

Agenda Item 3

284 Granby Road

Variance from Front and Corner Side Yard Setbacks and Lot Coverage Regulations

Staff Report
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Survey
 Existing Conditions
 Overlay of Existing and Proposed Conditions
Site Plan - Proposed
Primary Structure Elevations – Existing and Proposed
Proposed Garage Elevations

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 23, 2026
ADDRESS:	284 Graby Road
FROM:	Luis Prado, Assistant Planner
SUBJECT:	<i>Variances from the Front and Corner Side Yard Setbacks and Lot Coverage Regulations</i>

OWNERS

Timothy and Heidi Archibald

PROPERTY LOCATION

284 Graby Road

ZONING DISTRICT

R1 – Single Family Residential District

PROJECT REPRESENTATIVE

Timothy Archibald, Owner and Architect

Summary of the Request

This is a request for a recommendation in support of variances from the front yard and corner side yard setbacks to allow additions and modifications to the primary residence, a variance from the accessory structure corner side yard setback to allow the construction of a new garage, and a variance from lot coverage regulations.

Description of the Property

The subject property is located at the southeast corner of Granby Road and McKinley Road. The property is zoned GR-2 and is a corner lot. It is located in the Sutton Place Subdivision which was recorded in 1861. The house was originally constructed in 1925 in conformance with the zoning regulations at the time.

Based on current zoning setback requirements, the rear of the home as presently constructed, at the point of furthest encroachment, is located 2" from the corner side yard (west) property line and 9'11" from the front yard (south) property line, encroaching into the front yard and corner side yard setbacks.

The existing detached garage, proposed for demolition, encroaches into the accessory structure setbacks on the north and west sides and is sited 3'1" from the west property line and 4' feet from the north (rear) property line.

Currently, the total lot coverage is 34.4%, 4.4% above the maximum allowable.

FACTS

Compliance/Non-Compliance with Key Code Requirements

- ❖ The residence complies with the setbacks from the north and east property lines.
- ❖ As noted above, the residence does not comply with the front and corner side yard setbacks.
- ❖ As noted above, the existing garage does not comply with the setbacks from the north or west property lines.
- ❖ As noted above, the current house and garage do not comply with the maximum allowable lot coverage.
- ❖ As proposed, additions and alterations made to the home will encroach into the front and side yard setbacks no further than the existing encroachments.
- ❖ As proposed, the new garage will comply with the setback from the north.
- ❖ As proposed, the new garage encroach into the side yard setback 5'8", an improvement from the existing condition.
- ❖ As proposed, the house and garage will not comply with the maximum allowable lot coverage, totaling 40.1%.

Physical, Natural or Practical Difficulties

- ❖ The house was constructed prior to the current zoning regulations.
- ❖ The lot does not meet the minimum lot size or lot width for the GR-2 Zoning District.

Staff Evaluation

The petitioner proposes additions and alterations to the existing residence, including a porch addition, modest first-floor expansions, and a new second-story dormer, as well as the demolition of the existing detached garage and construction of a new two-story detached garage. The proposed work is intended to enhance the functionality of the home and garage.

As noted above, the residence was constructed prior to current zoning regulations and is located on a lot that does not meet the present minimum lot size or lot width requirements of the GR-2 District. The existing home encroaches into the required front and corner side yard setbacks. The proposed additions will not extend further into either setback than the current encroachments. The property currently exceeds the maximum allowable lot coverage, and the proposed improvements will increase lot coverage further.

The existing garage does not comply with the required setbacks from the north or west property lines. The proposed garage will comply with the required setback from the north property line, eliminating the existing rear yard encroachment.

While the proposed garage will continue to encroach into the corner side yard setback, the encroachment will be reduced.

Overall, the proposal does not increase the extent to which the home currently encroaches into the front yard and corner side yard setbacks. The new garage improves the current situation by complying with the rear setback requirements and reducing the existing corner side yard encroachment.

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 front yard and corner side yard setbacks and lot coverage regulations.

1. The proposed additions to the home will not extend further into the required front or corner side yard setbacks than the existing encroachments. The new garage will eliminate the existing rear yard encroachment and reduce the existing corner side yard encroachment. The designs are intended to blend with the current architectural style. Based on the above, the proposal will not alter the essential character of the property or the surrounding neighborhood.
2. The property is a corner lot that does not meet the current minimum lot size or lot width requirements of the GR-2 District. The home was constructed prior to the adoption of the current zoning regulations and contains longstanding legal nonconformities. Together, these create unique conditions upon which the variances are requested.
3. The hardship on which the request for the variances are based is the creation of the lot and the construction of the home prior to current zoning regulations.
4. No evidence has been submitted that indicates that the variance if approved, will increase congestion, endanger public safety, or diminish property values in the neighborhood.

PUBLIC COMMENT

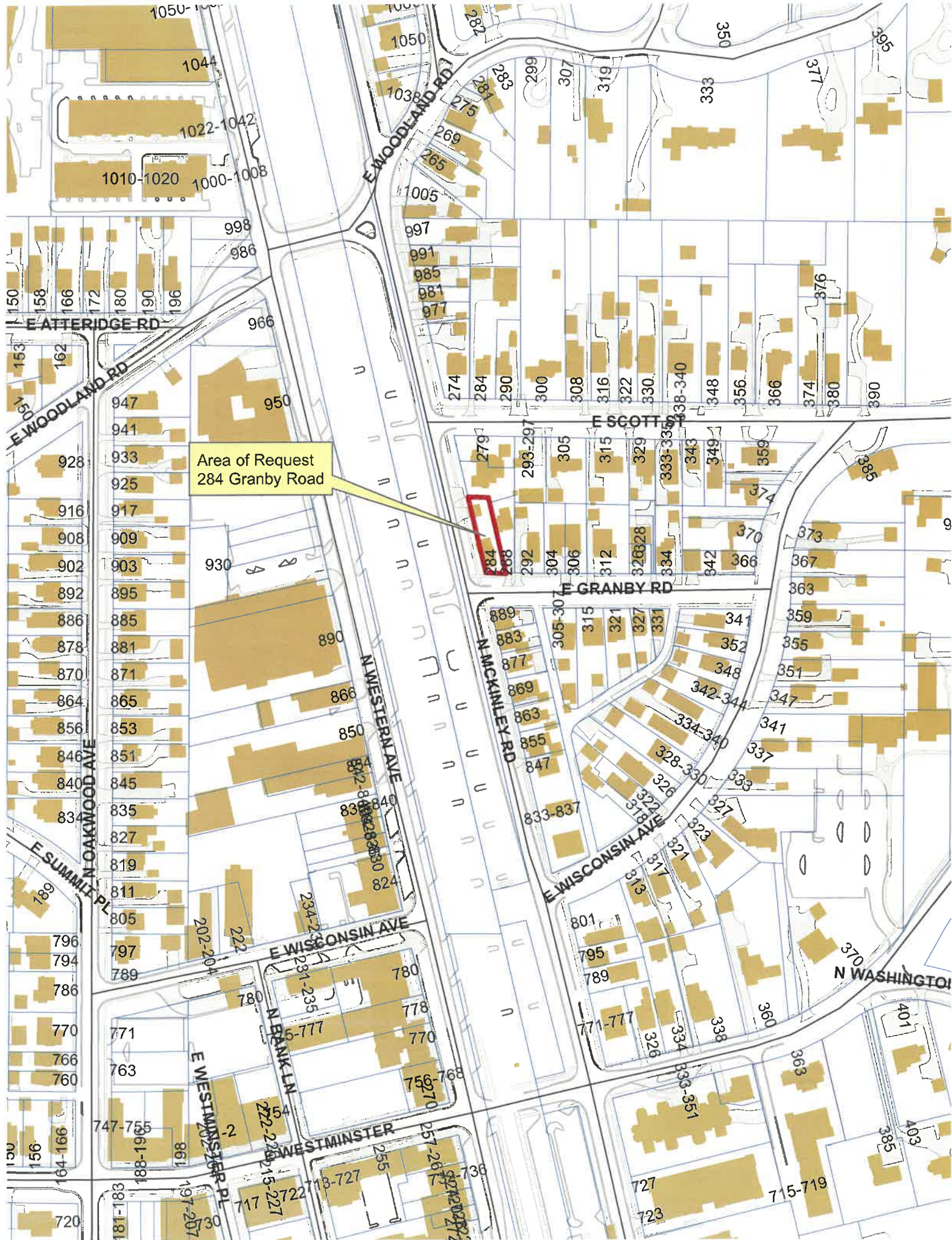
Standard public notice of this request was provided by the City to surrounding residents and property owners. Notice was also published in the Lake Forester and the agenda was posted at public locations and on the City's website. As of the date of this writing, no correspondence or contacts have been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

