

### **Agenda Item 3**

#### **831 Rosemary Road Front Yard and Corner Side Yard Variances**

Staff Report  
Vicinity Map  
Air Photo

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Site Plan  
Enlarged Site Plan – Open Front Porch  
Enlarged Site Plan – Driveway  
Elevations  
Landscape 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:	September 29 <sup>th</sup> , 2025
ADDRESS:	831 Rosemary Road
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<b><i>Front Yard and Corner Side Yard Variances</i></b>

### **OWNERS**

Jackie and Robert Perna

### **PROPERTY LOCATION**

831 Rosemary Road

### **ZONING DISTRICT**

R4 – Single Family Residential District

### **PROJECT REPRESENTATIVE**

Doug Reynolds, Architect and Builder

### **Summary of the Request**

This is a request for a recommendation in support of variances to allow an open front porch to encroach into the corner side yard setback and a driveway to be wider than 16' in the front yard setback.

### **Description of the Property**

The property is located at the southeast corner of the intersection of Rosemary and Sheridan Roads in the Rosemary Subdivision which was approved in 1958. This property is a corner lot. Therefore, the buildable area on the property is limited by a 50' front yard setback from the north property line, a 50' corner side yard setback from the west property line, and a 50' rear yard setback from the south property line.

On November 19<sup>th</sup>, 2025, the Historic Preservation Commission will review the design aspects of the proposed residence, attached garage and the overall site plan.

### **FACTS**

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

- ❖ The property does not comply with the minimum lot width for the R-4 zoning district of 150 feet. The width of the property at the front property line is 85.41'.
- ❖ The property does not comply with the minimum lot size for the R-4 zoning district of 60,000 square feet. The property totals 28,344 square feet.

- ❖ The proposed residence complies with the setbacks from the south and west property lines.
- ❖ The open front porch of the proposed residence encroaches into the corner side yard setback 6'7".
- ❖ The driveway is wider than 16' within the front yard setback. At the widest point, the driveway is 46'3" wide within the front yard setback.

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

- ❖ The property is a corner lot.
- ❖ The subdivision of the property predates the current zoning and specifically, the minimum lot width and lot size now required in the R-4 zoning district.

### **Staff Evaluation**

The petitioner proposes to construct a new house on a vacant lot with an open front porch on the west side of the home. The east side of the home will function as the primary outdoor living area with a paver patio. The home is oriented towards Sheridan Road to maintain the character of the Sheridan Road streetscape.

As noted above, the proposed open front porch encroaches 6'7" into the required 50 foot corner side yard setback. A condition is recommended requiring the porch to remain open. The porch will be screened by existing vegetation and proposed landscape plantings.

The driveway is sited in a similar location to the driveway that served the previous house, which was demolished by a prior owner, but does not encroach into the side yard setback like the previous driveway. As noted above, the driveway expands beyond the 16-foot maximum width within the front yard setback. The proposed width accommodates a turnaround area for the garage and limited guest parking. The expanded portion of the driveway will be screened by a 4-foot masonry retaining wall, existing vegetation, and new landscaping.

### **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 inspection of the site, staff submits the following findings in support of variances from the corner side yard setback and the driveway width limitation.

1. The siting of the proposed residence, attached garage, and open front porch are generally consistent with the pattern of development along Sheridan Road. Granting variances to allow an encroachment of the open front porch into the corner side yard setback on the west side of the house,

- and the driveway to expand beyond 16' in width will not alter the essential character of the neighborhood.
2. The Historic Preservation Commission will review the design aspects of the proposed residence for compliance with the applicable standards for the Historic District and the surrounding neighborhood.
  3. The conditions upon which the variances are requested are generally unique to this property and not commonly found on other properties in the R-4 District.
  4. The hardship or practical difficulties on which the request for variances is based is the desire to construct a home on a corner lot which was created before the current zoning was applied to the property and prior to the adoption of current regulations.
  5. No evidence has been submitted that indicates that the variances, if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood.

### **PUBLIC COMMENT**

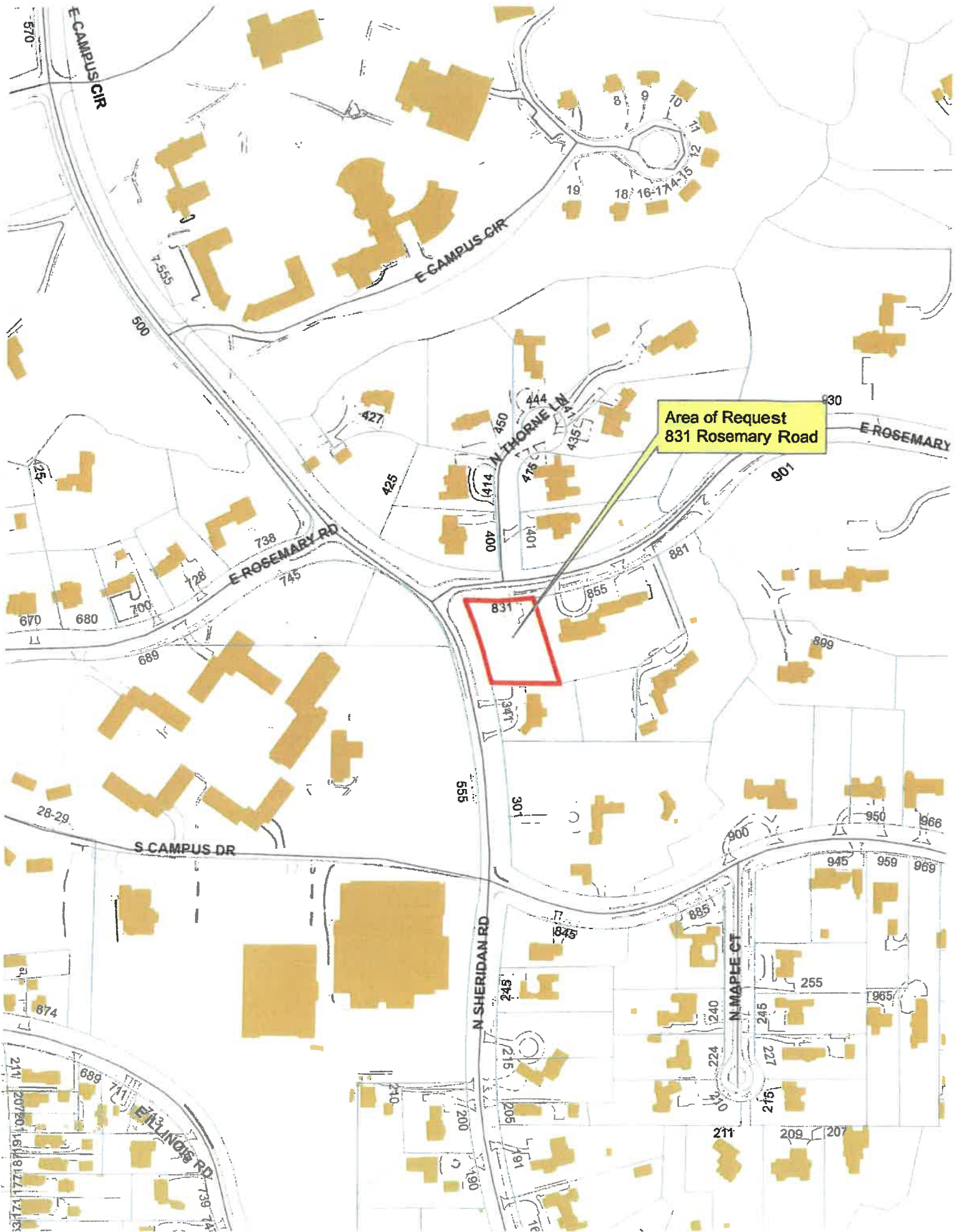
Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the meeting agenda was posted at public locations and on the City's website. As of the date of this writing, no correspondence or contacts have been received regarding this petition.

