

### **Agenda Item 3**

#### **1251 Edgewood Road Front Yard Setback Variance**

Staff Report  
Vicinity Map  
Air Photos

Materials Submitted by Petitioner  
Application  
Statement of Intent  
Survey – Proposed  
Photo of Existing Conditions  
Proposed West and South Elevation  
First Floor 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:	February 24, 2025
ADDRESS:	1251 Edgewood Road
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<b>Front Yard Setback Variance</b>

### **OWNER**

Pat and Maryann Edwards

### **PROPERTY LOCATION**

1251 Edgewood Road

### **ZONING DISTRICT**

GR3 – General Residential District

### **PROJECT REPRESENTATIVE**

Glenn Heidbreder, CEO of Heidbreder Building Group

### **Summary of the Request**

This is a request for a recommendation in support of a front yard setback variance for a new open porch to support a new front entrance to the residence.

### **Description of the Property**

The property is located on the east side of Edgewood Road. The property was created as a part of the Griffith's subdivision which was approved in 1919. The house was built in 1963, predating current zoning Code requirements. The house does not comply with the side yard setback from the north property line and is sited very close to the front yard setback.

### **FACTS**

#### ***Compliance/Non-Compliance with Key Code Requirements***

- ❖ The property complies with the minimum lot width for the GR-3 zoning district.
- ❖ The property complies with the minimum lot size for the GR-3 zoning district of 6,250 square feet.
- ❖ The existing residence complies with the front yard setback, rear yard setback and the side yard setback from the south property line.
- ❖ The existing residence does not comply with the side yard setback from the north property line.
- ❖ The proposed front porch will not comply with the front yard setback.

### ***Physical, Natural or Practical Difficulties***

- ❖ The Griffith's subdivision was approved in 1919 and the existing residence was built in 1963, prior to the City's adoption of the current zoning regulations.

### **Staff Evaluation**

The petitioner proposes to construct a new entrance and open front porch on the west side of the home, facing Edgewood Road. Currently, the entrance to the home is on the south side of the house, facing away from the street. The proposed addition is intended to create a more visible and functional front entrance and improve the appearance of the home from the street. The roof overhang of the proposed front porch will encroach 5.5 feet into the front yard setback at the furthest point.

### **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 a variance 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 with front porches on other homes in the established neighborhood.
2. The conditions upon which the setback variance is 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 hardship which necessitates a variance to add a new front porch results from approval of the subdivision and construction of the home prior to the current Zoning Code requirements. In addition, the hardship is the fact that there is no visible front entry to the home from the street which causes confusion for visitors.
4. The variance and the resulting porch are intended to elevate the home by adding a more functional front entrance and enhancing the overall look of the home. The porch is open in character minimizing the additional mass that will be constructed in the setback.
5. No evidence has been submitted that indicates the front 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 on the City's website. As of the date of this writing, no correspondence has been received.

**RECOMMENDATION**

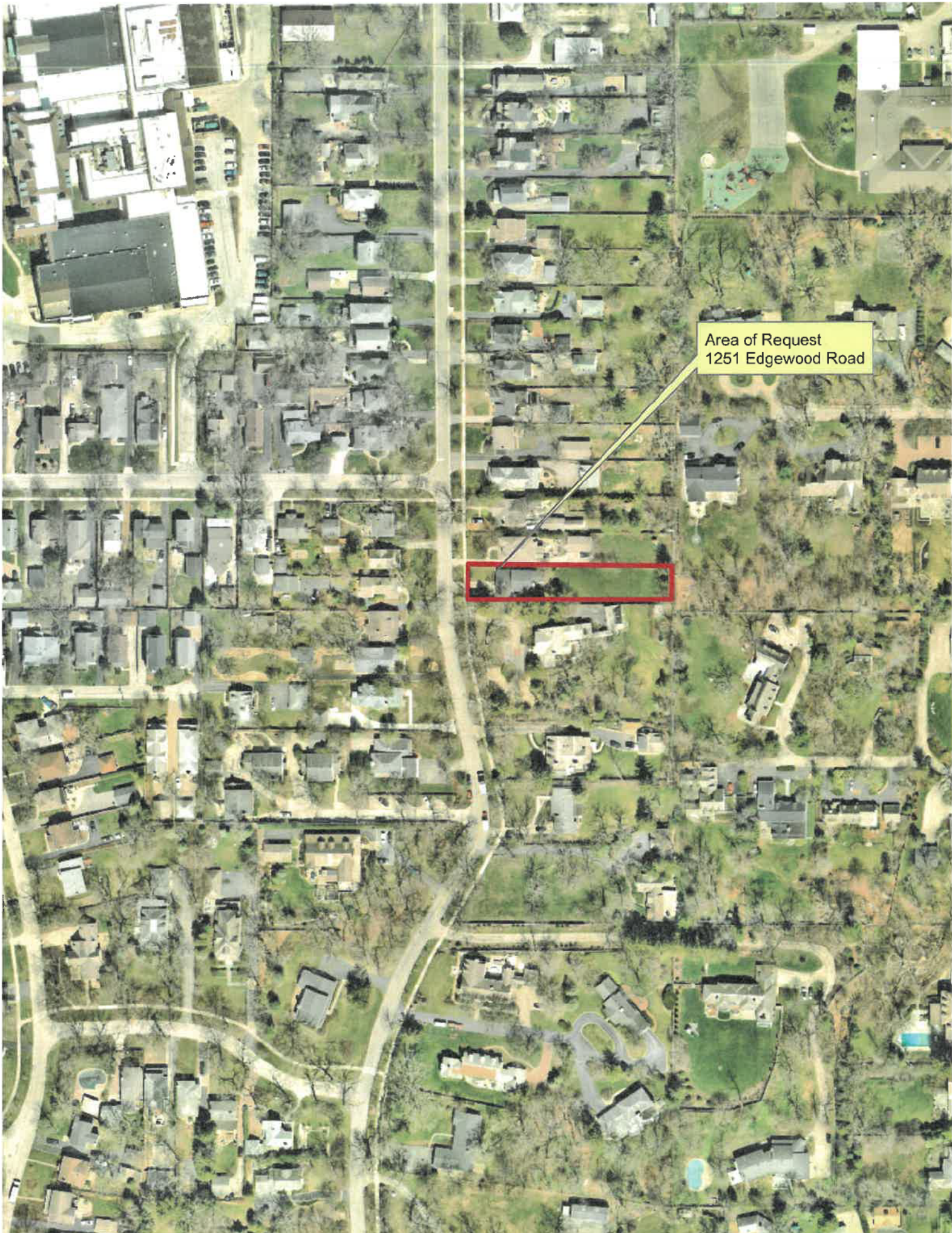
Based on the findings presented above, recommend approval of a variance to allow an open front porch to encroach no further than 5.5 feet into the front yard setback at the point of furthest encroachment consistent with the plans submitted to the Board. The following condition of approval is recommended:

- The porch shall remain open and not be enclosed to minimize the visual mass located within the front yard setback.





