

Agenda Item 3

270 Overlook Drive Steep Slope Setback Variance

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Photos-Existing Conditions and Neighboring Properties
Site Plan
Engineering Plans – Existing and Proposed
Elevations
Building Section

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: April 28th, 2025
ADDRESS: 270 Overlook Drive
FROM: Luis Prado, Assistant Planner
SUBJECT: ***Steep Slope Setback Variance***

OWNER

Brian and Veronica
Denicolo

PROPERTY LOCATION

270 Overlook Drive

ZONING DISTRICT

R3 – Single Family
Residential District

PROJECT REPRESENTATIVE

Wells Wheeler, Architect

Summary of the Request

This is a request for a recommendation in support of a steep slope setback variance for a partially above grade basement addition.

Description of the Property

The property is located on the south and east side of Overlook Drive, near the cul-de-sac. The property was created as a part of the Ringwood subdivision which was approved in 1963. The house was built in 1975. Permit records show various alterations over time. Most of the house does not comply with the steep slope setback in effect today.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The property complies with the minimum lot width for the R-3 zoning district.
- ❖ The property complies with the minimum lot size for the R-3 zoning district of 40,000 square feet.
- ❖ The existing residence complies with the front yard setback, rear yard setback and the side yard setbacks.
- ❖ The existing residence does not comply with the steep slope setback.
- ❖ The proposed partially above grade basement addition will not comply with the steep slope setback. The steep slope setback extends 20' from the point at which a 22 degree line, extended from the bottom of the

ravine, intersects the table land. The purpose of the setback is to ensure a higher level of review for structures proposed adjacent to ravines.

- ❖ The proposed partially above grade basement addition is located on the street side of the house, away from the ravine.

Physical, Natural or Practical Difficulties

- ❖ The house as originally constructed was in compliance with the zoning regulations in effect at that time.

Staff Evaluation

The petitioner proposes to construct a partially above grade basement addition that will extend in front of the home. The proposed addition will encroach 16.5 feet into the steep slope setback. As noted above, the addition will be located away from the ravine. It will be less nonconforming than the existing residence. The City Engineer reviewed the plans and the condition of the ravine and recommends support of the variance.

Findings of Fact

Based on a review of the information submitted by the petitioners, an analysis of this request based on applicable portions of the Zoning Code, and a recommendation from the City Engineer, staff submits the following findings in support of a steep slope variance for the basement addition.

1. The proposed basement addition will not alter the essential character of the neighborhood. The addition, except for the proposed skylights, will extend no more than 3.5 feet above grade and the visual impact of the addition is mitigated by vegetative screening. The addition will have a green roof.
2. The conditions upon which the steep slope setback variance is requested are generally unique to this neighborhood and this specific property. These conditions include the site's geography, the original siting of the house in proximity to a ravine, and the fact that the addition is proposed on the street side of the house, away from the ravine. These conditions are not commonly applicable to other properties in the same zoning district throughout the City.
3. The hardship which necessitates a steep slope variance is the siting of the home near the ravine, prior to the adoption of the steep slope setback regulations.
4. No evidence has been submitted that indicates the steep slope setback variance if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood.

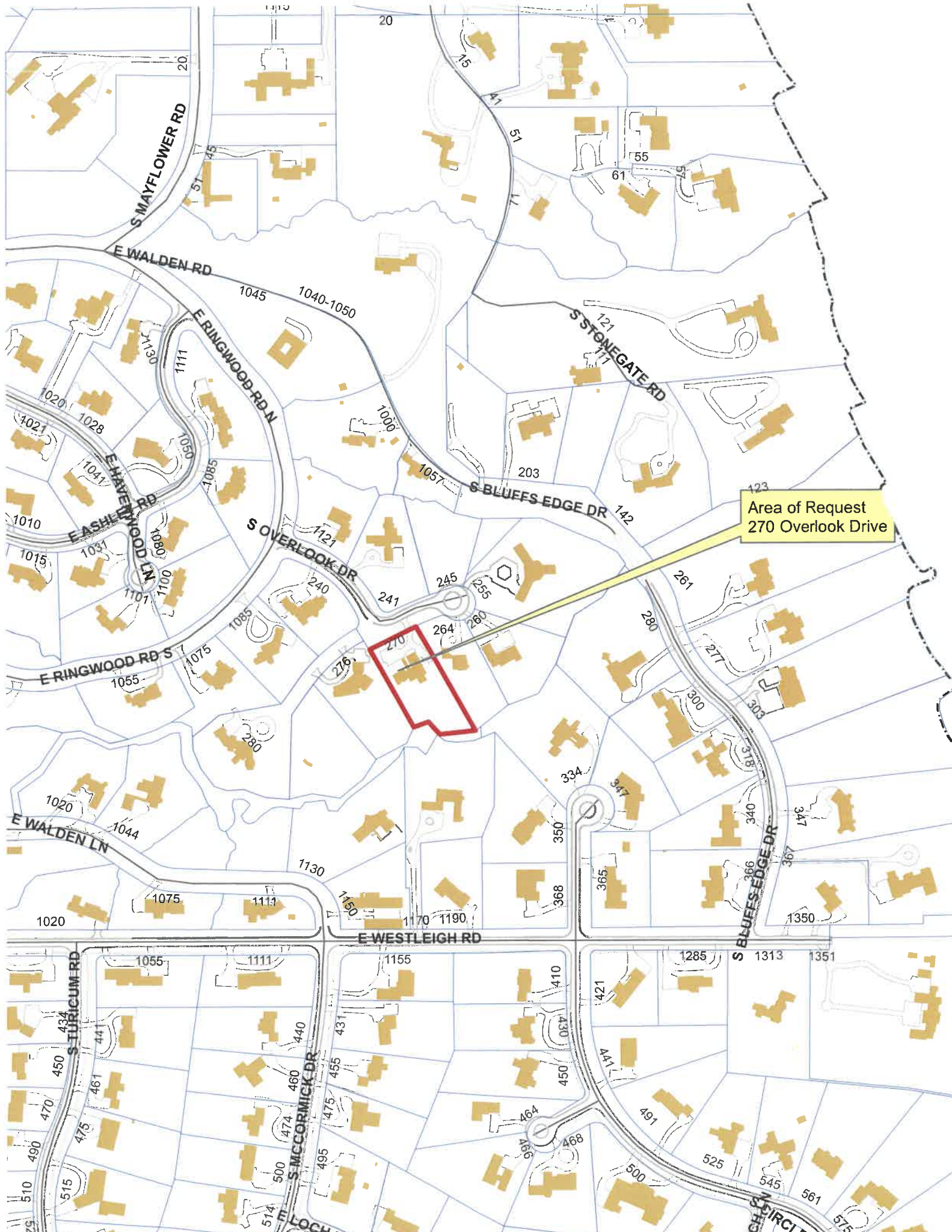
PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published 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 steep slope setback variance to allow a partially above grade basement addition to encroach no further than 16.5 feet into the steep slope setback at the point of furthest encroachment consistent with the plans submitted to the Board. The following conditions of approval are recommended.

- The height of the addition, except for the proposed skylights, will be no greater than 3.5 feet above the existing grade, consistent with the plans submitted to the Board.
- A landscape plan shall be submitted reflecting the existing vegetation and any proposed vegetation which will screen the addition and mitigate light spillover from the proposed skylights.



Area of Request
270 Overlook Drive



Area of Request
270 Overlook Drive



Area of Request
270 Overlook Drive



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

PROJECT ADDRESS 270 OVERLOOK TRAVE LAKE FOREST, IL 60045

ZONING DISTRICT _____

Property Owner (s) Name BRIAN & VERONICA DENICOLO
(may be different from project address) Address SAME
Phone 312 282 7600 Fax _____
Email BVDENIX@ICLOUD.COM

Applicant/Representative Name WELLS WHEELER
(if different from Property Owner) Title ARCHITECT
Address 1100 N. WAUKELAN RD. LAKE FOREST IL
Phone 847 804 0487 Fax _____
Email WWARCN@SRCCGLOBAL.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 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.

[Signature] Owner Date 2/11/25
[Signature] Owner Date 2/11/25

Applicant/Representative _____ Date _____

TRUST OWNERSHIP (EXHIBIT C)

Please list the Trust number and name and address of the Trustee, as well as the names and addresses of all beneficiaries of the Trust, together with their respective interests in the Trust. The application shall be further verified by the applicant in his capacity as Trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the trust.

TRUST NUMBER	008002361247		
	TRUSTEE INFORMATION		
	Name	BRIAN VENICOLA	
	Firm	CHICAGO TITLE & LAND TRUST CO	
Address	10 S. LASALLE ST #2750 CHICAGO		
Phone	312-223 4110		

Beneficiaries

Name	BRIAN VENICOLA	Name	
Address	270 OVERLOOK DRIVE	Address	
Trust Interest	50 %	Trust Interest	%

Name	VERONICA VENICOLA	Name	
Address	270 OVERLOOK DRIVE	Address	
Trust Interest	50 %	Trust Interest	%

Name		Name	
Address		Address	
Trust Interest	%	Trust Interest	%



Wells P. Wheeler
□ Architect □
1100 North Waukegan Road
Lake Forest, Illinois 60045
847 804 0487
wwarch@sbcglobal.net

February 12, 2025

ZONING BOARD OF APPEALS VARIANCE REQUEST
270 OVERLOOK DRIVE | STATEMENT OF INTENT

Attn: Luis Prado, Assistant Planner 847-810-3520 pradol@cityoflakeforest.com
The City of Lake Forest, 800 Field Drive, Lake Forest, Illinois, 60045

Our project is an all-purpose indoor sports activities area addition to the existing DeNicolo Residence at 270 Overlook Drive. The residence was designed in 1974 for Mr. & Mrs. Charles Glore by architect Robert M. Roloson. The Elliott Family extensively remodeled the house in 2003. Most of the modifications were to the interior of the house, and a new greenhouse comprised a very small extension of the footprint. This contemporary house features minimalist detailing, windowless masonry walls facing the street, a covered front entryway with colonnade, skylights, and a flat roof. The highly glazed southern elevation is focused on views to the ravine and outdoor living spaces.

Most of this unique residence is non-conforming with the steep slope setback, which was superimposed on this ravine site in the late 90's. The DeNicolo Family is proposing an addition on the north side of the house adjacent to the front entryway and extending a portion of the west bedroom wing of the residence. This addition will intrude somewhat on the steep slope setback, but the concept is to minimize the visibility of the additional volume. The simple geometry of the existing structure will be replicated in the addition with a low profile extension at the basement level. By utilizing a green roof system on the addition, we hope to further minimize the visual impact of the new construction. Since the proposed addition is located on the street-side of the existing residence, we don't see that the new portion of the building would have any deleterious effects on top-of-ravine stability.

In reviewing the elements of our proposal, we suggest that the improvements to this property are consistent with zoning variance criteria:

1. The variance, if granted, will not alter the essential character of 270 Overlook Drive, the surrounding area or the larger neighborhood. This neighborhood is characterized by custom residences in a wide variety of styles.
2. The conditions upon which a petition for a variance are based are unique to this property due to the geometry of the property and its adjacent ravine, and are not applicable, generally, to other property in this R-3 zoning district.
3. The hardship in conforming with the requirements of this chapter is caused by the adoption of the steep slope setback and has not been created by the actions of any previous residents of this property.
4. The proposed variance will not impair adequate light and air to adjacent property, nor will it impair public functions or values within the neighborhood.

Respectfully submitted,

Wells P. Wheeler, ALA
Architect

AREA OF REQUEST



270 OVERLOOK



NEIGHBORS



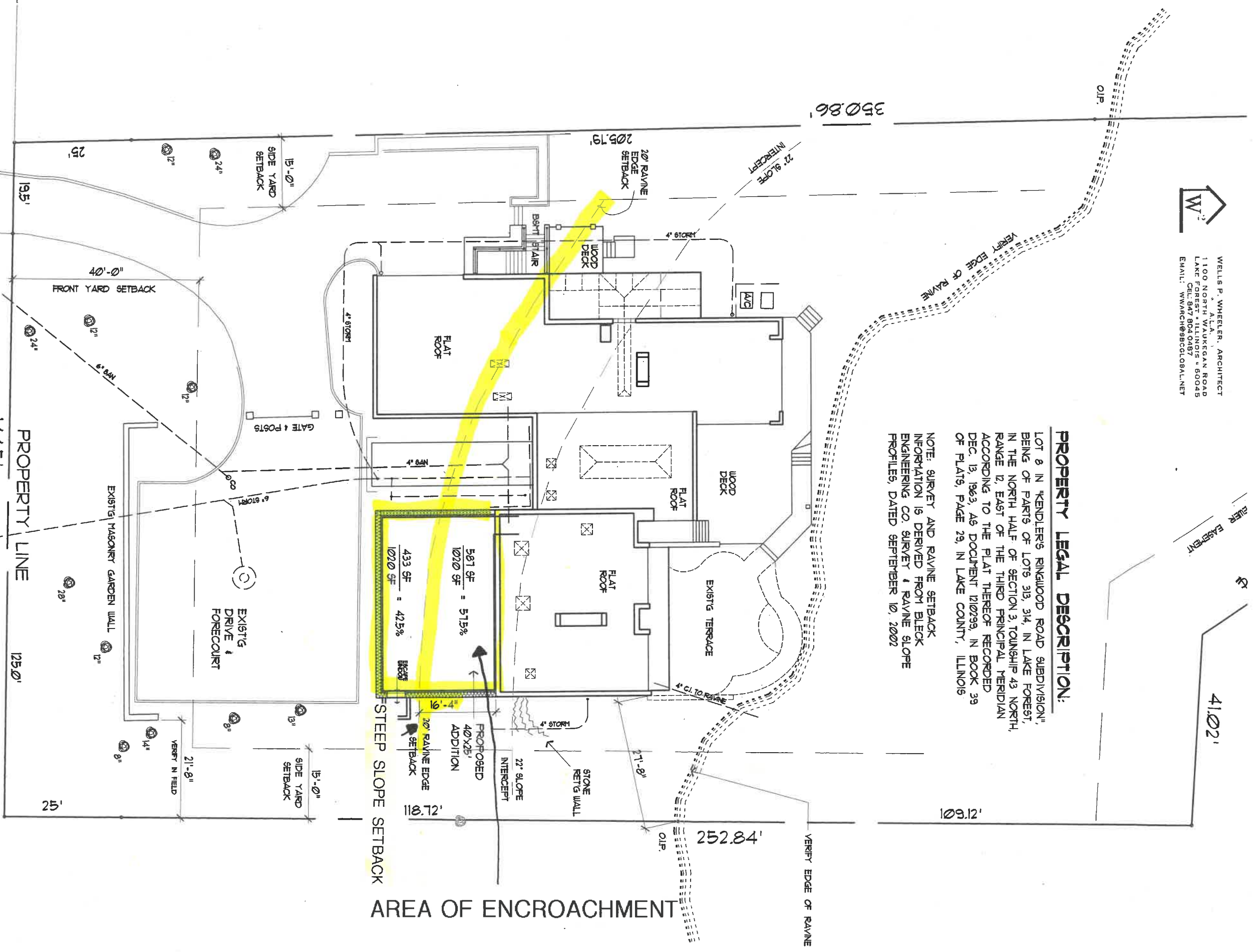


WELLS P. WHEELER, ARCHITECT
 A.L.A.
 1100 NORTH WAUKEGAN ROAD
 LAKE FOREST, ILLINOIS 60045
 TEL: 847.804.0487
 EMAIL: WPMARCH@BSCGLOBAL.NET

PROPERTY LEGAL DESCRIPTION:

LOT 8 IN "KENDLER'S RINGWOOD ROAD SUBDIVISION", BEING OF PARTS OF LOTS 313, 314, IN LAKE FOREST, IN THE NORTH HALF OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DEC. 13, 1963, AS DOCUMENT 110293, IN BOOK 39 OF PLATS, PAGE 29, IN LAKE COUNTY, ILLINOIS

NOTE: SURVEY AND RAVINE SETBACK INFORMATION IS DERIVED FROM BLECK ENGINEERING CO. SURVEY & RAVINE SLOPE PROFILES, DATED SEPTEMBER 10, 2002