### **RECOMMENDATION**

Based on the findings presented above, recommend approval of a setback variance to allow encroachment of the open front porch not to exceed 6'7" and the width of the driveway to exceed 16" in width, no wider than 46'3" at the widest point, within the front yard setback as reflected on the site plan presented to the Board.

The recommendation includes the following condition of approval.

- The front porch shall remain open.



Area of Request  
831 Rosemary Road



Area of Request  
831 Rosemary Road

ALLEN  
FR. BERRIDGE  
DAVE



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

PROJECT ADDRESS 831 Rosemary Rd

ZONING DISTRICT R-4

Property Owner (s) Name Mr. and Mrs Robert Perna
(may be different from project address) Address 2 Orchard Place Hinsdale, IL 60521
Phone Fax
Email rjperna64@gmail.com

Applicant/Representative Name Doug Reynolds
(if different from Property Owner) Title Architect and bulder
Address 1765 Maple Street Northfield, IL 60093
Phone 847.962.9740 Fax
Email Doug@ReynoldsArchitecture.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.

Owner Date
Owner Date
Applicant/Representative 8/22/2025 Date



REYNOLDS ARCHITECTURE  
DESIGN AND CONSTRUCTION

## Statement of Intent

831 Rosemary Rd  
Lake Forest, Illinois

This application proposes a new single-family home on a vacant corner lot. We are requesting two zoning reliefs for this vacant corner lot.

First, we request relief to allow a portion of an open front porch to encroach into the required 50-foot front setback. The encroaching area of the porch is 67 square feet and will maintain a distance of 43 feet 8 inches from the west property line and approximately 60 feet from Sheridan Road.

Second, we request relief to allow a driveway on the north end of the property to exceed the 16-foot maximum width. This wider driveway is necessary to connect with the three-car garage, provide a turnaround for the owners, and accommodate two guest parking spaces. It is important to note that the portion of the driveway visible from Rosemary Road will not exceed the 16-foot allowable maximum width, and the areas exceeding this width will be concealed behind a 4-foot tall masonry wall and landscaping.

Criteria for Granting this Variance Request:

**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 orientation of the home and driveway entrance maintains the previous configuration of the lot. We believe this design optimizes the use of the lot for the new owners while creating appealing facades along Sheridan Road. By avoiding curb cuts along Sheridan Road, we aim to maximize the streetscape and preserve the neighborhood's character. The proposed open porch adds architectural interest and helps to visually break up the massing of the west (front) and south elevations.

**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;**

This corner lot is unique due to its exceptionally large setbacks (50 feet on three sides). This creates a constrained building envelope, leaving limited reasonable space for a driveway within the buildable area. Additionally, the curved west lot line presents a challenge in orienting the home without encountering an angled setback on one side or the other. Our proposed front porch is a direct response to these conditions, and we believe its minimal encroachment (67 square feet) is outweighed by the added architectural interest it provides.

**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 hardship arises from the inherent conditions of the property itself. We believe that the proposed design adheres to the desired intent of both the zoning regulations and the historic preservation commission guidelines.

**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.**

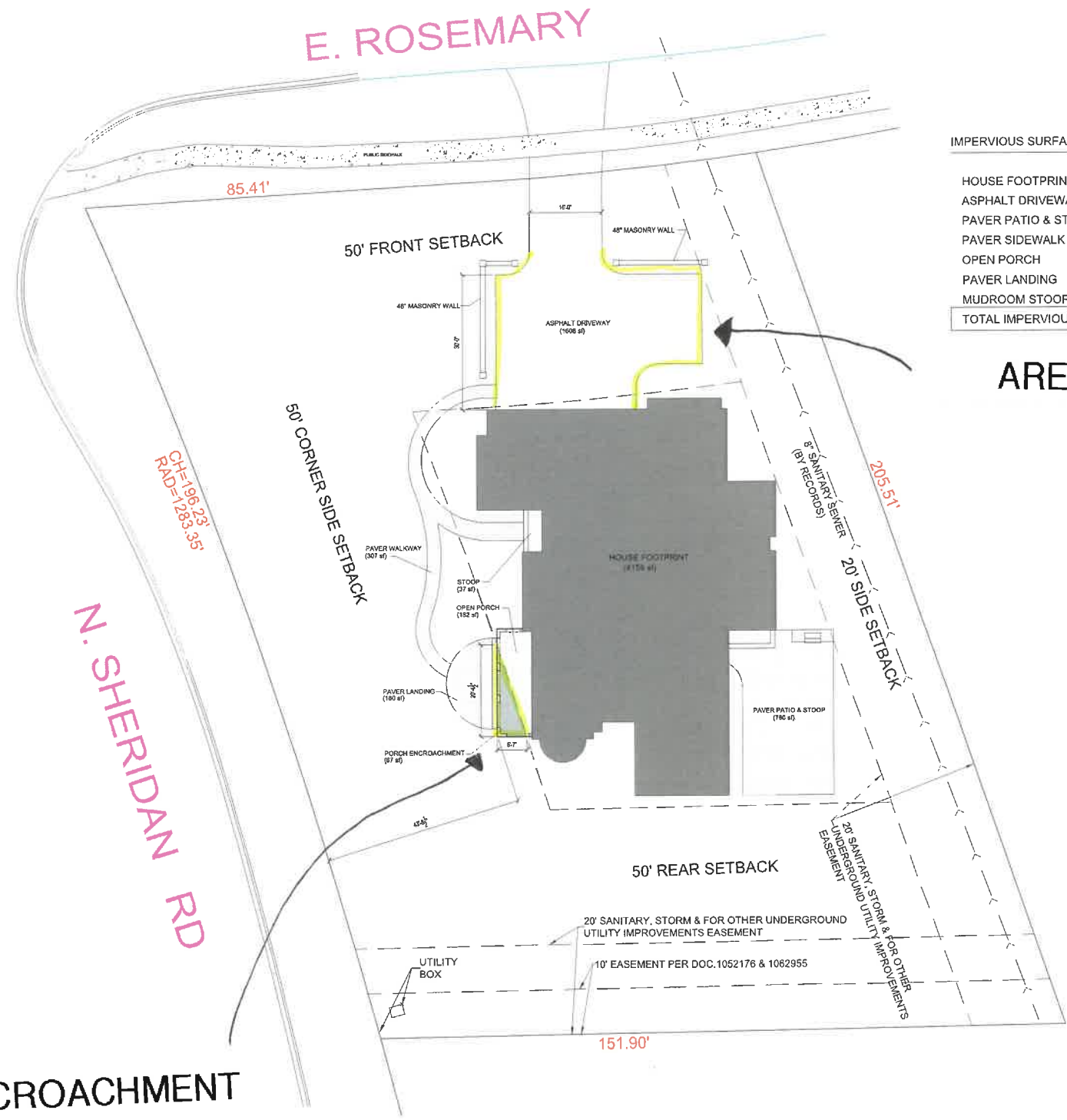
The proposed requests will not diminish property values or impede natural light and air for any adjacent properties. Regarding traffic, we anticipate that the proposed driveway configuration will alleviate potential issues along Sheridan Road by maintaining the existing curb cut. The inclusion of a motor court will allow vehicles to exit the property safely by enabling a forward exit onto Rosemary Road, rather than backing out.

