rear yard setback and the fireplace extends by 12” into the setback, these elements occupy 13.2 SF of the setback. The exterior fireplace directly behind the interior fireplace, extends an additional 2’ totaling another 9 SF. The total encroachment into the setback is 22.2 Square feet.

The property is located at the north end of Elm Tree Road and was platted with the original City of Lake Forest plat dated July 23, 1857. The lot is a legal non-conforming lot for the R4 zoning district at 28,069 SF. The house was built in 1924 by the architect George Seyfarth for George H. and Isabelle Cooper Malcolm.

On November 20, 2024, the Historic Preservation Commission approved the design aspects of the project and a square footage variance for the addition.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The home and existing driveway comply with the applicable zoning setbacks.
- ❖ The proposed project complies fully with the front, and side yard setbacks.
- ❖ The proposed addition encroaches into the rear yard setback by 2’-10” at the proposed outdoor fireplace, and 6” for the addition wall, totaling 22.2 SF.

Physical, Natural or Practical Difficulties

- ❖ The siting of the house does not provide any physical, natural, or practical difficulties which the petitioner is struggling to overcome.
- ❖ Due to the size of the lot and the R4 setbacks, there is a hardship placed on the buildability of the lot given the greater setbacks not typical with a lot of this size.

STAFF EVALUATION

The proposed addition minimally encroaches into the rear yard setback for the purposes of a family room addition, and an outdoor fireplace that utilizes the same chimney flue as the interior chimney.

This property was platted prior to the current zoning regulations, and this lot being a legal non-conforming lot at less than 50% of a typical lot size for the R4 District complies in all other setbacks. The dense vegetative screening around the property will continue to provide privacy to the neighboring houses. The addition is fully in the rear of the house with a minimal difference being seen in the northeast corner of the house.

It is important to note that if the outdoor fireplace was detached from the house, it could be constructed further into the rear yard as an accessory structure. A stand alone chimney may be more impactful and visible to neighboring property owners.

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 addition encroachment in the rear yard setback will not alter the essential character of the property or the streetscape of the neighborhood. With the existing landscaping, views of the addition will generally be screened.
2. The conditions upon which the variance is requested are generally unique to this neighborhood. A standalone outdoor fireplace and chimney is permitted to be constructed further into the rear yard and may be more impactful to neighbors.
3. The difficulty or hardship results from creation of the lot prior to the application of the current R-4 zoning and current setbacks to the property.
4. The variance and the resulting addition will not impair light or ventilation to adjacent properties, increase congestion, or endanger public safety.