RECOMMENDATION

Based on the findings presented above, recommend approval of variances to allow additions and alterations to the existing residence to maintain the current front and corner side yard encroachments, to allow construction of a new

detached garage encroaching no further than 5'-8" into the required corner side yard setback, and to allow lot coverage of 40.1%, exceeding the maximum permitted 30% lot coverage requirement, as reflected on the plans presented to the Board. The recommendation includes the following conditions of approval.

- The porch shall remain open.



Area of Request
284 Granby Road





Area of Request
284 Granby Road

E WOODLAND RD

E ATERRIDGE RD

E WOODLAND RD

E SCOTT ST

E GRANBY RD

N WESTERN AVE

N MCKINLEY RD

E WISCONSIN AVE

E WISCONSIN AVE

N WASHINGTON

N OAKWOOD AVE

N BANK LN

N WESTMINSTER

E SUMMIT PL

E WESTMINSTER PL

Area of Request
284 Granby Road

E SCOTT ST

E GRANBY RD

N MCKINLEY RD

N WESTERN AVE





**ZONING BOARD OF APPEALS
APPLICATION OF ZONING VARIANCE**

PROJECT ADDRESS 284 GRANBY ROAD, LAKE FOREST

ZONING DISTRICT GR-2

Property Owner (s) Name TIMOTHY & HEIDI ARCHIBALD
(may be different from project address) Address 269 MARKET SQUARE, SUITE A, LAKE FOREST, IL 60045
Phone (847) 830-0960 Fax _____
Email TIM@MASISMORE.COM

Applicant/Representative Name TIMOTHY ARCHIBALD
Title OWNER / ARCHITECT
(if different from Property Owner) Address SAME
Phone _____ Fax _____
Email _____




Beneficial Interests

- Corporation See Exhibit A
- Partnership See Exhibit B
- Trust, land or other See Exhibit C

<i>Staff Reports are Available the Friday before the Meeting</i>				
<i>Email Report:</i>	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
<i>Fax Report:</i>	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>
<i>Pick Up Report:</i>	Owner	<input type="checkbox"/>	Representative	<input type="checkbox"/>

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.

	1/26/26
	Date
	1/26/26
Owner	Date
	1/26/26
Applicant/Representative	Date

284 GRANBY ROAD, LAKE FOREST

ZONING VARIANCE STATEMENT OF INTENT

ZBA MEETING 2/23/26

We are the petitioners Tim and Heidi Archibald. Tim has owned the residential architecture firm Midwest Architecture Studio (MAS) located in Market Square for the past 24 years, and Heidi is the interior designer for MAS. 284 Granby Road (GR-2 zoning, non-historic) is an empty nester home for us, and we are excited to live in the downtown area and have more of a walking life. The existing home was built in 1925 as a 1-story home, and later converted to a 1 1/2-story home with the addition of an east-facing bathroom dormer and 2 bedrooms under the attic roof. A small addition was also added to the west side over the years to expand the kitchen. The existing house remains small in scale at around 1,400 sf of living space and a roof peak of just over 25' tall. The existing detached garage is 22'x21' (462 sf) and is in poor condition and needs to be replaced.

The limitations of this property relate in part to changing zoning regulations over the years. Like many properties in the neighborhood (see neighborhood photos), the lot size / configuration and building structures at 284 Granby Road pre-date current zoning and thus there are several existing legal non-conformities (see tables below). Specifically, previous zoning lots are small and current zoning setbacks make the properties severely restricted. The City has been sympathetic to this reality and allowed non-conformities through the formal zoning process for appropriate proposals, resulting in enhanced new projects that meet the needs of owners and contribute positively to the tight in-town aesthetic of the popular neighborhood. Other contributing limitations are the corner lot and related zoning restrictions for these important properties, thus honoring the aesthetic importance of the corner becomes a challenge. Also, a garage facing McKinley is very rare and mostly due to the corner lot condition without access to the garage alley. The rhythm of buildings along McKinley in the neighborhood is almost entirely 1 ½ to 2 ½ story structures, and a single-story garage actually breaks this height rhythm in an awkward way. As an architect I believe the proposed 2-story garage is in keeping with the neighborhood context, City planning, and zoning guidelines, provided it is scaled and detailed properly. Finally, the reality of property values in the neighborhood, especially over the past several years, creates pressure to maximize living space and amenities without overpowering the scale of the buildings which is a difficult design challenge.

The design strategy for the house is to emphasize the positive aspects of the existing structure and to keep the small-scale American Cottage aesthetic appropriate to the neighborhood, and to correct some of the later less sensitive additions without extending beyond any of the existing setback non-conformities. The most significant changes are to remove the existing porch roofs (front and back) and west side addition roof, all of which are poorly designed and proportioned. We propose to extend the width (not depth) of the open front porch on Granby to be a wraparound open porch to McKinley, appropriate to the in-town corner lot. We also propose two small additions at the 1st floor totaling 173 sf, and to cover the 1st floor porches and additions with a new one-story low sloped metal roof that wraps around the entire south, west and north sides of the house. This allows the taller 1 ½ story central volume to be appropriately prominent in hierarchy but still modest in scale (+/- 25' existing roof peak, with 30' allowed). We also propose a dormer on the west roof that creates clearance for a new interior staircase and brings natural light into the west side of the house. This dormer does not create more floor space as the finished floor currently extends to the outside wall, but rather helps with ceiling heights. The impact on the Lake Forest Building Scale Analysis (Bulk) with these changes still allows the property to be under allowable bulk by 2.8% (see bulk analysis workbook).