# SITE PLAN

Revisions




**DOUGLAS REYNOLDS ARCHITECT**  
 1710 MARK STREET  
 SUITE 200  
 WOODRIDGE, ILLINOIS 60093  
 VOICE 847.563.3150  
 douglasreynolds.com

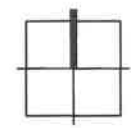


IMPERVIOUS SURFACES CALCULATION

HOUSE FOOTPRINT	4,156 sf
ASPHALT DRIVEWAY	1,608 sf
PAVER PATIO & STOOP	760 sf
PAVER SIDEWALK	307 sf
OPEN PORCH	182 sf
PAVER LANDING	180 sf
MUDROOM STOOP	37 sf
<b>TOTAL IMPERVIOUS</b>	<b>7,230 sf</b>

AREA BEYOND 16'

AREA OF ENCROACHMENT



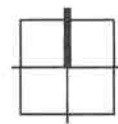
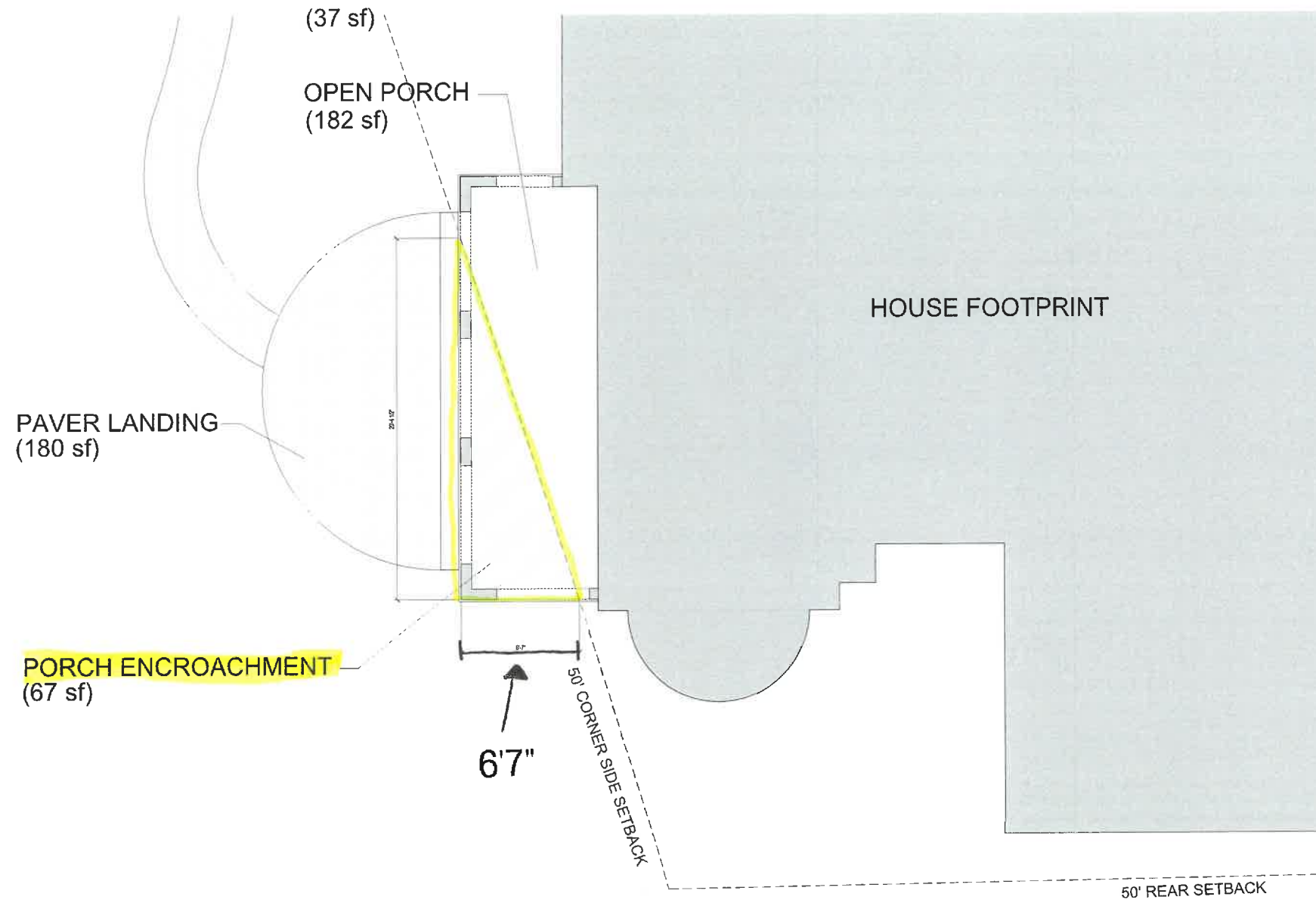
**SITE PLAN**  
 831 ROSEMARY RD