AREA OF ENCROACHMENT

SK - 19
 DENICOLA ADDITION
 270 OVERLOOK, LAKE FOREST, IL
 FEBRUARY 14, 2025

OVERLOOK DRIVE

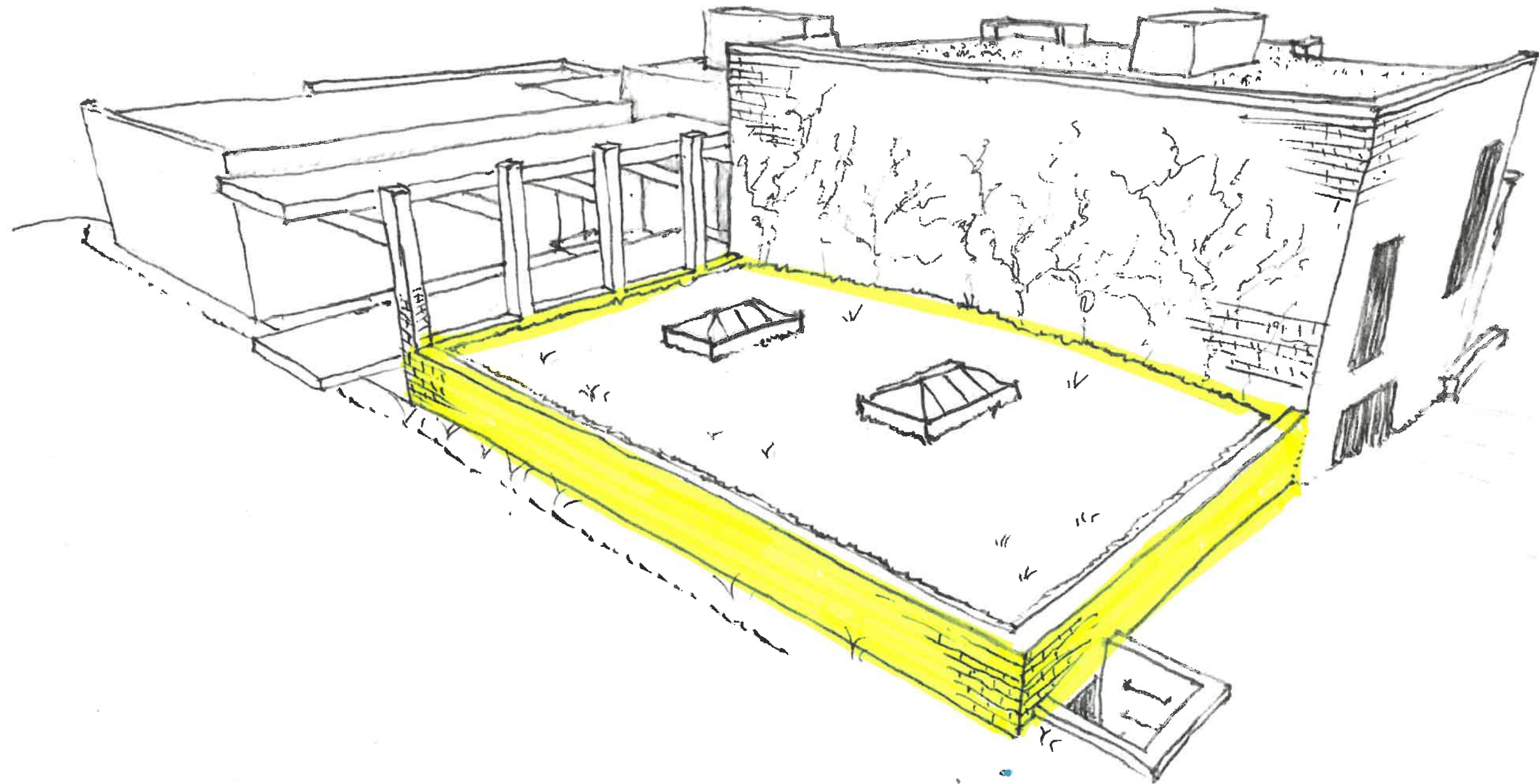
SITE PLAN / ROOF PLAN

SCALE:

1" = 20'



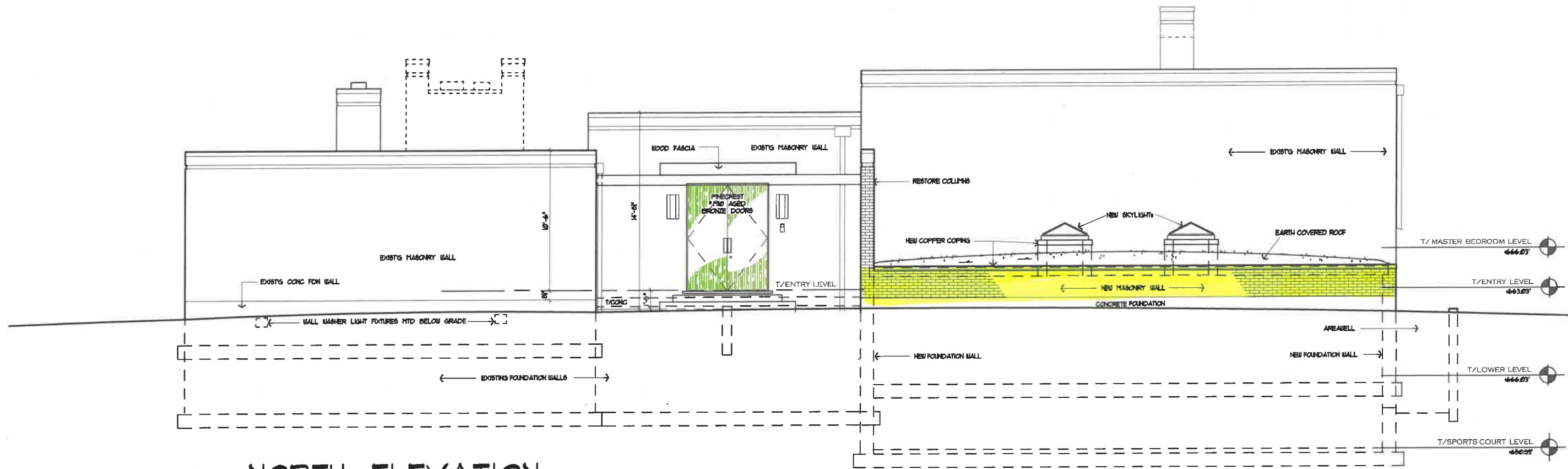
PROPOSED CONCEPTUAL DRAWING - NORTHWEST PERSPECTIVE



SK-22
DENICOLO ADDITION
270 OVERLOOK, LAKE FOREST, IL
FEBRUARY 14, 2025

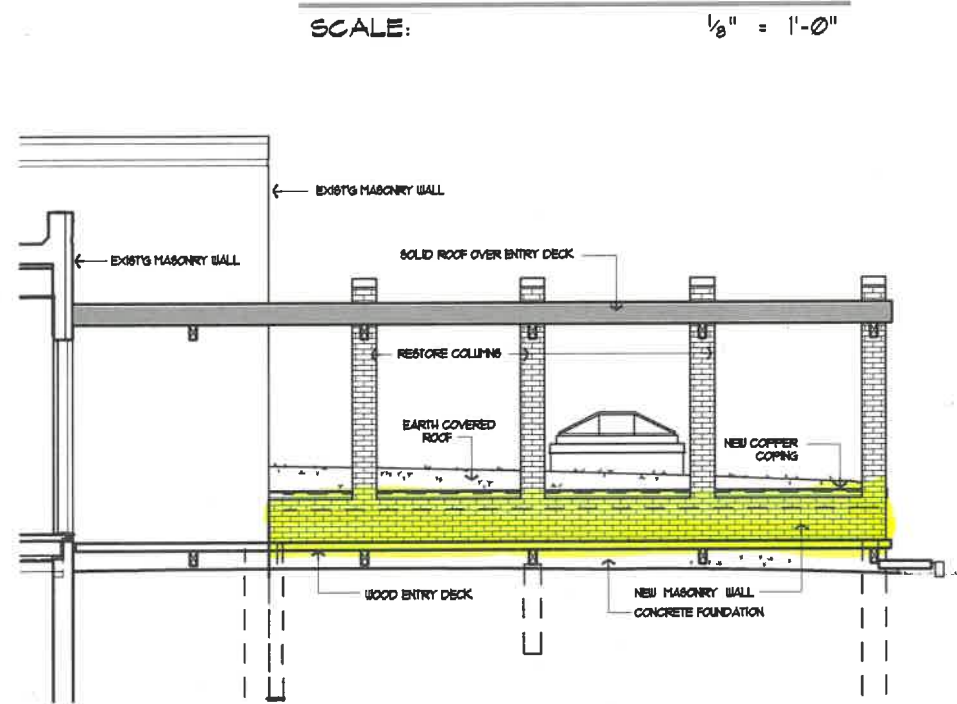


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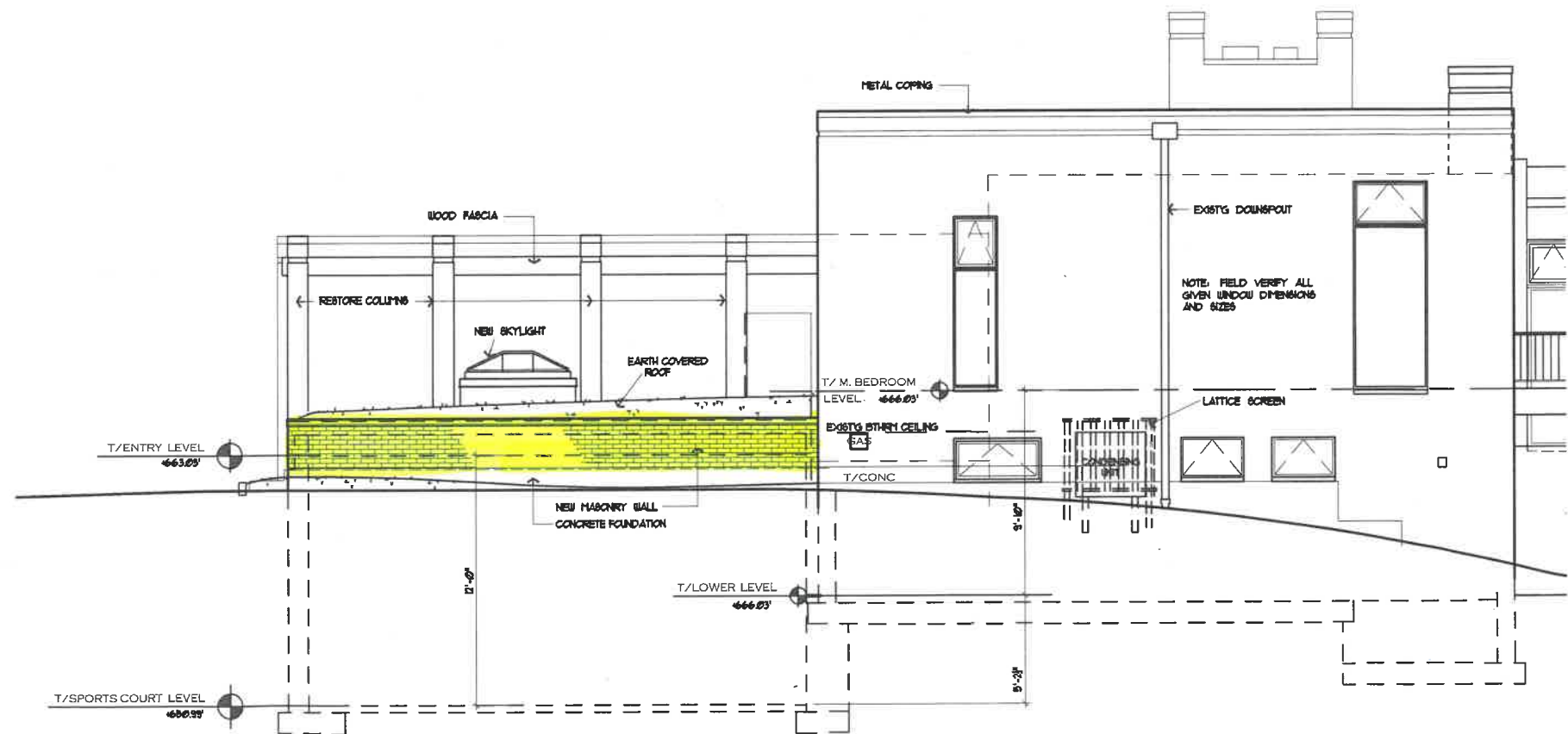
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

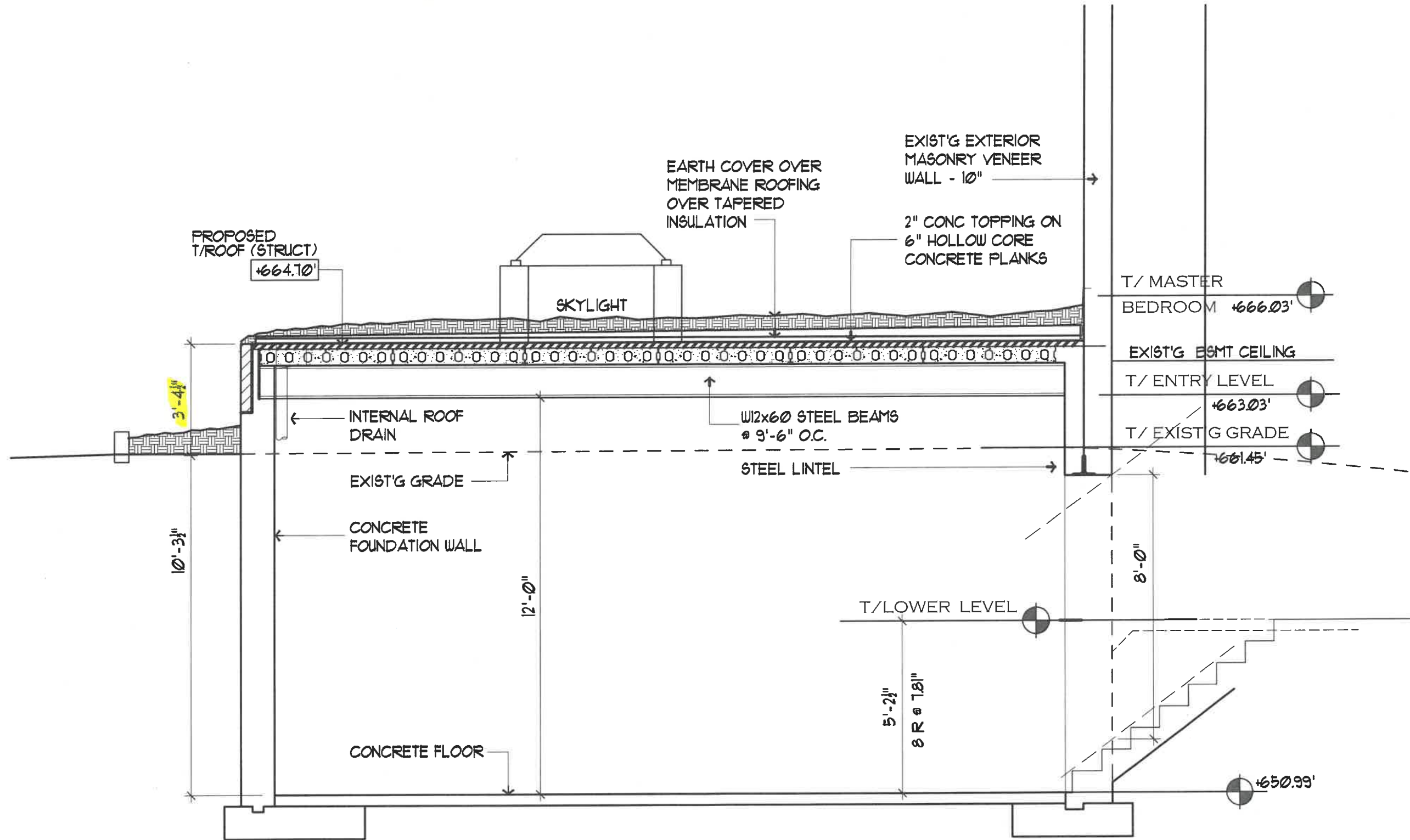
SCALE: 1/8" = 1'-0"

SK-24
DENICOLO ADDITION
270 OVERLOOK, LAKE FOREST, IL
FEBRUARY 12, 2025



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EMAIL: WWARCH@58CGLOBAL.NET





SK - 23

DENICOLO ADDITION
270 OVERLOOK, LAKE FOREST, IL
FEBRUARY 14, 2025

SECTION SKETCH

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



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Agenda Item 4

**587-589 Ivy Court
Accessory Structure Side and Rear Yard Setback Variances**

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Proposed Site Plan
Proposed Elevations
Proposed Floor Plan
Proposed Roof Plan
Proposed Section
Photographs
Existing and Proposed Grading 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:	April 28, 2025
FROM:	Michelle E. Friedrich, Planning Technician
SUBJECT:	587-589 Ivy Court – Side and Rear Yard Accessory Structure Setback Variances

PROPERTY OWNER

McIlvaine Enterprises, LLC
Bruce McIlvaine
1062 S. Green Bay Road
Lake Forest, IL 60045

PROPERTY LOCATION

587-589 Ivy Court

ZONING DISTRICT

GR-3

REPRESENTATIVE

Wells Wheeler, architect
1100 N. Waukegan Road
Lake Forest, IL 60045

SUMMARY OF REQUEST

This is a request for approval of side and rear yard accessory structure setback variances to allow construction of a replacement detached garage. This duplex residence was purchased by McIlvaine Enterprises 5 years ago and has undergone significant upgrades since that time. Variances were granted in 2020 for an open front porch and for the location of air conditioning units.

This property is located on the south side of Ivy Court, just west of Maywood Road. This property is part of the Wolfe and Dhamer Subdivision platted in 1959. The property was developed with a duplex residence in 1960 and the detached garage in 1971.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The proposed improvements comply fully with the lot coverage limitation.
- ❖ The proposed improvements comply fully with the square footage limitations.
- ❖ The proposed garage exceeds that allowable width by two inches.

- ❖ The existing detached garage does not comply with the side (east) or rear yard accessory structure setbacks.
- ❖ The proposed replacement detached garage does not comply with the side (east) or rear yard accessory structure setbacks.
- ❖ The property complies with the minimum lot width.
- ❖ The property complies with the minimum lot size.

Physical, Natural or Practical Difficulties

- ❖ The existing garage was constructed in 1971 in compliance with the Code provisions in place at that time.
- ❖ The existing garage is two inches wider than currently permitted by the Code, the replacement garage is proposed to be the same width, in the same footprint.