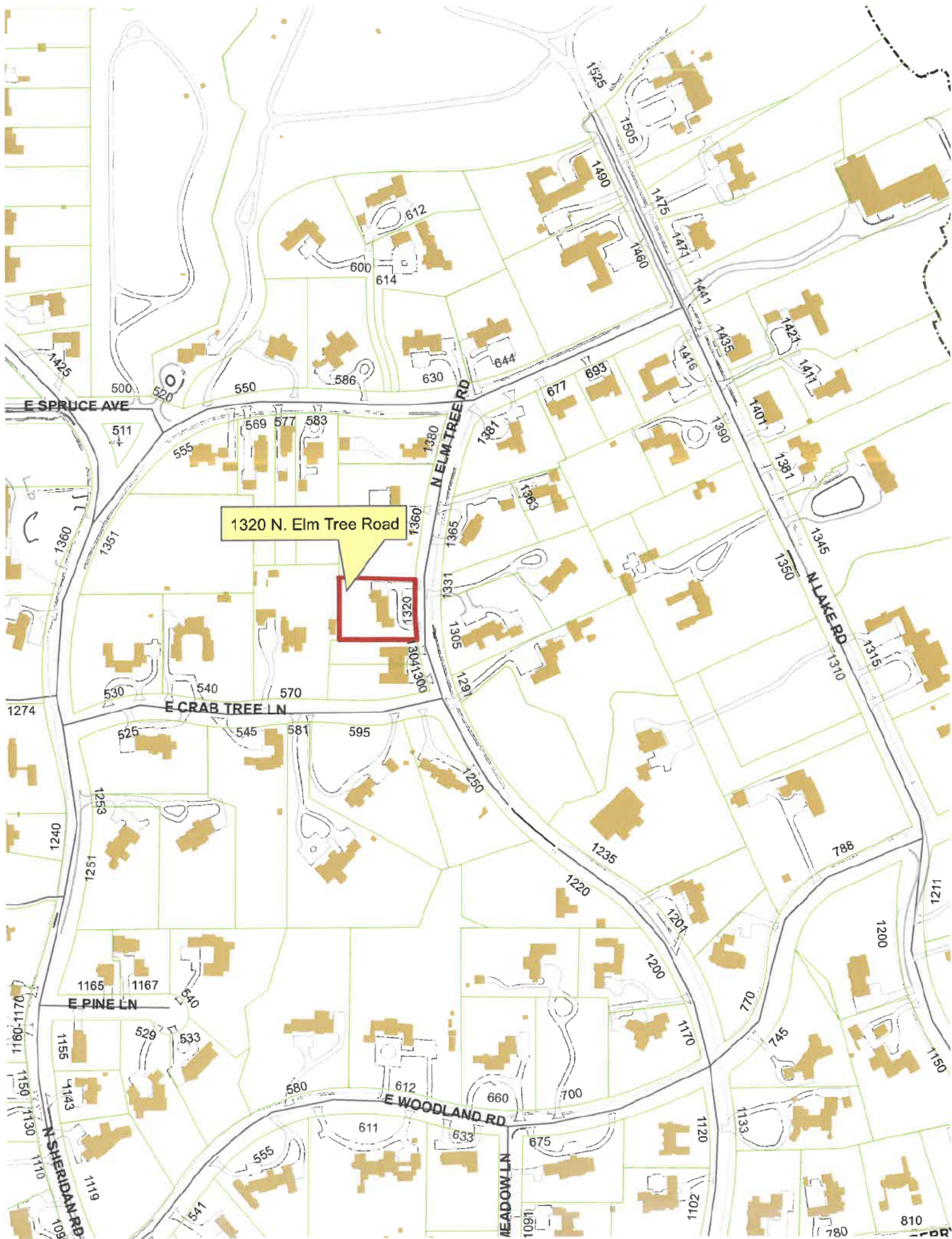
PUBLIC COMMENT

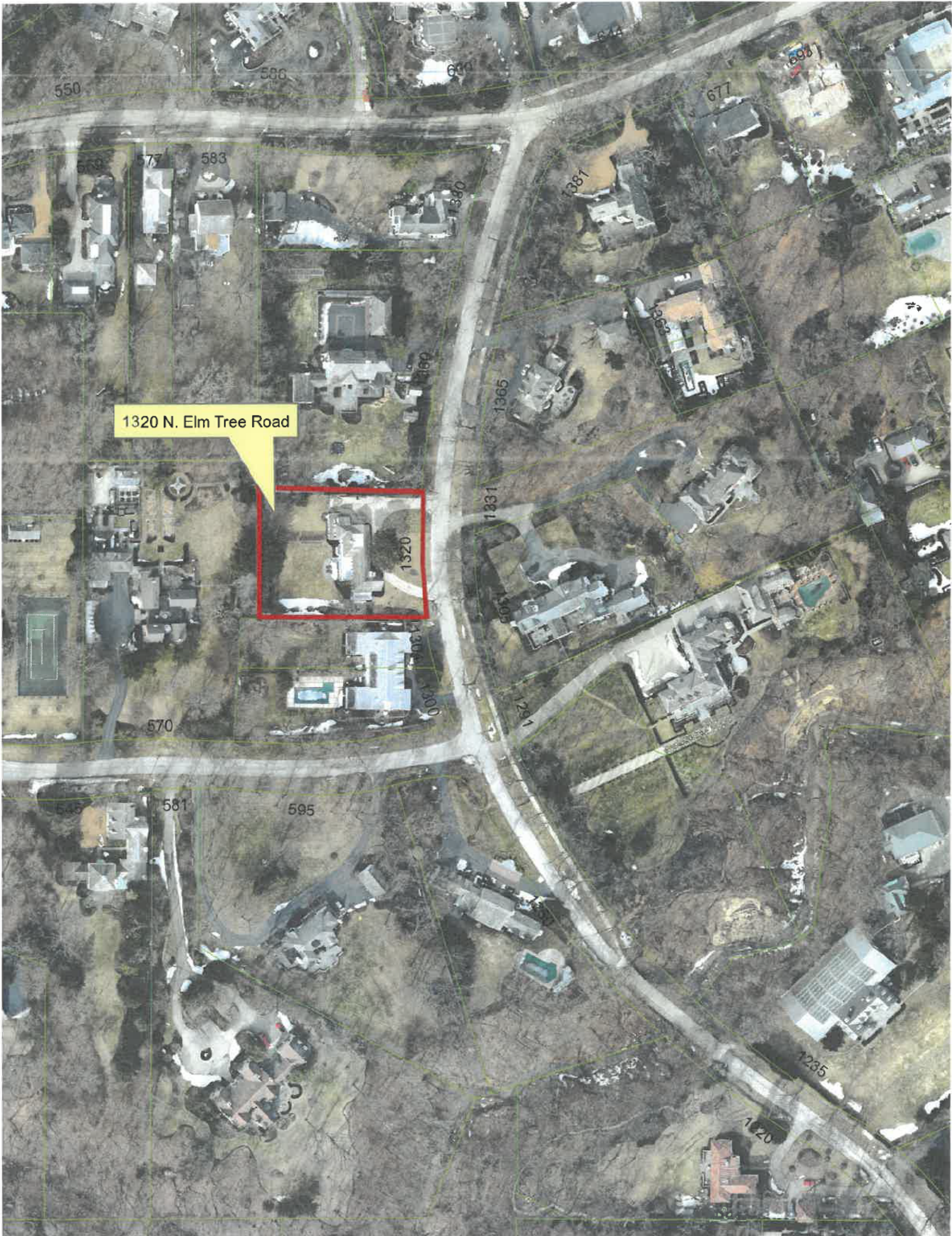
Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also provided in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing one piece of correspondence has been received in support of the petition.