Custom Single Family Residence  
 Lake Forest, Illinois

SITE PLAN  
 Sheet

A1.0

# ENLARGED SITE PLAN OPEN FRONT PORCH



## PARTIAL SITE PLAN-PROPOSED FRONT PORCH

831 ROSEMARY RD



DOUGLAS  
REYNOLDS  
ARCHITECT  
3101 WILSON STREET  
SUITE 200  
NORTHBROOK, ILLINOIS 60062  
PHONE 847.552.1100  
FAX 847.552.1100  
douglasreynolds.com

Custom Single Family Residence  
Lake Forest, Illinois

PARTIAL SITE PLAN

Sheet

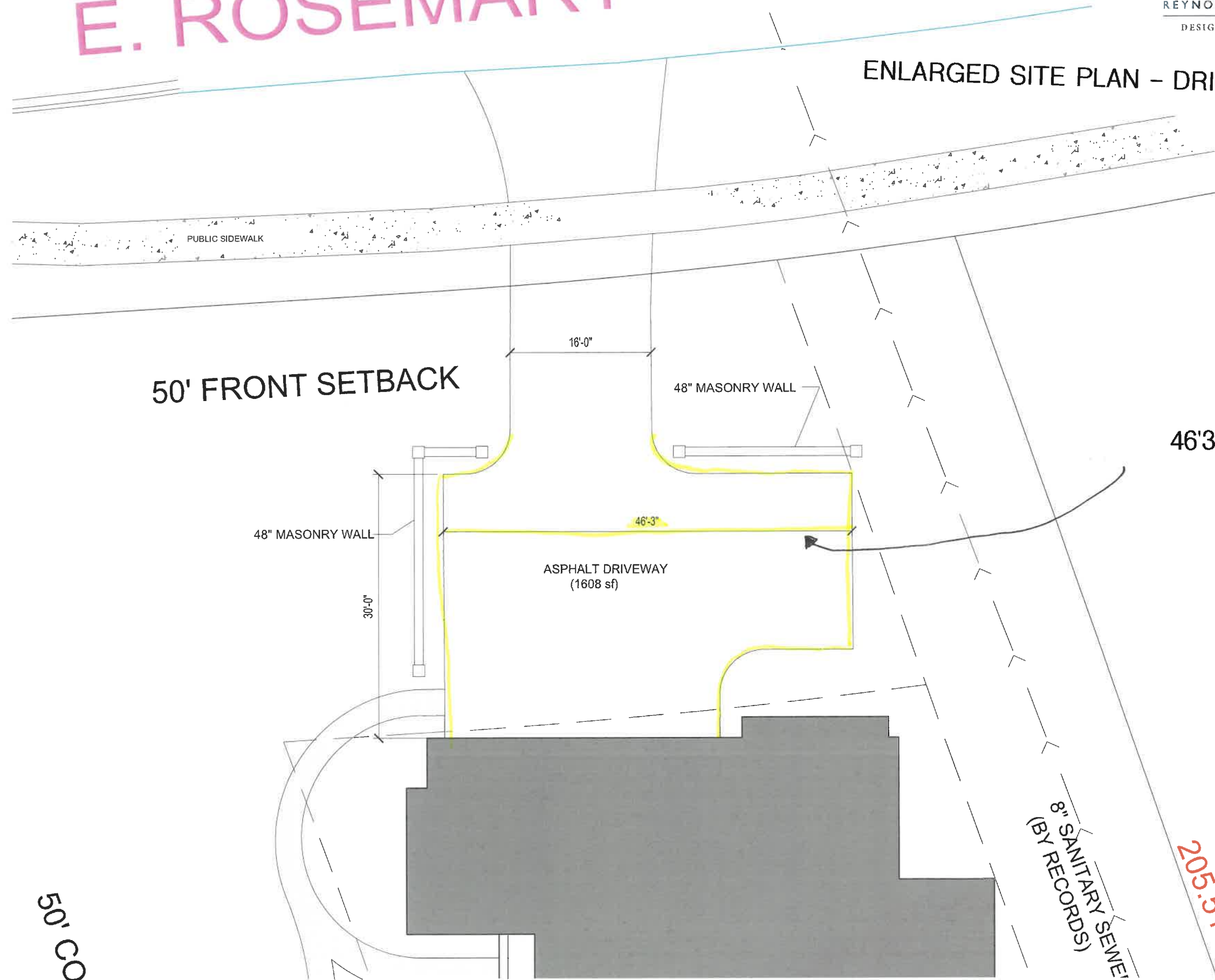
A1.1

# E. ROSEMARY



REYNOLDS ARCHITECTURE  
DESIGN AND CONSTRUCTION

## ENLARGED SITE PLAN - DRIVEWAY



50' FRONT SETBACK

16'-0"

48" MASONRY WALL

46'3"

48" MASONRY WALL

46'-3"

ASPHALT DRIVEWAY  
(1608 sf)

30'-0"

50' CO

8" SANITARY SEWER  
(BY RECORDS)

205'-3"