STAFF EVALUATION

This property is located within the GR-3 zoning district. The property owner acknowledged at the time he acquired the property in 2020 that the detached garage required replacement. Due to overhead utility lines serving the neighboring property which were located just above the garage, demolition and construction of a new garage could not be done safely. Recently, the utility lines were removed and relocated underground making replacement of the deteriorating garage possible.

As noted above, the existing garage was permitted and constructed in accordance with the setbacks in place at the time of construction and the proposed detached garage will be replaced in the same location. The petitioner explored shifting the garage further from the property lines, but to allow for adequate maneuvering space into and out of the garage, the replacement garage is planned in the same footprint as the existing garage. The height of the garage is increased slightly to accommodate a taller garage door appropriate for modern day vehicles. The existing garage has a gutter and virtually no eave. The replacement garage has a 12 inch eave with a gutter to properly address stormwater runoff from the garage. As a result, the eave of the replacement garage encroaches slightly further into the setbacks than the existing garage. The garage is proposed 2 feet from the east property line and 2 feet from the south property line, including the eave and gutter.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners, site visits and an analysis of this request based on applicable portions of the Zoning Code, staff submits the following findings.

1. The variances will not alter the essential character of the subject property, the surrounding area, or the larger neighborhood in which the property is

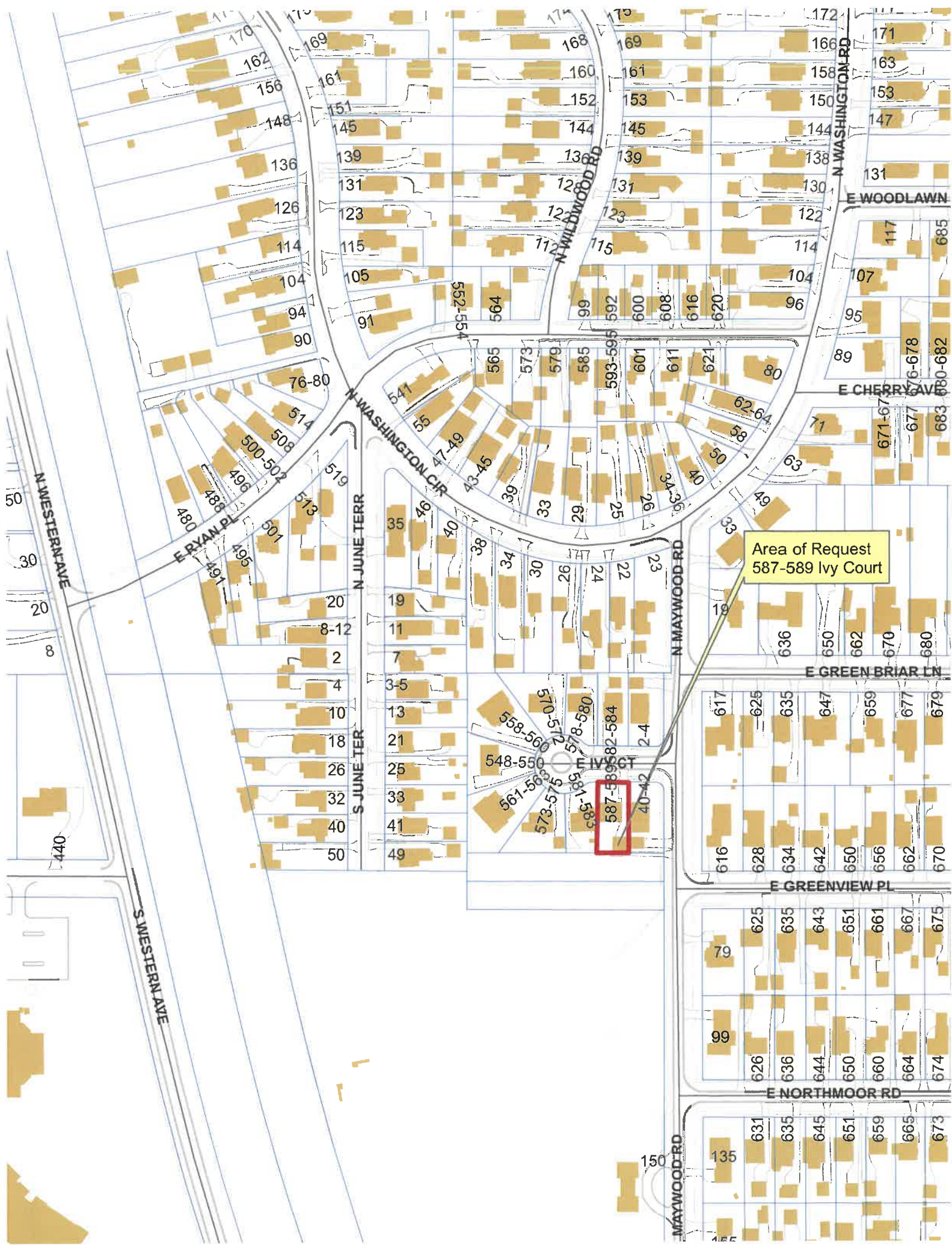
- located. The garage will be replaced in the same location as it has existed for over 50 years.
2. The conditions upon which the variances are requested are unique to the property and the existing character of the neighborhood and are not universally applicable to other properties in the same zoning district in other areas of the community.
 3. The difficulty or hardship in conforming with the setback requirements has not been created by any person presently or formerly having an interest in the property as the existing garage was constructed in conformance with the Code. The replacement garage will be in the same footprint as the existing garage with slightly deeper eaves.
 4. The variances will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or substantially diminish property values. The proposed garage will replace a deteriorating structure and will be an improvement to the neighborhood.

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was published in the Lake Forester, the agenda was posted at five public locations and 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 to the City Council of side and rear yard accessory structure setback variances to allow a replacement detached garage 2 feet from the side (east) property line and 2 feet from the south property line (including the eave and gutter), as shown on the site plan in the Board's packet.



Area of Request
587-589 Ivy Court

587-589



Area of Request
587-589 Ivy Court



Area of Request
587-589 Ivy Court



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

PROJECT ADDRESS 587 - 589 Ivy Court, Lake Forest ILL. 60045

ZONING DISTRICT

Property Owner (s) Name McIlvaine Enterprises, Inc
Address 1062 S. Green Bay Rd, Lake Forest ILL 60045
Phone 847-502-6800 Fax
Email blmcinc@aol.com

Applicant/Representative Name Wells Wheeler
Title Architect
Address 1100 N. Waukegan Rd, Lake Forest ILL 60045
Phone 847-604-8819 Fax
Email WWarch@sbcglobal.net

Beneficial Interests
Corporation [x] 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.

Signature of Bruce L. McIlvaine, President Date 3-5-2025

Owner Date

Applicant/Representative Date

CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>McIlvaine Enterprises, Inc</u>	Name _____
Address <u>10625</u>	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name <u>McILVAINE ENTERPRISES INC</u>	Name _____
Address <u>10625 GREEN BAY RD LAKE FOREST IL 60045</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



1062 S. Greenbay Road, Lake Forest, IL 60045
847-502-6800 blmcinc@aol.com

The City of Lake Forest
Zoning Board of Appeals Variance Request
587-589 Ivy Court

Statement of Intent
March 5, 2025

We are requesting a variance for the property at 587-589 Ivy Court to seek relief from the required side yard and rear yard setbacks for the replacement of the existing non-conforming garage. The existing garage is in terrible shape, and a variance will allow us to replace it with a more functional building.

The southeast corner of the existing garage is located 3.3' north of the south property line and 2.85' west of the east property line. The gutters overhang the walls by 12". The side yard setback for an accessory building is 6', and the rear yard setback is 10'. There is also a utility easement 5' to the north of the south property line. The existing structure encroaches on all these setbacks.

The duplex residence on this property was extensively renovated in 2020, and we appeared before this board to request a variance for a front porch. The variance was granted, and the duplex has been successfully occupied since.

At that time I knew the garage needed to be replaced. It was suggested by the City that the garage replacement be included with that renovation project. However, the existing conditions at the time were such that they involved an unsympathetic third party. In late summer 2024 there was a kitchen fire (with no injuries) at the east neighbor's property. The repairs required the relocation of the overhead electrical service wires. These wires traverse my property and the existing garage roof. With that condition projected to be resolved, I would like to finish the job I started years ago.

The existing garage dates from the 1960's when the property was developed. The floor slab is badly cracked, and it is not pitched for drainage. The floor typically floods with a half inch of water when it rains. The wall framing is crumbling and showing signs of rot. The entire south wall and a portion of the west wall are below grade. The overhead door is 6' tall, and the current standard is 7'. There is no evidence that the existing foundation is sufficient to support a new building. Our intent is to demolish and rebuild a more functional and safer garage in its existing location.

We contend that the existing location is the only possible place in the yard for a garage for proper maneuverability due to the proximity of the existing duplex house and concrete patio slab and due to the reasonable desire to have some green space in the yard. The existing

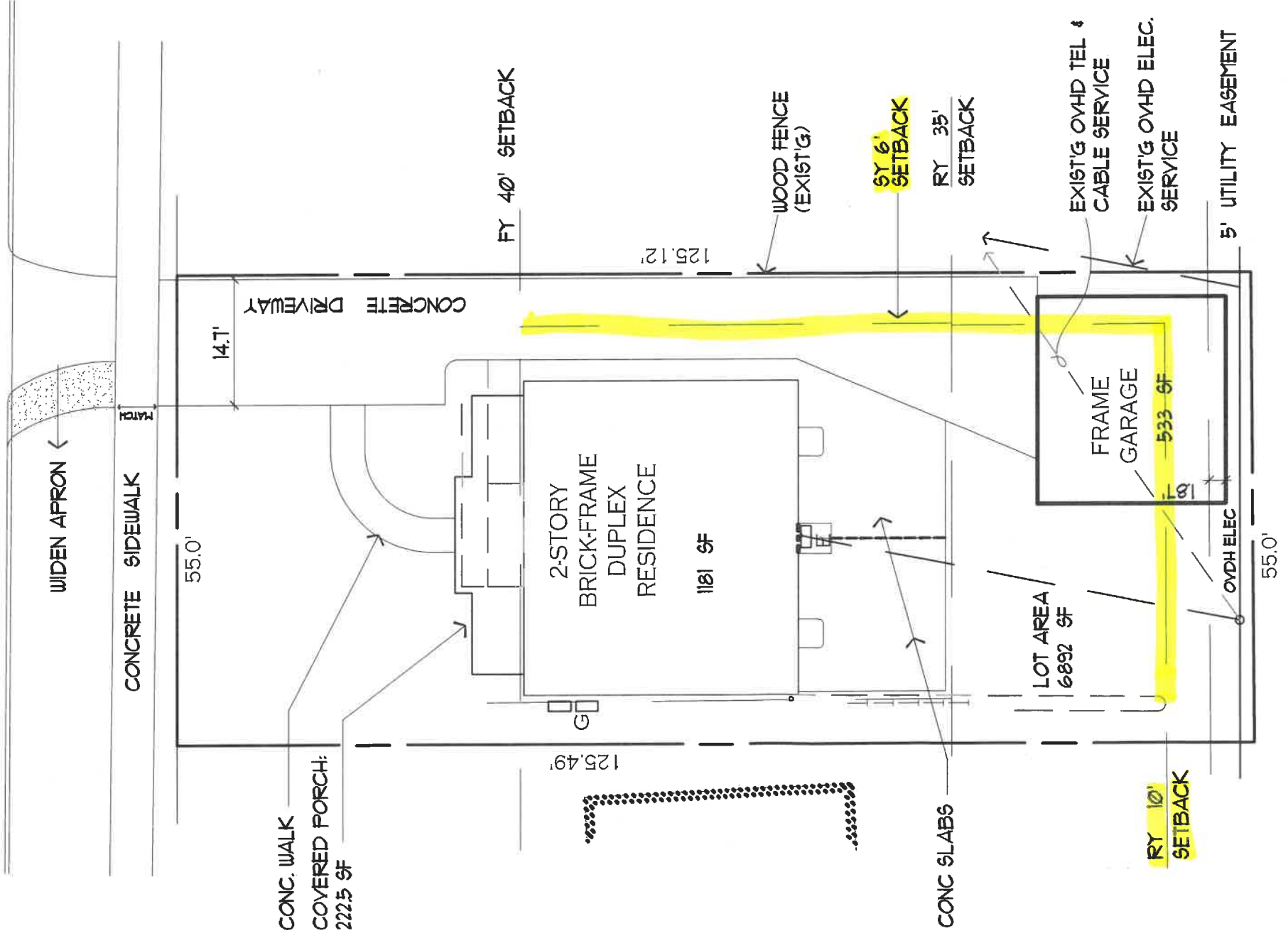
conditions require that a smaller car park on the west side of the 2-car garage interior. Keep in mind this is a duplex, so the property must accommodate 4 cars for off street overnight parking. There is room for two mid-size cars parked end to end in front of the residence on the single-lane driveway. Consequently, two cars must park in the garage.

Replacing the garage in its current position will not adversely affect any conditions that have existed for the last 60 years. Having a new garage on this lot that complements the newly renovated residence will serve to uplift the street appeal and the neighborhood at large.

Respectfully submitted,

Bruce McIlvaine

IVY COURT



ZONING DISTRICT: GR-3
 FY: 40'
 SY: 6'
 RY: 35'

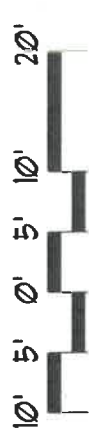
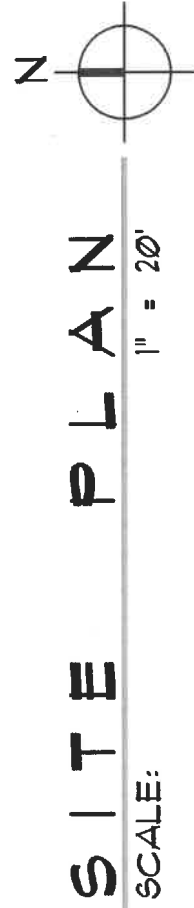
ACCESSORY:
 FY 40'
 SY 6'
 RY 10'

LOT SIZE: 6892 SF
 FOOTPRINT: 1181 SF
 1st FLOOR: 1135 SF
 2nd FLOOR: 1135 SF
 GARAGE: 533 SF
 PORCH ADD'N: 179 SF

REVISED
 IMPERVIOUS: 3866 SF

LEGAL DESCRIPTION

Lot 10 in Wolfe and Dahmer Subdivision, being a Resubdivision of Lots 1 to 4, inclusive, of Schneider and Nahin's Second Addition to Northmoor Terrace, in part of the Northeast Quarter of Section 4, Township 43 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Wolfe and Dahmer Subdivision, recorded June 1, 1959 as Document 1032104, in Book 34 of Plats, Page 117, in Lake County, Illinois.