RECOMMENDATION

Based on the findings presented above, recommend approval of the rear yard variance to the City Council to allow an encroachment of the indoor/ outdoor fireplace of no more than 2'10" and an encroachment of 6" for an addition wall totaling no more than 22.2 SF.

1320 N. Elm Tree Road





1320 N. Elm Tree Road

1320



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

PROJECT ADDRESS 1320 LIM TREE

ZONING DISTRICT R-7

Property Owner (s) Name CHICAGO TITLE LAND TRUST COMPANY as Trustee
(may be different from project address) Address 4711A dtd 5/16/24 and known as Trust No 10 S. LaSalle St #2750 9002345942
Phone 312 223 4132 Fax _____
Email maura.marrux@ctt.com

Applicant/Representative Name SCOTT A. STREIGHTIFF
(if different from Property Owner) Title ARCHITECT
Address 555 OAKWOOD AVE, LF
Phone (847) 525-7000 Fax _____
Email @COMCAST.NET

Beneficial Interests

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

Staff Reports are Available the Friday before the Meeting			
Email Report:	Owner	<input checked="" type="checkbox"/>	Representative <input checked="" type="checkbox"/>
Fax Report:	Owner	<input type="checkbox"/>	Representative <input type="checkbox"/>
Pick Up Report:	Owner	<input type="checkbox"/>	Representative <input type="checkbox"/>

Signatures

I have read the complete application packet and understand the variance process and criteria. I understand that this matter will be scheduled for a public hearing when a determination has been made that my application is complete.



CHICAGO TITLE LAND TRUST COMPANY
as Trustee under Trust No. 9002345942 9.25.24
and not personally BY: Maura Date
ASSISTANT VICE PRESIDENT

Owner
[Signature]
Applicant/Representative

This instrument is executed by the undersigned Land Trustee, Date
not personally but solely as Trustee in the exercise of the power
and authority conferred upon and vested in it as such Trustee. 9/20/24
It is expressly understood and agreed that all the warranties,
indemnities, representations, covenants, undertakings and Date
agreements herein made on the part of the Trustee are
undertaken by it solely in its capacity as Trustee and not
personally. No personal liability or personal responsibility is
assumed by or shall at any time be asserted or enforceable
against the Trustee on account of any warranty, indemnity,
representation, covenant, undertaking or agreement of the
Trustee in this instrument.



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

STATEMENT OF INTENT

Date: October 1, 2024

Project: [REDACTED]
1320 Elm Tree
Lake Forest, IL 60045

Description: Request for an approval for a new addition & interior renovations

Statement: The primary intent of this petition is to request approval for an approximately **1,027 sf new addition** and interior renovations to the existing residence located at **1320 Elm Tree**.

The proposed modifications will require the following Zoning Variance for the 28,446 sf lot.