# WEST ELEVATION

Revisions

NO.	DESCRIPTION
1	FOR PERM REVIEW



**DOUGLAS  
REYNOLDS  
ARCHITECT**

5745 WINDLE STREET  
CHICAGO, ILLINOIS 60637  
VOICE: 773.361.1100  
REYNOLDS@RAA.COM



WEST ELEVATION

AREA OF ENCROACHMENT

The Perna Residence  
831 Rosemary Road Lake Forest, Illinois

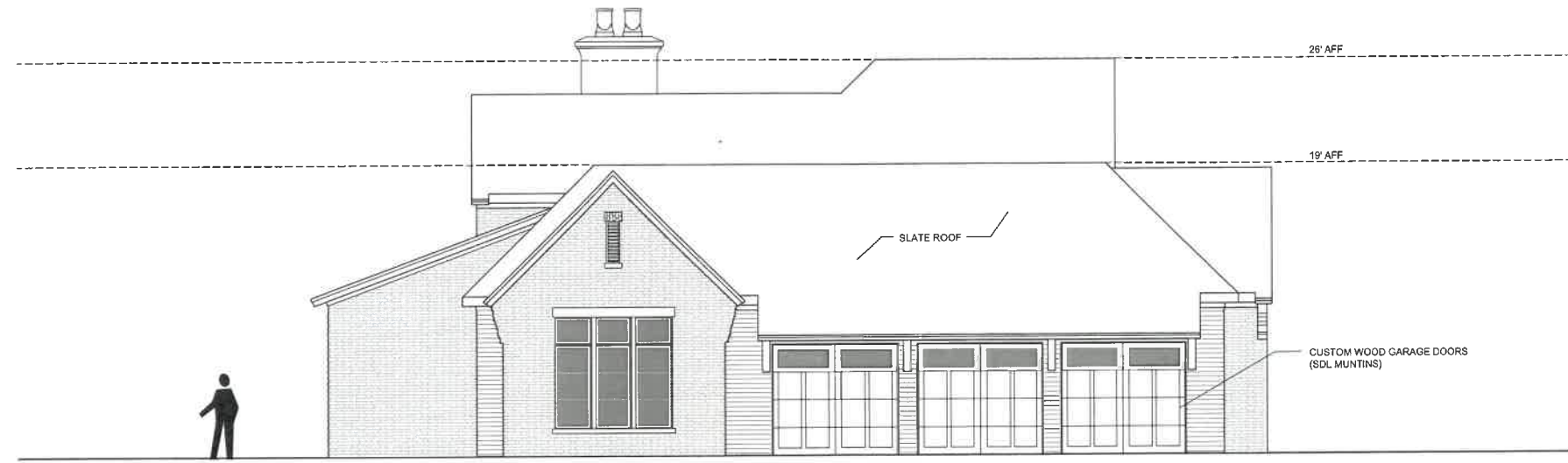
EXTERIOR ELEVATIONS

Sheet

**A3.0**



# NORTH ELEVATION



NORTH ELEVATION

Revisions



**DOUGLAS  
REYNOLDS  
ARCHITECT**  
115 PARK STREET  
SUITE 201  
HOUSTON, TEXAS 77001  
PHONE 847.361.3108  
www.douglasreynolds.com



**The Perna Residence**  
831 Rosemary Road Lake Forest, Illinois

EXTERIOR ELEVATIONS

Sheet

**A3.3**

# LANDSCAPE PLAN



- (1) 3" Cal. Maidenhair Autumn Gold
- (1) 8' Clump Japanese Maple Bloodgood
- (3) 8' Holly Sky Pencil
- 20' Easement

# LANDSCAPE PLAN

**TYPICAL DETAIL**

**TYPICAL DETAIL**

**TYPICAL DETAIL**

ALL RIGHTS RESERVED  
 Reproduction Of Plan Per Use Of Concepts  
 Prohibited Without Written Consent Of  
 BUHRMAN Design Group

NOTE:  
 Plant Substitution May Be Used.  
 Installation Sizes On Plants See Contractors  
 Agreement. Plants Shown On Design At  
 Maturity & Maintained Height. Plants  
 Shown At Best Attribute.

NOTE:  
 Call J.U.L.I.E. Before Digging.

REVISIONS:

DATE:	#:	DISCRPTION:

20200 W. Winchester Rd. | Mundelein, IL 60060  
 847-949-9245  
 info@buhmandesigngroup.com

LANDSCAPE PLAN VIEW

CLIENT INFORMATION:

**THE PERNA  
 RESIDENCE**

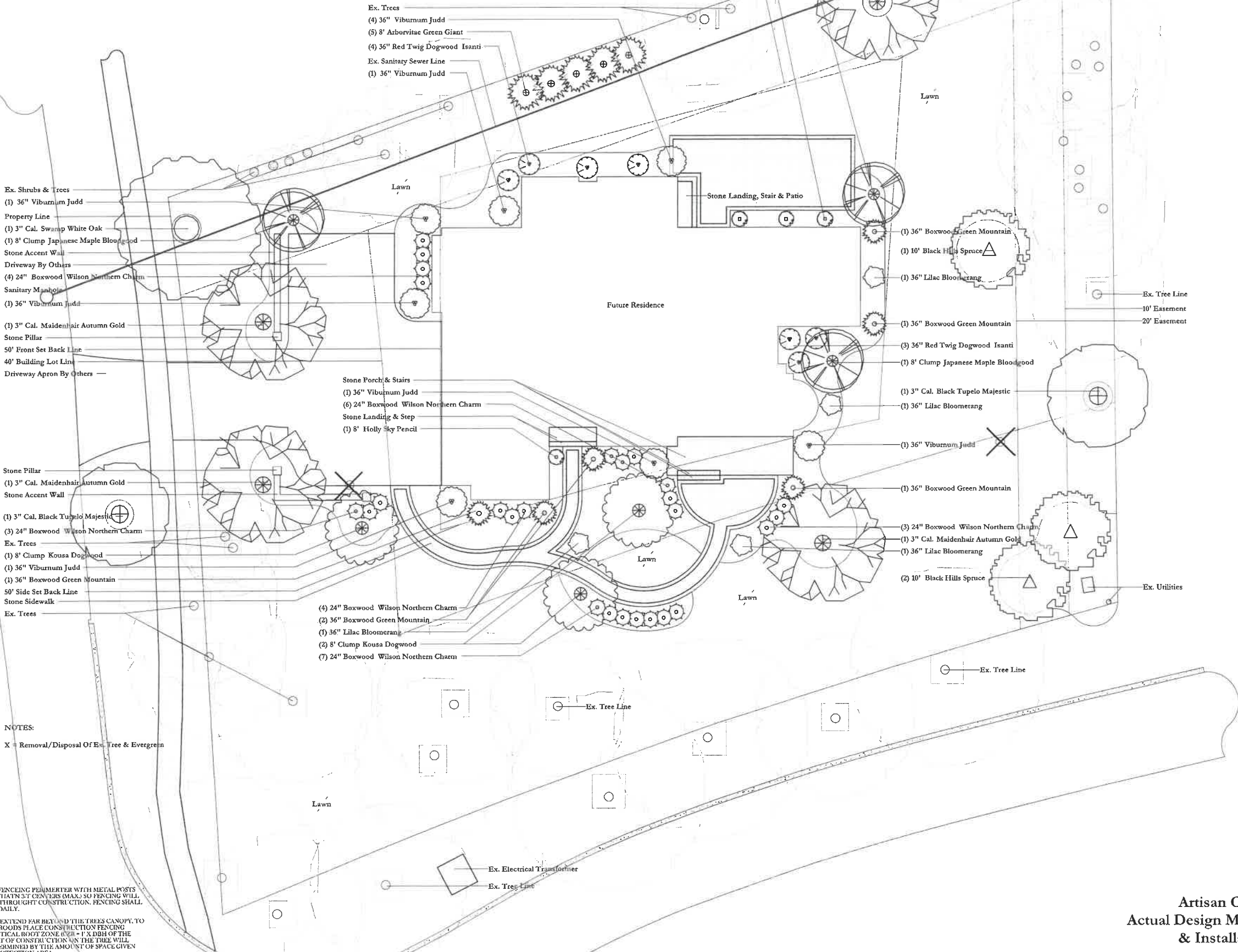
831 Lot # 3 Rosemary Rd.  
 Lake Forest, IL 60045

SCALE: 1/10" = 1'-0"

DATE: 8-21-2025

DESIGNED BY: W.G./M.G.