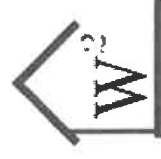


SITE PLAN

MCILVAINE DUPLEX
 PRELIMINARY GARAGE PROPOSAL

587-589 IVY COURT
 LAKE FOREST ILLINOIS 60045

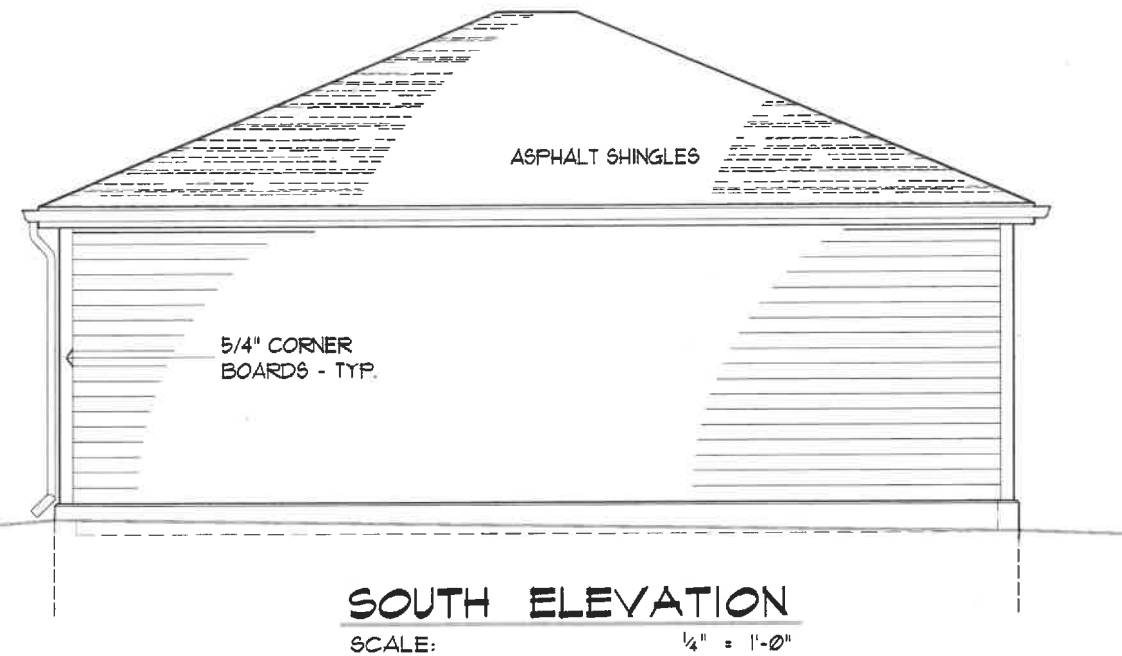
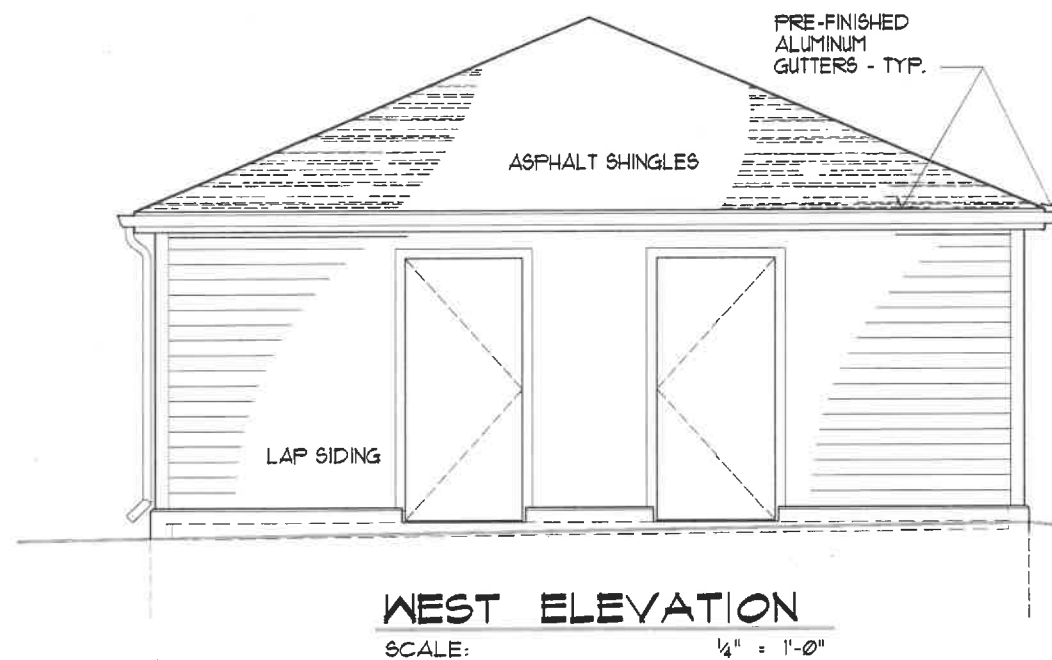
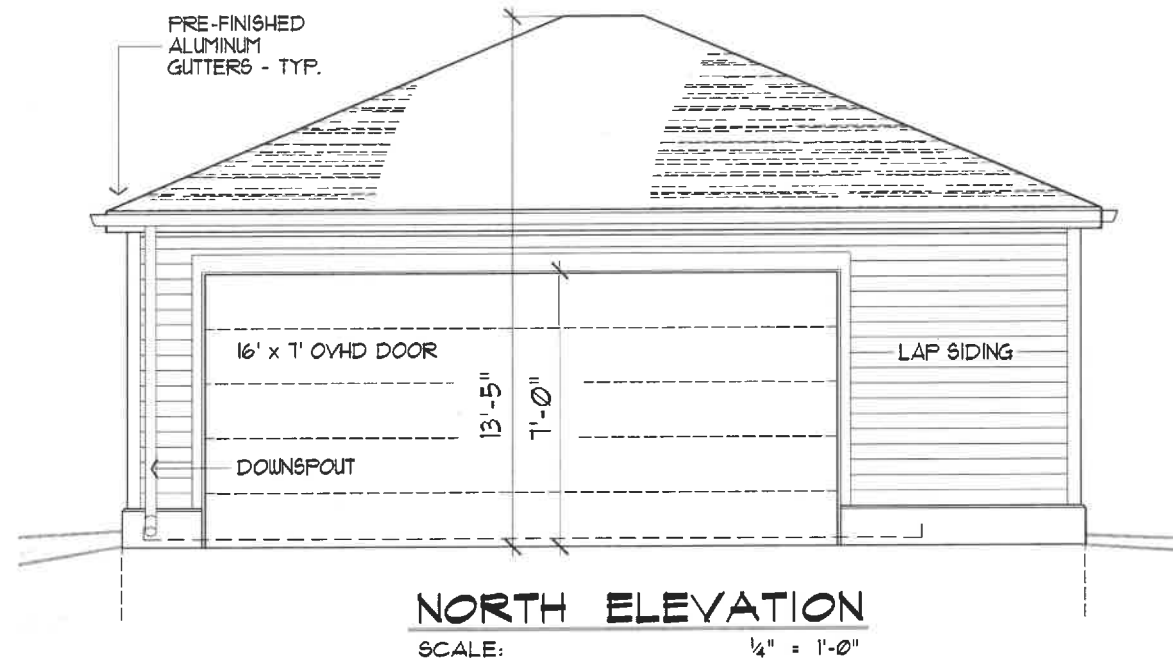
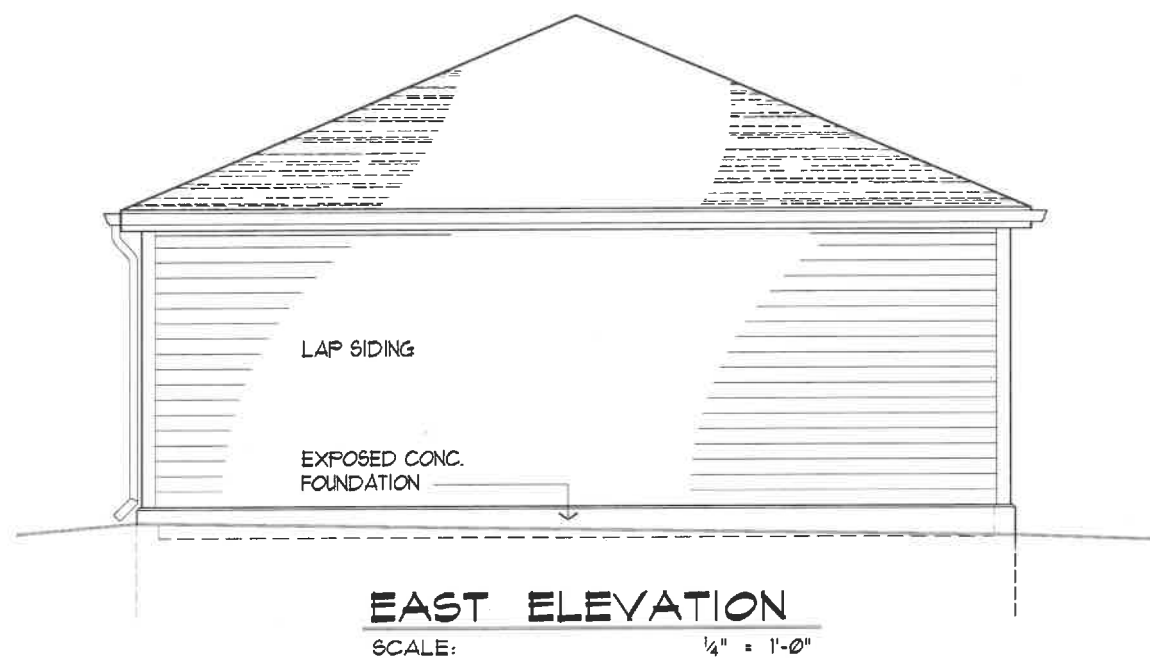
SK - 02



PROPOSED SITE PLAN

MARCH 5, 2025

WELLS P. WHEELER, ARCHITECT
 A.L.A.
 1100 NORTH WAUKEGAN ROAD
 LAKE FOREST, ILLINOIS 60045
 TEL: 847 804 0487
 EMAIL: WWARCH@SBCGLOBAL.NET

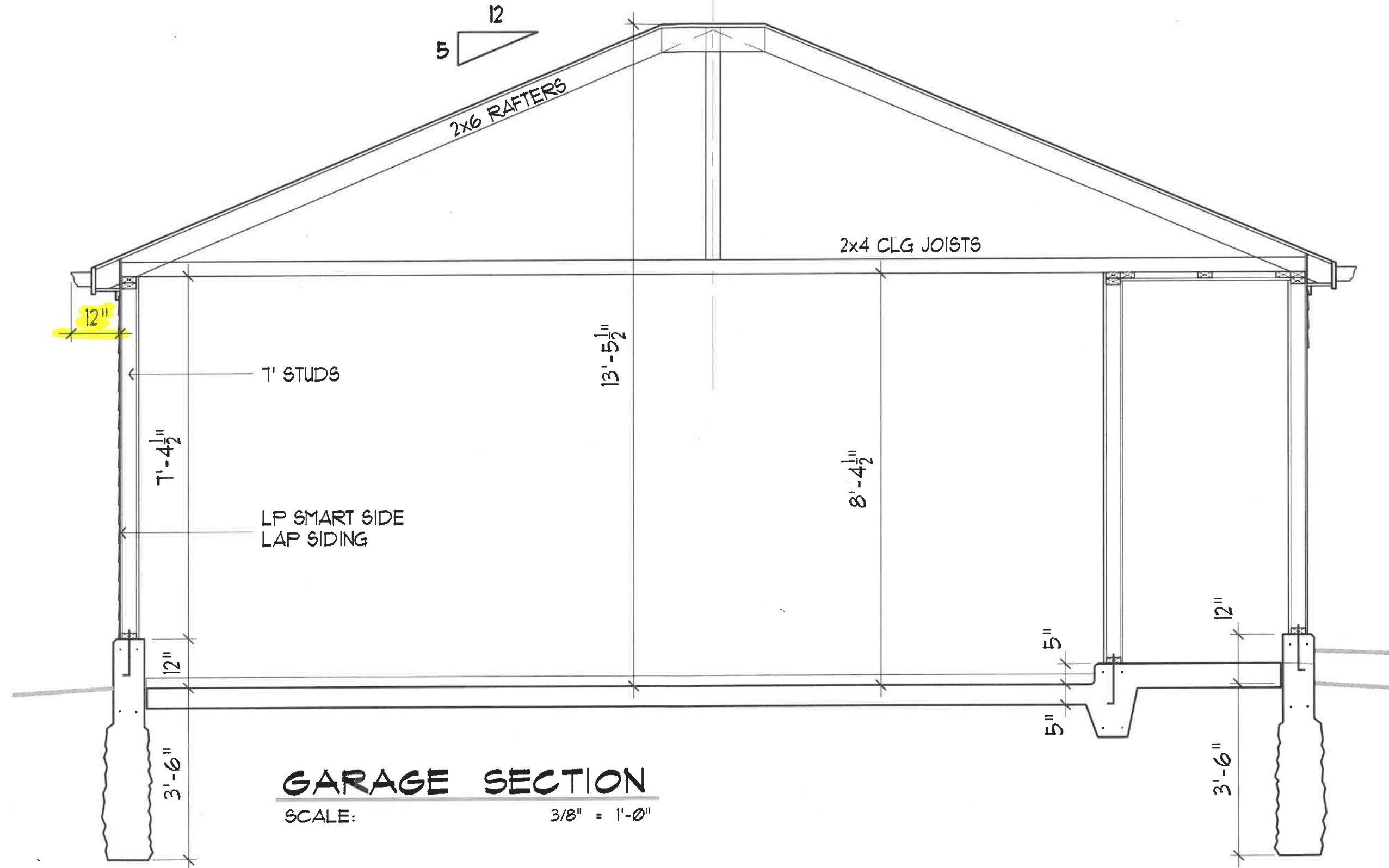


MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

SK - 05
PRELIMINARY GARAGE PROPOSAL
MARCH 5, 2025



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LAKE FOREST • ILLINOIS • 60045
CEL: 847 804 0487
EMAIL: WWARCH@SBCGLOBAL.NET



GARAGE SECTION

SCALE: 3/8" = 1'-0"

SK-03
 PRELIMINARY GARAGE PROPOSAL
 MARCH 5, 2025



WELLS P. WHEELER, ARCHITECT
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 LAKE FOREST, ILLINOIS 60045
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 EMAIL: WWARCH@SBCGLOBAL.NET



FROM NORTH



FROM NORTHWEST



ADJACENT EYESORE



RESIDENCES ON IVY COURT

MCILVAINE DUPLEX
587-589 IVY COURT
LAKE FOREST ILLINOIS 60045

SK - 07
PRELIMINARY GARAGE PROPOSAL
MARCH 5, 2025



WELLS P. WHEELER, ARCHITECT
• A.L.A. •
1100 NORTH WAUKEGAN ROAD
LAKE FOREST • ILLINOIS • 60045
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Agenda Item 5

1360 Elm Tree Road Front Yard Setback Variance

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

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

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:	April 28, 2025
FROM:	Abigail Vollmers, Senior Planner
SUBJECT:	<i>Front Yard Setback Variance</i>

OWNER

Scott & Anne-Marie D'Angelo
1360 N. Elm Tree Road
Lake Forest, IL 60045

PROPERTY LOCATION

1360 Elm Tree Road

ZONING DISTRICT

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

REPRESENTATIVES

Diana Melichar, Melichar Architects

SUMMARY OF REQUEST

This is a request for approval of a variance to allow a small portion of an addition to extend into the Front Yard setback. The original house was not centered on the lot but sited closer to the east side of the property which is curved to follow Elm Tree Road. The existing southeast corner of the house currently encroaches slightly into the front yard setback along this curve by 2.09' totaling 14.3 SF. The proposed family room addition will be sited on this same southeast corner encroaching 4.23' and occupying an additional 60.68 SF of the setback. The petitioners plan to remove two existing accessory structure sheds located wholly in the front yard setback, near the area where the addition is planned, during the construction process. These structures currently occupy 261 SF in the front yard setback.

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 60,131 SF and is a legal conforming lot in the R4 zoning district. The house was built in 1926 by the architect Edwin Hill Clark for Mr. John Posser, Esq.

On April 23, 2025, 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 currently encroaches in the front yard setback by 2.09' occupying 14.3 SF.
- ❖ The proposed project complies fully with the rear, and side yard setbacks.
- ❖ A small portion of the proposed addition encroaches into the front yard setback by 4.23' at the proposed southeast corner, totaling 60.68 SF.

Physical, Natural or Practical Difficulties

- ❖ The siting of the house was prior to the adoption of the current Zoning Code and is not located in the center of the lot. Along the curve on the east side of the property, the house encroaches into the front yard setback. The proper location of the addition given the interior layout and architecture of the house does not allow for a different placement of the family room addition thereby increasing the front yard encroachment to 75 SF total.

STAFF EVALUATION

The proposed addition minimally encroaches into the front yard setback for the purposes of a family room addition. A previous addition in the same general area will be removed to accommodate the new addition which provides the necessary interior width to make the space functional for use by a large family.

This property was platted prior to the current zoning regulations and complies with all other setbacks. The dense vegetative screening around the property will be enhanced to continue to provide privacy to the neighboring houses. The addition is fully in the rear of the house and is partially visible from the road at the driveway entrance on the east side of the property.

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.

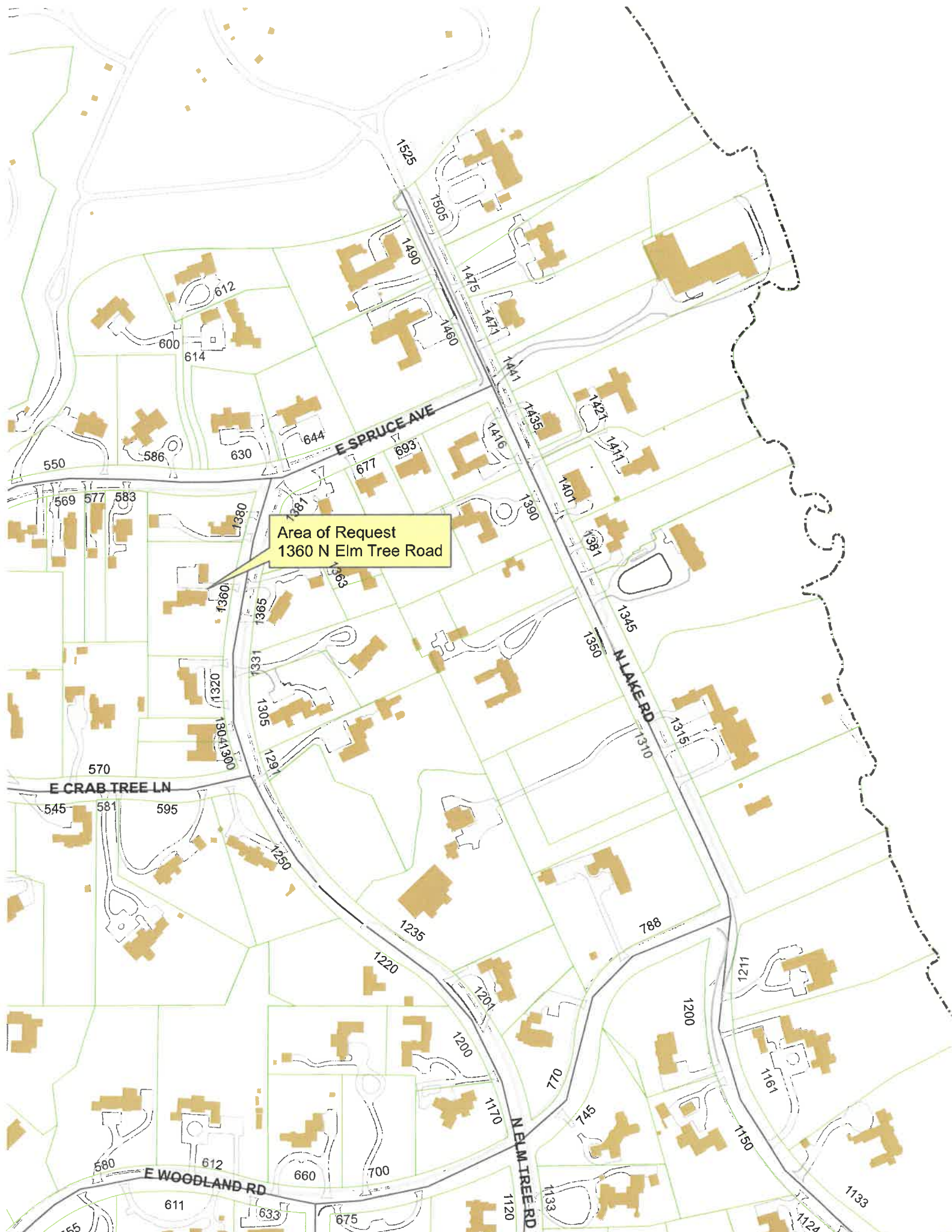
1. The minimal encroachment of the proposed addition into the front yard setback will not alter the essential character of the property or the streetscape of the neighborhood. With the existing landscaping, views of the addition will be partially screened.
2. The conditions upon which the variance is requested are generally unique to this property given the original siting of the house and the curved property line on the east side of the lot.
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 no correspondence has been received for the petition.