- A building scale variance not to exceed **927.7 SF** or ~20%
- A **rear yard setback** variance to allow the fireplace to encroach the rear yard as shown.
- **Note 1:** The current residence is under bulk on both the design element and garage allowance exemptions.
- **Note 2:** The proposed project shall conform to all other building scale, and zoning ordinances set forth by the City of Lake Forest.

Background/Historical data:

This section of Elm Tree is characterized by a fairly wooded streetscape with predominantly larger manor homes on large lots. The zoning parameters for this R-4 district are designed for larger lots. The minimum lot area in this zoning district is 60,000 SF.

The subject property is located on the west side of Elm Tree. The existing home, built in 1925 for George H. Malcom is identified as Lot 12 of the original Lake Forest plan, plotted in 1857. The original architect was Robert Seyfarth. The home represents a fine example of Colonial Revival style architecture. The foundation, structure and mechanical systems are all in excellent working condition and the structure is very sound. This structure contributes to the fabric of the Historic District and the Owner's intent is to preserve and maintain its original character.

In 2001, an addition was added to the northwest corner of the home that we are proposing to remove.

The current Owner, Heather Vermeulen has recently purchased this property. Heather loves the property, and intends to be a good steward long term, enhancing the fabric of this distinctive neighborhood. That said, there are some key elements that are significantly lacking for this category of home and the current lifestyle standard of its residents.

These are:

- The current kitchen is very small and only has a 7'-5" ceiling
- While the current home has a gracious living room on the south end of the home, it does not offer a family room near the kitchen.
- The back stair is very tight and non-conforming to current safety codes.
- The 2nd floor bedroom over the kitchen only has a 7'-5" ceiling
- The home does not have a reasonably functional laundry room.
- The garage is small, but the owners are willing to work with it in exchange for other program amenities.

The intent with the proposed design is to sensitively preserve the original structure, create minimal change from the streetscape elevation, and find resolution to these above listed deficiencies.

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

1. *The variance if granted will not alter the essential character of the property or neighborhood:*

- The subject property is surrounded by significantly larger homes.
- The project as proposed is under design element and garage bonus allowances, height and impervious surface limitations.
- The project is designed in the rear of the property and cannot be seen from the streetscape or neighboring properties.
- We have endeavored to design the modifications so that the appearance of bulk is mitigated.
- No neighbors would be adversely impacted by these modifications and their letters of support are included in your packet.

2. *The conditions upon which the petition is based are unique to this property and are not applicable to other properties.*

- The existing house is currently non-conforming and the Owners have chosen to pursue the proposed petition in the spirit of preservation as an alternative to demolition. This inherently creates a unique condition.
- The current kitchen is very small and only has a 7'-5" ceiling
- While the current home has a gracious living room on the south end of the home, it does not offer a family room near the kitchen.

- The back stair is very tight and non-conforming to current safety codes.
 - The 2nd floor bedroom over the kitchen only has a 7'-5" ceiling
 - The home does not have a reasonably functional laundry room.
 - The garage is small, but the owners are willing to work with it in exchange for other program amenities.
3. *The alleged difficulty or hardship is not caused by any persons having interest in the property.*
- This request will not offer the owners a special privilege that other like property owners do not enjoy.
4. *The proposed variance will not impair adequate supply of light and air to adjacent properties:*
- This request will not impair the public health, safety and welfare of the surrounding neighborhood. There is a gracious buffer between neighboring properties.
5. *Setback variance request with respect to the **outdoor fireplace**:*
- The Owner prefers the fireplace in this location because it can share the flue with the proposed fireplace on the interior. This is a safer condition than the alternative keeping embers and smoke away. The alternative would be an open firepit, 12' away from the home encroaching into the rear yard. This would be a conforming option, but closer to the neighboring properties.

The homeowners have addressed the following *Standards for Approval of a Building Scale Variance* set forth by the City of Lake Forest.

Standard 1 – The project is consistent with design standards section 148

This Standard is met.

Standard 2 - Mature trees and other vegetation on the property effectively mitigate the appearance of excessive height and mass of the structure.

This standard is met. The property borders are heavily screened with non-deciduous screening (See attached photos).

Standard 3 - New structures or additions are sited in a manner that minimizes the appearance of mass from the streetscape.

This standard is met. The addition is proposed in the back of the home and cannot be seen from the street and has minimal visibility from neighboring properties given the mature perimeter screening.

Standard 4 – The height and mass of the residence will generally be compatible with the height and mass of structures on adjacent lots.