Area of Request  
1251 Edgewood Road



Area of Request  
1251 Edgewood Road



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

PROJECT ADDRESS 1251 Edgewood Road, LF

ZONING DISTRICT GR-3

Property Owner (s) Name Pat & Maryann Edwards  
(may be different from project address) Address 1251 Edgewood Road, LF  
Phone 847-370-0505 Fax \_\_\_\_\_  
Email clover3578@gmail.com

Applicant/Representative Name Glenn Heidbreder  
(if different from Property Owner) Title CEO - Heidbreder Building Group  
Address 14100 W. Lambs Lane, Libertyville, IL  
Phone 847-445-5012 Fax \_\_\_\_\_  
Email glenn@heidbrederbuilding.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.

Patricia Edwards 2/18/25  
Owner Date

Maryann Edwards 2/18/25  
Owner Date

Glenn Heidbreder 1/15/25  
Applicant/Representative Date

# Heidbreder Building Group, L.L.C.

14100 Lambs Lane Suite 1 Libertyville, IL. 60048  
847 / 996-6767 ph 847 / 996-6770 fax

January 16, 2025

HBG Job # 25-982

The City of Lake Forest  
Zoning Board of Appeals

## **RE: Statement of Intent for Variance Request**

**Property Address: 1251 Edgewood Road, Lake Forest, Illinois 60045**

The Intent of this Project is to create a Front Door & Front Porch presence on the front (streetside) of the house to welcome visitors and reduce confusion of delivery personnel.

The existing front door and front porch are hidden from the street in the middle of the South elevation behind the garage.

There is a man-door approximately 20' back from the front face of the house on the North side that is unused but seems to attract delivery people who drive into the neighbor's driveway and leave packages on the unprotected stoop.

By adding a small traditional porch and roof to the front (streetside) of the house we can solve these problems and improve the appearance of the home and help it blend in with the streetscape which contains many older homes with welcoming front porches and front doors. Porches are common in this neighborhood.

The goal is to create a design that blends with the existing house, and adds to the functionality of the house. Additionally, the front porch design elements will improve the appearance of the home.

The lot size at 14404 SqFt is sufficient to accommodate the small footprint (8x5 + stairs) of the porch for bulk and impervious surface calculations.

The variance request is to build in front of the front yard setback line

Please feel free to call with any questions.

Sincerely,  
Heidbreder Building Group, LLC

Thomas Kearin  
COO

Building Relationships through Renovation, Historic Restoration, and New Construction  
[www.heidbrederbuilding.com](http://www.heidbrederbuilding.com)

# Heidbreder Building Group, L.L.C.

14100 Lambs Lane Suite 1 Libertyville, IL. 60048  
847 / 996-6767 ph 847 / 996-6770 fax

January 28, 2025

Page 1 of 2

HBG Job # 24-982

Edwards Residence  
1251 Edgewood Road  
Lake Forest, IL. 60045

ATTN: Luis R. Prado

RE: Responses to Chapter 159 Section (4) Standards for variance, subsection (b) 1-4

2/16/2016

## CHAPTER 159: ZONING

(4) Standards for variance

(b) in reviewing the case, the Board shall require evidence to the effect that:

1. The variance, if granted, will not alter the essential character of the subject property, the surrounding area or the larger neighborhood in which the property is located;

HBG: The essential character of the subject property will be altered by taking what is basically a wall with a garage overhead door facing the street and adding an easily identifiable and welcoming front porch and front door like so many other properties on the street and in Lake Forest. The surrounding area and the larger neighborhood in which the property is located will be enhanced through this variance by bringing the subject property more in line with the character of neighborhood and streetscape.

2. The conditions upon which a petition for 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 classification;

HBG: When this house was built in the early 1960's there apparently was no thought to the site placement of the structure other than to maximize the size of the backyard and as such it was pushed to the front of the long narrow lot with the front door hidden from sight, behind the garage, in the middle of the South side of the house.

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;

HBG: When this house was built in the early 1960's there apparently was no thought to the site placement of the structure other than to maximize the size of the backyard and as such it was pushed to the front of the long narrow lot with the front door hidden from sight, behind the garage, in the middle of the South side of the house. and

# Heidbreder Building Group, L.L.C.

14100 Lambs Lane Suite 1 Libertyville, IL. 60048  
847 / 996-6767 ph 847 / 996-6770 fax

January 28, 2025

Page 2 of 2

HBG Job # 24-982

Edwards Residence  
1251 Edgewood Road  
Lake Forest, IL. 60045

ATTN: Luis R. Prado

RE: Responses to Chapter 159 Section (4) Standards for variance, subsection (b) 1-4

2/16/2016

## CHAPTER 159: ZONING

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

HBG: The proposed variance will not impair an adequate supply of light and air to adjacent property to the North because the two houses are separated by the neighbor's driveway and the subject property's side yard setback and due to the fact that the variance is for an open porch approximately 7' x 7' including stairs with a small gable roof that is also approximately 7' x 7'. Both the porch and the porch roof will sit approximately 5' in front of the 40' front setback line at the farthest point.

HBG: The proposed variance will not substantially increase the congestion of the public streets,

HBG: The proposed variance will not increase the danger of fire,

HBG: The proposed variance will not endanger the public safety,

HBG: The proposed variance will not substantially diminish or impair property values within the neighborhood and, if anything, will substantially improve and protect property values within the neighborhood.