There are three primary design strategies for the proposed new garage. First, the goal is to improve as many existing zoning non-conformities as possible and stay within current zoning guidelines. The zoning table below details our proposal to eliminate the rear yard encroachment and reduce the existing corner side yard encroachment. All other variables are conforming to current zoning. The second design strategy is to have the garage mimic the house in style, detailing, materials and color, and to employ many of the same design elements from the City of Lake Forest Residential Design Guidelines handbook as were incorporated into the house. For example, a primary strategy is to maintain a detached garage as it is a common element defining

neighborhood planning and helps to prevent the house structure from becoming over-scaled. The third design strategy is to create more usable space in the garage on the main level, and to add a second level studio as practical necessities to support the small house size. The emergence of the accessory dwelling unit (ADU) as a way to accommodate larger or extended families is supported by the City of Lake Forest as demographics change and adult children and grandparents are often part of the household. With a blended family of 6 kids in their twenties, we're anticipating this need.

A guiding document for the proposed design changes is the City of Lake Forest Residential Design Guidelines handbook. Our proposal incorporates many of these features, including: open front / corner and rear porches, bay window, dormers, new brick chimney, simplified massing with hierarchy, varying roof pitches, and traditional proportions and rhythm of windows and doors with appropriate muntins. The exterior materials selected for the house and garage include a limited palette of 4" smooth clapboard siding, shingle siding, composite trim, clad windows, wooden doors, Chicago common brick foundation and chimney, a mix of architectural asphalt and standing seam metal roofing, painted porch columns and railings, and painted picket fence.

We propose removing 2 existing trees that are in the direct path of construction (see site plan), and the City Forester Kelly Bougher has visited the property and provided support for their removal (see attached letter). We plan to install privacy plantings on the east side of the property, and will certainly take advantage of landscaping and planting opportunities over time on the property as we enjoy that activity.

Like many properties in the neighborhood (see neighborhood photos), the structures at 284 Granby Road pre-date current zoning and thus there are several existing legal non-conformities. All encroachments listed below are measured from the setback line to the outer edge of roof overhang for corner side yard and interior side yard conditions, and measured from the setback line to the outside of exterior wall for front and rear yard conditions (up to 18" roof overhang allowed in the setback area for front and rear yards per code). Following are existing and proposed (highlighted) non-conformities:

HOUSE

ZONING FEATURE	REQUIRED MIN / MAX	EXISTING CONDITION	PROPOSED CHANGE
Lot Size (single family)	6,250 sf minimum	5,272 sf	None.
Lot Width (single family)	50'-0" minimum	40'-0"	None.
Maximum Primary Building Height	30'-0" maximum	Conforming (25'-3 1/4")	None.
Front Yard Setback	40'-0" minimum	9'-11" setback (30'-1" encroachment)	Extend existing open front porch with no greater encroachment than existing to become wrap around front/corner open porch. Reduce height of existing porch roof.
Interior Side Yard Setback	6'-0" minimum	Conforming (6'-0")	None.
Corner Side Yard Setback	12'-0" minimum	2'-0" setback 10'-0" encroachment (Includes 6" roof overhang)	Extend existing enclosed space with no greater encroachment than existing to create single story wrap around roof volume. Reduce height of existing enclosed space roof.
Rear Yard Setback	30'-0" minimum	Conforming (67'-0")	None.

GARAGE

ZONING FEATURE	REQUIRED MIN / MAX	EXISTING CONDITION	PROPOSED CHANGE
Maximum Accessory Building Footprint	24'-0" x 24'-0" (576 sf) maximum	21'-0" x 22'-0" (462 sf)	24'-0" x 24'-0" (576 sf) Conforming. New 2-story garage.
Maximum Accessory Building Height	25'-0" maximum	14'-0"	23'-9" proposed. Conforming. New 2-story garage.
Front Yard Setback	40'-0" minimum	Conforming (105'-0")	96'-0" proposed. Conforming. New 2-story garage.
Interior Side Yard Setback	6'-0" minimum	Conforming (13'-0")	7'-3" proposed. (includes 9" roof overhang) Conforming. New 2-story garage.
Corner Side Yard Setback	12'-0" minimum	3'-1" setback 8'-11" encroachment (includes 6" roof overhang)	6'-4" setback 5'-8" encroachment (includes 9" roof overhang) Improvement from existing. New 2-story garage.
Rear Yard Accessory Building Setback	10'-0" minimum	4'-0" setback 6'-0" encroachment	10'-0" proposed. Conforming. New 2-story garage.

ZONING VARIANCE CRITERIA

- 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.***

This variance criteria is true. Per the narrative above, the proposed project improves the subject property and contributes positively to the larger neighborhood.

- 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 variance criteria is true. Per the narrative above, the corner lot location and garage entry from McKinley are unique conditions that create hardships in this neighborhood.

- 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.***

This variance criteria is true. Per the narrative above, the current zoning pre-dates the original construction on the property and is difficult to apply to smaller lots.

- 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.***

This variance criteria is true. Per the narrative above, the only requested encroachments are facing the public streets, not the neighbors, and the proposed encroachments are equal to or less than existing non-conformities.