This standard is met. The height of the structure to the ridge is only 26.5', well below the allotted 35' max. height for this zoning district. The proposed addition is diminutive in scale and has an eave line that steps down from the main central mass.

Standard 5 – This standard is met, the Owners wish to preserve and maintain the original architecture.

Standard 6 – Not applicable

Proposed Design

The proposed design will not adversely impact the neighborhood character. The proposed addition is in the rear of the property, not visible from the streetscape. The lot perimeter is heavily screened from the neighboring properties with both deciduous and evergreen trees (see attached photos).

The proposed design is similar in style to the original Colonial Revival style home and uses high quality traditional materials and details similar in scale and composition to the existing structure. The proposed exterior is composed of natural materials such as thick horizontal wood siding, enhanced painted wood shutters, painted wood trim and fascia. The windows are clad with simulated true divided lites. The roof is cedar shingle with copper gutters and downspouts. These elements will appear continuous and consistent on the proposed addition as shown in the attached drawings.

Alternative Studies

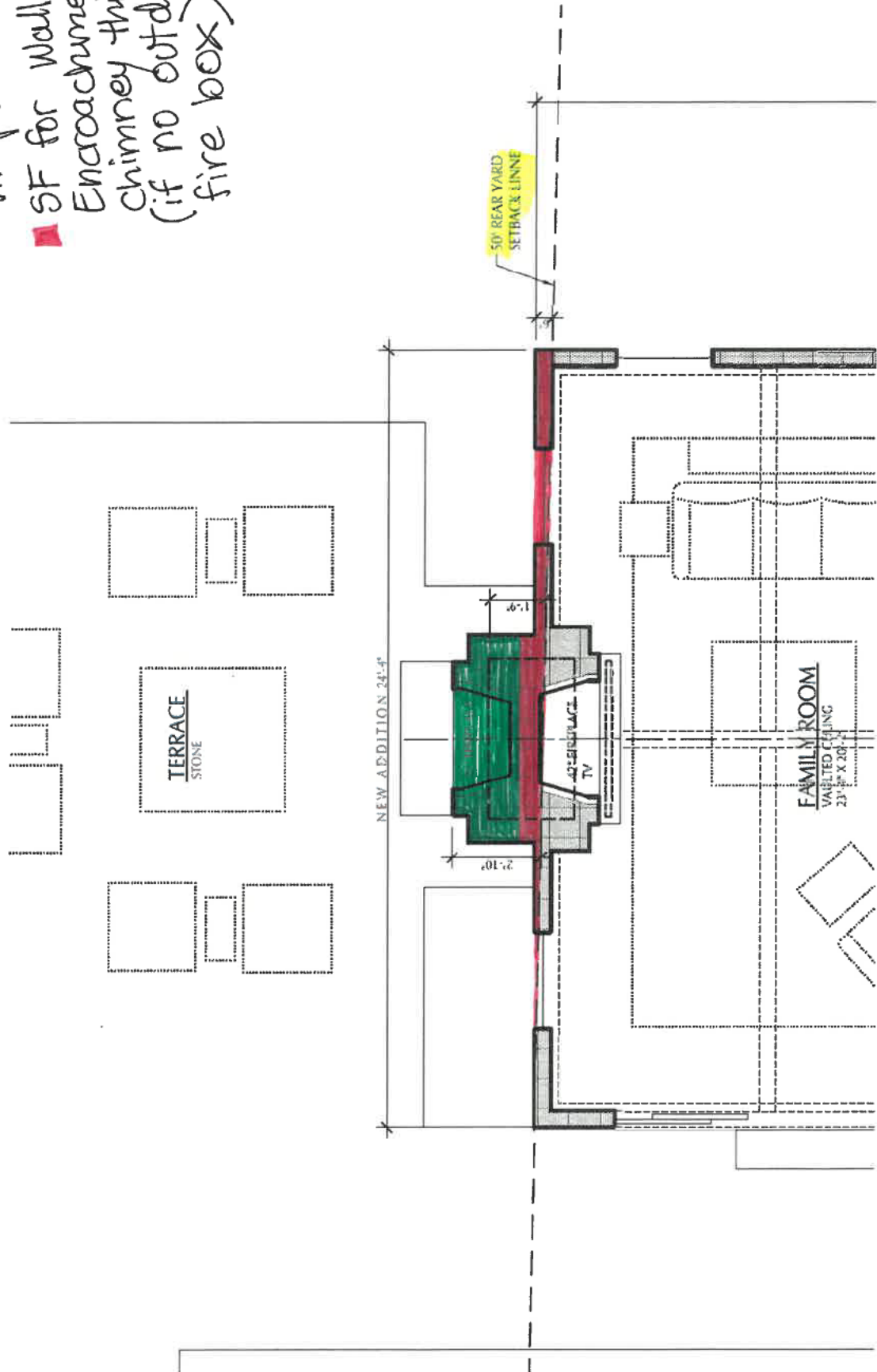
We have explored alternatives to the design of this project and feel that the petition before you offers the best solution. Minimizing impact to the neighboring properties, while meeting the programmatic needs of the owner. And provides resolution to the deficient elements for this distinguished property. The owners have reviewed this petition with the surrounding neighbors and have had no objection to the proposed improvements. For these reasons, we would like to request that the petition be approved.