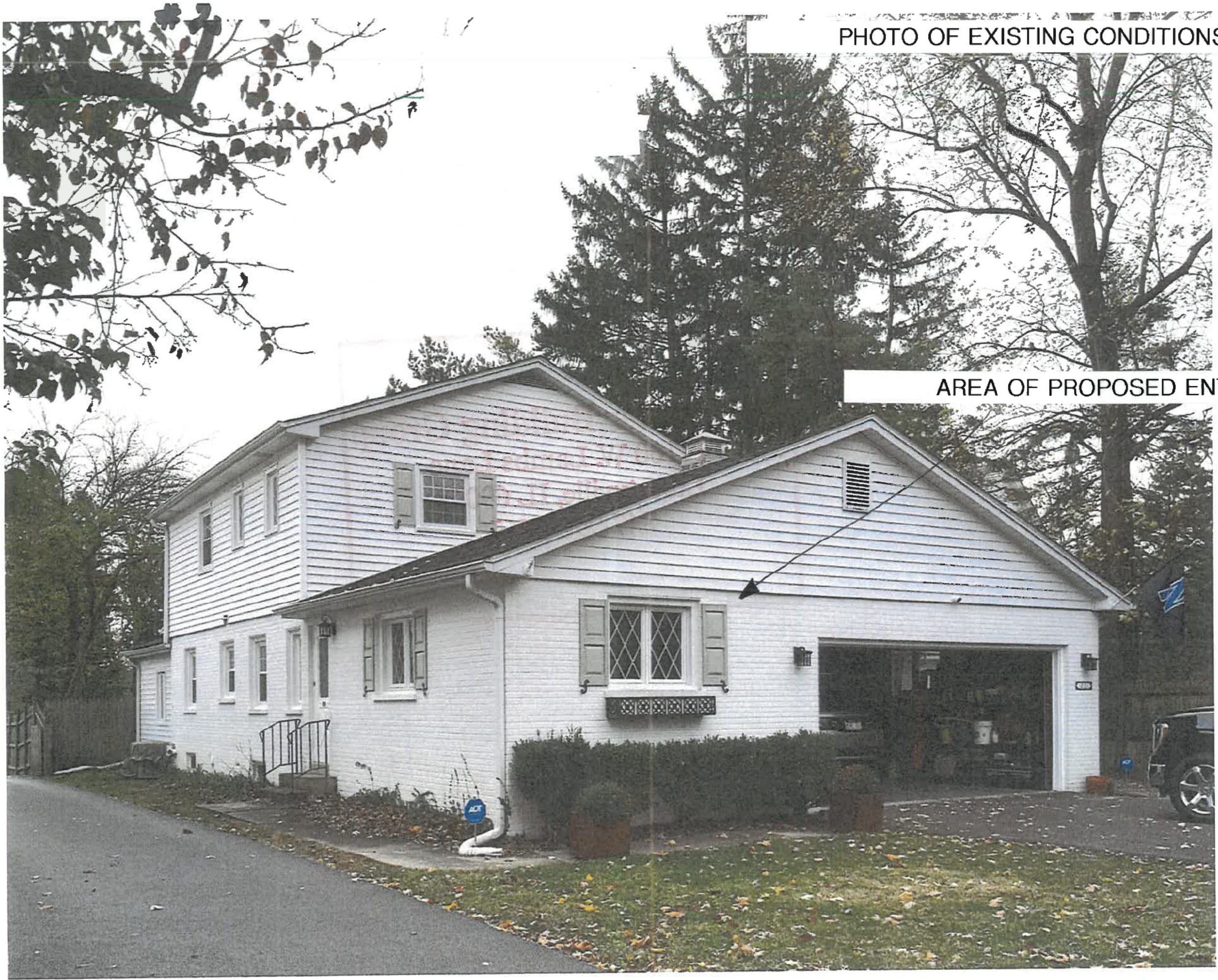
Please feel free to call with any questions.

