

The City of Lake Forest
Zoning Board of Appeals
Proceedings of the February 24, 2025 Meeting

A regular meeting of the Lake Forest Zoning Board of Appeals was held on Monday, February 24, 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, Mike Adams and Jeffrey Giannelli

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

Staff present: Luis Prado, Assistant Planner, 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 of the January 27, 2025 meeting.

The minutes of the January 27, 2025 meeting were approved as presented.

3. Consideration of a request for a recommendation in support of a variance from the front yard setback for an open porch addition at 1251 Edgewood Road.

Property Owner: Patrick and Maryann Edwards

Representative: Glenn Heidbreder, Heidbreder Building Group

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.

Mr. Heidbreder presented an image of the home noting that it is situated on about a third of an acre and sited on the front third of the property leaving a large backyard. He stated that a variance is requested to allow an open front porch to encroach into the front yard 40 foot setback by about five feet. He stated that the owners desire the porch to improve the functionality of the home adding that they bought the home about six months ago. He stated that the house was built in 1963 before the current setbacks were adopted. He presented photos of other homes in the neighborhood noting the prominence of open front porches. He stated that the neighbors support the project. He reviewed the first floor plan noting the relationship of the porch to the interior spaces. He presented elevations of the home with the proposed porch

addition. He stated that the porch will have a gable roof for weather protection and a handrail at the steps.

Mr. Prado stated that the house is located at the 40 foot front yard setback line and was constructed prior to adoption of the current setback requirements. He stated that currently, there is no visible entrance to the home as viewed from the street. He noted that the proposed porch is open and modest in size. He stated that a condition is recommended requiring that the porch remain open and not be enclosed in the future to maintain the openness within the setback. He stated the porch will encroach no more than five feet into the 40 foot setback.

Chairman Bass invited questions from the Board.

In response to a question from Board member Moorhead, Mr. Prado confirmed that just the porch will encroach into the setback, adding that the house as constructed is at the 40 foot setback line.

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

Board member Adams stated that the porch generally aligns with the pattern of setbacks along the street and the character of other homes.

Chairman Bass stated support for the variance adding that it improves the functionality of the home.

Board members Kleeman, Moorhead and Giannelli all indicated support for the petition.

In response to a question from Chairman Bass, Mr. Heidbreder stated that water from the roof will be directed appropriately.

In response to a question from Board member Giannelli, Mr. Heidbreder stated that the door on the north side of the house will be converted to a window.

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

Board member Kleeman made a motion to recommend approval of a front yard variance to allow an open front porch to encroach no closer than 34.5 feet to the front property line. He stated that the recommendation is based on the findings detailed in the staff report and incorporates the deliberations of the Board as additional findings. He stated the recommendation includes the following condition.

- The porch shall remain open to mitigate the appearance of mass within the front yard setback.

The motion was seconded by Board member Adams and approved by a vote of 5 to 0.

4. Consideration of a request for a recommendation in support of a variance from the rear yard setback for additions at 1051 Meadow Lane.

Property Owner: Chicago Title Land Trust #8002382033 [REDACTED]

Representative: Dick Bories, architect

Chairman Bass asked for any Ex Parte contacts or conflicts of interest. Chairman Bass noted that he exchanged pleasantries with the property owner when he visited the site. Hearing nothing further, he invited a presentation by the petitioner.

Mr. Bories stated that the residence was constructed in 1929 and is located in the East Lake Forest Historic District. He provided a brief history of the property. He noted that the property owners desire to preserve the historic integrity of the house while undertaking thoughtful modernization. He noted that the property owners have lived in the home for five years. He stated that a single story family room, an open porch, and a window are proposed at the rear of the house. He explained that expanding to the south, in an area that would not require a variance, would compromise the original design of the home. He stated that the proposed family room addition expands the footprint of the house to the east, the rear, but does not encroach into the setback any further than the existing garden shed. He pointed out that the addition steps down from the main house and is screened from view by the garden wall.

Mr. Sherron reviewed the site plan pointing out the planned alignment of the shed with the family room addition. He noted the location of the small open porch addition. He presented photos of homes in the surrounding area and the subject property. He stated that the proposed additions are not visible from off site. He noted that the house is large but has limited basement space sufficient only to accommodate the furnace. He stated that storage space will be provided under the family room addition. He reviewed the interior floor plan noting the rooms that will be rearranged on the first and second floor to relate to the proposed additions. He reviewed the elevations and stated that the masonry garden wall will be rebuilt as a smaller element to accommodate the family room addition. He presented renderings of the proposed additions.

Ms. Vollmers noted that revised findings are provided for the Board's consideration. She stated that the location of the mechanicals is not within the setback. She stated that the proposed family room and porch additions are located in the rear yard

setback. She confirmed that after the house was built in 1929, the property was subdivided. She stated that a portion of the home is located in the rear yard setback. She stated that the family room and porch are sited to relate to the interior spaces. She noted the substantial masonry wall and vegetation which together screen views of the proposed additions from off of the site. She stated that the hardship on which the variance request is based is the construction of the home and subdivision of the property prior to the adoption of current zoning regulations.

Chairman Bass invited questions from the Board. Hearing none, he invited public comment, hearing none, he invited final and comments from the Board.

Board member Kleeman complimented the overall project and stated that it appears to meet the applicable criteria.

Board member Adams commented that when visiting the site, he could not see the neighboring properties through the vegetation and garden walls. He stated that the project is well thought out, adding that the siting of the additions make sense. He noted that a portion of the rear of the house is already in the rear yard setback. He stated support for the variance.

Board members Moorhead and Giannelli agreed with Board member Adams' comments.

Chairman Bass stated support for the variance and thanked the petitioners for the attention to detail. Hearing no further comments from the Board, he invited a motion.

Board member Moorhead made a motion to recommend approval of a rear yard setback variance to allow the family room addition to encroach no further than 28'9" into the rear setback and the open porch to encroach no further than 15'6" into the rear setback. He stated that the recommendation is based on the findings detailed in the staff report and incorporates the deliberations of the Board as additional findings.

The motion was seconded by Board member Adams and approved by a vote of 5 to 0.

5. Public testimony on non-agenda items.

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

6. Additional information from staff.

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Catherine J. Czerniak
Director of Community Development