

**The City of Lake Forest**  
**Zoning Board of Appeals**  
**Proceedings of the January 27, 2025 Meeting**

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, January 27, 2025 at 6:30 p.m., in Lake Forest, Illinois.

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

Zoning Board of Appeals members absent: Board members Art Miller and Laurie Rose

Staff present: Abigail Vollmers, Senior Planner, and Catherine Czerniak, Director of Community Development

**1. Introduction of Board members and staff, overview of meeting procedures - Chairman Bass**

Chairman Bass reviewed the meeting procedures and asked the members of the Board to introduce themselves.

**2. Consideration of the minutes from the November 27, 2024 meeting.**

The minutes of the November 27, 2024 meeting were approved as presented.

**3. Consideration of a request for a recommendation in support of variances from the front yard and lot in depth setbacks for a garage addition and variances from the front yard and steep slope setbacks for a screen porch addition at 600 N. Mayflower Road.**

**Property Owner: JE Ventures, LLC (Judy Nygard, 100%)**

**Representative: Nick Marmitt, architect**

Chairman Bass asked for any Ex Parte contacts or conflicts of interest. Hearing none, he invited an introduction of the returning petition by staff.

Ms. Vollmers stated that the petition is back before the Board for further review because after the Board originally recommended approval of the requested variances, the plans have been further developed and as a result, the extent of the encroachments has increased. She stated that it is important to have the Board's recommendation accurately reflect the extent of any proposed encroachment into the required setbacks. She stated that the increase in encroachment is the result of the petitioners' desire to have the eave over hangs on the garage and screen porch additions match the very deep eaves on the original house. She stated that other than acknowledging the depth of the eaves, there has been no changes to the

overall design of the additions since the last meeting. She noted that the encroachment distances into the front, north side yard, and steep slope setbacks are called out in detail in the staff report. She stated that in general, the additional encroachment ranges from three to five feet. She stated that there is no change to the extent of encroachment of the air conditioning units since the last meeting.

Chairman Bass invited questions from the Board.

In response to a question from Board member Adams, Ms. Vollmers clarified that the encroachment distances previously presented to the Board were measured from the wall, not from the point of furthest encroachment.

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

Board member Moorhead made a motion to recommend approval of variances to allow:

- The garage to encroach no closer than 18'-6" to the front (east) property line, and no closer than 19' to the north property line. (Three feet closer than previously recommended by the Board.)
- The air conditioner to encroach no closer than 17'-9" to the front (east) property line. (The same distance as previously recommended by the Board.)
- The screen porch to encroach no closer than 38'-6" to the front (east) property line, and no further than 16'-6" into the steep slope (south) setback. (Two feet further for the front yard setback and five feet further for the steep slope setback further than previously recommended by the Board.)

He stated that the recommendation is supported by the findings detailed in the staff report and incorporates the Board's deliberations as additional findings. He stated that the recommendation includes the following conditions of approval.

1. The foundation of the screen porch shall be subject to review and approval by the City Engineer to assure compliance with applicable standards for construction within the steep slope setback.
2. The screen porch must remain open, that is, not enclosed in the future with windows or walls, 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 and potentially to neighboring properties.

The motion was seconded by Board member Adams and approved by a vote of 4 to 0.

**4. Public testimony on non-agenda items.**

No public testimony was presented to the Board on non-agenda items.

**5. Additional information from staff.**

The meeting was adjourned at 6:37 p.m.

Respectfully submitted,

Catherine J. Czerniak  
Director of Community Development