Sincerely,  
Heidbreder Building Group, LLC

Thomas Kearin  
COO



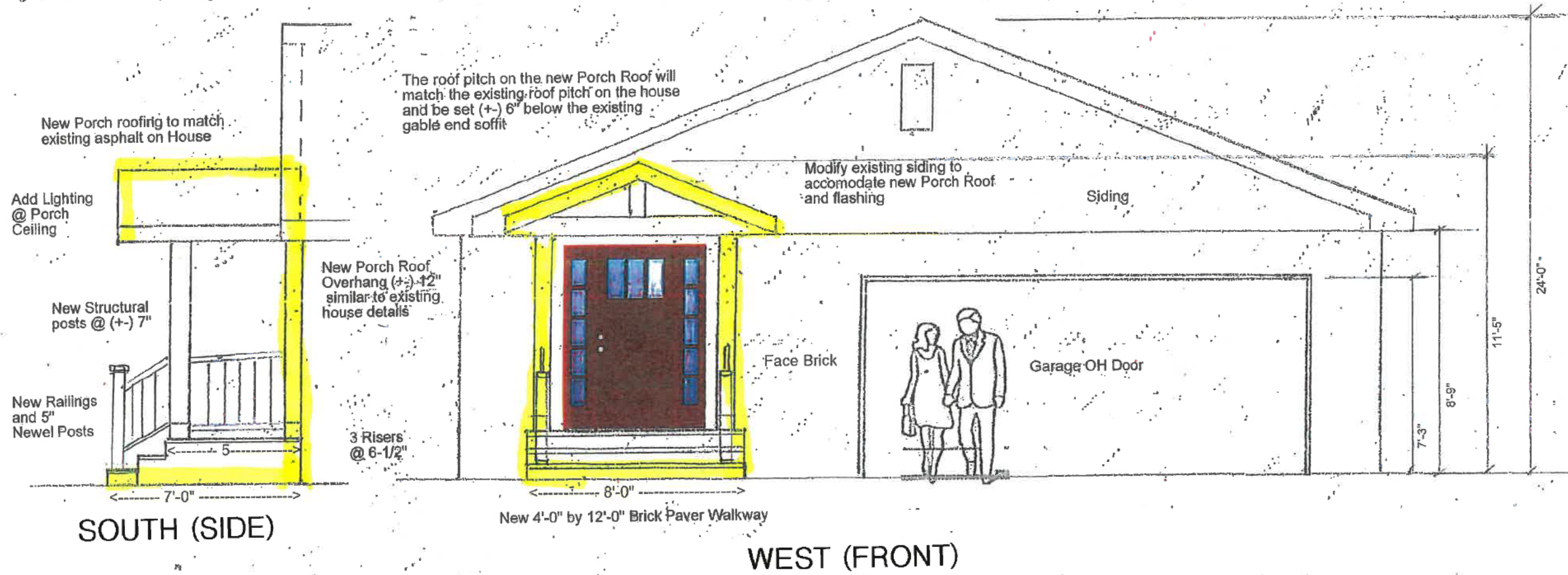
PHOTO OF EXISTING CONDITIONS



AREA OF PROPOSED ENTRANCE

WEST (FRONT) AND SOUTH (SIDE) ELEVATIONS

PROPOSED

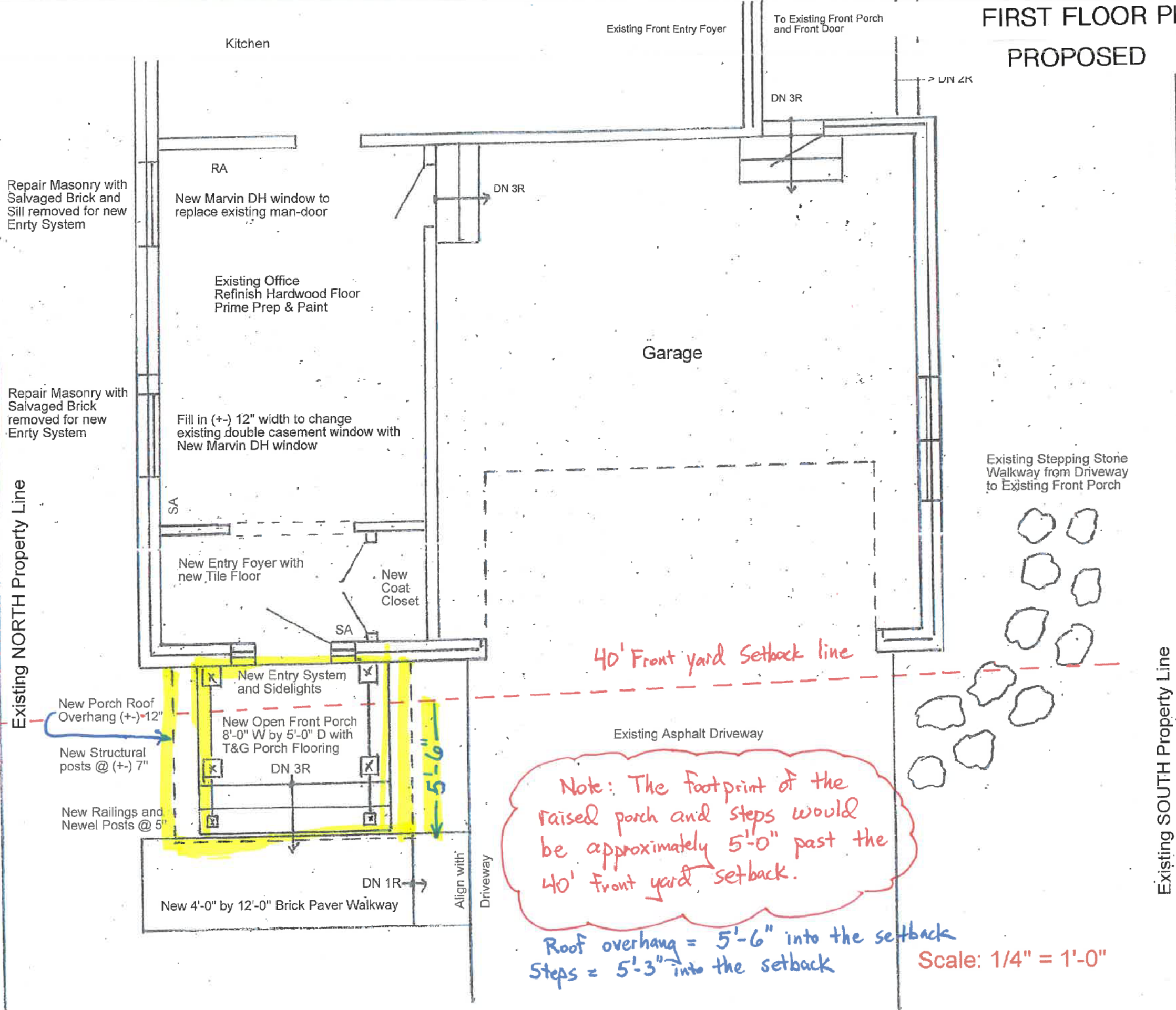


Scale: 1/4" = 1'-0"

<b>Job # 982</b>	
<b>Date</b>	11/13/2024
<b>Issue</b>	Preliminary
<b>Date</b>	11/19/2024
<b>Issue</b>	Revision 2
<b>Proposed Porch Elevations</b>	Heidbreder Building Group, LLC
Edwards Residence	14100 Lambs Lane Libertyville, IL 60048
1251 Edgewood Rd.	847-774-0755 Tom's Cell
Lake Forest	<a href="mailto:thomask@heidbrederbuilding.com">thomask@heidbrederbuilding.com</a>

^ - N

FIRST FLOOR PLAN  
PROPOSED



Job # 982

Date	Issue	Heidbreder Building Group, LLC
11/13/2024	Preliminary	14100 Lambs Lane Libertyville, IL 60048
11/19/2024	Revision	847-774-0755 Tom's Cell <a href="mailto:thomask@heidbrederbuilding.com">thomask@heidbrederbuilding.com</a>
12/3/2024	Revision 2	

Proposed Front Entry Porch	Edwards Residence	Lake Forest
	1251 Edgewood Rd.	



Scale: 1/4" = 1'-0"

## **Agenda Item 4**

### **1051 Meadow Lane Rear Yard Setback Variance**

Staff Report  
Vicinity Map  
Air Photo

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
*Plat of Survey*  
Existing Site Plan  
Proposed Site Plan  
Proposed Floor Plan  
Existing Photos  
Proposed Rendering  
Correspondence

*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:	February 24, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<b>Rear Yard Setback Variance</b>

### OWNERS

Chicago Title Land Trust  
8002382033, [REDACTED]  
[REDACTED] beneficiaries

### PROPERTY LOCATION

1051 Meadow Lane

### ZONING DISTRICT

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

### SUMMARY OF REQUEST

The house at 1051 Meadow Lane was built in 1929 and currently occupies the same building footprint as it had when originally built. The home sits between Elm Tree Road and Meadow Lane with street access off Meadow Lane. The house is located on Lot 2 of the Meadow Lane Subdivision. An historically significant masonry wall is located on the rear property line forming a service court which encloses the driveway and garage access.