SHEET NUMBER:  
**PG 1**



- Ex. Shrubs & Trees
- (1) 36" Viburnum Judd
- Property Line
- (1) 3" Cal. Swamp White Oak
  - (1) 8' Clump Japanese Maple Bloodgood
- Stone Accent Wall
- Driveway By Others
- (4) 24" Boxwood Wilson Northern Charm
- Sanitary Manhole
- (1) 36" Viburnum Judd
- (1) 3" Cal. Maidenhair Autumn Gold
- Stone Pillar
- 50' Front Set Back Line
- 40' Building Lot Line
- Driveway Apron By Others

- Ex. Trees
- (4) 36" Viburnum Judd
  - (5) 8' Arborvitae Green Giant
  - (4) 36" Red Twig Dogwood Isanti
- Ex. Sanitary Sewer Line
- (1) 36" Viburnum Judd

- Stone Porch & Stairs
- (1) 36" Viburnum Judd
  - (6) 24" Boxwood Wilson Northern Charm
- Stone Landing & Step
- (1) 8' Holly Sky Pencil

- Stone Pillar
- (1) 3" Cal. Maidenhair Autumn Gold
- Stone Accent Wall
- (1) 3" Cal. Black Tupelo Majestic
- (3) 24" Boxwood Wilson Northern Charm
- Ex. Trees
- (1) 8' Clump Kousa Dogwood
  - (1) 36" Viburnum Judd
  - (1) 36" Boxwood Green Mountain
- 50' Side Set Back Line
- Stone Sidewalk
- Ex. Trees

- (4) 24" Boxwood Wilson Northern Charm
- (2) 36" Boxwood Green Mountain
- (1) 36" Lilac Bloomerang
- (2) 8' Clump Kousa Dogwood
- (7) 24" Boxwood Wilson Northern Charm

- (1) 36" Boxwood Green Mountain
- (1) 10' Black Hills Spruce
- (1) 36" Lilac Bloomerang
- (1) 36" Boxwood Green Mountain
- (3) 36" Red Twig Dogwood Isanti
- (1) 8' Clump Japanese Maple Bloodgood
- (1) 3" Cal. Black Tupelo Majestic
- (1) 36" Lilac Bloomerang
- (1) 36" Viburnum Judd
- (1) 36" Boxwood Green Mountain
- (3) 24" Boxwood Wilson Northern Charm
- (1) 3" Cal. Maidenhair Autumn Gold
- (1) 36" Lilac Bloomerang
- (2) 10' Black Hills Spruce

NOTES:

X = Removal/Disposal Of Ex. Tree & Evergreen

NOTE:

CONSTRUCTION FENCING PERIMETER WITH METAL POSTS SET NO FARTHER THAN 3" CENTER (MAX.) SO FENCING WILL REMAIN STABLE THROUGHOUT CONSTRUCTION. FENCING SHALL BE MAINTAINED DAILY.

ROOTS OF TREES EXTEND FAR BEYOND THE TREE CANOPY. TO PROTECT THESE ROOTS PLACE CONSTRUCTION FENCING AROUND THE CRITICAL ROOT ZONE (CRZ) ± 1' ± 1" DIAM OF THE TREE. THE IMPACT OF CONSTRUCTION ON THE TREE WILL LARGELY BE DETERMINED BY THE AMOUNT OF SPACE GIVEN FOR THE TREE PROTECTION AREA.

Artisan Concept Design.  
 Actual Design Measurements, Materials  
 & Installation May Vary.

Scale: 1/10" = 1'-0"

## **Agenda Item 4**

### **491 Buena Road Setback Variance Related to a Modified Driveway**

Staff Report  
Vicinity Map  
Air Photos

#### Materials Submitted by Petitioner

Application  
Statement of Intent  
Rendering  
Plat of Survey – Proposed Improvements  
Enlarged Site Plan

*Correspondence*



## STAFF REPORT AND RECOMMENDATION

TO:	Chairman Bass and members of the Zoning Board of Appeals
DATE:	September 29, 2025
FROM:	Michelle Friedrich, Planning Technician
SUBJECT:	<b><i>Setback Variance for Modifications to a Driveway</i></b>

### OWNER

Christopher and  
Marianne Delhey  
491 Buena Road  
Lake Forest, IL 60045

### PROPERTY LOCATION

491 Buena Road

### ZONING DISTRICT

R-4

### SUMMARY OF REQUEST

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

The property is located on the east side of Buena Road, south of Heron Road. The property is in the Robert W. Kendler Pond's Subdivision which was approved in 1978. The property is developed with a residence which was built in 1986.

### FACTS

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

- ❖ The house complies with the setback requirements.
- ❖ The existing driveway does not comply with the width limitation within the front yard setback.
- ❖ The proposed driveway expansion will increase the width of the driveway from 21 feet to no more than 31 feet wide within the front yard setback, 15 feet wider than permitted by the Code.
- ❖ The Ponds Homeowner's Association has approved the proposed driveway expansion.

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

- ❖ The original siting of the house and garage, nearly at the 40 foot front yard setback limits the options for modifying the driveway to create additional parking to accommodate family vehicles on the property, consistent with the Code.

## **STAFF EVALUATION**

As noted above, the residence and attached two car garage comply with the setback requirements for the property. The existing driveway is wider than permitted within the front yard setback and as proposed, expands further north to create a parking space within the front yard setback.

The proposed expansion of the driveway, from the existing width of 21 feet, to a width of 31 feet, is desired by the petitioners to allow a vehicle to park out of the way of the garage entrance. The property owners propose to plant arbor vitae along the north side of the expanded parking area to partially screen the parking space. A parkway tree located near the driveway was inspected by the City Forester. A condition requiring tree protection fencing to be installed at or near the dripline of the tree during construction to minimize the potential for damage to the tree is recommended.

This property was developed prior to current zoning regulations which limit the width of driveways within the front 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, there is already a vehicle parked in front of the home and the proposed improvements provide an opportunity for additional landscaping to screen the parked vehicle. Similar expanded driveways are found on other properties in this neighborhood.

## **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 variance will not alter the essential character of the neighborhood. Similar conditions are found on nearby properties. There are properties developed with similar driveways in this neighborhood.
2. The conditions upon which the variance is 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.
3. This house is sited nearly at the front yard setback, in compliance with the setback in effect at the time of the construction limiting the available area to modify the driveway.
4. The hardship in conforming to the required setbacks is a result of a change in the width limitations within the front yard setback since the original construction and the siting of the house at the front yard setback.
5. The variance and the resulting driveway modification will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values. Screening is proposed along the expanded driveway, softening views of the parking space.