Respectfully submitted,

Scott A. Streightiff, AIA

ENLARGED SITE PLAN

- SF for outdoor fireplace
- SF for wall encroachment & chimney thickness (if no outdoor fire box)



EXISTING PHOTOS - FRONT ELEVATION (EAST)



EXISTING PHOTOS - SIDE ELEVATION (NORTH)



EXISTING PHOTOS – REAR ELEVATION (WEST)



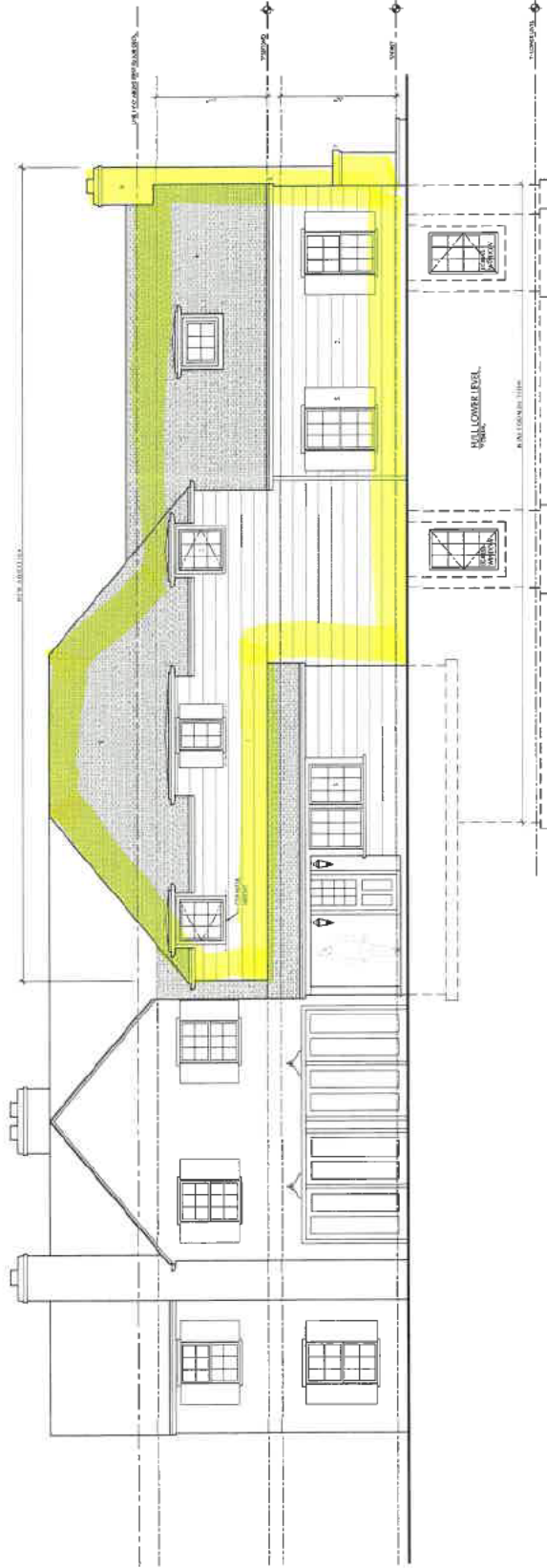
EXISTING PHOTOS – REAR ELEVATION (WEST)



SIDE ELEVATION - NORTH

MATERIALS KEY:

1. CLAY ROOFING
2. HORIZONTAL WOOD SIDING
3. CLAY BRICK
4. CLAY BRICK WITH CHIMNEYS
5. WOOD SHUTTERS
6. CONCRETE
7. LIMESTONE