The petitioners are proposing to add a one and a half story Family Room Addition off the east elevation of the service wing in the same location as an existing open porch, and to build a replacement open porch north of the addition, both of which will be located wholly within the rear yard setback. The mechanical units which are existing and partially located within the side yard setback will be moved to accommodate a new patio and will no longer encroach in the setback.

### FACTS

#### *Compliance/Non-Compliance with Key Code Requirements*

- ❖ The home as currently built does not comply with the current R-4 zoning code setback requirements.
  - The service wing including garages is partially located in the rear yard setback.
  - The existing mechanicals are partially located within the interior side yard setback.
- ❖ The detached garden shed located to the north of the proposed addition and garage complies with the accessory structure setbacks.

#### *Physical, Natural or Practical Difficulties*

- ❖ The 1957 subdivision was recorded prior to the adoption of the current zoning code provisions. The house in its current condition is sited within the rear yard setback.

### **STAFF EVALUATION**

The proposed Family Room addition and replacement open porch are fully located in the rear yard setback as they attach to portions of the existing residence which already encroach into the setback. The proposed locations for the family room addition and open porch were selected to achieve the desired relationship with the existing interior spaces. Alternate locations within the buildable area of the lot were deemed unsuitable because of the interior layout and existing architecture of the house. The proposed additions are modest in size.

The Historic Preservation Commission is scheduled to review the design aspects of the petition including a request for a Building Scale Variance if the Board issues a favorable recommendation on the requested zoning variance.

### **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.

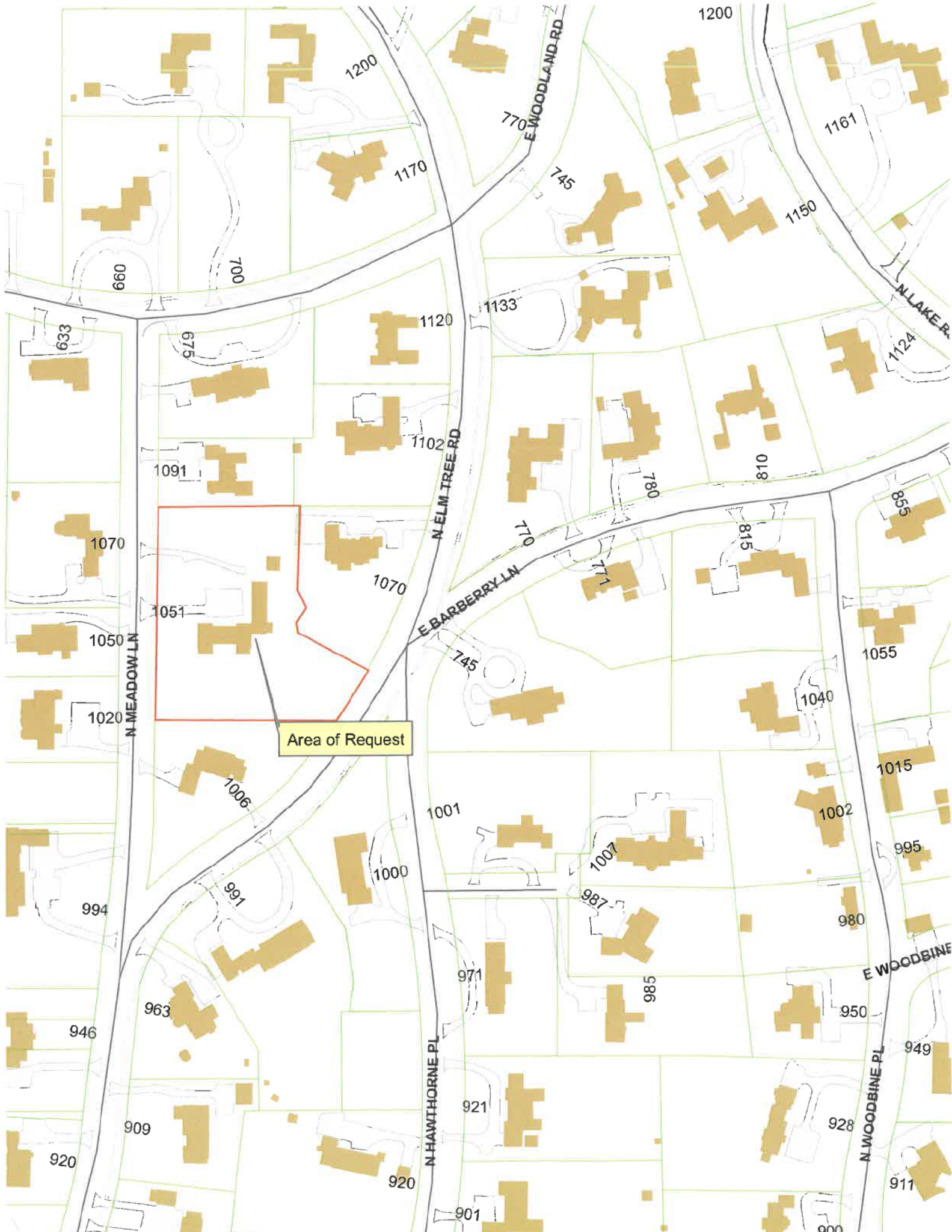
1. As proposed, the family room addition will encroach 28'-9" into the 50-foot rear yard setback.
2. The replacement open porch will encroach 15'-6" into the rear yard setback.
3. Neither the family room nor the open porch encroach further into the rear yard setback than the existing detached gardener's shed which meets the accessory structure setback.
4. The conditions upon which the request for variance is based are unique to this property due to the construction and lot creation occurring prior to the current zoning and code provisions. The need for the variance is driven by the new property owner's desire to update the home and improve its functionality while preserving the historic integrity of the property.
5. The additions will not impair light or ventilation to adjacent properties, increase congestion, or endanger public safety.
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, two pieces of correspondence have been received and are included in the Board's packet.

### **RECOMMENDATION**

Based on the findings presented above, recommend approval of variances to allow the Family Room addition to encroach no further than 28'-9" into the 50' rear yard setback and the open porch addition to encroach no further than 15'-6" into the 50' rear yard setback as reflected on the plans submitted by the petitioner.