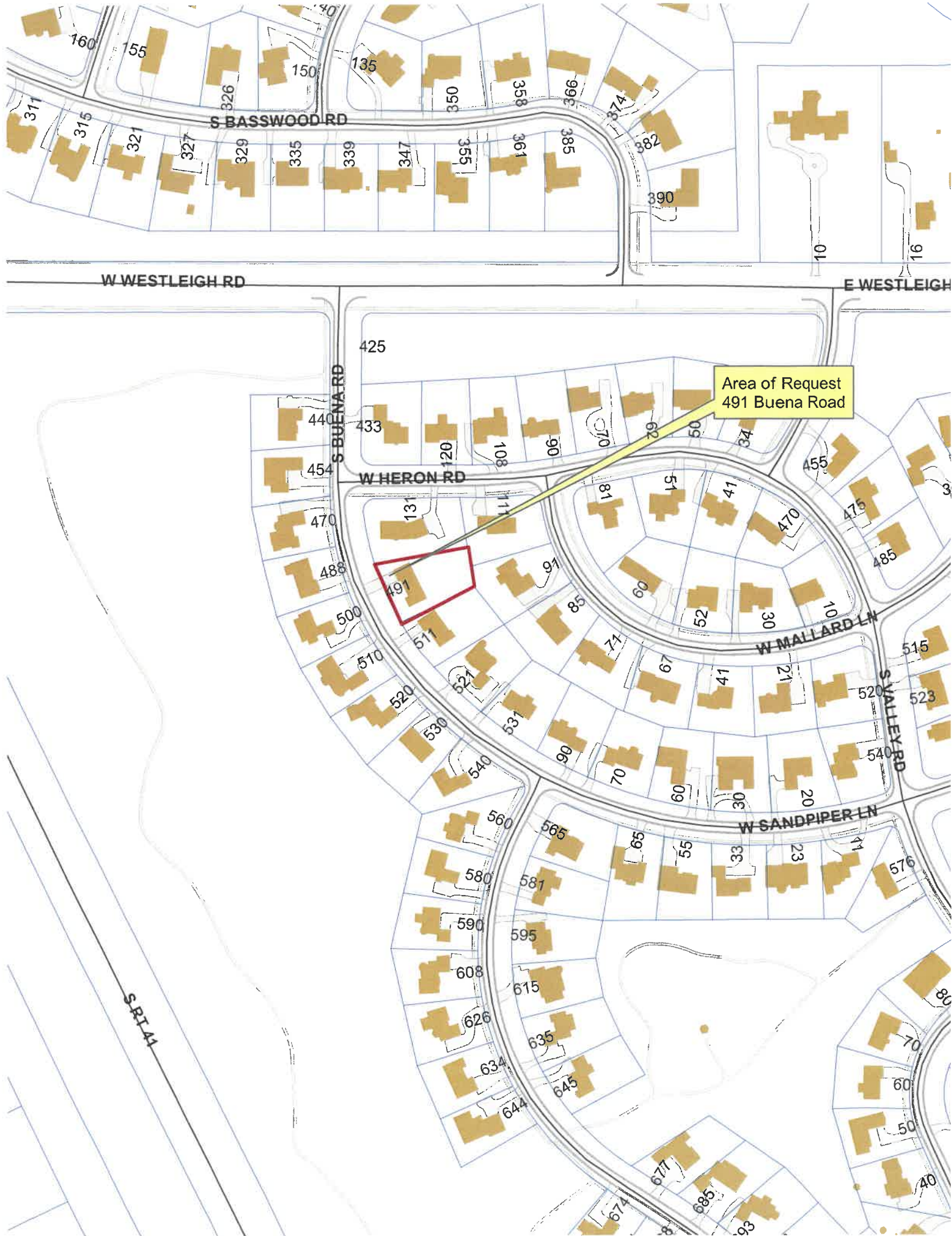
**PUBLIC COMMENT**

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, a letter from the Homeowner's Association was submitted in support of the expansion and included a note of support from the property owner to the north.

**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 31 feet in width within the front yard setback consistent with the site plan submitted to the Board. The recommendation is subject to the following condition.

- Prior to work beginning on the site, tree protection shall be installed at or as close as possible at the dripline of the tree.



Area of Request  
491 Buena Road

S BASSWOOD RD

W WESTLEIGH RD

E WESTLEIGH

S BUENA RD

W HERON RD

W MALLARD LN

W SANDPIPER LN

S VALLEY RD

S RIAL

425

433

440

454

470

488

500

510

520

530

540

560

580

590

608

626

634

644

433

420

108

111

131

491

511

531

551

571

591

611

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608

626

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644

674

685

698

719

739

759

779

799

455

475

485

515

520

523

540

560

580

608

626

634

644

674

685

698

719

739

759

779

799

3

455

475

485

515

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3

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698

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779

799

160

155

150

135

326

358

366

374

355

361

385

390

311

315

321

327

329

335

339

347

355

358

361

385

390

10

16

W WESTLEIGH RD

E WESTLEIGH

425

440

454

470

488

500

510

520

530

540

560

580

590

608

626

634

644

433

420

108

111

131

491

511

531

551

571

591

611

631

651

671

691

711

731

751

771

791

90

97

85

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60

52

30

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09

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11

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71

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62

50

34

81



Area of Request  
491 Buena Road

S BASSWOOD RD

W WESTLEIGH RD

E WESTLEIGH

S BUENA RD

W HERON RD

W MALLARD LN

S VALLEY RD

W SANDPIPER LN

S RIZA



S BUENA RD

W HERON RD

W MALLARD LN

Area of Request  
491 Buena Road

W SANDPIPER LN



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

PROJECT ADDRESS 491 Buena Road, Lake Forest  
ZONING DISTRICT R-4

Property Owner (s) Name Christopher Delhey  
(may be different from project address) Address 491 Buena Rd, Lake Forest  
Phone 847 274 9348 Fax \_\_\_\_\_  
Email christopher.delhey@aon.com

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

Christopher Delhey Owner 9/10/25 Date

Owner Date

Applicant/Representative Date

Our driveway at 491 Buena Road requires replacement and as part of that, we were looking to add a small bump out. This addition is being designed with great care to improve the look of our driveway and view of our neighbors in all directions. Steps are planned to use stonework to match the existing landscape and include the addition of arborvitae's to screen the addition and also match the current landscape of our neighbors to the north. The addition is at its closest approximately 15 feet from the lot line and at it's farthest 20 feet plus. We have engaged a highly reputable contractor in Total Paving and have provided all details from their quote as well as additional pictures and all information required by the city. A few additional facts:

- Our car currently sits in our driveway as do many others in our neighborhood and throughout Lake Forest and this new driveway design will only improve the view of all concerned including from the street.
- Our neighbors to the north have fully agreed to the addition as per our earlier email.
- The design has been undertaken carefully to ensure it does not encroach on either the lot line or the city tree that is planted along Buena Road.
- There was a far more significant driveway addition completed recently a few houses south of ours that was approved.
- There are MANY houses in our neighborhood with similar driveway additions.
- Per our previous correspondence, this project has been fully vetted and approved by the Ponds Homeowners Association.