1 PROPOSED NORTH - SCHEME 'C.'

500 1/4"

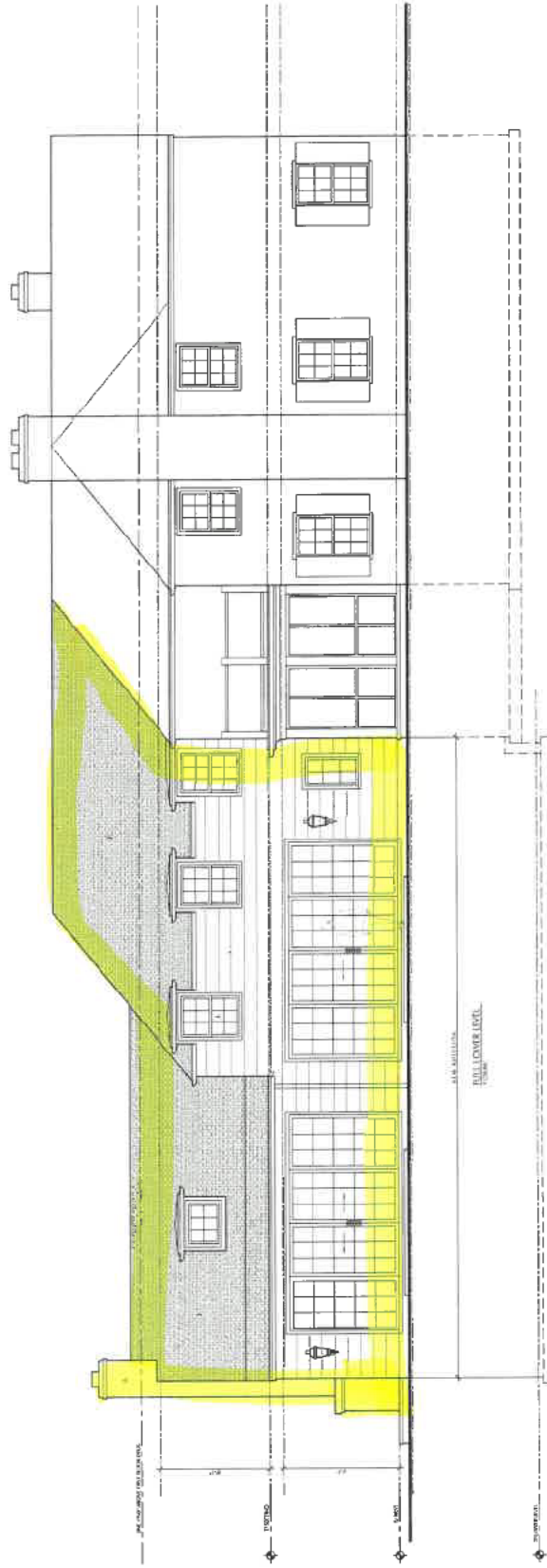
• THE VERMEULEN RESIDENCE •
LAKE FOREST

A STREIGHTLIFF
AN EASTWOOD LAKE FOREST

SIDE ELEVATION – SOUTH

MATERIALS KEY:

1. TERRAZZO FLOORING
2. HORIZONTAL WOOD Siding
3. CLAD BRICKWORK
4. CLAD BRICKWORK WITH STAINLESS STEEL PANELS
5. WOOD SHUTTERS
6. BRICK
7. LIMESTONE



1 PROPOSED SOUTH - SCHEME 'C'

THE VERMEULEN RESIDENCE
13216LM TREE LAKE FOREST

STREICHTLIEF
111 OAKWOOD LAKE FOREST

REAR ELEVATION - WEST

MATERIALS KEY:

1. CLAD WALLS
2. CLAD ROOFING
3. CLAD PORCHES
4. CLAD WOOD SIDING
5. CLAD WOOD SHAKES
6. CLAD WOOD SHUTTERS
7. CLAD WOOD TRIM
8. CLAD WOOD DOORS
9. CLAD WOOD WINDOWS
10. CLAD WOOD FLOORS
11. CLAD WOOD CEILING
12. CLAD WOOD STAIRS
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1 PROPOSED WEST - SCHEME *C*

THE VERMEULEN RESIDENCE
1328 BURNING TREE LANE TORONTO

STREICHLIFF
323 GARDEN LANE TORONTO

SCALE 1/4" = 1'-0"