Area of Request



Area of Request



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

PROJECT ADDRESS 1051 MEADOW LANE, LAKE FOREST, IL 60045

ZONING DISTRICT Zone R4

Property Owner (s) Name Chicago Title Land Trust Co #8002382033
(may be different from project address) Address
Phone Fax
Email

Applicant/Representative Name DICK BORIES & JAMES SHEARRON
Title BORIES & SHEARRON ARCHITECTURE DPC
(if different from Property Owner) Address 36 E 20TH STREET, 3RD FLOOR, NEW YORK, NY 10003
Phone (212) 706-8262 Fax
Email DICK@BORIESANDSHEARRON.COM

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

Staff Reports are Available the Friday before the Meeting
Email Report: Owner [ ] Representative [x]
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.

[Redacted Signature] 01/16/2025
Owner Date

[Handwritten Signature] 01/16/2025
Applicant/Representative Date



## THE CITY OF LAKE FOREST ZONING BOARD OF APPEALS

### ZONING VARIANCE

A request for

**Building Scale and Setback Variance for Additions to a Single-Family Residence**

at

1051 Meadow Lane  
Lake Forest, Illinois 60045

Prepared by

Bories & Shearron Architecture DPC

January 2025

We are respectfully requesting the City of Lake Forest Zoning Board of Appeals consideration and approval for **Building Scale and Setback Variance** for alterations and additions to **1051 Meadow Lane, Lake Forest, Illinois** for [REDACTED] [Owner].

#### Request and Project History

The Owner is requesting alterations and additions to their c1929 brick house, designed by Harrie T. Lindeberg (1879-1959). The house is in the East Lake Forest Historic District.

As a designer, Lindeberg drew inspiration from the English Arts and Crafts movement, along with elements from the Beaux-Arts, mixed with Norman, Tudor, and Georgian influences. Lindeberg began his career as an assistant draftsman at the noted architecture firm McKim, Mead & White. A partnership with colleague Colt Albro followed this until 1914, after which he founded his eponymous practice.

The Neighbours are particularly aware of the need for careful stewardship of their Lindeberg masterpiece, built in 1929 for the illustrious stockbroker Robert Abbe Gardner. Mr. Gardner was known for his athletic prowess in track & field, racquet sports, and especially golf, as an inductee into the PGA Hall of Fame. This house is a superb example of the architect's brick country house architecture.

**BORIES & SHEARRON ARCHITECTURE, DPC**  
36 E 20<sup>th</sup> Street, 3<sup>rd</sup> Floor  
New York, NY 10003  
212 - 706 - 8262

## **Statement of Intent**

The Owner respectfully petitions the Zoning Board of Appeals for approval of a Building Scale Variance and Setback Variance, grounded in the following considerations:

The R.A. Gardner House, designed by architect H.T. Lindeberg in 1929, stands as a testament to exceptional craftsmanship and visionary design. David and Jennifer Neighbours deeply respect Lindeberg's original vision, having already completed a full renovation that restored the house, both inside and out, to immaculate period status, which continues to define this extraordinary residence.

## **A Careful Consideration of Needs**

After living in the house for five years and thoughtfully assessing their family's needs, the Neighbours have concluded that the addition of a family room and breakfast area is essential to enhancing the home's livability for the evolving needs of their family.

However, this need cannot be met within the existing footprint or without eradicating features that define the architectural integrity of this exceptional Lindeberg house. While the house spans a generous 4,300 square feet on the first floor, only 1,130 square feet is devoted to the original service sector, which includes the kitchen, small breakfast area, butler's pantry, service areas, basement stairs, and mudroom. These areas are tightly arranged within this somewhat "windowless" and limited square footage, leaving no space for a comfortable, dedicated family room that can adequately serve a family of six.

Several other limitations further underscore the need for thoughtful expansion:

- **Ceiling Heights:** The kitchen and service areas have a ceiling height of only 8'6", which restricts the functionality and potential of these spaces.
- **Basement Challenges:** The basement is primarily a small finished area for mechanical infrastructure, with the rest being crawl space. As such, it offers no viable opportunity to create usable living spaces—such as a traditional rumpus room—or to accommodate basic household storage needs.
- **Library Constraints:** The small library, located at the opposite end of the house, is too isolated and modest in size to function as a practical family room. Its location and dimensions, combined with its distance from the kitchen, make it unsuitable for family gatherings or daily use.

## **Alternative Solutions**

Numerous alternatives were considered, including repurposing existing space. We explored enclosing the dogtrot and converting a portion of the existing garage. However, each of these options would have distorted Lindeberg's "quiet" architecture, disrupting the subtle balance that is so central to the house's character and thus eroding its historical and architectural significance.

### **Why Not Expand Southward?**

We respectfully note that expanding to the south—regardless of how carefully executed—would, in our view, destroy the house’s architectural integrity. The necessary bulk for a family room, even if done with meticulous detailing, would wholly disrupt the character of Lindeberg’s design, which the Neighbours hold in the highest regard.

### **Proposed Solution: A Thoughtful Expansion to the East**

Given these constraints, it is clear that the current layout cannot support the needs of the Neighbours’ growing family. After considerable thought, it seems the most respectful and architecturally sensitive solution would be a family room expansion to the east, mirroring the existing setback of the shed and small breakfast bay to the south. This new expansion would draw inspiration from the original massing techniques, subtly stepping down from the main house block. Here, the new kitchen breakfast bay will comfortably break down the impact of the longer elevation created by the new family room wing. We propose to mimic the existing curved-top garden wall to soften the massing of the building.

Additionally, a scaled-down version of the iconic “chimney gables” from the ends of the main house will terminate the new 1½-story addition, preserving the harmonious proportions of the original design.

The new service porch on the east elevation will be an exacting recreation (e.g., pegged oak timbers) of the original porch. Its new roof lines will marry with the roof pitches on the back side of the new family room wing, ensuring seamless continuity. The proposed alterations and additions are crafted to elevate the home’s function while honoring the distinctive beauty and historical richness of its original design. In doing so, we seek to preserve the spirit and elegance of this remarkable house, adapting it for modern living without compromising its timeless charm.

The mechanical equipment location needs to be relocated because the current placement does not allow for access from the kitchen breakfast bay or the family room. We propose moving it to the rear southeast lawn, enclosed with evergreen privacy hedges, maintaining its proximity to the existing basement mechanical/equipment room.