RECOMMENDATION

Based on the findings presented above, recommend approval of the front yard variance to the City Council to allow an encroachment of a small portion of the family room addition of no more than 4'-9" into the front yard setback and totaling no more than 75 SF.



Area of Request
1360 N Elm Tree Road



Area of Request
1360 N Elm Tree Road



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

PROJECT ADDRESS 1360 Elm Tree Road, Lake Forest, IL 60045

ZONING DISTRICT East Lake Forest District

Property Owner (s) Name Scott and Anne-Marie D'Angelo
(may be different from project address) Address 1360 Elm Tree Road, Lake Forest, IL 60045
Phone 847-814-1103 Fax _____
Email amwdangelo@gmail.com

Applicant/Representative Name Diana Melichar
(if different from Property Owner) Title President
Address 207 E Westminster Road, Lake Forest IL 60045
Phone (847) 295-2440 Fax _____
Email diana@melichararchitects.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.

Scott and Anne-Marie D'Angelo 3/18/2025
Owner Date
Diana Melichar 3/18/2025
Owner Date
[Signature] 3/18/2025
Applicant/Representative Date

LAKE FOREST ZONING BOARD of APPEALS

Request for a Front Yard Setback Variance

For

Mr. Scott & Mrs. Anne-Marie D'Angelo

1360 Elm Tree Road

Request

The D'Angelos would like to correct the existing deficiencies in their home, providing appropriately sized functional spaces and amenities that support their contemporary family lifestyle. They would also like to improve their property with a new swimming pool, pool pavilion and landscaping.

Background

The original D'Angelo Residence was designed by architect Edwin Hill Clark for Mr. John Posser, Esq. in 1926. According to building permits on-record at the City of Lake Forest, the home was subsequently renovated on the interior in 1965 and 2002, a western family room wing was added in 1969, and an eastern breakfast room was added in 2002. In 1965 a detached garage was also added to the property.

Unfortunately, while living spaces were most recently added to the home, most functional support spaces were not updated for family needs of today. Therefore, there is no mudroom, the kitchen is sized for servant use, and the breakfast room is too small to include family room functions. The D'Angelos want to respect the original home's architectural style and integrity as much as possible. Improvements have been limited to bringing the D'Angelo's home up to 21st century lifestyle needs and performing maintenance and repairs to ensure a long-lasting family home for them.

Design Description

The existing breakfast room, built in 2002, is not original to the home and is not in-keeping with the original architecture. Its narrowness, limited size and layout also do not support the modern kitchen-breakfast-family room configuration that is desired by families today. The D'Angelos want to remove the existing breakfast room addition, provide a new addition that is appropriately sized for family living, and have a simpler building form and details that relate to the existing home's architectural style. The proposed family/breakfast room addition encroaches slightly into the front yard setback, due to the existing siting of the home on the property.

Pool, Pool Pavilion and Landscape

Currently there are two unsightly sheds that are located well within the front yard setback (just 4.8 feet and 6.6 feet from the front property line). We intend on removing these sheds and providing new landscape around the perimeter of the home's front and rear yards for screening and privacy. A new pool and pool pavilion will be provided. The new pool pavilion will be detailed to match the architectural style of the original home.

Regarding pool enclosure fencing, the existing stockade fence on the perimeter will remain in place, pending review with Community Development. New fencing and gates will be installed on the west and east sides of the house to complete the pool enclosure.

The landscape planting in the rear yard will be refreshed, with healthy existing trees preserved where possible. Where needed, large, healthy canopy and evergreen trees will be added to provide privacy around the perimeter of the rear yard. These trees will be underplanted with low shrubs (understory

plants) and groundcover selections, adding layers, color, and texture to create a vibrant garden environment.

Standards for Zoning Variance

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.

The proposed east family room addition is one story, and minimal in size. The closest point to the front property line is 45.8 feet, and dense vegetation and stockade fencing will screen any view of the exterior wall from the street.

2. The conditions upon which a petition for a 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.

The proposed east family/breakfast room encroaches into the front yard due to two factors: 1) the building siting is not centered on the lot, and its eastern wall is not parallel to the front property line, thus skewing the addition over the front yard setback, and 2) the interior functional layout of the existing home precludes our locating the east family/breakfast room addition elsewhere on 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.

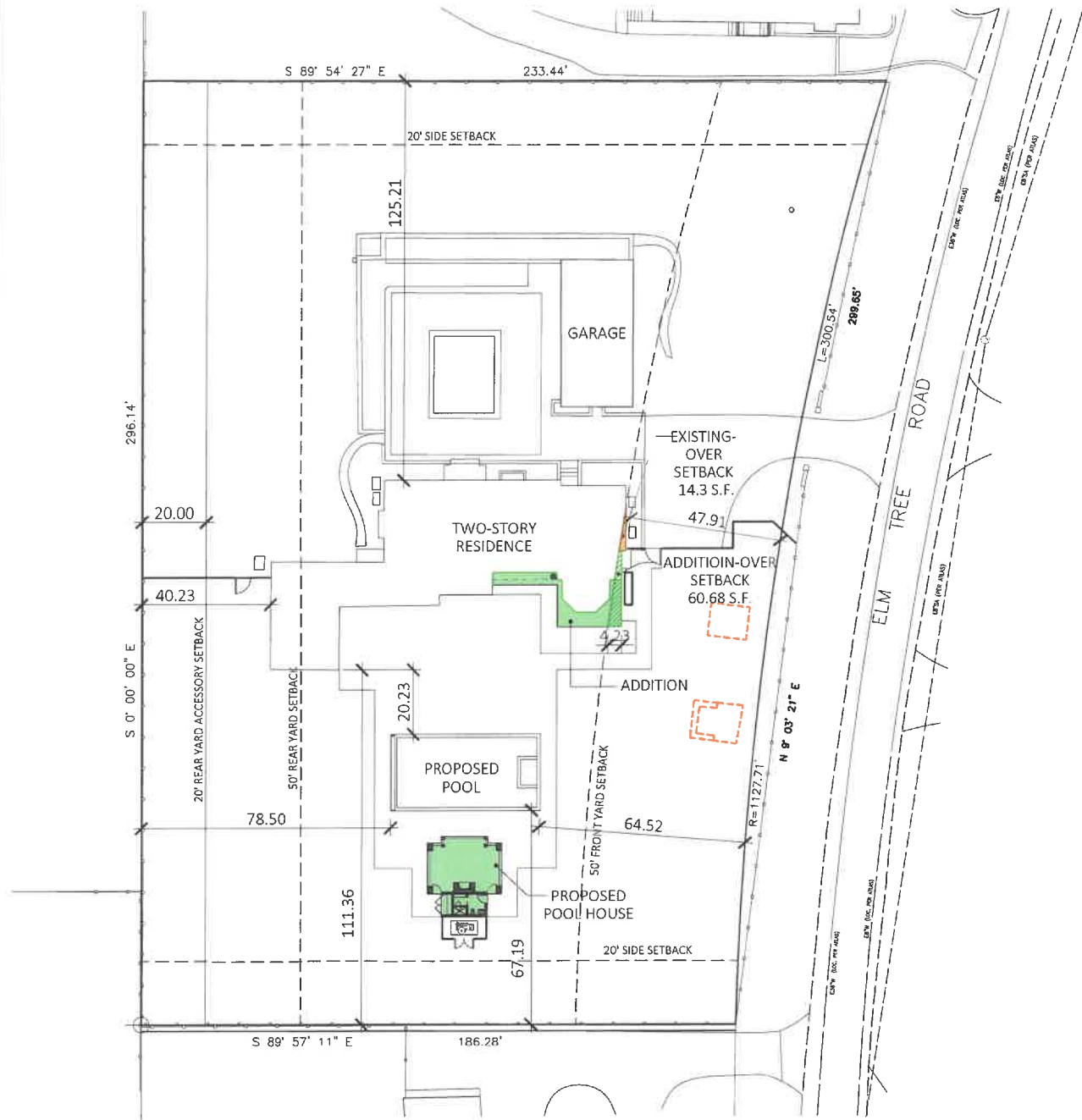
The original home was built in 1926, prior to the adoption of current zoning regulations, causing a hardship in complying with setback requirements for the east family/breakfast room addition.



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.

Two existing sheds, with a combined area of 262 sf and located 4.8' and 6.6' from the front property line, will be removed. The area of the new family/breakfast room that encroaches into the front yard is 47 sf; and, it is set back 45.8 feet from the front property line at its shortest distance. Encroachment and extent of building structures are thereby reduced in the front yard.

The wall height of the proposed family/breakfast room addition matches that of the original home, at approximately 8'-0 ½" above the finish floor.

PROPOSED SITE PLAN



DRAWING LEGEND	
	DEMO EXISTING STRUCTURE
	PROPOSED ADDITION

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE: PROPOSED SITE PLAN

SCALE: 1"=0"=1/32"



MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE

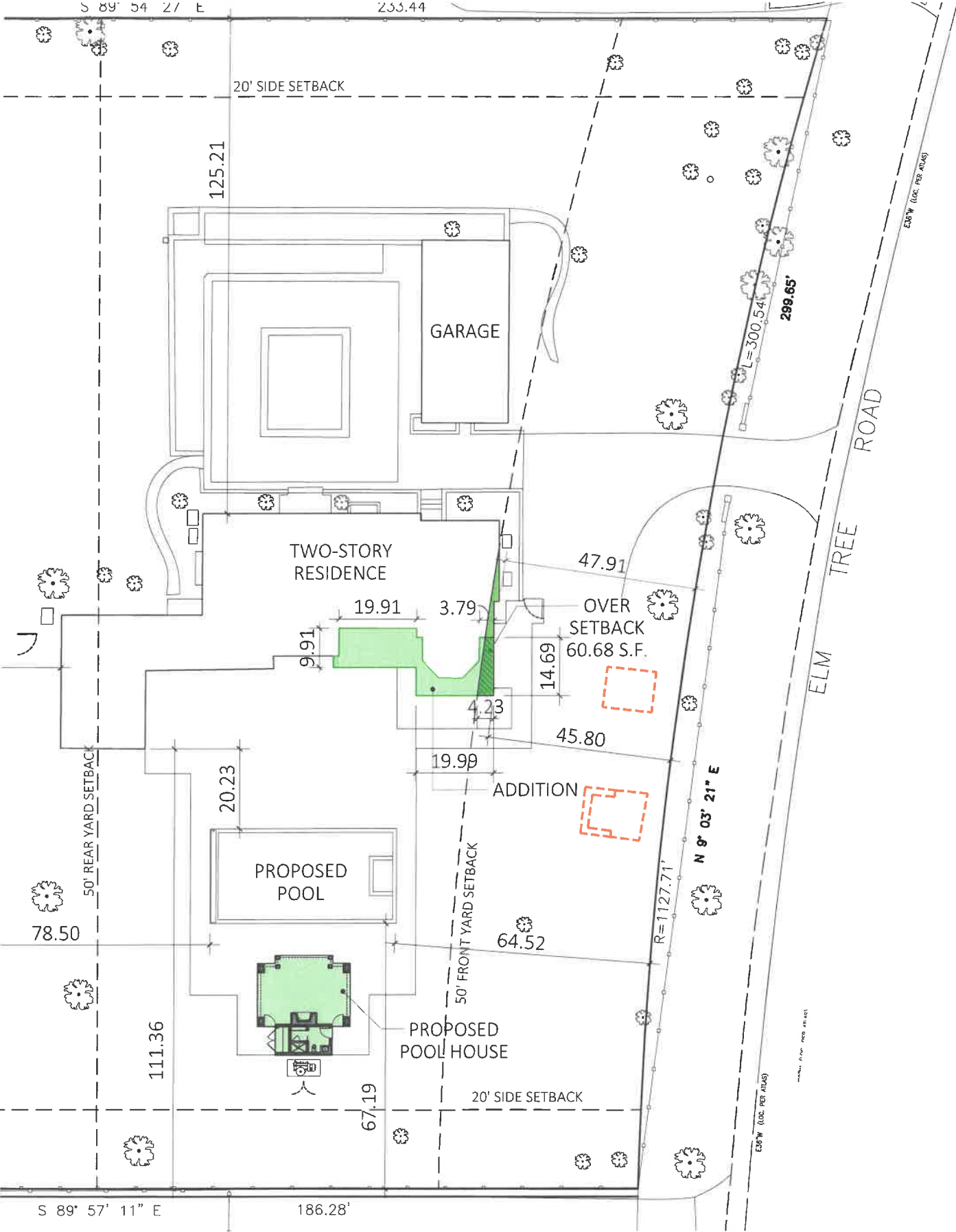
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE: 847-295-2440 © 2024 MELICHAR ARCHITECTS

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

JOB NO.: 2066

ISSUE: 03/21/2025

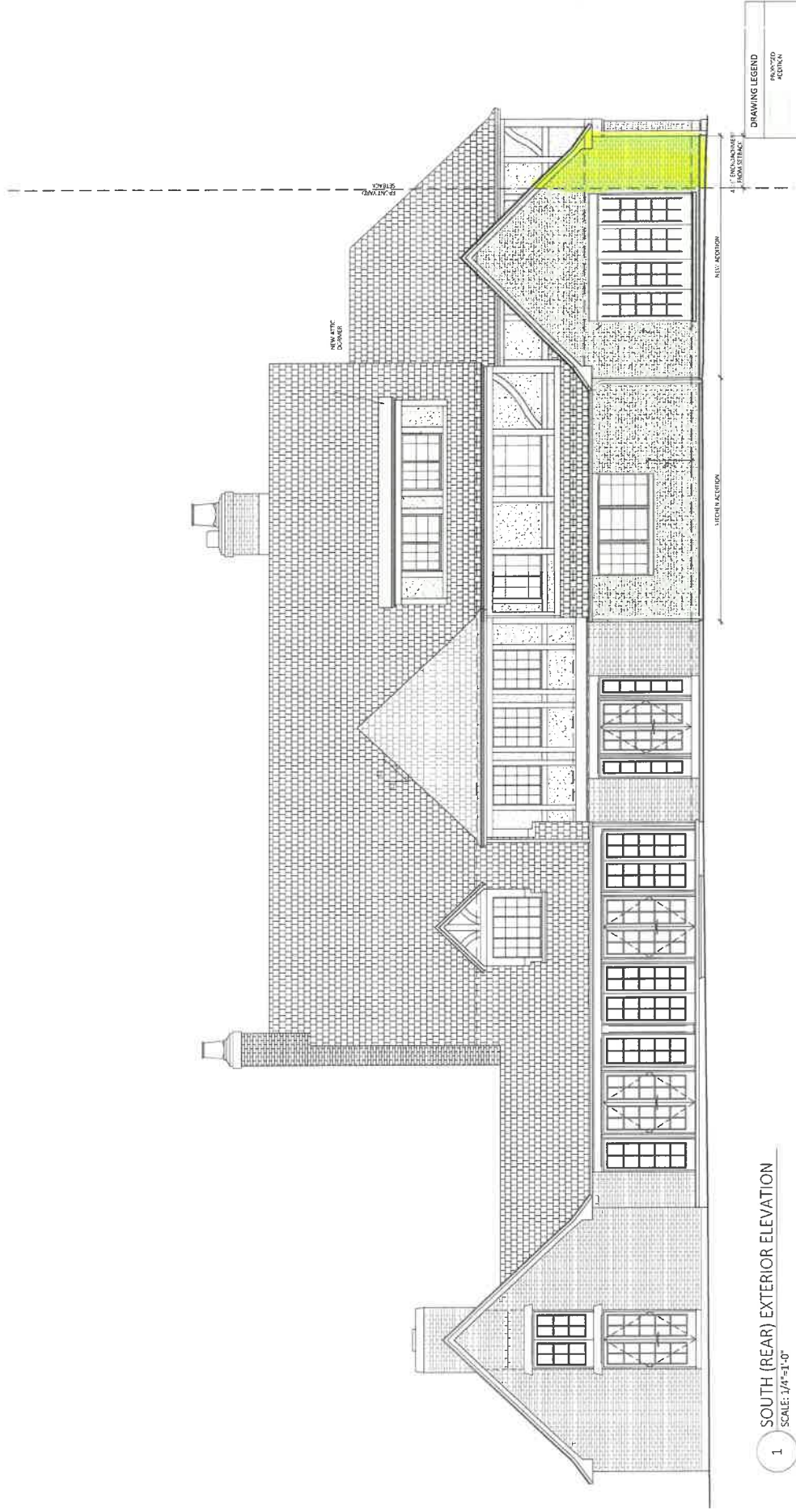
ENLARGED PROPOSED SITE PLAN



MELICHAR ARCHITECTS
 THE PRACTICE OF FINE ARCHITECTURE
 207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
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1360 ELM TREE RD.
 LAKE FOREST, IL

