

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

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

Zoning Board of Appeals members present: Chairman Ari Bass and Board members Jan Gibson, Fred Brewer, Patrick Marshall, Jay Soave and Mike Adams.

Zoning Board of Appeals members absent: Board member Jeffrey Giannelli

Staff present: Luis Prado, Assistant 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 of the September 29, 2025 meeting.

The minutes of the September 29, 2025 meeting were approved as presented.

3. Consideration of a request for a recommendation in support of a variance for a second story addition partially within the front yard setback at 1450 Old Mill Road. (This petition was previously approved. The project was never pursued by the previous owner and approvals expired.)

Property Owners: Robert F and Amy L Perille Living Trust (Andrew James Perille 33.3%, Timothy Lind Perille 33.3% and Jeffrey Robert Perille 33.3%)

Representative: Steve Rugo, architect

Chairman Bass asked the Board to declare any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak.

Mr. Rugo stated that he presented plans and a variance request for the subject property for a previous property owner several years ago. He stated that although the previous owner completed much needed work in the house, the approved addition was never built. He stated that the original approvals expired, and the new owners would like to proceed with the addition exactly as previously proposed and approved. He reviewed the site plan and floor plan noting that the addition is proposed above

the one story portion of the structure which faces Old Mill Road. He stated that the addition will not encroach any further toward the front property line and Old Mill Road than the existing single story building. He stated that the height of the addition will align with the existing dormers. He stated that the addition will replicate the massing, exterior materials, and the detailing of the original Lasker Estate outbuilding. He stated that the addition will be partially screened by the trees along the street. He stated that the addition will provide modest additional space to accommodate a third bedroom and bathroom.

Mr. Prado confirmed that the requested variance was approved by the City in 2015 when the property was under different ownership. He stated that no changes were made to the plans and noted that the architect who originally prepared the plans is still involved in the project. He stated that the structure is an outbuilding from the Lasker Estate and one of many outbuildings that are today adaptively reused as single family residences. He stated that the proposed addition will not encroach any further into the setback than the existing structure. He stated that the staff report includes findings in support of the petition.

Chairman Bass invited questions from the Board.

Board member Gibson commented that David Adler was one of the great architects who influenced the character of Lake Forest that remains today. She stated that the structure is small and delicate.

In response to questions and comments from Board member Gibson, Mr. Rugo stated that he has worked on several Adler homes. He stated that in designing the addition, he was sensitive to Adler's design as well as to the strengths and weaknesses of the structure. He stated that he worked closely with the previous owner to design a modest addition to address the needs of the family while respecting the unique character and the importance of the structure. He stated that adding a third bedroom to the house makes a significant difference. He stated that the massing and detailing respects the smallness of the original gatehouse. He acknowledged that the structure and the proposed addition are close to Old Mill Road adding that the design purposefully avoids an overwhelming appearance on the streetscape.

In response to a question from Board member Adams, Mr. Rugo stated that the structure has been located very close to the road for many decades and no problems have arisen.

Chairman Bass stated that the addition is minimal and will improve the functionality of the house. Hearing no further questions from the Board, he invited public comment, hearing none, he invited final comments from the Board.

Board member Brewer stated that the addition will add value to the neighborhood while respecting the overall character.

Board member Marshall commented that rather than adding a significant new roof form, the addition is in the form of a dormer minimizing the visual impact. He stated that the value of adding a third bedroom is significant and is done in a manner that preserves the integrity of the existing structure.

Board member Soave stated support for the requested variance noting that the addition preserves the integrity of the original design while also providing space for modern day needs.

Hearing no further comments from the Board, Chairman Bass invited a motion.

Board member Adams made a motion to recommend approval of a variance to allow the encroachment of the second story addition into the front yard setback at 1450 Old Mill Road. He stated that the encroachment shall not exceed the encroachment of the existing structure and shall be consistent with the site plan presented. He stated that the motion is based on the findings detailed in the staff report which are adopted as part of the motion and stated that the Board's comments are incorporated as additional findings.

The motion was seconded by Board member Gibson and was approved by a vote of 6 to 0.

4. Consideration of a request for a recommendation in support of a variance to allow the construction of a garage partially within the front yard setback at 1147 Valley Road.

Property Owners: Kurt Ham and Betty Theriault

Representative: Shawn Purnell, architect

Chairman Bass asked for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a presentation from the petitioner and swore in all those intending to speak on the petition.

Mr. Purnell described the existing residence as a single story, horizontal structure, with a covered car port. He stated that the carport cannot accommodate anything more than a small car. He stated that given the site constraints, there is no way to add a small garage and comply with the current zoning setbacks. He stated that the property was created through a 1957 subdivision, prior to the current zoning regulations. He stated that the owners want a garage for protection during the winter months. He stated that a variance is requested to allow the garage to encroach eight feet into the setback. He stated that the horizontal, single story appearance of

the house will be preserved, adding that the streetscape appearance of the house will remain generally the same as it is today. He stated that along the side of the garage, there is existing vegetation which will remain.

Mr. Prado stated that the home was constructed with a carport, rather than a garage, prior to the adoption of the current zoning regulations. He stated that street facing garages are not uncommon in the neighborhood. He confirmed that the proposed encroachment into the setback is eight feet.

Chairman Bass invited questions from the Board.

In response to questions from Board member Adams, Mr. Purnell stated that the wall is at the edge of the setback and the furthest extent of the bay window encroaches eight feet into the setback.

Board member Brewer stated that a garage will add value to the property.

In response to questions from Board member Brewer, Mr. Purnell stated that the garage is proposed at 24 feet deep to accommodate today's vehicles and 20 feet wide. He stated that the garage could be reduced a foot or two but stated that the owners hope to have a garage that accommodates one car and some storage.

In response to questions from Board member Gibson regarding making the house more symmetrical, Mr. Purnell reviewed the front elevation and the considerations that drove the design as proposed. He stated that the property is wide, with considerable vegetation. He stated that the goal was to design a functional garage with minimal impact to the site. He stated that in his opinion, the design as presented is fairly well balanced.

In response to questions from Board member Marshall, Mr. Purnell agreed that it appears that the houses to the north and south may encroach into the side yard setbacks. He stated that in his opinion, the garage addition as proposed would not appear out of character with the neighborhood.

In response to questions from Board member Adams, Mr. Purnell stated that as proposed, the garage may extend slightly further toward the street than the house to the south.

In response to a question from Board member Brewer, Mr. Purnell reviewed the siding material and confirmed that the siding will cover the exposed concrete at the base. He stated that there will be foundation plantings as well.

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

Board member Gibson stated that in her opinion, the proposed garage will improve the appearance and the functionality of the house.

Board member Brewer made a motion to recommend approval of a variance to allow a garage to encroach no more than eight feet into the front yard setback at the furthest point, the bay window projection, as reflected on the site plan. He stated that the motion is based on the findings detailed in the staff report which are adopted as part of the motion. He stated that the Board's comments are incorporated as additional findings.

The motion was seconded by Board member Adams and approved by a vote of 6 to 0.

7. Public testimony on non-agenda items.

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

8. Additional information from staff.

Board member Adams made a motion to approve the 2026 Zoning Board of Appeals Calendar with a correction to the October meeting date.

The motion was seconded by Board member Gibson and approved by a vote of 6 to 0.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Catherine Czerniak
Director of Community Development