### **A Commitment to Preservation**

With the utmost respect for both the historical and architectural value of the R.A. Gardner House, we respectfully request that the Zoning Commission consider the necessity of these proposed expansions. The Neighbours are committed to executing these changes with the greatest care, ensuring that they align with Lindeberg’s original vision. The proposed additions will be undertaken with the same craftsmanship and attention to detail that defines the home’s legacy, preserving both its architectural heritage and suitability for contemporary living.

We trust that the commissioners will understand the need for these modifications and approve this request, so that the house may continue to serve as a meaningful and functional home for generations to come, while honoring its rich architectural history.

We appreciate this opportunity to present this proposal for the Neighbours' residence. Please let us know if you have any questions or require further information.

Thank you.

## Variance Request

### Square Footage

Maximum Allowable Bulk	= 9,011.36 SF
Existing Total Square Footage	= 11,877.8 SF (Non-Conforming)
Proposed Total Square Footage	= 12,372.4 SF

### Encroachment of Setbacks

Proposed Family Room Addition within Rear Yard Building Setback  
Required = 50'-0"  
Proposed = 21'-3"

Proposed Service Porch within Rear Yard Building Setback  
Required = 50'-0"  
Proposed = 34'-6"

We appreciate this opportunity to present this proposal for the Neighbours' residence. Please let us know if you have any questions or require further information.

Thank you,



Dick Bories, R.A.  
Partner

Bories & Shearron Architecture DPC  
36 East 20<sup>th</sup> Street  
3<sup>rd</sup> Floor  
New York, NY 10003  
T: (212) 706-8262  
W: [www.boriesandshearron.com](http://www.boriesandshearron.com)

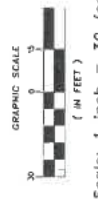
**BORIES & SHEARRON ARCHITECTURE, DPC**  
36 E 20<sup>th</sup> Street, 3<sup>rd</sup> Floor  
New York, NY 10003  
212 - 706 - 8262

# Plat of Survey

Woodland Road  
(formerly Wisconsin Avenue)

of

Lot 2 in Meadow Lane Subdivision of part of Lot 3 of  
Byron L. Smith's Resubdivision in the southeast quarter  
of Section 26, Township 44 North, Range 12 East of the  
Third Principal Meridian, according to the plat of said  
Meadow Lane Subdivision, recorded September 10, 1957  
as Document 964391, in Book 34 of Plats, page 41, in  
the City of Lake Forest, Lake County, Illinois



Scale: 1 inch = 30 feet  
Jameson's Method

All dimensions herein shown unless it is otherwise  
indicated are in feet and decimal parts thereof.  
Bearings of lines herein shown are based upon the  
true meridian.  
Elevations herein shown are given in feet and  
decimal parts thereof and are referred to the  
National Mean Sea Level datum (M.S.L.).  
This survey was completed without benefit of owner  
furnished deed or title documents.

Block 2

Lot 4

Lot 5

Lot 11

Lot 10

Lot 9

Lot 8

Lot 7

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

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Woodland-Elm Tree Subdivision  
(Doc. 955129 on February 18, 1965)

Meadow Lane Subdivision  
(Doc. 964391 on September 10, 1957)

Fantleroy and Corton's Subdivision  
(Doc. 58919 record on October 4, 1894)

part of Lakes Subdivision  
(Rec'd for record on September 18, 1873)

Barberry Lane

Elm Tree Road  
(formerly Kenona Avenue)

Hawthorne Place  
(formerly Kenona Avenue)

Elm Tree Road  
(formerly Huron Avenue)

Elm Tree Road  
(formerly Huron Avenue)

Elm Tree Road  
(formerly Huron Avenue)

Elm Tree Road  
(formerly Huron Avenue)

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Area of proposed additions

State of Illinois }  
County of Lake } s.s.  
I, *Jameson's Method*,  
Professional Land Surveyor No. 2482,  
do hereby certify that we as Illinois  
Professional Land Surveyors, do hereby certify that we have made a boundary  
survey of the property described in the caption of this plat and that this  
survey is a correct representation of the boundary as shown on the plat  
to the best of our knowledge and belief, which all conforms  
to the requirements of the laws of the State of Illinois. The plat  
work for this plat generally completed on December 7th,  
dated at Lake Bluff, Illinois this 10th day of December, 2024

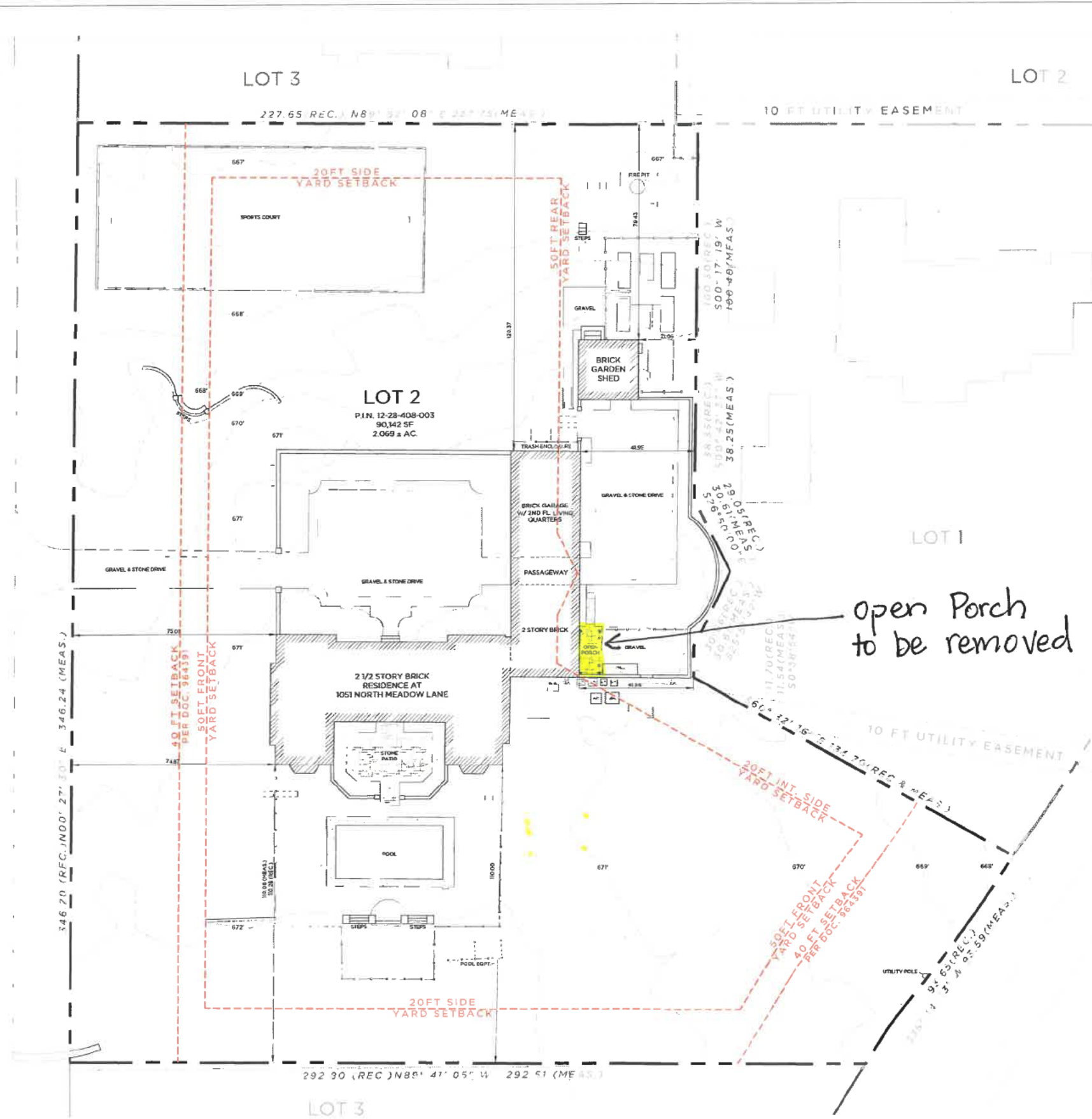
North Central Land Survey Company, Inc.  
by *Jameson's Method*  
President of said Company and Illinois  
Professional Land Surveyor No. 2482 for  
Professional Design Firm #957