SOUTH ELEVATION



1 SOUTH (REAR) EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DRAWING LEGEND
PLANNED
ADDITION

TITLE: PROPOSED EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



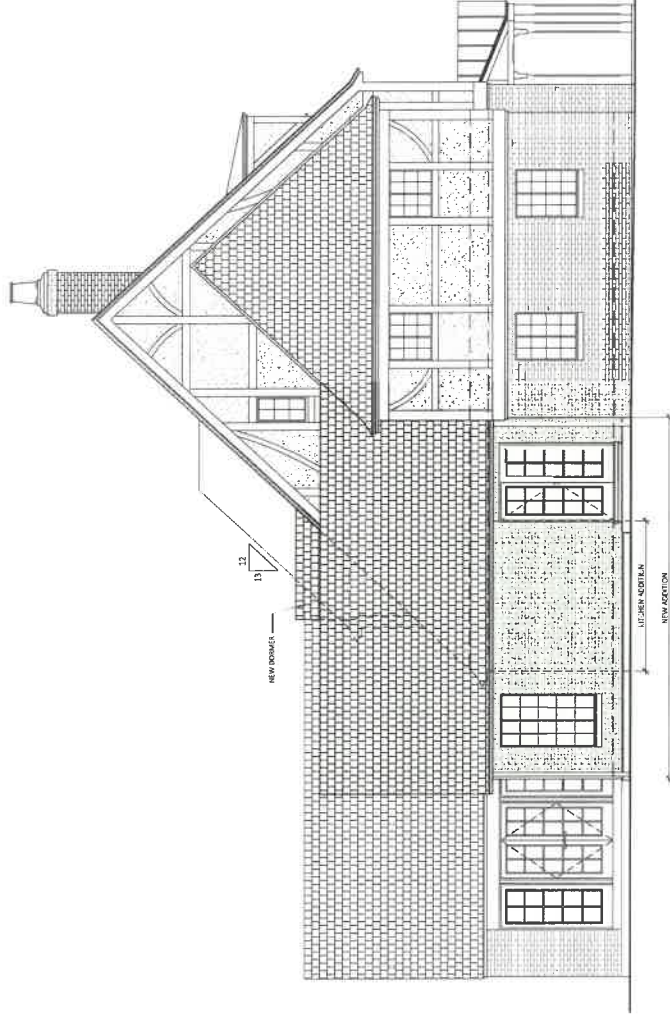
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
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D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066
ISSUED: 03/21/2025

EAST ELEVATION



DRAWING LEGEND	
NEW WORK	SECTION

1 EAST (SIDE) EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

TITLE: PROPOSED EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



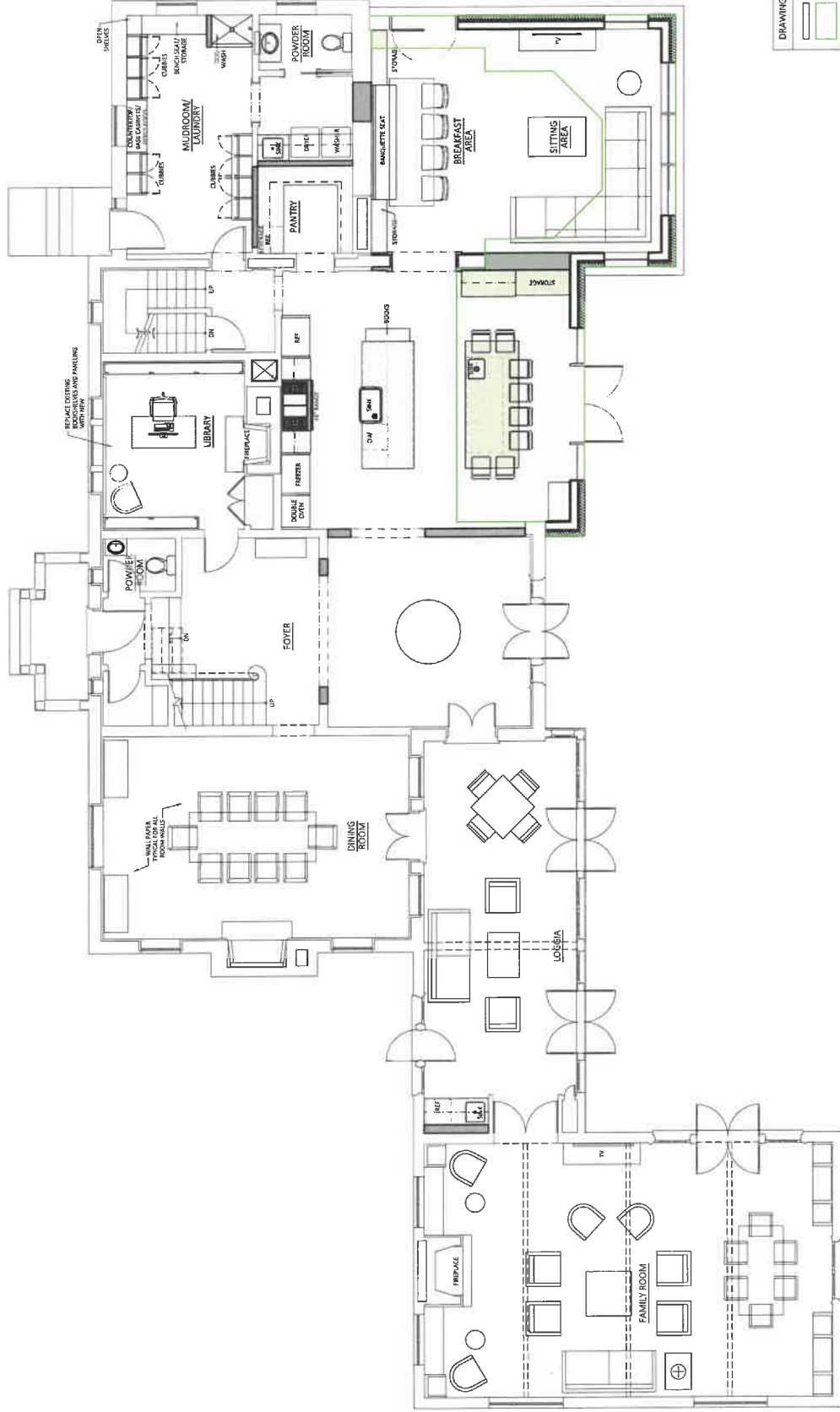
MELICHAR ARCHITECTS
THE PRACTICE OF FINE ARCHITECTURE
207 EAST WESTMINSTER, LAKE FOREST, ILLINOIS 60045
OFFICE 847-255-2490 © 2024 MELICHAR ARCHITECTS

D'ANGELO RESIDENCE
1360 ELM TREE ROAD
LAKE FOREST, IL

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO.: 2066
ISSUED: 03/26/2025

FIRST FLOOR PLAN



TITLE: PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

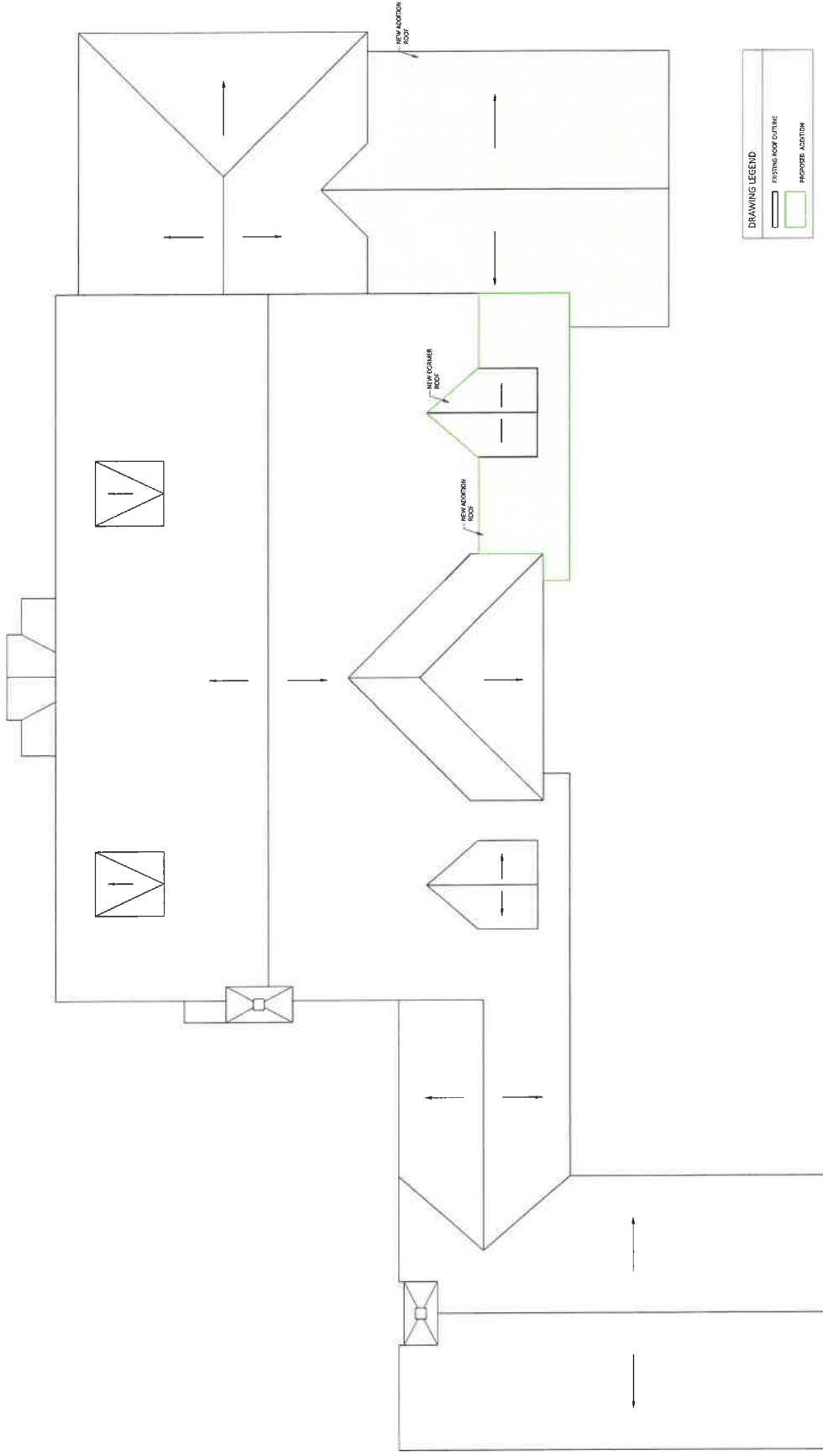


MELICHAR ARCHITECTS
 THE PRACTICE OF FINE ARCHITECTURE
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D'ANGELO RESIDENCE
 1360 ELM TREE ROAD
 LAKE FOREST, IL

PRELIMINARY
 NOT FOR CONSTRUCTION

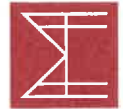
JOB NO.: 2066
 ISSUED: 3/26/2025



DRAWING LEGEND	
	EXISTING ROOF OUTLINE
	PROPOSED ADDITION

TITLE: PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"



MELICHAR ARCHITECTS
 THE PRACTICE OF FINE ARCHITECTURE
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D'ANGELO RESIDENCE
 1360 ELM TREE ROAD
 LAKE FOREST, IL

PRELIMINARY
 NOT FOR CONSTRUCTION

JOB NO.: 2066
 ISSUED: 03/26/2025

LANDSCAPING PLAN



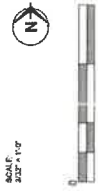
D'ANGELO RESIDENCE
1300 ELM TREE ROAD
LAKE FOREST, IL

MELCHAR ARCHITECTS
JULIA HAMER
400 W. WASHINGTON
SUITE 200
LAKE FOREST, IL

GRENGARD ENGINEERING
111 MARSHALL AVENUE, SUITE 310
LAKE FOREST, IL

DESIGNED BY: JMR
DATE: 02/20/18
REV. # 1
DESCRIPTION: CONCEPT DRAWINGS

CONCEPT DRAWINGS



REAR-YARD PLAN

L-1

TPO #	SIZE	SPECIES	CONTRACT #	FORM	NOTES/LOCATION
1	12	Red Oak	1	1	
2	12	White Oak	1	1	
3	12	Black Oak	1	1	
4	12	White Pine	1	1	
5	12	White Birch	1	1	
6	12	White Spruce	1	1	
7	12	White Fir	1	1	
8	12	White Cedar	1	1	
9	12	White Juniper	1	1	
10	12	White Yew	1	1	
11	12	White Cypress	1	1	
12	12	White Palm	1	1	
13	12	White Magnolia	1	1	
14	12	White Dogwood	1	1	
15	12	White Forsythia	1	1	
16	12	White Lilac	1	1	
17	12	White Rose	1	1	
18	12	White Camellia	1	1	
19	12	White Hydrangea	1	1	
20	12	White Philadelphus	1	1	
21	12	White Viburnum	1	1	
22	12	White Spirea	1	1	
23	12	White Forsythia	1	1	
24	12	White Lilac	1	1	
25	12	White Rose	1	1	
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48	12	White Lilac	1	1	
49	12	White Rose	1	1	
50	12	White Camellia	1	1	
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87	12	White Forsythia	1	1	
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1300 Elm Tree Rd
LAKE FOREST, IL

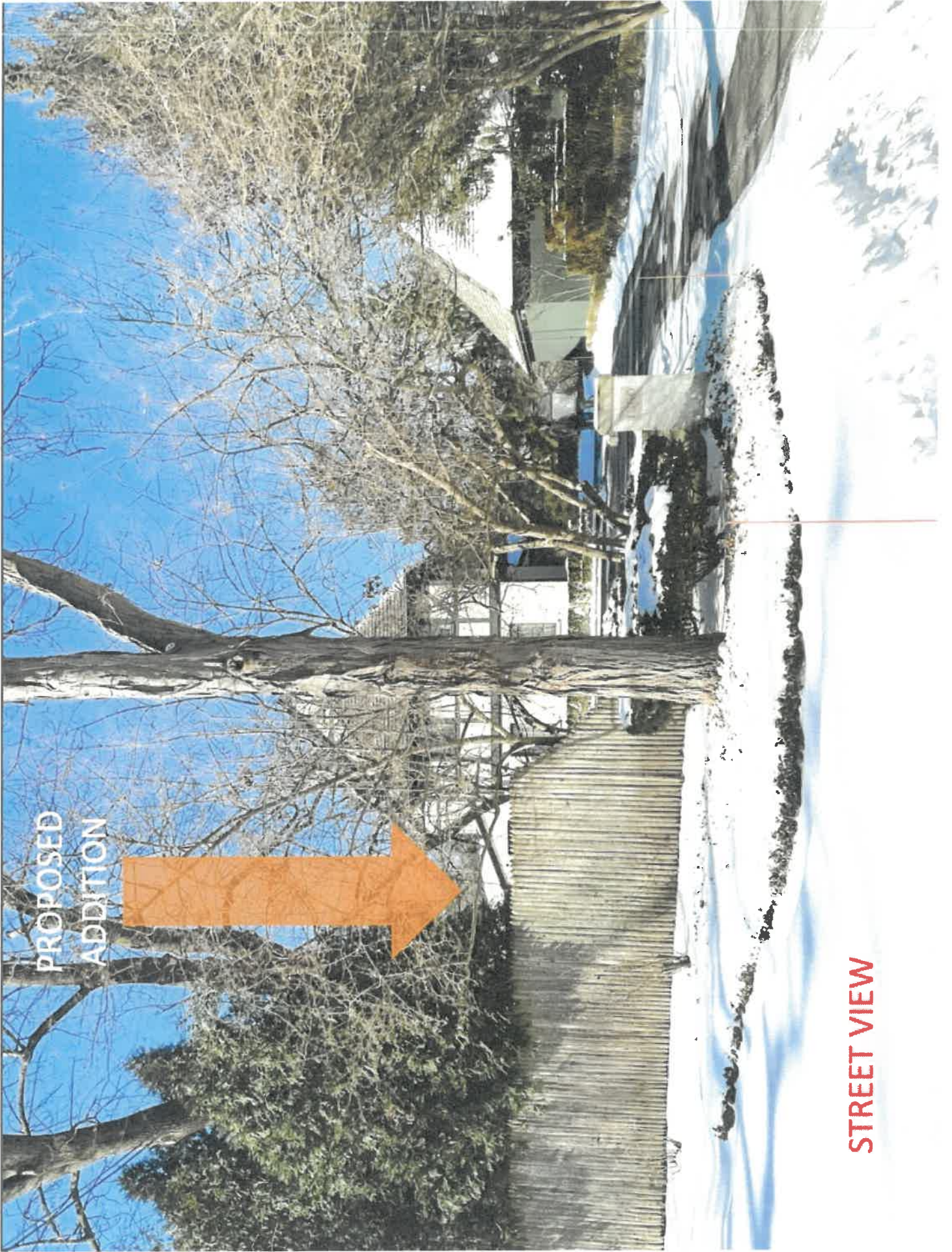
EXISTING IMPERVIOUS SURFACE: 2,425.10 SF
 PROPOSED IMPERVIOUS SURFACE: 1,021.64 SF
 DETACHED GARAGE: 4912.24 SF
 DRIVEWAY: 645.00 SF
 WALLSPRINGS: 2,483.46 SF
 WALKS / STOOPS / PATIOS: 12,810.25 SF ± 21%
EXISTING TOTAL: 15,410.77 SF ± 25.8%