R. E. DECKER
(1933-1999)

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

Plat of Survey

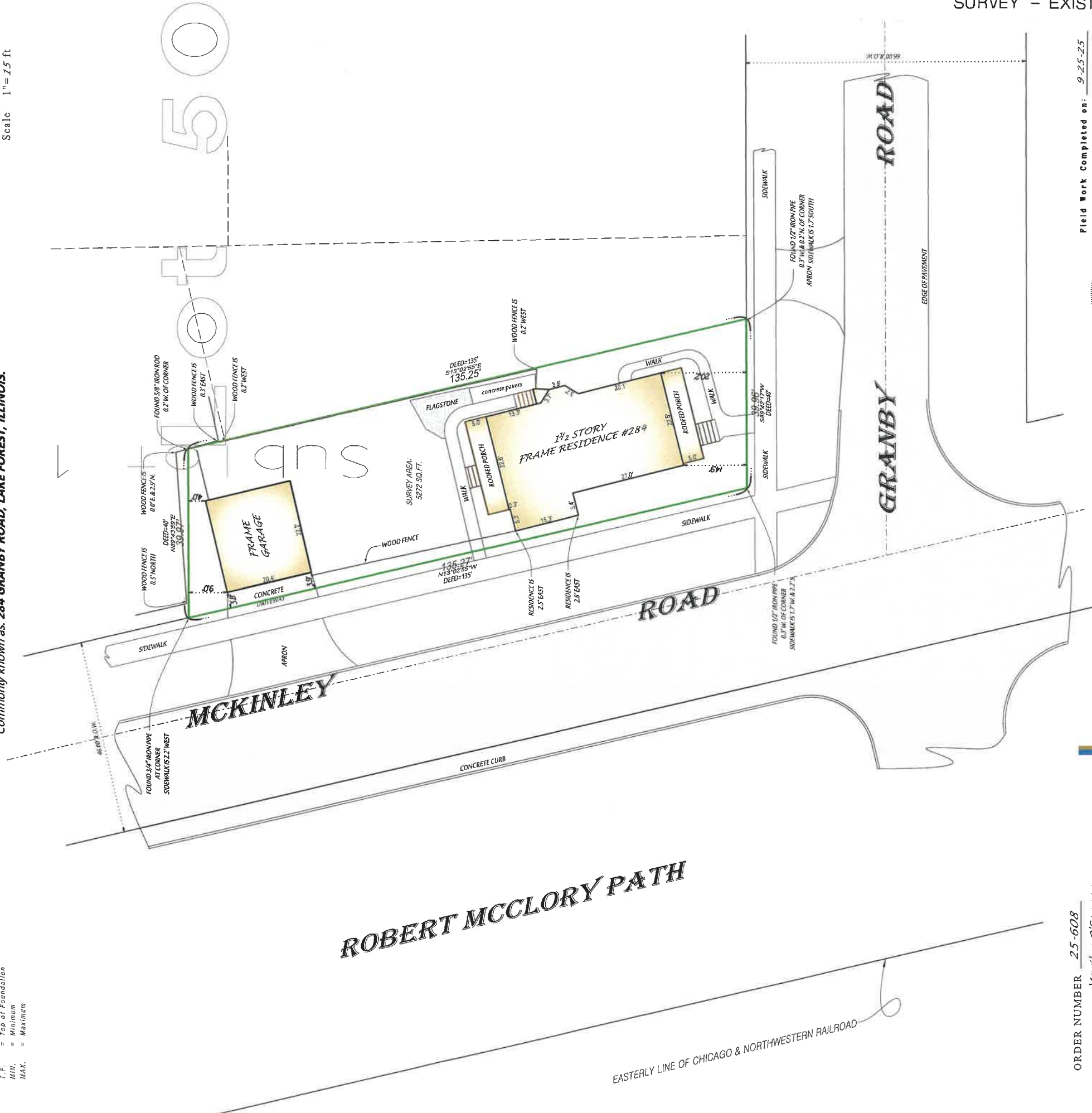


The West 40 feet of the South 135 feet of Sublot 1 of Lot 50 in S.F. Millers Subdivision of Lots 49, 50 and 51 of Lake Forest in the Southwest Quarter of Section 28, Township 44 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded November 18, 1861, in Book 32 of Deeds, page 583, in Lake County Illinois

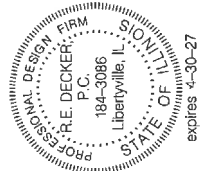
Commonly known as: 284 GRANBY ROAD, LAKE FOREST, ILLINOIS.

Scale 1" = 75 ft

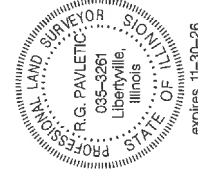
- LEGEND**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - N.W. = Northwest
 - N.E. = Northeast
 - S.E. = Southeast
 - S.W. = Southwest
 - P.O.B. = Point of Beginning
 - S.O.F.T. = Square Feet
 - R.O.W. = Right of Way
 - Doc. = Document
 - Rec. = Recorded as
 - Mass. = Measured
 - T.F. = Top of Foundation
 - M.N. = Minimum
 - M.AX. = Maximum



ORDER NUMBER 25-608
 ORDERED BY: Marilyn O'Connor
 FOR: 284 Granby LLC
 REVISIONS: _____

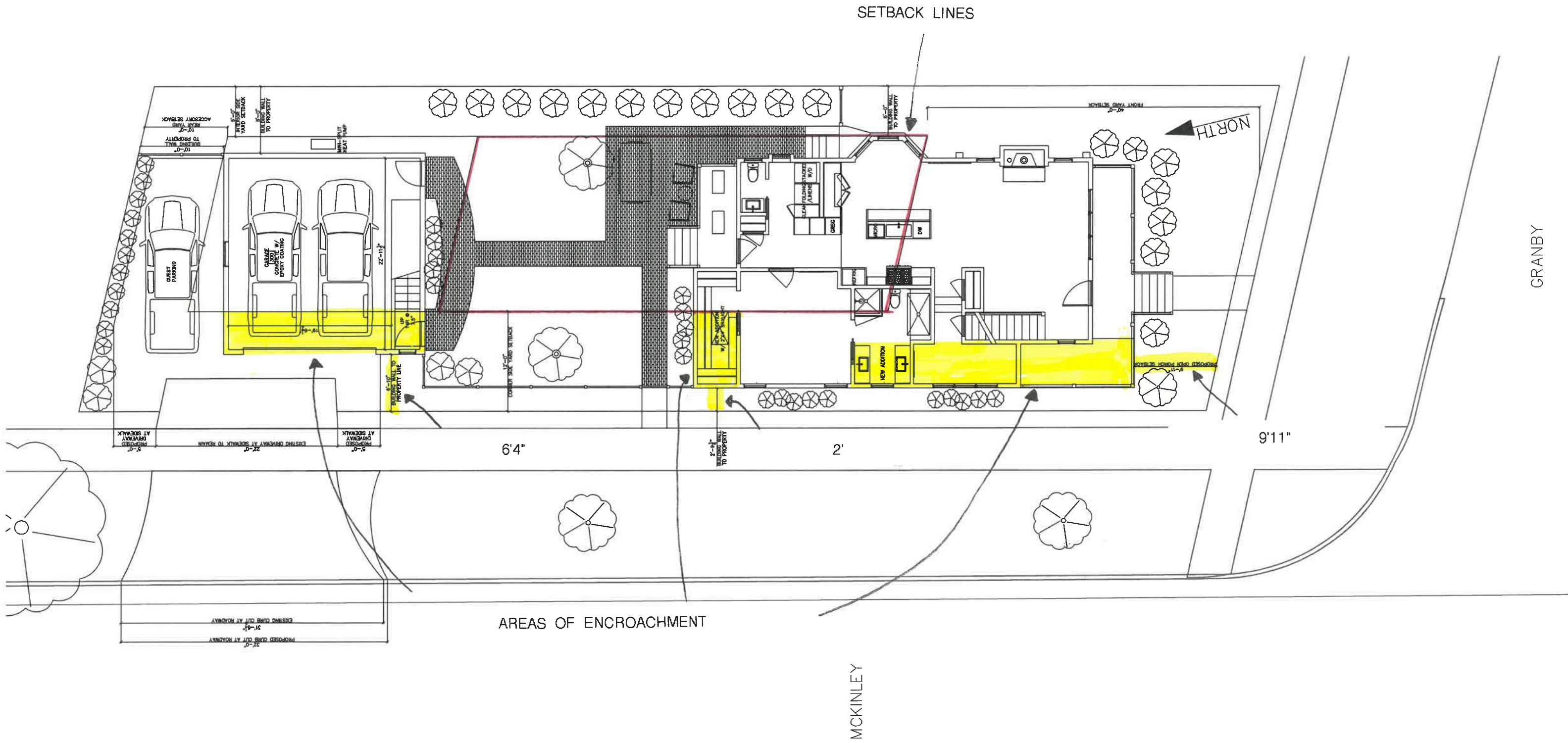


R E DECKER
 PROFESSIONAL LAND SURVEYORS P.C.
 333 W. PETERSON RD SUITE B
 LIBERTYVILLE, IL 60048
 TEL. 847-362-0091
 DeckerSurvey@gmail.com
 Website: DeckerSurvey.com