ordered by  
Mr. David & Mrs. Jennifer Neighbours  
1051 North Meadow Lane  
Lake Forest, Illinois  
Order No. 16884  
File No. 12-5-4224  
Field Book E805 Page 30  
Date: December 10, 2024

North Central Land Survey Company, Inc.  
Land Surveyors - Cartographers  
47100 N. Lane Oak Road - Beach Park - Illinois 60014  
phone 847-295-1300 email NCLSC@ncsl.com  
Professional Illinois and Wisconsin Land Surveyors

PLAT OF SURVEY

MEADOW LANE



**EXISTING LOT COVERAGE CALCULATIONS**

Lot Area	= 90,142 sq. ft.
Building Footprint	= 4,307.7 sq. ft.
Porte-Cochere	= 252.3 sq. ft.
Garage	= 1,014.4 sq. ft.
Open Porch	= 133 sq. ft.
Outdoor Grill	= 50.2 sq. ft.
Gravel at Outdoor Grill	= 495.7 sq. ft.
Garden Shed	= 484 sq. ft.
Garden Area	= 1,994.1 sq. ft.
Fire Pit	= 233.2 sq. ft.
Front Driveway	= 4,299.2 sq. ft.
Rear Driveway	= 2,284.9 sq. ft.
Gravel at Utility Area	= 540.6 sq. ft.
Rear Stone Patio	= 660.5 sq. ft.
Pool w/ Surround	= 1,208.2 sq. ft.
Sports Court	= 6,446.2 sq. ft.
Landscape Walls	= 676.7 sq. ft.
Landscape Stone Pavers	= 342 sq. ft.
Trash Enclosure	= 74.6 sq. ft.
<b>TOTAL LOT COVERAGE</b>	<b>= 25,497.5 sq. ft.</b>
<b>COVERAGE PERCENTAGE</b>	<b>= 28.3 %</b>

BORIES & SHEARON ARCHITECTURE



36 East 20th Street, 3rd Floor  
New York, NY 10003  
T: (212) 966-8666

**NOT FOR CONSTRUCTION**

The design and concepts shown are the sole property of Bories & Shearon Architecture, DPC. The drawings may not be used except with the express written consent of Bories & Shearon Architecture, DPC.

SCALE: AS NOTED

If this drawing is not 24" x 36", it has been modified from its original size. Scale is no longer applicable.

ISSUE DATE:

NO.	DATE	ISSUE
1	01/27/2024	HPC & ZBA SUBMITTAL

REVISION DATE:

NO.	DATE	REVISION

PRIVATE RESIDENCE  
1051 MEADOW LANE  
LAKE FOREST, IL 60045

EXISTING SITE PLAN

PROJECT NO.:	202408
DRAWN BY:	DM JP
CHECKED BY:	TH
DRAWING NO.:	

**A-001.0**

**1** EXISTING SITE PLAN  
SCALE: 1"=20'





BORRES & SHEARON  
ARCHITECTURE



36 East 20th Street, 3rd Floor  
New York, NY 10011  
T: (212) 696-8462

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ISSUE DATE:

NO.	DATE	ISSUE
1	01/17/2024	HPC & ZBA SUBMITTAL

REVISION DATE:

PRIVATE RESIDENCE  
1051 MEADOW LANE  
LAKE FOREST, IL 60045

PHOTOGRAPHS OF  
EXISTING PROPERTY

PROJECT NO.: 202408  
DRAWN BY: DM JP  
CHECKED BY: TH  
DRAWING NO:

A-004



1 From N. Meadow Lane



2 From N. Elm Tree Road



3 From N. Meadow Lane



4 From Southwest



5 From South



6 From Southwest



7 From East - Covered Dining Room Area



8 From Northeast



9 From North - Garden Shed



10 From North



11 From North - Front Entry



12 From West - Porte-Cochere



A 1051 Meadows Lane Map



BORIES & SHEARRON  
ARCHITECTURE



36 East 20th Street, 3rd Floor  
New York, NY 10003  
Tel: (212) 761-8212

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ISSUE DATE:

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NO.	DATE	REVISION

PRIVATE RESIDENCE  
1051 MEADOW LANE  
LAKE FOREST, IL 60045

PROPOSED  
3D Concept

PROJECT NO. : 202408  
DRAWN BY : DM JP  
CHECKED BY : TH  
DRAWING NO. :

A-405



AERIAL VIEW FROM THE SOUTHEAST