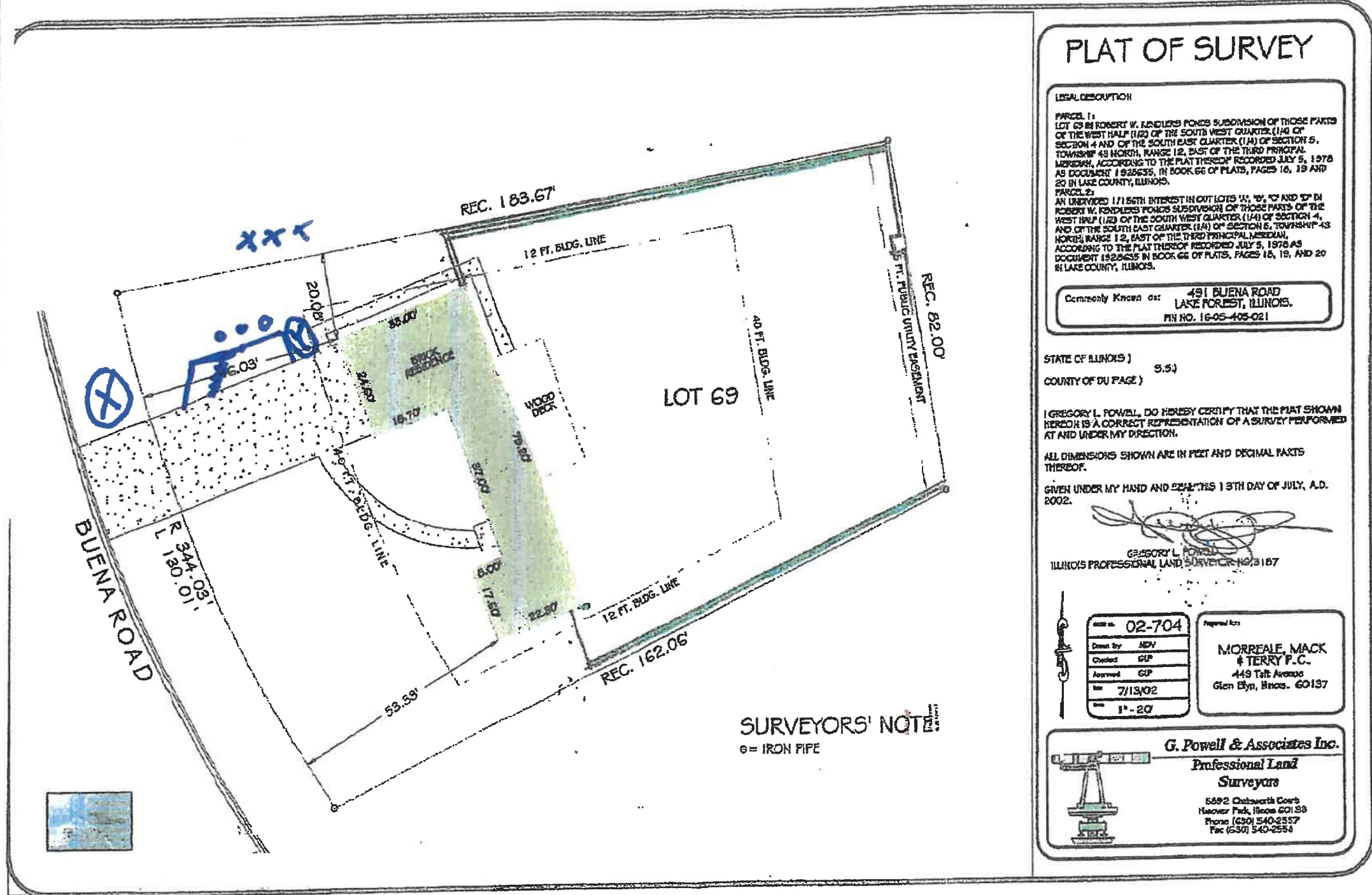
In order to further assist you in your consideration, we have included the following:

1. An additional version of the plat showing some of the details.
2. A sort of zoomed in drawing including additional measurements.
3. A photo taken by the contractor that includes details of the bump out.
4. Below you will find an additional rendering of the change as created by the contractor giving a very nice view of the addition.
5. I have also attached a number of photos of other houses in our neighborhood with similarly expanded driveways. This is just a small sampling, there are many many more that I can provide.

Please advise if there is anything additional you need. Again, we greatly appreciate your assistance and look forward to your advices following the 9/29/25 board meeting. We apologize that we are unavailable for that session.

Best,  
Chris and Marianne Delhey  
491 Buena Road  
(847) 615-0868 – home  
(847)274-9348 - cell





PLAT OF SURVEY

LEGAL DESCRIPTION  
 PARCEL 1:  
 LOT 69 IN ROBERT W. KENDLER'S POND SUBDIVISION OF THOSE PARTS OF THE WEST HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 4 AND OF THE SOUTH EAST QUARTER (1/4) OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1978 AS DOCUMENT # 925635, IN BOOK 66 OF PLATS, PAGES 16, 19 AND 20 IN LAKE COUNTY, ILLINOIS.  
 PARCEL 2:  
 AN UNDIVIDED 1/156TH INTEREST IN OUT LOTS 11, 12, 13 AND 17 IN ROBERT W. KENDLER'S POND SUBDIVISION OF THOSE PARTS OF THE WEST HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 4, AND OF THE SOUTH EAST QUARTER (1/4) OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 1978 AS DOCUMENT # 925635 IN BOOK 66 OF PLATS, PAGES 16, 19, AND 20 IN LAKE COUNTY, ILLINOIS.  
 Commonly Known as: 491 BUENA ROAD LAKE FOREST, ILLINOIS. PIN NO. 16-05-405-021

STATE OF ILLINOIS )  
 COUNTY OF DU PAGE ) S.S.)  
 I GREGORY L. POWELL, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.  
 GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF JULY, A.D. 2002.  
 GREGORY L. POWELL  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3187

Map No.	02-704	Prepared for	MORREALE, MACK & TERRY P.C.
Drawn by	MDV		449 Tait Avenue
Checked	GJP		Glen Ellyn, Illnois. 60137
Assured	GJP		
Date	7/13/02		
Scale	1" = 20'		

G. Powell & Associates Inc.  
 Professional Land Surveyors  
 5592 Outworth Court  
 Naperville, Illinois 60183  
 Phone (630) 540-2557  
 Fax (630) 540-2554

SURVEYORS' NOTE:  
 G = IRON PIPE

- ⊗ = Large City Tree
- Ⓨ = Delhey Tree
- = 3 Arborvitae's to be planted
- xxx = Neighbors existing arborvitae's to be matched