Field Work Completed on: 9-25-25
 STATE OF ILLINOIS }
 COUNTY OF LAKE } 88
 This Professional service conforms to the current
 Illinois minimum standards for a "Boundary Survey."
 R. E. DECKER, P.C.
 Professional Land Surveyor
 expires 11-30-26

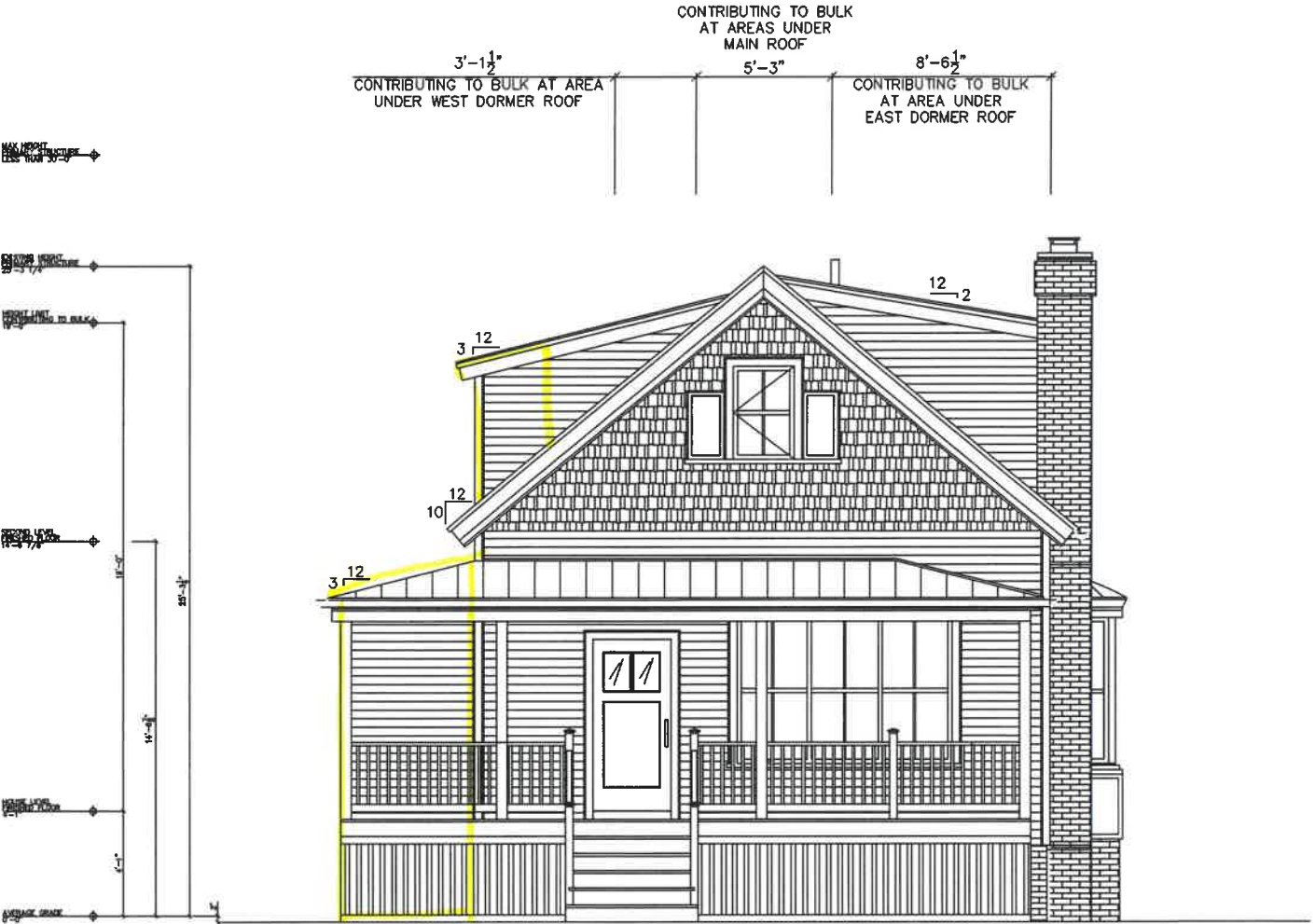
Compare the Description on this Plat with your Deed and Title also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Basements, Setbacks or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