PROPOSED IMPERVIOUS SURFACE: 2,425.10 SF
 DETACHED GARAGE: 1,021.64 SF
 DRIVEWAY: 4,912.24 SF
 WALLSPRINGS: 569.67 SF
 WALKS / STOOPS / PATIOS: 4,553.07 SF
PROPOSED TOTAL: 15,410.77 SF ± 25.8%

NOTE: PROPOSED IMPERVIOUS SURFACE DOES NOT INCLUDE DRIVEWAY IMPERVIOUS SURFACE



REAR-YARD DESIGN DEVELOPMENT
SCALE 3/8" = 1'-0"

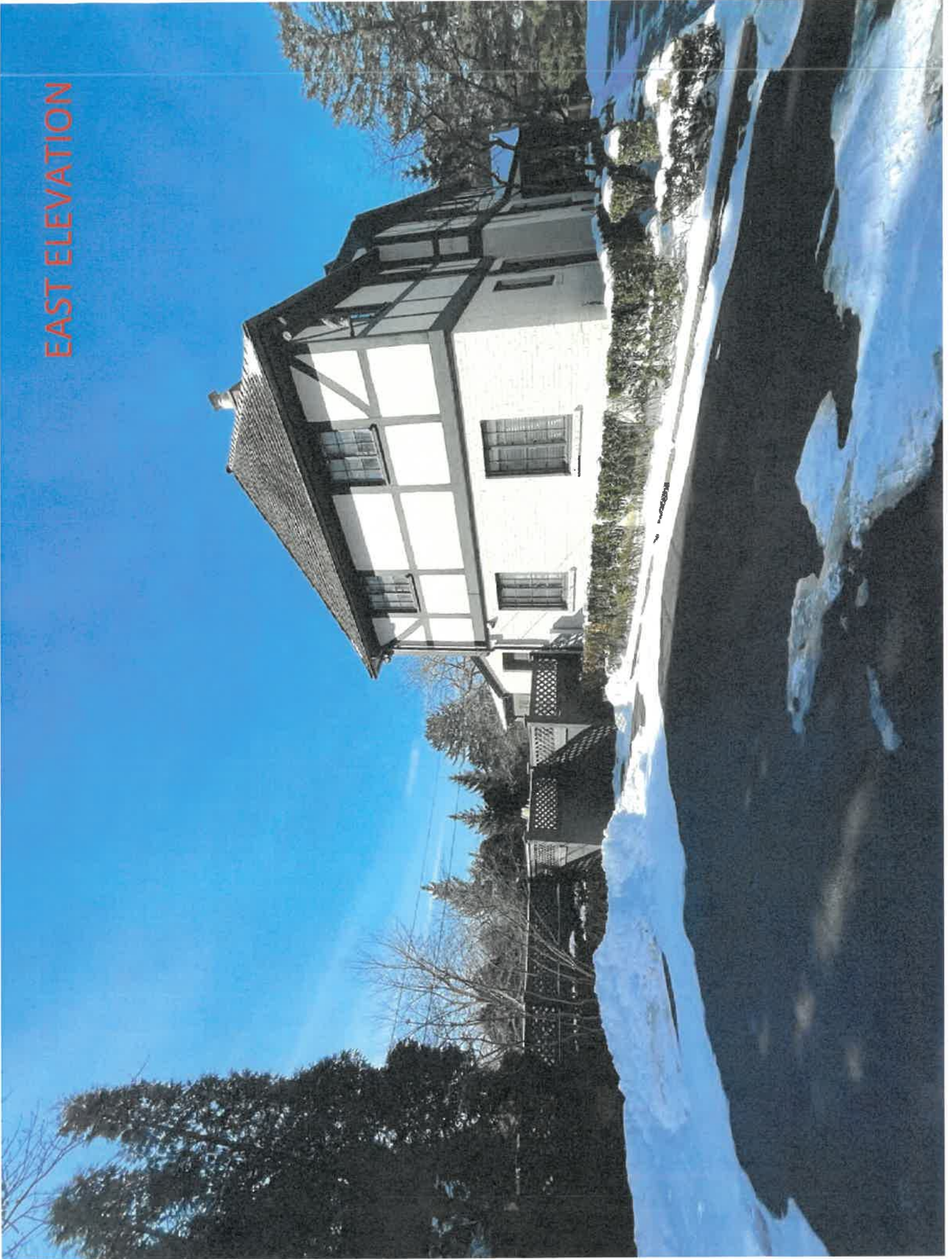


PROPOSED
ADDITION

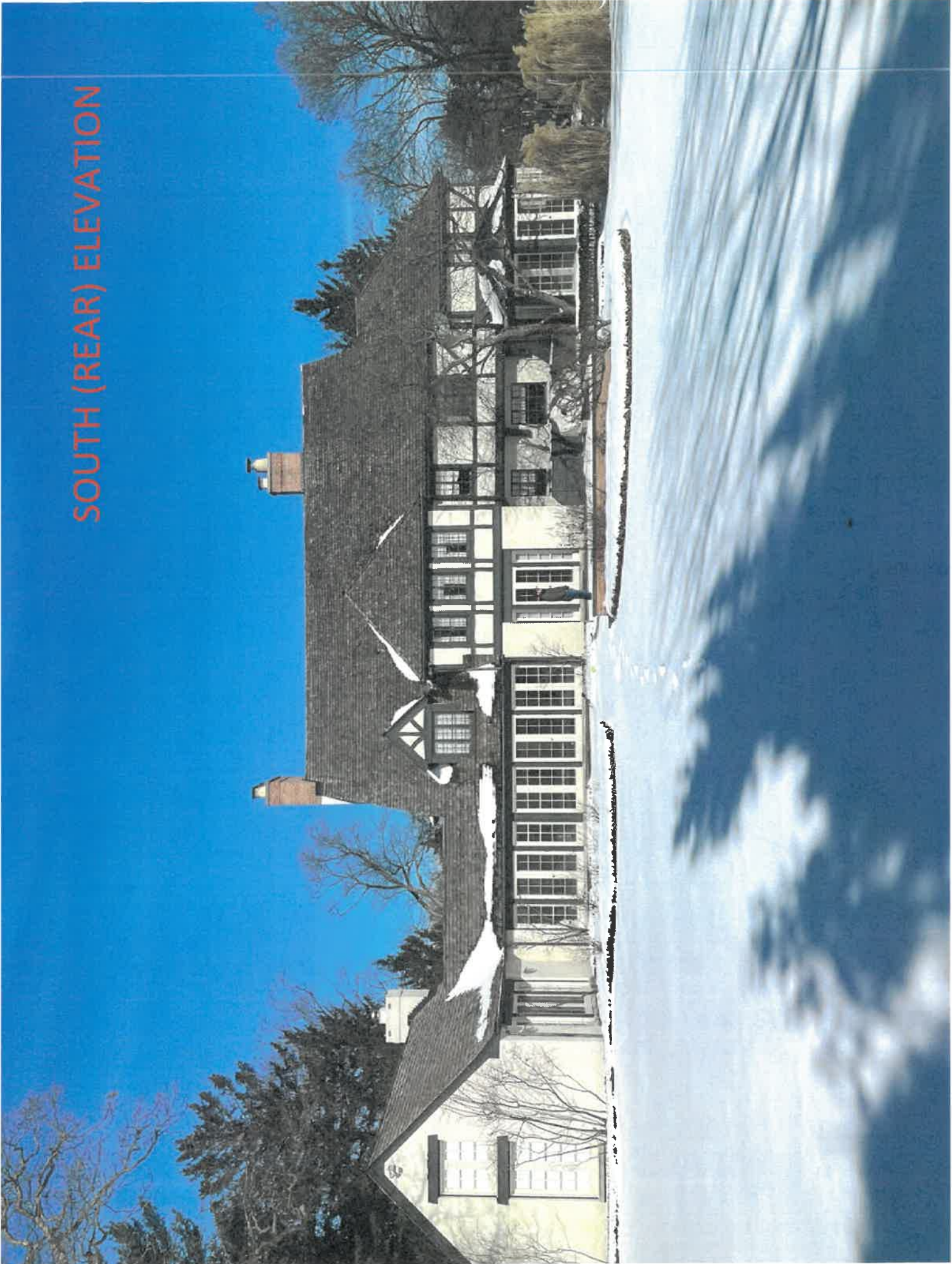


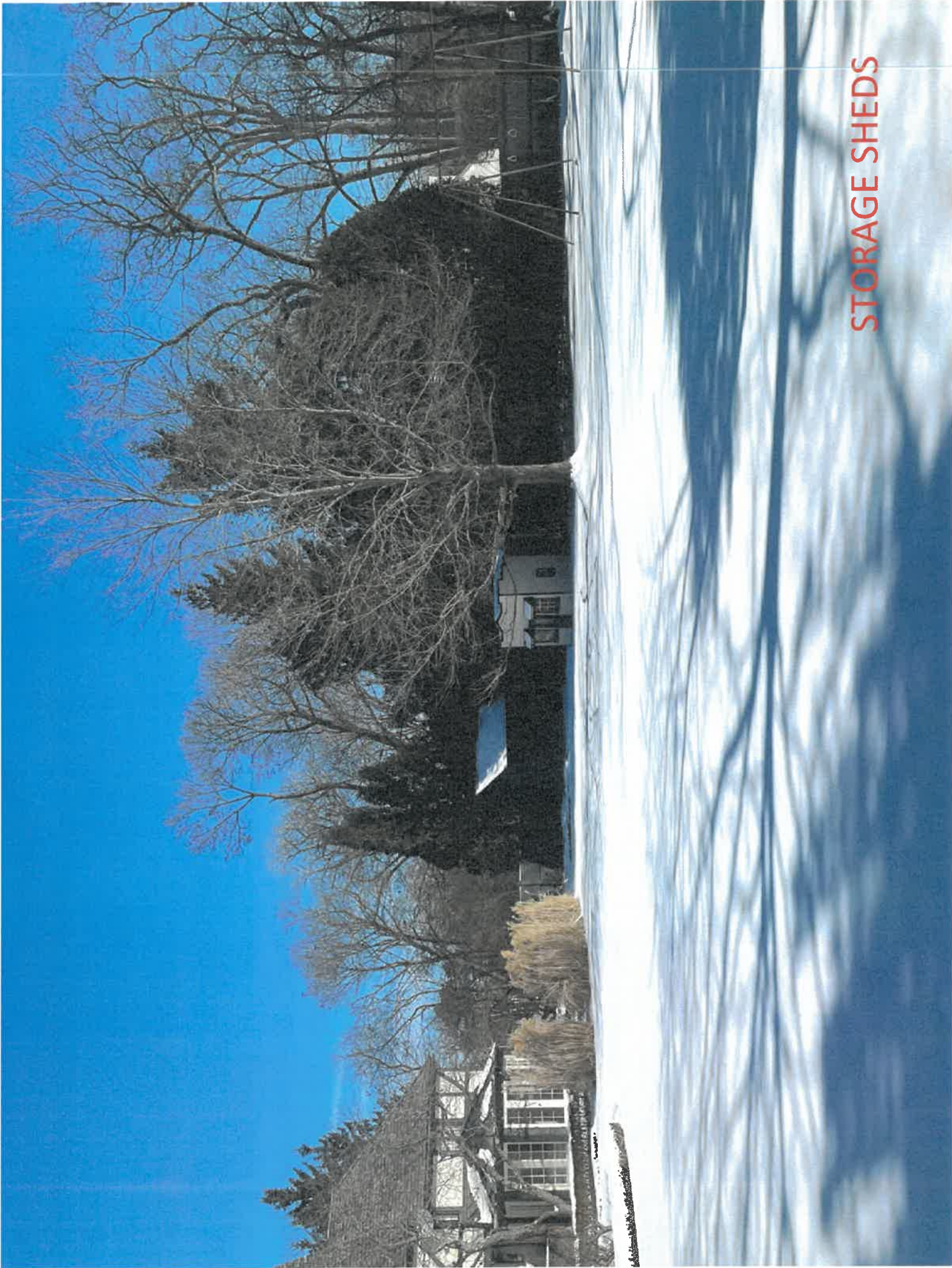
STREET VIEW

EAST ELEVATION



SOUTH (REAR) ELEVATION





STORAGE SHEDS

Agenda Item 6

**1510 Willow Street
Setback Variances Related to a Modified Driveway**

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner
Application
Statement of Intent
Plat of Survey – Existing Conditions
Proposed Site Plan



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	April 28, 2025
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<i>Setback Variances for Modifications to a Driveway</i>

OWNER

Michael Giannelli
1510 Willow Street
Lake Forest, IL 60045

PROPERTY LOCATION

1510 Willow Street

ZONING DISTRICT

R-1

SUMMARY OF REQUEST

This is a request for approval of a front yard setback variance to allow expansion of the existing driveway beyond the width permitted within the front setback and a side yard variance to allow the expansion of the driveway within the extended side yard setback.

The property is located on the west side of Willow Street, north of Ravine Park Drive. The property is in the Hield's Lake Forest Ravine Park Subdivision which was approved in 1924. The property is developed with a residence which was built in 1950.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The house complies with the rear yard setback requirement.
- ❖ The house does not comply with the front yard or side yard setback requirements.
- ❖ The existing driveway complies with the setback requirements.
- ❖ The proposed driveway expansion will increase the width of the driveway from 9 feet to no more than 17 feet wide within the front yard setback, 1 foot wider than permitted by the Code.
- ❖ The proposed expansion will locate the driveway 3 feet from the side (north) property line, within the front yard setback, rather than the required 10 feet.

Physical, Natural or Practical Difficulties

- ❖ The original siting of the house and garage, 25 feet front the front property line and within 8 feet of the east property line significantly limits the options for accommodating today's vehicles on the property in a manner consistent with the Code. The narrow street is near the high school making on street parking undesirable.

STAFF EVALUATION

As noted above, the residence and attached single car garage encroaches into the 40 foot front yard setback and 10 foot side yard setback limiting options for modifying the driveway without encroaching into the setback areas.

The proposed expansion of the driveway, from the existing width of 9 feet, to a width of 17 feet, allows for a driveway that will better meet the needs of the homeowner by allowing vehicles to comfortably park side by side. The proposed expansion locates the driveway 3 feet from the north property line, within the front yard setback, rather than the required 10 feet.

This property was developed prior to current zoning regulations which limit the width of driveways within the front yard setback and does not permit driveways within the extended side yard setback. The purpose of these Code provisions is to discourage expansive paving and parked cars in front of homes, immediately adjacent to the streetscape. In this case, the narrow lot, narrow street, and proximity to the high school are the basis for the variance request. Similar expanded driveways are found on other properties along the street.

FINDINGS OF FACT

Based on review of the information submitted by the petitioners 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 variances will not alter the essential character of the neighborhood. Similar conditions are found on nearby properties. The neighborhood is comprised of narrow lots with relatively short driveways and front facing garages. Parked vehicles in front of homes are common.
2. The conditions upon which the variances are 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 house is sited within the front and side yard setbacks, in compliance with the setbacks in effect at the time of construction, limiting the available area to accommodate today's vehicles.
3. The hardship in conforming to the required setbacks is a result of a change in the setback requirements since the original construction.