SOUTH ELEVATION - EXISTING AND PROPOSED

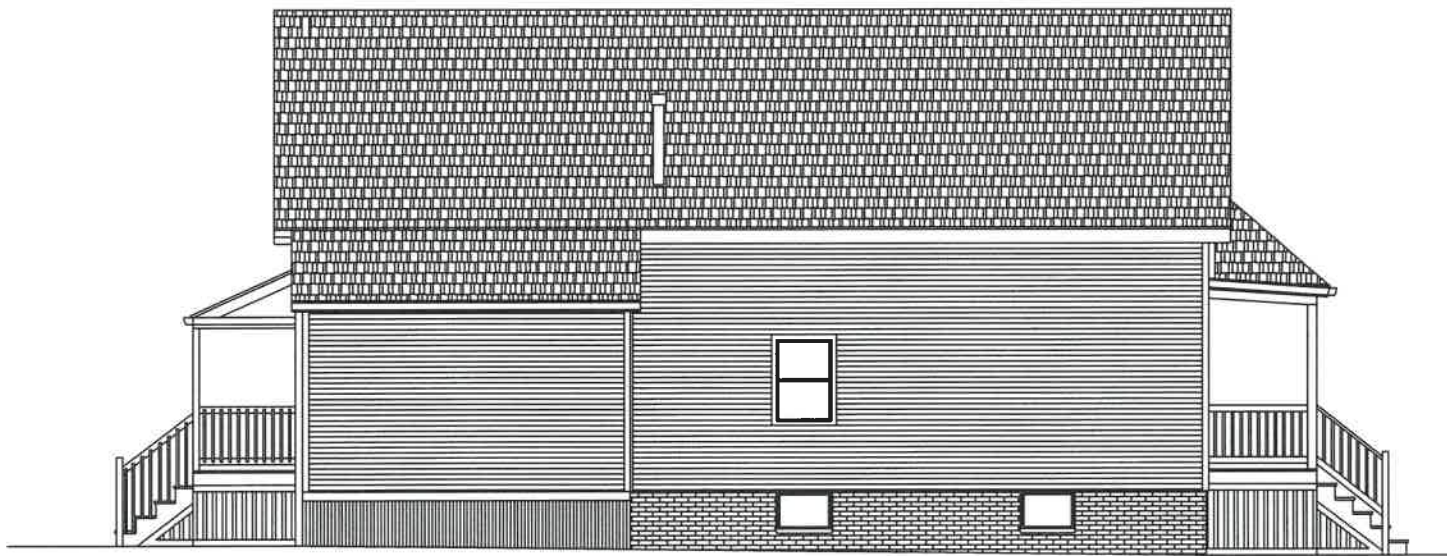


EXISTING SOUTH ELEVATION
EXISTING



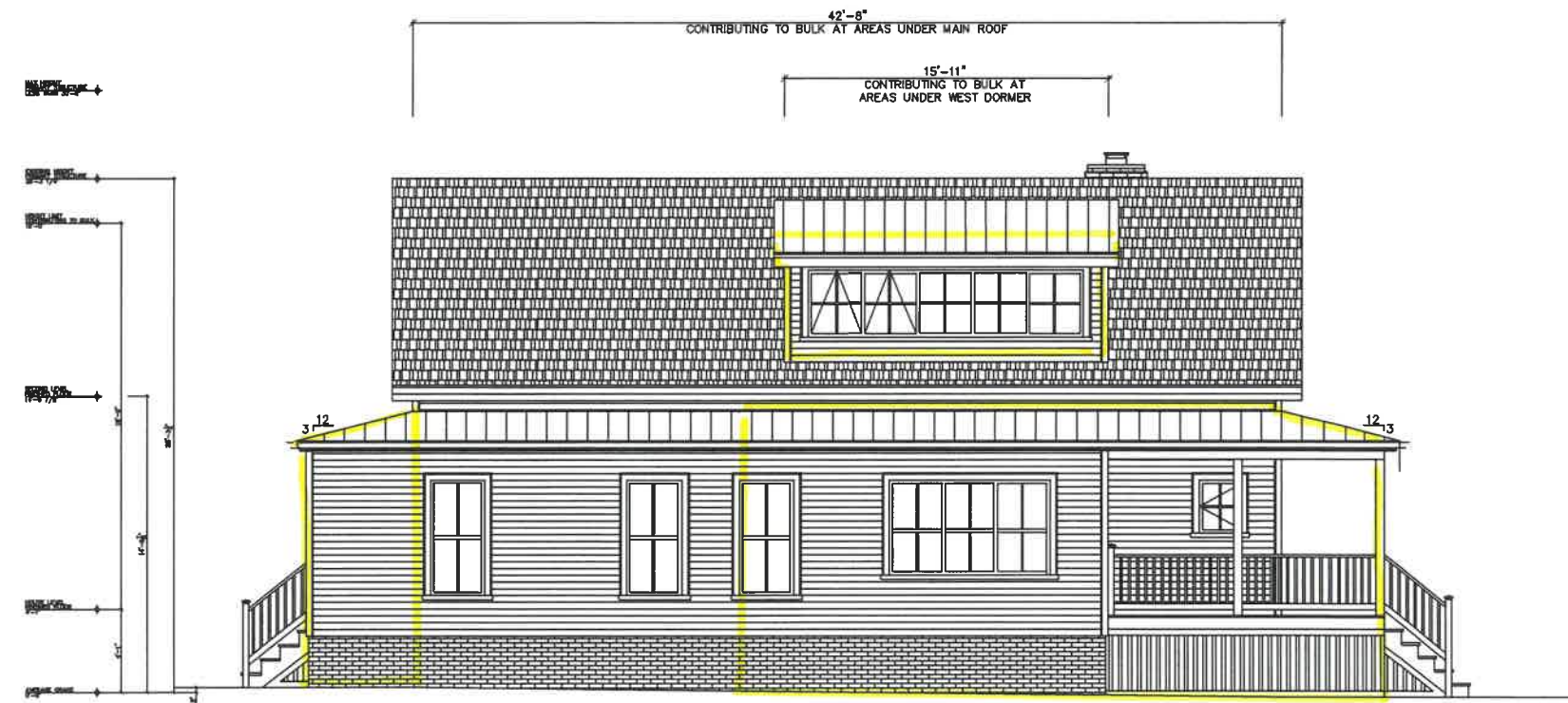
PROPOSED SOUTH ELEVATION
PROPOSED
ADDITIONAL ENCROACHMENT AREA

WEST ELEVATION - EXISTING AND PROPOSED



EXISTING WEST ELEVATION

EXISTING



PROPOSED WEST ELEVATION

PROPOSED