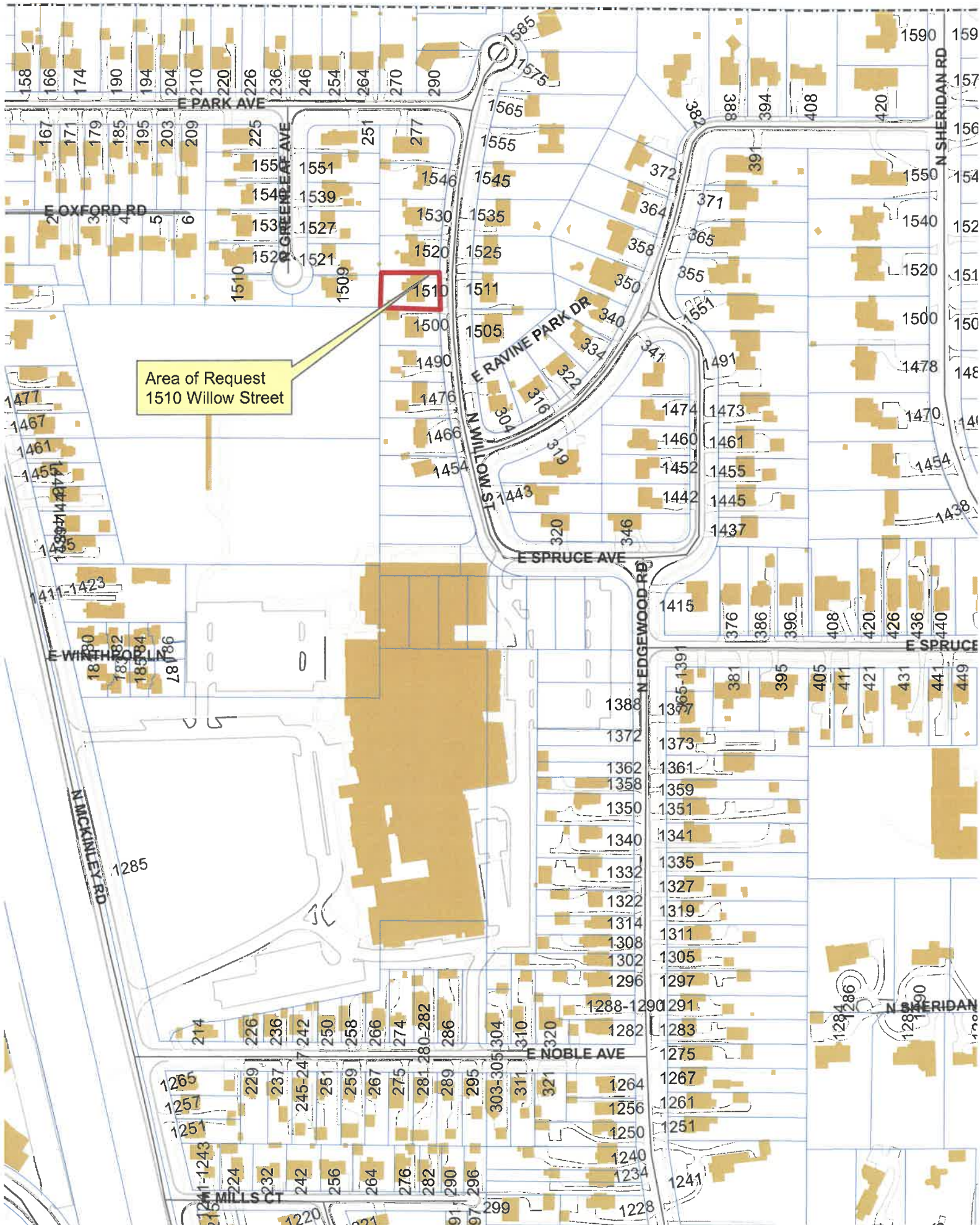
4. The variances and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. Drainage can be accommodated in the three foot space between the expanded driveway and the property line.

PUBLIC COMMENT

Standard public notice of this request was provided by the City to surrounding property owners. Notice was also published in the Lake Forester and the agenda was posted at five public locations. As of the date of this writing, no correspondence or contacts pertaining to this request were received.

RECOMMENDATION

Based on the findings presented above, recommend approval to the City Council of a variance to allow expansion of the driveway of up to 17 feet in width within the front yard setback and no closer than 3 feet to the side (north) property line, consistent with the site plan submitted to the Board.



Area of Request
1510 Willow Street

Map showing residential lots with addresses. Key streets include E Park Ave, E Oxford Rd, E Greenleaf Ave, E Ravine Park Dr, E Spruce Ave, E Noble Ave, E Wirth Rd, N McKinley Rd, N Edgewood Rd, N Sheridan Rd, and Mills Ct. Lot numbers are displayed for many of the properties.

Highlighted lot: 1510 Willow Street (Area of Request)

Other visible lot numbers include: 158, 166, 174, 190, 194, 204, 210, 220, 226, 236, 246, 254, 264, 270, 290, 1590, 157, 156, 154, 152, 151, 150, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.



Area of Request
1510 Willow Street



Area of Request
1510 Willow Street



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

PROJECT ADDRESS 1510 Willow St. Lake Forest, IL 60045

ZONING DISTRICT

Property Owner (s) Name Michael & Clare Giannelli
(may be different from project address) Address 1510 Willow St. Lake Forest, IL 60045
Phone 708-254-0058 Fax
Email michaelgiannelli@cortinaco.com

Applicant/Representative Name
Title
(if different from Property Owner) 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 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.

Michael Giannelli 3/24/25
Owner Date

Clare Giannelli 3/24/25
Owner Date

Applicant/Representative Date

March 14th, 2025

The City of Lake Forest
Zoning Board of Appeals

RE: Statement of Intent for Variance Request

Property Address: 1510 Willow St. Lake Forest, Illinois 60045

The intent of this project is to eliminate the hardship of the current one car driveway, built originally in 1951. The expansion of the driveway will eliminate the hardship and allow two vehicles to be parked in the driveway, as well as update the front walk with stone pavers to enhance curb appeal and

The existing driveway is currently 27'x9' and the walkway to the front door is 17'x4'.

My goal with this project is to widen the driveway like already widened driveways within the neighborhood. Below is the list of addresses for reference:

- 1530 Willow St. Lake Forest, IL 60045 (pg. 2)
- 1535 Willow St. Lake Forest, IL 60045 (pg. 3)
- 1511 Willow St. Lake Forest, IL 60045 (pg. 4)
- 316 Ravine Park Dr. Lake Forest, IL 60045 (pg. 5)

The property currently sits on 0.2164 acres and is sufficient to accommodate the expansion of the driveway.

- Overall dims of the new driveway: 27'x17'
- Existing driveway dims: 27'x9'
- Distance from the property line, after extension: 3'

This variance request is to replace, expand, and pave a wider driveway along the northern side of the property, leaving grass from the edge of the drive to the property's edge.

Please feel free to contact me with any questions.

Sincerely,

Michael Giannelli

708-254-0058

1530 Willow, St.



1535 Willow, St.



1511 Willow, St.



316 Ravine Park, Dr.



EXISTING CONDITIONS - PLAT OF SURVEY

LEGEND

N.	=	North
S.	=	South
E.	=	East
W.	=	West
N.W.	=	Northwest
N.E.	=	Northeast
S.E.	=	Southeast
S.W.	=	Southwest
P.O.B.	=	Point of Beginning
S.O.F.T.	=	Source Feet
R.O.W.	=	Right of Way
Doc.	=	Recorded as
Meas.	=	Measured as
T.F.	=	Top of Foundation
MIN.	=	Minimum
MAX.	=	Maximum

R.E. DECKER
(1933-1999)

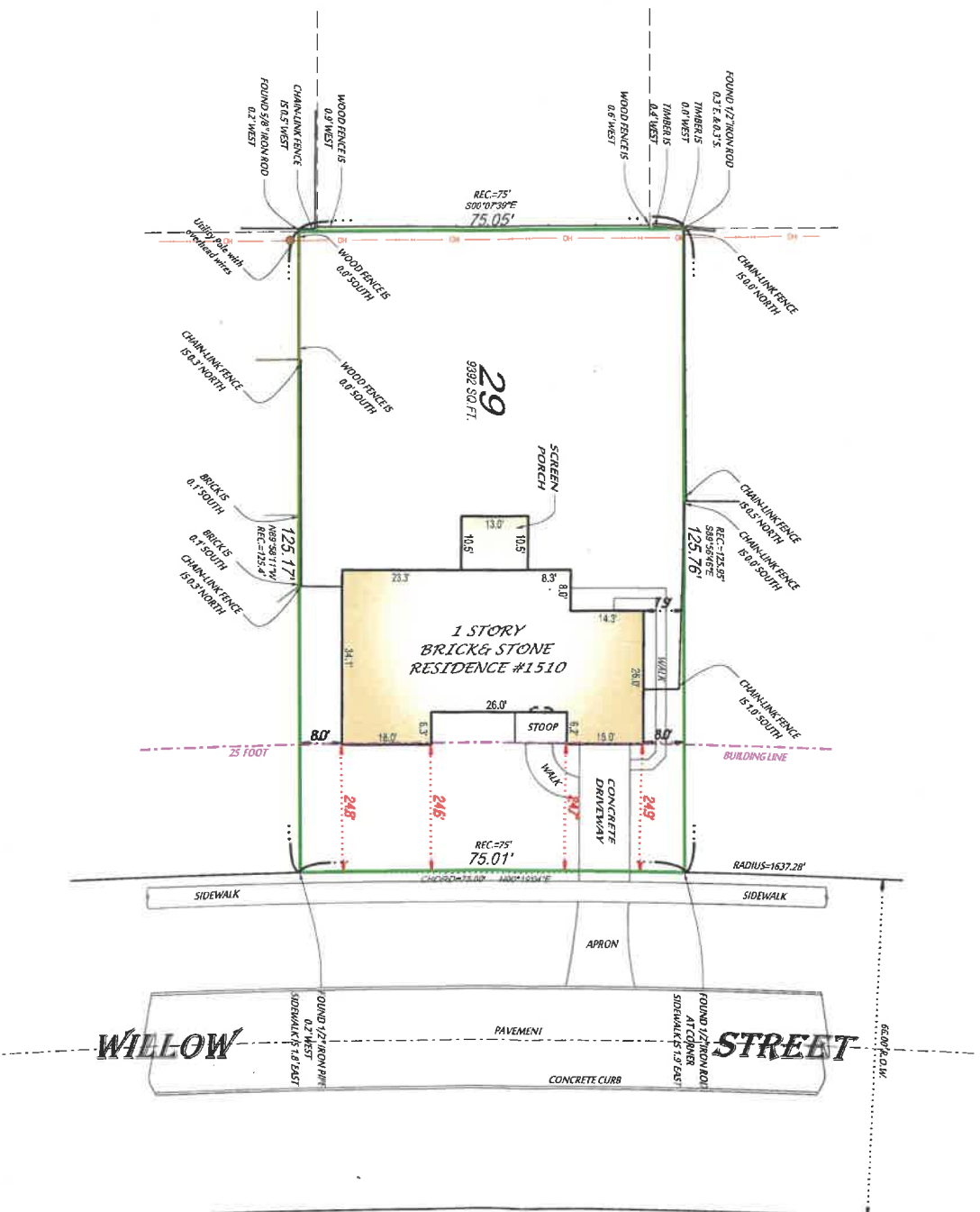
Plat of Survey

R.G. PAULETIC
P.L.S. 036-3261

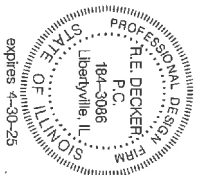
Lot 29 in Field's Lake Forest Ravine Park, being a subdivision in the Northwest Quarter of Section 28, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1924 ad Document 242539, in book "N" of Plats Page 15, in Lake County, Illinois.

Commonly known as: 1510 WILLOW STREET, LAKE FOREST, ILLINOIS.

The Meridian is assumed but not shown on this Subdivision or Deed, except when noted.
Scale 1" = 20 ft

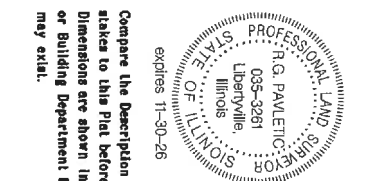


ORDER NUMBER 25-050
 ORDERED BY: Michael Giannelli
 FOR: _____
 REVISIONS: _____



R E DECKER
 PROFESSIONAL LAND SURVEYORS P.C.
 333 W. PETERSON RD SUITE B
 LIBERTYVILLE, IL 60048
 TEL. 847-362-0091
 DeckerSurvey@gmail.com
 Website: DeckerSurvey.com

Field Work Completed on: 2-27-25
STATE OF ILLINOIS } as
COUNTY OF LAKE } as
 This Professional Service conforms to the current Illinois minimum standards for a "Boundary Survey."
 R. E. DECKER, P.C.
 Professional Land Surveyor
 By: [Signature] 3-06-25
 expires 11-30-26



Compare the Description on this Plat with your Deed and Title also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

THE RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT

- LEGEND**
- North
 - South
 - East
 - West
 - Northeast
 - Northwest
 - Southeast
 - Southwest
 - Point of Beginning
 - 30-Ft. Grade Foot
 - R.O.W. Right of Way
 - Doc. Document
 - Prop. Recorded as
 - Mark. Measured as
 - T.S. Top of Foundation
 - MIN. Minimum
 - MAX. Maximum

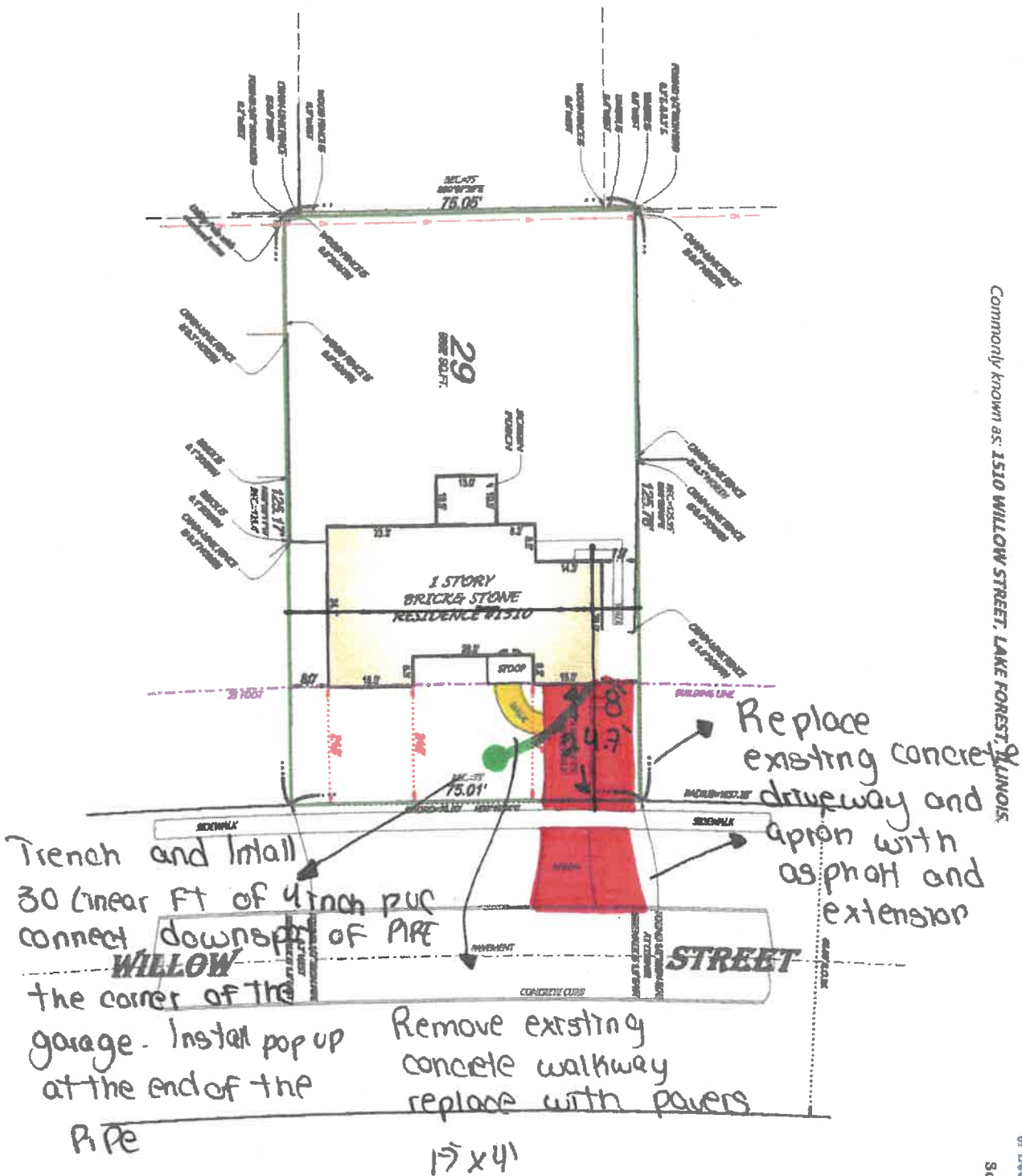
R.B. DECKER
P.L.S. 1999

R.G. PAULETIC
P.L.S. 035-3261

Plat of Survey

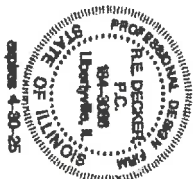
Lot 29 in Hield's Lake Forest Ravine Park, being a subdivision in the Northwest Quarter of Section 28, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1924 ad Document 242339, in Book "N" of Plats Page 15, in Lake County, Illinois.

Commonly known as: 1510 WILLOW STREET, LAKE FOREST, ILLINOIS.



The Meridian is assumed but this is the record subdivision or Deed, except when noted.
Scale 1" = 20'

ORDER NUMBER 25-050
ORDERED BY: Michael Giacchetti
FOR: _____
REVISIONS: _____



R.E. DECKER
PROFESSIONAL LAND SURVEYORS P.C.
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com



Compare the description on this Plat with your deed and Probation court records to this Plat before building by them, and report any difference to owner. Measurements are shown in feet and decimal parts thereof. Refer to Title, Commission or Building Department for additional information, conditions or restrictions which may apply.

Field work completed on: 2-27-25
STATE OF ILLINOIS }
COUNTY OF LAKE }
This Professional survey conforms to the current
Illinois subdivision standards for a "Boundary Survey."
R.E. DECKER, P.C.
Professional Land Surveyor
Expires 4-30-25