ADDITIONAL ENCROACHMENT AREA

NORTH ELEVATION - EXISTING AND PROPOSED



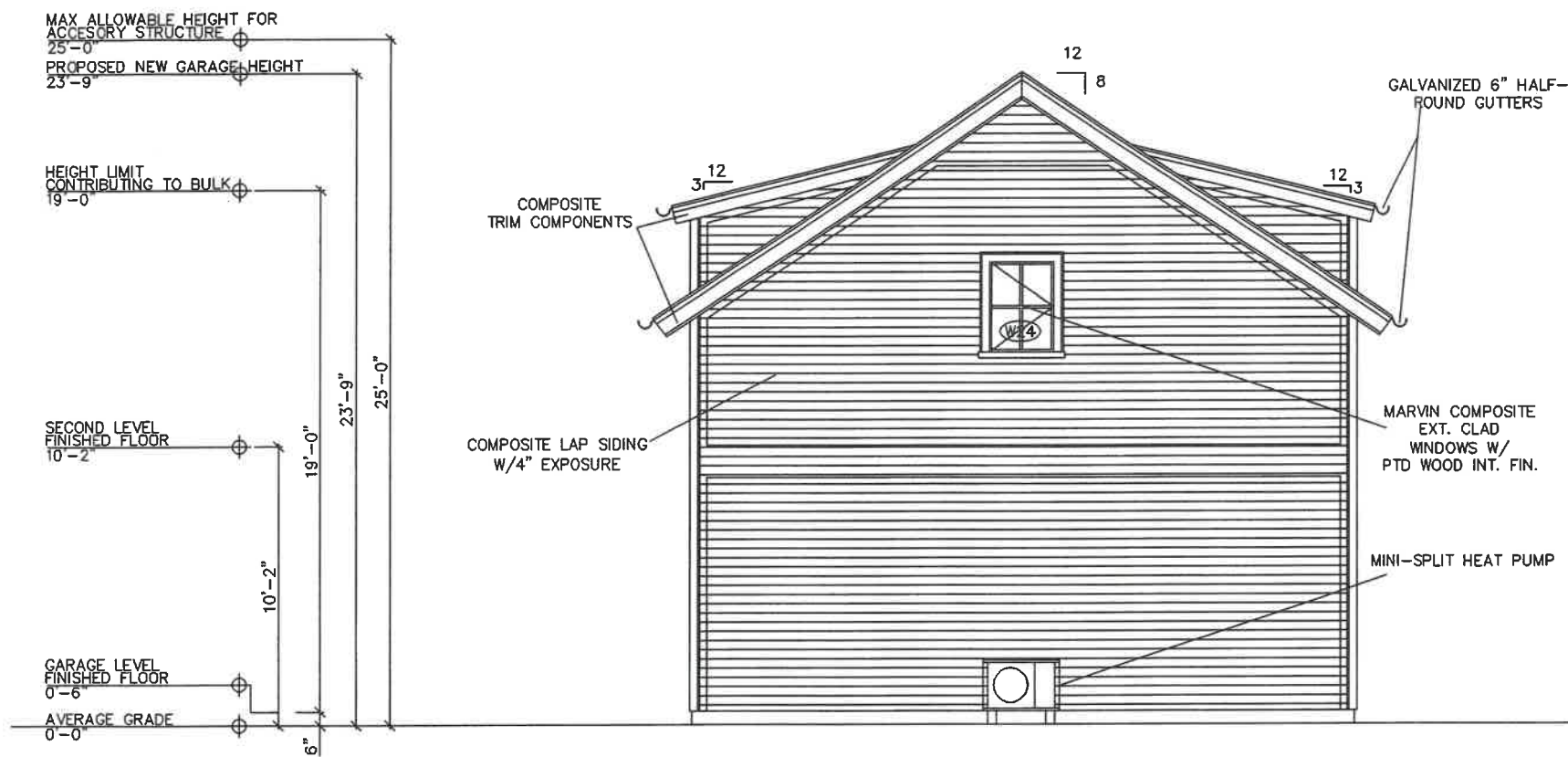
EXISTING NORTH ELEVATION
EXISTING



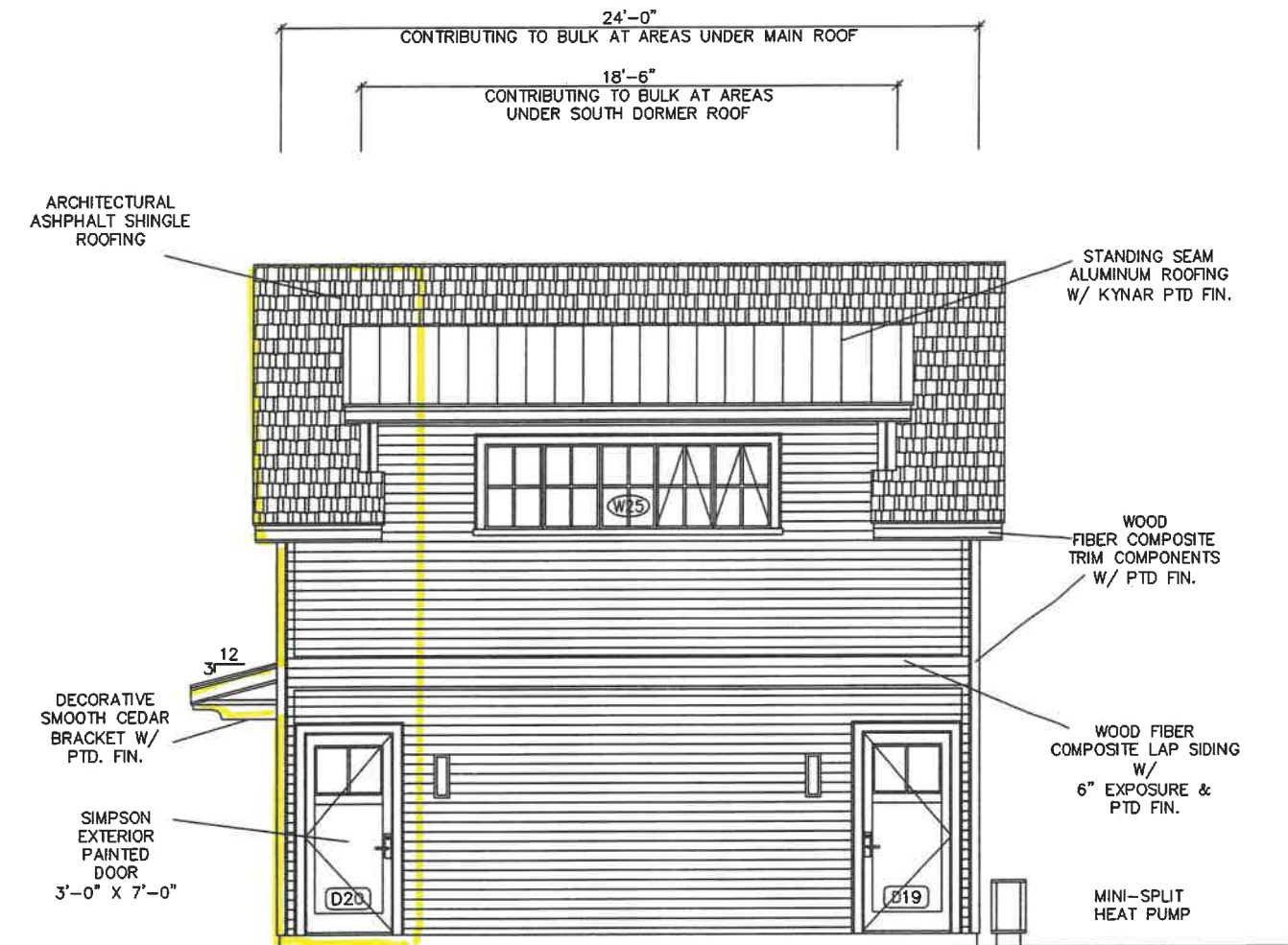
PROPOSED NORTH ELEVATION
PROPOSED
ADDITIONAL ENCROACHMENT AREA

284 GRANBY ROAD, LAKE FOREST - PROPOSED GARAGE ELEVATIONS

GARAGE ELEVATIONS - PROPOSED



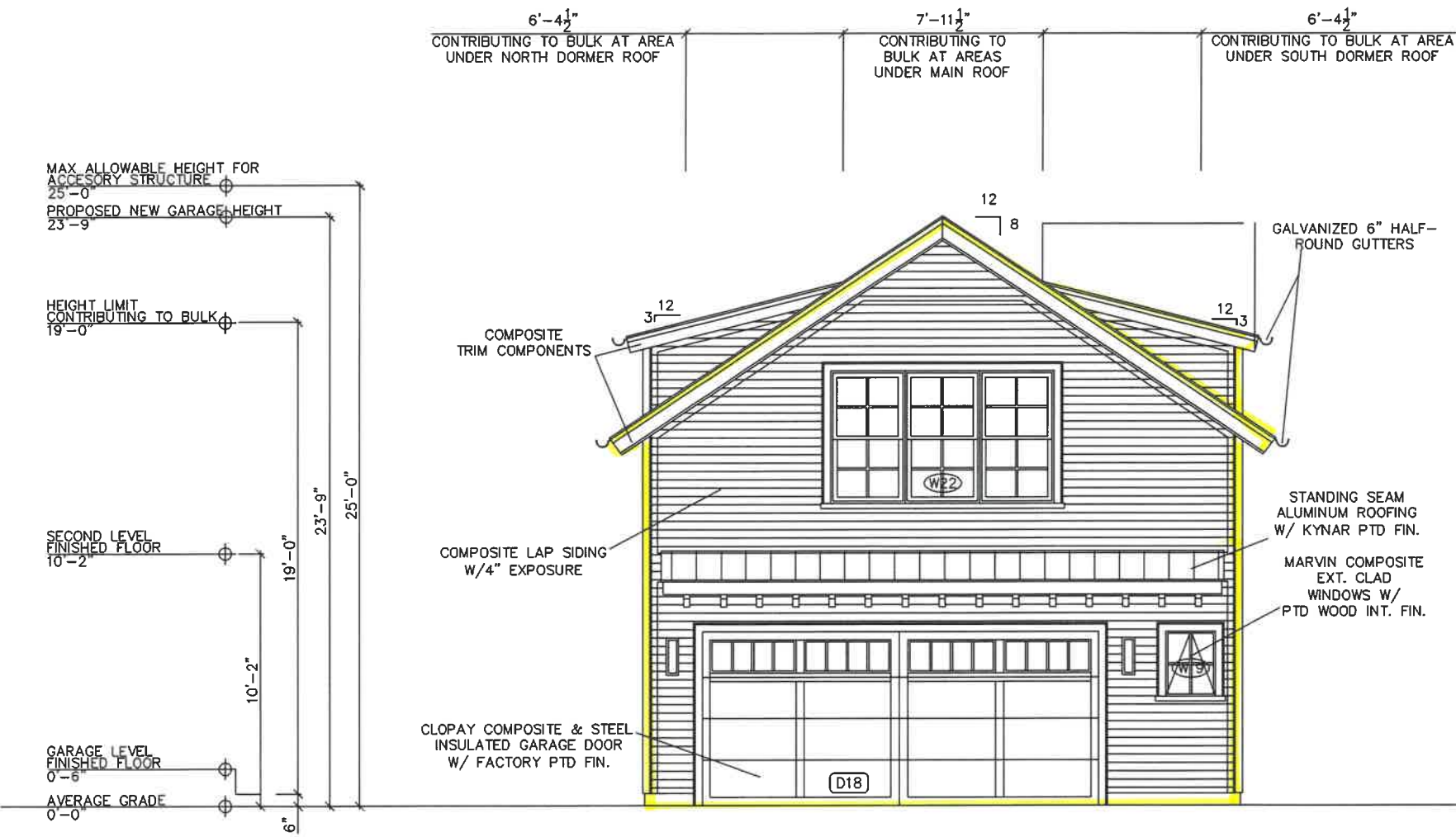
NEW GARAGE
PROPOSED EAST ELEVATION



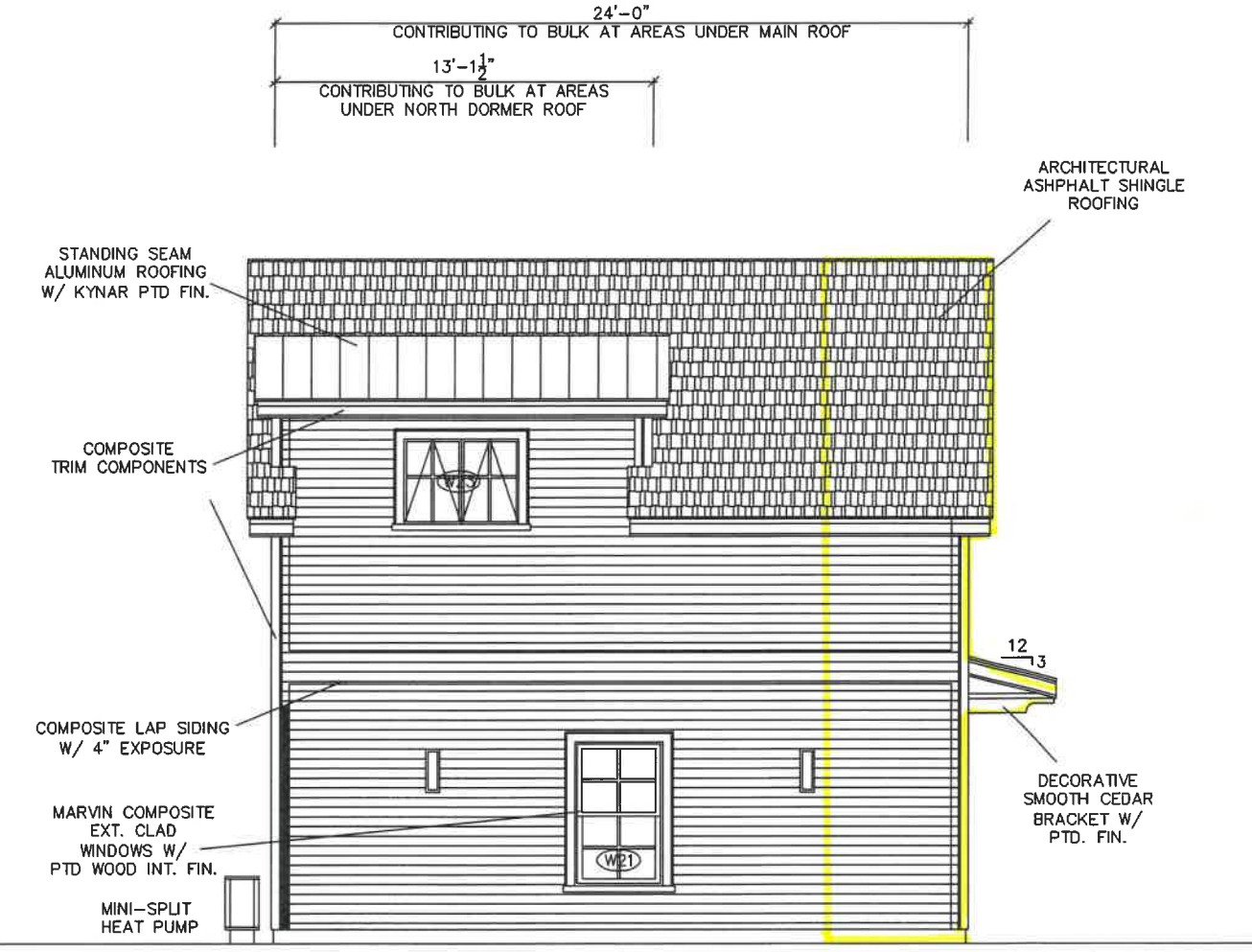
NEW GARAGE
PROPOSED SOUTH ELEVATION

284 GRANBY ROAD, LAKE FOREST - PROPOSED GARAGE ELEVATIONS

GARAGE ELEVATIONS - PROPOSED



NEW GARAGE
PROPOSED WEST (MCKINLEY) ELEVATION



NEW GARAGE
PROPOSED NORTH ELEVATION